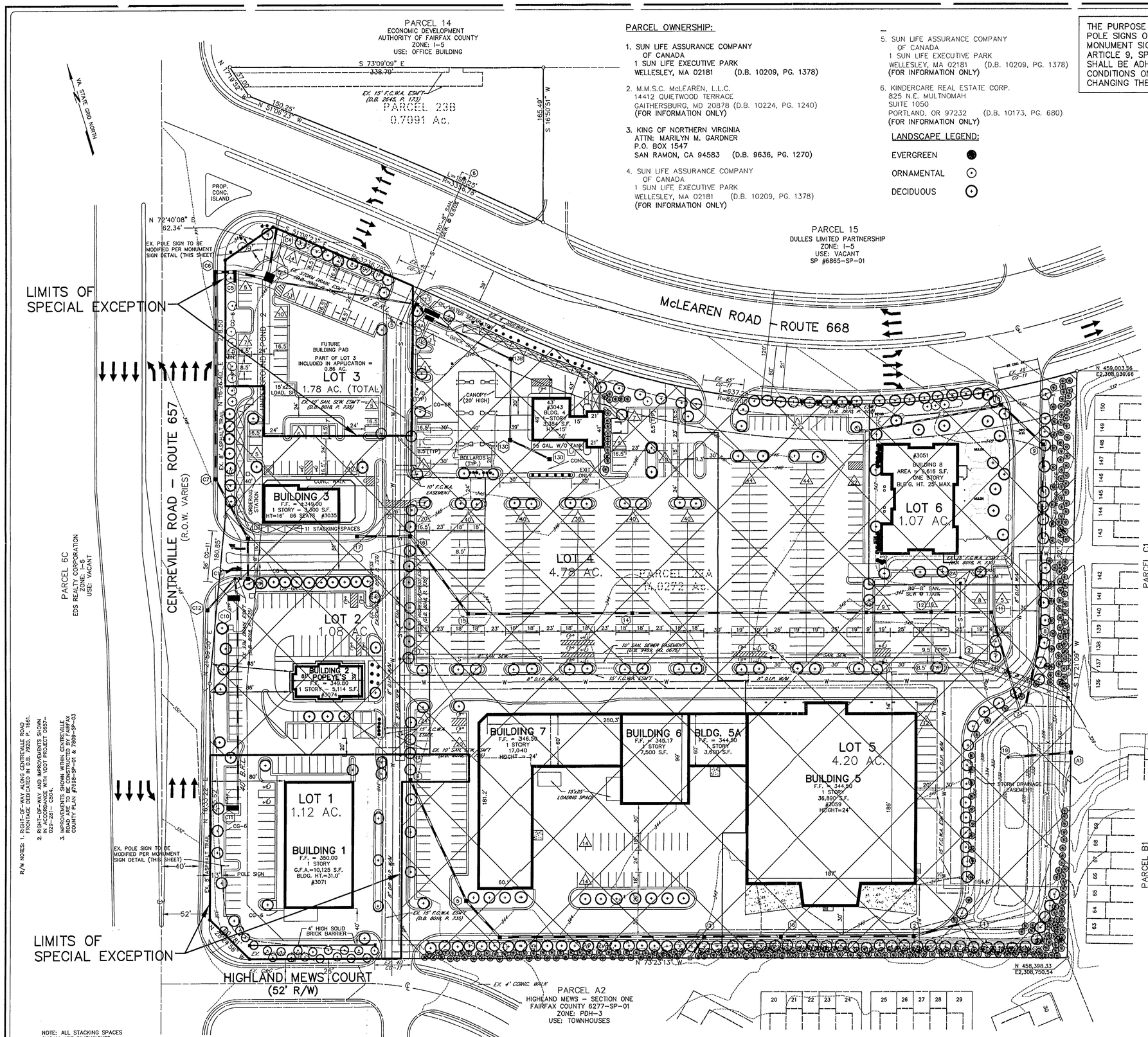


R/W NOTES:
1. RIGHT-OF-WAY ALONG CENTREVILLE ROAD FRONTAGE DEDICATED IN D.B. 7920, P. 1661.
2. RIGHT-OF-WAY AND IMPROVEMENTS SHOWN IN ACCORDANCE WITH VDOT PROJECT 0657-029-231- C504.
3. IMPROVEMENTS SHOWN WITHIN CENTREVILLE ROAD ARE PRELIMINARY PER FAIRFAX COUNTY PLAN #7998-SP-01 & 7809-SP-03

NOTE: ALL STACKING SPACES SHOWN ARE DIMENSIONED 18'x8.5' (MIN.).

SPECIAL EXCEPTION FOR LOT 1 AND PART OF LOT 3 ONLY!

PARCEL OWNERSHIP:

1. SUN LIFE ASSURANCE COMPANY OF CANADA
1 SUN LIFE EXECUTIVE PARK
WELLESLEY, MA 02181 (D.B. 10209, PG. 1378)

2. M.M.S.C. McLEAREN, L.L.C.
14412 QUIETWOOD TERRACE
GAITHERSBURG, MD 20878 (D.B. 10224, PG. 1240)
(FOR INFORMATION ONLY)

3. KING OF NORTHERN VIRGINIA
ATTN: MARILYN M. GARDNER
P.O. BOX 1547
SAN RAMON, CA 94583 (D.B. 9636, PG. 1270)

4. SUN LIFE ASSURANCE COMPANY OF CANADA
1 SUN LIFE EXECUTIVE PARK
WELLESLEY, MA 02181 (D.B. 10209, PG. 1378)
(FOR INFORMATION ONLY)

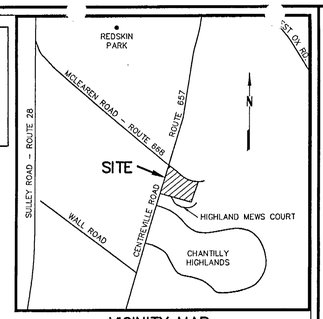
5. SUN LIFE ASSURANCE COMPANY OF CANADA
1 SUN LIFE EXECUTIVE PARK
WELLESLEY, MA 02181 (D.B. 10209, PG. 1378)
(FOR INFORMATION ONLY)

6. KINDERCARE REAL ESTATE CORP.
825 N.E. MULTNOMAH
SUITE 1050
PORTLAND, OR 97232 (D.B. 10173, PG. 680)
(FOR INFORMATION ONLY)

LANDSCAPE LEGEND:

EVERGREEN
ORNAMENTAL
DECIDUOUS

THE PURPOSE OF THIS PLAN IS TO REPLACE THE TWO POLE SIGNS ON THE SITE WITH THE PROPOSED MONUMENT SIGN SHOWN BELOW. THE REQUIREMENTS OF ARTICLE 9, SPECIAL EXCEPTIONS AND ARTICLE 12, SIGNS SHALL BE ADHERED TO. THIS PLAN DEPICTS EXISTING CONDITIONS ON THE SITE AND PROPOSES ONLY CHANGING THE EXISTING POLE SIGNS.



VICINITY MAP
SCALE: 1"=2,000'

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
AUG 25 2000
ZONING EVALUATION DIVISION

GENERAL NOTES:

TAX MAP NUMBERS:	AREAS
24-4-((5))-1	1.12 AC.
24-4-((5))-3 (PART)	0.86 AC.
TOTAL =	1.98 AC.
(APPLICATION AREA)	

THE SITE IS ZONED C-6 WITH PROFFERS.

BULK ANGLE REGULATIONS (ENTIRE SHOPPING CENTER):
MAX. BUILDING HEIGHT = 40'
MIN. YARD REQUIREMENTS:
FRONT: 45' (BUT NOT LESS THAN 40')
SIDE: 20'
REAR: NO REQUIREMENT

MAXIMUM GFA = 0.40
TOTAL AREA GFA = 0.15

TOPOGRAPHY BASED ON SITE PLANS PREPARED BY TRI-TEK ENGINEERING, CHRISTOPHER CONSULTANTS, BALLATO & ASSOCIATES AND BURY & PITTMAN.

THIS SITE DOES NOT CONTAIN ANY FLOODPLAINS OR RPA'S.

THE LANDSCAPING SHOWN WAS APPROVED BY THE SITE PLANS FOR EACH LOT AND MEETS THE REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE. THE PROPOSED SIGNAGE WILL NOT REMOVE ANY EXISTING VEGETATION.

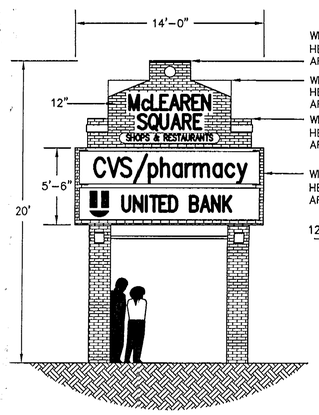
NO KNOWN GRAVE OR BURIAL SITES EXIST ON THE SITE.

PARKING TABULATION
SHOPPING CENTER: 4.3 SPACES/1000 GFA

REQUIRED PARKING			PROVIDED
LOT 1	10,125 GFA	(44 SPACES)	47 SPACES
LOT 3 (PART)	0 GFA	(0 SPACES)	54 SPACES

PARKING REQUIRED = 44 SPACES
PARKING PROVIDED = 101 SPACES

Application No. SE 00-V-024 Staff SUSAN JOHNSON
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 9-13-00
Date of (BOS) (BZA) approval 11-20-00
Sheet 1 of 1



PROPOSED MONUMENT SIGN DETAIL
NOT TO SCALE

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
8-10-00
PROFESSIONAL ENGINEER

DATE	REVISION
10.14.99	PER COUNTY COMMENTS
3-30-00	PER COUNTY COMMENTS
8-10-00	REVISE SIGN AREA

TRI-TEK ENGINEERING
CIVIL ▲ ENVIRONMENTAL ▲ LAND PLANNING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 22070-5003 (703) 481-5900

MCLEAREN SQUARE SHOPPING CENTER

FAIRFAX COUNTY, VIRGINIA

SULLY MAGISTERIAL DISTRICT

SPECIAL EXCEPTION PLAT

SCALE: 1"=50'
DATE: 07.24.98
DRN: M.S.O./ALLEN
CKD: T.D.B./M.R.A.
SHEET 1 OF 1

F-1500