

APPROVED DEVELOPMENT CONDITIONS

CSPA C-696

October 25, 2006

If it is the intent of the Planning Commission to approve CSPA C-696, located at Tax Map 15-4 ((5)) 7A1 and 7A2, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede the previously approved CSP conditions.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferable to other land. Minor deviations in sign location, design and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Comprehensive Sign Plan" prepared by RTKL Associates Inc. and dated October 29, 2002 and revised through October 4, 2006 is approved only for those signs shown on the Comprehensive Signage Plan. In addition, signs allowed by Section 12-103 in the Zoning Ordinance may be permitted, as qualified by these development conditions.
3. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
4. The maximum aggregate sign area of office building-mounted signage shall not exceed 400 square feet and no one sign shall exceed 200 square feet per office building.
5. No ground-mounted building signage (types E7, E7.1) shall be located within five feet of the street line.
6. No building-mounted signage shall project more than three feet from the building face except the Primary Garage Entrance Identity (G2.1, G2.2 and G2.3) Signs, which may project up to five feet from the building face. In no

case shall building-mounted signage be within five feet of the street line, nor shall it interfere with sight distance. Three-dimensional signage shall be classified as building-mounted signage (E4) and shall be calculated as part of the signage limit for building-mounted signage at 1.5 square feet of signage per linear frontage. No tenant shall have more than 100 square feet of three-dimensional signage.

7. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards. All street signage, including the design co-locating the Dulles Station logo on the street signs, shall be subject to VDOT approval.
8. Office and residential buildings shall be limited to no more than one ground-mounted sign (E7, E7.1) per building.
9. All freestanding permanent signs shall meet the location standards set forth in Section 2-505 of the Zoning Ordinance.
10. All signage lighting shall be internal or directed downward.
11. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan.
12. No visible suspension rods or cables shall be used on the residential canopy signage (type ID.4). Instead, such signs shall be mounted using support brackets or by utilizing some other method precluding the necessity for visible suspension rods/cables.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.