

PROFFERS  
PCA 95-Y-033  
CENTREVILLE ANIMAL HOSPITAL  
September 12, 2005

Pursuant to Section 15.2-2303 (a) of the 1950 Code of Virginia, as amended, and Section 18-204 of the Fairfax County Zoning Ordinance, the undersigned, as the applicants in the above-referenced PCA Application and the owners of the Property (the "Applicant") which is the subject matter thereof, being approximately 1.59 acres identified as Tax Map 54-4-001-0109, hereby proffer that the development of the Property will be subject to the following terms and conditions should the application be approved, which supersede all previous proffers:

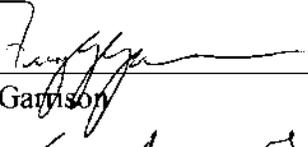
1. The Property shall be developed in substantial conformance with the Generalized Development Plan dated November, 2004, revised to July 7, 2005, prepared by Land Design Consultants. The Applicant does not intend by this proffer to waive the right to make minor engineering modifications permitted and/or rendered necessary by the subdivision ordinance, the zoning ordinance, or by the Public Facilities Manual, as determined by the Zoning Administrator. The development of a building or buildings in the portion of the Property north of the "zone line" shown on the GDP and referenced in GDP Note #33, (labeled "proposed building for illustrative purposes only") is not restricted by this proffer as to use, except as limited in Proffer #3 below. The maximum FAR on the entire Property shall not exceed .25 (21,250 square feet gross floor area).
2. The animal hospital shall be constructed with materials and techniques which prevent any noise from the interior of the building emanating beyond the property lines. No horses shall be treated at the hospital. No outdoor animal cages shall be permitted.
3. The following uses will not be permitted:
  1. Fast food restaurants.
  2. Health clubs.
  3. Quick service food stores.
  4. Theaters.
  5. Vehicle light service establishments.
  6. Adult Bookstores (including display, rental and sales of adult video tapes and DVDs) and Adult Mini-Motion Picture Theaters.
4. At the time of each subsequent site plan approval, the Applicant shall make a monetary contribution to the Fairfax County Board of County Supervisors in the amount of \$5.11 per square foot of new construction (above the 4270 square feet now existing). Said funds shall be utilized as determined by the Board of Supervisors for road improvements in the Centreville area. Using the approval date of this application as the base date, this monetary contribution shall be adjusted yearly in accordance with the construction cost index as published in the Marshall and Swift Building Cost Index.

5. It is understood that the Lee Highway entrance to the site as shown on the GDP is subject to closure by VDOT if, and when, Lee Highway is widened and an alternative service drive access to Lee Highway is provided.
6. The architecture of the addition to the animal hospital and any proposed building north of the "zone line" shall be similar to the existing building as to color and materials.
7. All existing landscaping, screening and buffer areas shall remain in place.
8. Stormwater Management- Certification acceptable to DPWES shall be provided to DPWES prior to site plan approval that the addition to the existing building will not compromise the integrity or functionality of the existing Storm Water Management facility. The existing stormwater management facility was designed and constructed to serve the ultimate "build-out" of the Property and no expansion of same is proposed. . Should such certification not be approved by DPWES, the proposed veterinary hospital building addition shall be modified to meet the requirements of DPWES. Such modification shall not increase the square footage of the building or the first floor building footprint, shall not cause a decrease in any open space area, landscaping, or limits of clearing and grading, and shall not result in a decrease in building set back to the east, west, or south.
9. All uses on the Property shall comply with the parking requirements of the Zoning Ordinance applicable thereto. Prior to the issuance of a building permit for any building (or buildings) north of the "zone line" shown on the GDP, the Applicant shall demonstrate to DPWES that the proposed uses in such building(s) will meet the parking requirements of Article 11.

#### BINDING EFFECT

10. These proffers will be binding upon the Applicants and their heirs, successors and assigns.

Applicants/Owners:

  
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Fred G. Garrison

  
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Kathy A. Garrison