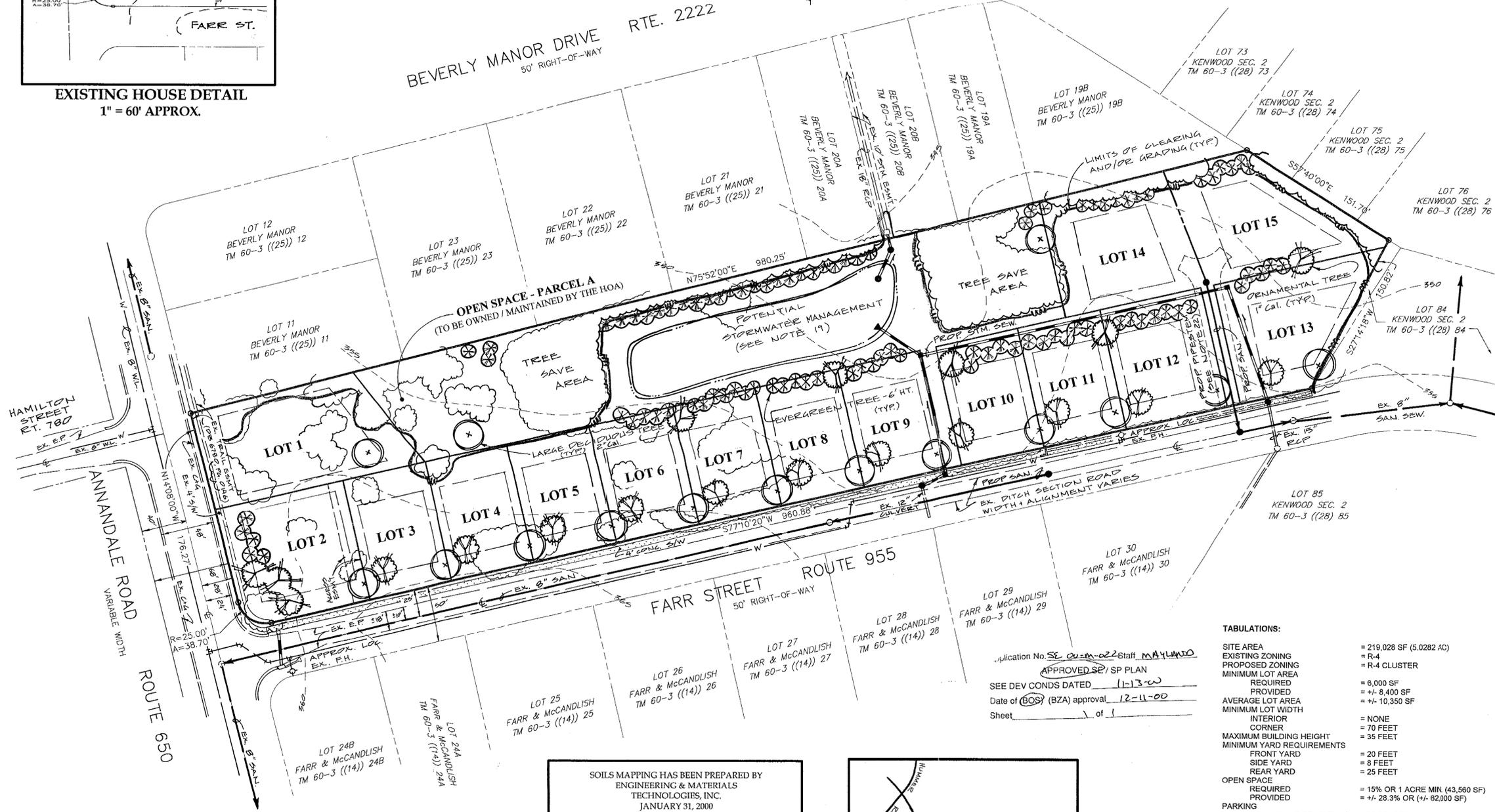


EXISTING HOUSE DETAIL
1" = 60' APPROX.

BEVERLY MANOR DRIVE
50' RIGHT-OF-WAY
RTE. 2222



- NOTES:**
- THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 60-3-(14)-PARCEL 4 AND IS IN THE MASON DISTRICT.
 - THE CURRENT OWNERSHIP IS LISTED AS THE ESTATE OF GECILIA A. MCNALLAN AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY IN DEED BOOK 0646, PAGE 0232 AND WILL BOOK 590, PAGE 1488.
 - THE APPLICANT / CONTRACT PURCHASER IS: COSCAN WASHINGTON, INC. 8521 LEESBURG PIKE, SUITE 200 VIENNA, VA 22182
 - THE BOUNDARY SHOWN HEREON IS A DEED PLOT BASED UPON INFORMATION OF RECORD.
 - TOPOGRAPHIC INFORMATION IS BASED UPON EXISTING FAIRFAX COUNTY AERIAL PHOTOGRAPHY AT A FIVE FOOT CONTOUR INTERVAL.
 - A COMPLETE TITLE REPORT HAS NOT BEEN FURNISHED FOR THE PURPOSE OF THIS PLAN.
 - ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.
 - PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS NOT AWARE OF ANY UTILITY EASEMENTS, WHICH EXIST ON THE SUBJECT PROPERTY AND HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE.
 - ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - THIS PLAN IS IN GENERAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
 - A RESOURCE PROTECTION AREA (RPA), ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND / OR A 100 YEAR FLOODPLAIN, AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE AND / OR COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY.
 - IN ACCORDANCE WITH THE COUNTY WIDE TRAILS PLAN, AN EIGHT FEET WIDE BICYCLE TRAIL IS REQUIRED ALONG ANNANDALE ROAD.
 - THE APPLICANT REQUESTS THAT THE BOARD OF SUPERVISORS WAIVE THIS REQUIREMENT IN FAVOR OF THE SIDEWALK WHICH IS CURRENTLY EXISTING ALONG THE FRONTAGE OF THE SUBJECT PROPERTY.
 - PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
 - A GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.
 - NO HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DEPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
 - DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED.
 - A SIDEWALK IS REQUIRED ALONG FARR STREET.
 - AN ONSITE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FACILITY HAD BEEN DEPICTED WITHIN PARCEL A OF THE SUBJECT PROPERTY. THE APPLICANT INTENDS TO PURSUE WAIVERS AND / OR MODIFICATIONS OF THE SWM / BMP REQUIREMENTS CONCURRENTLY WITH THE PROCESSING OF THIS SPECIAL EXCEPTION OR AT THE TIME OF FINAL SUBDIVISION PLAN REVIEW. SHOULD THE POND REQUIREMENTS BE ENTIRELY WAIVED, THE AREA WHERE THE POND WOULD HAVE BEEN LOCATED SHALL REMAIN IN OPEN SPACE. THE TREES SHOWN TO SCREEN THE POND MAY BE RELOCATED TO OTHER AREAS OF THE SITE.
 - THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND LOCATION OF UTILITIES AND FINAL STORMWATER MANAGEMENT POND DESIGN.
 - ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING OF THE SUBDIVISION PLAN AS PERMITTED BY THE ZONING ORDINANCE. THE UTILITIES SHOWN HEREON ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL UTILITY LAYOUT WILL BE DETERMINED WITH THE FINAL SUBDIVISION PLAN AND MAY RESULT IN A REVISED CLEARING LIMITS TO ACCOMMODATE SAID UTILITY LAYOUT.
 - A PIPESTEM DRIVEWAY WITH A 24 FEET WIDE EASEMENT AND A PAVEMENT WIDTH OF 12 FEET WIDE SHALL BE PROVIDED TO SERVE LOTS 14 AND 15.
 - THE APPLICANT HAS PROVIDED CONCEPTUAL LANDSCAPING AS SHOWN ON THE SPECIAL EXCEPTION PLAT. IN GENERAL, EACH LOT SHALL RECEIVE A MINIMUM OF SUBDIVISION PLAN. ADDITIONALLY, SEVERAL MEDIUM TO LARGE EVERGREENS AND DECIDUOUS TREES HAVE BEEN PROVIDED TO SCREEN THE SWM/BMP POND. IF THE POND IS WAIVED, THEN THESE TREES MAY BE UTILIZED ELSEWHERE ON THE PROPERTY.
 - THE APPLICANT HEREBY REQUESTS THAT THE BOARD OF SUPERVISORS WAIVE THE MINIMUM DISTRICT SIZE FOR A CLUSTER SUBDIVISION.
 - ACCESS TO MAINTAIN THE POND AND ACCESS TO THE OPEN SPACE PARCEL IS PROVIDED BETWEEN LOTS 9 AND 10.
 - THE APPLICANT SHALL PROVIDE UP TO 1 FOOT OF ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG FARR STREET AND PAVEMENT MEASURING UP TO 18 FEET FROM CENTERLINE TO FACE OF CURB AS REQUESTED BY DPW&ES AND VDOT AT THE TIME OF SUBDIVISION PLAN.

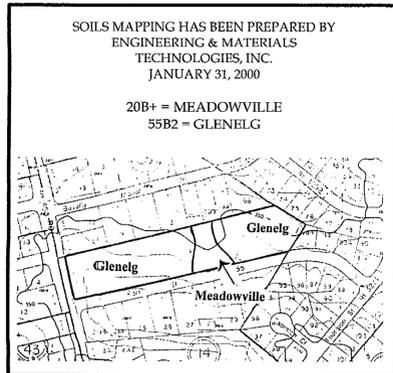
TABULATIONS:

SITE AREA	= 219,028 SF (5,0282 AC)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-4 CLUSTER
MINIMUM LOT AREA	= 6,000 SF
REQUIRED PROVIDED	= +/- 8,400 SF
AVERAGE LOT AREA	= +/- 10,350 SF
MINIMUM LOT WIDTH	= NONE
INTERIOR CORNER	= 70 FEET
MAXIMUM BUILDING HEIGHT	= 35 FEET
MINIMUM YARD REQUIREMENTS	
FRONT YARD	= 20 FEET
SIDE YARD	= 6 FEET
REAR YARD	= 25 FEET
OPEN SPACE	
REQUIRED PROVIDED	= 15% OR 1 ACRE MIN. (43,560 SF) +/- 28.3% OR +/- 62,000 SF)
PARKING	
REQUIRED (2 SP/UNIT)	= 30 SPACES
PROVIDED (2 SP/UNIT)	= 30 SPACES
DENSITY	
PERMITTED (20 UNITS)	= 4.00 DU/AC
PROVIDED (15 UNITS)	= 2.99 DU/AC

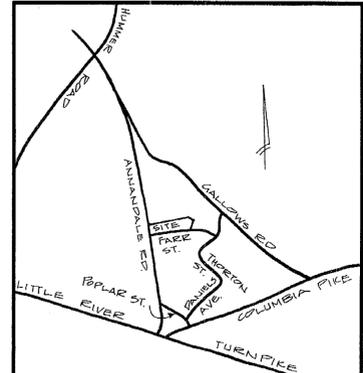
REVISION BLOCK

NUMBER	DATE	DESCRIPTION
#1	9/25/00	INCREASE TREE PRESERVATION AND LANDSCAPING & MODIFY NOTE 19.
#2	10/13/00	REMOVE ONE LOT & INCREASE OPEN SPACE, REVISE TABS & ADD NOTES 25 AND 26.

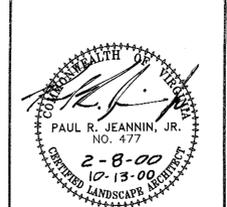
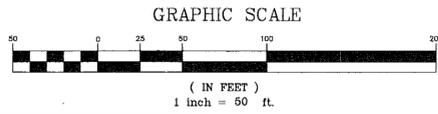
- PLANTING NOTES:**
- FINAL PLANT LOCATIONS SHALL BE A MINIMUM OF FIVE FEET AWAY FROM ANY UTILITY EASEMENT.
 - ORNAMENTAL TREES ALONG FARR STREET SHALL HAVE A VARIETY OF TYPES.
 - THE FINAL LOCATIONS OF ALL PLANTING SHALL BE SUBJECT TO MINOR MODIFICATION BASED UPON UTILITIES, DRIVEWAY AND HOUSE LOCATIONS.



SOILS MAP
1" = 500' APPROX.



VICINITY MAP
1" = 1500' APPROX.



SPECIAL EXCEPTION PLAT

THE MCNALLAN PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
PDSI PROJECT # 111

DATE: FEBRUARY 8, 2000
SHEET 1 OF 1

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