APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 97-Y-002

May 16, 2002

If it is the intent of the Board of Supervisors to approve SEA 92-Y-002 located at 5000 Westone Plaza (Tax Map 44-3 ((6)) 21D) for a car wash, quick service food store, and service station pursuant to Sect. 9-006 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions :

(The conditions proceeded by an asterisk (*) are conditions that have been carried over from the previous approval.)

*1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

*2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.

*3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Amended Generalized Development Plan/Proffer Condition Amendment Plat/Special Exception Amendment Plat", prepared by Burgess & Niple, dated October 200, revised through May 7, 2002, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

*4. Freestanding signage on the site shall be ground-mounted, monument style and shall be in accordance with the provisions of Article 12 of the Zoning Ordinance.

5. The quick service food store building shall not exceed 1,872 square feet in gross floor area. Alcoholic beverages shall not be permitted on the subject site.

*6. The subject structures shall be architecturally compatible with the adjacent Sully Station Shopping Center and the overall Westfields Corporate Center; photographs shall be submitted to DPWES at the time of building permit to demonstrate compliance with this condition. All exposed facades of the building shall be constructed of materials, which are similar in color and texture to the adjacent pad sites within the Westfields development as determined by DPWES. Specifically, building materials shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S) and reflective and non-reflective glass. All rooftop mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint.

*7. The car wash shall employ a system that recycles a minimum of 80% of the wash water used. All waste water discharged from the car wash shall be discharged into the sanitary system.

8. All lighting, including security, pedestrian and/or other incidental lighting, shall feature full cut-off fixtures and be directed downward to prevent off-site glare. Outdoor lighting fixtures used to illuminate the parking area shall not exceed 14 feet in height. Lights located in the service station canopy shall be recessed in design. Illumination of the area beneath the service station canopy shall not exceed an average of 30 foot candles.

The above, proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.