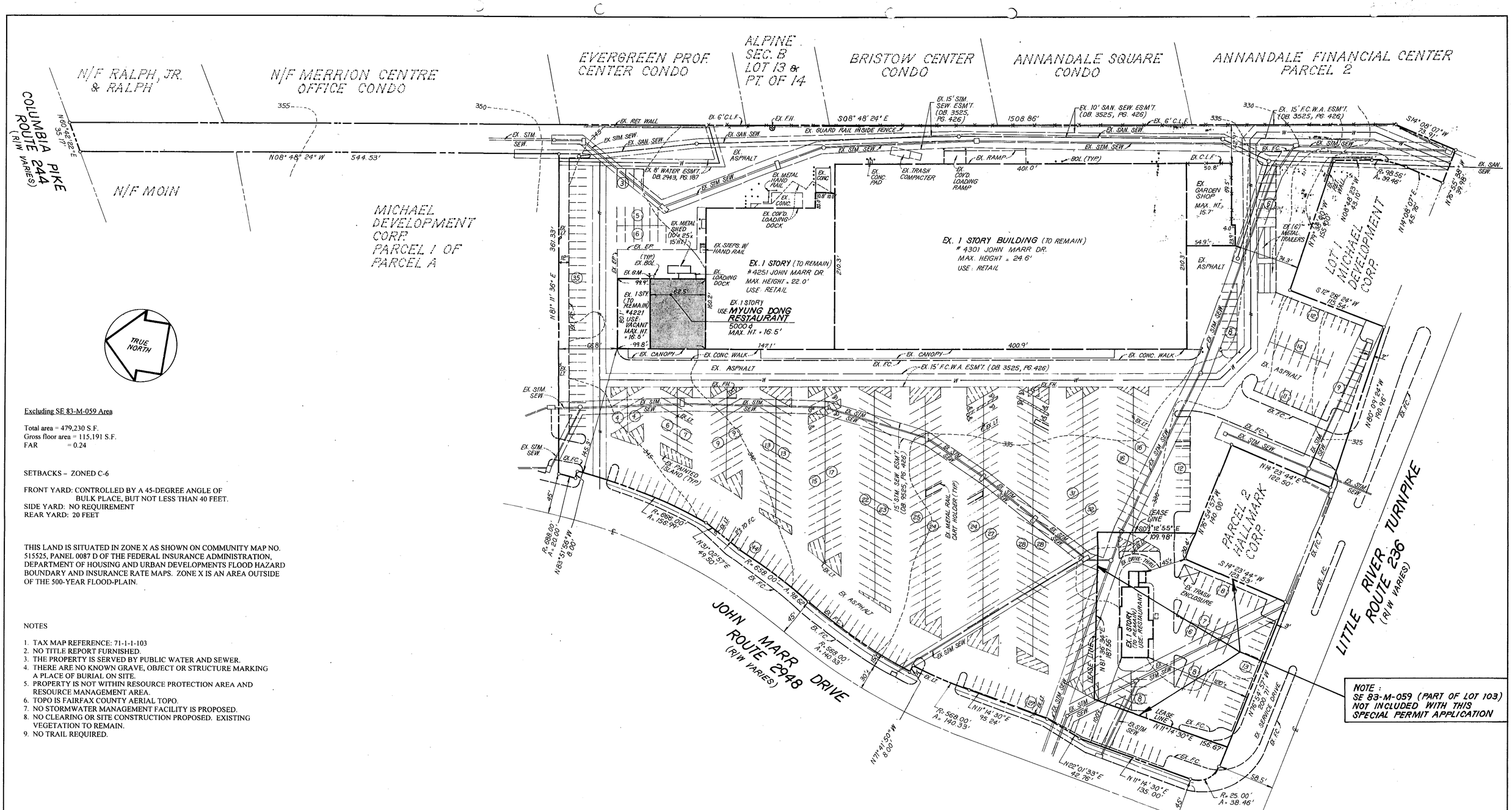


NOTE:
SE 83-M-059 (PART OF LOT 103)
NOT INCLUDED WITH THIS
SPECIAL PERMIT APPLICATION

Excluding SE 83-M-059 Area

Total area = 479,230 S.F.
Gross floor area = 115,191 S.F.
FAR = 0.24

SETBACKS – ZONED C-6

FRONT YARD: CONTROLLED BY A 45-DEGREE ANGLE OF BULK PLACE, BUT NOT LESS THAN 40 FEET.
SIDE YARD: NO REQUIREMENT
REAR YARD: 20 FEET

THIS LAND IS SITUATED IN ZONE X AS SHOWN ON COMMUNITY MAP NO. 515525, PANEL 0087 D OF THE FEDERAL INSURANCE ADMINISTRATION, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENTS FLOOD HAZARD BOUNDARY AND INSURANCE RATE MAPS. ZONE X IS AN AREA OUTSIDE OF THE 500-YEAR FLOOD-PLAIN.

NOTES

1. TAX MAP REFERENCE: 71-1-1-103
2. NO TITLE REPORT FURNISHED.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
4. THERE ARE NO KNOWN GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON SITE.
5. PROPERTY IS NOT WITHIN RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA.
6. TOPO IS FAIRFAX COUNTY AERIAL TOPO.
7. NO STORMWATER MANAGEMENT FACILITY IS PROPOSED.
8. NO CLEARING OR SITE CONSTRUCTION PROPOSED. EXISTING VEGETATION TO REMAIN.
9. NO TRAIL REQUIRED.

LEGEND

BOL = BOLLARD
C.L.F. = CHAIN LINK FENCE
EP = EDGE OF PAVEMENT
FC = FACE OF CURB
FH = FIRE HYDRANT
G.M. = GAS METER
LT. = LIGHT
SAN SEW = SANITARY SEWER
STM SEW = STORM SEWER
♿ = HANDICAP PARKING SPACE
—W— WATER LINE
(15) = NUMBER OF PARKING SPACE

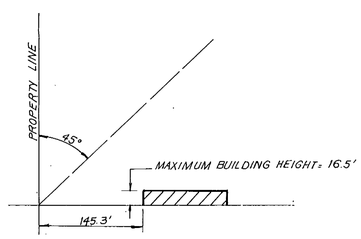
PARKING TABULATION

PARKING REQUIRED	GROSS F.A.	NET F.A.	NO OF SEATS	NO OF EMPLOYEE	TOTAL REQUIRED
K-Mart	107,680 SF	86,144 SF	NA	NA	431
Restaurant	5,000 SF	4,000 SF	166	8	54
Shops	3,000 SF	2,400 SF	NA	NA	12
Fast Food	3,487 SF	2,790 SF	78	NA	39
				Total required	536

*Allocated parking spaces for the restaurant is 54 spaces.

Total Provided
Regular 635
Handicapped 12
Total 647

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATE NO. 11111



BULK PLANE DETAIL
SCALE: 1" = 100' HORZ., 1" = 100' VERT.

APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BZA) (BOS) approval 7/26/00
Staff Coordinator Joe Schmidt
Sheet 1 of 1
Application No. SP 00-M-007

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
APR 17 2000
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
CERTIFICATES 11111 & 191
CERTIFIED LAND SURVEYOR

SCALE: 1" = 50'
DATE: 2-16-2000
DESIGNED: HAL
DRAFTED: MB
REVISIONS: 4-14-2000

MICHAEL DEVELOPMENT CORP. PARCEL 2B
MASON DISTRICT FAIRFAX COUNTY, VIRGINIA
SPECIAL USE PERMIT FOR MYUNG DONG RESTAURANT

HAROLD A. LOGAN – ASSOCIATES P.C.
LAND SURVEYING – SITE PLANNING – SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 22111
(703) 330-1988 FAX 660-8132

SHEET 1 OF 1
RP 1449

CTC 800-572-2137 CTC-4548