



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

January 29, 1999

Marie B. Travesky  
Travesky and Associates  
3900 Jermantown Road - Suite 300  
Fairfax, Virginia 22030

RE: Rezoning Application  
Number RZ 1998-SU-014  
(Concurrent with SE 98-Y-011  
and RZ 1998-SU-016)

Dear Ms. Travesky:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 11, 1999 granting Rezoning Application Number RZ 1998-SU-014 in the name of Mobil Oil Corporation to rezone certain property in the Sully District from the I-3 District and Water Supply Protection Overlay District to the I-5 District and Water Supply Protection Overlay District, subject to the proffers dated November 4, 1998, on subject parcel 54-3 ((3)) Pt. 5, Pt. 6 and Pt. 7 consisting of approximately 1.20 acres.

**The Board also:**

- **Modified the transitional screening and barrier requirements along the western boundary of the site associated with Rezoning Application RZ 1998-SU-014 and SE 98-Y-011 to that shown on the Generalized Development Plan/Special Exception (GDP/SE) Plat ; and**

RZ 1998-SU-014  
January 29, 1999

- 2 -

- **Waived the construction of the service drive along Lee Highway.**

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPW&ES  
DPW&ES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acq. & Planning Div., Park Authority  
Planning Commission (District)  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 11th day of January, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-SU-014  
(CONCURRENT WITH SE 98-Y-011 AND RZ 1998-SU-014)

WHEREAS Mobil Oil Corporation filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3 District and Water Supply Protection Overlay District to the I-5 District and Water Supply Protection Overlay District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Sully District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the I-5 District and Water Supply Protection Overlay District, and said property is subject to the use regulations of said I-5 District and Water Supply Protection Overlay District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 11th day of January, 1999.



Nancy V. Gars

Clerk to the Board of Supervisors

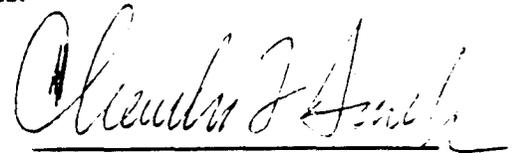
WALTER L. PHILLIPS, INCORPORATED

Founded 1945

Description of a Portion of the Property of BSM, LLC, Sully District, Fairfax County, Virginia (Tax Map 54-3, ((3)), Part of Parceis 5, 6 & 7)

"Beginning at a point in the west side of now or formerly Feeny, said point being S 10° 37' 52" E, 57.92 feet (17.65 m) from the south side of Lee Highway, U. S. Route 29-211 and said point also marking the northwest corner of now or formerly Feeny; thence, continuing with the west line of now or formerly Feeny, S 10° 37' 52" E, 237.00 feet (72.238 m) to a point; thence, departing the west side of now or formerly Feeny and continuing through the property of BSM, LLC the following courses and distances:

1. S 79° 22' 08" W 234.90 feet (71.60 m) to a point;
2. N 10° 45' 29" W 207.08 feet (63.12 m) to a point; and
3. N 72° 07' 22" W 237.25 feet (72.31 m) to the point of beginning containing an area of 52,109 square feet (4,841.085 m<sup>2</sup>) or 1.196 acres (0.484 hec), more or less."



Charles F. Dunlap, L.S.

Licensed Land Surveyor 1309B

September 16, 1997

Revised November 5, 1997

Revised August 26, 1998

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING

AUG 27 1998

ZONING EVALUATION DIVISION

(97-059/FW-13)

207 Park Avenue  
Falls Church, Virginia 22046  
Telephone: (703) 532-6163  
Facsimile: (703) 533-1301

50

CIVIL ENGINEERS  
LAND SURVEYORS  
PLANNERS  
LANDSCAPE ARCHITECTS

YEARS OF PROFESSIONAL SERVICE

CENTREVILLE BUSINESS PARK

RZ 1998-SU-014

MOBIL OIL COMPANY PROPERTY

PROFFER STATEMENT

October 23, 1998

As revised November 4, 1998

For the purpose of these Proffers, the term Applicant refers to the current property owner, as well as its successors and assigns. Pursuant to Section 15.2-2303(A) of the Code of Virginia 1950 as amended, the Applicant in RZ 1998-SU-014, filed for the property identified as Tax Map 54-3((3)), a portion of parcels 5, 6 and 7, (hereinafter referred to as the "Mobil Property"), proffers the following provided that the Board of Supervisors approves a rezoning of the Mobil Property from the I-3 District to the 1-5 District and approves Special Exception application SE 98-Y-O11.

1. Development Plan. Development of the Mobil Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat, prepared by Walter L. Phillips, Inc. and consisting of one sheet, dated October 27, 1997 and as revised through October 29, 1998 (hereinafter, the "Development Plan"). The Mobil Property will not be developed independently from the other portion of the Centreville Business Park, as described below. There shall be site design compatibility between the service station, quick service food store, and car wash uses proposed to be established on the Mobil Property, and the proposed mini-warehousing and truck rental establishment uses to be established on the remaining portion of Parcels 5, 6 and 7, which are the subject of RZ 1998-SU-16, (hereinafter the "BSM Property") as defined in Proffer 9 below. The aforementioned uses, as well as any accessory or accessory service uses thereto, shall constitute the only uses allowed on the Mobil Property. Applicant shall have the flexibility to modify the layout shown on the Development Plan without requiring approval of a PCA, provided such changes are in substantial conformance with these proffers and any development conditions imposed in SE 98-Y-011, as determined by the Zoning Administrator, or the Director of DPW&ES.
2. Archeological Study. At least One Hundred Eighty (180) days prior to the site grading, the County Archeologist shall be notified and will be allowed to enter the Mobil Property for a period of up to sixty (60) days to conduct archeological assessments and remove artifacts, provided such work does not require the removal of trees outside of the limits of clearing and grading and does not delay or interfere with construction.
3. Road Dedications. At the time of Final Site Plan approval, or on demand, the Applicant shall dedicate for public street purposes and convey in fee simple to the Board of Supervisors, the areas shown on the Development Plan.
4. Off-Site Road Improvements. The Applicant, subject to review and approval of DPW&ES and VDOT, shall realign the intersection of Stone Road, Stone Road

Extended and Lee Highway (Route 29/211), and install a traffic control signal with pedestrian heads, associated with that intersection, all as depicted on the "Stone Road Realignment Public Improvement Plan," which is attached to these proffers as Exhibit A. The construction plans for these road improvement shall be approved prior to, or simultaneously with, approval of the final site plan for the Mobil Property. In addition, the construction of these roads shall be bonded prior to or with, the bonding of the final site plan for the Mobil Property, subject to the condemnation proffer below.

5. Condemnation. In the event that condemnation is necessary for the road construction proffered herein, the Applicant shall fund right-of-way acquisition expenses. The Applicant shall use its best efforts to acquire right-of-way by agreement with the respective landowners. In the event the Applicant is unable to do so, the Applicant shall request that the County acquire the right-of-way by means of its condemnation powers. It is understood that the County shall be under no obligation to do so. It is further understood that the Applicant's request shall not be considered until it is forwarded, in writing, to the Director of Land Acquisition accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired; (2) an independent appraisal of the value of the right-of-way or easements to be acquired and damages, if any, to the residue of the affected property; (3) a 60-year title search certificate of the right-of-way or easements to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which can be drawn upon by the County. It is also understood that, in the event the property owner of the right-of-way property to be acquired is awarded more than such letter of credit in a condemnation suit, the amount of the award in excess of the Letter of Credit amount shall be paid to the county by the Applicant within thirty (30) days of said award. It is further understood that all other costs incurred by the County in acquiring the right-of-way shall be paid to the county by the Applicant, on demand. If the applicant is unable to acquire the necessary right-of-way and ancillary easements for improvements to the intersection of Stone Road and Lee highway and the County declines to acquire same by condemnation, the Applicant shall be relieved of its responsibility to construct the improvements described in Proffer number 4, to the extent the same are dependent upon the off-site acquisitions not condemned by the County.

6. Stormwater Management. Stormwater management should be addressed on the adjacent property.

7. Landscaping and Screening. In substitution for the Transitional Screening and Barrier which are normally required along the northern and western property line of the Mobil Property pursuant to Article 13 of the zoning Ordinance, the Applicant proffers to (i) Construct an entrance feature/wall/Business Park identification sign, as shown on The Development Plan, and (ii) to install plantings as generally shown on the Development Plan, subject to approval of the Urban Forester at the time of site plan approval, and (iii) to construct a wrought iron fence with masonry columns in the location shown on the Development Plan. The height of the sign shall not exceed twelve (12) feet.

8. Timing of Development. No building permit shall be approved for any structure or use on the Mobil Property unless and until a site plan has been approved for the BSM, LLC Property, and its proposed mini-warehouse and truck rental establishment uses.
  
9. Unified Development Plan/Architectural Design. The design, materials and color of the structures and buildings located on the Mobil Property shall be substantially similar to the architectural elevations and details shown on Exhibit B hereto. These architectural elevations and design details are provided to illustrate the compatibility of structures located on the Mobil Property with the design elements for the overall Centreville Business Park. Architectural colors and materials shall be utilized which are generally of the same character and quality as those shown on Exhibit B hereto. It is the intention of this proffer to (i) achieve overall design compatibility within the Centreville Business Park, between the development proposed on the BSM Property and that proposed on the Mobil Property and to (ii) promote design compatibility between the Centreville Business Park and the residential neighborhoods to the west and north.
  
10. Offsite Improvements. Mobil shall install plantings on the property of the Stone Point Home Owners Association (SPHOA) generally as shown on the GDP/SE Plat referenced in Paragraph 1 above, to provide additional screening between the properties. Mobil will make a monetary contribution to the same SPHOA, in an amount agreed to between the parties, for the purpose of installing security lighting on the SPHOA property. The contribution will be payable at such time as Mobil obtains its Non-Residential Use Permit.

[SIGNATURES ON FOLLOWING PAGE]

CONTRACT PURCHASER  
OF THE PROPERTY

MOBIL OIL CORPORATION

By: *T. E. [Signature]*

Its: *Attorney-in-Fact*

Date: *12/17/98*

OWNER/APPLICANT:

BSM, LLC

By: *[Signature]*

Its: *MANAGING Member*

Date: *12/17/98*

APPLICANT/TITLE OWNER  
OF THE BSM PROPERTY

BSM, LLC

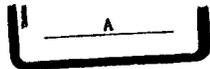
By: 

MARY ANN GHADBAN  
[print name]

Its: Managing Member

Date: December 9, 1998

J:\DATA\CLIENT\19\19025\001\BSM5.PRO  
12/ 9/98 02:36

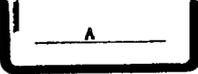


PROPOSED FRONT OFFICE ELEVATION

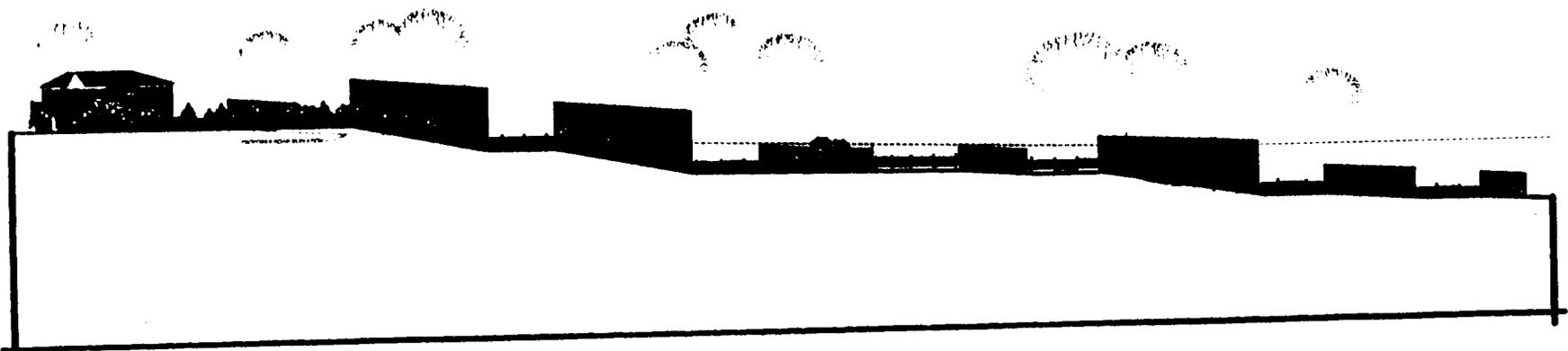
**STORAGE U.S.A.**

CENTERVILLE BUSINESS PARK - STONE RD. AND ROUTE 29

DATE: 11/11/03  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN  
PROJECT NO.: 03-001



LINE	0-00
TEXT	0-00



Stone Road Extended Elevation

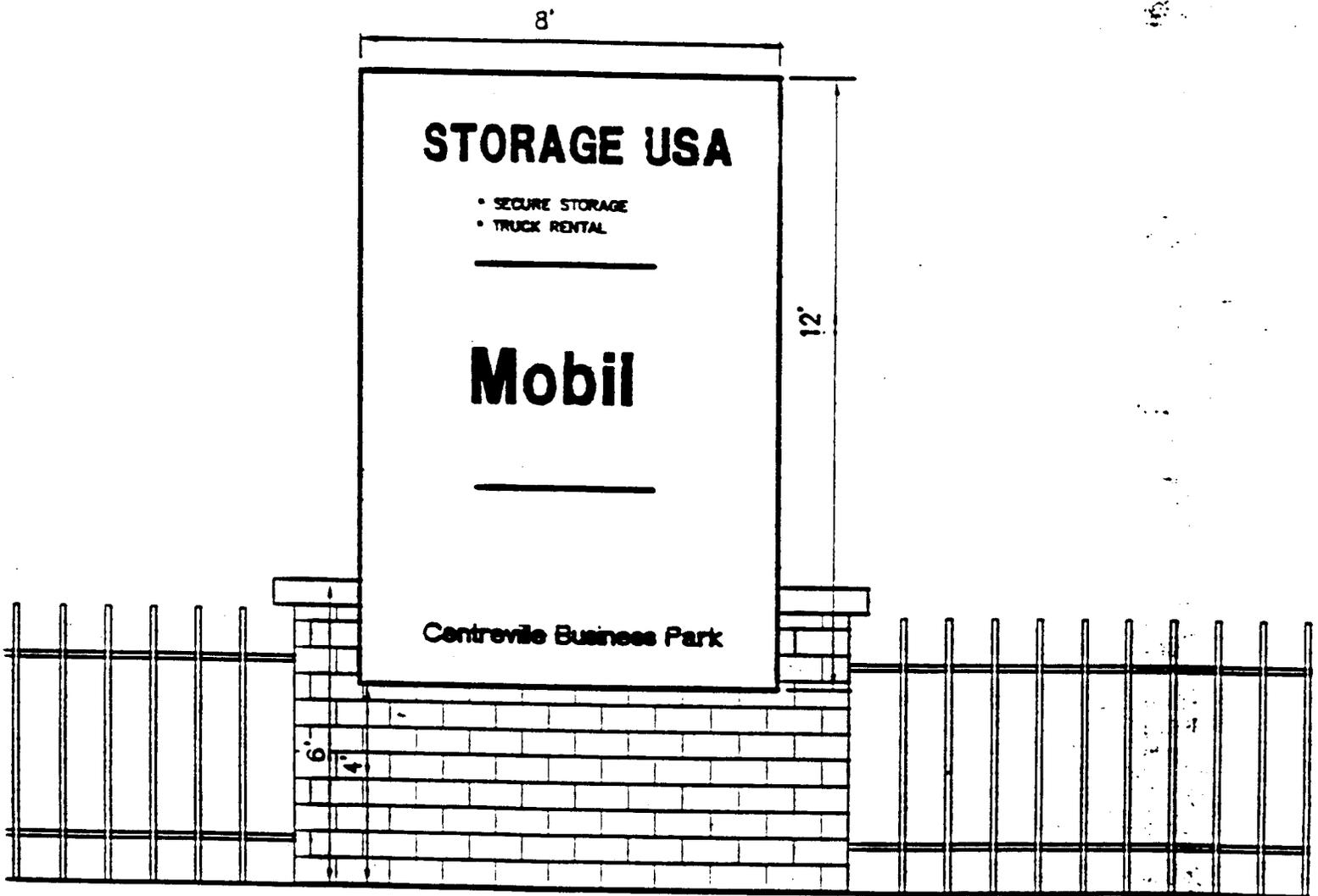


**STORAGE U.S.A.**  
CENTERVILLE BUSINESS PARK - STONE RD. AND ROUTE 29

WILLIAMS

FIELDWORK

A-3



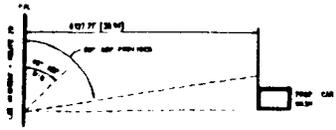
PROJECT DEVELOPMENT SIGN

N.T.S.

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING

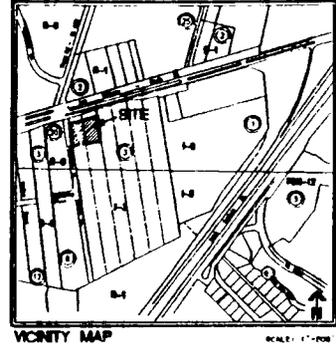
OCT 13 1998

ZONING EVALUATION DIVISION

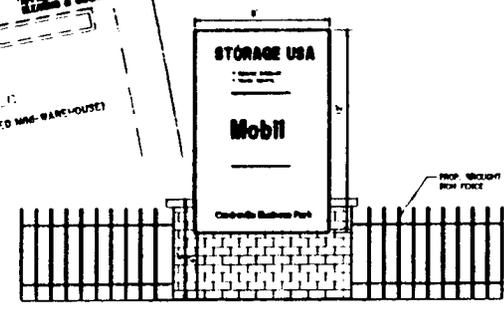
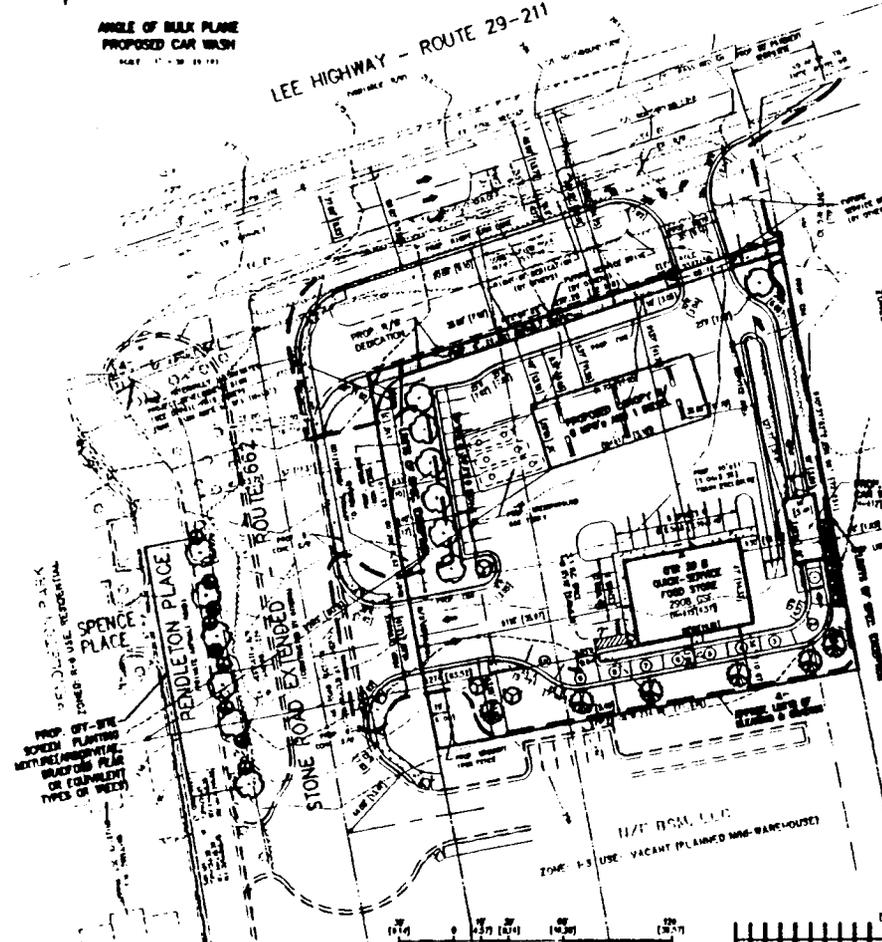


ANGLE OF BULK PLANE  
PROPOSED CAR WASH  
MAY VARY 10-15 DEGREES

LEE HIGHWAY - ROUTE 29-211



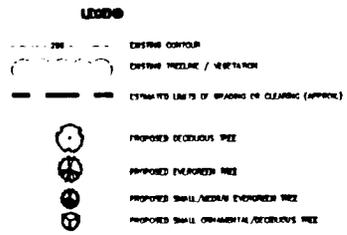
VICINITY MAP  
SCALE: 1" = 100'



PROJECT DEVELOPMENT SIGN  
SCALE: 1" = 100'

**GENERAL NOTES**

1. THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY MAP MAP NO. 94-3 (S1) PART PART PARCELS 8, 9 & 7 AND IS CURRENTLY ZONED L-3 WITH THE FOLLOWING:
2. OWNER: BOB LEE, 1300 GRANT AVENUE, BARRASKILL, VA 22009
3. DEVELOPER: MOBIL OIL CORPORATION, 10017 BRADDOCK ROAD, FAIRFAX, VA 22037
4. PROPOSED ZONING: L-3
5. PROPOSED USE: SERVICE STATION / QUICK SERVICE FOOD STORE AND CAR WASH
6. SITE AREA: 62,100 SF / 1.79 AC
7. THE PLAN MAY NOT SHOW ALL CONTINGENTS, RESTRICTIONS, EASEMENTS OR DECISIONS WHICH MAY APPEAR IN THE CHAIN OF TITLE. NO SITE VISITS WERE MADE.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A PLAN PREPARED BY BENTON & BOWEN, L.P. DATED APRIL 1987 AND IS ASSUMED TO BE FIELD RUN BOUNDARY AND TOPOGRAPHIC INFORMATION IS NOT VERIFIED.
9. THE LOCATIONS OF EXISTING UTILITIES ARE TAKEN FROM EXISTING PLANS AND RECORDS AND ARE NOT FIELD VERIFIED.
10. THIS RECORD IS REVIEWED BY PUBLIC HEARINGS AND SEEN.
11. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO PLANNED PLANNED ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PORTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.
12. THE STORMWATER MANAGEMENT / WATER QUALITY (SWMP) REQUIREMENTS FOR THIS SITE WILL BE PROVIDED BY OWNERS AS PART OF THE SELF-PROVIDE USE IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. THE TYPE, LOCATION AND DESIGN PARAMETERS SHALL BE DETERMINED AT THE SITE PLAN PHASE.
13. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY LOCATIONS WITHIN A 100' FOOT BUFFER OF THIS PROPERTY ARE SHOWN ON THE PLAN.
14. THERE ARE NO KNOWN ASSETS OF NATURAL FEATURES ON THIS PROPERTY REQUIRING PROTECTION.
15. BASED ON AVAILABLE MAPS AND RECORDS THERE ARE NO KNOWN FLOODING SITES ON THIS PROPERTY.
16. A MONITORING OF THE SUBSTANTIAL SCHEDULING AND BARRIERS REQUIREMENTS FOR THE PORTION OF THE PROPERTY ALONG LEE HIGHWAY AND ADJACENT TO THE POSSIBLE PARKING RESIDENTIAL DEVELOPMENT IS HEREBY REQUESTED WITH THIS APPLICATION.
17. BASED ON THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN, A BICYCLE TRAIL IS PLANNED ALONG LEE HIGHWAY AND THE TRAIL IS SHOWN ON THIS PLAN.
18. THIS PLAN IS CONCEPTUAL ONLY, IS INTENDED TO BE USED IN CONSULTATION WITH THE LAND USE APPROVAL PROCESS AND IS NOT AN ENGINEERING CONSTRUCTION DRAWING. MAJOR DESIGN AND MODIFICATIONS ARE FORWARDED, MAY BE REQUIRED AND ARE TO BE EXPECTED AS PART OF THE SITE PLAN APPROVAL PROCESS.
19. A NUMBER OF THE SERVICE DRIVE REQUIREMENTS ALONG LEE HIGHWAY IS HEREBY REQUESTED WITH THIS APPLICATION.



**ZONING AND SITE REGULATIONS**

1. SITE AREA - +/- 62,100 SF / 1.79 ACRES
  2. EXISTING USE - VACANT
  3. PROPOSED USE: SERVICE STATION / QUICK SERVICE FOOD STORE AND CAR WASH
  4. PROPOSED BUILDING AREA: +/- 3,534 SF
- | PARAMETER DATA                   | REQUIRED         | PROVIDED            |
|----------------------------------|------------------|---------------------|
| 6. LOT WIDTH                     | 100 FT           | 117.326 FT          |
| 7. BULK LOT AREA                 | 20,000 SF        | 62,100 SF           |
| 8. SETBACKS                      |                  |                     |
| FRONT                            | 25' (MIN)        | 117' 0"             |
| SIDE                             | NONE             | NONE                |
| REAR                             | NONE             | 6.00'               |
| 9. MAX. PERMITTED FLOOR AREA     | 8,000            | 6,000               |
| 10. MAX. BUILDING HEIGHT         | 15'              | 17' 0"              |
| 11. OVER SPACE                   | 100'             | 115,000 SF (11200') |
| 12. TREE COVER                   | 100' OF NET AREA | 19,200 SF (11200')  |
| 13. PARKING:                     |                  |                     |
| SERVICE FOOD STORE:              |                  |                     |
| 6.0 SPACE/1,000 SF 3.000 SF + 10 |                  |                     |
| FOR BULK:                        |                  |                     |
| 1.000' x 1.000' x 1.000'         |                  |                     |
| 10 STACKING SPACES               | 10               | 10 STACKING SPACES  |

**TREE COVER CALCULATIONS**

SITE AREA	62,100 SF
CONTRIBUTION:	
OTA BULK	3,000 SF
CAR WASH	3,700 SF
TOTAL CONTRIBUTION	6,700 SF
NET SITE AREA	55,400 SF
REQUIRED TREE COVER (10%)	5,540 SF
APPROX. TREE COVER TO BE SAVED	6,700 SF
CREDIT FOR TREE COVER SAVED (1125%)	7,500 SF
NET ADDITIONAL PLANTING	1,200 SF
TOTAL TREE COVER PROVIDED	7,900 SF

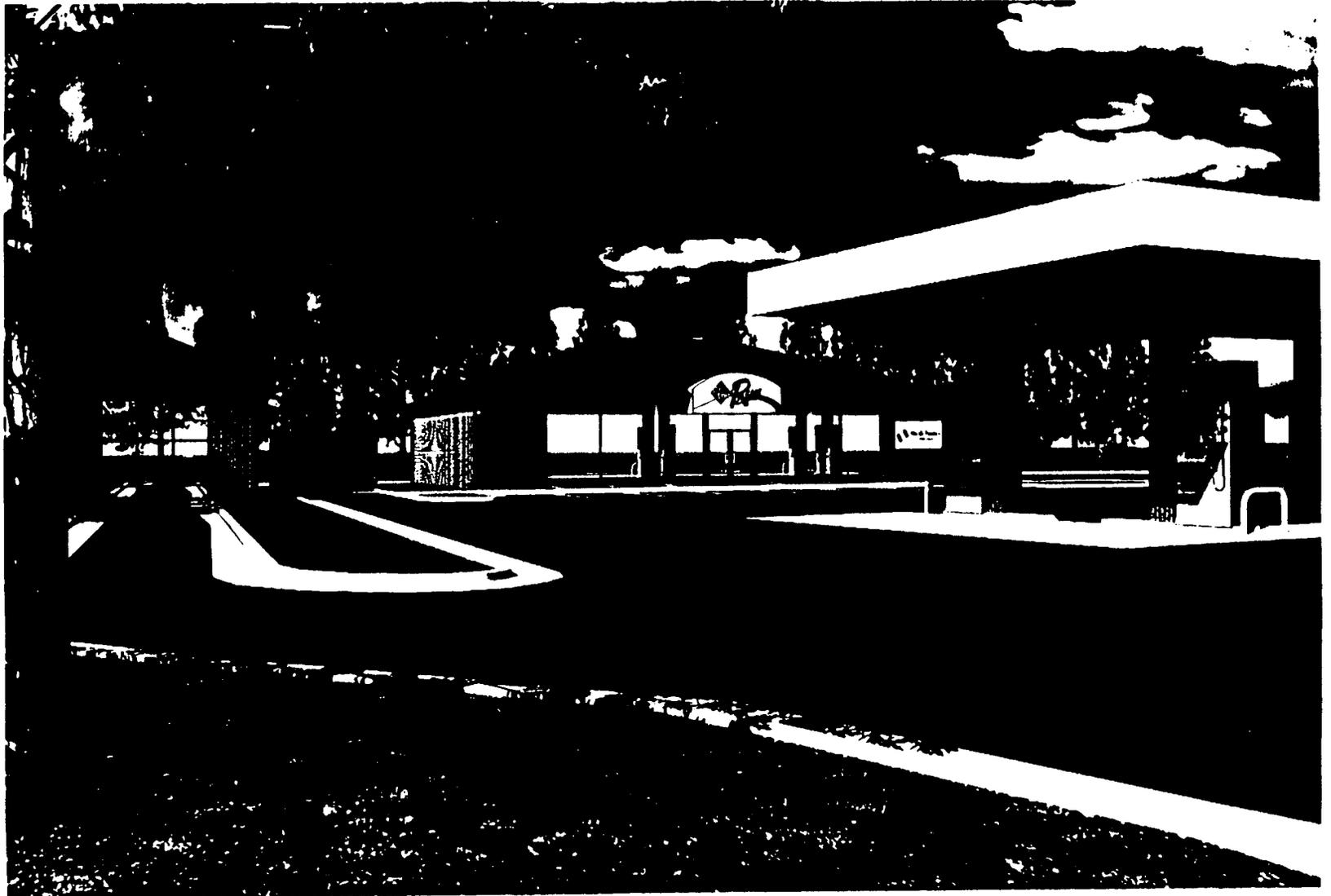
**WALTER L. PHILLIPS**  
REGISTERED LAND SURVEYOR PLANNING LICENSED ARCHITECT  
10017 BRADDOCK ROAD, SUITE 100, FAIRFAX, VA 22037  
TEL: 703-271-1111 FAX: 703-271-1112



GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN

MOBIL SERVICE STATION #16-N8Q

DAILY TRAFFIC  
FAIRFAX COUNTY, VIRGINIA



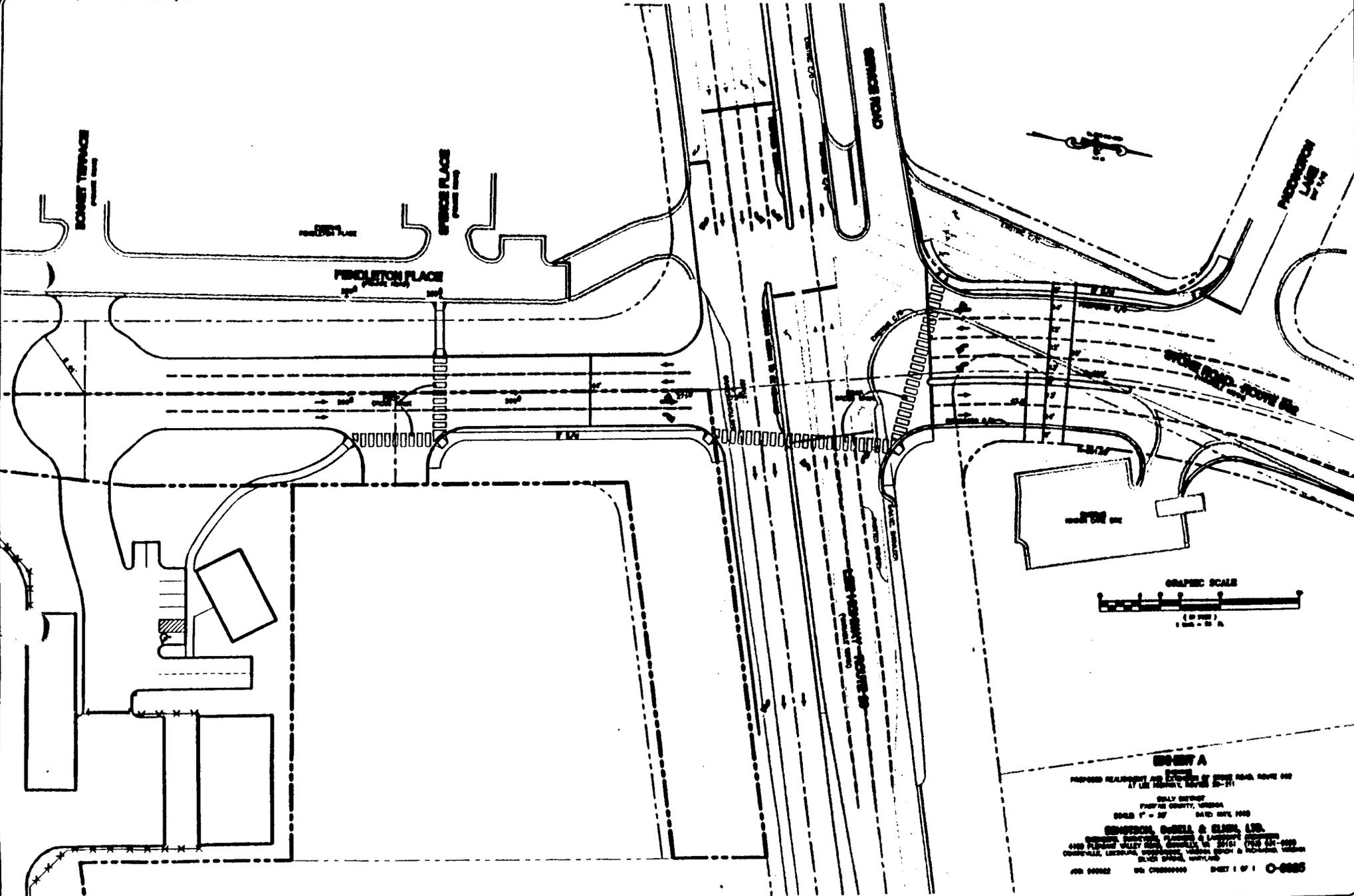
**Mobil**



**Centreville, Virginia**

**WDA&E**  
Wolfgang Dierckhoff Architects & Engineers Limited, Inc.  
650 MacLagan Avenue  
Columbus, Ohio 43215  
Tel. 614 221 2484  
Fax 614 221 0640

EXHIBIT B  
11-4-98



**SHEET A**  
 PROPOSED REALIGNMENT AND EXTENSION OF STONE ROAD, ROUTE 102  
 IN THE TOWNSHIP OF BRIMPTON, COUNTY OF BRIMPTON, ONTARIO

SCALE 1" = 20'

BRIMPTON, DUBELL & BLACK LTD.  
 4100 FLEMING GLENVIEW ROAD, SCARBOROUGH, ONTARIO M1V 4Y7  
 (416) 291-1100  
 BRIMPTON, ONTARIO

JOB 000002    DATE 07/20/2000    SHEET 1 OF 1    O-0005

**CENTREVILLE BUSINESS PARK  
BSM, LLC PROPERTY  
RZ 1998-SU-016  
October 13, 1998  
October 21, 1998  
October 29, 1998  
November 5, 1998**

**PROFFER STATEMENT**

For the purpose of these proffers, the term "Applicant" refers to the current property owner and applicant, as well as its successors and assigns. Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950 as amended, the Applicant in RZ 1998-SU-016, filed for the property identified as Tax Map 54-3((3)), a portion of parcels 5, 6 and 7, comprised of approximately 11.3 acres of land (hereinafter referred to as the "BSM Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the BSM Property from the R-1 and I-3 Districts to the I-5 District, with proffers.

1. **Development Plan.** The Applicant proffers that the BSM Property will be developed in substantial conformance with the Generalized Development Plan prepared by Bengtson, DeBell & Elkin, Ltd., consisting of two sheets, dated January 20, 1998 and as revised through October 27, 1998 (hereinafter, the "Development Plan"). The Development Plan will assure that the BSM Property will not be developed independently from the other portion of the Centreville Business Park, by requiring site design compatibility between the proposed mini-warehouse and truck rental establishment uses to be located on the BSM Property, and the service station, quick service food store, and car-wash uses proposed to be located on the remaining portion of Parcels 5, 6 and 7, which are the subject of RZ 1998-SU-014 and SE 98-Y-011 (hereinafter the "Mobil Property"). The aforementioned uses, as well as any accessory or accessory service uses thereto, shall constitute the only uses allowed on the BSM Property. The Applicant shall have the flexibility to modify the layout shown on the Development Plan, without requiring approval of a PCA, provided such changes are in substantial conformance with these proffers or are necessary to meet VDOT or DPW&ES requirements, as determined by the Zoning Administrator or the Director of DPW&ES.

2. **FAR.** Development of the BSM Property shall not exceed a maximum FAR of 0.25.

3. **Stormwater Management.** Whatever Stormwater Management (SWM) and Best Management Practices (BMPs) may be required by DPW&ES to serve both the BSM Property and the Mobil Property, shall be provided by the Applicant in the general location shown on the Development Plan. The Applicant retains the right to apply for a waiver or modification of stormwater management/BMP requirements, and the right to utilize flood plain/open space areas for BMP credits in accordance with County regulations. If a waiver or modification of stormwater management/BMP requirements is granted, the area shown as "SWM/BMP Facility"

on the Development Plan shall remain open space. The Applicant shall maintain any SWM and/or BMP facilities which may be required.

4. **Limits of Clearing and Grading.** The Applicant shall substantially conform to the limits of clearing and grading shown on the Development Plan, as may be approved by DPW&ES, subject to the installation of SWM ponds, BMP facilities and necessary utility lines. Any such utilities or stormwater facilities located outside the limits of clearing and grading shall be located and installed in a manner which is the least disruptive to the natural vegetation as possible, duly considering the cost and engineering feasibility of their installation.

5. **Signage.** The Centreville Business Park identification sign/entrance feature shall be located on the Mobil Property and shall be substantially similar to the elevation sketch shown on Exhibit B hereto, except that the height of the sign shall not exceed twelve (12) feet. There shall be no free-standing identification sign on the BSM property, except a directional sign to the mini-warehouse facility.

6. **Landscaping.** The landscaping installed on the BSM Property shall be substantially similar to that shown on the Development Plan. However, specific plantings and their locations are subject to final approval by the Urban Forester at the time of site plan approval.

7. **Unified Development Plan/Architectural Design.** The design, materials and color of the structures and buildings located on the BSM Property shall be substantially similar to the two architectural renderings which are attached as Exhibit A. The architectural elevations and other design details which are shown on Exhibit A are provided to illustrate the compatibility of structures located on the BSM Property with the design elements for the overall Centreville Business Park. Architectural colors and materials shall be utilized which are generally of the same character and quality as those shown on Exhibit A. It is the intention of this proffer (i) to promote overall design compatibility within the Centreville Business Park, between the development proposed on the BSM Property and that proposed on the Mobil Property; and (ii) to promote design compatibility between the Centreville Business Park and the residential neighborhoods to the west and north.

8. **Archeological Study.** At least One Hundred Eighty (180) days prior to site grading, the County archeologist shall be notified and will be allowed to enter the BSM Property for a period of up to sixty (60) days to conduct archeological assessments and remove artifacts,

provided such work does not require the removal of trees outside of the limits of clearing and grading and does not unreasonably delay or interfere with construction.

9. **Flood Plain Dedication.** The Applicant proffers that, at the time of site plan approval, the area shown on the Development Plan as the RPA/EQC/100-year flood plain of Big Rocky Run will be conveyed in fee simple to the Fairfax County Park Authority for public park purposes, provided that intensity credit for such conveyance is approved by the Board of Supervisors or its staff pursuant to § 2-308(4) of the Zoning Ordinance, and that the application of BMP credits attributable to such flood plain area be approved by the Board of Supervisors or its staff for assignment to the remaining portions of the BSM Property. Also, at the time of site plan approval, the Applicant shall provide a future construction agreement and escrow to DPW&ES in the amount of Six Thousand One Hundred Twenty-Two Dollars (\$6,122.00) for the construction by others of a Type II, 6 foot wide Stream Valley Trail, approximately 424 feet in length, within such flood plain area dedicated to the Fairfax County Park Authority.

10. **Road Improvements.** At the time of Final Site Plan approval or upon demand by the Board of Supervisors, whichever first occurs, the Applicant shall dedicate for public street purposes and convey in fee simple to the Board of Supervisors, those areas of the BSM Property along its western and northern boundaries, as are shown on the Development Plan, provided that intensity credit for such conveyance is approved by the Board of Supervisors or its staff pursuant to § 2-308(4) of the Zoning Ordinance.

11. **Landscaping and Screening.** In substitution for the Transitional Screening and Barrier normally required along the western boundary of the BSM Property pursuant to Article 13 of the Zoning Ordinance, the Applicant proffers to (i) construct a wrought iron fence with "split face" block columns in the location shown on the Development Plan, (ii) install plantings, and (iii) conform to the limits of clearing and grading, all as generally shown on the Development Plan.

12. **Future Road Dedication.** At such time as (a) Stone Road Extended is funded for construction and is designed sufficient for construction bid-advertisement, and (b) the rail station identified in the 1998 adopted Comprehensive Plan for Fairfax County is funded for construction and is designed sufficient for construction bid-advertisement, Applicant shall, within sixty (60) days of receipt of a written demand by Fairfax County, dedicate in fee simple for public street purposes a fifty-two (52) foot wide right-of-way for an extension of an east-west collector road, as shown on the Development Plan, provided that intensity credit for such conveyance is approved by the Board of Supervisors or its staff pursuant to § 2-308(4) of the Zoning

Ordinance. This collector road shall provide, at a minimum, access to the rail station and the BSM Property. In the event that the adopted Comprehensive Plan is amended so as to delete such rail station, this proffer shall immediately become null and void without the necessity of further action being taken.

13. **Hours of Operation.** Hours of operation for customer access to the Property shall be limited so as to not allow access between the hours of 1:00 a.m. and 5:00 a.m. Office hours shall be limited to between 6:00 a.m. and 9:00 p.m.

14. **On-Site Lighting.** Any on-site freestanding lighting shall be no higher than twelve (12) feet. Any building-mounted lighting, which is visible from a nearby residential townhouse unit, shall be installed in such a manner so as not to be directed towards any such townhouse.

**[SIGNATURES ON FOLLOWING PAGE]**

**PROPOSED DEVELOPMENT CONDITIONS****SE 98-Y-011****November 5, 1998**

If it is the intent of the Board of Supervisors to approve SE 98-Y-011 located at Tax Map 54-3((3)) 5 pt., 6 pt., 7 pt. for use as a service station, a quick service food store, a car wash and a waiver of certain sign regulations pursuant to Sect. 5-504 and 9-620 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

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 DPW & ES. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Mobil Service Station #16N8Q" and prepared by Walter L. Phillips, Incorporated which is dated October 27, 1997, revised through October 29, 1998 and these conditions. Minor modification to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Pole-mounted lighting shall not exceed 16 feet in height, shall be equipped with box-type light fixtures which focus light downward and inward to minimize light spillover onto adjacent properties.
5. The quick-service food store structure shall not exceed 2,908 square feet in gross floor area. Additionally, no alcohol sales shall be permitted within this facility.
6. The subject structures shall be architecturally compatible with the proposed mini-warehousing establishment located to the south. As such, all exposed facades of the buildings shall be constructed of brick which is similar in color and texture to the proposed office/residence of the manager of the mini-warehousing establishment as depicted on Exhibit B of the proffers

associated with application RZ 1998-SU-014. All rooftop mechanical equipment shall be fully enclosed with solid screening walls to the maximum extent feasible from an engineering standpoint. The southern, northern and western face of the canopy shall be painted with a non-reflective paint in a muted color with a matte finish to minimize the visual impact of the canopy from the residentially zoned property to the south, north and west. Further, there shall be no lighted panels on face of the canopy.

7. The hours of operation for the service station and quick service food store shall be limited to 5:00 a.m. to 1:00 a.m. The hours of operation for the car wash and associated vacuum facility shall be limited to 7:00 a.m. to 9:00 p.m.
8. Understory plantings shall be provided along the Stone Road frontage of the site in conjunction with the trees shown along the western periphery to further soften the visual effects of the structures on the surrounding residential uses. A combination of evergreen and deciduous trees and understory plantings shall be provided along the Lee Highway frontage to soften the view of the subject uses from the development located to the north.
9. Evergreen shrubs shall be planted along the outside edge of the car wash stacking lanes to supplement the proposed screening of the vehicles from adjacent residential uses.
10. The car wash shall employ a system that recycles a minimum of 80% of the wash water used.
11. The freestanding ground-mounted monument sign shall have a maximum sign area of 96 square feet and shall be a maximum height of 12 feet.

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.

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION  
ZONING MAP AMENDMENT  
DATE OF ACTION 01/11/99

APPLICATION NUMBER: RZ 98-Y-014

SULLY

DISTRICT

APPLICANT: MOBIL OIL CORPORATION

STAFF: RUSS

APPLICATION DATA

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EXISTING ZONING AND ACREAGE

ZONING: I- 3

ACRES: 1.20

PROPOSED:

I- 5  
1.20

ACTION:

I- 5  
1.20

TOTAL ACRES

1.20

TOTAL ACRES

1.20

MAP NUMBERS

054-3- /03/ /0005- P,0006- P,0007- P

REMARKS:

FROM I-3 TO I-5 TO DEVELOP SERVICE STATION, QUICK SERVICE FOOD STORE  
A CAR WASH AND A WAIVER OF CERTAIN SIGN REGULATIONS TO INCREASE THE SIGN AREA F

ZONING MAP AMENDMENT

RZ 98-Y-014

ZONING DISTRICT DATA

ZONING DISTRICT: I- 5

PROFFERED/CONDITIONED DWELLING UNIT DATA

TYPES	UNITS	ACRES	DENSITY	RANGE	LOMOD INCL	LOMOD ADD
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PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

USE	GFA	FAR	USE	GFA	FAR
COMMERICAL-GEN			PUBLIC/QUASI PUB		
HOTEL/MOTEL			OFFICE		
INDUSTRIAL-GEN			TRAN-UTIL-COMM		
CULT/EDU/RELG/ENT			RETAIL-EATING EST	2,908	
INDUST-WAREHOUSE			*****TOTAL*****	3,556	.07

REMARKS:

ZONING MAP AMENDMENT

RZ 98-Y-014

CONDITION/CONTRIBUTION DATA

COND CODE	DESCRIPTION	COND CODE	DESCRIPTION
4G	TRANSITN *SCRN/BARRIER:WAIVE/MOD	1A	GENERALIZED DEVEL PLAN
4Z	OTHER - ENVIRONMENT	3G	CONTRUCTION TRAFFIC RESTRICTION
1Z	OTHER - GENERAL	4Z	OTHER - ENVIRONMENT
4Z	OTHER - ENVIRONMENT	4H	LANDSCAPING
2Z	OTHER - LAND USE	2Z	OTHER - LAND USE
2I	ARCHITECTURE	4Z	OTHER - ENVIRONMENT
1Z	OTHER - GENERAL	1Z	OTHER - GENERAL
7A	OTHER MISCELLANEOUS - SEE FILE	7A	OTHER MISCELLANEOUS - SEE FILE

CONTRIB DATA:	CND CODE	AMOUNT	CONDITIONED	EXPIRES	CONTRIB CODE
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	
		\$0		00/00/00	

REMARKS: