



APPLICATION ACCEPTED: October 7, 2008
PLANNING COMMISSION: April 15, 2009
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

April 9, 2009

STAFF REPORT ADDENDUM I

APPLICATION CSPA 80-P-039-04

PROVIDENCE DISTRICT

APPLICANT: CP III Vienna Metro LLC

ZONING: PDC, HC

PARCEL(S): 48-4 ((1)) 58

ACREAGE: 9.99 acres

PLAN MAP: Mixed Use

PROPOSAL: To amend CSPA 80-P-039-03 to permit signage for a multi family residential building located in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive

STAFF RECOMMENDATIONS:

Staff recommends approval of CSPA 80-P-039-04 subject to the proposed development conditions in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this comprehensive sign plan amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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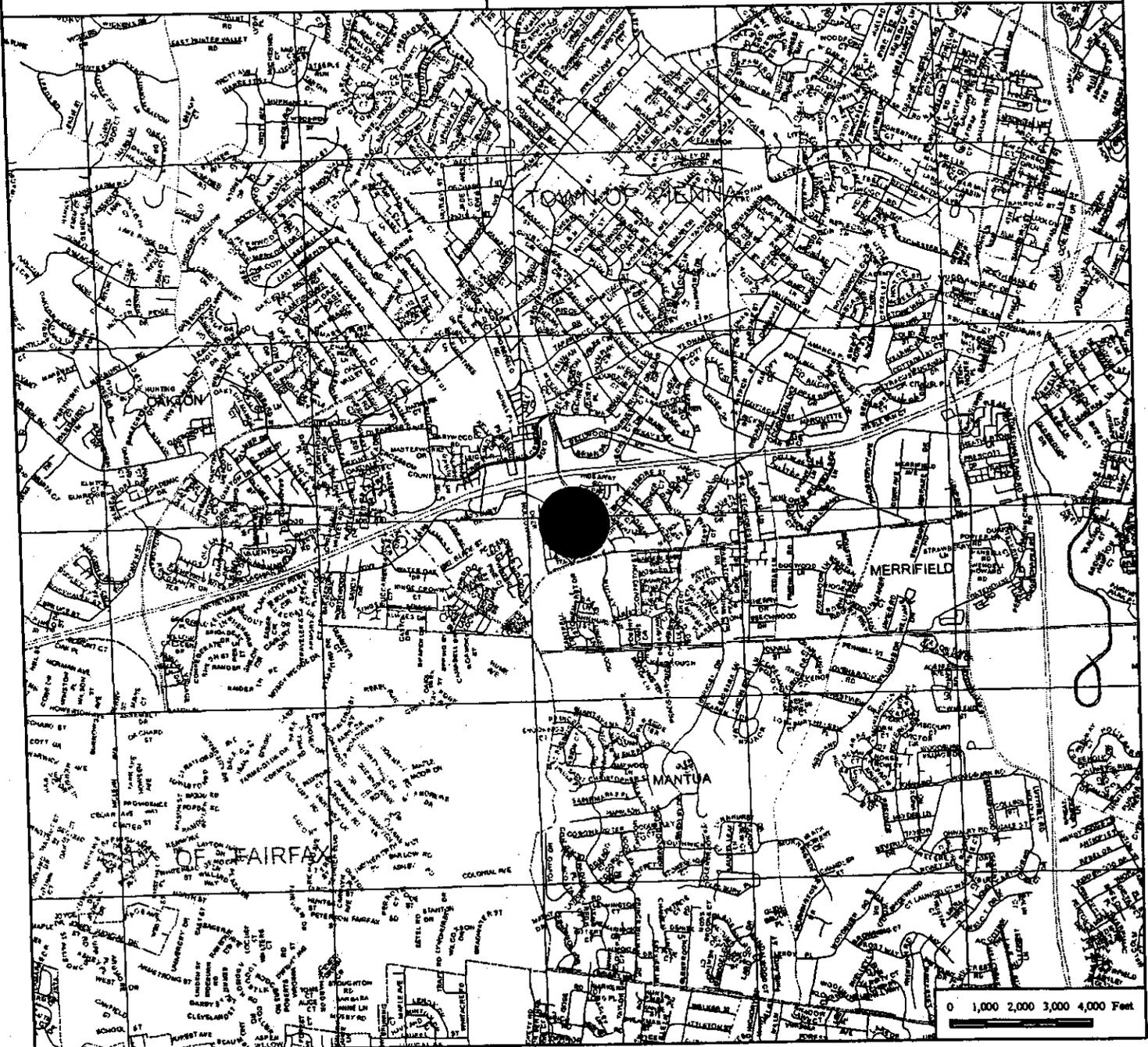


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan Amendment

CSPA 80-P-039-04

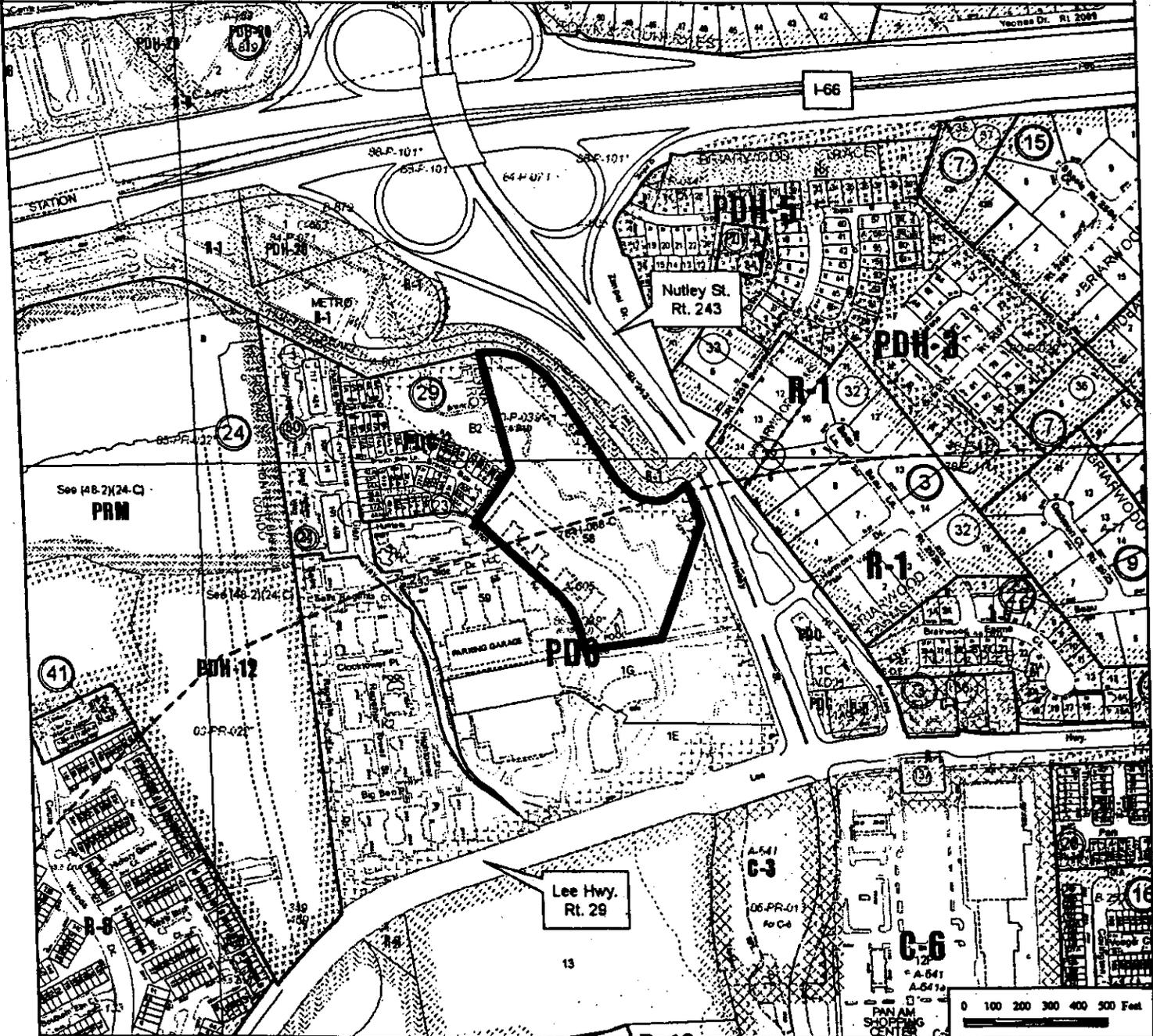
Applicant: CP III VIENNA METRO LLC
Accepted: 11/05/2008
Proposed: COMPREHENSIVE SIGN PLAN AMENDMENT
Area: 9.99 AC OF LAND, DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION
OF NUTLEY STREET AND HERMOSA DRIVE
Zoning: PDC
Overlay Dist: HC
Map Ref Num: 048-4 /01/ /0058



Comprehensive Sign Plan Amendment

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BACKGROUND

The applicant, CP III Vienna Metro LLC, is requesting approval of a Comprehensive Sign Plan Amendment (CSPA) for a multi family residential building located in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive. The purpose of the proposed CSPA is to provide identification and marketing signage for an existing residential rental community (Carmel Vienna Metro).

On March 27, 2009, a revised CSPA was submitted. However, this revised plan was not submitted in a timely manner to be reviewed and analyzed in the original staff report that was published on April 1, 2009. The staff report recommended denial of the proposed application. Staff found that much of the signage was not in proportion with the multi family residential building and as a result was unharmonious with the development. Specifically, staff found that the sizes proposed for the signs, primarily the temporary signs (T-1 through T-3), were too large. The majority of the proposed signage was not within the limits allowed by the Zoning Ordinance. For example, the Zoning Ordinance permits one (1) 12 square-foot temporary sign per property. The applicant proposed a total of 342 square feet of temporary signage, which represents an increase of 330 additional square feet over the maximum area specified in the Zoning Ordinance. Furthermore, Sign T-3 was a 64 SF temporary banner which was proposed to hang on the side of the building. Not only was this sign 52 square feet greater than what is allowed by the Zoning Ordinance (12 SF), the sign was much larger than the windows and this difference in proportion gives the sign the appearance of a billboard.

Second, staff found that the overall number of proposed signage seemed excessive for one building. The applicant was proposing to erect six (6) temporary signs when Par. 3D of Sect. 12-203 allows only one (1) temporary sign per property (two signs for a corner lot). In addition to these temporary signs, the applicant was proposing four (4) permanent residential identification signs, including one freestanding, one wall mounted and the other two building mounted. In staff's opinion, the total number of signs proposed for one building seemed out of proportion to the use.

Finally, staff was concerned about the length of time the applicant wished to have the temporary signs erected. The applicant was seeking to allow the temporary signs to remain for 18 months but did not provide any justification for this period of time. While there may be justification for permitting a single temporary sign to remain for 18 months, allowing six temporary signs to continue for 18 months was too long and, in staff's opinion, would significantly detract from the overall development.

In conclusion, staff found that the signs proposed with the CSPA were neither in scale nor appropriately sized for the Hunter's Branch development. Staff felt that the number of signs proposed would add to street clutter and detract from the planned unit nature of the development. Staff recommended that the plan be revised to enable the development to function in a well-designed efficient manner.

On April 3, 2009, the applicant submitted further revisions to the CSPA. These changes are described below.

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Project Identity Signs – Sign Type A					
Sign Type A-1 Residential Identification Free standing	Total of one (1) 6' x 5'	30 sq. ft. 5 ft. in height	Not to exceed a height of 8 feet and 30 sq. ft. in area	12-202 Par 4	No change
Sign Type A-2 Residential Identification Wall Mounted	Total of one (1) 10' x 4'9"	47.5 sq. ft.	12 sq. ft. per building	12-202 Par 2	+ 35.5 sq. ft.
Sign Type A-3 Residential Identification Building Mounted	Total of two (2) 4' x 2.5' (each)	Total of 20 sq. ft. 10 sq. ft. each	12 sq. ft. per building	12-202 Par 2	+ 8 sq. ft.
Informational/Directional Signs – Sign Type B					
Sign Type B-1 Vehicular Directional Signs	Total of three (3) 2' x 3' each	Total of 18 sq. ft. 6 sq. ft. each	2 sq. ft. per sign	12-103 Par 2.G	+ 4 sq. ft. each
Sign Type B-2 Vehicular Informational Signs	Total of six (6) 1.5' x 2' each	Total of 18 sq. ft. 3 sq. ft. each	2sq. ft. per sign area or be closer than 5 ft. to any lot line	12-103 Par 2.G	+ 1 sq. ft. each
Miscellaneous Sign – Sign Type C					
Sign Type C-1 Canopy Sign	Total of one (1) 12' x 6'	72 sq. ft.	12 sq. ft. aggregate	12-202 Par. 2	+ 60 sq. ft.
Regulatory Sign – Sign Type R					
Sign Type R-1 Regulatory Signs	Total quantity of twenty-three (23) (Existing)	N/A	N/A	N/A	N/A
Sign Type R-2 Parking Entrance Signs	Total of one (1) (Existing) Two (2) 9'x 1.5' each and one (1) 11' x 8" diameter beam	Total of 34.33 sq. ft. 2 @ 13.5 sq. ft. (each) and 1 @ 7.33 sq. ft. (11feet 8" dia. beam)	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Par 2.G	+ 11.5 sq. ft. each
Sign Type R-3 No Metro Access Sign	Total of one (1) 12 inches by 18 inches	1.5 sq. ft.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Par. 2.G	(-0.5 sq. ft.)
Temporary Signs – Sign Type T					

Sign Type/Description	Number of Proposed Signs	Total Proposed Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed Vs. Allowable
Sign Type T-1 Temporary Leasing Sign Building Mounted	Total of one (1) 10' x 15'	150 sq. ft.	One (1) per property, 12 sq. ft and 8 ft. in height	12-103 Par. 3D	+ 138 sq. ft.
Sign Type T-2 Temporary Leasing Sign Free Standing	Total of two (2) 4' x 8' each	Total of 64 sq. ft. 32 sq. ft. each 8 ft. in height	One (1) per property, 12 sq. ft. 8 ft. in height	12-103 Par. 3D.	+ 52 sq. ft total + 2ft. in height each

DISCUSSION

Revised Comprehensive Plan Amendment

On April 3, 2009, the applicant submitted a revised CSPA (as revised through April 3, 2009), which is attached to this addendum report and listed as Attachment 2. Under this revised CSPA, the applicant eliminated the previously proposed temporary leasing building-mounted sign (sign T-3), reduced the number of temporary leasing freestanding signs (sign T-2) from four (4) to two (2), and updated the matrix on page 33 to reflect these changes and to correct specifications regarding the size of temporary signage allowed by the Zoning Ordinance. As a result the overall square footage of temporary signage proposed has been reduced from 342 square feet to 214 square feet. In addition, staff previously identified several notes on Sheet 5 of the CSPA that contradicted the provisions of the Zoning Ordinance. With the revised CSPA dated April 3, 2009 the applicant has deleted notes # 2, 3, 4, 5, 6, and 8 which stated the following:

2. "Unless modified by this Comprehensive Sign Plan, the provisions of Article 12 – Signs of the Fairfax County Zoning Ordinance shall apply to signs at Carmel Vienna Metro.
3. In order to ensure compatibility with the architectural design of Carmel Vienna Metro, the design and location of all signs shall be reviewed and approved by the owner, prior to submission to Fairfax County for sign permits.
4. All signs may be illuminated, lighting may be by external illumination including ground mounted wall-washers, sign mounted down-lights, neon, or internal illumination. Lighting of signs shall not be blinding, fluctuating or moving. Illumination of signs shall be in conformance with the performance standard for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. All sign lighting shall be reviewed and approved by CP III Vienna Metro, LLC or its agent.
5. This Comprehensive Sign Plan may only be modified by the property owner.

6. Illustrations in this Comprehensive Sign Plan are intended to indicate the general size and character of the signs proposed for Carmel Vienna Metro. All signs are subject to final design and engineering, and approval by CP II Vienna Metro, LLC or its agent, and all signs shall be in conformance with this Comprehensive Sign plan. Minor modifications may be permitted with administrative review by the Fairfax County Department of Planning and Zoning.
7. Notwithstanding the number of signs shown in this Comprehensive Sign Plan manual, the applicant shall have no obligation to construct every sign shown."

Staff supports all of the above changes to the CSPA. However, staff still has concerns regarding the size of the T-1 and T-2 temporary freestanding signs. Upon further review of the CSPA, staff finds that the size of the proposed temporary, building mounted sign (T-1) is too large for a residential area. The Zoning Ordinance permits one twelve (12) square foot, eight (8) feet in height temporary sign per property (two signs for a corner lot). The proposed T-1 building-mounted sign is 150 square feet in area, which represents an increase of 138 square feet over the maximum area allowed by the Zoning Ordinance. Staff recommends that the T-1 sign be deleted from the CSPA and has proposed such in the development conditions. The size of the T-2 temporary free-standing signs is also problematic. The applicant is now proposing two (2) thirty two (32) square foot signs. One of the signs will be located at the corner of Nutley Street and Hermosa Drive and the other on Hunters Branch Road. Staff feels that the sign is too large for use on an internal street such as Hunters Branch Road and recommends that the sign on Hunters Branch Road be deleted and only one such sign should be provided and suggests that it be located at the corner of Nutley Street and Hermosa Drive. Staff has proposed a development condition that limits the number of T-2 signs to one such sign and limits the duration of its use to a maximum of six (6) months.

The applicant has also added, at the request of the Hunters Branch residents, a permanent regulatory sign R-3 to be located at the corner of Hermosa Drive and Hunters Branch Road. It consists of a red stop sign with a 'No Metro Access' sign attached beneath the top portion of the sign. The purpose of this sign is to inform drivers that the adjacent Metro Station cannot be accessed from this side of the Hunters Branch site. Staff believes that the proposed sign is acceptable and will help to reduce traffic going in and out of the community.

Staff still has concerns regarding the length of time the applicant wishes to have the temporary signs erected. The applicant is seeking to allow the temporary signs to remain for 18 months but has not provided any justification for this period of time. In staff's opinion, allowing the temporary signage to remain for this extensive period of time will significantly detract from the overall development. Staff recommends that the temporary signage be allowed to remain for a period of no more than six (6) months.

CONCLUSIONS

Staff Conclusions

In the previous CSPA report, staff recommended that the proposal be denied as the size and the quantity of signage proposed on site was not harmonious with the overall development at Hunters Branch. Also it was not consistent with a residential community as some of the signage was not in proportion with the multi family residential building and as a result was unharmonious with the development.

Recommendations

Staff recommends approval of CSPA 80-P-039-04 subject to the proposed development conditions in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Reduction of the Comprehensive Plan Amendment revised April 3, 2009

PROPOSED DEVELOPMENT CONDITIONS**CSPA 80-P-039-04****April 9, 2009**

If it is the intent of the Planning Commission to approve CSPA 80-P-039-04, located at Tax Map 48-4 ((1)) 58 to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, previously approved for a portion of the Hunters Branch mixed use development, to permit an amendment to provide signage for a multi family residential community, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to and supplement those conditions approved by the Planning Commission for CSP 80-P-039 on September 28, 1988, CSPA 80-P-039 on November 20, 1996, and CSPA 80-P-039-2 on July 15, 1999. These development conditions supersede the previous conditions approved by the Planning Commission with CSPA 80-P-039-4 on March 1, 2001 (those conditions carried forward from previous approval are marked with an asterisk*).

1. There shall be no signs located on Land Bay D that are not shown as part of the approved Comprehensive Sign Plan Amendment CSPA 80-P-039-4 prepared by DZAP Group and dated October 7, 2008 as revised through April 3, 2009 and as may be qualified by the following conditions. The required sign permits for the regulated signs under the Comprehensive Sign Plan Amendment shall be obtained through established procedures. No sign requiring an approved permit shall be installed until the required sign permit is obtained by the applicant.
2. The signs shall be erected and constructed in conformance with the number, location, design, and materials submitted in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4 except as qualified by these conditions. Minor deviations in sign location may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.*
3. Proposed signs that do not specify a height in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4 shall be limited to the height limitations for the specific type of sign as specified in Article 12 of the Zoning Ordinance for conventional zoning districts.*
4. 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 sign message, sign type, sign height, sign area, 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

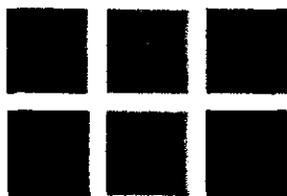
property stating that the requested sign has been reviewed for compliance with this approval. No sign requiring an approved permit shall be installed until the required sign permit is acquired by the applicant.

5. No banners nor any sign of which all or part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere shall be permitted. This prohibition shall not apply to the hands of a clock or a weathervane, nor shall it apply to flags as described in Paragraph 2E of Section 12-103 of the Zoning Ordinance, and those temporary signs provided for in Section 12-103 of the Zoning Ordinance.*
6. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
7. All street signs in the public rights-of-way, including directional, parking, and street names shall be in conformance with the Virginia Department of Transportation (VDOT) standards. The approval of this Comprehensive Plan Amendment in no way supersedes any approvals by VDOT.*
8. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way and shall have a maximum height of four (4) feet.
9. Colors, materials, and lettering of signs shall be used consistently throughout the site as depicted in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4. Minor deviations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.*
10. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign. Despite the notes on the CSPA, there shall be no neon lighting of signs.
11. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
12. Any existing signs that are inconsistent with the Comprehensive Signage Plan shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSPA.
13. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of signs.*

14. Temporary signs shall be permitted on site for a maximum period of up to six (6) months from the date of approval of this CSPA.
15. Irrespective of the sign area noted within the CSPA permanent sign A-2 shall be limited to a maximum size of 24 square feet in area.
16. Irrespective of what is shown in the CSPA temporary sign T-1 shall not be permitted.
17. Irrespective of what is shown in the CSPA only one (1) temporary freestanding sign T-2 shall be permitted, and it shall be located at the corner of Nutley Street and Hermosa Drive.

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.



CARMEL

Vienna Metro

A P A R T M E N T S

AT

HUNTERS BRANCH

HUNTERS BRANCH COMPREHENSIVE SIGN PLAN AMENDMENT

CSPA 80-P-039-4

FOR

LAND BAY D

CARMEL VIENNA METRO

APARTMENTS

~~OCTOBER 07, 2008 (FIRST SUBMITTAL)~~

~~JANUARY 15, 2009 (REVISION 1)~~

~~MARCH 6, 2009 (REVISION 2)~~

~~MARCH 26, 2009 (REVISION 3)~~

APRIL 03, 2009 (REVISION 4)

PREPARED BY:
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619.233.4700

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**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
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CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
COMPREHENSIVE SIGN DESIGN

CARMEL
VIENNA METRO

I. COMPREHENSIVE SIGN DESIGN

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
INTRODUCTION



CARMEL VIENNA METRO COMPREHENSIVE SIGN PLAN PROPOSAL INTRODUCTION



THE CARMEL VIENNA METRO SITE IS LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTIONS OF LEE HIGHWAY (ROUTE 29) AND NUTLEY STREET (ROUTE 246) IN FAIRFAX, VIRGINIA. IT IS LOCATED WITHIN A MIXED-USE COMMUNITY KNOWN AS HUNTERS BRANCH. THE DOMINANT FACTORS IN THIS NEIGHBORHOOD ARE INTERSTATE 66 AND THE VIENNA METRORAIL STATION, WHICH ARE BOTH WITHIN ONE QUARTER OF A MILE TO THE NORTH OF THE PROPERTY.

CARMEL VIENNA METRO CAN BE ACCESSED FROM NUTLEY STREET TO HERMOSA DRIVE, JUST SOUTH OF THE EXIT FOR INTERSTATE 66, OR FROM LEE HIGHWAY (ROUTE 29) ONTO HUNTERS GLEN WAY.

DUE TO THE CLOSE PROXIMITY TO THE VIENNA METRORAIL STATION, THIS AREA IS PREDOMINANTLY PLANNED FOR RESIDENTIAL USES. CARMEL VIENNA METRO IS THE LAST SITE TO BE DEVELOPED IN HUNTERS BRANCH.

A COORDINATED AND WELL-DESIGNED SIGNAGE SYSTEM FOR CARMEL VIENNA METRO WILL ESTABLISH THE COMMUNITY'S IDENTITY AND PROVIDE ITS USERS A SENSE OF PRIDE. AT THE SAME TIME, A PROPERLY CONCEIVED SIGN SYSTEM REFLECTS THE OWNER'S CONCERN AND SENSE OF RESPONSIBILITY FOR PUBLIC SAFETY AND ENHANCES THE IMAGE AND USE OF THE DEVELOPMENT. SIGNS ARE A NECESSARY MEANS OF VISUAL CONNECTION FOR THE PUBLIC, AND CURRENTLY IT IS ALMOST NONEXISTENT.

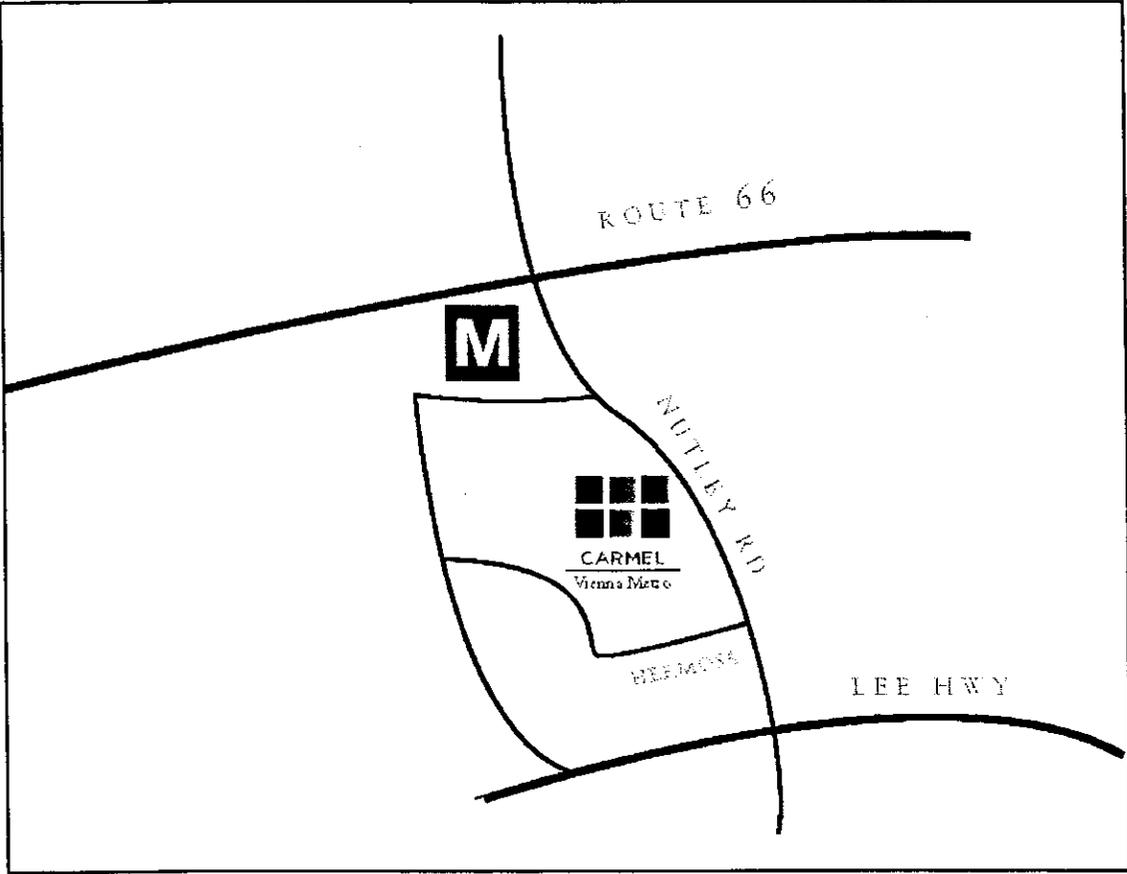
THE PROPOSED SIGN SYSTEM IS CONTEXTUAL TO THE ARCHITECTURE AND LANDSCAPE OF CARMEL VIENNA METRO. FONT TYPES ARE SELECTED TO UNIFY THE ADJACENT DEVELOPMENTS, AND COLORS WERE CHOSEN TO REFLECT THE SURROUNDINGS.

THE FOLLOWING PAGES PROVIDE ILLUSTRATIONS, DETAILS, AND LOCATIONS FOR EACH SIGN ON THE SITE. THESE GUIDELINES ASSURE CONSISTENT DISPLAY OF INFORMATION. THE END RESULT IS A COMPREHENSIVE SIGN PROGRAM THAT WILL IDENTIFY CARMEL VIENNA METRO, DIRECT VEHICULAR TRAFFIC, FACILITATE ACCESS TO THE SITE FACILITIES, AND BE HARMONIOUS WITH OTHER SIGNS WITHIN HUNTERS BRANCH.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
NOTES

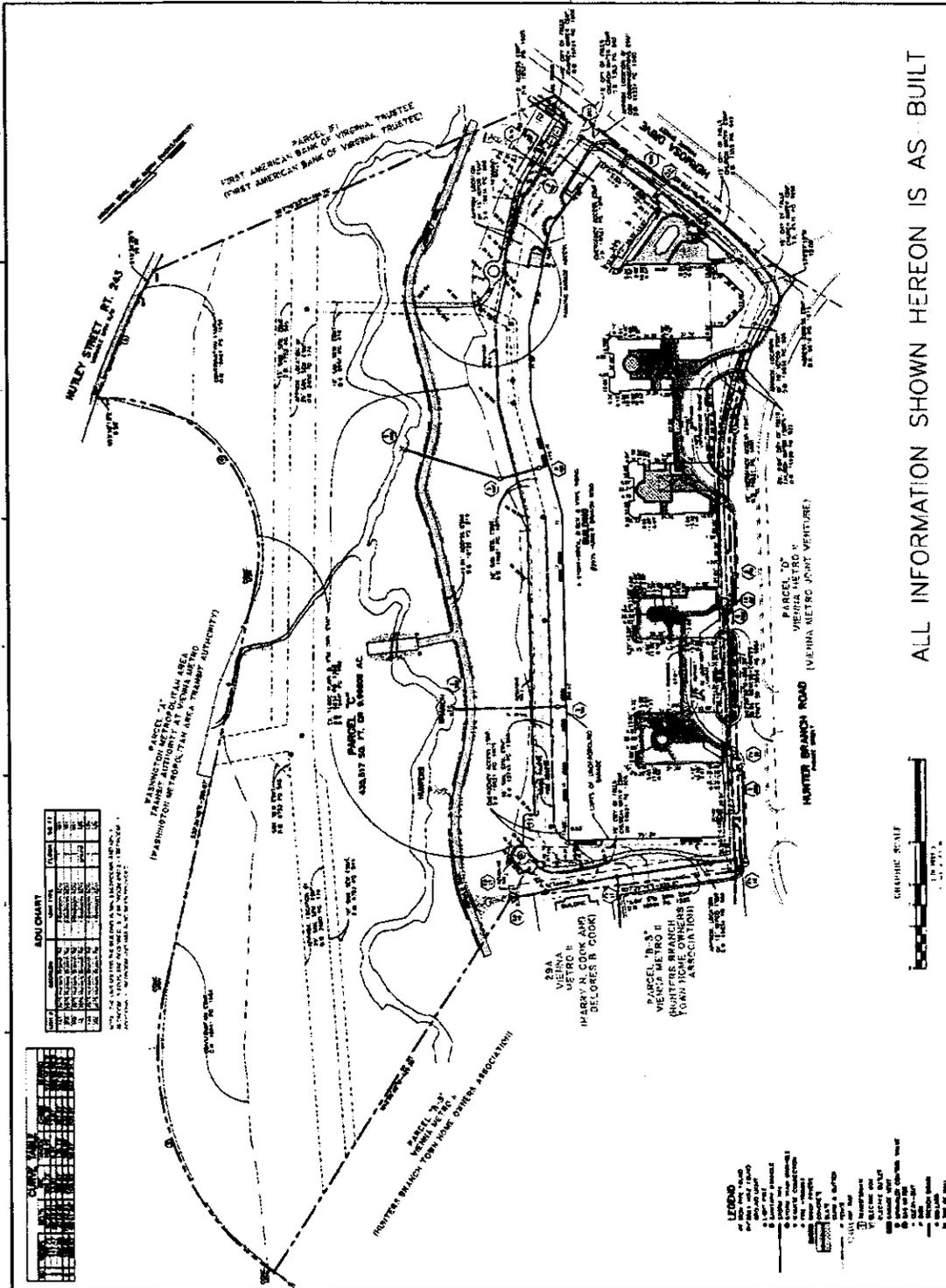
1. THE SIGNS WITHIN CARMEL VIENNA METRO SHALL BE ERECTED AND CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DESIGNS ILLUSTRATED HEREIN AND MATERIALS SUBMITTED IN THIS COMPREHENSIVE SIGN PLAN. MINOR MODIFICATIONS MAY BE PERMITTED WITH ADMINISTRATIVE REVIEW BY THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING.
2. ALL SIGNS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE BUILDING CODES. NO SIGN SHALL OBSTRUCT REQUIRED SIGHT DISTANCES AND SIGHT TRIANGLES.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VICINITY MAP



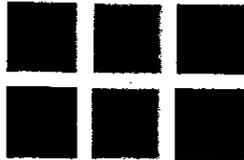
SITE IS LOCATED ON HUNTERS BRANCH ROAD – ACCESS FROM NUTLEY STREET TO HERMOSA DRIVE.

CARMEL VIENNA METRO COMPREHENSIVE SIGN PLAN PROPOSAL SITE MAP



ALL INFORMATION SHOWN HEREON IS AS BUILT

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
LOGO



CARMEL

Vienna Metro

A P A R T M E N T S

A LOGO HAS BEEN DEVELOPED TO PROVIDE AN IDENTITY FOR CARMEL VIENNA METRO PROPERTY; THIS LOGO WILL BE USED THROUGHOUT THE COMMUNITY IN VARIOUS FORMS AND SIZES WITH OR WITHOUT THE "CARMEL VIENNA METRO" TEXT, AS AN ELEMENT OF THE SIGN PROGRAM. THIS CAN ALSO BE USED IN THE SAME FASHION WITH OR WITHOUT THE SIX SQUARE BOXES AS AN ELEMENT TO IDENTIFY OWNERSHIP OF PROPERTY FIXTURES.

ALL USES OF THE LOGO THROUGHOUT THE PROPERTY SHALL BE CONSISTENT IN PROPORTION, COLORS (WHETHER MULTI-COLORED OR MONOTONE) AND TYPEFACE.

THE LOGO PRESENTED HERE IS THE INITIAL LOGO. THE TYPEFACE, SHAPE, TEXT AND COLORS MAY BE MODIFIED IN THE FUTURE TO RESPOND TO CHANGING MARKET CONDITIONS. SHOULD THE LOGO BE MODIFIED, ALL LOGOS WILL BE CHANGED IN ORDER TO ENSURE CONSISTENCY THROUGHOUT CARMEL VIENNA METRO.

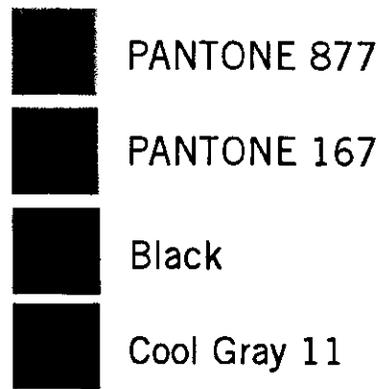
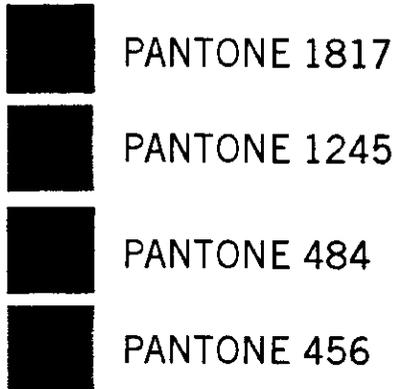
Gotham Book
Gotham Medium
Gotham Bold

TRAJAN PRO REGULAR
TRAJAN PRO BOLD

STANDARD TYPOGRAPHY WILL BE USED FOR PERMANENT SIGNS WITHIN CARMEL VIENNA METRO, EXCEPT AS OTHERWISE NOTED.

THE INITIAL STANDARD TYPOGRAPHY WILL CONSIST OF GOTHAM BOLD, GOTHAM BOOK, GOTHAM MEDIUM, AND TRAJAN PRO BOLD. SUBJECT TO REVIEW OF CP III VIENNA METRO, LLC, OR ITS AGENT, OR SUBSEQUENT OWNERSHIP, THIS STANDARD TYPOGRAPHY MAY BE MODIFIED DUE TO CHANGES IN MARKET CONDITIONS AND PREVAILING STYLES; SHOULD THE STANDARD TYPOGRAPHY BE MODIFIED, ALL SIGNS WILL BE CHANGED TO REFLECT NEW TYPOGRAPHY IN ORDER TO ENSURE CONSISTENCY THROUGHOUT CARMEL VIENNA METRO.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
COLOR PALETTE



MOST SITE PERMANENT SIGNS AND TEMPORARY SIGNS SHALL USE THE COLORS SHOWN ABOVE IN THEIR DESIGN, EXCEPT AS OTHERWISE NOTED.

SUBJECT TO THE REVIEW OF THE PROPERTY OWNER, THESE COLOR PALETTES MAY BE MODIFIED DUE TO CHANGES IN MARKET CONDITIONS AND PREVAILING STYLES, PROVIDED THAT THE DESIGNATED COLOR PALETTE AND TYPOGRAPHY REMAIN CONSISTENT THROUGHOUT CARMEL VIENNA METRO.

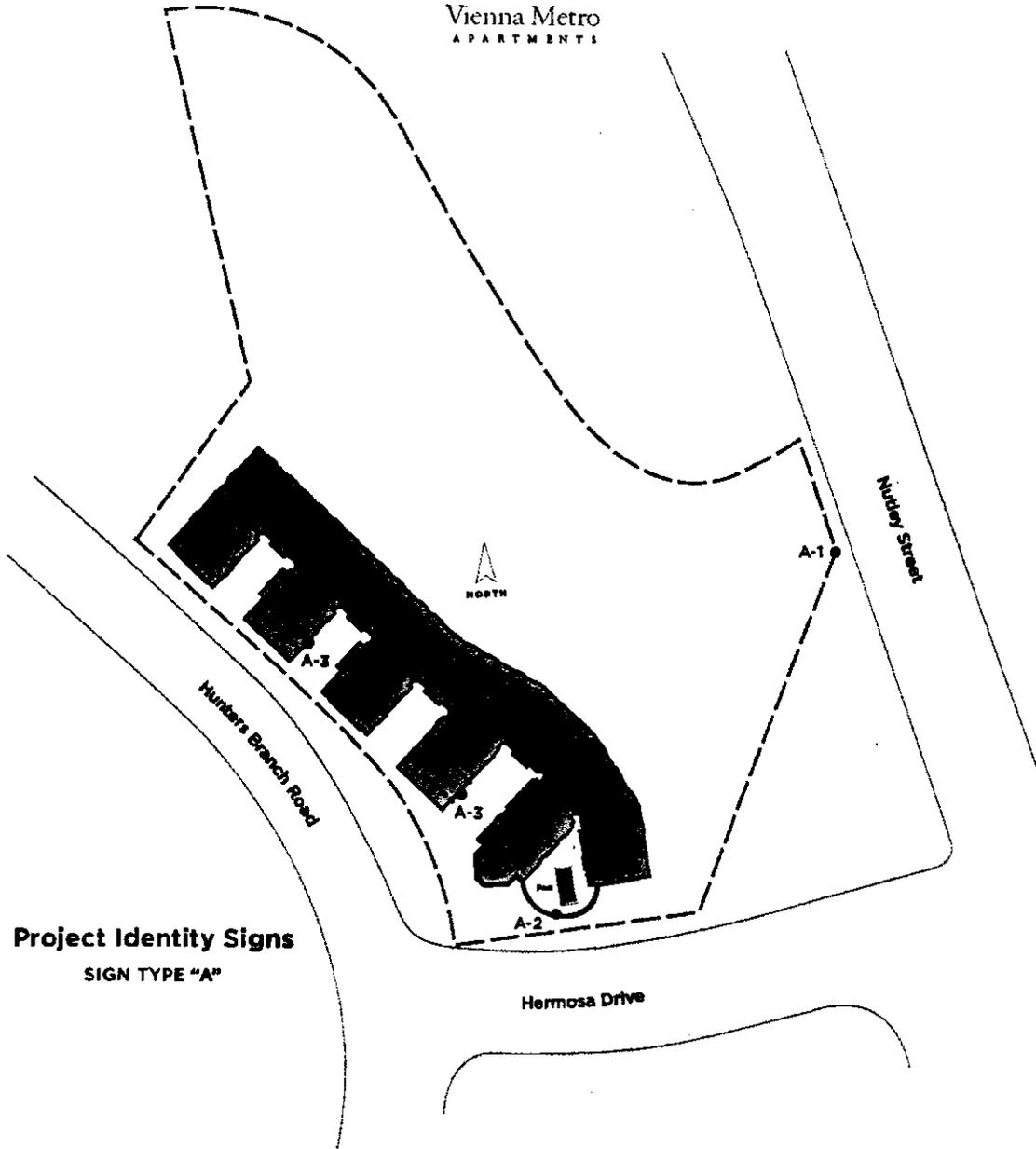
MATERIALS SUCH AS BRICK PRECAST CONCRETE, ALUMINUM, AND GLASS MAY ALSO BE USED FOR THE SUPPORT STRUCTURE; THESE MATERIALS MAY BE USED IN THEIR NATURAL OR PAINTED FINISH.

THE COLOR PALETTE MAY VARY TO MEET THE INDIVIDUAL USER'S STANDARDS AND/OR REGULATIONS.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PROJECT IDENTITY SIGN LOCATION MAP



CARMEL
Vienna Metro
APARTMENTS

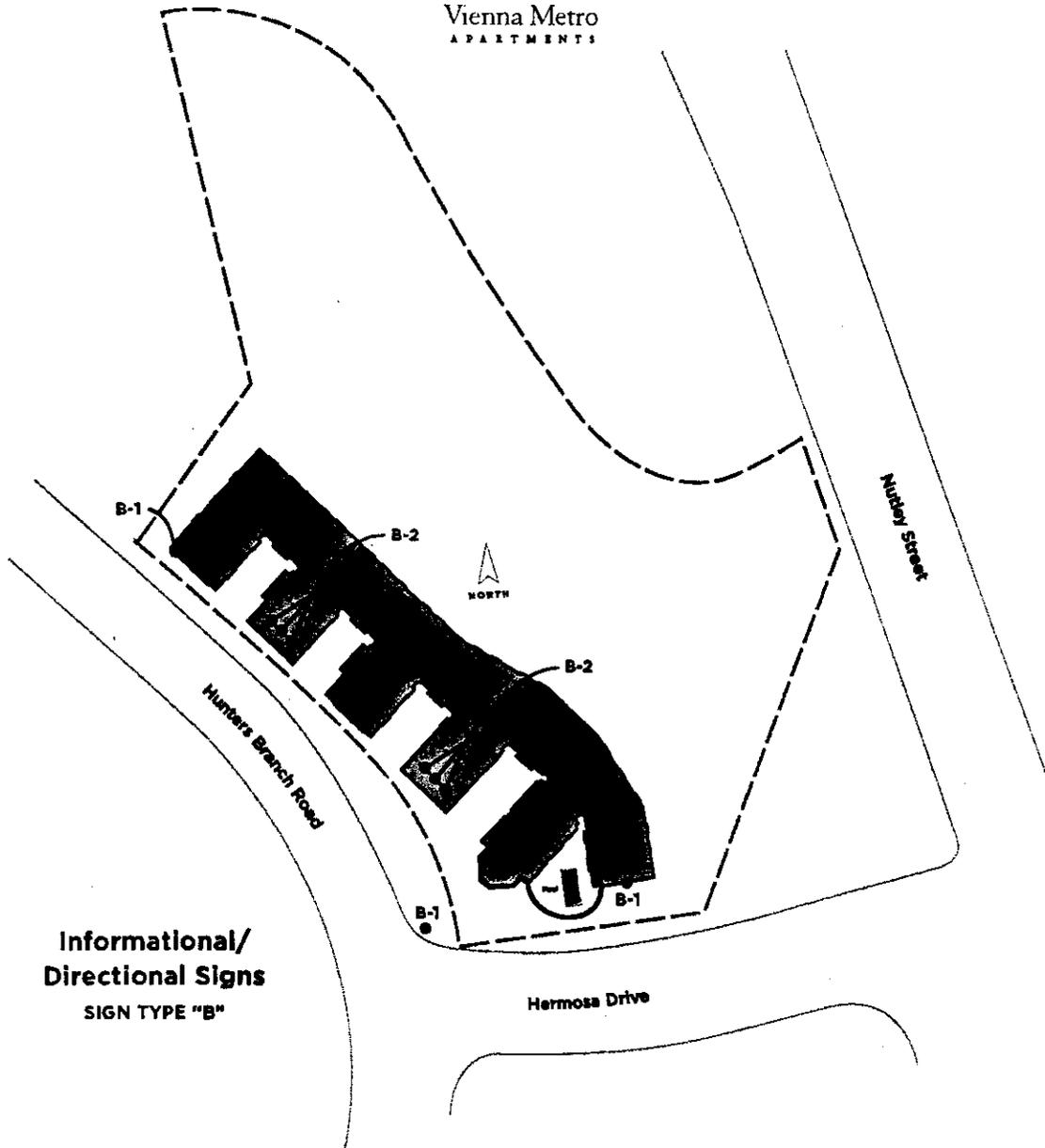


Project Identity Signs
SIGN TYPE "A"

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
INFORMATIONAL/DIRECTIONAL SIGN LOCATION MAP



CARMEL
Vienna Metro
APARTMENTS

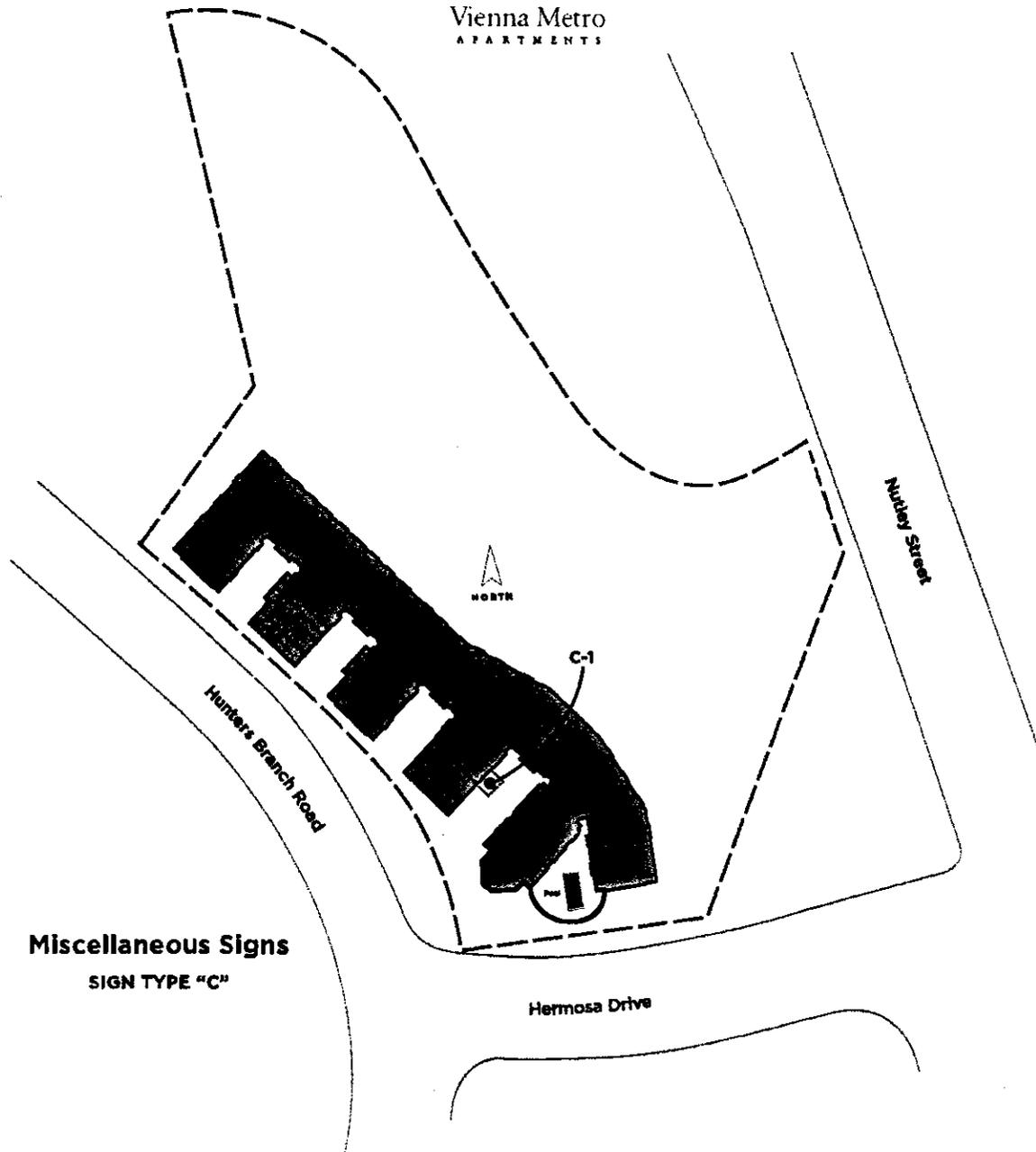


**Informational/
Directional Signs**
SIGN TYPE "B"

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MISCELLANEOUS SIGN LOCATION MAP



CARMEL
Vienna Metro
APARTMENTS



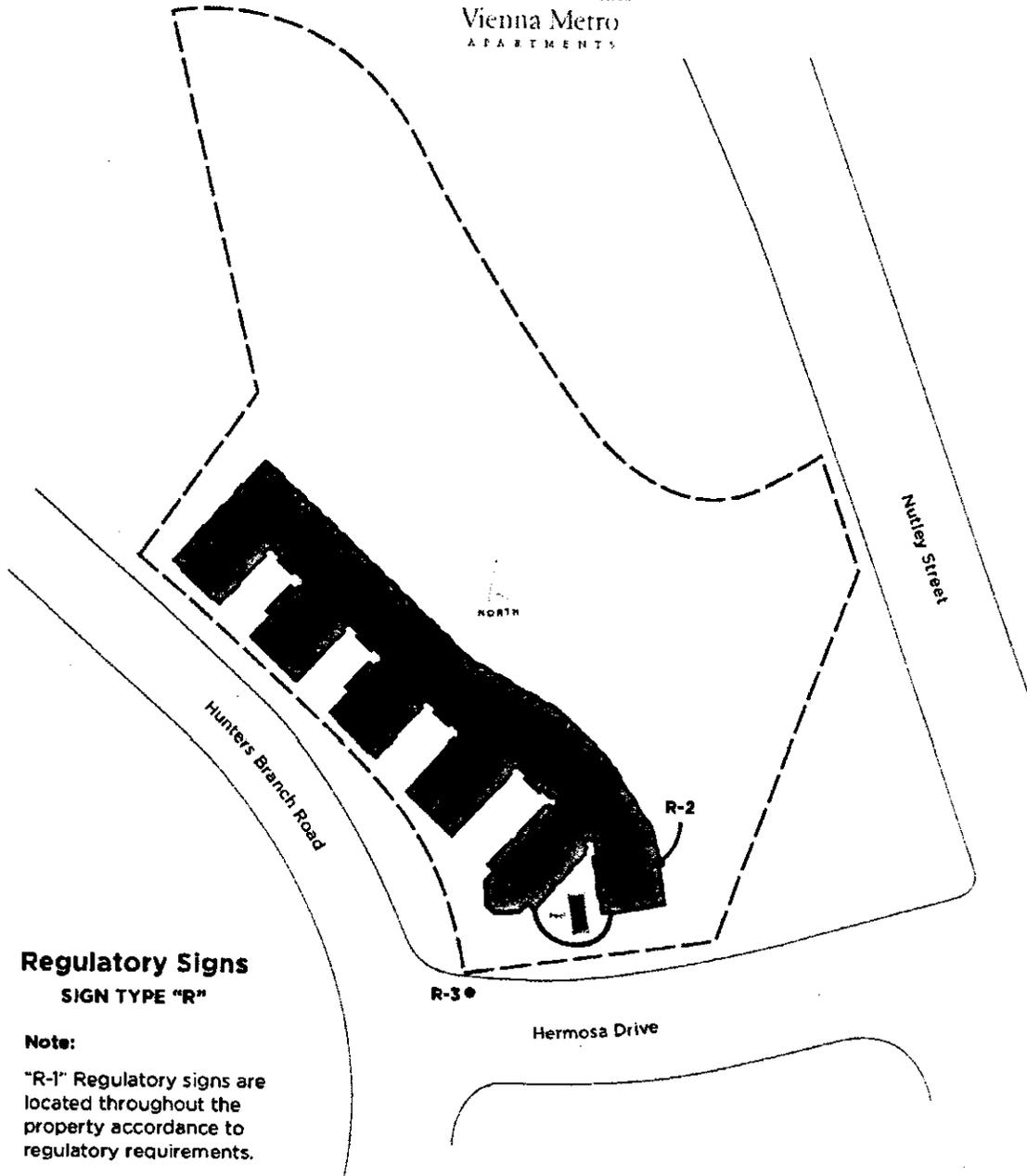
Miscellaneous Signs
SIGN TYPE "C"

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGN LOCATION MAP



CARMEL

Vienna Metro
APARTMENTS



Regulatory Signs
SIGN TYPE "R"

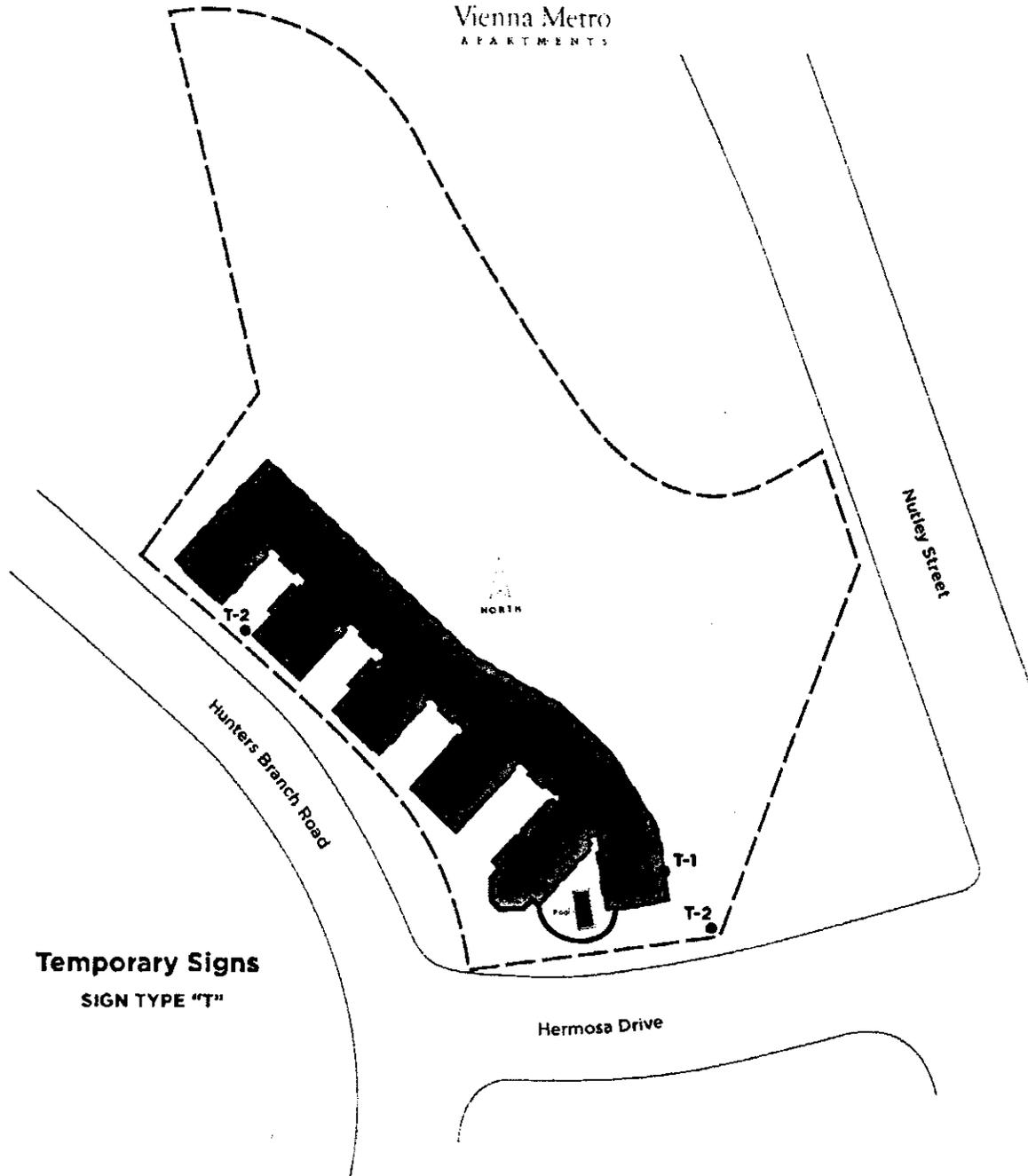
Note:

"R-1" Regulatory signs are located throughout the property accordance to regulatory requirements.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY SIGN LOCATIONS MAP



CARMEL
Vienna Metro
APARTMENTS



CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PROJECT IDENTITY SIGNS – SIGN TYPE “A”

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II. PROJECT IDENTITY SIGNS
SIGN TYPE “A”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, FREESTANDING: TYPE A-1



ONE (1) FREESTANDING RESIDENTIAL IDENTIFICATION FEATURE (TYPE A-1) MAY BE PLACED ON NUTLEY STREET BETWEEN HERMOSA DRIVE AND SAINTSBURY DRIVE. THIS FREESTANDING FEATURE MAY INCORPORATE PANELS BEARING THE NAME AND LOGO OF THE PROPERTY.

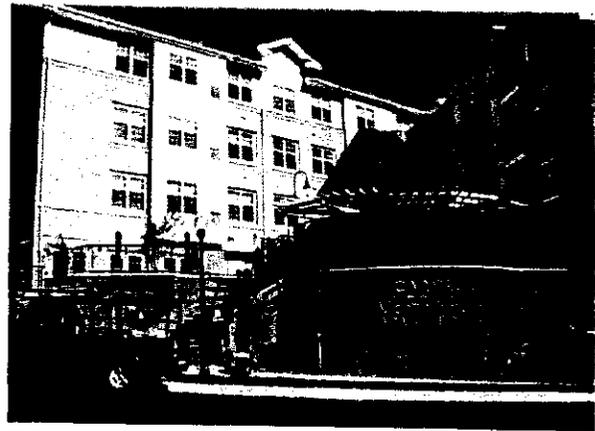
THE MAXIMUM HEIGHT FOR THE FEATURE IS SIX FEET (6'-0"), AND THE SIGNAGE PANEL SHALL BE NO MORE THAN 17.5 SQ.FT.

THE IDENTIFICATION FEATURES WILL USE THE STANDARD TYPOGRAPHY AND COLORS. IT MAY BE EXTERNALLY ILLUMINATED WITH GROUND-MOUNTED LIGHTS.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THIS LIST:

- BRICK OR OTHER MASONRY MATERIALS
- METAL
- PRECAST CONCRETE-HIGH DENSITY FOAM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, WALL -MOUNTED: TYPE A-2



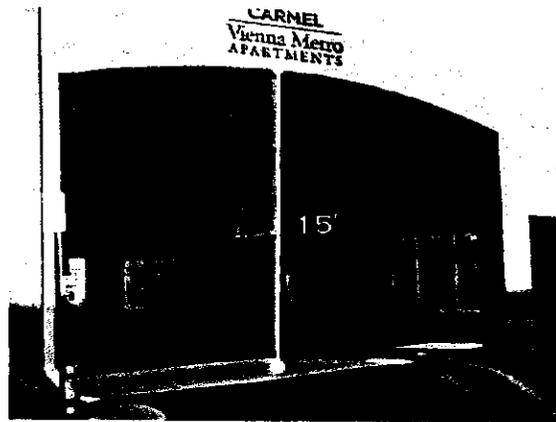
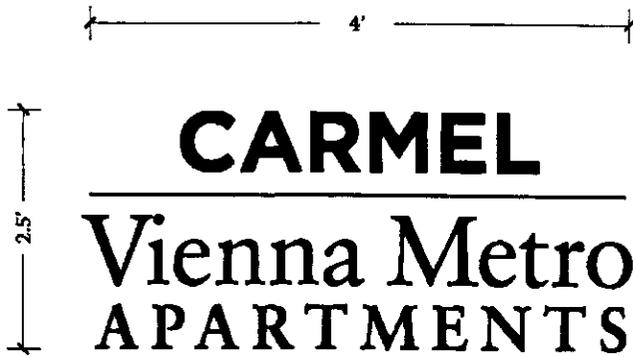
ONE (1) WALL MOUNTED RESIDENTIAL IDENTIFICATION SIGN SHALL BE INSTALLED ON THE PROPERTY'S RETAINING WALL.

THE IDENTIFICATION SIGN MAY INCORPORATE PANELS AND/OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND/OR LOGO OF THE RESIDENTIAL COMMUNITY TOTALING 47.5 SQ. FT.

INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF ALUMINUM LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

THIS IDENTIFICATION FEATURE SHALL BE EXTERNALLY ILLUMINATED WITH GROUND-MOUNTED LIGHTS.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, BUILDING –MOUNTED: TYPE A-3



TWO (2) WALL MOUNTED RESIDENTIAL IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE BUILDING FAÇADE.

THESE IDENTIFICATION SIGNS MAY INCORPORATE PANELS AND/OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND/OR LOGO OF THE RESIDENTIAL COMMUNITY. EACH SIGN SHALL TOTAL A MAXIMUM OF 10 SQ FT.

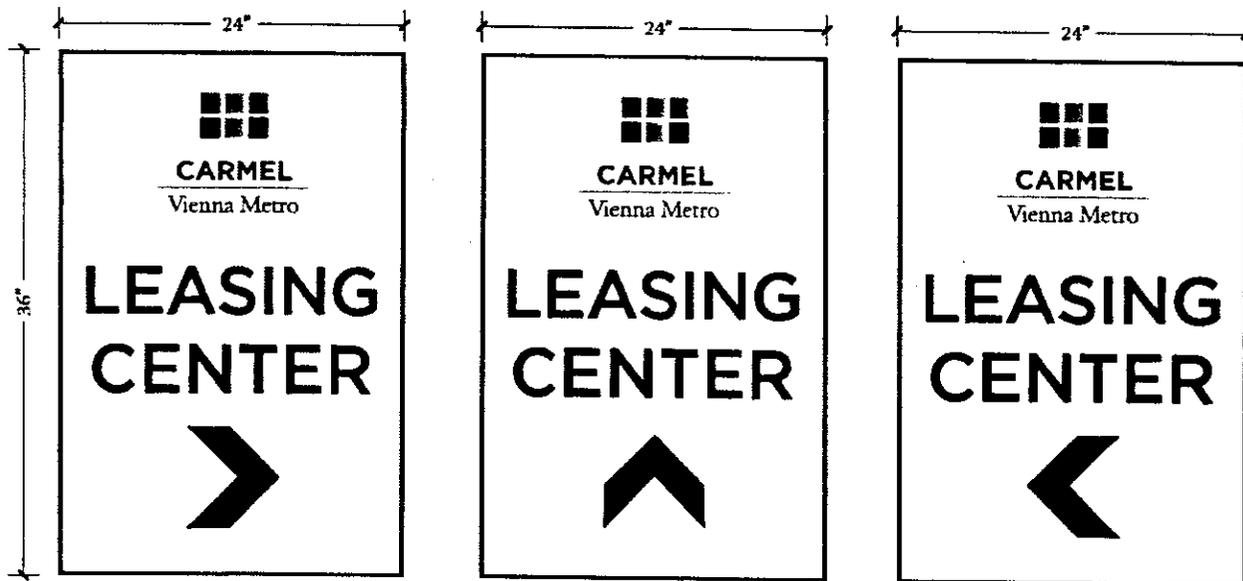
INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF ALUMINUM LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
INFORMATIONAL/DIRECTIONAL SIGNS – SIGN TYPE “B”

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III. INFORMATIONAL/DIRECTIONAL
SIGNS
SIGN TYPE “B”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VEHICULAR DIRECTIONAL SIGNS: TYPE B-1



THREE (3) PROPERTY DIRECTIONAL SIGNS MAY BE MOUNTED ON BUILDING FAÇADE OR POST-MOUNTED, WHERE APPROPRIATE. DIRECTIONAL SIGNS WILL PROVIDE BASIC INFORMATION INTENDED TO DIRECT USERS, RESIDENTS, AND VISITORS TO THE LEASING OFFICE OR OTHER SITE SERVICES.

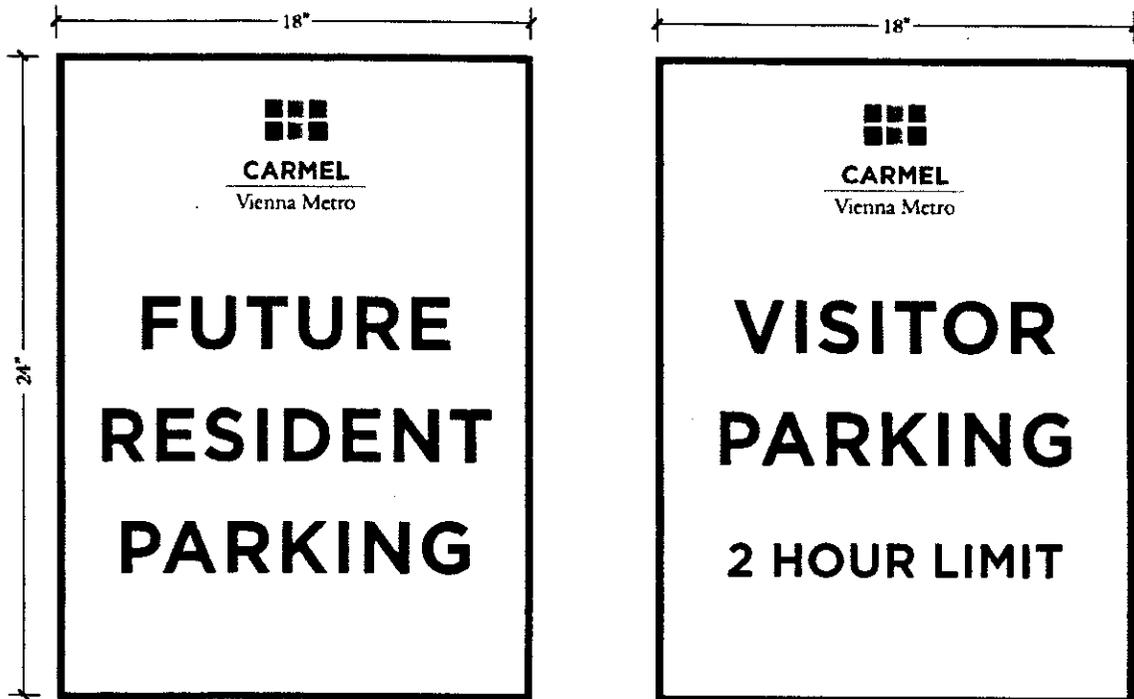
EACH SIGN SHALL BE A MAXIMUM OF 6 SQ. FT.

SITE DIRECTIONAL SIGNS WILL USE THE STANDARD TYPOGRAPHY AND COLORS.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THE LIST:

- VINYL
- HIGH DENSITY FOAM
- ALUMINUM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VEHICULAR INFORMATIONAL SIGNS: TYPE B-2



SIX (6) CUSTOM-DESIGNED VEHICULAR INFORMATIONAL SIGNS SUCH AS "VISITOR PARKING" AND/OR "FUTURE RESIDENT PARKING" SHALL BE PROVIDED FOR THE SAFETY AND CONVENIENCE OF THE USERS AND VISITORS TO CARMEL VIENNA METRO.

THE SYMBOLS, COPY REQUIREMENTS, STYLE, AND POST HEIGHTS SHALL BE CONSISTENT WITH THE APPLICABLE REGULATIONS.

EACH SIGN SHALL BE A MAXIMUM OF 3 SQ. FT.

SIGNS SHALL BE MOUNTED ON A POST WITH AN OPTION OF USING CUSTOM DETAILING OF CARMEL VIENNA METRO GROUND SIGN DESIGN.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THE LIST:

- VINYL
- HIGH DENSITY FOAM
- ALUMINUM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MISCELLANEOUS SIGNS – SIGN TYPE “C”

CARMEL
VIENNA METRO

IV. MISCELLANEOUS SIGNS
SIGN TYPE “C”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
CANOPY SIGN: TYPE C-1



ONE (1) RESIDENTIAL IDENTIFICATION CANOPY SIGN (TYPE C-1) MAY BE PROVIDED ON THE FRONT FACE OF THE CANOPY AS SHOWN IN THE RENDERING ABOVE.

THE IDENTIFICATION FEATURE MAY INCORPORATE PANELS AND OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND /OR LOGO OF THE RESIDENTIAL COMMUNITY TOTALING A MAXIMUM OF 72 SQ FT.

THE CANOPY SHALL BE CONTEXTUAL TO THE ARCHITECTURE AND LANDSCAPE OF CARMEL VIENNA METRO, AND IS SHOWN ON SIGN LOCATION MAP.

INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGNS – SIGN TYPE “R”

CARMEL
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V. REGULATORY SIGNS
SIGN TYPE “R”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGNS: TYPE R-1



ALL REGULATORY TRAFFIC SIGNS, SUCH AS STOP SIGNS, PARKING RESTRICTION SIGNS, FIRE LANE SIGNS, STREET SIGNS, ETC., SHALL BE SIGNS TO PROVIDE FOR THE SAFETY AND CONVENIENCE OF RESIDENTS, EMPLOYEES, AND VISITORS OF CARMEL VIENNA METRO. SIGN LOCATIONS, SIZES, HEIGHTS, AND MESSAGES SHALL BE GOVERNED BY REGULATIONS OF JURISDICTIONAL AUTHORITY.

VARIOUS TRAFFIC AND PARKING SIGNS CURRENTLY EXIST ON SITE AND ARE MOUNTED ONTO POSTS CONFORMING TO ALL REGULATIONS. SIGNS ARE 1/8" THICK ALUMINUM AND HAVE REFLECTIVE VINYL LETTERING.

BREAKDOWN IS AS FOLLOWS:

TYPE R-1A: "NO PARKING OR NO STANDING FIRE LANE" WITH A LEFT ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

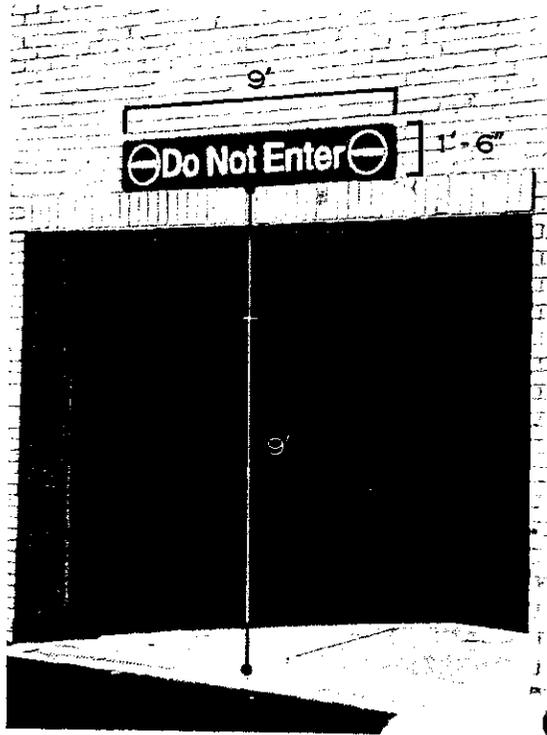
TYPE R-1B: "NO PARKING OR NO STANDING FIRE LANE" WITHOUT THE ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

TYPE R-1C: "NO PARKING OR NO STANDING FIRE LANE" WITH A RIGHT ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

TYPE R-1D: "STOP" SIGN
24" HIGH X 24" WIDE (POST MOUNTED)

TYPE R-1F: "NO COMMUTER PARKING" SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PARKING ENTRANCE SIGNS: TYPE R-2



SIGN TYPE R-2 CONSISTS OF TWO (2) FLAT ALUMINUM SHEET PANELS WITH APPLIED VINYL LETTERING DESIGNATING AN ENTRANCE AND AN EXIT TO THE PARKING FACILITY.

THESE PANELS ARE DIRECTLY MOUNTED ON TO THE BUILDING FAÇADE, AND THE "HEADACHE" BAR IS MOUNTED AT THE ENTRANCE OPENING ONLY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
NO METRO ACCESS SIGN: TYPE R-3



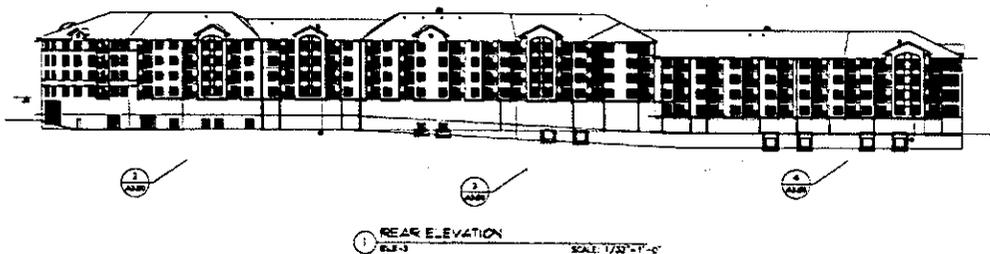
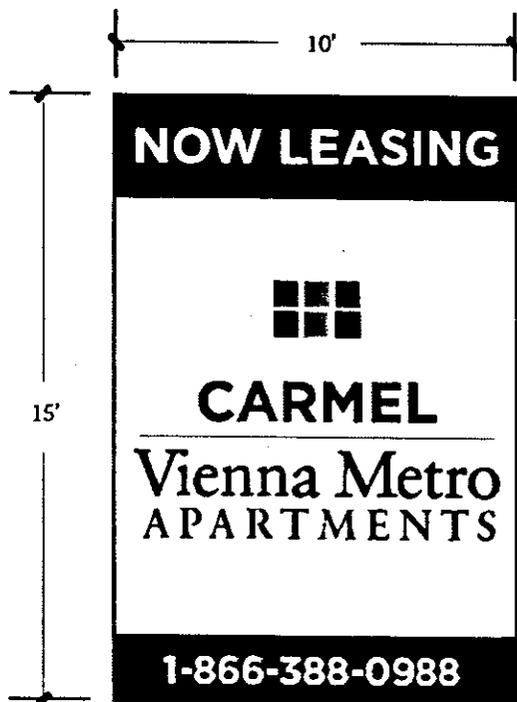
SIGN TYPE R-3 CONSISTS OF ONE (1) FLAT ALUMINUM SHEET PANEL WITH APPLIED VINYL LETTERING NOTING "NO METRO ACCESS".

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY SIGNS – SIGN TYPE “T”

CARMEL
VIENNA METRO

VI. TEMPORARY SIGNS
SIGN TYPE “T”

CARMEL VIENNA METRO
 COMPREHENSIVE SIGN PLAN PROPOSAL
 TEMPORARY LEASING SIGN, BUILDING-MOUNTED: T-1



THE TEMPORARY LEASING SIGN IS TO IDENTIFY LEASING INFORMATION FOR THE PROJECT AS A WHOLE.

A "NOW LEASING" SIGN MAY BE PLACED ON THE FAÇADE OF THE BUILDING ALONG HERMOSA DRIVE OR HUNTERS BRANCH ROAD. IT WILL BE AFFIXED TO THE FAÇADE SUCH THAT NO PART IS IN MOTION BY ANY MEANS.

THE SIGN WILL BE A MAXIMUM OF 150 SQ.FT.

COLORS SHALL BE CONSISTENT WITH THE COLOR PALETTE; TEXT SHALL MATCH THE STANDARD TYPOGRAPHY, WITH ADDITION OR ONE OR TWO (1-2) FONTS.

MATERIALS FOR THIS SIGN SHALL BE HIGH STRENGTH SYNTHETIC NYLON.

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY LEASING SIGN, FREESTANDING: T-2**



THE TEMPORARY LEASING SIGN IS TO IDENTIFY LEASING INFORMATION FOR CARMEL VIENNA METRO APARTMENTS. THE SIGN MAY PROVIDE THE PROPERTY TELEPHONE NUMBER, WEB ADDRESS, AND OTHER INFORMATION PROMOTING THE PROPERTY.

THESE FREESTANDING SIGNS SHALL BE PLACED AROUND THE PROPERTY, AND WILL BE SET BACK 8' MINIMUM FROM STREET. THERE SHALL BE A MAXIMUM OF TWO (2) RESIDENTIAL TEMPORARY FREESTANDING SIGNS.

EACH SIGN SHALL BE A MAXIMUM OF 32 SQ. FT.

COLORS SHALL BE CONSISTENT WITH THE COLOR PALETTE; TEXT SHALL MATCH THE STANDARD TYPOGRAPHY, WITH ADDITION OF ONE OR TWO (1-2) FONTS.

ANTICIPATED TEMPORARY SIGN LOCATIONS ARE NOTED ABOVE; HOWEVER, ALTERNATIVE LOCATIONS MAY BE PERMITTED BASED ON CHANGES IN GENERAL CONDITIONS.

CARMEL
VIENNA METRO
VII. APPENDIX

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MATRIX – SIGNS, ORDINANCE, ALLOWANCE, DIFFERENCE**

Sign Description	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed/Existing Vs. Allowable
Project Identity Signs - Sign Type "A"					
Sign Type A-1 Residential Identification Freestanding	Total of one (1) 6 feet by 5 feet See page 17 detail	30 sq. ft.	Not to exceed a height of 8 feet and 30 sq.ft. in area	12-202 Paragraph 4	No Change
Sign Type A-2 Residential Identification Wall-mounted	Total of one (1) 10 feet by 4 feet 9 inches See page 18 detail	47.5 sq. ft.	12 sq. ft. per building	12-202 Paragraph 2	(+ 35.5 sq. ft.)
Sign Type A-3 Residential Identification Building-mounted	Total of two (2) 4 feet by 2.5 feet (each) See page 19 detail	Total of 20 sq. ft. 10 sq. ft. (each)	12 sq. ft. per building	12-202 Paragraph 2	(+ 8 sq. ft.) total
Informational/Directional Signs - Sign Type "B"					
Sign Type B-1 Vehicular Directional Signs	Total of three (3) 2 feet by 3 feet (each) See page 21 detail	Total of 18 sq. ft. 6 sq. ft. (each)	2 sq. ft. per sign	12-103 Paragraph 2.G.	(+ 4 sq. ft.) each
Sign Type B-2 Vehicular Informational Signs	Total of six (6) 1.5 feet by 2 feet (each) See page 22 detail	Total of 18 sq. ft. 3 sq. ft. (each)	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Paragraph 2.G.	(+ 1 sq. ft.) each
Miscellaneous Signs - Sign Type "C"					
Sign Type C-1 Canopy Sign	Total of one (1) 12 feet by 6 feet See page 24 detail	72 sq. ft.	12 sq. ft. aggregate	12-202 Paragraph 2	(+ 60 sq. ft.)
Regulatory Signs - Sign Type "R"					
Sign Type R-1 Regulatory Signs	Total quantity of twenty-three (23) (Existing) See page 26 detail	N/A	N/A	N/A	N/A
Sign Type R-2 Parking Entrance Signs	Total of one (1) set (Existing) See page 27 detail Two (2) 9 feet by 1.5 feet (each) and one (1) 11 feet 8" diameter beam	Total of 34.33 sq. ft. 2 @ 13.5 sq. ft. (each) and 1 @ 7.33 sq. ft. (11 feet 8" dia. beam)	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Paragraph 2.G.	(+ 11.5 sq. ft.) each
Sign Type R-3 No Metro Access Sign	Total of one (1) 12 inches by 18 inches See page 28 detail	1.5 sq. ft.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Paragraph 2.G.	(- 0.5 sq. ft.)
Temporary Signs - Sign Type "T"					
Sign Type T-1 Temporary Leasing Sign Building-mounted	Total of one (1) 10 feet by 15 feet See page 30 detail	150 sq. ft.	One (1) per property 12 sq. ft. and 8 ft. in height	12-103 Paragraph 3D	(+ 138 sq. ft.)
Sign Type T-2 Temporary Leasing Sign Freestanding	Total of two (2) 4 feet by 8 feet (each) See page 31 detail	Total of 64 sq. ft. 32 sq. ft. (each)	One (1) per property 12 sq. ft. and 8 ft. in height	12-103 Paragraph 3D	(+ 52 sq. ft.) total + 2 ft. in height each