

PROFFERS

P-Q CENTREVILLE, L.L.C.

PCA 2002-SU-028

June 18, 2003

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approving a proffered condition amendment for property identified as Fairfax County Tax Map 54-4 ((1)) Parcel 105 (hereinafter referred to as the "Application Property"), the undersigned Applicant and Owner proffer for themselves and their successors and assigns (hereinafter referred to as the "Applicant"), the following conditions:

1. REAFFIRMATION

The Applicant hereby reaffirms the proffers dated January 14, 2003 as approved in RZ 2002-SU-028, subject to the following Amendment:

- **Revise** Paragraph 1.a. to read:

Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Ordinance"), development of the Application Property shall be in substantial conformance with the Generalized Development Plan & Special Exception Plat (GDP/SE), prepared by The Plan Source, Inc. dated June 18, 2003.

- **Revise** Paragraph 1.b. to read:

The illustrative elevations of the car wash and vehicle light service establishment buildings, as shown on Sheet 4 of the GDP/SE, are provided to illustrate the design intent of the two buildings. The building elevations shall be substantially consistent in terms of character and quality with the illustration. The specific features such as exact location of windows, doors, and roofline and other architectural details are subject to modification with final engineering and architectural design, as determined by Department of Public Works and Environmental Services ("DPWES").

- **Add** Paragraph 3.c. to read:

The Applicant shall be responsible for installing and maintaining the landscaping shown on the GDP/SE within the right-of-way along the Application Property's Lee Highway frontage as approved by the Urban Forestry Division and the Virginia Department of Transportation.

- **Revise Paragraph 5. a. to read:**
 - a. Both the car wash and vehicle light service establishment uses shall utilize one freestanding sign with a maximum square footage of 40 square feet, in substantial conformance with the sign detail shown on the GDP/SE, unless otherwise modified in the future by Special Exception for an increase in sign area.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

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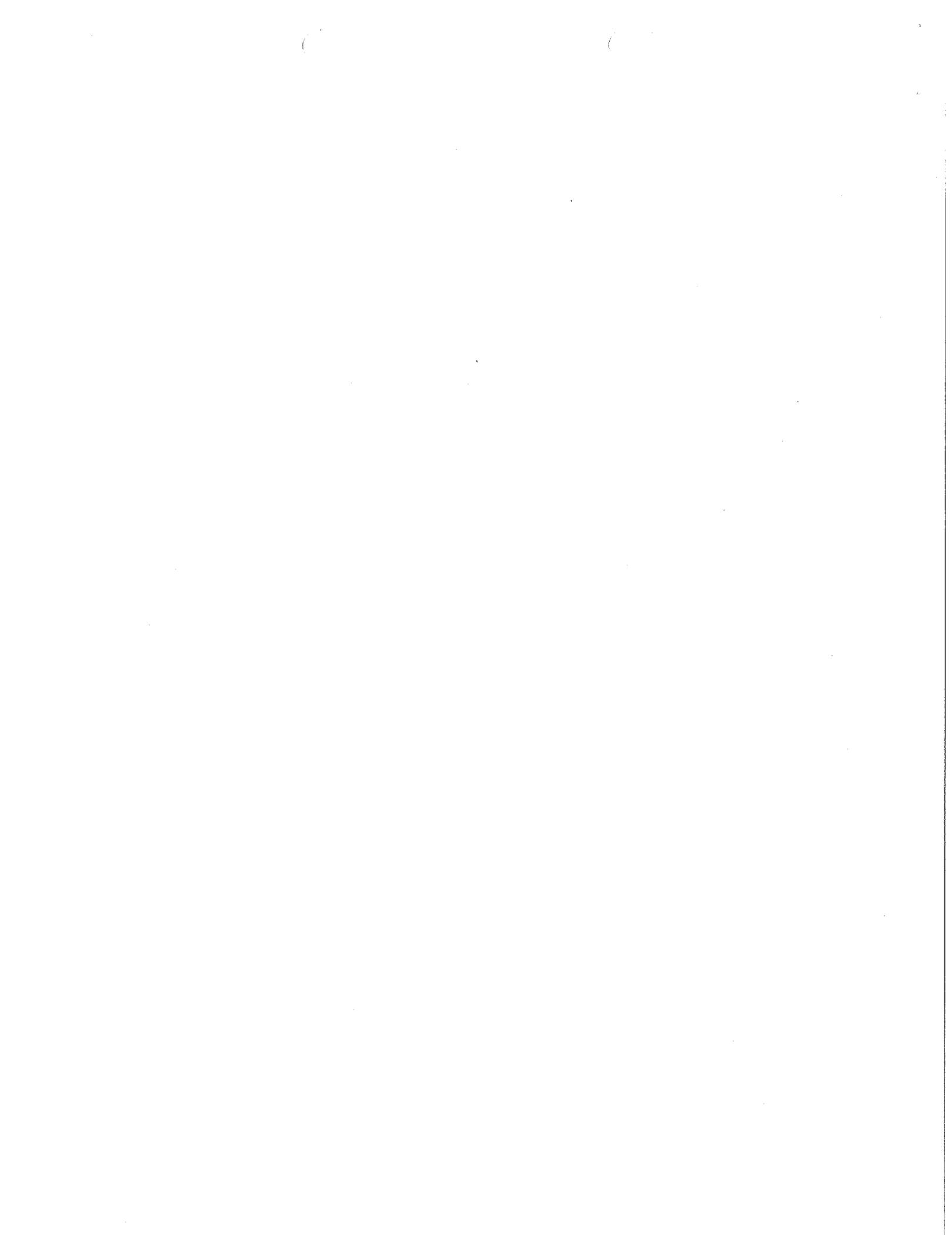
APPLICANT/TITLE OWNER
of Tax Map 54-4 ((1)) Parcel 105

P-Q CENTREVILLE, L.L.C.

By: 
Guy A. Paolozzi
Manager/Member

By: 
Alfred C. Quenneville
Manager/Member

(END OF SIGNATURES)



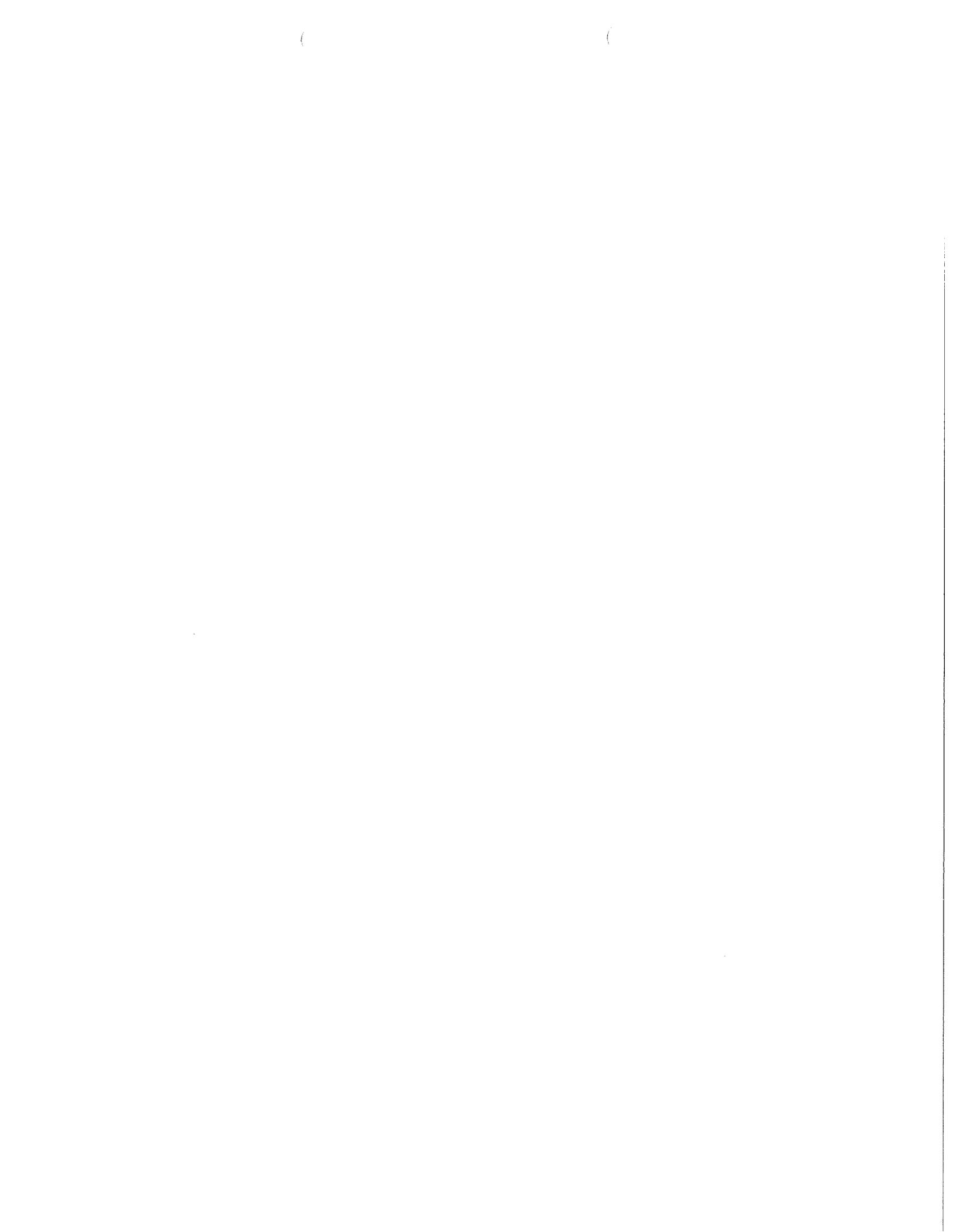
APPROVED DEVELOPMENT CONDITIONS

SEA 2002-SU-033

July 2, 2003

If it is the intent of the Board of Supervisors to approve SEA 2002-SU-033 located at Tax Map 54-4 ((1)) 105 to permit site modifications for a previously approved car wash and light vehicle service establishment pursuant to Sect. 4-804 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supercede all previous conditions for the subject property. Previously approved conditions or those with minor modifications are marked with an asterisk (*).

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 Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment plat entitled "Suds Car Wash and Quick Lube", consisting of 4 sheets prepared by The Plan Source which is dated April 3, 2003, as revised through June 18, 2003, 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. Unless waived or modified by DPWES, SWM/BMPs shall be provided on-site in accordance with Public Facilities Manual requirements. The applicant shall install a sand filter if deemed appropriate by DPWES. In the event a sand filter is not deemed the most appropriate option, the applicant will pursue other alternative measures as prescribed by DPWES. If not in substantial conformance with the SE Plat, an amendment to the SE is required.*
5. Trash dumpsters shall be screened with wood or masonry enclosures.*
6. All freestanding and building mounted signs shall comply with the provisions of Article 12. No pole signs shall be permitted, and all sign illumination shall be provided internally or through down-lighting.*



7. The buildings shall be constructed using a Quick Brick™ façade of a shade and color compatible with the Pickwick Shopping Center as determined by DPWES. The design of the buildings on site shall substantially conform to those depicted in Attachment 1 and shall utilize similar building materials and architectural treatments on all four sides.*
8. A landscape plan shall be submitted as part of the first submission of the site plan and shall be reviewed and approved by the Urban Forestry Division. The plan shall provide for landscaping consistent in quality and quantity with that shown on the SE Plat. Additionally, landscaping trees shall be planted along the western property line shared with Lot 104 and in the interior of the site in order to meet the peripheral and interior parking lot landscaping requirements.*
9. All litter and debris shall be removed from the applicant property on a daily basis.*
10. At the time of Site Plan approval, it shall be demonstrated to DPWES that the required quantity of parking spaces for this use is in conformance with Article 11 of the Zoning Ordinance. If not, the building footprint(s) shall be reduced, as necessary.*
11. No outdoor storage shall be permitted on-site.*
12. All lighting shall conform to the provisions of Part 9 of Article 14 of the Zoning Ordinance.
13. Irrespective of that shown on the SEA Plat, the directional signs shall not be in the right-of-way and shall be no closer than 5 feet from the property line.

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 at least one of the uses 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

SEA 2002-SU-033/PCA 2002-SU-028

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.

