

## PROPOSED DEVELOPMENT CONDITIONS

CSP 2002-PR-016

October 22, 2008

Deleted: 9

If it is the intent of the Planning Commission to approve CSP 2002-PR-016, located at Tax Map Parcels 29-4 ((7)) A6, A7, A8 and A9 to allow a Comprehensive Sign Plan (CSP) 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.

1. This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted provided the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Comprehensive Sign Package: Park Crest" consisting of the Park Crest sign package (prepared by Art Display Company on December 12, 2007 as revised through March 28, 2008), Park Crest Entry Feature (prepared by Lewis, Scully and Gionet on April 11, 2008 and May 14, 2008) and Sign Package Submittal for Harris Teeter #302 @ Tyson's Corner, VA (prepared by Casco Signs Incorporated September 28, 2007 as revised through September 23, 2008) and approved with this application, as qualified by these development conditions. Accordingly, the signs regulated by this Comprehensive Sign Plan approval include the signs as described in Attachment 1. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, as qualified by these development conditions.

Any sign permit for the signs listed above submitted pursuant to this CSP shall be in substantial conformance with these conditions. Minor deviations in sign location, design (such as shape, font, text and colors), and sign area of the signs present in the CSP may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with this CSP. Signs otherwise allowed by Article 12, Signs in the Zoning Ordinance are also permitted, unless qualified by these development conditions.

3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the participant name, address, sign type, sign height, sign area, Non-Residential Use Permit number, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient 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. Traffic regulatory signage shall meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
5. 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.
6. 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.
7. At least 40 square feet of sign area shall be reserved for use by the Fairfax County Park Authority for signage and the Fairfax County Park Authority logo may be placed on signs relating to the proffered linear park.
8. Illumination of signs shall be in conformance with the Lighting Proffer as approved with PCA 2002-PR-016. As such, any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors. Otherwise, the 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.
9. All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP. The metallic arch to be located on the monument sign at the corner of West Park Drive and Park Run Drive shall be of a non-reflective metallic material in a satin or matte finish to reduce reflection and glare.
10. The proposed landscaping within the CSP shall be in substantial conformance with the landscaping as previously approved by PCA 2002-PR-016 as to the location, quantity, and quality of plantings.
11. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
12. All temporary signage shall conform to Article 12 of the Zoning Ordinance.

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 upon 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.

**ATTACHMENT 1**  
**PARK CREST**  
**Sign Dimensions and Areas**

The following table provides a summary of the proposed signs by building, type, number and size, as well as a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance absent approval of a Comprehensive Sign Plan:

<b>Sign Type/Description</b>	<b>Zoning Ordinance Section</b>	<b>Article 12 Allowable Sign Area (Square Feet)</b>	<b>Number of Proposed /Existing Signs</b>	<b>Total Proposed/Existing Sign Area (Square Feet)</b>	<b>Difference Proposed/Existing vs. Allowable (Square Feet)</b>
<b>General Community Signage</b>					
Corner Entry Feature	12-202(4)	30.00	1	63.75	+33.75
Main Entrance Sign at Crestwood Heights Drive (Double Faced)	12-202 (4)	30.00	1	35.75	+5.75
One Park Crest Building Identification Sign Over Front Door (Building 4)	12-202 (2)	12.00	1	20.00	+8.00
Sales Center Sign (Temporary)	12-103(3)(D)	12.00	1	12.00	No Change
Sign Type D.1 and D.2 -- Directional Freestanding Parking/Deliveries	12-103(2)(G)	2.00	2	24.00 (12.00 each)	+22.00
Sign Type F.1 -- Wall Mounted "Resident and Visitor Parking" Lettering	12-103(2)(G)	2.00	1	2.58	+5.58
Sign Type F.2 - Wall-Mounted Parking Entrance	12-103(2)(G)	2.00	1	4.00	+2.00
Sign Type F.3 -- Directional Freestanding Deliveries/Loading	12-103(2)(G)	2.00	1	12.00	+10.00
Sign Type F.4 -- Wall-Mounted Loading Identification for Harris Teeter	12-103(2)(G)	2.00	1	24.50	+22.50

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(Double Faced)					
Sign Type F.5 -- Wall-Mounted Loading Identification for Residential (Doubled Faced)	12-103(2)(G)	2.00	1	24.50	+22.50
Sign Type G -- Lofts Building Identification Over Front Door "The Lofts"	12-202(2)	12.00	1	15.00	+3.00
Sign Type I -- Wall-Mounted Lofts Secondary Building Entrance	12-103(2)(G)	2.00	1	0.83	-1.17
Signage Reserved for Park Identification	12-103 ((2) (D)	No limit on allowable area. Freestanding sign cannot exceed 6 feet in height.	1	40.00	No Change
<b>Future Building 3</b>					
Sign Type B -- Two Park Crest Building Identification Over Front Door	12-202(2)	12.00	1	20.00	+8.00
Sign Type F.3 -- Directional for Loading/Deliveries	12-103(2)(G)	2.00	1	12.00	+10.00
Sign Type F.2 -- Parking Entrance for Building 3	12-103(2)(G)	2.00	1	4.00	+2.00
Retail Allowance Per Proffer 3(B)(vi)	N/A	N/A	1	8.00	N/A
<b>Future Building 2</b>					
Sign Type B -- Three Park Crest Building Identification Over Front Door	12-202(2)	12.00	1	24.00	+12.00

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Sign Type F.3 -- Directional for Loading/Deliveries	12-103(2)(G)	2.00	1	12.00	+10.00
Sign Type F.2 -- Parking Entrance for Building 2	12-103(2)(G)	2.00	1	4.00	+2.00
Retail Allowance Per Proffer (3)(B)(vi)	N/A	N/A	1	8.00	N/A
<b>Future Building 1</b>					
Sign Type B -- Four Park Crest Building Identification Sign Over Front Door	12-202(2)	12.00	1	24.00	+12.00
Sign Type F.3 -- Directional for Loading/Deliveries	12-103(2)(G)	2.00	2	24.00	+22.00
Sign Type F.2 -- Parking Entrance for Building 1	12-103(2)(G)	2.00	1	4.00	+2.00
<b>Harris Teeter Signage (Building 5)</b>	12-203(8)	* 1.5 sq. ft. of sign area for each of the first 100 linear feet of building frontage plus 1 sq. ft. of sign area for each linear foot over 100 linear foot of building frontage. No one sign shall exceed 200 sq. ft.	See Below	247.00 (based on 197 feet of frontage on Crestwood Heights Drive)	+281.02 (excluding parking/directional signs)
Sign Type A -- Front Door Store Name	12-203 (8)	Sec *	1	135.00	See Above
Sign Type B -- Pharmacy	12-203(8)	Sec *	1	17.50	See Above
Sign Type C --	12-203(8)	Sec *	1	18.38	See Above

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Open 24 Hours					
Starbucks Lettering	12-203(8)	See *	1	21.92	See Above
Sign Type D – Store Name	12-203(8)	See *	1	135.00	See Above
Sign Type E – Parking Directional	12-103(2)(G)	2.00	1	79.50	+77.50
Sign Type F – Parking Directional	12-103(2)(G)	2.00	1	6.00	+4.00
Sign Type G – Parking Directional	12-103(2)(G)	2.00	1	11.67	+9.67
Sign Type H1 – Store Name	12-203(8)	See *	1	59.11	See Above
Sign Type H2 – Store Name	12-203(8)	Sec *	1	59.11	See Above
Sign Type I – Food Market and Pharmacy	12-203(8)	See *	1	42.00	See Above
Sign Type J1 – Logo	12-203(8)	See *	1	20.00	See Above
Sign Type J2 – Logo	12-203(8)	See *	1	20.00	See Above