Plotted By: Howell, Chris Sheet Set: Wawa - Sudley Road Layout: C-220 SUP CONDITIONS July 26, 2019 11:18:08am K:\NVA_CIV\110499001 Frontier - Wawa Manassas\CAD\Plan Sheets\C-220 PROFFERS.dwg

SPECIAL USE PERMIT CONDITIONS
Applicant: Frontier Development, LLC (the "Applicant")
Owner: Sudley Manassas Limited Liability Co.
Special Use Permit #SUP2018-00012, Wawa at Davidson Place
Prince William County GPIN: 7697-33-5350 (the "Property")
Special Use Permit Area: ± 1.67 acres
Zoning: B-1, General Business
Magisterial District: Gainesville
Date: June 1, 2018

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (the "DCSM") at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this Special Use Permit (SUP).

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development – The Property shall be developed in substantial conformance with the special use permit plan entitled, "SPECIAL USE PERMIT PLAN, SUDLEY ROAD & DAVIDSON PLACE," prepared by Kimley-Horn and Associates, Inc., dated May 31, 2018, (hereinafter, the "SUP Plan") subject to minor modifications in connection with final site plan review or final engineering. The uses permitted with this SUP do not limit or restrict the by-right uses otherwise allowed on the Property.

2. Use Parameters

   a. Use Limitation – The use approved with this special use permit shall be limited to a retail motor vehicle fuel station containing sixteen (16) fueling positions, using a maximum of eight (8) double-sided pumps, quick service food store, and restaurant. The Applicant may have outdoor seating associated with the restaurant.

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   b. Hours of Operation – Hours of operation may be twenty-four (24) hours per day, seven (7) days a week.

   c. Outdoor Speaker System – Any outdoor speaker system shall be limited to one speaker per pump fueling position. Outdoor speakers shall not be audible beyond the limits of the SUP area.

   d. Vehicle Service and Repair – Vehicle service and/or repair shall not be performed in association with the motor vehicle fueling station.

   e. Cessation of Use – If the sale of motor vehicle fuel should cease for a period of more than one year, the Applicant or any subsequent owner of the Property shall notify the County of the cessation of use and shall be required to submit a demolition plan to the Prince William County Department of Development Services for the removal of the following structures within ninety (90) calendar days of approval of the demolition plan:

      i. Underground fuel storage tanks;
      ii. Fuel dispensers;
      iii. Pump islands;
      iv. Overhead canopy;
      v. Air and water dispensers; and
      vi. Signage related to motor vehicle fuel sales.

   In the event that all uses on the property are discontinued and the site is vacant, the property owner shall stabilize the site using erosion control measures approved by the Prince William County Division of Environmental Services.

3. Community Design

   a. Architecture – The design of the building and fuel station canopy shall substantially conform with the following architectural elevations prepared by Cuhaci and Peterson, dated July 14, 2017 (collectively the "Elevations"):

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      i. WAWA W50 FB/VA - STORE #8658, and
      ii. GAS CANOPY STACKED 8 - TRASH COMPOUND MAOF17-L- STORE #8658.

   The Elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality than that shown on the Elevations. At least two weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations so that it can ensure compatibility of the building with the Elevations.

   b. Landscaping – Landscaping shall be provided in general conformance with the landscape plan entitled, "SPECIAL USE PERMIT LANDSCAPE PLAN, SUDLEY ROAD & DAVIDSON PLACE," prepared by Kimley-Horn and Associates, Inc., dated May 31, 2018, the "Landscape Plan." Within the planting areas, which have been subject to compaction by existing buildings, paved/gravel parking lots and/or travelways, the Applicant shall have the soil loosened to a depth of 3' prior to planting and a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1 ½" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to be treated shall be noted on the approved final site plan.

   c. Retaining Wall – In the event a retaining wall is needed, the materials of said retaining wall shall be split faced block or architectural masonry with color blends

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4. Environmental

   a. Water Quality Monitoring/Stream Restoration – The Applicant/Owner shall contribute $75.00 per acre (± 1.65 acres), prior to and as a condition of issuance of the final site plan approval, for the County to conduct water quality monitoring, drainage improvement projects, and/or stream restoration.

5. Fire and Rescue

   a. Emergency Spill Contingency/Notification – Prior to final site plan approval, the Applicant shall prepare and submit an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal's Office and posted on the premises before the issuance of any occupancy permits. The Applicant shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum or chemical waste on the Property. The Applicant shall assume full responsibility for the costs incurred in the cleanup of such spills.

   b. Monetary Contribution – The Applicant shall make a $0.61 per square foot of building area (± 6,049 square feet) monetary contribution for fire and rescue services to the Prince William Board of County Supervisors prior to and as a condition of issuance of the final site plan approval. If construction is phased, said amount shall be paid for those buildings (or phases of each) for which a building permit is being sought.

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6. Property Maintenance & Security

   a. Graffiti Removal – The Applicant/Owner agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et. seq., of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.

   b. Site Maintenance – The Applicant/Owner shall maintain the site and shall pick up trash, litter, and debris.

7. Public Water & Sewer Connection – The site shall be connected to public water and sewer with the Applicant/Owner bearing all costs associated with providing all on- and off-site facilities to make such connection.

8. Signage – All signage shall be in substantial conformance with the sign elevations prepared by Icon, dated March 13, 2018 (the "Sign Elevations"). In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the sign modifications illustrated on the Sign Elevations. In addition, the following shall apply to signage and advertisements onsite:

   a. Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited. This restriction is not intended to prohibit flags as permitted by the Zoning Ordinance or grand opening signage.

   b. Directional signage shall be provided as required or needed.

   c. ADA compliant parking and signage shall be provided in accordance with the DCSM and other current standards.

   d. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color, scaled renderings of all signage shall be submitted as part of the sign permit approval process.

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9. Transportation – As shown on the SUP Plan, primary access to the site shall be provided from Davidson Place.

10. Monetary Escalator – In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor such that, at the time the contributions are paid, they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

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Order Plans @ www.LDPLine.com

No.	REVISIONS	DATE	BY
1	PWC COMMENTS – 1ST ROUND	09/10/2018	CAH
2	PWC COMMENTS – 2ND ROUND	11/02/2018	CAH
3	PWC COMMENTS – SIGNATURE SET	02/06/2019	CAH
4	UTILITY REVISIONS	07/25/2019	CMH

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COMMONWEALTH OF VIRGINIA
ROSS STEVENS
Lic. No. 047498
02/06/2019
PROFESSIONAL ENGINEER

KHA PROJECT 110499001
DATE 02/06/2019
SCALE AS SHOWN
DESIGNED BY JLM
DRAWN BY JLM
CHECKED BY RSS

SUP CONDITIONS

WAWA - SUDLEY ROAD
PREPARED FOR
FRONTIER DEVELOPMENT
PRINCE WILLIAM COUNTY VA