

PROFFER STATEMENT

Applicant/Owner: TSPP LLC and Zee Investments LLC

Project Name: 200 Maple Avenue East Automobile Service Station

Rezoning: C-1A, Special Commercial Zone (GPIN 0382 02 0088) and C-1A, Special Commercial Zone (GPIN 0382 02 0090) to the C-2, General Commercial Zone

Rezoning Case Number: PF-15-17-C2

Date: May 1, 2018

The undersigned hereby proffer that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto. In the event the referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property adjacent to the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

When used in these proffers, the "Plan" shall refer to the "General Development Plan" for 200 Maple Avenue East, prepared by The Plan Source, dated April, 2018.

I. LAND USE

A. The two subject parcels shall be consolidated with the parcel identified as GPIN 0382 02 0089 (zoned C-2) to consist of a combined total of 0.47± acres, and shall be developed to the C-2 Zoning District in substantial conformance with the Plan, subject to minor alterations based on final engineering and receipt of any required modifications, waivers and approvals.

B. Development of the Property shall include an Automobile Service Station and ancillary Convenience Food Store.

II. TRANSPORTATION

A. **Easement.** The Applicant shall grant a public street, sidewalk and utilities easement as determined at final site plan.

B. **Access.**

1. Maple Avenue East. Access from Maple Avenue East to the Property shall be generally as shown on the Plan.

2. Park Street North. Access from Park Street North shall be generally as shown on the Plan.

C. **ADA Parking and Signage.** Parking and signage for customers with disabilities shall be provided in accordance with current applicable standards.

D. **Sidewalk.** The Applicant shall reconstruct the Park Street frontage sidewalk, generally as shown on the Plan, subject to receipt of all required approvals.

III. ENVIRONMENT.

A. The Applicant shall coordinate with the electric Utility Company to underground the overhead utility poles fronting the property. Final design and installation shall be per operation and safety requirements deemed by the Utility Company.

B. **Buffer/Landscape Area.**

1. Additional landscaping shall be provided as generally shown on the Landscape Plan.

C. Stormwater management and/or Best Management Practices facilities shall be provided, if required, on site and underground.

D. The limits of clearing and grading shall be substantially as shown on the Plan.

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May 1, 2018

This Proffer Statement supersedes any proffer statement and proffers previously made, including those associated with any prior rezoning, or submitted in connection with this application and with this Property.

Respectfully submitted,

TSPP, LLC, a Virginia limited liability company

By:

Name:

Title: Managing Member

Zee Investments, LLC, a Virginia limited liability company

By:

Name:

Title: Managing Member

County/City of Fairfax
Commonwealth of Virginia
The foregoing instrument was subscribed and sworn before
me this 2nd day of May 2018
by SHAMSUL ISLAM
[Signature] Notary Public
My commission expires _____

