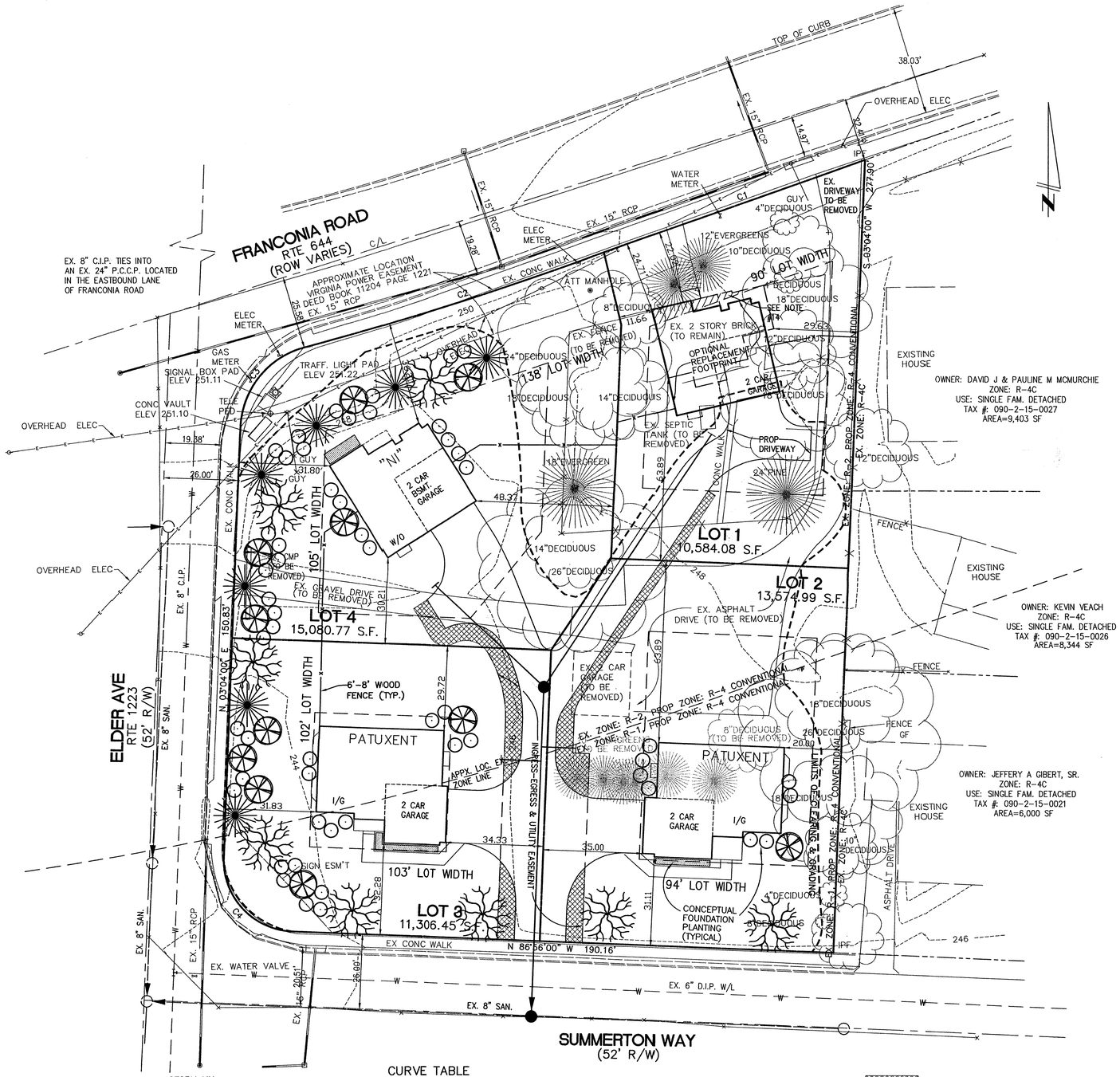

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	2310.88'	89.74'	89.73'	02°13'30"
C2	1200.92'	117.78'	117.73'	05°37'09"
C3	30.00'	38.13'	35.61'	72°49'23"
C4	25.00'	39.27'	35.36'	90°00'01"

AREA TO BE USED FOR INNOVATIVE BMPs

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LANDSCAPE LEGEND

- LARGE DECIDUOUS TREE (IE – MAPLE, OAK, ASH)
- LARGE EVERGREEN TREE (IE – MAGNOLIA, PINE)
- MEDIUM DECIDUOUS/EVERGREEN TREE (IE – PINE, SPRUCE, MAPLE, BIRCH, CHERRY, LINDEN)
- DECIDUOUS/EVERGREEN SHRUB OR SMALL TREE (IE – HOLLY, ARBORVITAE, DOGWOOD, CRAPE MYRTLE)
- SEASONAL/PERENNIAL PLANTING BED

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED AT PROPERTY ADDRESS 6515 FRANCONIA RD., TAX MAP # 90–02 ((12)) PARCEL 0003 IN THE LEE MAGISTERIAL DISTRICT OF FAIRFAX COUNTY. DB. 8452, PG. 1722.
2. DEVELOPMENT OF THIS SITE MAY REQUEST A WAIVER OF ONSITE BMP'S. A WAIVER WILL BE REQUESTED FOR SWM, AND EVIDENCE PROVIDED OF COVERAGE VIA REGIONAL FACILITIES LOCATED DOWNSTREAM FROM THE PROPERTY.
3. TOPOGRAPHY IS 2 FOOT CONTOUR INTERVALS, DEVELOPED FROM FIELD RUN TOPO, BY TARGET SURVEYS, INC.
4. EXISTING VEGETATION SHOWN HEREON TO REMAIN WILL BE PROTECTED AT THE DRIPLINE BY TREE PROTECTION FENCING TO MINIMIZE DISTURBANCE OF ROOT STRUCTURE DURING CONSTRUCTION OPERATIONS.
5. THERE ARE NO FLOODPLAIN LIMITS OR RESOURCE PROTECTION AREAS WITHIN THE BOUNDARY OF THIS PROPERTY SUBJECT TO REZONING.
6. THERE ARE NO CEMETERIES OR GRAVESITES KNOWN TO EXIST ONSITE.
7. THE DEVELOPER: KUSTOM KASTLES, INC. INTENDS TO REZONE THIS PROPERTY FROM R–1 TO R–4 CONVENTIONAL.
8. APPROXIMATE LIMITS OF CLEARING & GRADING HEREON ARE SUBJECT TO CHANGE BASED ON FINAL OVERLOT GRADING PLANS.
9. CURRENT OWNER(S): KUSTOM KASTLES, LLC, DB. 14527, PG. 1246
10. NEIGHBORING PROPERTIES WILL BE PROTECTED DURING CONSTRUCTION OPERATIONS BY THE LIMITS OF CLEARING & GRADING & PERIMETER EROSION CONTROL MEASURES (I.E. – DIVERSION DIKE &/OR SILT FENCE) DESIGNED AT TIME OF FINAL OVERLOT GRADING.
11. THERE ARE NO HAZARDOUS WASTES OR TOXIC SUBSTANCES KNOWN TO EXIST WITHIN THE BOUNDARY LIMITS OF THIS PARCEL.
12. THE DEVELOPMENT SCHEDULE IS UNKNOWN AT THIS TIME, HOWEVER, DEVELOPMENT OF THE PROPERTY SHALL IMMEDIATELY FOLLOW BOARD APPROVAL OF THIS REZONING.
13. NO MAJOR UTILITY EASEMENTS EXIST ONSITE THAT ARE 25 FEET OR GREATER IN WIDTH.
14. ▨ – INDICATES PORTION OF THE EXISTING DWELLING UNIT WITHIN THE FRONT BUILDING RESTRICTION LINE WHICH REQUIRES A VARIANCE OF THE MINIMUM 30 FOOT B.R.L. TO 24.71 FEET AS INDICATED.
15. ALL EXISTING VEGETATION ONSITE IS TO REMAIN IN–PLACE, UNLESS OTHERWISE NOTED "TO BE REMOVED".
16. THE PROPOSED REZONING FROM R–1/R–2 SPLIT TO R–4 CONVENTIONAL IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN.
17. THE PROPERTY SHOWN HEREON HAS AN EXISTING SPLIT ZONING OF R–2 AND R–1. THE ZONE LINE INDICATED IS AN APPROXIMATE LOCATION BASED ON AVAILABLE RECORDS FROM FAIRFAX COUNTY MAPPING.
18. SEASONAL PLANTING BEDS AND FOUNDATION PLANTINGS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. FINAL LOCATION, SIZE AND NUMBER OF PLANTINGS WILL BE DETERMINED WITH THE DEVELOPMENT OF THE INDIVIDUAL LOTS.
19. A CONCEPTUAL HOUSE FOOTPRINT HAS BEEN SHOWN ON LOT 1 FOR THE POTENTIAL REPLACEMENT OF THE EXISTING DWELLING. CLEARING AND GRADING OPERATIONS FOR THE CONSTRUCTION OF A NEW DWELLING MAY REQUIRE THE REMOVAL OF A PORTION OF THE EXISTING VEGETATION INDICATED TO REMAIN WITH THIS REZONING APPLICATION.
20. WATER QUALITY FOR THE PROJECT WILL BE PROVIDED WITH THE USE OF INNOVATIVE BMP'S. THE APPLICANT WILL COORDINATE WITH DPW&ES TO ENSURE THE WATER QUALITY GOALS FOR THE PROJECT ARE SATISFIED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

ZONING TABULATION

- CURRENT ZONING : R–1 / R–2 SPLIT
- PROPOSED ZONING : R–4 CONVENTIONAL.
- SITE AREA : 1.16 AC. (R–2=0.84 ACS. +/–; R–1=0.32 ACS. +/–)

R–4 CONVENTIONAL REGULATIONS

- # OF UNITS/ACRE ALLOWED : 4 UNITS/ACRE
- # OF UNITS/ACRE PROVIDED : 3.45 UNITS/ACRE
- YARD REQUIRMENTS:
  FRONT B.R.L. = 30 FT.
  SIDE B.R.L. = 10 FT.
  REAR B.R.L. = 25 FT.
- MINIMUM YARD PROVIDED:
  FRONT B.R.L. = 24.71 FT. (AT EX. HOUSE, SEE NOTE 13)
  FRONT B.R.L. = 31.11 FT. (FOR PROPOSED HOUSES)
  SIDE B.R.L. = 11.66 FT.
  REAR B.R.L. = 29.72 FT.
- MAXIMUM BLDG. HEIGHT = 35'
- MINIMUM LOT SIZE REQUIRED = 8,400 S.F.
- MINIMUM LOT SIZE PROVIDED= 10,584.08 S.F.
- MINIMUM LOT WIDTH REQUIRED = 70'
- MINIMUM LOT WIDTH PROVIDED= 90'
- AVERAGE LOT SIZE PROVIDED= 12,636.57 S.F.
- MINIMUM PARKING REQUIRED = 2 SPACES/UNIT
- PARKING PROVIDED = 2 SPACES/UNIT

LIST OF DRAWINGS

1. GENERALIZED DEVELOPMENT PLAN
2. EXISTING VEGETATION EXHIBIT
3. ZONING PLAT
4. NI FRONT ELEVATION
5. PATUXENT FRONT ELEVATION

RECEIVED
Department of Planning & Zoning
APR 30 2004
Zoning Evaluation Division

Application No. RZ 2003 LE 053
Staff Student
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-29-04
Date of (BOS) (PC) approval 4-26-04
Sheet 5

COMMONWEALTH OF VIRGINIA
02-13-04
MICHAEL A. JOHNSON
No. 020654
PROFESSIONAL ENGINEER

TARGET ENGINEERING, INC.
8807 SUDLEY ROAD, SUITE 201
MANASSAS, VIRGINIA 20110
TEL:(703)368–8828 FAX:(703)365–7998

TALBERT SUBDIVISION
LOT 3
VARIANCE PLAT/GENERALIZED DEVELOPMENT PLAN
LEE MAGISTERIAL DISRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY
		REVISIONS	
6	2/13/04	REV FENCE, NOTES 2 & 20, ADDED LOT WIDTHS	TWV
4	1/21/04	REUSE LOT 1 DWY, ADD FENCES, BMP AREA	
3	12/26/03	REVISE CLEARING LIMITS, ADD HOUSE OPTION TO LOT 1	
2	12/03/03	ADD LANDSCAPING, DRIVEWAY TO LOT 1	
1	9/29/03	ADDED R-1/R-2 ZONE LINE (APPX. PER CO. RECORDS)	

Designed By	T.W.V.
Drawn By	T.W.V.
Date	7/30/03
Scale	1"=20'
Sheet	1 of 5
File Number	GDP–2

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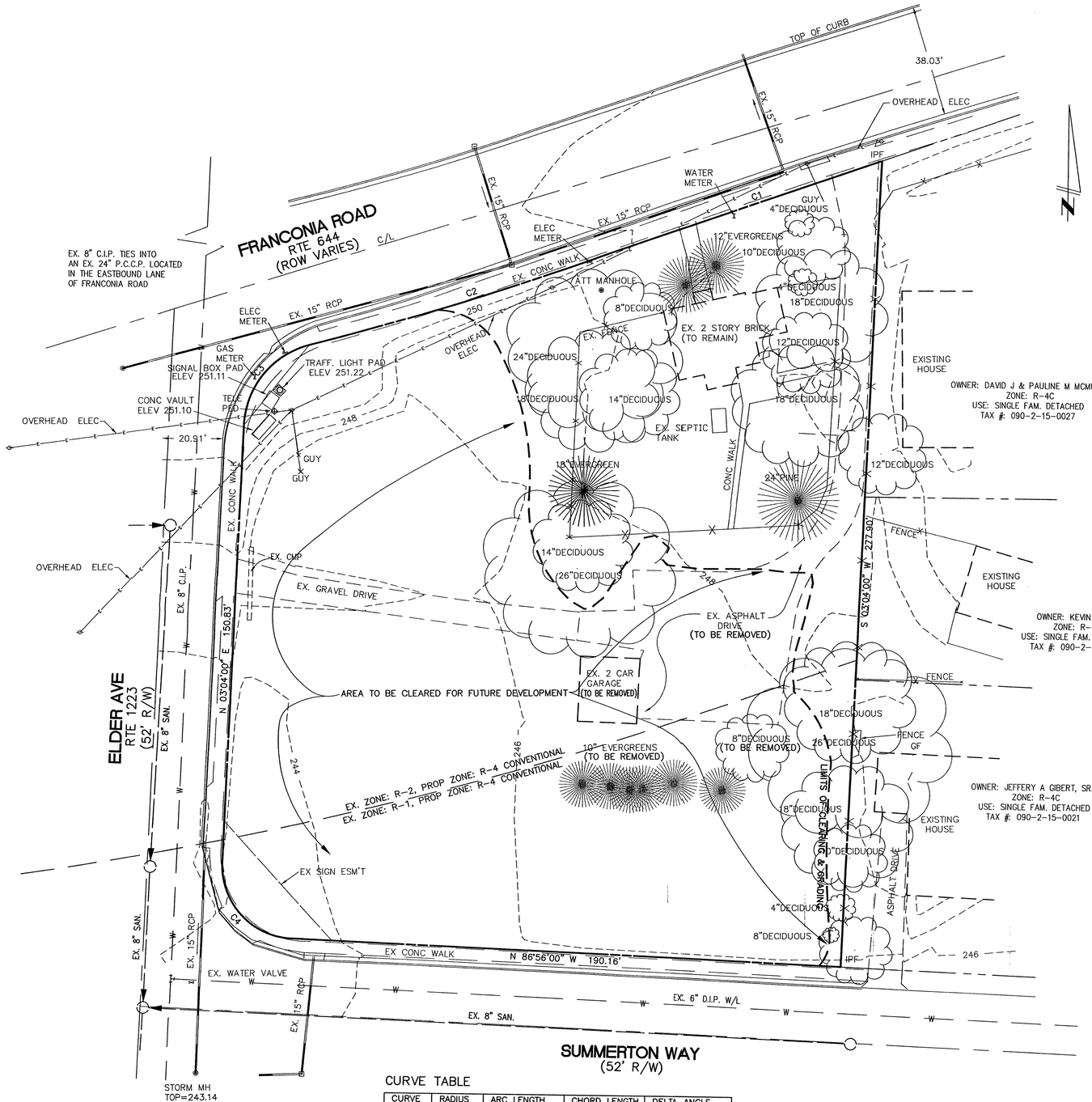

CURVE TABLE

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Application No. RZ 2003-LE-053 Staff

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP) 3-29-04

SEE PROFFERS DATED 4-26-04

Date of BOS (PC) approval

Sheet 2 of 5

02-13-04
COMMONWEALTH OF VIRGINIA
MICHAEL A. JOHNSON
No. 020654
PROFESSIONAL ENGINEER

TARGET ENGINEERING, INC.
8807 SUDLEY ROAD, SUITE 201
MANASSAS, VIRGINIA 20110
TEL.:(703)368-8828 FAX:(703)365-7998

EXISTING VEGETATION EXHIBIT

TALBERT SUBDIVISION
LOT 3

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY
1	2/13/04	REPLOT	

REVISIONS

Designed By T.W.V.
Drawn By T.W.V.
Date 8/18/03
Scale 1"=20'
Sheet 2 of 5
File Number GDP-2

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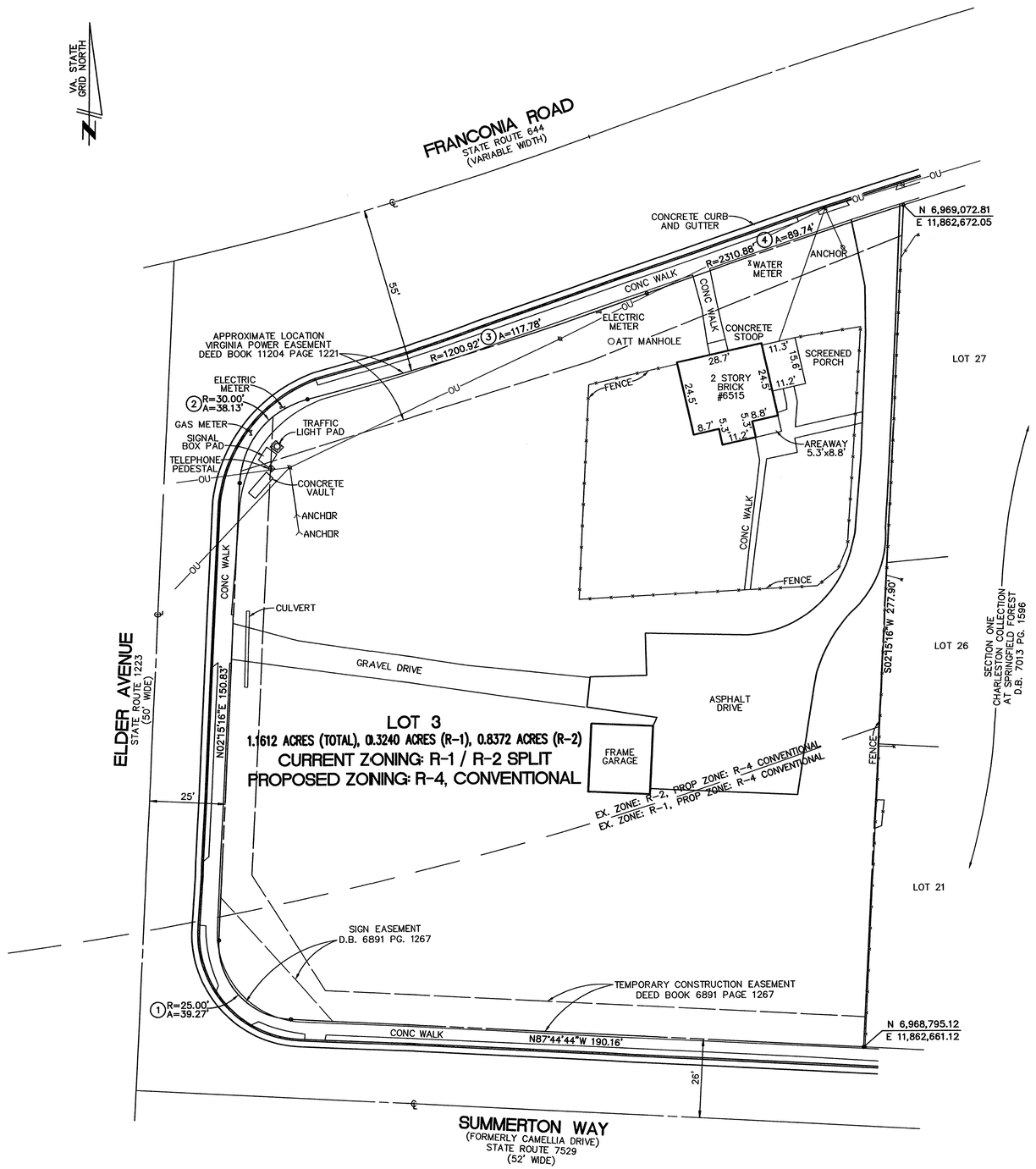

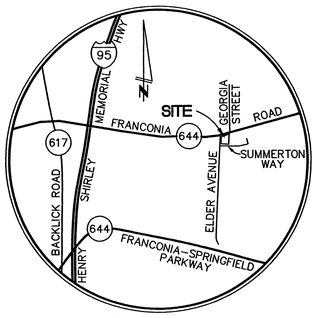

VICINITY MAP
SCALE: 1"=2,000'

NOTES:

1. TITLE REPORT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER W0301612-CL, EFFECTIVE DATE: MARCH 15, 2003.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 090-2-12-0003 AND IS CURRENTLY ZONED R-2 AND R-1.
3. THE PROPERTY DELINEATED HEREON IS WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 515525 0150 D.
4. UNABLE TO LOCATE EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK X-10, PAGE 373. (EXCEPTION #4)
5. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 1495, PAGE 568 DOES NOT AFFECT THE SUBJECT PROPERTY. (EXCEPTION #5)
6. EASEMENT AGREEMENT RECORDED IN DEED BOOK 6891, PAGE 1267 AFFECTS THE SUBJECT PROPERTY. (EXCEPTION #6)
7. EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN DEED BOOK 2806, PAGE 383 NO LONGER AFFECT THE SUBJECT PROPERTY. (EXCEPTION #7)
8. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 / R-2. THE ZONE LINE SHOWN HEREON IS AN APPROXIMATE LOCATION, BASED ON AVAILABLE RECORDS FROM FAIRFAX COUNTY MAPPING.
9. OWNER:
   KUSTOM KASTLES LLC
   10521A BRADDOCK ROAD
   FAIRFAX, VIRGINIA 22032
   DEED BOOK 14527 PAGE 1246

LEGEND:

OU DENOTES OVERHEAD UTILITY WIRE
℄ DENOTES CENTERLINE
D.B./PG. DENOTES DEED BOOK/PAGE

CURVE TABLE:

NO.	RADIUS	DELTA	ARC	TANGENT	CH. BEARING	CHORD
1	25.00'	90°00'00"	39.27'	25.00'	N42°44'25"W	35.36'
2	30.00'	72°49'23"	38.13'	22.13'	N38°39'57"E	35.61'
3	1200.92'	05°37'09"	117.78'	58.94'	N72°16'04"E	117.73'
4	2310.88'	02°13'30"	89.74'	44.88'	N70°34'14"E	89.73'

20 0 20 40
10
GRAPHIC SCALE IN FEET

Application No. RZ 2003 LE 053 Staff Shulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) 3-29-04
SEE PROFFERS DATED 4-26-04
Date of (BOS) (PC) approval
Sheet 3 of 5

PLAT SHOWING
PROPOSED REZONING
ON
LOT 3
TALBERT SUBDIVISION
DEED BOOK 2806 PAGE 383
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' DATE: AUGUST 9, 2003
REV. FEB 13, 2004

COMMONWEALTH OF VIRGINIA
DAVID R. WHEELING
No. 1821
LAND SURVEYOR
9-30-03

TARGET SURVEYS, INC.
8807 SUDLEY ROAD, SUITE 201
MANASSAS, VIRGINIA 20110
TEL: (703)368-8828 FAX: (703)365-7998

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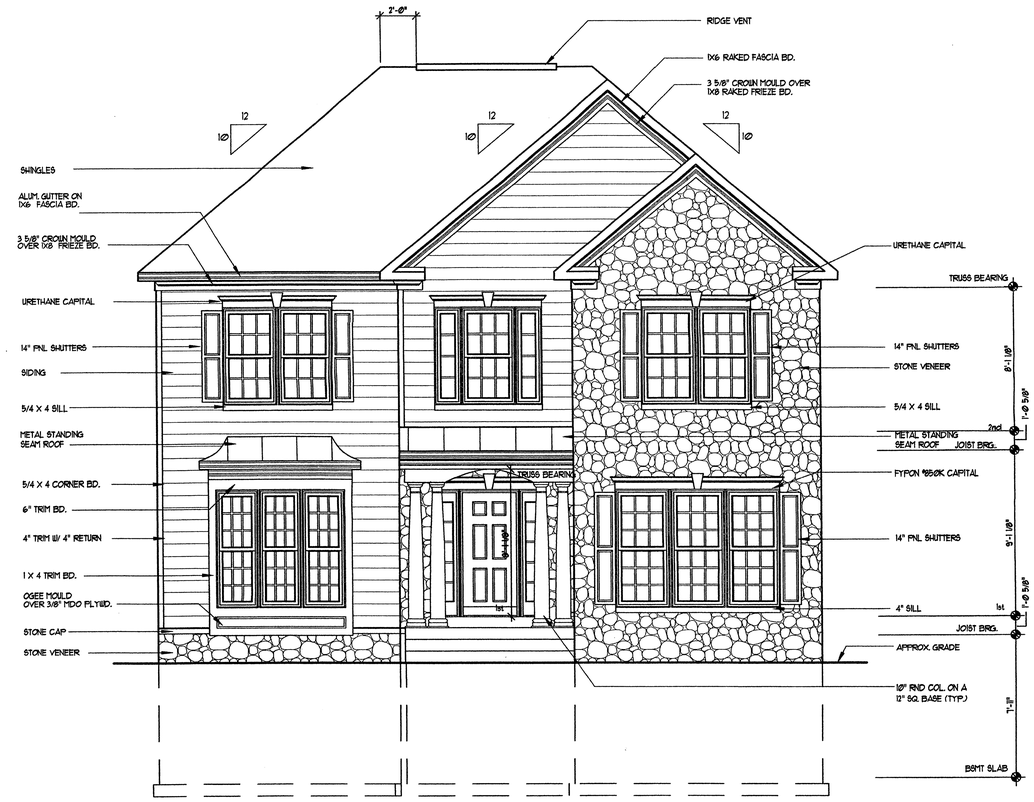


FRONT ELEVATION

LOGAN ARCHITECTURE, PC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF LA PC. ALL THE DIMENSIONS, DETAILS AND MATERIALS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

Kustom Kastles — Custom Single Family Homes

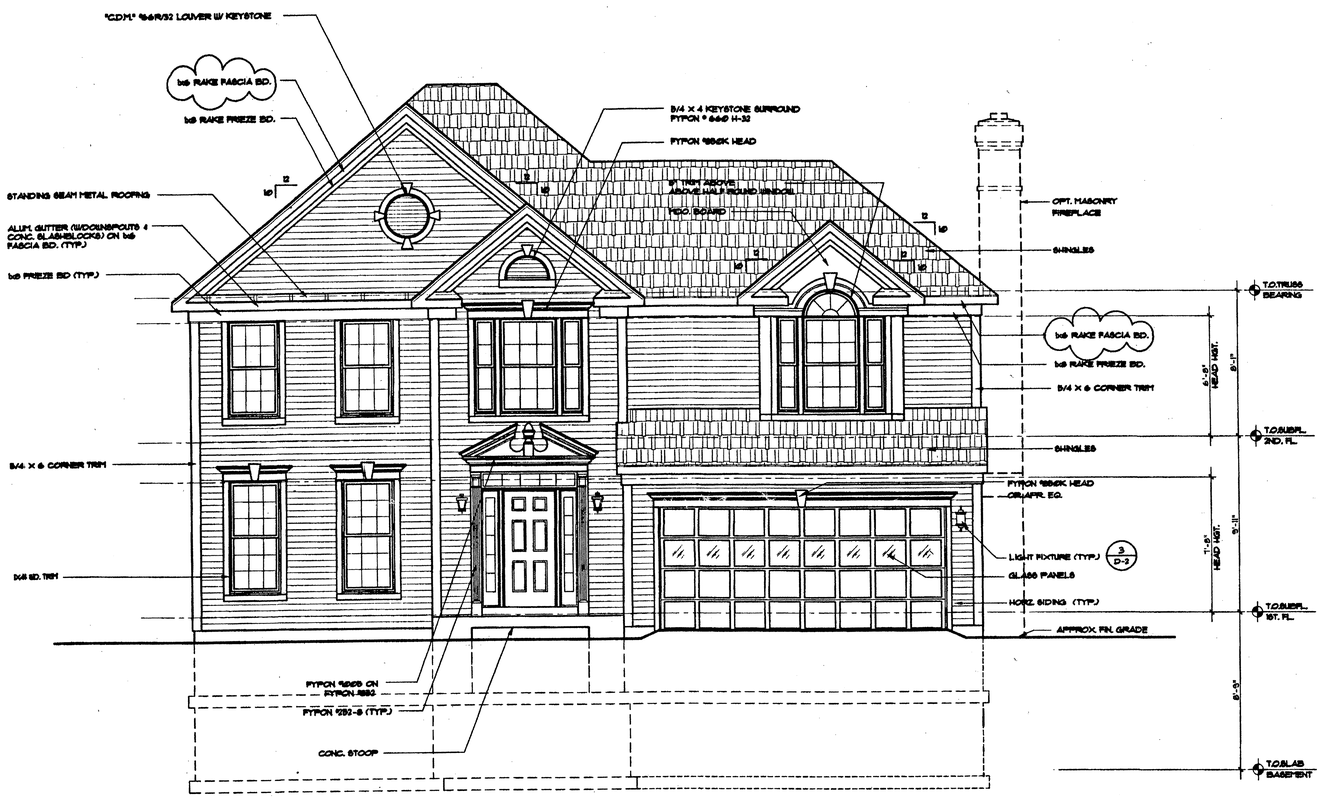
REVISION LOG

DATE	DESCRIPTION

PROJECT NAME: NI
SHEET TITLE: FRONT ELEVATION
SCALE: 1/4" = 1'-0"
DRAWN BY: KAV
ISSUE DATE: 2/1/04
RE-ISSUE DATE:

SHEET # A-4

Application No. RZ 2003 LE 053 Staff Shulenberger
APPROVED DEVELOPMENT PLAN
(CDP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-29-04
Date of (BOS) (PC) approval 4-26-04
Sheet 4 of 5



FRONT ELEVATION #4

W/SIDING FRONT

1/4"=1'-0"

Revisions
2-26-98 ADDED SHEET

KUSTOM KASTLES
"THE PATUXENT"

Sheet Title
FRONT ELEVATION

Date
3-24-98

Drawing No.
5 OF 5
GDP-2

Application No. 22003 LE 053 Staff Shulenberger
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 3-29-04
Date of (BOS) (PC) approval 4-26-04
Sheet 5 of 5