



APPLICATION ACCEPTED: March 16, 2011
PLANNING COMMISSION: November 17, 2011

County of Fairfax, Virginia

CRA

November 3, 2011

STAFF REPORT

APPLICATION
CSPA 2003-PR-009

PROVIDENCE DISTRICT

APPLICANT: Eskridge (E & A) LLC

PRESENT ZONING: PRM, HC

PARCEL(S): 49-4 ((17)) 100-517, C1-C4, and 49-4 ((17))(2) 100-522, C1-C4

ACREAGE: 5.33 acres

PLAN MAP: Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan Amendment for a portion of the Merrifield Town Center (Vantage development).

STAFF RECOMMENDATIONS:

Staff recommends approval of CSPA 2003-PR-009, subject to the proposed development conditions in Appendix 1a.

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

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 Planning Commission.

Rebecca Horner

The approval of this rezoning 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 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).



APPLICATION ACCEPTED: March 25, 2011
PLANNING COMMISSION: November 17, 2011

County of Fairfax, Virginia

CRA

November 3, 2011

STAFF REPORT

**APPLICATION
CSP 2005-PR-041**

PROVIDENCE DISTRICT

APPLICANT: Eskridge (E & A) LLC

PRESENT ZONING: PDC, HC

PARCEL(S): 49-3 ((1)) 80E pt., 81A, 82A, 82B

ACREAGE: 12.0 acres

PLAN MAP: Mixed Use

PROPOSAL: The applicant seeks approval of a Comprehensive Sign Plan for a portion of the Merrifield Town Center (Mosaic development).

STAFF RECOMMENDATIONS:

Staff recommends approval of CSP 2005-PR-041, subject to the proposed development conditions in Appendix 1b.

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

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 Planning Commission.

Rebecca Horner

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/



The approval of this rezoning 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.

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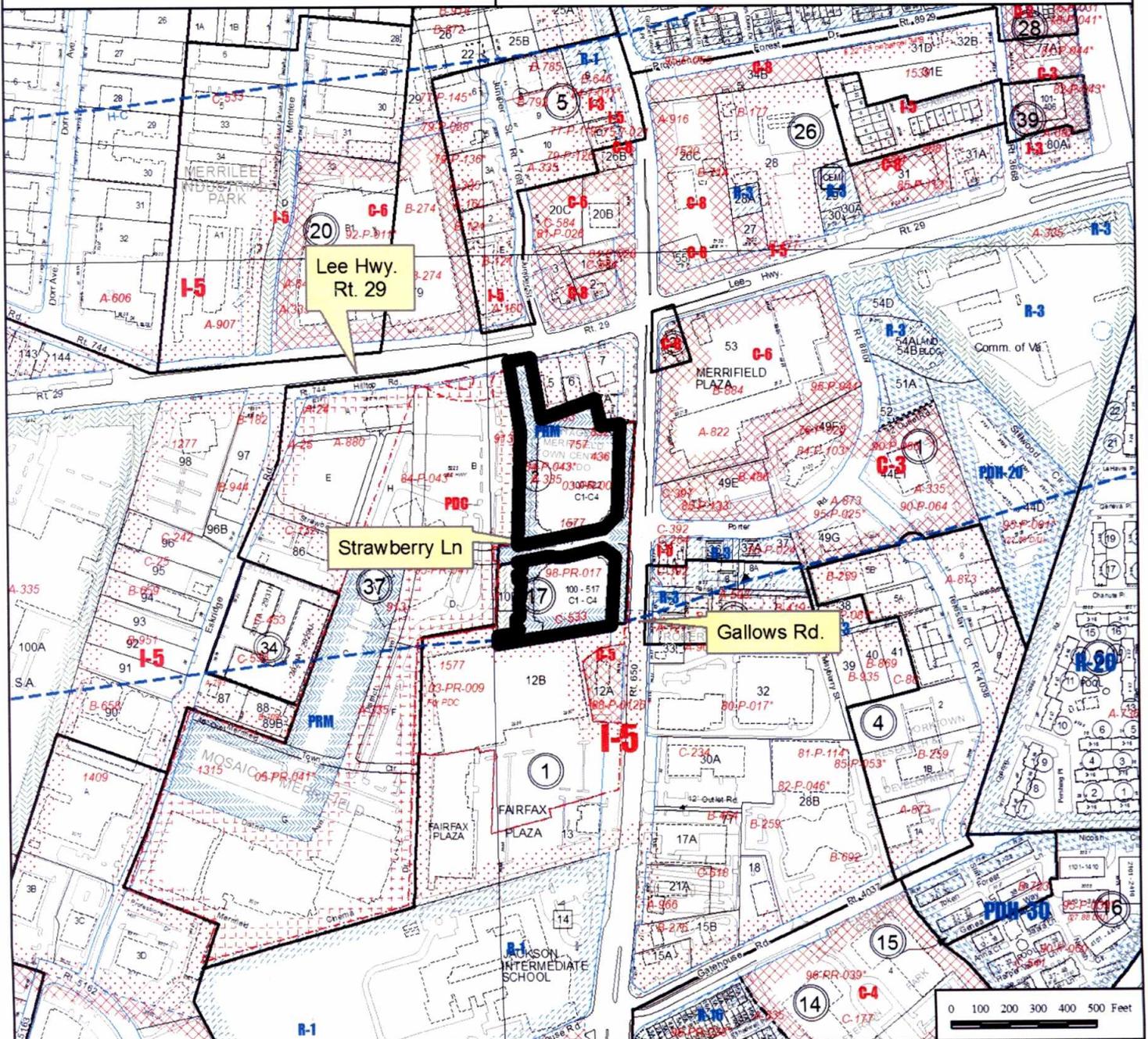
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan Amendment

CSPA 2003-PR-009



Applicant: ESKRIDGE (E & A) LLC
Accepted: 03/16/2011
Proposed: COMPREHENSIVE SIGN PLAN AMENDMENT FOR RZ 2003-PR-0009
Area: 5.33 AC OF LAND;
DISTRICT - PROVIDENCE
Located: 8190 AND 8191 STRAWBERRY LANE
Zoning: PRM
Overlay Dist: HC
Map Ref Num: 049-4-17/ /100-517, C1-C4
049-4-17/02/100-522, C1-C4

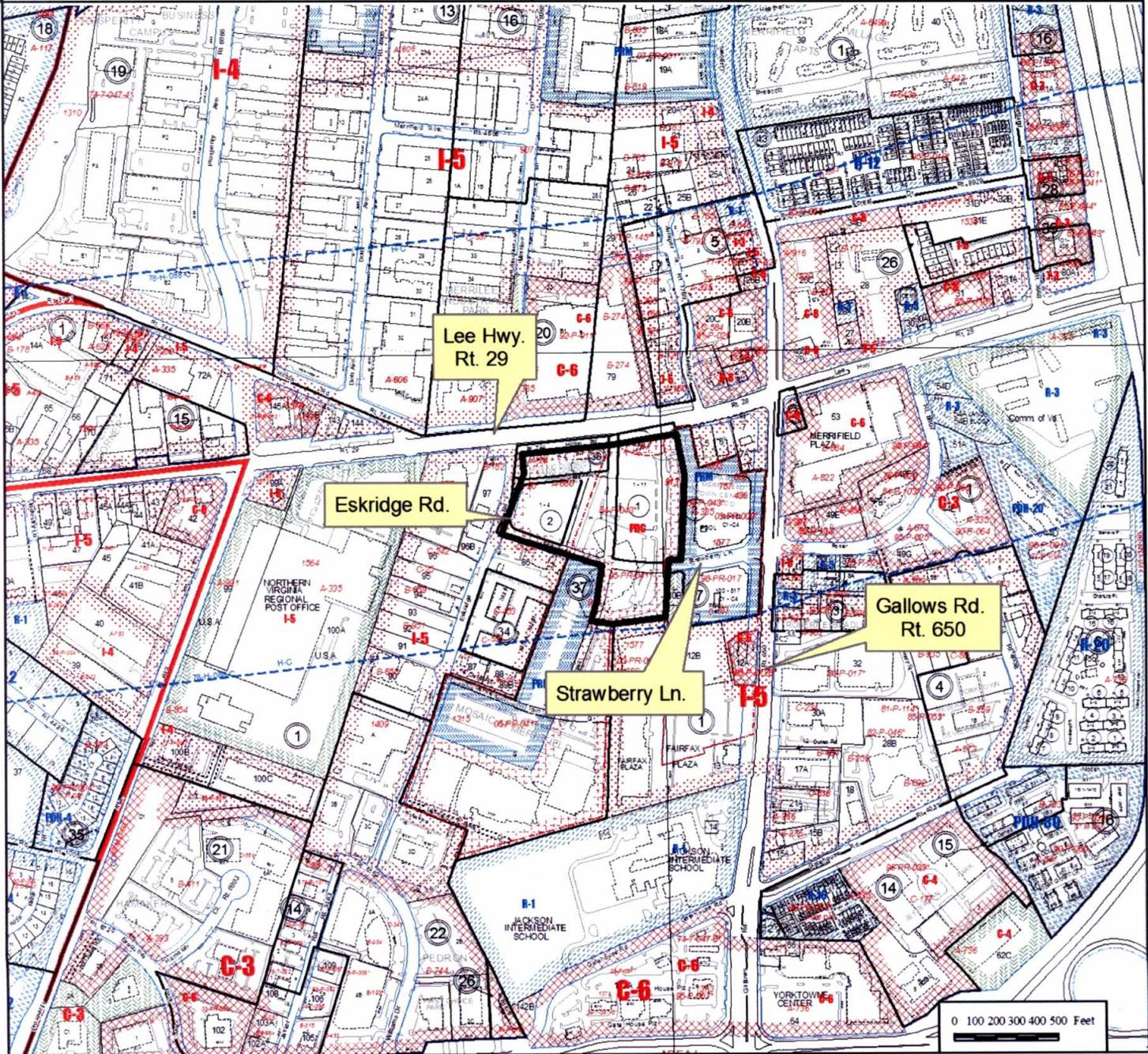


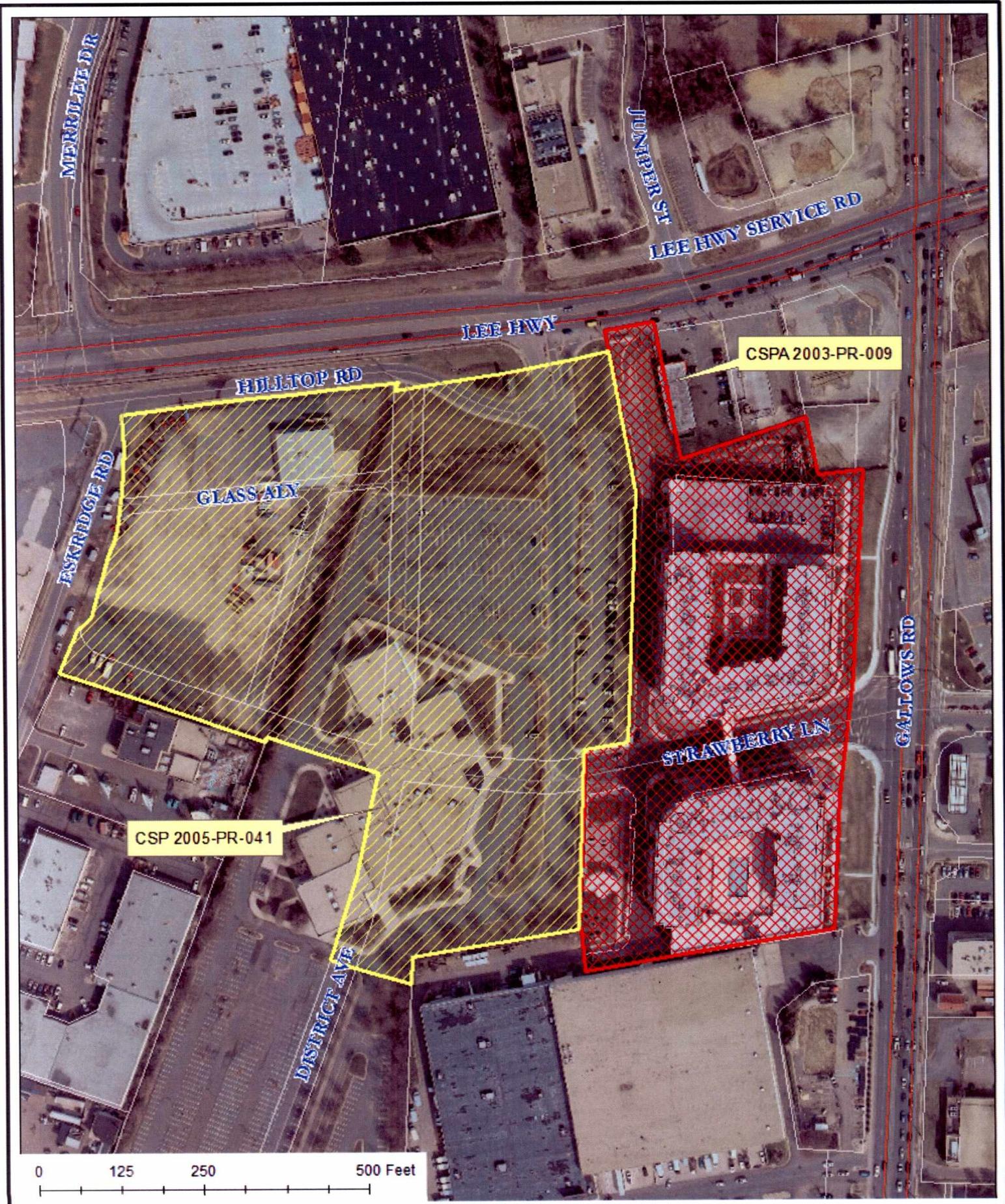
Comprehensive Sign Plan

CSP 2005-PR-041



Applicant: ESKRIDGE (E & A) LLC
Accepted: 3/25/2011
Proposed: COMPREHENSIVE SIGN PLAN FOR RZ 2005-PR-041
Area: 12.0 AC OF LAND; DISTRICT - PROVIDENCE
Located: SOUTH SIDE OF LEE HIGHWAY APPROXIMATELY 400 FEET WEST OF ITS INTERSECTION WITH GALLOWS ROAD
Zoning: PDC
Overlay Dist.: HC, CRA
Map Ref Num: 049-3- /01/ /80E pt /01/ /81A /01/ /82A /01/ /82B





CSPA 2003-PR-009

CSP 2005-PR-041

0 125 250 500 Feet



Merrifield Town Center

Legend

-  CSP 2005-PR-041
-  CSPA 2003-PR-009

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

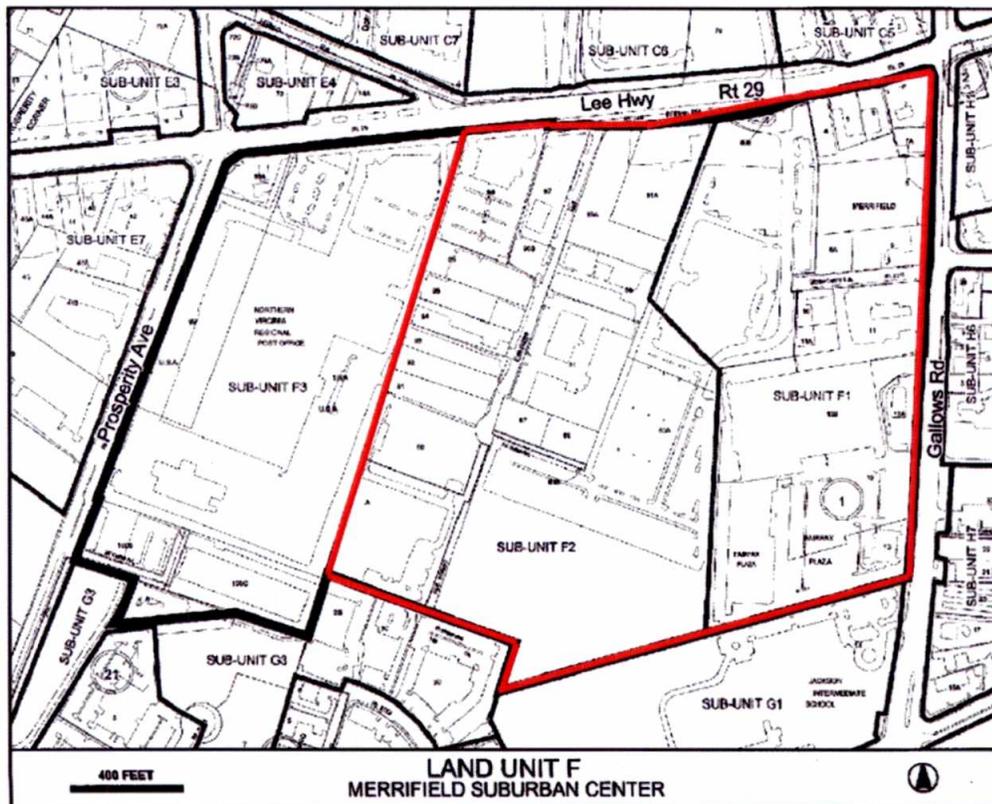
DESCRIPTION OF THE APPLICATIONS

The requests are two concurrent applications which are proposed to establish a consistent comprehensive sign program for the Merrifield Town Center. The first, CSPA 2003-PR-009, is a Comprehensive Sign Plan Amendment (CSPA), which amends the existing Vantage Comprehensive Sign Plan to incorporate four new signs (a new freestanding tenant identification sign; vehicular directional; pedestrian directional; and a new street sign) into the previously approved sign package. The second, CSP 2005-PR-041, is a Comprehensive Sign Plan (CSP) which includes 23,402 square feet of new permanent signage and 23,048 square feet of new temporary signage for Mosaic at Merrifield Town Center. The two applications will better coordinate the developments by establishing a unifying identity for the overall Merrifield Town Center area through the comprehensive sign plans.

LOCATION AND CHARACTER

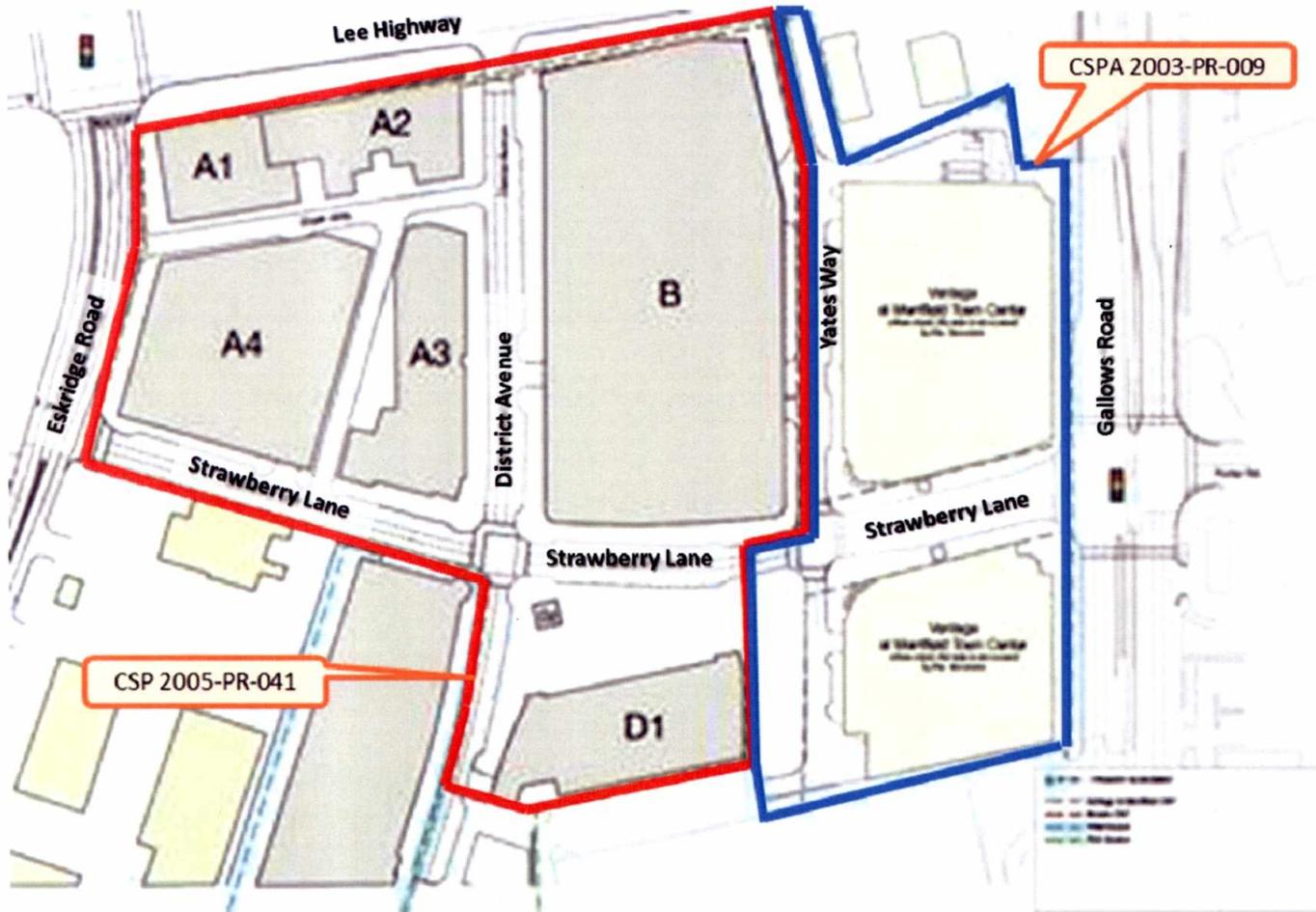
Site Description

The two sites are abutting in the area identified in the Comprehensive Plan as the Merrifield Town Center. The Merrifield Town Center (MTC) is generally located north of Luther Jackson Intermediate School; west of Gallows Road; south of Lee Highway; and east of Eskridge Road, in the Providence District as shown in the figure below.



Merrifield Town Center

The five (5) acre Vantage site (CSPA 2003-PR-009) was approved for a mix of retail, office, hotel, and residential and has been completely constructed. The twelve (12) acre Mosaic site (CSP 2005-PR-041) is Phase I of the Mosaic development which was approved for a mix of retail, office, theatre, hotel and residential uses on a total of approximately 31.37 acres, which is generally located on the south side of Lee Highway, approximately 500 feet to the west of Gallows Road; north of Luther Jackson Intermediate School; and east of Eskridge Road. Mosaic is currently under construction.



CSPA 2003-PR- 009 and CSP 2005-PR-041

Direction	Use	Zoning	Plan
North	Retail & Office	C-6, I-5	Mixed Use
South	Remainder of Mosaic and shopping center	I-5, PRM, PDC	Mixed Use and Retail & Other
East	Merrifield Plaza Commercial Properties	C-6 C-3	Mixed Use and Retail & Other
West	Office, United States Postal Service & Industrial	I-5	Mixed Use and Public Facilities, Government & Institutional

BACKGROUND

- **December 23, 2004:** The Board of Supervisors approved RZ/FDP 2003-PR-009 (Vantage) to rezone 7.48 acres from I-5 and HC to PRM and HC, to permit retail and residential uses.
- **October 15, 2007:** The Board of Supervisors approved RZ 2005-PR-041 (Mosaic) to rezone 7.23 acres from the I-4 District to the Planned Residential Mixed-Use (PRM) District, and 24.14 acres from I-4 and I-5 Districts to the Planned Development Commercial (PDC) District, to permit a mixed use development consisting of residential units; theater; retail space; office and hotel uses.
- **September 28, 2010:** The Board of Supervisors approved PCA 2003-PR-009 to amend the previously approved mixed use development to permit site modifications, including provision for interparcel access along Yates Way.
- **February 8, 2011:** The Board of Supervisors approved PCA 2005-PR-041 to amend a 7.42 acre portion of the PDR portion of the Mosaic development. An option was added to Parcel A to reflect current hotel, retail and office use needs; a parking structure was approved; Parcel D was modified to add a movie theater as a use, and to provide an additional landscaping option for North Park. The FAR of the overall development (on 31.37 acres) remained 1.39 FAR.
- **July 26, 2011:** The Board of Supervisors approved PCA 2005-PR-041-02 to amend the development plan to allow single family attached dwellings, multifamily, residential, hotel, office, retail, and site modifications, to the southern portion of the Mosaic development.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	I
Planning Sector:	The Merrifield Suburban Center; Land Unit F
Plan Map:	Mixed Use
Plan Text:	Excerpts of the relevant Comprehensive Plan text are available in Appendix 5.

ANALYSIS

Copies of the complete CSP and CSPA proposed with these applications are contained in Appendices 3 and 4. The proposed development conditions and the applicant's statement of justification are contained in Appendices 1a/1b, and 2 respectively, of this report.

ANALYSIS OF CSPA 2003-PR-009

Comprehensive Sign Plan	(Appendix 3)
Title of Plan:	Vantage at Merrifield Town Center Comprehensive Sign Plan

Prepared By: Gable Signs, Inc., as revised by Edens & Avant

Original and Revision Dates: April 2006 as revised through October 31, 2011.

The submitted CSPA consists of 36 pages containing descriptions, locations and styles of the proposed signs. The applicant has committed to provide signage consistent with the color palette, typography and logos as shown in the CSPA.

The CSPA is divided into four sections. These sections include overall development signage; individual building attributes and tenant signage; temporary leasing signage; and a summary signage matrix. Sheets 2-3A of the Vantage at Merrifield Town Center Comprehensive Sign Plan highlight the complete locations of all signage in the plan, excluding the temporary signage. The types of newly proposed or amended signs in CSPA 2003-PR-009 are specified in the Chart below.

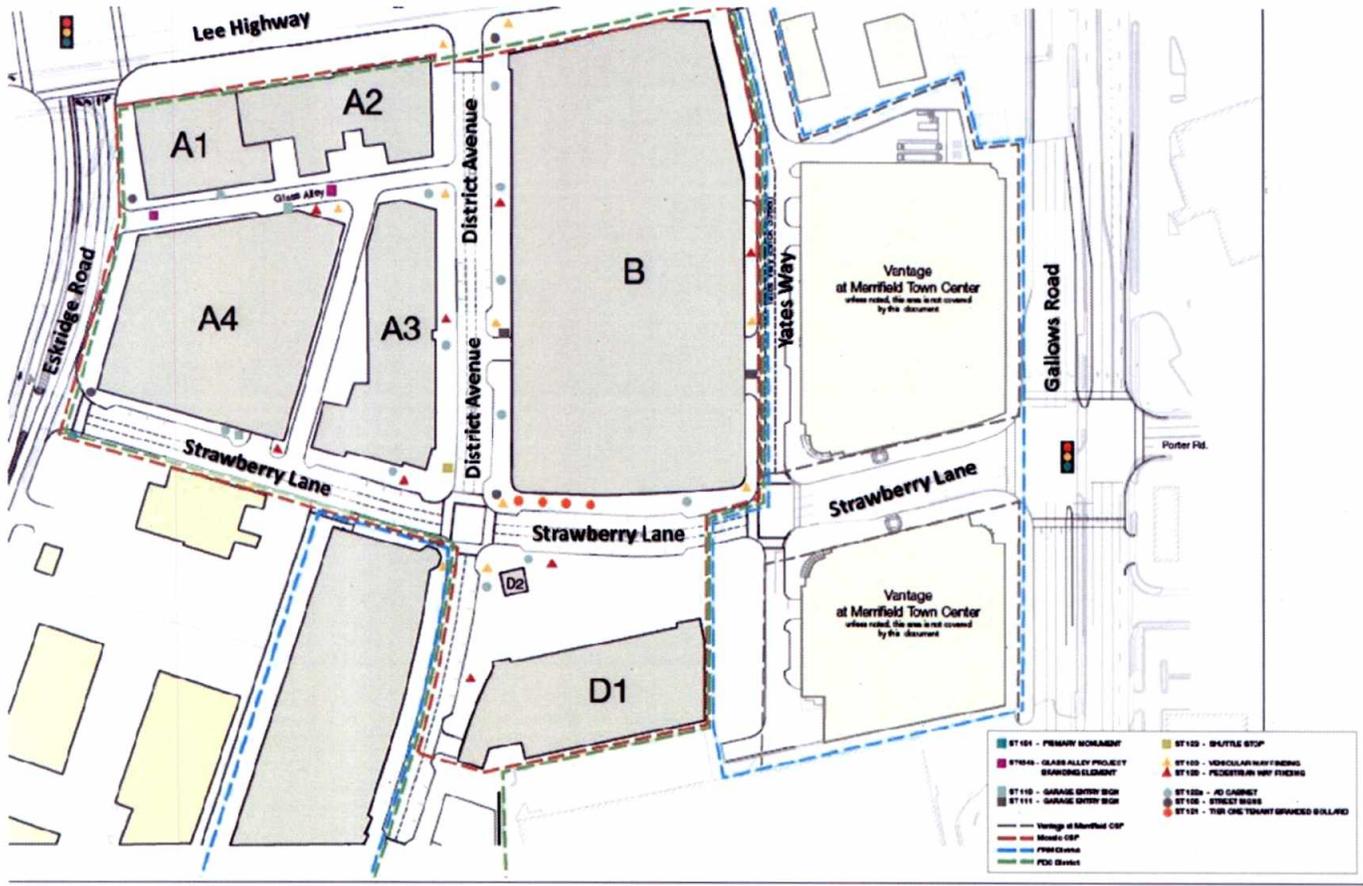
CSPA 2003-PR-009

Sign Type	Dimensions	Number and Location
Site Identification	10 foot x10 foot (new) 8.4 foot x 8.4 foot (replace/modify existing sign)	Add one new freestanding monument sign to the north side of Strawberry Lane at Gallows Road and replace/modify a monument sign on the east side of Yates Way at Route 29 with a new style of monument sign.
Vehicular Directional	2.2 foot x 10 foot	Add one vehicular directional sign on the southwest corner of Yates Way and Strawberry Lane.
Pedestrian Directional	11.2 foot height with two flag style metal panels	Add one pedestrian directional sign on the southwest corner of Yates Way and Strawberry Lane
Street Sign	11.6 foot height with a 3 foot x 0.6 foot flag style sign	Add one street sign at the southwest corner of Yates Way and Strawberry Lane.
Total Additional Sign Area		23.5 square feet of additional signage for a new total of 2,530 square feet for Vantage.

The proposed new signage in the Vantage portion of the Merrifield Town Center is intended to coordinate and create a comprehensive connection through signage between the developments within the Merrifield Town Center. Staff believes the proposed signage is an improvement of the existing Comprehensive Sign Plan for the Vantage development, as it will help to create a comprehensive sense of place between the various developments that work to fulfill the vision of the Merrifield Town Center and does not substantively add to overall sign area approved (2,322.5 square feet approved, 2,530 square feet proposed).

ANALYSIS OF CSP 2005-PR-041

Comprehensive Sign Plan (Appendix 4)
Title of Plan: Mosaic Comprehensive Sign Plan
Prepared By: Gable Signs, Inc. and revised by Edens & Avant
Original and Revision Dates April 2006, revised October 31, 2011



Mosaic Comprehensive Sign Plan – Phase I

The submitted Comprehensive Sign Plan (CSP) consists of 94 pages containing descriptions, locations and styles of the proposed signs.

The CSP is divided into six sections. These sections include Comprehensive Signage Design, Site Permanent Signs, User and Tenant Classifications, User Permanent Sign Types, Temporary Signs and an Appendix including the signage matrix.

Section I, Comprehensive Signage Design, includes a description of the overall design concepts and components of the CSP. The applicant has noted that all signs will be constructed in substantial conformance with the design depicted in the CSP including color palette, typography and logos. It is also noted that as future phases of the Mosaic development are implemented, the CSP will be amended to address the signage needs of the future uses (including residential uses). This section also includes a description of the project logo for the Mosaic development, as well as the proposed typography, color and material palettes, street view perspectives and sign location maps.

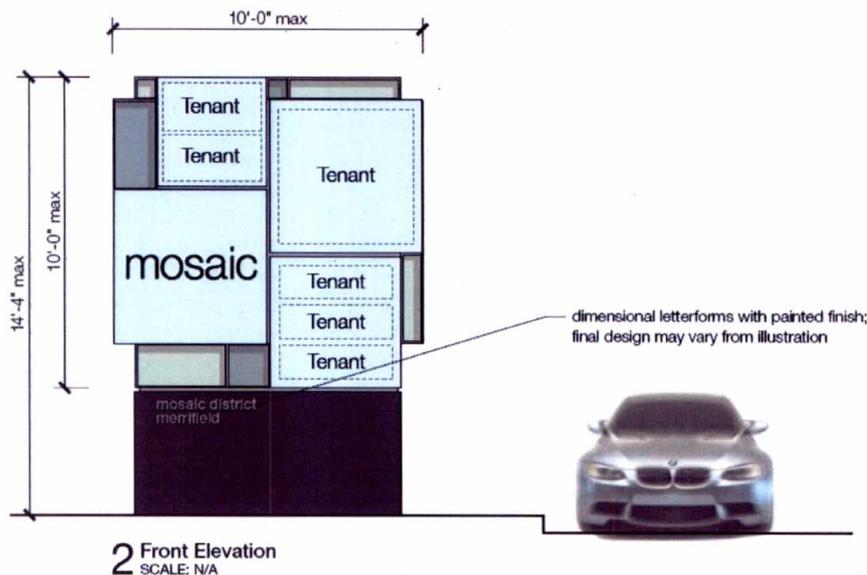
PROJECT IDENTIFICATION/SITE PERMANENT SIGNAGE
(Designed to identify the overall Merrifield Town Center Development)

CSP 2005-PR-041

Sign Type	Dimensions	Number and Location
Overall Development Signage		
ST-101 Freestanding Monument Signage (large)	10 foot x 10 foot	One freestanding sign to identify tenants in Merrifield Town Center; one located along Strawberry Lane at Eskridge Road.
ST-103 Vehicular Way-finding Signage	2.2 foot x 10 foot	Eight vehicular way-finding signs generally located throughout the site*.
ST-104a Building Mounted Blade Signage	8.8 foot x 8.8 foot	Five building mounted signs to identify tenants in Merrifield Town Center; no more than two blade signs per building with a maximum total of five allowed.
ST-104b Glass Alley Project Branding Element Signage	60 square feet	Two branding element signs identifying Glass Alley; one at the entrance to Glass Alley from Eskridge Road and one on Glass Alley near the midpoint between Eskridge Road and District Avenue.
ST-105 Street Signage	3 feet x 0.6 foot	Five street signs located at street corners within the project. One shown is within the VDOT ROW*.
ST-106 Vehicular Regulatory Signage	2 feet x 2 foot	Six vehicular regulator signs (such as Yield, Do Not Enter, Speed Limit and Stop Signs).
ST-107 Building Number Identification Signage	4 foot x 1 foot	Five building number IDs to identify the street address number of each building.
ST-108 Banner Signage	1 foot x 4 foot	Banners to be mounted on light poles to provide seasonal decoration, information about community, corporate, or owner-sponsored events; will be consistent throughout Merrifield Town Center. (Some light poles are within street ROW*.)
ST-110 Parking Garage Entrance Identification Signage	10 foot x 22 foot (wall mount) 5.6 foot x 62.3 foot (blade)	Two parking garage identification signs to be located on the entrances of the parking garage structure adjacent Eskridge Road. One sign will be located adjacent the entrance from Strawberry Lane and one located adjacent the entrance from Glass Alley. The sign may either be building or blade mounted. Accessory parking stall count, fees, clearances, parking regulations signage is located at the garage either as freestanding or building mount signs.
ST-111 Parking Garage Entry Signage	4.4 foot x 14.7 foot	Two building mounted projecting parking garage identification signs to be located on the entrances of the parking garage structure adjacent to Yates Way. One sign will be located adjacent the entrance from District Avenue and one located adjacent the entrance from Yates Way (Brick Street).
ST-120 Pedestrian Directional (primary)	23 square feet	Eight freestanding pedestrian way-finding signs are shown on the site plans to be placed in various locations throughout Merrifield Town Center.
ST-121 Retail Tenant Branded Bollards	3 foot x 3 foot	Four bollards (spheres) to be located on the south side of Building B.
ST-122a Pedestrian Ad Cabinet Signage	3.6 foot x 6.9 foot	Twelve freestanding pedestrian ad cabinets shown in various locations throughout the site to contain movie posters, tenant and product branding and advertising.
ST-122b Building mounted Ad cabinet and Window Display	10 foot x 19.1 foot (window) 10 foot x 39.8 foot (window) 5 foot x 8.3 foot	Two building-mounted window displays are to be located on the north and east sides of Building B. Five building-mounted ad cabinets to be located on the east side of Building B.
ST-123 Metro Shuttle Signage	1.10 foot x 11.2 foot	One metro shuttle sign to be located at the shuttle stop on District Avenue.

*Signs shown within the ROW are not approved with this application and are subject to VDOT approval.

The freestanding signage is designed to help pedestrians navigate the site. The applicant provides a progression of signage, beginning with freestanding tenant identification signs. The freestanding monuments will display multiple tenants within the development. Staff believes ST 101, which serves as a project identification sign for the overall Merrifield Town Center, should include signage for tenants located in both Mosaic and Vantage. A development condition addresses staff concerns.



Freestanding vehicular directional signs are intended to provide directional and wayfinding information to vehicular traffic. The signs will include some individual tenant information in addition to directing traffic to parking garages.

Building mounted blade signs are proposed to help identify the developer of the Mosaic development.

The applicant proposes to help bring attention and character to Glass Alley by creating a "branding element" through signage. (Concepts are shown on Sheets 30-31.);

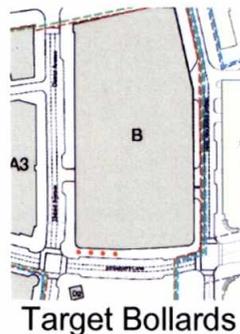
Banners will be located throughout the site, mounted on light poles. They will be fully coordinated and use the same banner designs throughout the Merrifield Town Center. The system of banners will help tie the two individual developments (Vantage and Mosaic) together into the Merrifield Town Center so that customers will identify with one combined town center.

Parking garage identification signage is provided on the parking garages. Some are façade mounted which others are blade signs. Parking garage accessory signs are proposed to help customers know how many stalls are open on any given floor within the garage.

Pedestrian directional signs are located to provide wayfinding information to pedestrians and may include some tenant information.

Outside of Building B, (Target) the applicant proposes 3 foot x 3 foot retail branded bollards, which are the red Target "balls" typically seen at the entrance of their stores. Staff is concerned

about the "Retail Branded Bollards" located south of Building B facing Strawberry Lane, because they create an impediment to the flow of pedestrian traffic and believes that these signs should be removed from the sign plan. Staff recommends a development condition that prohibits the retail branded bollards. Imposition of this development condition will address staff's concerns.

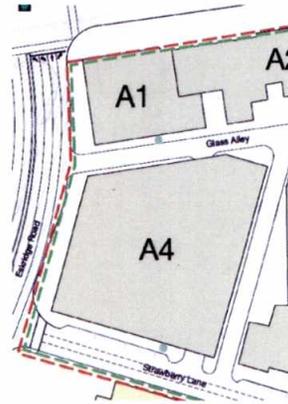


Target Bollards

Pedestrian ad cabinets are proposed to be located throughout the site. Ad cabinets are proposed to be approximately 3.6 foot x 5.7 foot in size and located adjacent within the sidewalk system. Staff is concerned about ensuring the unobstructed flow of pedestrians and believes ST 122A, pedestrian ad cabinets, should not restrict pedestrian access on the sidewalk system and should be located only where there is a minimum eight foot clear zone between the sign and building. The applicant provided streetscape illustrations to show the placement of the pedestrian ad cabinets below:



Additionally, pedestrian ad cabinet signage (ST122A) shown adjacent to Glass Alley and Strawberry Lane (Buildings A1 and A4) are located immediately outside garage entrances. Staff believes these cabinets should be limited to the display of maps to help pedestrians navigate the center.



Staff also requests that pedestrian ad cabinets be prohibited from displaying specific product advertisements. Development conditions address pedestrian clearance, type of information displayed in ad cabinets outside garages and overall content restrictions of pedestrian ad cabinets. Staff believes the development conditions addresses these concerns.

The applicant has also proposed building mounted ad cabinet and window displays (ST122B) along the north and east sides of Building B (Target), due to a lack of retail storefront on those sides of the building. The content of the displays may include seasonal decoration, information about events, branding, fashion displays and advertising. These will be used for tenants located outside of Building B (Target), but within the Merrifield Town Center.

The applicant provides for vehicular regulatory signs (stop signs, etc.), Metro shutter stop identification and building address identification. These are typical signage requests and staff has no concerns; a development condition has been proposed to ensure that all regulatory signs meet the Manual of Uniform Traffic Control Devices and VDOT standards.

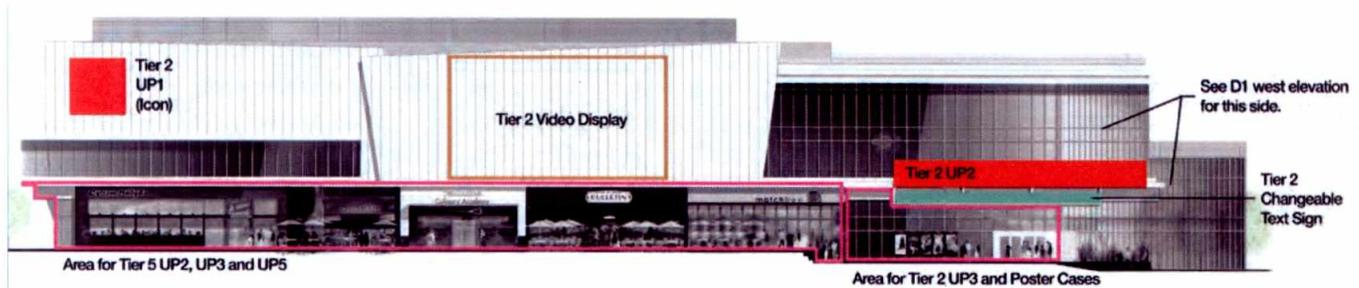
TENANT/BUILDING IDENTIFICATION:

In addition to the freestanding signage package, the applicant proposes building mounted retail tenant signage (including building-mounted, awnings, projecting signs, and window graphics). The applicant has indicated that the exact number of signage is dependent on the final number of retail tenants; however the total sign area will not be more than 23,402 square feet. Pages 49 through 72 provide limitations for retail signage, which generally limit building-mounted signage to square feet per linear frontage (which is consistent with the requirements in Article 12 of the Zoning Ordinance). Signage placement zones are described in pages 49-72. Staff believes this flexibility is important to the implementation of the project; however, limits to the total amount of signage on any given façade to not more than 20 percent of the façade face have been included in a proposed development condition to avoid the possibility of visual clutter.

Building A1 is proposed as the local grocery store; it is located off Glass Alley. Some small retail space is also included in Building A1. (Part of the challenge with this building is providing effective signage on the south side of the building, which faces Glass Alley (which was originally intended to be a service alley).) Building A2 is the hotel building, which also includes some limited small-space retail. Building A3 is a mixed-use building, including retail and office uses. Building A4 is a parking garage for the development.

Building B is the major tenant (Target) which includes several levels of parking for the development. Signage on Building B is a mix of major retail tenant signage and parking signage; as well as smaller retail space signage, and building mounted ad cabinet and window displays.

The final building within the sign plan is Building D1. The theatre will be located in building D1, adjacent to a Fairfax County park. The park is located on the east side of the building linear along Yates Way. A private plaza wraps around north of building D1. The north side of the building includes a proposed video display as shown below:



Because the plaza and park will connect and in many ways function together, how the video display is implemented is critical to the park. The Fairfax County Park Authority will execute an agreement with the applicant regarding the park and intends to include specific video display restrictions. The applicant did not provide programming information with the sign package; therefore a development condition is included to provide basic programming restrictions (hours of operation, sound levels, etc). Fairfax County Park Authority comments are included in Appendix 8.

The applicant describes users by using a system of “tiers”. As such, the applicant proposes six user tiers. The Tier 1 user is the major anchor (100,000 square feet or more of GFA) which is currently Target. The Tier 2 user is the theatre tenant. Tier 3 is the hotel tenant. Tier 4 users are tenants with 10,000 square feet or more of GFA. Tier 5 users are general retail or office tenants with less than 10,000 square feet of GFA and the Tier 6 user is the Mosaic owner or authorized management firm.

Tier 1 is the major anchor tenant, which is currently Target, but could be any anchor with 100,000 square feet, or more, of GFA. Target may include a variety of building-mounted sign types but is limited to no more than a cumulative total of 1,700 square feet of signage.

Tier 2 is the theatre tenant. The theatre has three primary types of signs including; video screen, marquee signage, and blade signage.

Tier 3 is the hotel tenant. The hotel includes a variety of sign types.

Tier 4 users are major tenants with 10,000 square feet, or more, of GFA. Signage may include many different types of building-mounted façade signage, blade signage, and canopy signage. Total sign area per user is limited to 500 square feet.

Tier 5 users include general retail and office tenants with less than 10,000 square feet of GFA.

These users will employ a variety of sign types to brand their use and each user will be limited to more than 200 square feet of total sign area.

Tier 6 is the Mosaic owner or authorized management firm. This user may employ a variety of sign types and is limited to a maximum cumulative signage total of 1,400 square feet.

Sign types may be employed by these users in a typical method as illustrated below.



TEMPORARY SIGNAGE:

Temporary signage is designed to accommodate the need for preliminary signage to help advertise the development prior to final construction, as well as allow for some “permanent” temporary signage for restaurant users within the development. Temporary construction and “coming soon” signage will be eliminated once the development or user occupies their space, while temporary sandwich-boards may be used continuously after a restaurant or otherwise is opened.

Temporary Signage		
T01 Temporary Construction Fencing	2,500 linear feet, maximum 8 foot height	Construction fencing is used to identify and advertise the coming development and future tenants. They will shield construction pads from public view. They will be removed no later than 24 hours after the non-RUP is issued. Various locations.
T02 Temporary Coming Soon Signage	200 square feet per barricade	“Coming Soon” signage will be used to identify and advertise a future tenant. They will shield tenant construction from public view. They will be removed no later than 24 hours after the non-RUP is issued.
T03 Temporary Sandwich Board Signage	Six (6) square feet	Eight locations would provide for signage to identify menu, special or tenant events.

DESCRIPTION AND ANALYSIS

The applicant seeks approval of the CSP to create a coordinated, effective and aesthetically pleasing signage system for the Mosaic development, in keeping with the intent to allow flexibility in the design of the planned development. The proposal also seeks more sign area than permitted in Article 12 of the Zoning Ordinance (approximately 18,750 square feet of additional sign area, not including temporary signage, above the Zoning Ordinance requirements). The

internal signage would be unified by the Mosaic logo; in addition, in unison with the Vantage development, similar sign styles and typology, identified with "Merrifield Town Center" will be provided to promote a coordinated and complementary identity for the overall Town Center area, which would include four monument signs; building mounted signage for each building; directional signage; blade signs and seasonal banners on street poles. Pages 88 through 93 include a chart that summarizes the proposed signs by type, number and size, and provides a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance, absent approval of a Comprehensive Sign Plan. (See Appendix 4)

The total amount of requested permanent sign area is 23,402 square feet, with an additional 28,048 square feet of temporary signage. The total sign area allowed in Article 12 of the Zoning Ordinance is 4,652 square feet. Staff believes that the proposed 18,750 square feet of additional permanent sign area is not uncommon for mixed use developments and the proposed designs would be contextual to the architecture of the buildings and in keeping with the scale of the Mosaic development and overall Merrifield Town Center area. The additional building signage would help differentiate the buildings within the Merrifield Town Center from each other and their associated uses while maintaining a comprehensive and cohesive mixed use development. Staff finds that the proposed sign area is appropriate.

Office of Community Revitalization and Reinvestment (Appendix 7)

Comments from OCRR are incorporated into the body of the report. Full comments are in the appendix.

Land Use and Environmental Analysis

No land use or environmental issues were identified with this application.

Transportation Analysis (Appendix 6)

Fairfax County Department of Transportation (FCDOT) reviewed the application and indicated that the proposed freestanding signs should be located outside VDOT right-of-way and should not obstruct sight distances on roads for drivers entering or exiting the development. Staff recommends a development condition requiring that these signs and all other freestanding signs not obstruct sight distances. Imposition of this condition will address this issue.

ZONING ORDINANCE PROVISIONS (Appendix 9)

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. Part 1 states that developments must conform to the character and type as recommended with the Comprehensive Plan. In addition, the proposed signs should be harmonious with the development and should be located and sized to ensure convenience to

the visitor, user or occupant of the development, while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural design elements. Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16.

The signage included in both plans does exceed the total square footage permitted by the Zoning Ordinance. The Zoning Ordinance regulates the amount of signage based on the ground level frontage of each use that contains the main entrance. Due to the mixed use nature of this development there will be tenants occupying second, and higher story space that would not normally be occupied by retail or office with a more traditional development. For this reason there is signage found on more than just the ground floor as would be in a typical retail or residential development and there is a need for additional sign area to address the additional users. There is also a need to address the entrance points into below and above grade parking decks.

Staff believes that, with the proposed development conditions set forth in Appendix 1a and 1b, the proposed sign plans are in conformance with the Zoning Ordinance provisions relative to the requirements for information illustrating location, extent of signage and information to be displayed.

CONCLUSIONS AND RECOMMENDATIONS

The proposed Comprehensive Sign Plan Amendments are consistent with the adopted Comprehensive Plan, and meet applicable provisions of the Zoning Ordinance with the adoption of the proposed development conditions.

Staff recommends approval of CSPA 2003-PR-009 subject to the proposed development conditions in Appendix 1a.

Staff recommends approval of CSP 2005-PR-041 subject to the proposed development conditions in Appendix 1b.

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

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 Planning Commission.

The approval of this rezoning 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.

APPENDICES

1. Proposed Development Conditions
 - 1a CSPA 2003-PR-009
 - 1b CSP 2005-PR-041
2. Statement of Justification
3. Vantage at MTC Comprehensive Sign Plan
4. Mosaic Comprehensive Sign Plan
5. Relevant Comprehensive Plan Text
6. Transportation Analysis
7. OCRR Analysis
8. Park Authority Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**CSPA 2003-PR-009****November 3, 2011**

If it is the intent of the Planning Commission to approve CSPA 2003-PR-009, located at Tax Map 49-4((17)) 100-517, C1-C4 and 49-4((17))(2) 100-522, C1-C4, to allow a Comprehensive Sign Plan (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.

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 "Vantage at Merrifield Town Center - Comprehensive Sign Plan" prepared by Gable Signs, Inc. dated April 2006 and revised by Edens & Avant through September 19, 2011 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. Traffic regulatory signage shall meet the Manual on 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 travelway so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
6. ST122A (pedestrian ad cabinets) shall maintain an eight foot clear zone between any adjacent building and the sign.
7. ST122A (pedestrian ad cabinets) shall permit only advertisements for events and businesses within the town center; specific product advertisement is prohibited.
8. Where there is a conflict between the number of freestanding signs shown on the site plan and the number referenced in the matrix, the matrix shall govern the number of allowed signs.

9. Project identification signage should be coordinated throughout the Merrifield Town Center; however a small unique development logo may be included on the sign. Banners should be identical throughout the Merrifield Town Center, except for a small unique development logo.
10. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan Amendment. In addition, typography shall be coordinated throughout the Merrifield Town Center.
11. ST101 signs located on Gallows Road and Lee Highway shall display a mixture of tenants from the Merrifield Town Center as a whole and shall not be limited to only tenants within each individual sign plan boundary.
12. 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. White opaque sign faces are prohibited.
13. Any signs shown in the VDOT right of way are subject to all required reviews and approvals from the Virginia Department of Transportation.
14. Specific images related to the name of the establishment, its trademark, products or services offered (for example use of a dog for a pet store), and or uses the images specifically for marketing purposes shall be considered as signs, subject to the restrictions of this CSP. Images which do not meet these criteria may be considered art and therefore exempt from the sign restrictions.

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.

PROPOSED DEVELOPMENT CONDITIONS**CSP 2005-PR-041****November 3, 2011**

If it is the intent of the Planning Commission to approve CSP 2005-PR-041, located at Tax Map 49-3((1)) part of 80E, 81A, 82A and 82B, 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 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 "Mosaic Comprehensive Sign Plan" prepared by Edens & Avant, Inc. on March 21, 2011, and revised through September 19, 2011 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 programming of the outdoor video screen will be in accordance with that outlined in CSP. All outdoor speakers or sound amplification devices used in conjunction with the programming of the Video screen will be in accordance with Article 14-700 of the Fairfax County Zoning Ordinance and Section 108-4 of the Fairfax County Code. The video screen shall be limited as follows; hours of operation shall be between the hours of 7:00 a.m. through 11:00 p.m., Sunday through Thursday and 7:00 a.m. through 2:00 a.m. Friday through Saturday; sound shall be permitted when showing movies.
5. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
6. All freestanding permanent signs and all sandwich boards (Sign Type T03) shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travelway so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.

7. Where there is a conflict between the number of freestanding signs shown on the site plan and the number referenced in the matrix, the matrix shall govern the number of allowed signs.
8. ST122A (pedestrian ad cabinets) shall maintain an eight foot clear zone between any adjacent building and the sign.
9. ST122A (pedestrian ad cabinets) shall permit only advertisements for events and businesses within the town center; specific product advertisement is prohibited.
10. ST122A signs located adjacent to Buildings A1 and A4 shall be for wayfinding purposes only and are to only display site maps of the Merrifield Town Center.
11. Notwithstanding what is shown on the site plan and in the sign matrix, sign type ST121 shall be prohibited.
12. Project identification signage should be coordinated throughout the Merrifield Town Center; however a small unique development logo may be included on the sign. Banners should be identical throughout the Merrifield Town Center, except for a small unique development logo.
13. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan Amendment. In addition, typography shall be coordinated throughout the Merrifield Town Center.
14. ST101 signs located on Gallows Road and Lee Highway shall display a mixture of tenants from the Merrifield Town Center as a whole and shall not be limited to only tenants within each individual sign plan boundary.
15. 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. White opaque sign faces are prohibited.
16. Any signs shown in the VDOT right of way are subject to all required reviews and approvals from the Virginia Department of Transportation.
17. Notwithstanding what is shown in the sign matrix and site plan, at no time shall building mounted façade signage exceed 20% of the façade area of any individual façade.
18. Notwithstanding what is shown in the sign matrix and site plan signage on Building D2 will require further definition through a Comprehensive Sign Plan Amendment.
19. Specific images related to the name of the establishment, its trademark, products or services offered (for example use of a dog for a pet store), and or uses the images specifically for marketing purposes shall be considered as signs, subject to the restrictions of this CSP. Images which do not meet these criteria may be considered art and therefore exempt from the sign restrictions.
20. Display windows and building-mounted ad cabinets (ST122B) may include seasonal decoration, information about events, branding, fashion displays and advertising. These may

be used for tenants located outside of Building B (Target), but within the Merrifield Town Center.

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.

**Statement of Justification for Merrifield Town Center (a/k/a the Mosaic)
Rezoning CDPA / FDPA
September 21, 2010
Eskridge (E & A) LLC, Applicant**

I. Introduction

Since 2005, Eskridge (E & A) LLC, ("E & A") has diligently pursued the Comprehensive Plan's vision of a revitalized and animated Town Center in Merrifield. That effort culminated in 2007, with approval of the project known as Merrifield Town Center (RZ #2005-PR-041), which has been subsequently renamed the Mosaic. This Rezoning established the property in a mixed P zone of PDC and PRM. As the "real" elements of the project are now being realized, We have developed a comprehensive signage system designed specifically for the Mosaic project. This signage system has been designed to provide essential way-finding throughout the project while maintaining a visual consistency throughout. It is also, the final application to move toward the establishment of our identity for Mosaic.

II. Overview of the Application

This application is for a Comprehensive Sign Plan (CSP) in a "P" District and serves to comply with Section XVIII. Signage of Merrifield Mixed Use LLC Proffer Statement (RZ 2005-PR-041) dated October 15, 2007. The application includes a coordinated signage system for non-residential uses currently planned in Parcels A, B and D of the Mosaic project.

III. Comprehensive Sign Plan Application Details

A well-developed sign system is an integral part of any successful development. Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. The purpose of a sign system is to orient, inform, direct, and regulate pedestrian and vehicular traffic. A properly conceived sign system also reflects the owner's concern and sense of responsibility for public safety and enhances the image and use of the development.

There are several criteria that must be addressed when creating an effective and quality sign system. The sign system is designed to achieve a consistent display of information throughout the development through typography, color, material, and general form; the size however may vary for specific purposes. The elements of this system are contextual to the architecture and landscape features of Mosaic. All design details have been coordinated with the project's architects and landscape architects to assure a harmonious and well thought-out signage program.

A particular challenge for Mosaic, given the retail and other commercial uses, is to accommodate multiple uses within the same building, changing tenant mixes, changing market conditions, and periodic renovations over time. Sign design standards are set within this document in a manner to describe the standards and to maintain flexibility to respond to these needs. In addition to addressing the tenant needs of Mosaic, this

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Zoning Evaluation Division

document works with other properties in the Merrifield suburban town center to create a comprehensive approach to public signage.

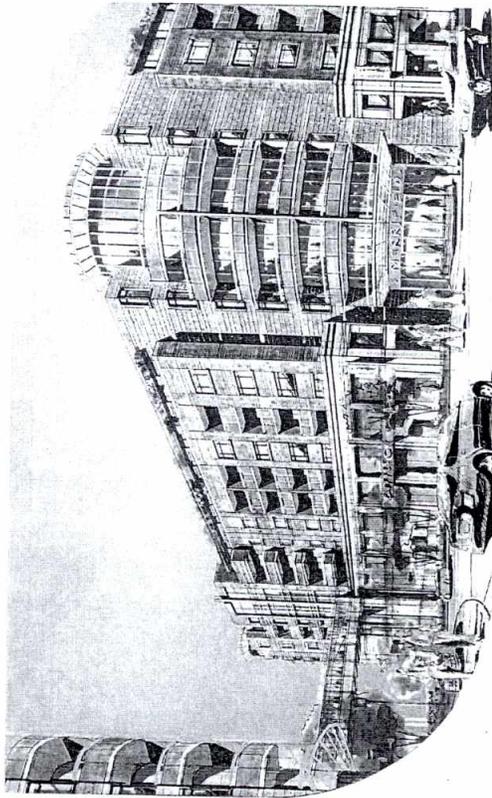
The pages following in this manual provide illustrations, details, locations, and types of messages for each sign on the site. These guidelines assure consistent display of information in its entirety. The end result is a comprehensive sign program that will establish identity, convey information, reduce complicated messages to simple instructions, direct vehicular traffic and facilitate access to site facilities.

IV. Conformance with Comprehensive Plan

This application is intended to continue the implementation of the Comprehensive Plan vision endorsed by the original rezoning and has been deliberately crafted to reflect the careful balancing of issues that the Comprehensive Plan represents. Obviously, additional details will be provided as the application continues to evolve to ensure this vision is maintained.

V. Conformance with Ordinances, Regulations and Adopted Standards

This application is in conformance with the provisions of all applicable ordinances, regulations and adopted standards.



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane at Gallows Road
Fairfax, Virginia 22046

Comprehensive Signage Plan

Submitted by
UNIWEST GROUP
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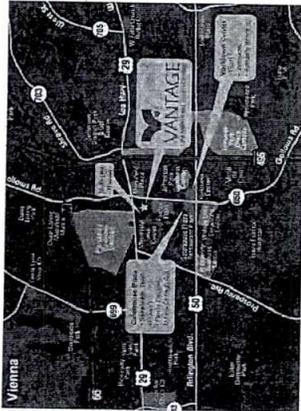
Davis, Carter, Scott Ltd.
1676 International Dr., Ste. 500, Mc Lean VA 22102-4881
(703) 556-9275, <http://www.dcsdesign.com>



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montyhoward@earthlink.net

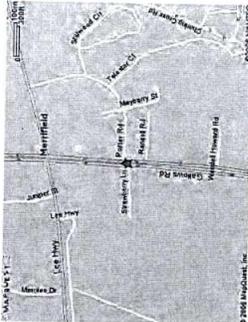
October 2011
December 2006
Submitted to
Fairfax County Planning Commission
Zoning Evaluation Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5505
703-324-1290



VANTAGE AT MERRIFIELDTOWN CENTER

Comprising 5.33 acres and beautifully designed with exceptional architecture and pedestrian-friendly walks, this expansive location will feature offices, hotels, residences and over 105,000 SF of combined office and retail space.

With so much planned all in one place, the Town Center is destined to become the Main Street of Merrifield. Please go to vantagecondo.com for further info.



Sign Type	Total Sq. Ft.
A	340
B	857
C	134
D	240
E	24
F	48
G	12
H	8
J	112.5
K	150
L	9
M	48
N	
101	200
103	11.5
105	3
108	8
120	23

September 2011

**Comprehensive Sign Plan Amendment
Vantage at Merrifield Town Center**

8190 and 8191 Strawberry Lane
Falls Church, VA 22042

Tax map Reference: 49-4 ((17)) 100-517, C1-C4 and
(2) 100-522, C1-C4
Zoned: PRM & H/C

The purpose of this Comprehensive Sign Plan Amendment (CSPA) is:

- Add a monument sign to the north side of Strawberry Lane at Galloway Road
- Replace a monument sign on the east side of Yates Way at Route 29 with a new one on the west side of Yates Way
- Add a vehicular directional sign on the south side of Strawberry Lane west of Yates Way.
- Add a pedestrian directional sign on the west side of Yates Way south of Strawberry Lane.
- Add a street sign at the southwest corner of the Yates Way - Strawberry Lane intersection.

All signs, except for those shown on in the addendum to this document are existing and/or previously approved.

Sheet 3A has been added to show the location of the new signs.

The plan had 2,322.5 square feet of signage approved. This Amendment will add 23.5 square feet for a total of 2,530 square feet.

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- 1. Sign Elevation Diagram A
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- 5. Elevation 2 - 8191 North Elevation
- 6. Elevation 3 - 8191 West Elevation
- 7. Elevation 4 - 8191 South Elevation
- 8. Elevation 5 - 8190 East Elevation
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- 19. Sign Type F 25. Sign Type N
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Addendum Sheets 1 - 5



Vantage at MerrifieldTown Center
8190 and 8191 Strawberry Lane
Fairfax Virginia 22046

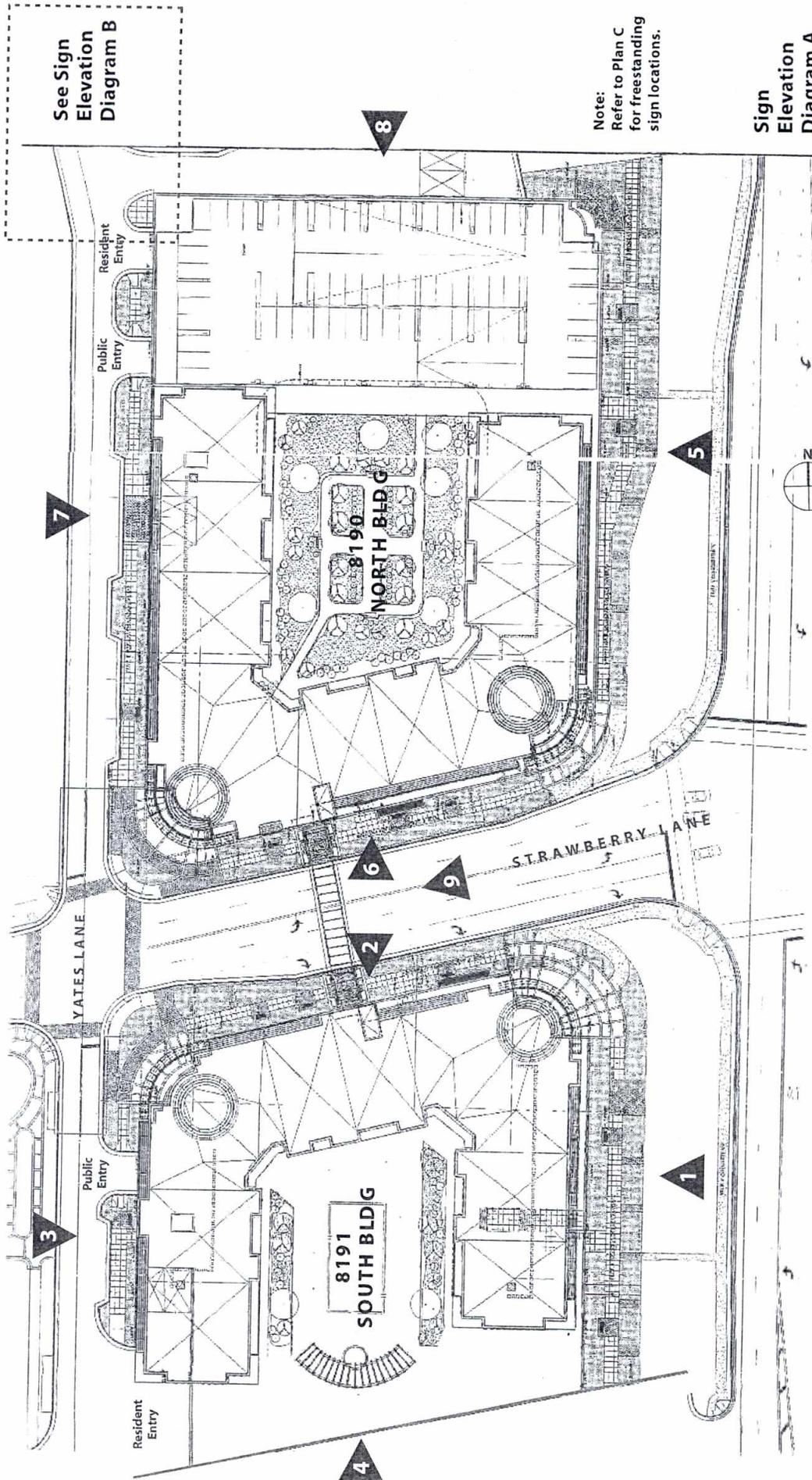
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Comprehensive Signage Plan



See Sign Elevation Diagram B

Note: Refer to Plan C for freestanding sign locations.

Sign Elevation Diagram A

GALLOWS ROAD - MAJOR THOROUGH FARE

Comprehensive Signage Plan



Vantage at Merrifield Town Center
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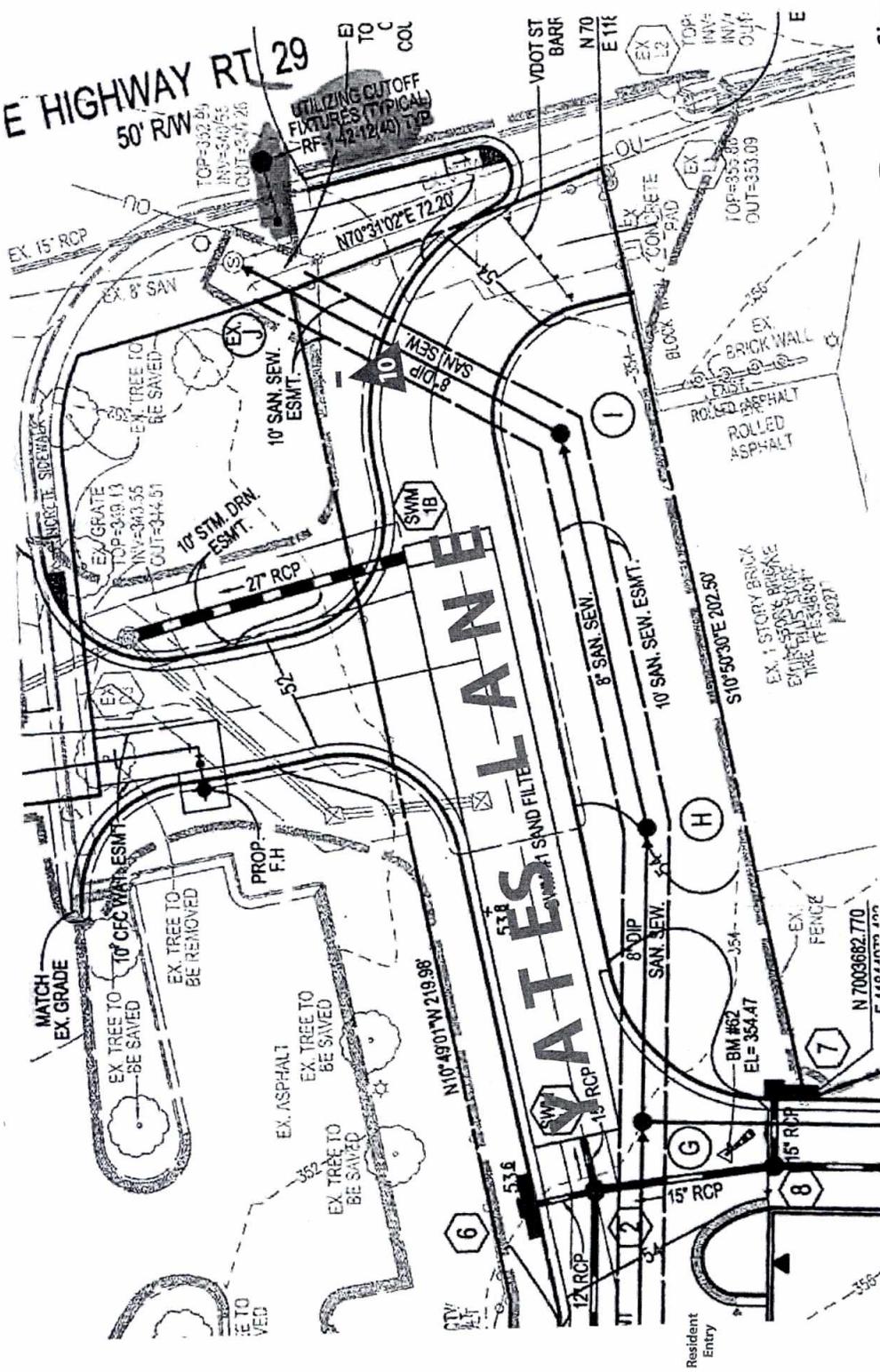


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E HIGHWAY RT 29
50' R/W



Sign
Elevation
Diagram B



Comprehensive Signage Plan



Vantage at Merrifield Town Center
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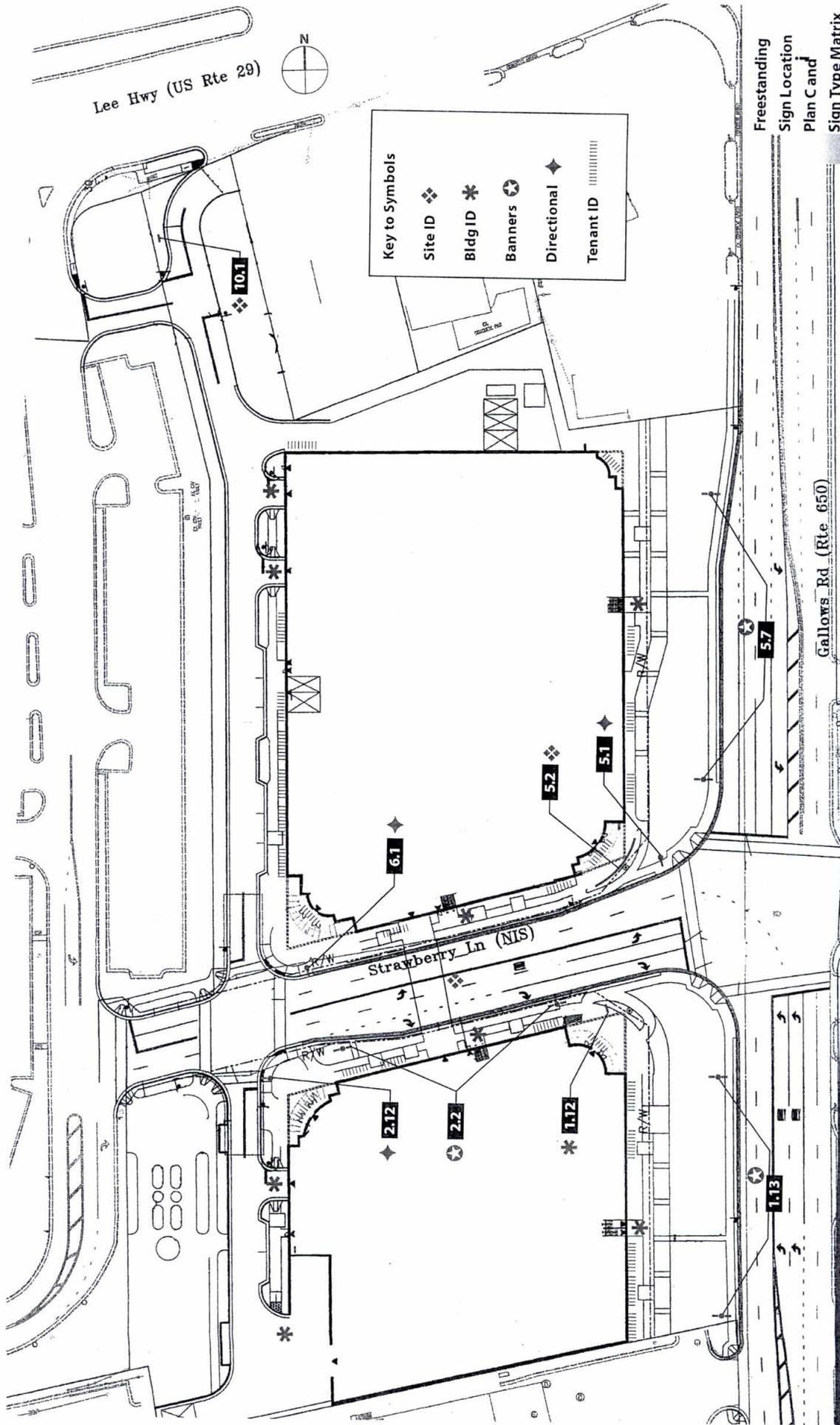
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Freestanding
Sign Location
Plan C and
Sign Type Matrix

Comprehensive Signage Plan



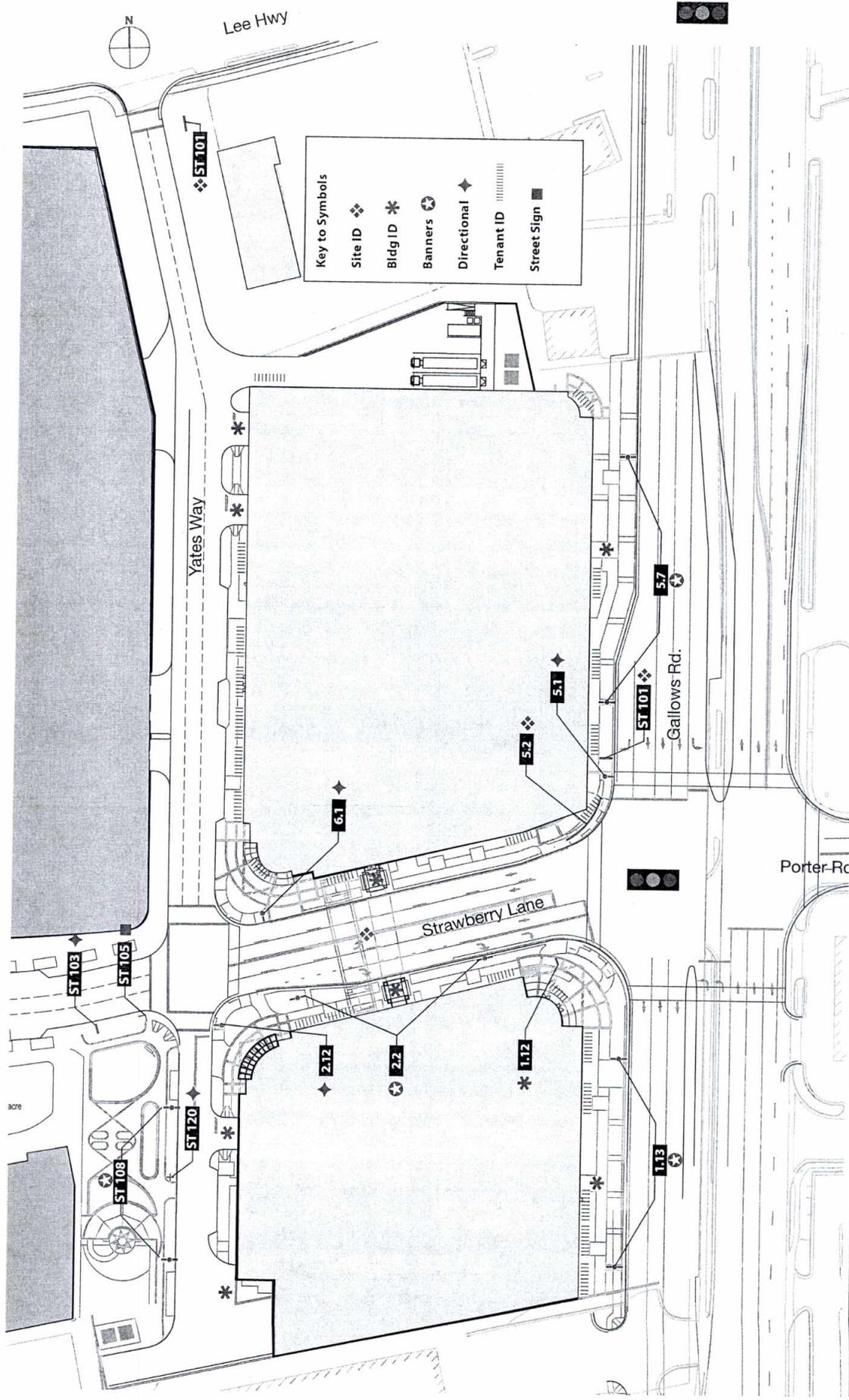
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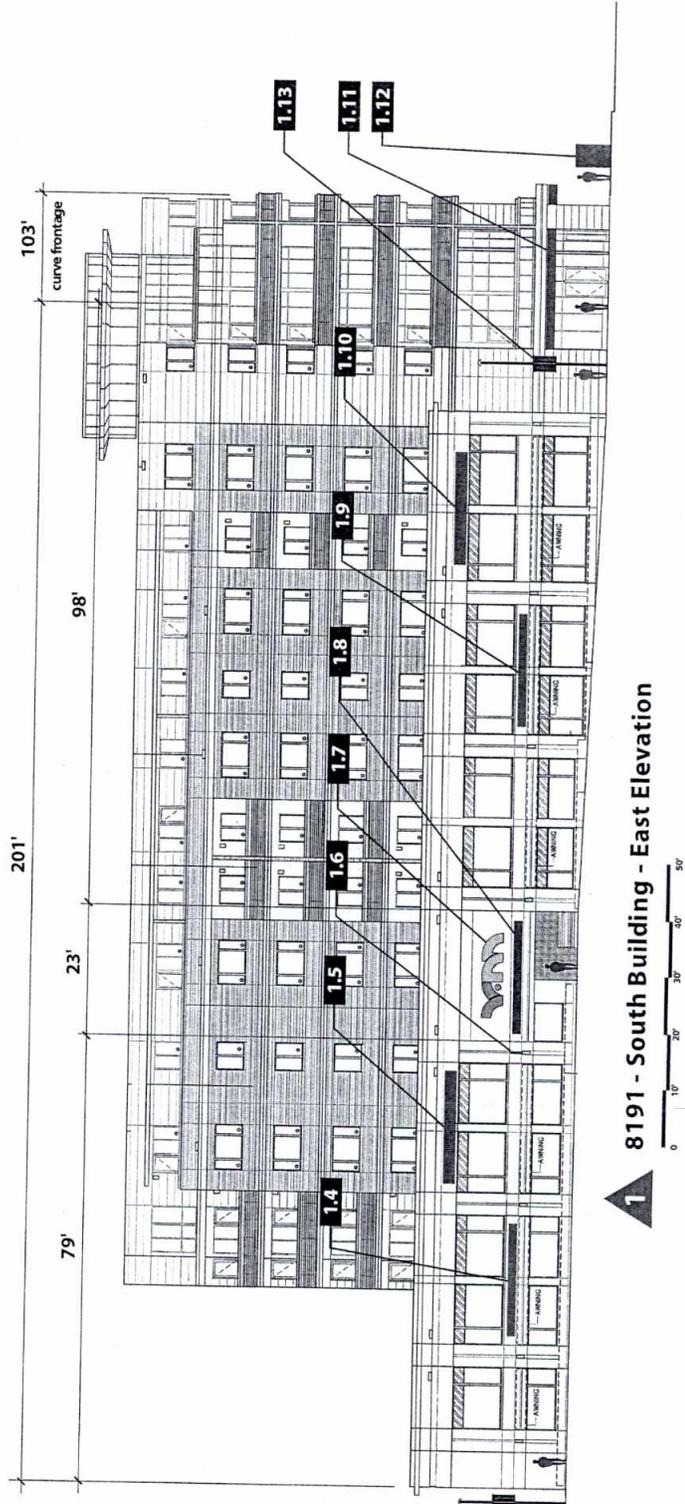


Key to Symbols

- Site ID
- Bldg ID
- Banners
- Directional
- Tenant ID
- Street Sign

Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
1.4	B	Tenant ID	1	40	40	yes	
1.5	B	Office ID	1	40	40	yes	
1.6	C	Retail ID	1	6	6	no	entrance inside
1.7	D	Project Art	1	60	60	yes	
1.8	B	Address/Parking	1	20	20	no	
1.9	B	Tenant ID	1	40	40	yes	

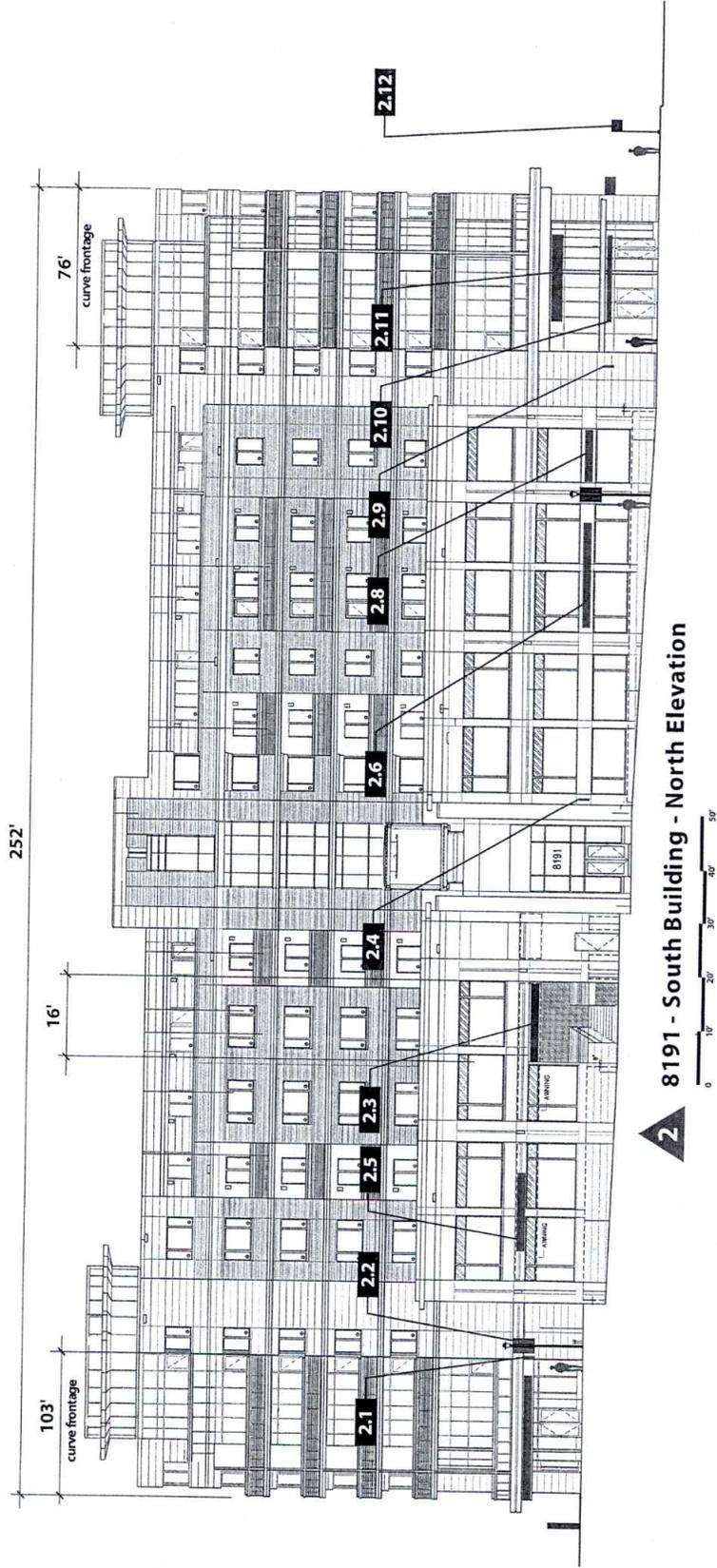
Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
1.10	B	Office ID	1	40	40	yes	
1.11	B	Retail ID	1	40	40	yes	
1.12	E	Residence ID	1	24	24	yes	
1.13	F	Banner Art	4	4	16	no	



1 8191 - South Building - East Elevation

Sign No.	Type	Description	Qty.	Sq.Ft.	Total	Illum.	Comments
2.1	C	Retail ID	1	6	6	no	
2.2	F	Banner Art	4	4	16	no	
2.3	B	Parking	1	15	15	yes	
2.4	C	Retail ID	1	6	6	no	
2.5	B	Retail ID	1	25	25	yes	
2.6	B	Retail ID	1	30	30	yes	
2.8	B	Retail ID	1	15	15	yes	
2.9	C	Retail ID	1	6	6	no	

Sign No.	Type	Description	Qty.	Sq.Ft.	Total	Illum.	Comments
2.10	B	Retail ID	1	20	20	yes	
2.11	B	Retail ID	1	40	40	yes	
2.12	G	Directional	1	4	4	no	



2 8191 - South Building - North Elevation

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046

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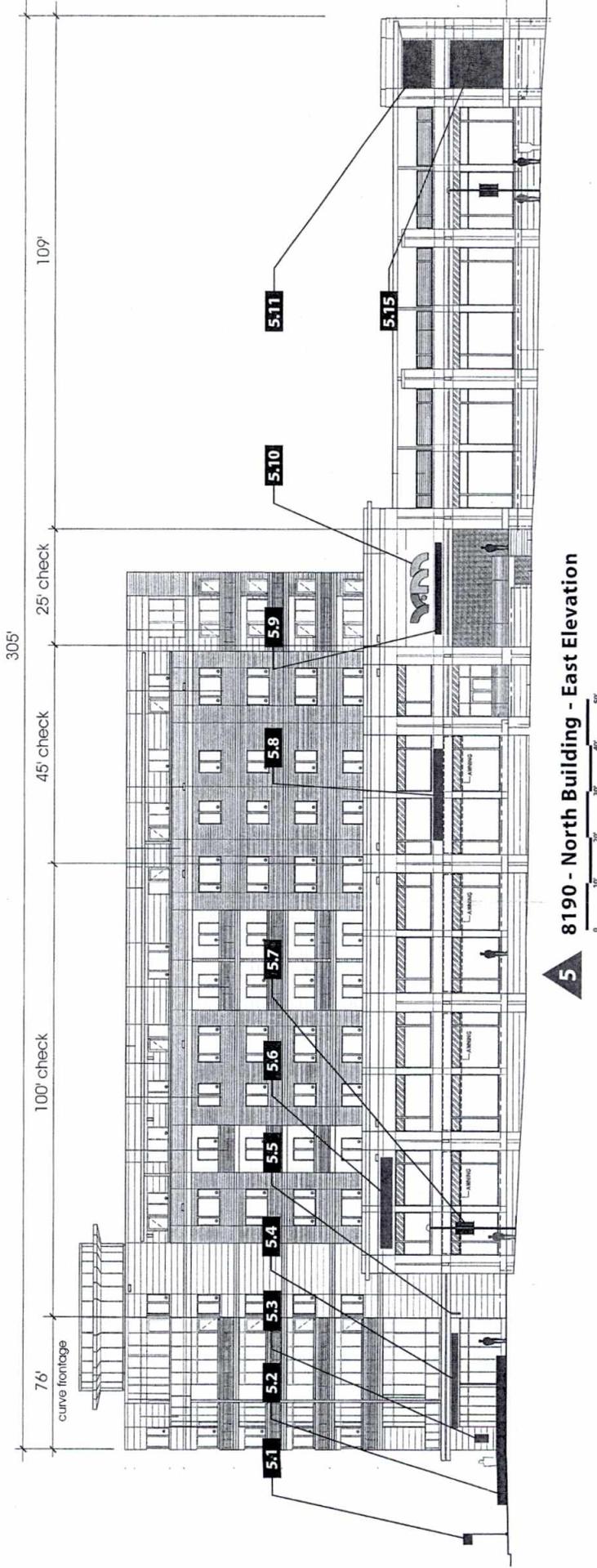


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wmh@howard@earthlink.net

Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
5.1	G	Directional	1	4	4	no	
5.2	J	Project ID	1	112.5	112.5	no	
5.3	H	Advertising	1	8	8	yes	
5.4	B	Retail ID	1	30	30	yes	
5.5	C	Retail ID	1	6	6	no	
5.6	B	Retail ID	1	50	50	yes	
5.7	F	Banner Art	4	4	16	no	
5.8	B	Retail ID	1	40	40	yes	
5.9	B	Assembly / Parking	1	20	20	yes	

Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
5.10	D	Project Art	1	60	60	yes	
5.11	N	Multi Tenant Idetail ID	1	60	60	yes	other frontage
NA							
NA							
5.15	N	Multi Tenant Idetail ID	1	120	120	yes	other frontage



5 8190 - North Building - East Elevation

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



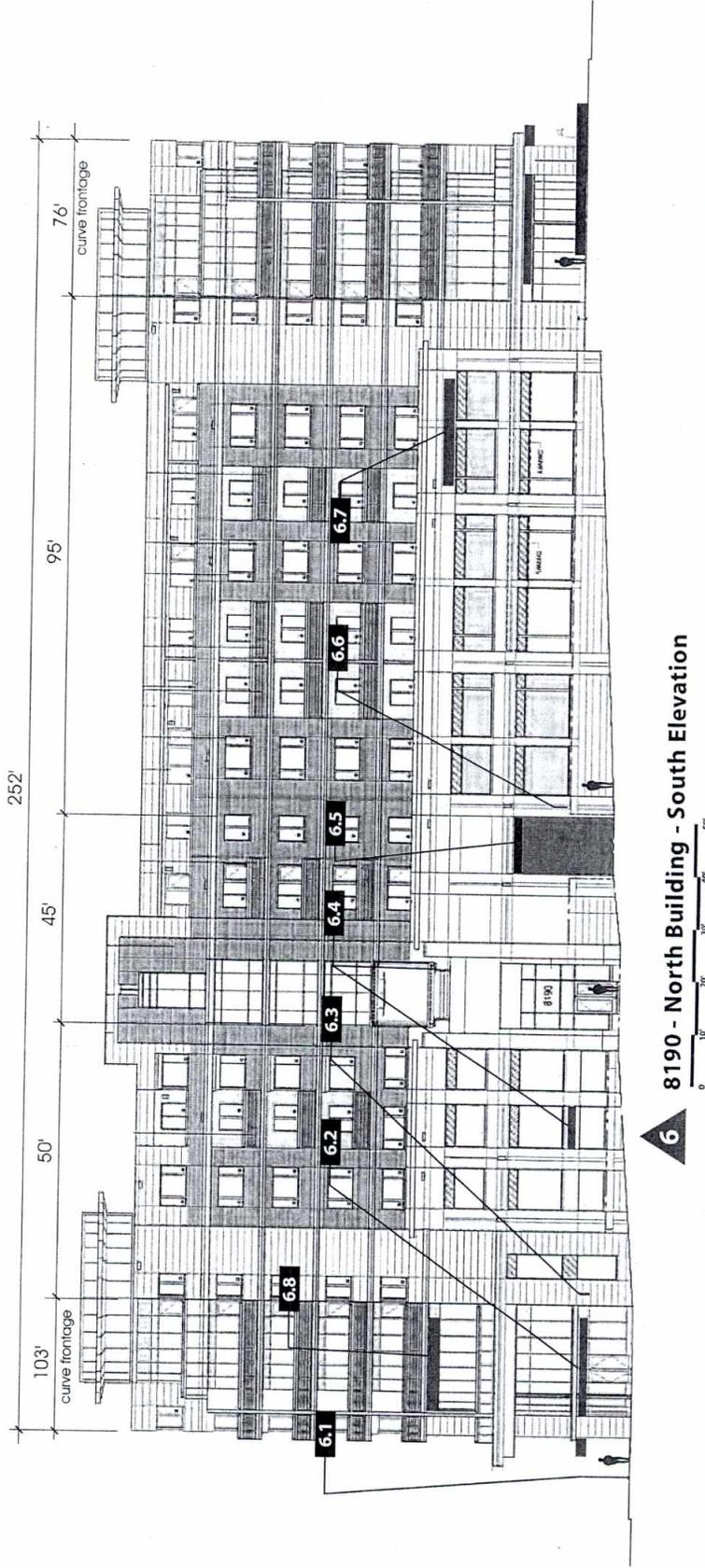
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Sign No.	Type	Description	Qty.	Sq. Ft.	Total Illum.	Comments
6.1	G	Directional	1	4	4	no
6.2	B	Retail ID	1	30	30	yes
6.3	C	Retail ID	1	6	6	no
6.4	B	Retail ID	1	12	12	yes
6.5	B	Address/Parking	1	15	15	yes
6.6	C	Directional	1	6	6	no
6.7	B	Retail ID	1	40	40	yes
6.8	B	Retail ID	1	40	40	yes



6 8190 - North Building - South Elevation

Comprehensive Signage Plan



Vantage at Merrifield Town Center
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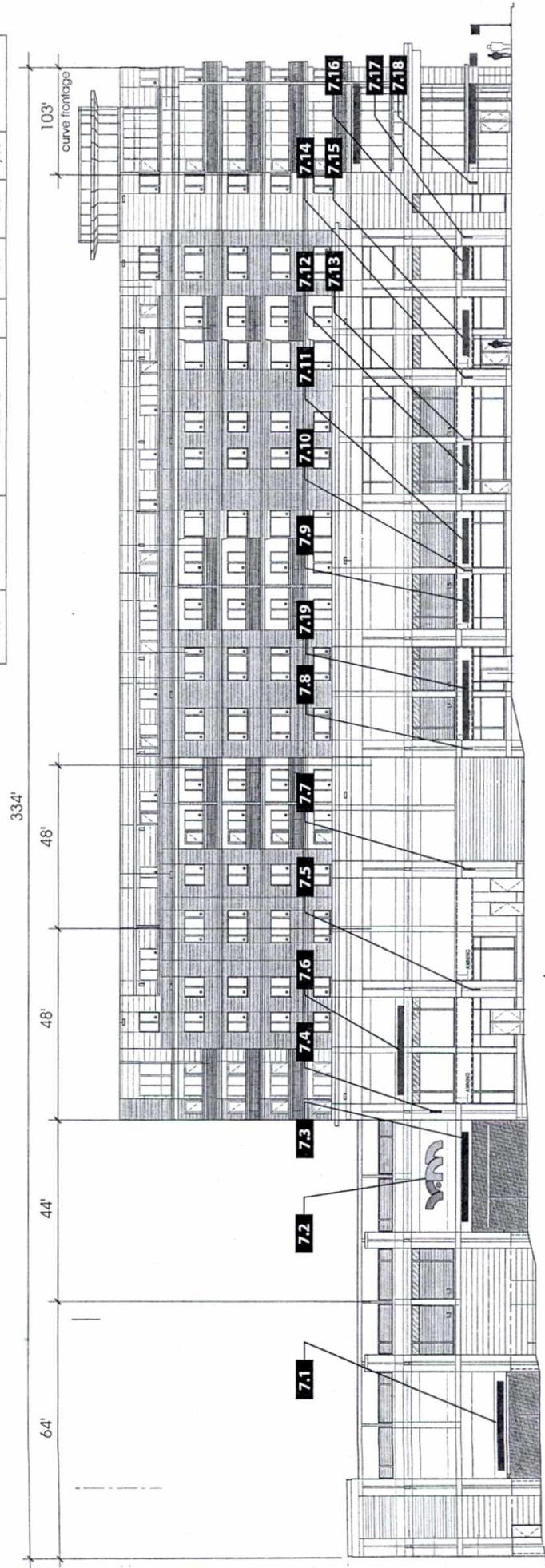
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Baltimore, Maryland 21217 4218
410 243 5902
wmh@howard@earthlink.net

Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
7.1	B	Residence ID	1	30	30	yes	
7.2	D	Project Art	1	60	60	yes	
7.3	B	Directional	1	30	30	yes	
7.4	C	Directional	1	6	6	yes	
7.5	C	Retail ID	1	6	6	no	
7.6	B	Retail ID	1	30	30	yes	
7.7	C	Directional	1	6	6	no	
7.8	C	Retail ID	1	20	20	yes	see detail Pg. 16
7.9	B	Retail ID	1	25	25	yes	

Sign No.	Type	Description	Qty.	Sq. Ft.	Total	Illum.	Comments
7.10	C	Retail ID	1	6	6	no	
7.11	B	Retail ID	1	25	25	yes	
7.12	B	Retail ID	1	49	49	yes	
7.13	C	Retail ID	1	6	6	no	
7.14	C	Retail ID	1	6	6	no	
7.15	B	Retail ID	1	25	25	yes	
7.16	C	Retail ID	1	12	12	yes	
7.17	C	Retail ID	1	6	6	no	
7.18	C	Retail ID	1	6	6	no	
7.19	B	Retail ID	1	30	30	yes	



7 8190 - North Building - West Elevation



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



UNIWEST GROUP
2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568



Walter Montgomery Howard
1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2902
wmh@ward.com

Myriad Bold
ABCDEFGHIJKLMNPOQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Project Standard Secondary Font - Myriad Bold

Myriad Roman
ABCDEFGHIJKLMNPOQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

Project Standard Secondary Font - Myriad Roman



Project Standard Arrow Art -
 Optima Bold (art provided by Designer)



Project Standard Logo Art -
 (art provided by Owner)



Beige 180C-49 (7725-49)
 Base Building Copy



SW 7575 Web Gray
 Base Building Field



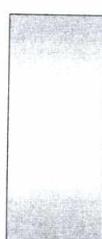
Champagne Metallic
 Base Building Accent



Light Bronze Metallic



3030 Green Acrylic Frosted



White 680-10 Reflective Film

**Graphic Standards for Signs
 Vantage at Merrifield Town Center**

Project and Building Identity Signs, Directional Signs and other messages to be fabricated for Vantage of Merrifield Town Center following Graphics Standards shown here to lend consistency in application of materials and typography.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Refer Sign Type / layout drawings, the Sign Location Plans and Sign Message Schedule for further notes dimensions and specifications.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special on Tenant Identity Signs in compliance with the Comprehensive Signage Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.

Comprehensive Signage Plan



Vantage at Merrifield Town Center
 8190 and 8191 Strawberry Lane
 Fairfax, Virginia 22046



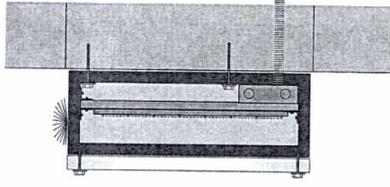
GableSigns, Inc.
 7440 Fort Smallwood Rd.
 Baltimore, MD 21226
 800-854-0568



Walter Montgomery Howard
 1420 Mason Street
 Baltimore, Maryland 21217 4218
 410 243 2902
 wmhoward@earthlink.net



UNIWEST GROUP
 2900 Telestar Court
 Falls Church, Virginia 22042
 703-698-4040



**Sign Type A
Tenant Identity Sign**

Tenant Identity Signs to be fabricated for Vantage at Merrifield Town Center following Graphics Standards to lend consistency in application of materials and typography.

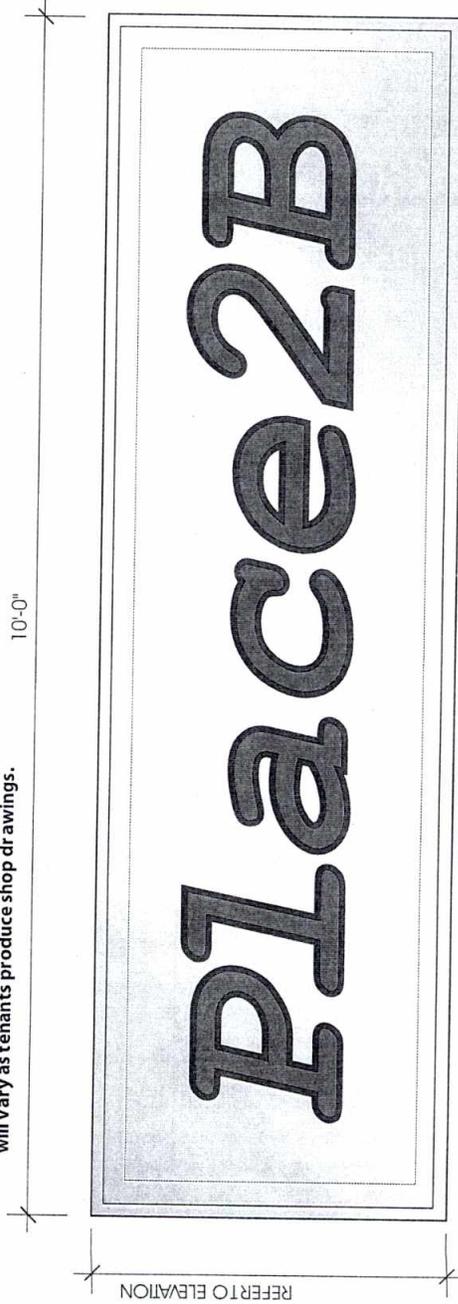
Sign cabinets fabricated of aluminum with translucent face panels backlit by concealed LED light banks to glow at night.

Tenant art may be applied to frosted glass color of acrylic (project standard) or in other colors as Owner approves.

TYPE A - DETAIL/SECTION @ SIGN MOUNTING

Note: Layouts shown are example only. Leases are pending. Verbiage, layouts and colors will vary as tenants produce shop drawings.

10'-0"



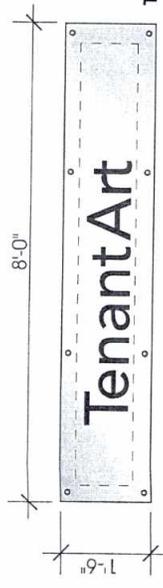
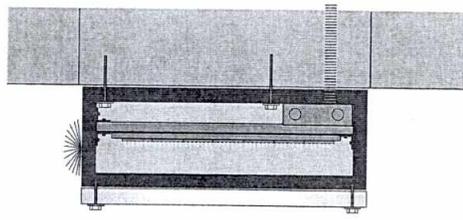
TYPE A - DETAIL LAYOUT - Nos 5.11, & 1 SIMILAR - DIMENSIONS VARY

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special on Tenant Identity Signs in compliance with the Comprehensive Sign age Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.

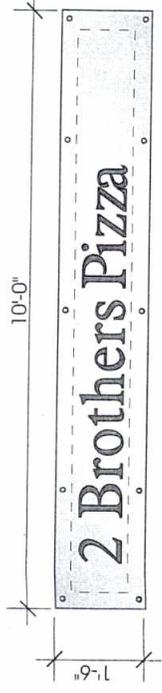
Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

All electrical connections and components to be concealed and/or removed.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.



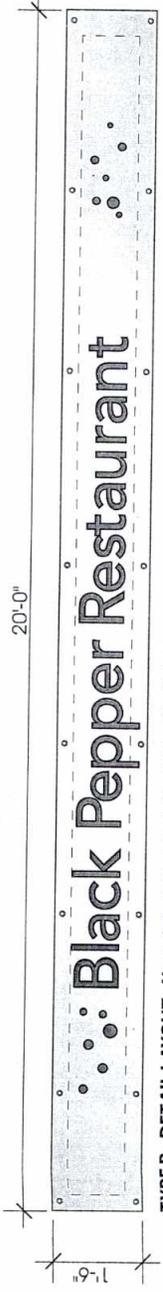
TYPE B - DETAIL LAYOUT - No. 6.4, 7.16



TYPE B - DETAIL LAYOUT - No.s 2.5, 2.6, 2.8, 6.5, 7.9, 7.11, 7.12, 7.15



TYPE B - DETAIL LAYOUT - No. 2.3 GARAGEID



TYPE B - DETAIL LAYOUT - No.s 1.4, 1.8, 1.9, 1.11, 3.2, 3.5, 5.4, 5.8, 5.9, 6.2, 7.1, 7.3, 7.6



GARAGE ID - No. 7.3

**Sign Type B
Tenant / Garage (Building) Identity**

Project and Building Identity Signs, Directional Signs and Tenant Signs to be fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and typography.

Wall mounted internally illuminated sign cabinets lit by LED to glow at night. Electrical connections, ballasts and transformers concealed within recessed cabinets

Face panels may be translucent acrylic or aluminum precision cut to expose acrylic copy (letters light) subject to the approval of the Owner.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special are on Tenant Identity Signs in compliance with the Comprehensive Signage Plan. Tenants will submit drawings, layouts and details sufficient to facilitate Owner's Approval.

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046

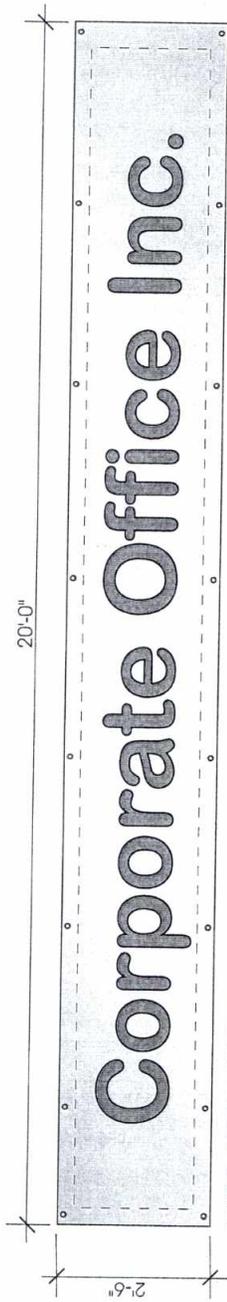
UNIWEST GROUP
2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



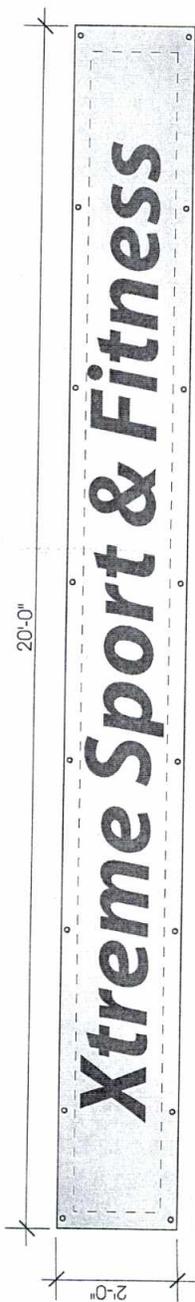
Gable Signs, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

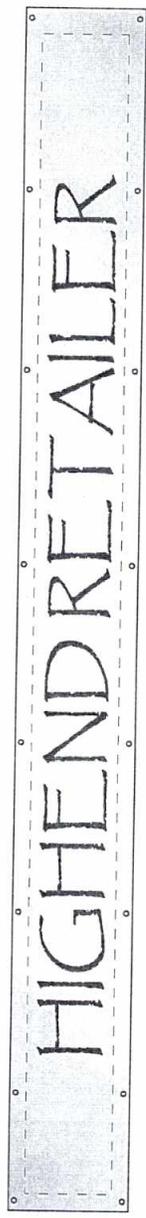
1420 Mason Street
Baltimore, Maryland 21217 4218
410 243 2902
montyhoward@earthlink.net



TYPE B - DETAIL LAYOUT - No. 5.6



TYPE B - DETAIL LAYOUT - Nos 1.5, 1.10, 2.11, 6.7, 6.8



Sign Type B - 2nd Floor Tenant / Building Identity Sign

Project and Identity Signs, Directional Signs and Tenant Signs to be fabricated for Vantage at Merrifield Town Center following Graphics Standards to lend consistency in application of materials and typography.

Wall mounted internally illuminated sign cabinets lit by LED to glow at night Electrical connections, ballasts and transformers concealed within recessed cabinets.

Face panels may be translucent acrylic or aluminum precision cut to expose acrylic copy (letters light) subject to the approval of the Owner.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special on Tenant Identity Signs in compliance with the Comprehensive Sign age Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046

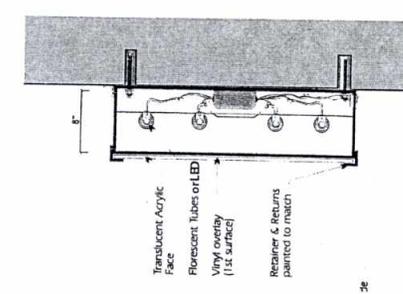
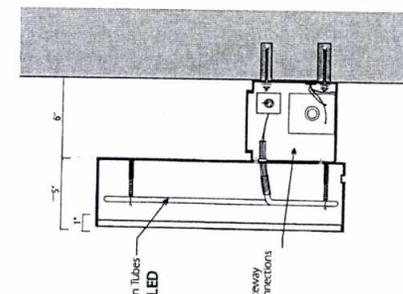
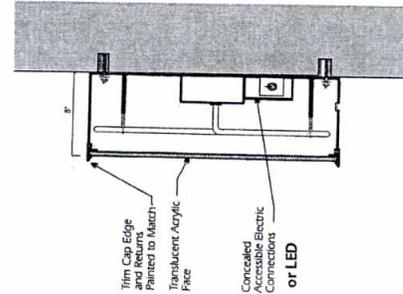
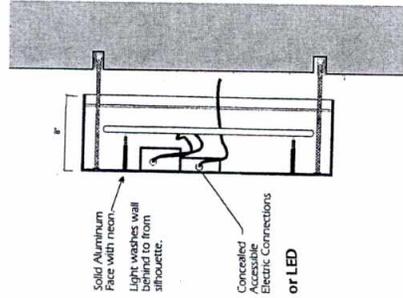
UNIWEST GROUP
2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

1400 Mason Street
Baltimore, Maryland 21217 4218
410.243.2902
mohoward@earthlink.net



**Sign Type B - Alternate Methods
Tenant / Building Identity Sign**

Project and Building Identity Signs, Directional Signs and Tenant Signs to be fabricated for Vantage at Merrifield Town Center following Graphics Standards.

Tenants may elect to employ different profiles subject to Owner's approval for uniform appearance.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Applications and materials may vary subject to Owner's approval of shop drawings.

SIGN TYPE B - ALTERNATE FABRICATION AND MOUNTING METHODS - SUBJECT TO APPROVAL BY OWNER OF SHOP DRAWINGS FROM SIGN FABRICATOR PRIOR TO PURCHASE

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



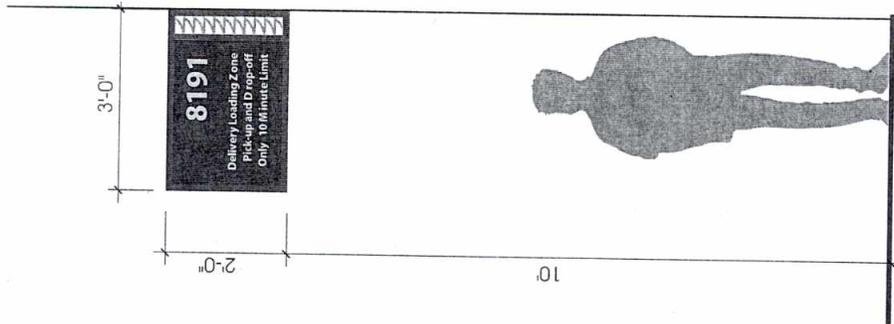
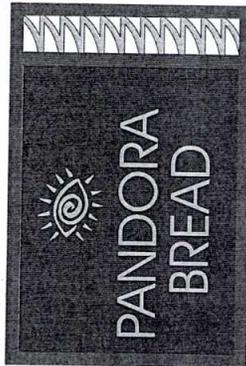
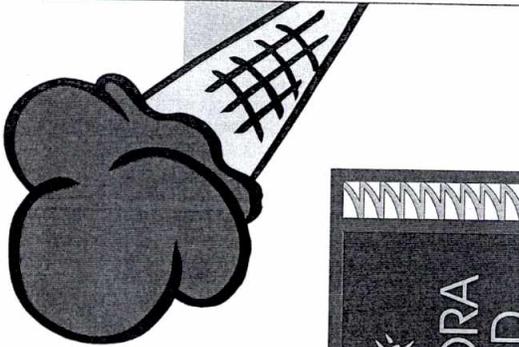
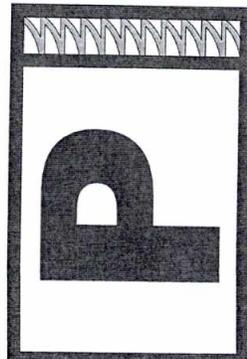
UNIWEST GROUP
2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



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7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

1420 Mason Street
Baltimore, Maryland 21217-4218
410 243 2692
wmh@howard@earthlink.net



SIGN TYPE C
 SIGNS 1.6, 2.1, 2.4, 2.7, 2.9, 3.1, 3.4, 5.5, 6.3, 6.6, 7.4, 7.5, 7.7, 7.8, 7.10, 7.13, 7.14, 7.17, 7.18
 3" = 1'-0"

SIGN TYPE C - BLADE SIGN STANDARD
 1/2" = 1'-0"

Sign Type C Blade Sign Standard

Building Identify Signs, Directional Signs and Tenant Signs to be fabricated for Vantage at Merrifield Town Center following Graphics Standards to lend consistency in application of materials and typography.

Projecting signs to be minimum 10 above grade Signs are double sided and are non illuminated.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special on Tenant Identify Signs in compliance with the Comprehensive Sign age Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.

Comprehensive Signage Plan



Vantage at Merrifield Town Center
 8190 and 8191 Strawberry Lane
 Fairfax Virginia 22046



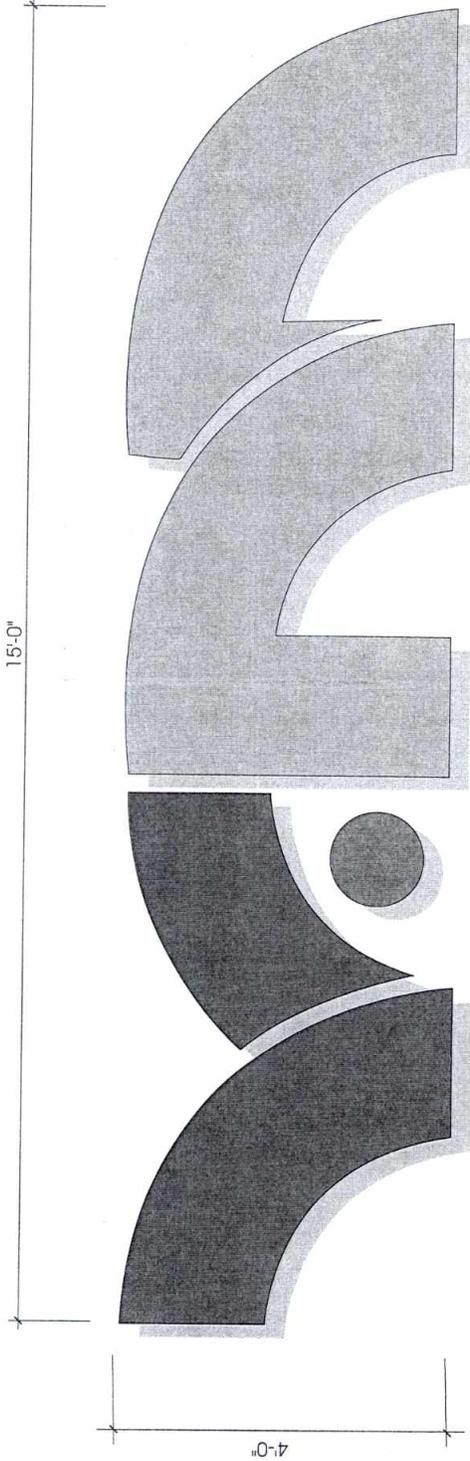
UNIWEST GROUP
 2900 Telesar Court
 Falls Church, Virginia 22042
 703-698-4040



GableSigns, Inc.
 7440 Fort Smallwood Rd.
 Baltimore, MD 21226
 800-854-0568



Walter Montgomery Howard
 1420 Mason Street
 Baltimore, Maryland 21217-4218
 410 243 2002
 wmonty@earthlink.net



**Sign Type D
Building Identity Art Feature**

Project Identity / Art feature to be fabricated of precision cut aluminum primed & painted in project standard metallic colors and pin mounted off precast wall surface to conceal LED "silhouette" illumination by lights banks.

Elements to set off building 6" with concealed mesh returns to prevent bird nesting.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

**SIGN TYPE D - BUILDING IDENTITY / ART FEATURE - Locations: 1.7, 3.3, 5.10, 7.2
NOT TO SCALE**

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



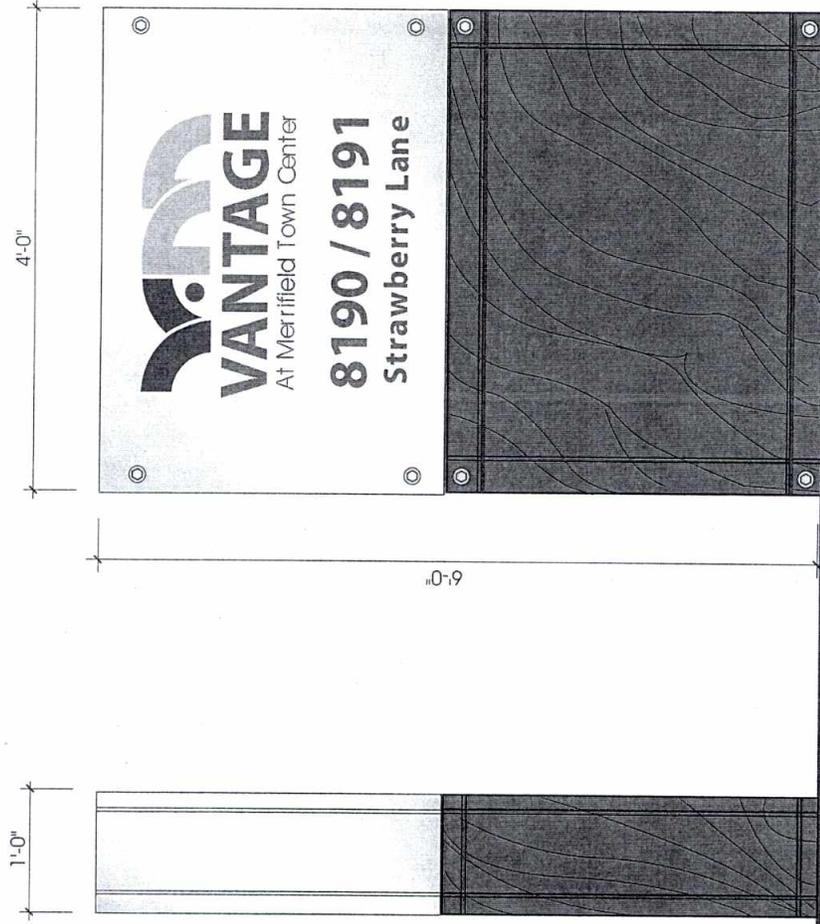
UNIWEST GROUP
2900 Telesar Court
Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

1420 Mason Street
Baltimore, Maryland 21217 4218
410 243 2902
montyhoward@earthlink.net



FRONT & SIDE ELEVATIONS AT SIGN TYPE E, NO. 1.12
1" = 1'-0"

**Sign Type E
Residence Identity Sign**

Project & Building Identity Sign to be fabricated for Vantage of welded aluminum with concealed framework and face panels at top of acrylic with frosted glass finish.

Graphics applied as digital print on vandal proof film layer to be translucent and back lit by concealed LED light banks.

Sign base to recall building metalwork or masonry details. Metal could be primed and painted project standard dark grey color.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



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Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

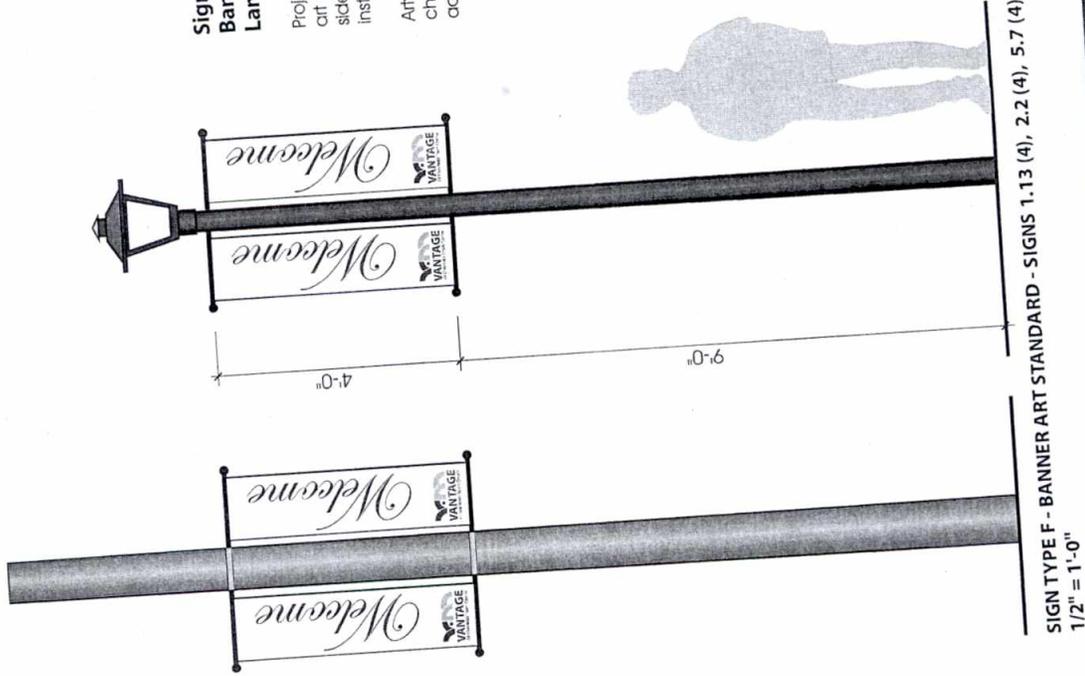


1620 Mason Street
Baltimore, Maryland 21217-4218
410-243-2692
mwhoward@earthlink.net

**Sign Type F
Banner Standard for
Lamp Posts**

Project Identity Banners to be project art provided in the form of double sided polyester mesh banners installed on lamp posts as shown.

Artwork to be digital printed to change seasonally not tenant advertising.



SIGN TYPE F - BANNER ART STANDARD - SIGNS 1.13 (4), 2.2 (4), 5.7 (4)
1/2" = 1'-0"



Walter Montgomery Howard
1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2962
montyhoward@earthlink.net

GablesSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

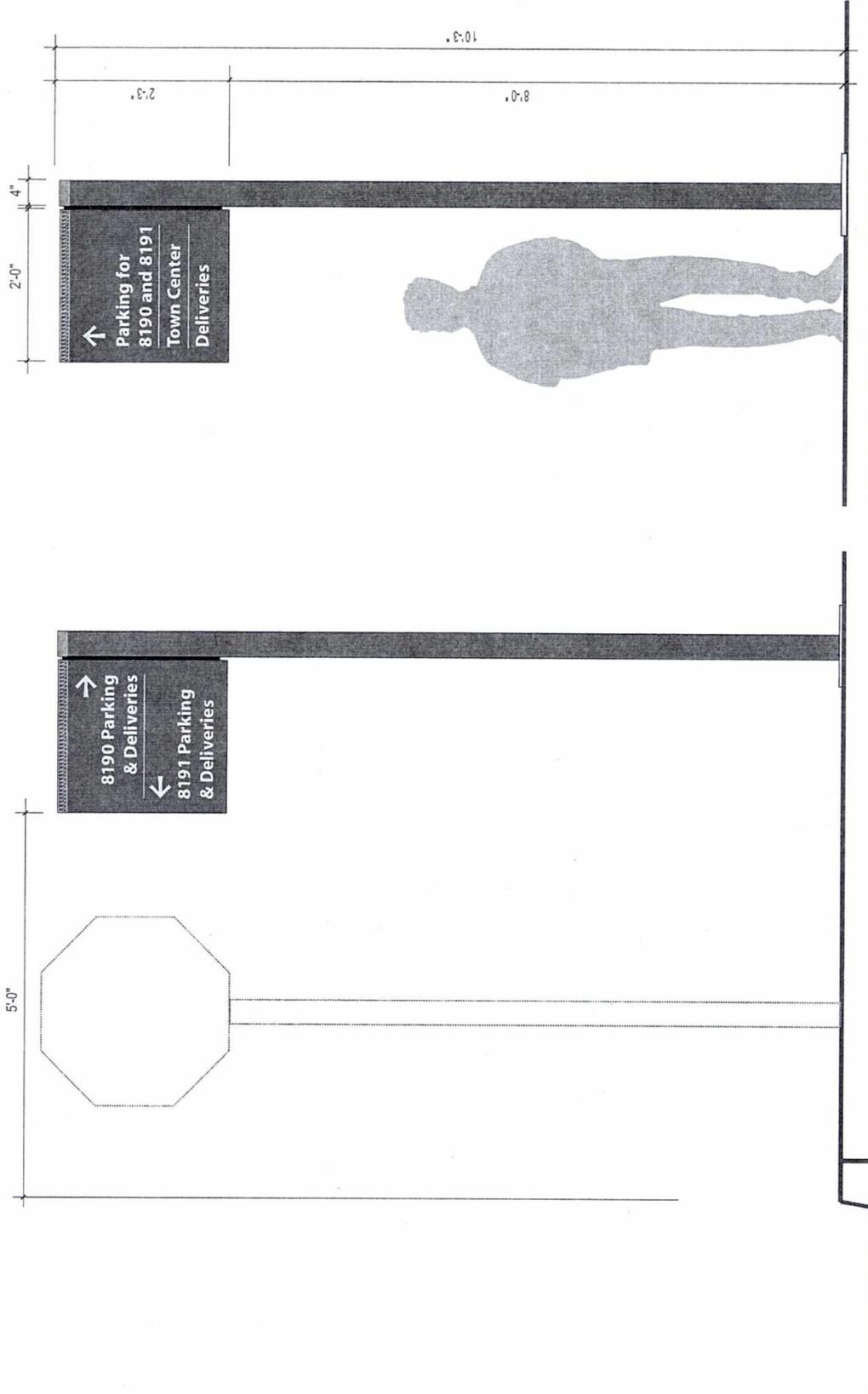


UNIWEST GROUP
2900 TelearCourt
Falls Church, Virginia 22042
703-698-4040

Vantage at Merrifield Town Center
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Comprehensive Signage Plan



Sign Type G
TDirectional Sign Standard

Directional Signs and other messages to be fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and typography.

Signs fabricated of welded aluminum with reflective film copy in project standard typeface as shown.

Sign fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines or Owner approval and records prior to fabrication.

SIGN TYPE G - DIRECTIONAL SIGN STANDARD - No.s 2.12, 5.1, 6.1
 3/4" = 1'-0"

VANTAGE
 AT Merrifield Town Center

Vantage at Merrifield Town Center
 8190 and 8191 Strawberry Lane
 Fairfax, Virginia 22046

UNIWEST GROUP

2900 Telectar Court
 Falls Church, Virginia 22042
 703-698-4040

CABLESIGNS

CableSigns, Inc.
 7440 Fort Smallwood Rd.
 Baltimore, MD 21226
 800-854-0568

Walter Montgomery Howard

1420 Mason Street
 Baltimore, Maryland 21217-4218
 410.243.2902
 mch@howard@earthlink.net

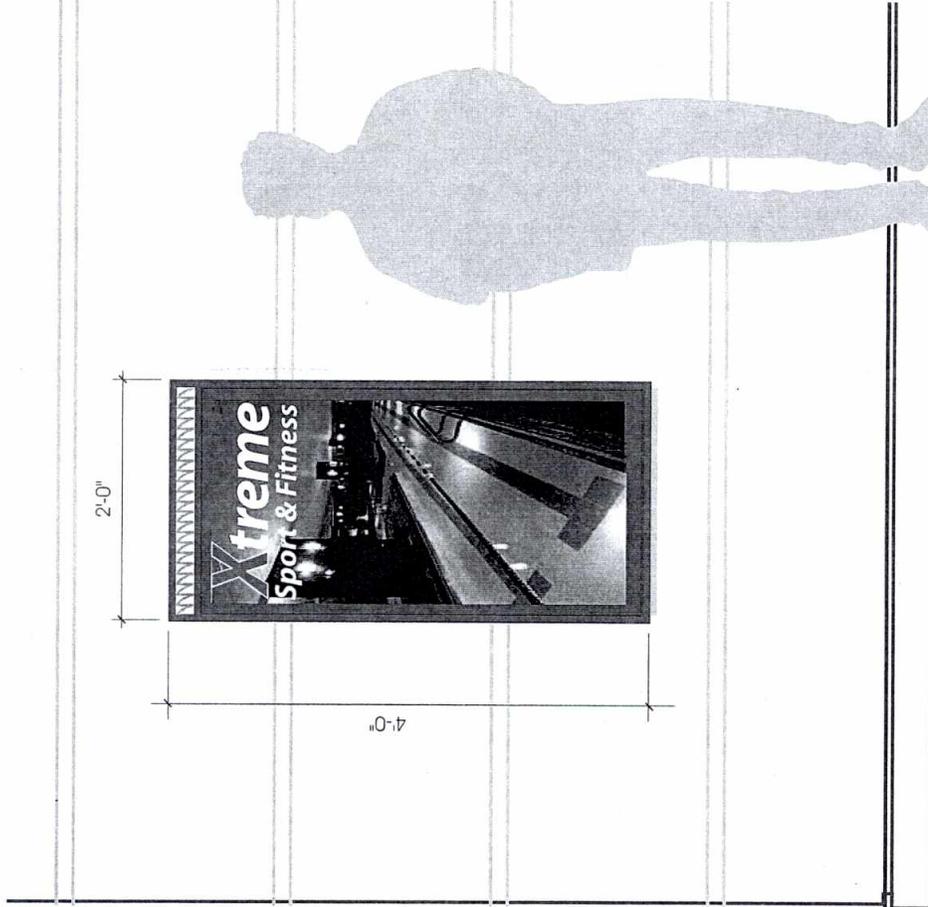
**Sign Type H
Wall Mounted Advertising Standard**

Advertising Signs and other messages to be fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and typography.

Signs to be back lit aluminum cabinets in building standard finishes. Internal illumination provided by concealed LED lights banks to glow at night.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided. Tenant Signs may employ corporate colors and special on Tenant Identity Signs in compliance with the Comprehensive Sign age Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.



SIGN TYPE H - ADVERTISING STANDARD - No. 5.3
1" = 1'-0"

Comprehensive Signage Plan



Vantage at Merrifield Town Center
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2900 Telear Court
Falls Church, Virginia 22042
703-698-4040



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7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

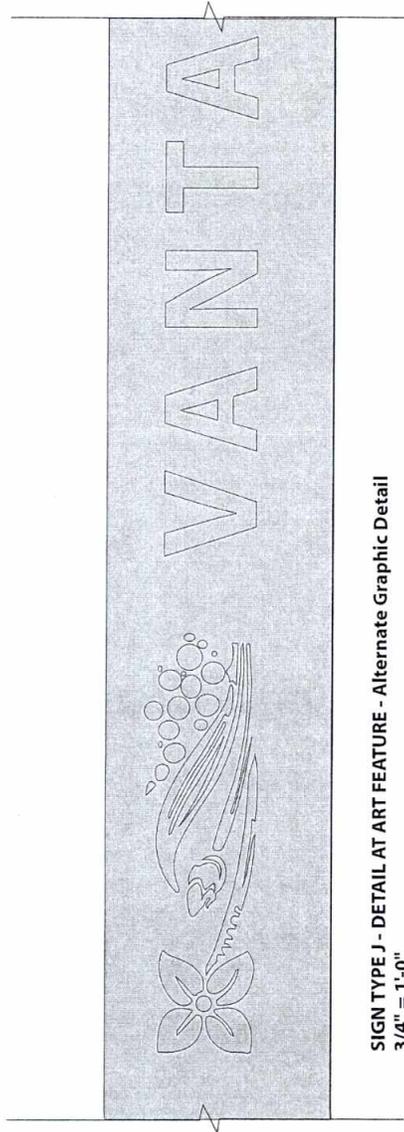
Walter Montgomery Howard
1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2002
wmhoward@earthlink.net

**Sign Type J
Building Identity Art Feature**

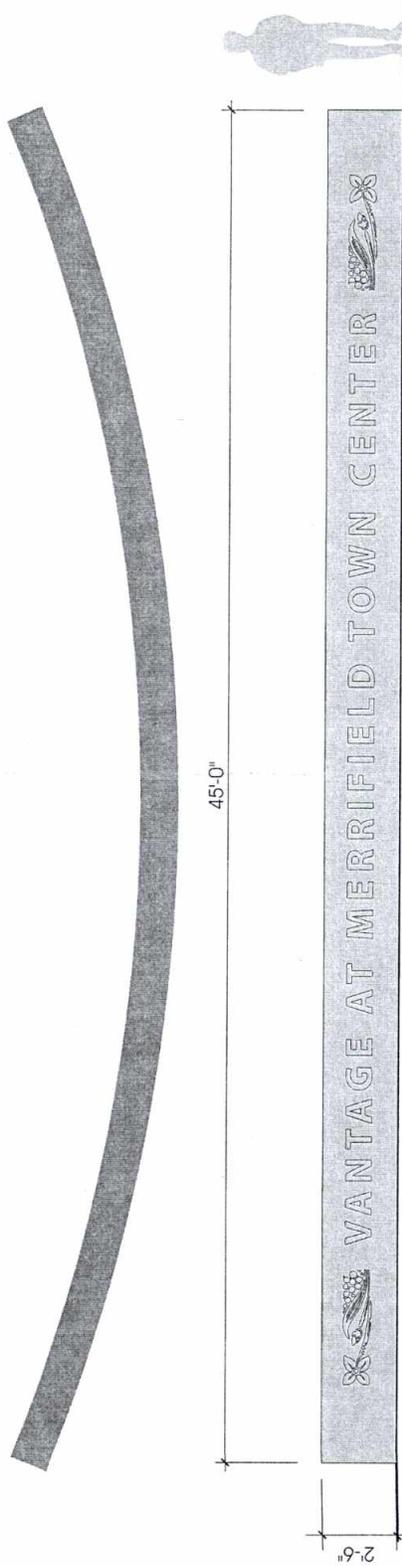
Project Identity / Art feature to be cast in concrete at barrier wall to add out. Lettering and art work to be 1/2" deep embossed into concrete surface as shown.

Note: Final architectural design is under development.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.



SIGN TYPE J - DETAIL AT ART FEATURE - Alternate Graphic Detail
3/4" = 1'-0"



SIGN TYPE J - BUILDING IDENTITY / ART FEATURE - FRONT ELEVATION AND PLAN - No. 5.2
1/4" = 1'-0"

Comprehensive Signage Plan



Vantage at Merrifield Town Center
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Falls Church, Virginia 22042
703-698-4040



Gable Signs, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0668

Walter Montgomery Howard

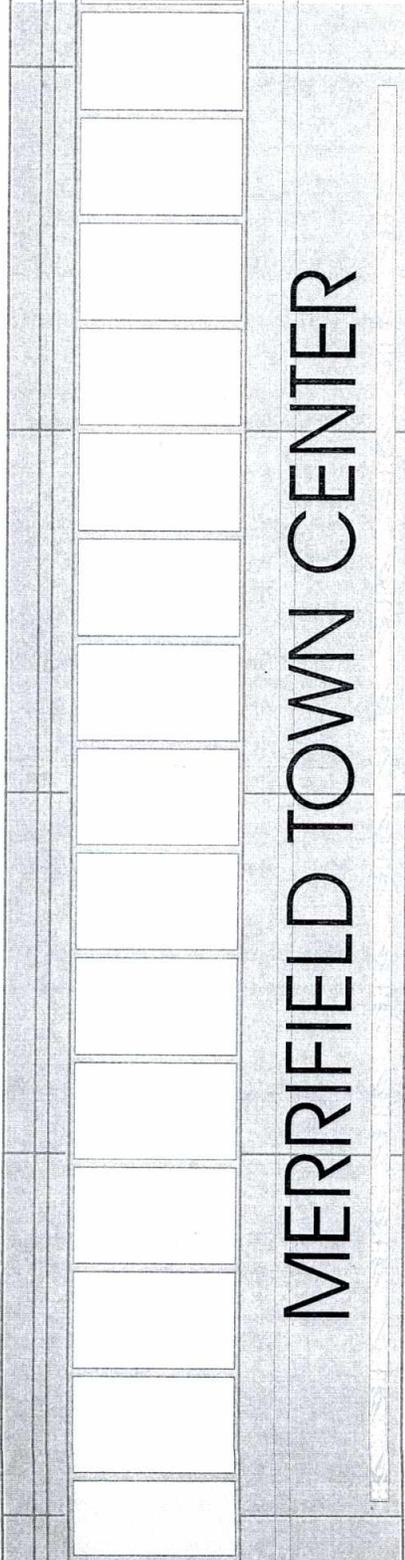
1420 Mason Street
Baltimore, Maryland 21217 4218
410 243 2502
monhward@earthlink.net

**Sign Type K
Project Identity Sign
Standard**

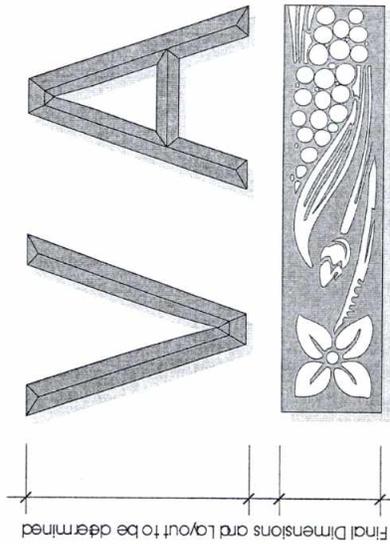
Project Identity Signs, to be fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and typography.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Colors and materials may vary.



3 x 55
Bridge Design is under development



Final Dimensions and Layout to be determined



Not to Scale

SIGN TYPE K - PROJECT IDENTITY SIGNS - 9.1

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
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2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



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7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard
1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2922
wmh@earthlink.net

**Sign Type M
Monument Sign (Optional)**

Project and Building Identity Sign to be fabricated of welded aluminum with concealed framework and face panels at top of acrylic with frosted glass finish.

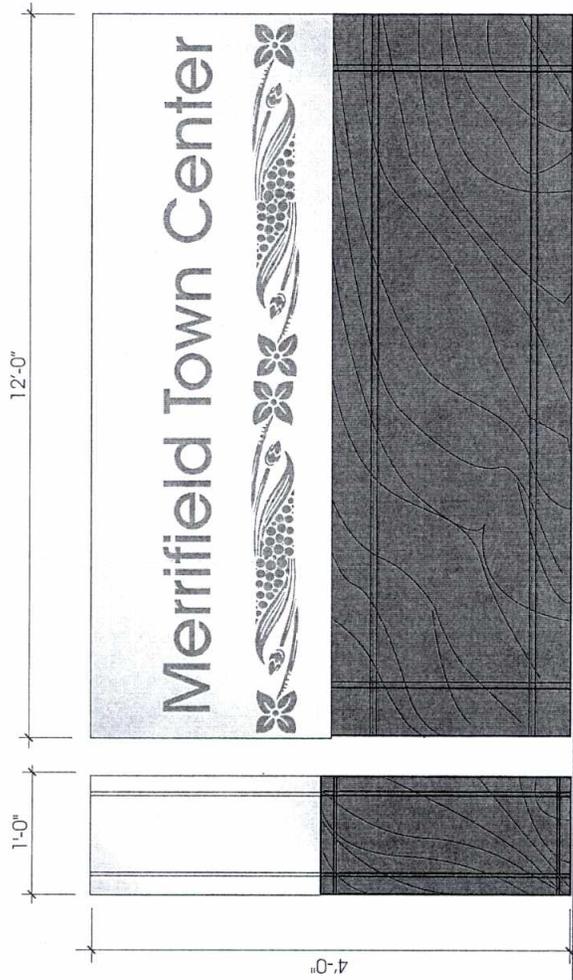
Graphics applied as digital print on vandal proof film layer to be translucent and back lit by concealed LED light banks.

Sign base to recall building metal work or masonry details. Metal could be primed and painted project standard dark grey color.

Sign Fabricator will provide drawings, layouts and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special at on Tenant Identity Signs in compliance with the Comprehensive Signage Plan. Tenants will submit drawings, layouts and details sufficient to facilitate Owner's approval.



**Sign Type L
Awning Standard**

Awnings fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and logo allowances.

Awnings to be minimum 9' above grade.

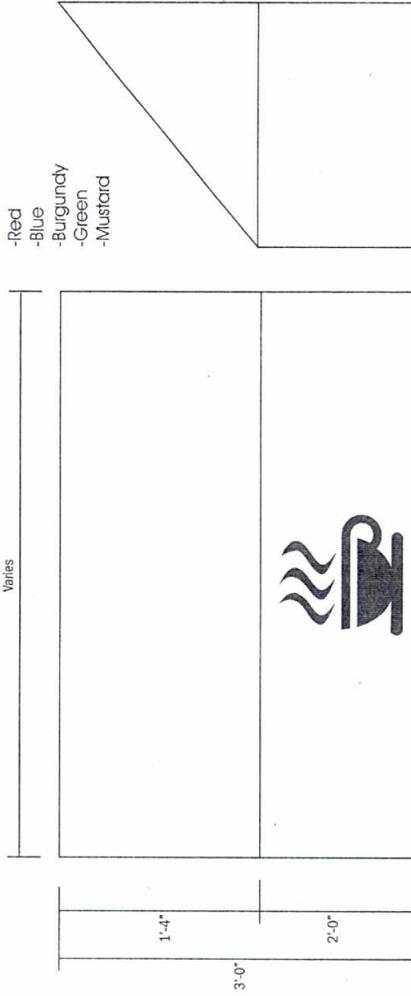
Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Awnings may employ corporate logos in compliance with the Comprehensive Signage Plan. Tenants will submit drawings, layouts and details sufficient to facilitate Owner's approval.

Awnings may be down lit with decorative light fixtures that meet the lighting standards of Article 12 of the Zoning Ordinance.

Awning Fabric Colors:

- Red
- Blue
- Burgundy
- Green
- Mustard



NOTE: Signage not permitted on awnings expect for corporate logos

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



UNIWEST GROUP
2900 TelearCourt
Falls Church, Virginia 22042
703-698-4040



Gables Signs, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

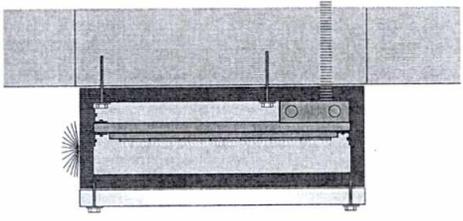


Walter Montgomery Howard
1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2902
monly.toward@earthlink.net

**Sign Type N
Multi-Tenant Identity Sign**

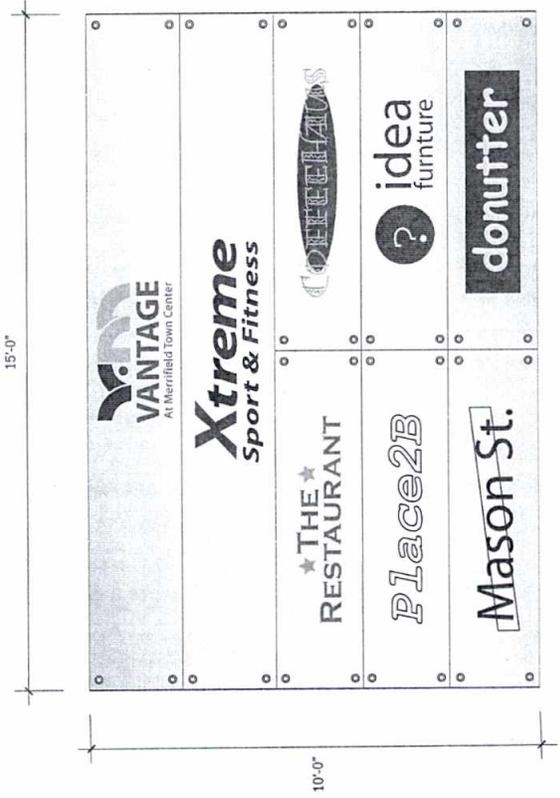
Multi-Tenant Identity Sign fabricated for Vantage at Merrifield Town Center following Graphic Standards shown here to lend consistency in application of materials and typography.

Wall mounted Single Sided internally illuminated sign with frosted acrylic faces to glow at night by concealed LED banks behind changeable face panels.



Examples shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system, fonts and application methods to facilitate approval.

Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special art on Tenant Identity Signs in compliance with the Comprehensive Signage Plan. Tenants will submit drawings, layouts and details sufficient to facilitate Owner's approval.



NOTE: Size varies. Refer to Building Elevations
NOTE: LEASES ARE PENDING, VERBIAGE, LAYOUT & COLORS WILL VARY AS TENANTS PRODUCE SHOP DRAWINGS.

SIGN TYPE N - MULTI TENANT IDENTITY - No. 4.1, 5.11, 8.1, 5.15
3/8" = 1'-0"

Comprehensive Signage Plan



Vantage at Merrifield Town Center
8190 and 8191 Strawberry Lane
Fairfax, Virginia 22046



UNIWEST GROUP
2900 Telestar Court
Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

1420 Mason Street
Baltimore, Maryland 21217-4218
410-243-2502
wmh@howardgeartek.net

STOREFRONT STANDARDS

Multi-Tenant Facades will appear consistent at Vantage at Merrifield Town Center following Graphics Standards shown hereto lend consistency in application of materials and typography.

Addresses to be applied at transoms following illustration of Myriad Bold, centered, in film applied to glass on outside surface.

No more than 25% of window area may be employed with temporary film and graphics applications subject to Owner's approval.

Refer to Sign Type Layouts for other dimensions and specifications of accepted materials and processes.

Examples shown here are for illustration of design intent only. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.

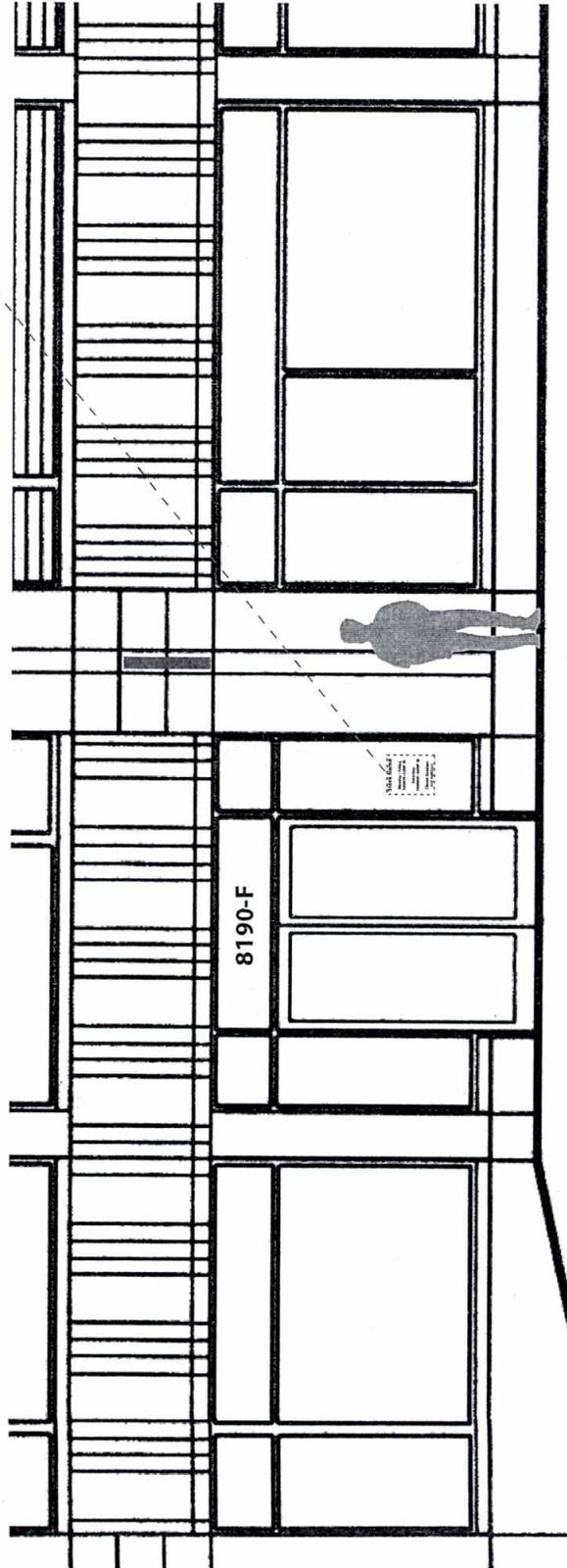
Note: When written approval of the Owner is provided, Tenant Signs may employ corporate colors and special on in compliance with the Signage Plan. Tenants will submit drawings, layouts, and details sufficient to facilitate Owner's approval.

Store Name

Monday - Friday
9:00AM - 5:00PM

Saturday
10:00AM - 6:00PM

Closed Sundays
and Holidays



TYPICAL STOREFRONT TENANT SIGN CONSIDERATIONS
Not to Scale



UNIWEST GROUP
2900 Telesar Court
Falls Church, Virginia 22042
703-698-4040



GableSigns, Inc.
7440 Fort Smallwood Rd.
Baltimore, MD 21226
800-854-0568

Walter Montgomery Howard

1420 Mason Street
Baltimore, Maryland 21217 4218
410-243-2302
wmhoward@earthlink.net

Sign Type 101 Freestanding Project Identity Monument

This sign is designed to work with other properties in the Merrifield suburban town center as part of a comprehensive approach to public signage.

Each sign may incorporate tenant logos from the Mosaic project and the Vantage Project.

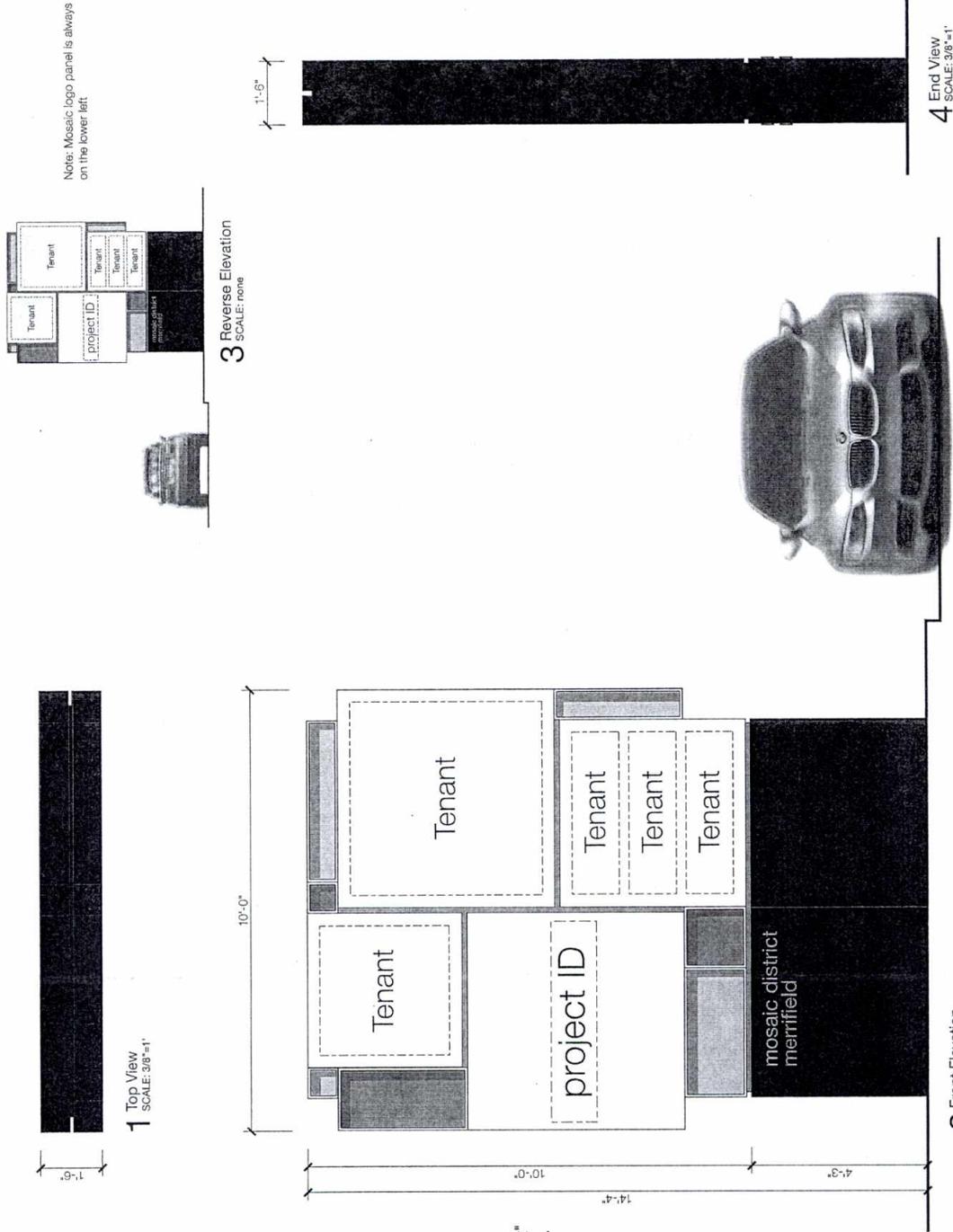
Project Identity sign to be fabricated of welded aluminum with concealed framework and painted finish. Glass panels to be supported by concealed framework.

Graphics are applied to glass faces and internally illuminated. Sign faces also to have accent illumination in recessed areas.

The project identity sign may incorporate the project identity as well as tenant names and/or logos on the illuminated glass panels. Final design of "mosaic district" and "merrifield" copy on base may vary from illustration.

Sign fabricator to provide drawings, layouts, and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Example shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.



Sign Type 103 Freestanding Vehicular Directional

This sign is designed to work with other properties in the Merrifield suburban town center as part of a comprehensive approach to public signage.

Sign messages may contain directional information for individual tenants, site services (such as parking), delivery / loading dock locations, or other directional information for the Mosaic and Vantage projects. Note that, in the example shown here, "destination" should be understood to include individual tenants as well as non-commercial locations.

Directional signs to be fabricated of welded aluminum with concealed framework and painted finish. Glass panels to be supported by concealed framework.

Graphics are applied to glass faces and internally illuminated.

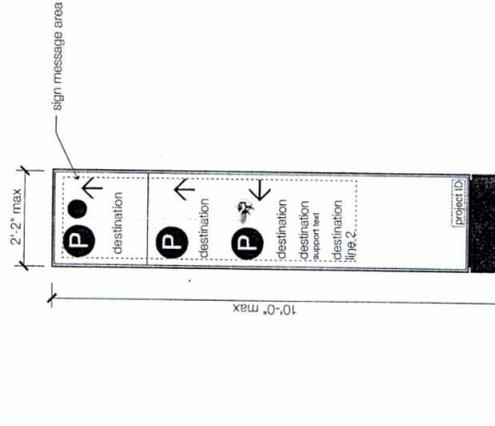
Directional signs may incorporate the project identity as well as tenant names and/or logos on the illuminated glass panels.

Sign fabricator to provide drawings, layouts, and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

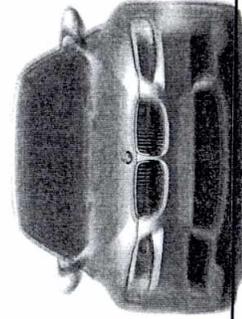
Example shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.



1 Top View
SCALE: 3/8"=1'



2 Front Elevation
SCALE: 3/8"=1'



3 End View
SCALE: 3/8"=1'

Sign Type 105 Street Name Sign

This sign is designed to work with other properties in the Merrifield suburban town center as part of a comprehensive approach to public signage.

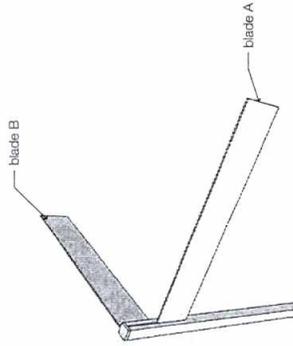
Street Name Signs will be side mounted on a pole consistent with other Mosaic project signs. All Street Name Signs will be mounted consistent with requirements specified in the Public Facilities Manual, the MUTCD, and other relevant governmental codes.

All surfaces shall be painted in a color consistent with the Mosaic color palette. Street signs shall be located at street intersections and as otherwise required by applicable regulations.

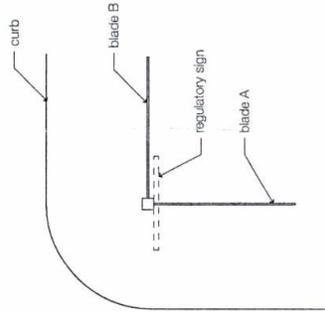
There will be no identification or directional information to specific tenants. All signs in public right-of-way are subject to appropriate licenses and approvals.

Sign fabricator to provide drawings, layouts, and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

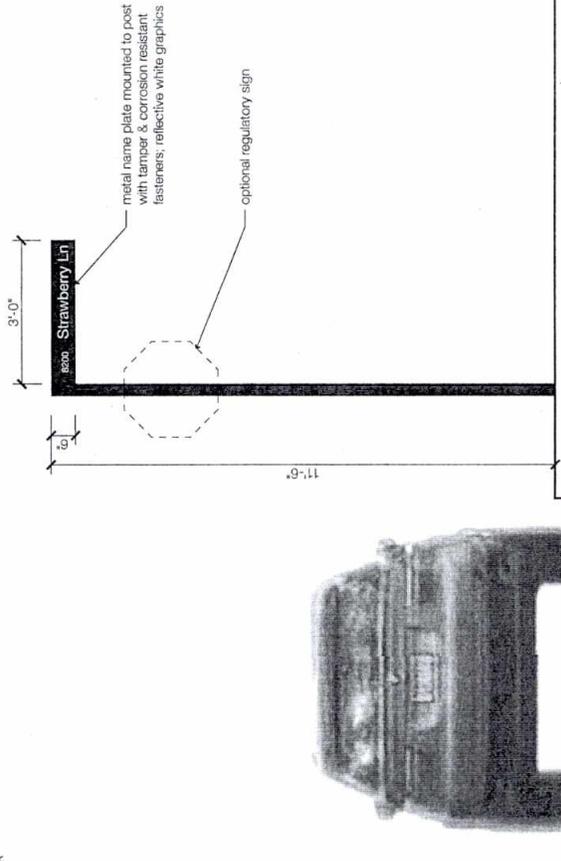
Example shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.



1 Perspective Diagram
SCALE: None



2 Plan Diagram
SCALE: none



3 Front Elevation
SCALE: 3/8"=1'

Sign Type 108 Banners

This sign is designed to work with other properties in the Merrifield suburban town center as part of a comprehensive approach to public signage.

Banners may be provided along the internal streets of Mosaic. These banners shall provide color to the streetscape and contain project name and logo. Banners may also be changed to contain appropriate seasonal decoration or include information about community, corporate, or owner-sponsored events.

Banners shall be mounted on streetlight poles to a maximum height of 12'-0" with a minimum clearance of 8'-0" above finished grade. The mounting height and size of the banners is designed to work with the Vantage at Merrifield banner elements and present a common design image. The Vantage banner signs (Sign Type F) are shown on page 19.

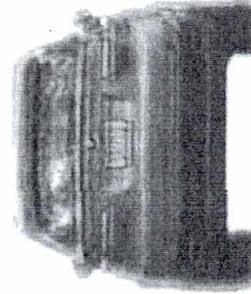
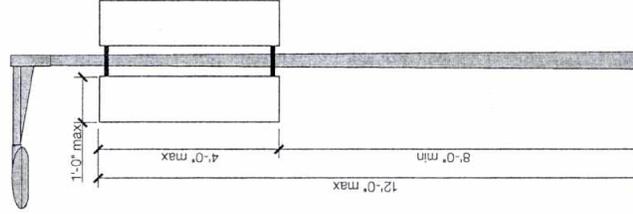
Banners will have a banner-to-banner spacing similar to the Vantage project. The design of the new banners will coordinate with the design of the existing Vantage banners to achieve consistent design and content. Banners shall not be different than other banners in the Merrifield Town Center. However, they may include a small unique logo.

Sign fabricator to provide drawings, layouts, and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

Example shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual print system fonts and application methods to facilitate approval.



1 Example Banner
SCALE: N/A



2 Pole Mounted Elevation
SCALE: 3/8"=1'

Sign Type 120 Pedestrian Directional

This sign is designed to work with other properties in the Merrifield suburban town center as part of a comprehensive approach to public signage.

Pedestrian Directionals will be located to convey wayfinding information to pedestrians in the Merrifield town center.

Sign messages may contain directional information for individual tenants, site services (such as parking), delivery / loading dock locations, or other directional information for the Mosaic and Vantage projects. Note that, in the example shown here, "destination" should be understood to include individual tenants as well as non-commercial locations.

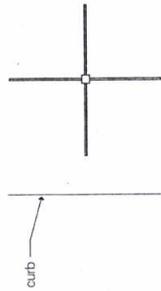
All surfaces shall be painted in a color consistent with the Mosaic color palette. Signs on the same side of the street will be located no less than 250' linear feet apart.

Pedestrian Directionals include up to 12 metal 'flags' mounted perpendicularly to the post, each of which may include both directional and tenant information. The flags will be square, and limited to two sizes, as shown in the accompanying illustration.

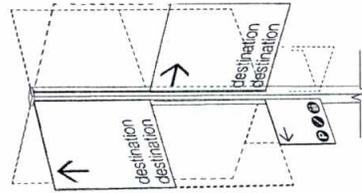
The Pedestrian Directional shares a similar design with the Vantage at Merrifield directional signs and presents a common design image. The Vantage directional signs (Sign Type G) are shown on page 20 of this document.

Sign fabricator to provide drawings, layouts, and samples sufficient to show compliance to guidelines for Owner approval and records prior to fabrication.

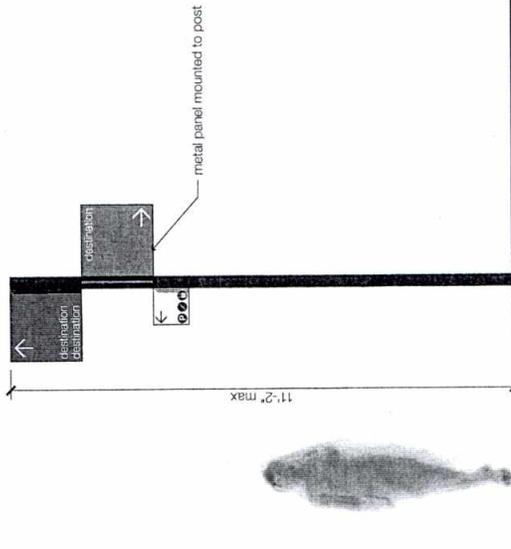
Example shown here are for illustration of design intent only. Colors and materials may vary in appearance by printer. Follow color and material indications and submit proofs from actual paint system fonts and application methods to facilitate approval.



1 Plan Diagram
SCALE: None



2 Perspective Diagram
SCALE: None



3 Front Elevation
SCALE: 1/2"=1'

Mosaic

Mixed-use Development
Fairfax County, Virginia

Edens & Avant

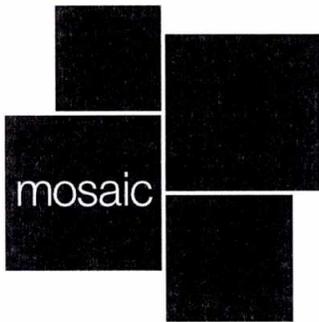
Owner / Developer

Submitted to

Fairfax County Planning Commission

Zoning Evaluation Division
12055 Government Center Parkway
Suite 807
Fairfax, Virginia 22035-5505
703.324.1290

Comprehensive Sign Plan



RECEIVED
Department of Planning & Zoning

NOV 01 2011

Zoning Evaluation Division

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I. Comprehensive Signage Design

Introduction

A well-developed sign system is an integral part of any successful development. Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. The purpose of a sign system is to orient, inform, direct, and regulate pedestrian and vehicular traffic. A properly conceived sign system also reflects the owner's concern and sense of responsibility for public safety and enhances the image and use of the development.

There are several criteria that must be addressed when creating an effective and quality sign system. The sign system is designed to achieve a consistent display of information throughout the development through typography, color, material, and general form; the size however may vary for specific purposes. The elements of this system are contextual to the architecture and landscape features of Mosaic. All design details have been coordinated with the project's architects and landscape architects to assure a harmonious and well thought-out signage program.

A particular challenge for Mosaic, given the retail and other commercial uses, is to accommodate multiple uses within the same building, changing tenant mixes, changing market conditions, and periodic renovations over time. Sign design standards are set within this document in a manner to describe the standards and to maintain flexibility to respond to these needs. In addition to addressing the tenant needs of Mosaic, this document works with other properties in the Merrifield suburban town center to create a comprehensive approach to public signage.

The pages following in this manual provide illustrations, details, locations, and types of messages for each sign on the site.

The first section, Comprehensive Signage Design, provides the founding principles and concepts of the Mosaic Comprehensive Sign Plan.

The second section, Site Permanent Signs, describes and classifies the site signage located throughout phase one of Mosaic.

The third section, User and Tenant Classifications, describes the different tiers of tenants and owners within the project and the signage allocated to each.

The fourth section, User Permanent Sign Types, describes the building signs that are allocated to each respective tier of user.

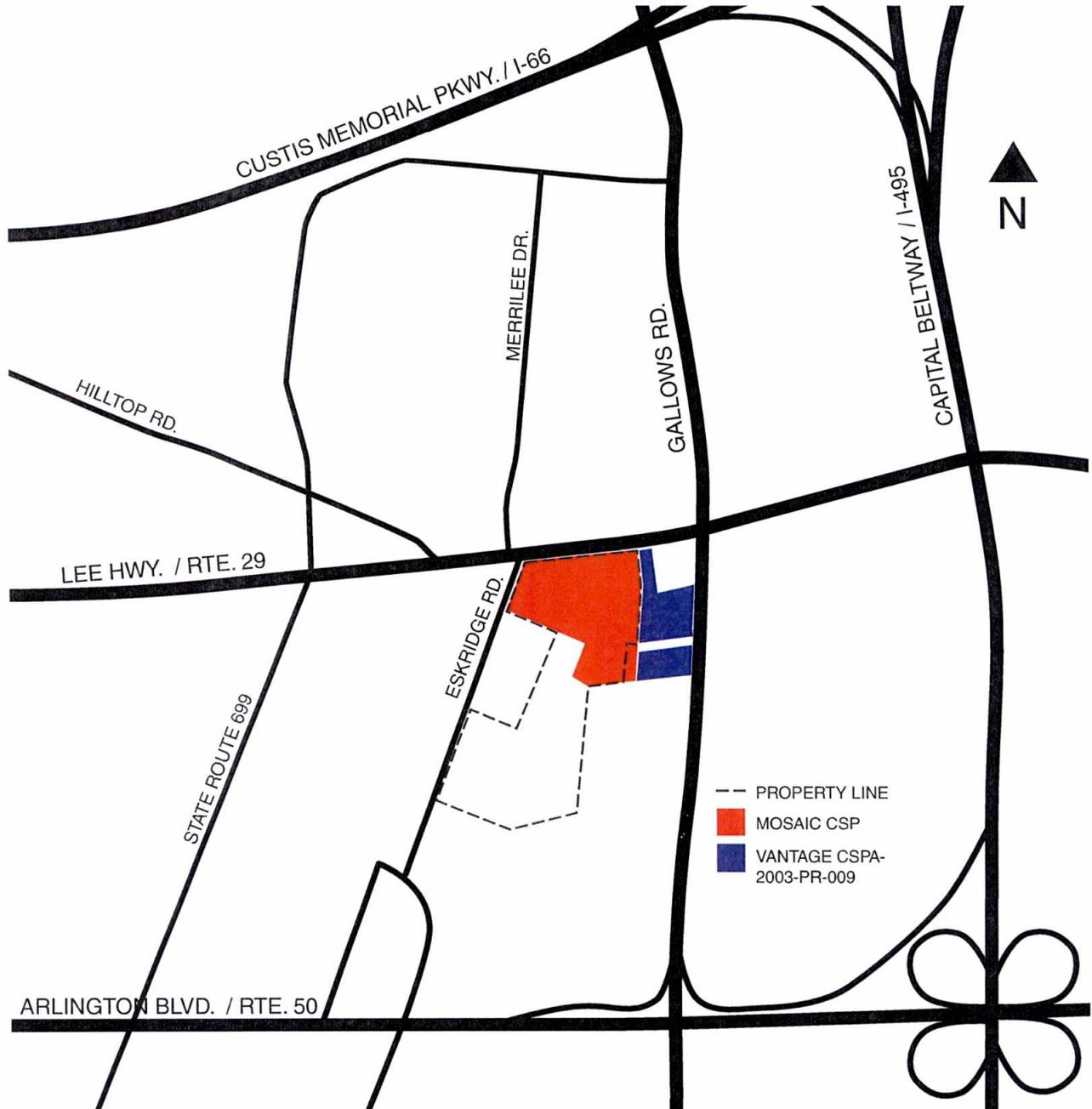
The fifth section, Temporary Signs, describes the construction fencing and temporary storefront barricades that will be provided during construction.

Finally, the Appendix provides a detailed comparison between the Mosaic CSP and Article 12 of the Fairfax County Zoning Ordinance.

These guidelines assure consistent display of information in its entirety. The end result is a comprehensive sign program that will establish identity, convey information, reduce complicated messages to simple instructions, direct vehicular traffic and facilitate access to site facilities.

Notes

1. This Comprehensive Sign Plan is intended to apply to Phase 1 at Mosaic. As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases. The adjacent project in the Town Center, the Vantage, is simultaneously the subject of a CSPA.
2. The signs within Mosaic shall be erected and constructed in substantial conformance with the designs illustrated herein and materials submitted in this Comprehensive Sign Plan. However, the design of certain signs and elements (particularly tenant storefronts) are at this time preliminary, and subject to change with final design.
3. In order to ensure compatibility with the architectural design of Mosaic, the design and location of all signs shall be reviewed by the Mosaic Architectural Review Board prior to submission to Fairfax County for sign permits. Sign permits, under this Comprehensive Sign Plan shall be obtained as required by the Fairfax County Zoning Ordinance. No sign shall be put in place without approval of the Mosaic Architectural Review Board and issuance of sign permit from the Fairfax County Department of Planning and Zoning.
4. All signs may be illuminated. Lighting may be by external illumination including ground mounted up lights, 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 standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. All sign lighting shall be reviewed and approved by the Mosaic Architectural Review Board.
5. Dimensional signs shall be permitted; sign area for dimensional signs shall be measured to the actual outside perimeter in the elevation of the principal viewing side of the sign and not the total surface area.
6. This Comprehensive Sign Plan will establish entitlements for Phase 1. Owner or authorized agent may establish separate Tenant Guidelines based on this Comprehensive Sign Plan.
7. Illustrations in this Comprehensive Sign Plan are intended to indicate the general size and character of the signs proposed for Mosaic. All signs are subject to final design and engineering, and approval by the Mosaic Architectural Review Board, and all signs shall be in conformance with this Comprehensive Sign Plan. Note that "FPO" is short for "For Placement Only", and does not represent the final design or copy for a graphic.
8. Each use in mixed-use buildings will be permitted up to the quantity and area of signs as specified for their use within this Comprehensive Sign Plan. The total quantity and area of signs for mixed-use buildings shall be the sum permitted for each use.
9. All signs shall comply with all applicable building codes. No sign shall obstruct required sight distances and sight triangles. Site signage shall be located in such a way as to allow free pedestrian circulation on sidewalks.
10. Tenants may incorporate their logo into the floor or pavement for their entrance area or vestibule. These logos shall not count as signs. Building addresses and suite numbers may be similarly located in the floor and / or hardscape at building entrances.
11. Notwithstanding the number of signs shown in this Comprehensive Sign Plan manual, the applicant shall have no obligation to construct every sign shown.
12. Sign areas are calculated using the same methodology as the Fairfax County Zoning Ordinance, except where noted in this Comprehensive Sign Plan.
13. For signs that display both tenant logos / symbols and directional information for the convenience of the public, directional information (including directional arrows and symbols, parking identification, street identification, building identification, restroom identification, public telephones, freight entrances, etc.) shall not be included in the sign area.
14. Certain building-mounted signs are required by various federal, state and local codes, including ADA regulatory signs, fire control information, utility placards, etc. These signs will be provided by the Applicant as required, but are not shown in this document.



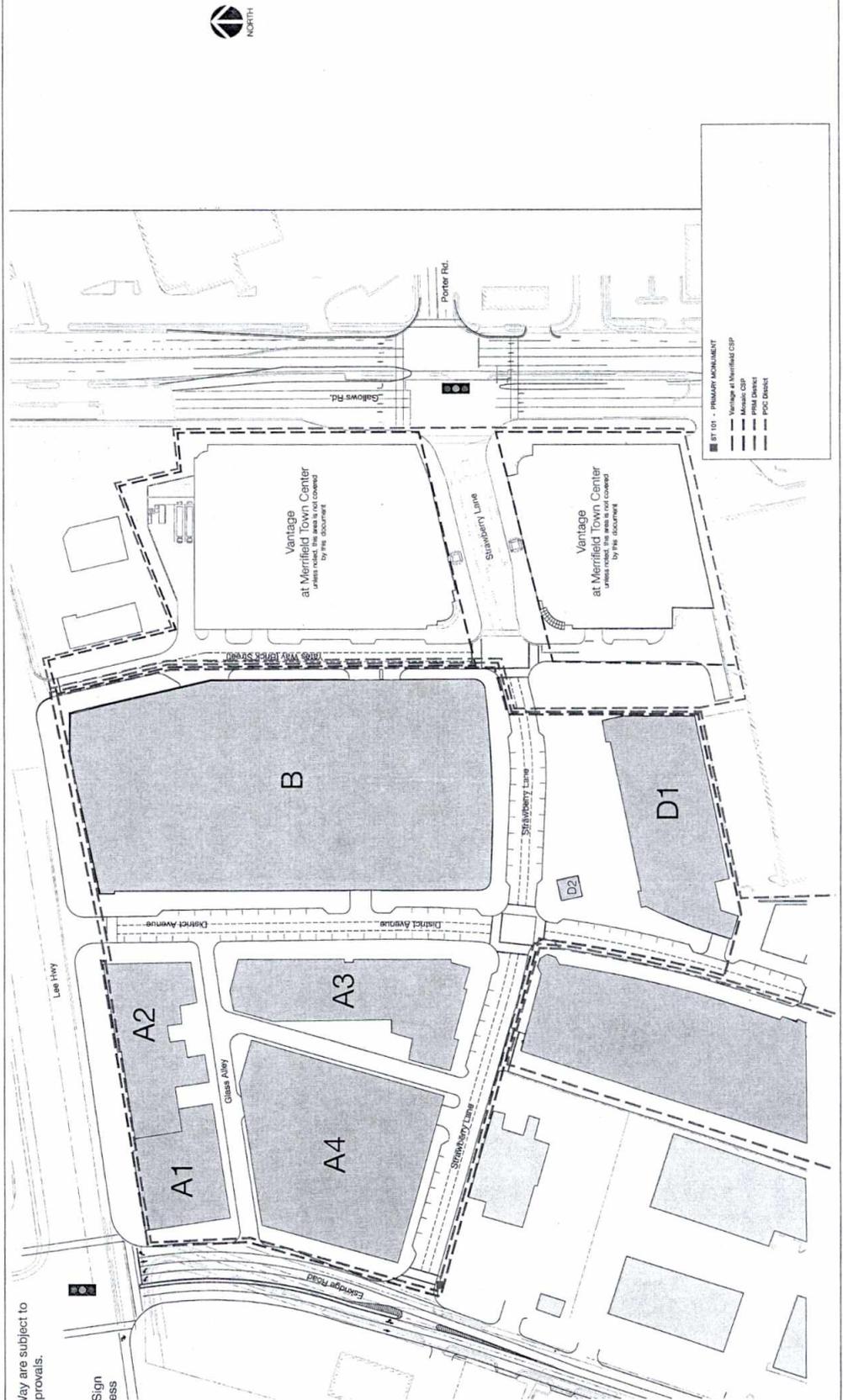
This site is located at the northwest corner of Lee Hwy./Rte. 29 and Gallows Rd., south of Interstate 66.

As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.

Permanent Sign Locations - ST101

All signs in public Right of Way are subject to appropriate licenses and approvals.

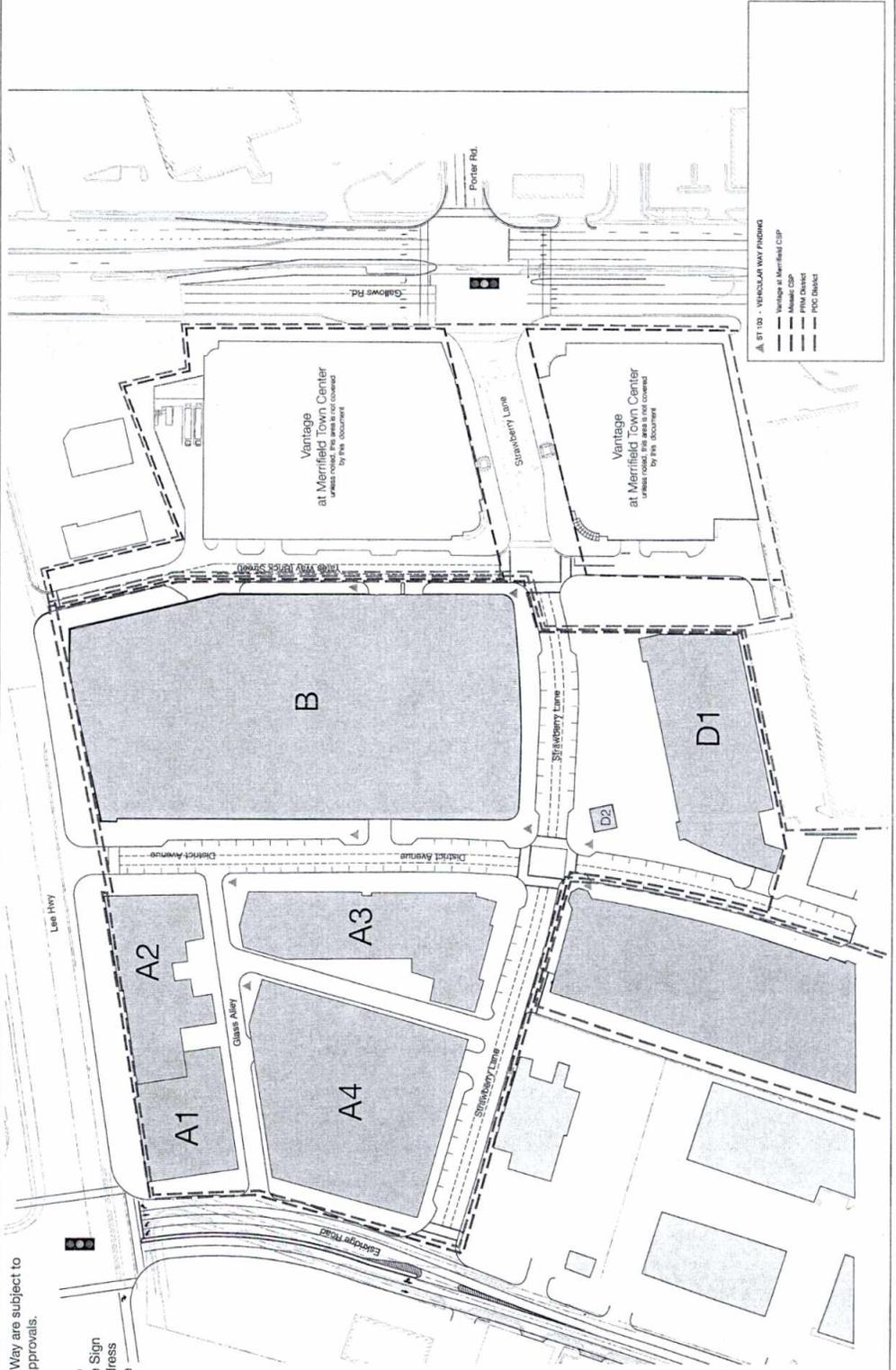
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST103

All signs in public Right of Way are subject to appropriate licenses and approvals.

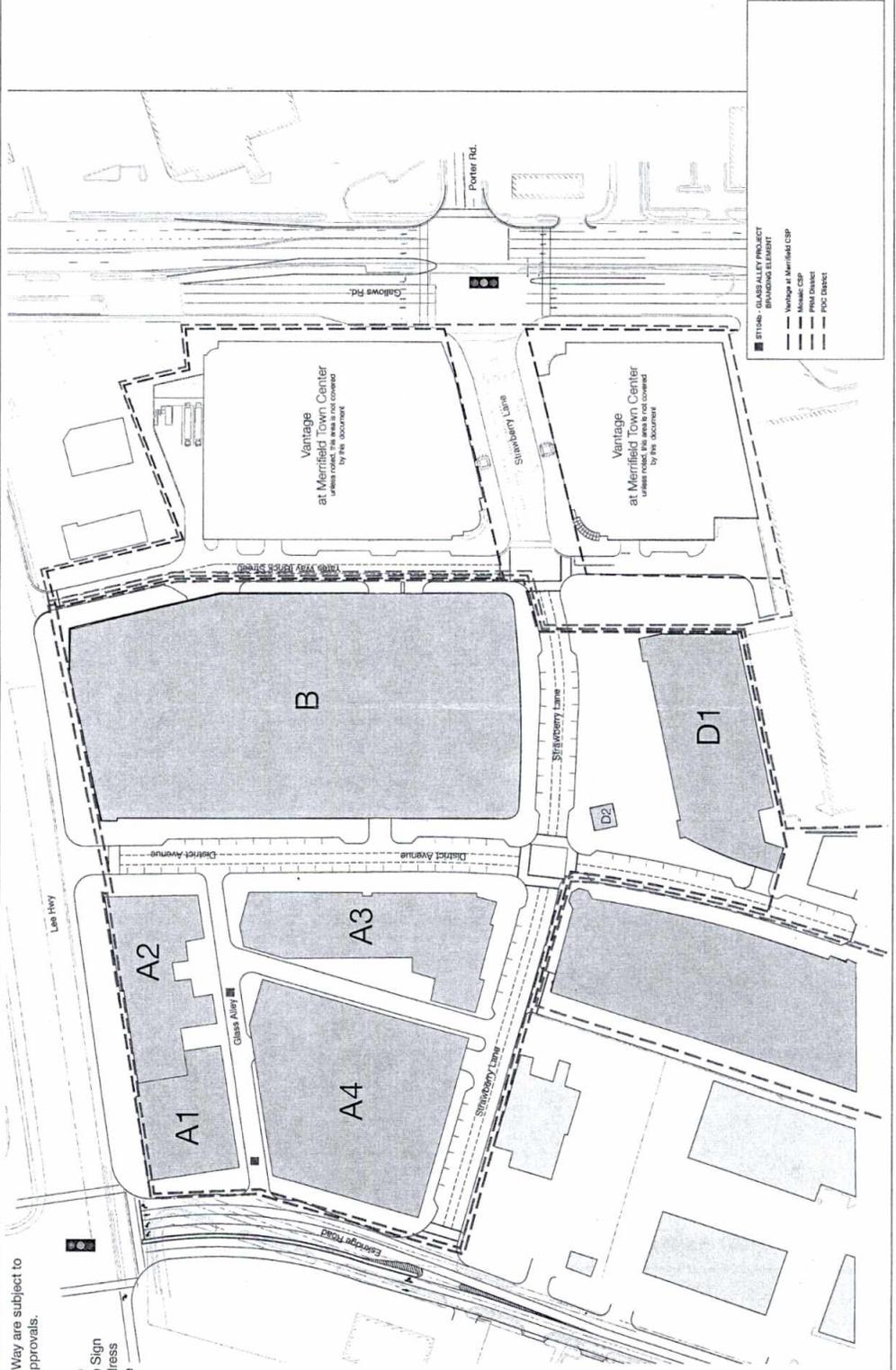
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST104b

All signs in public Right of Way are subject to appropriate licenses and approvals.

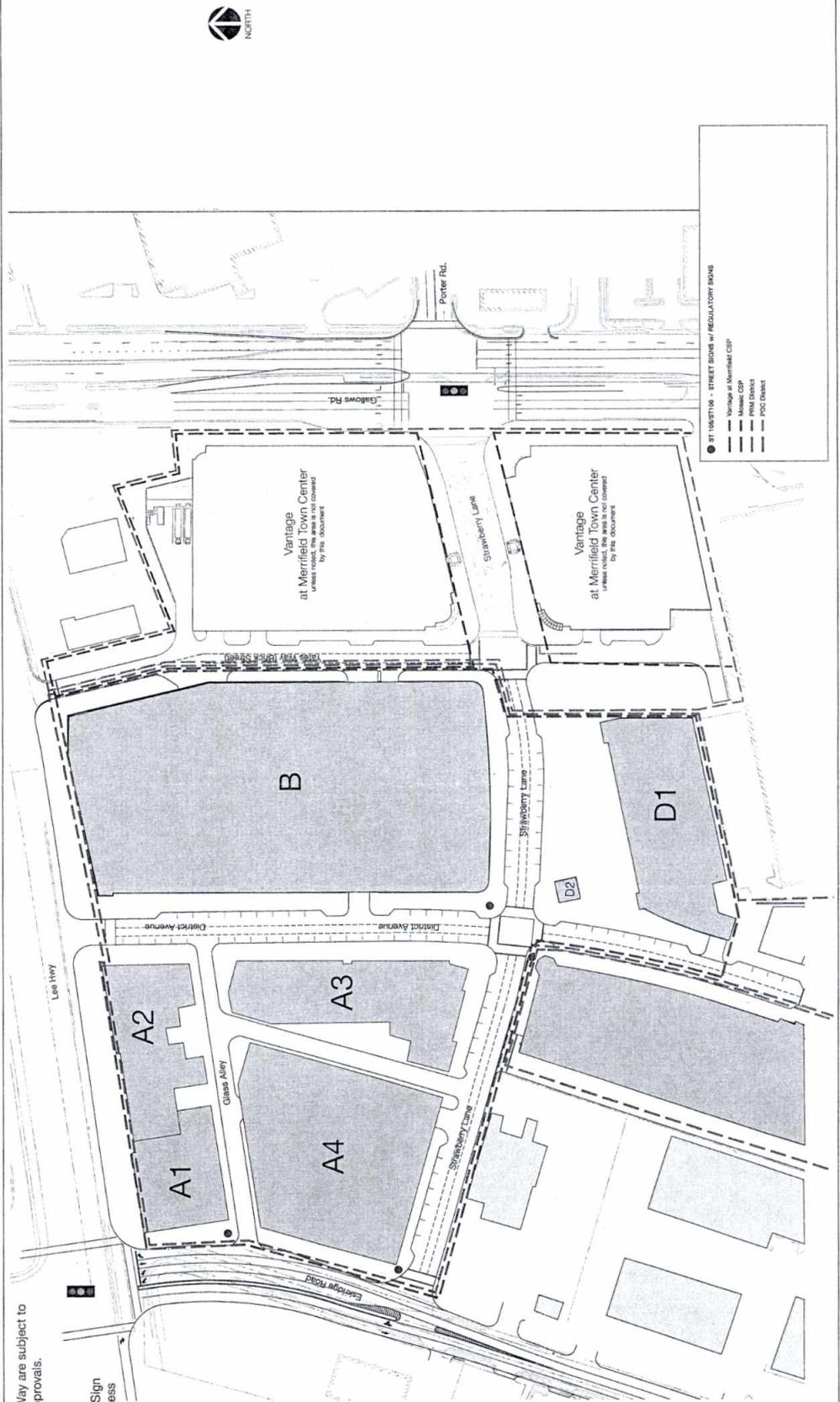
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST105/ST106

All signs in public Right of Way are subject to appropriate licenses and approvals.

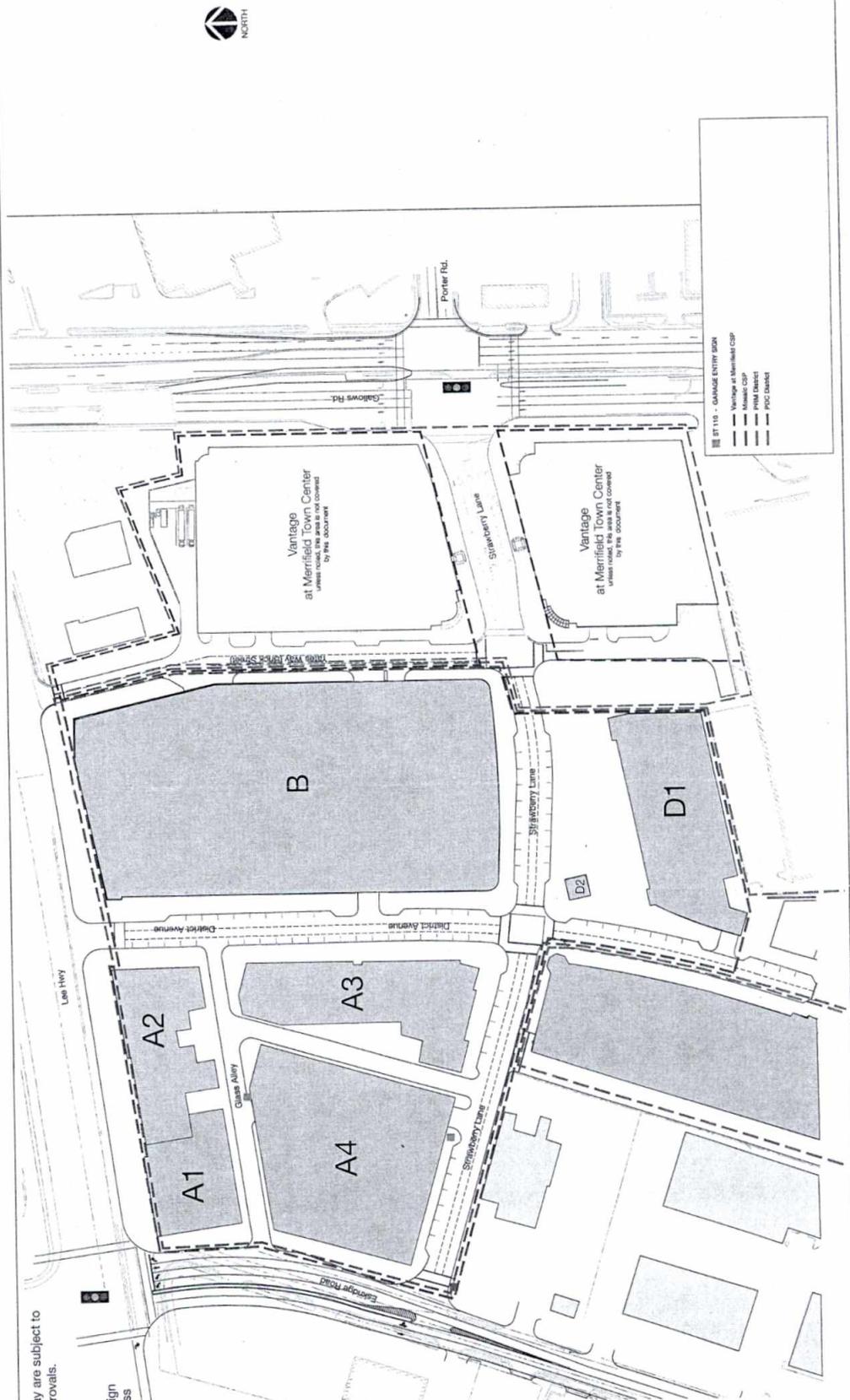
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST110

All signs in public Right of Way are subject to appropriate licensers and approvals.

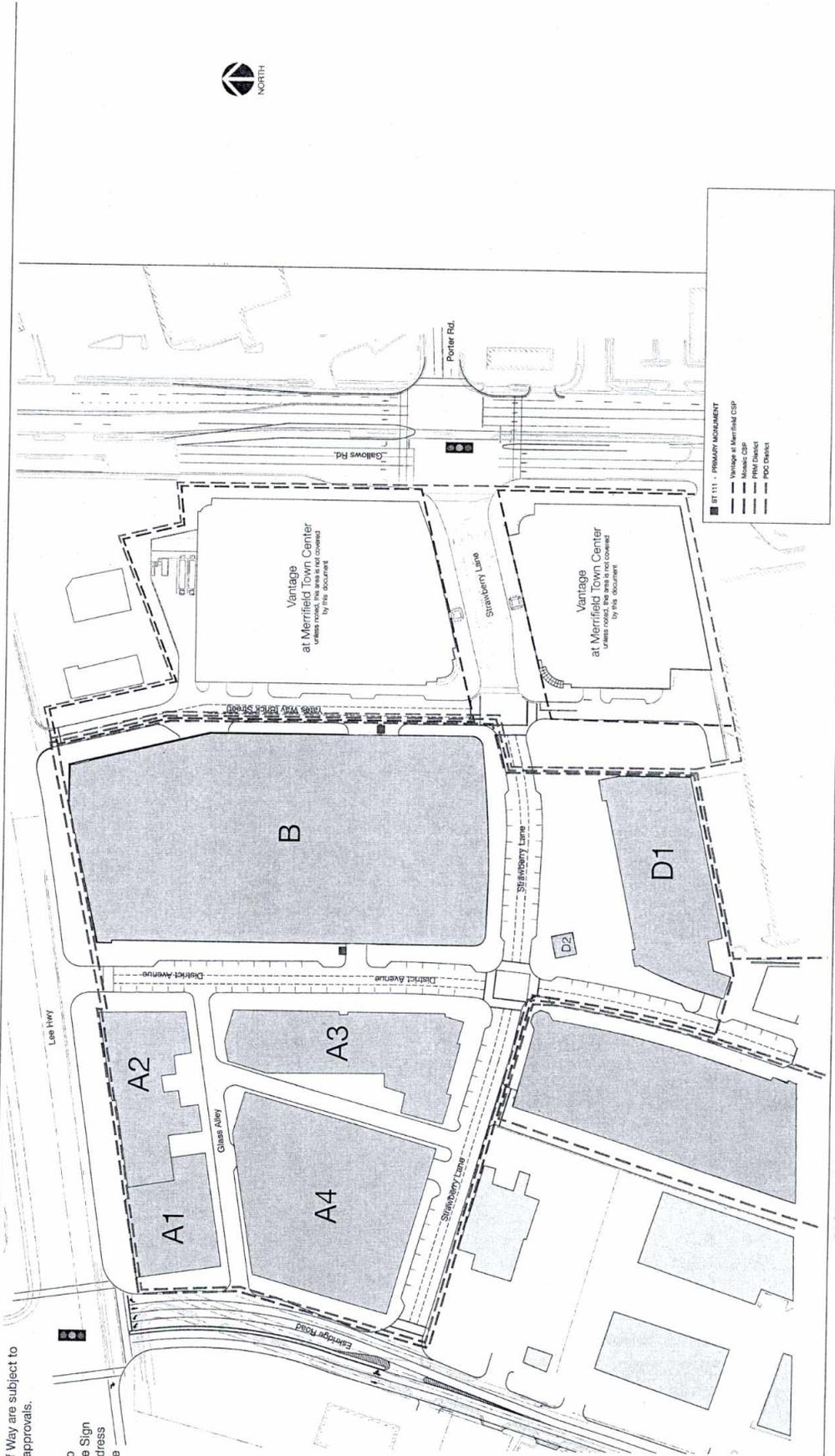
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST111

All signs in public Right of Way are subject to appropriate licenses and approvals.

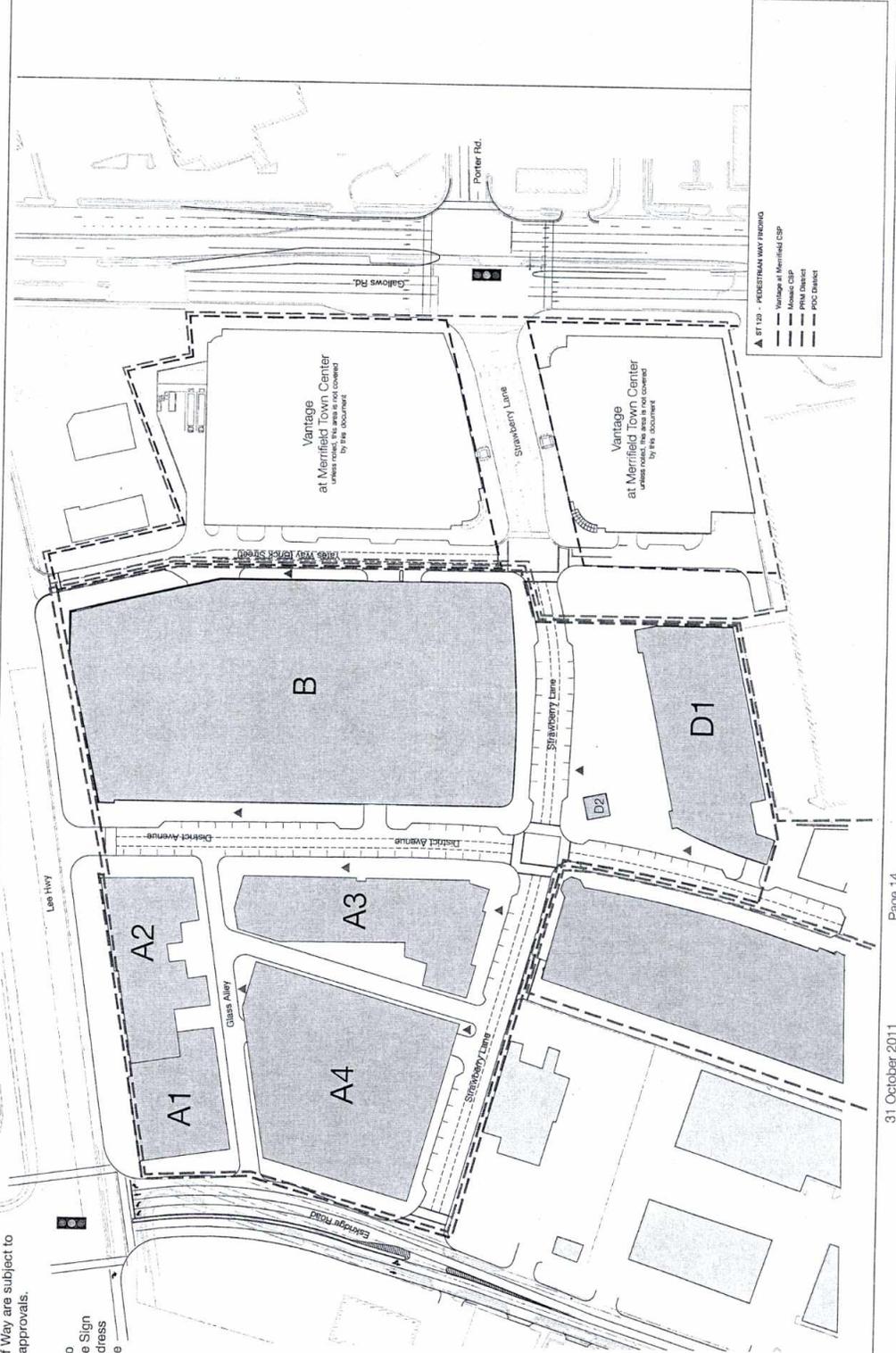
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST120

All signs in public Right of Way are subject to appropriate licenses and approvals.

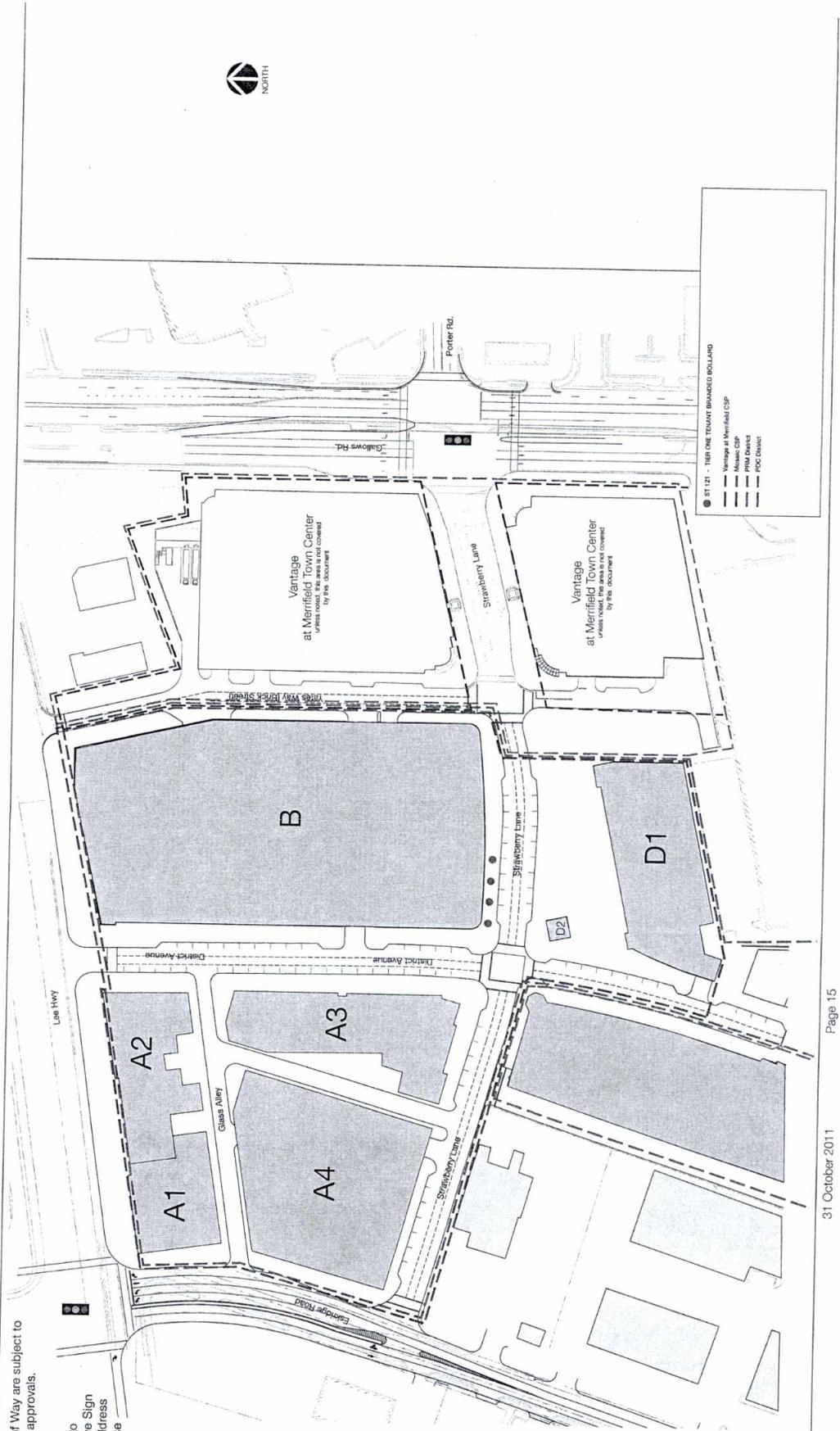
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST121

All signs in public Right of Way are subject to appropriate licenses and approvals.

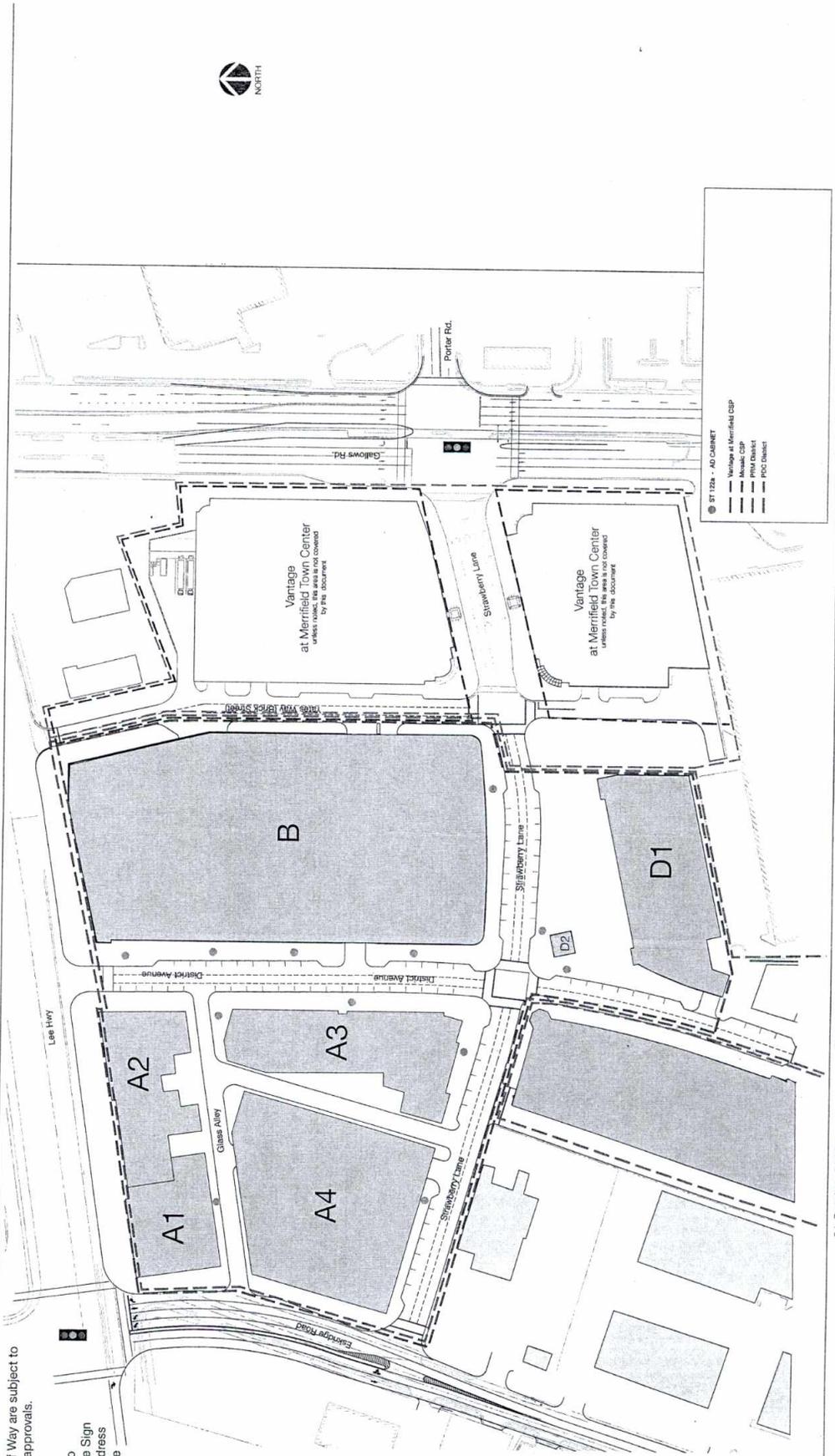
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations -ST122a

All signs in public Right of Way are subject to appropriate licenses and approvals.

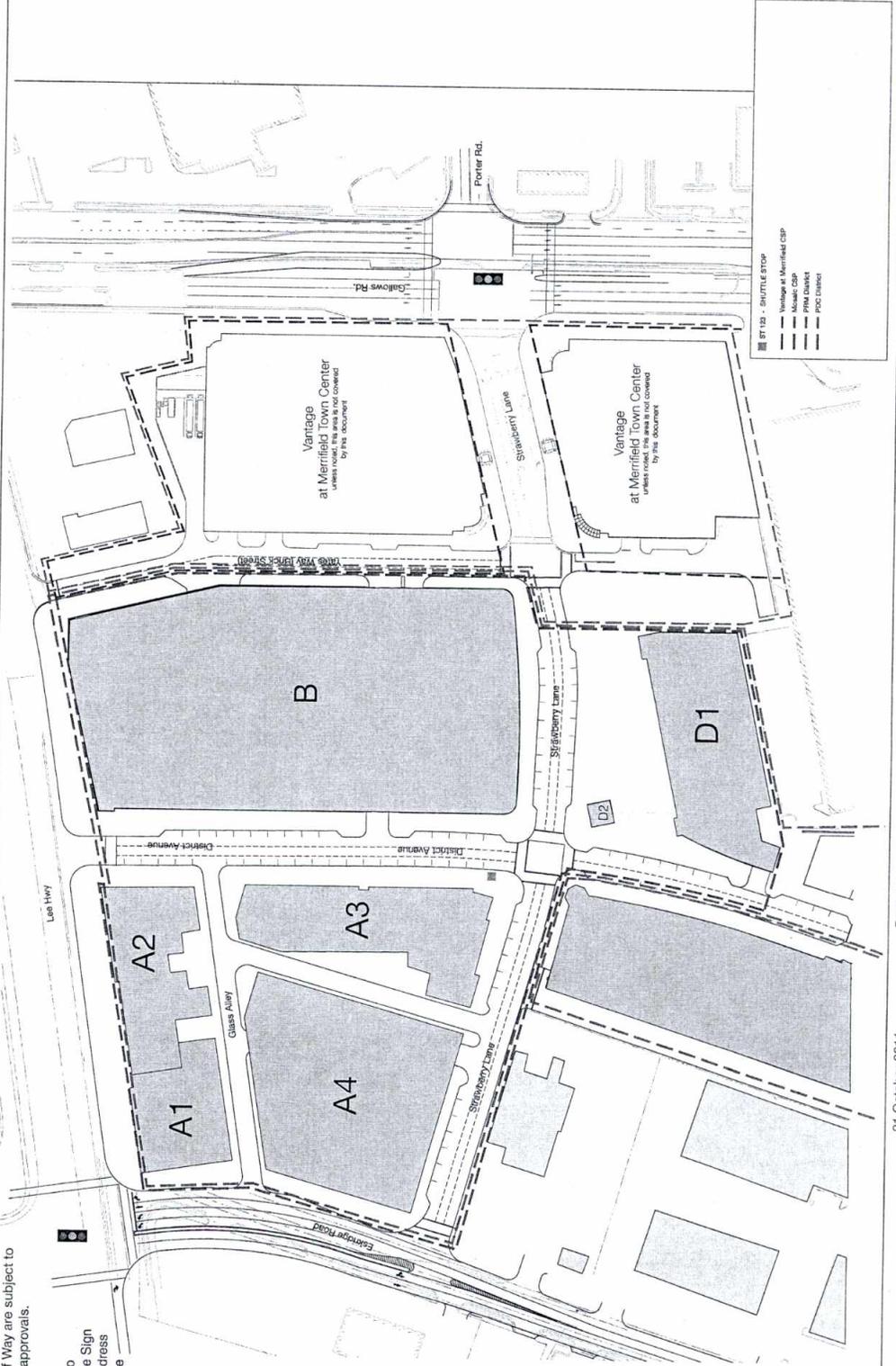
As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST123

All signs in public Right of Way are subject to appropriate licenses and approvals.

As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.

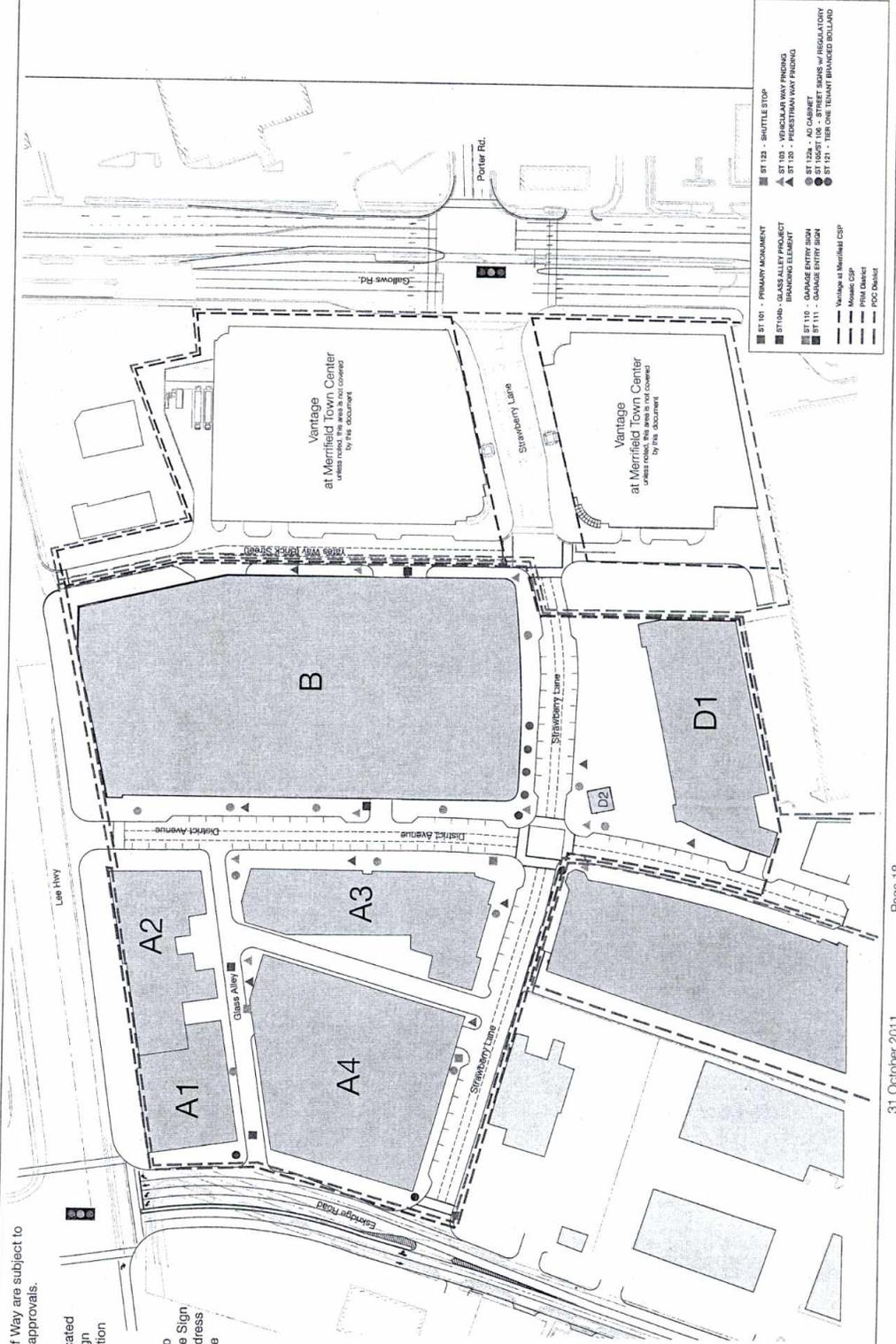


Permanent Sign Locations

All signs in public Right of Way are subject to appropriate licenses and approvals.

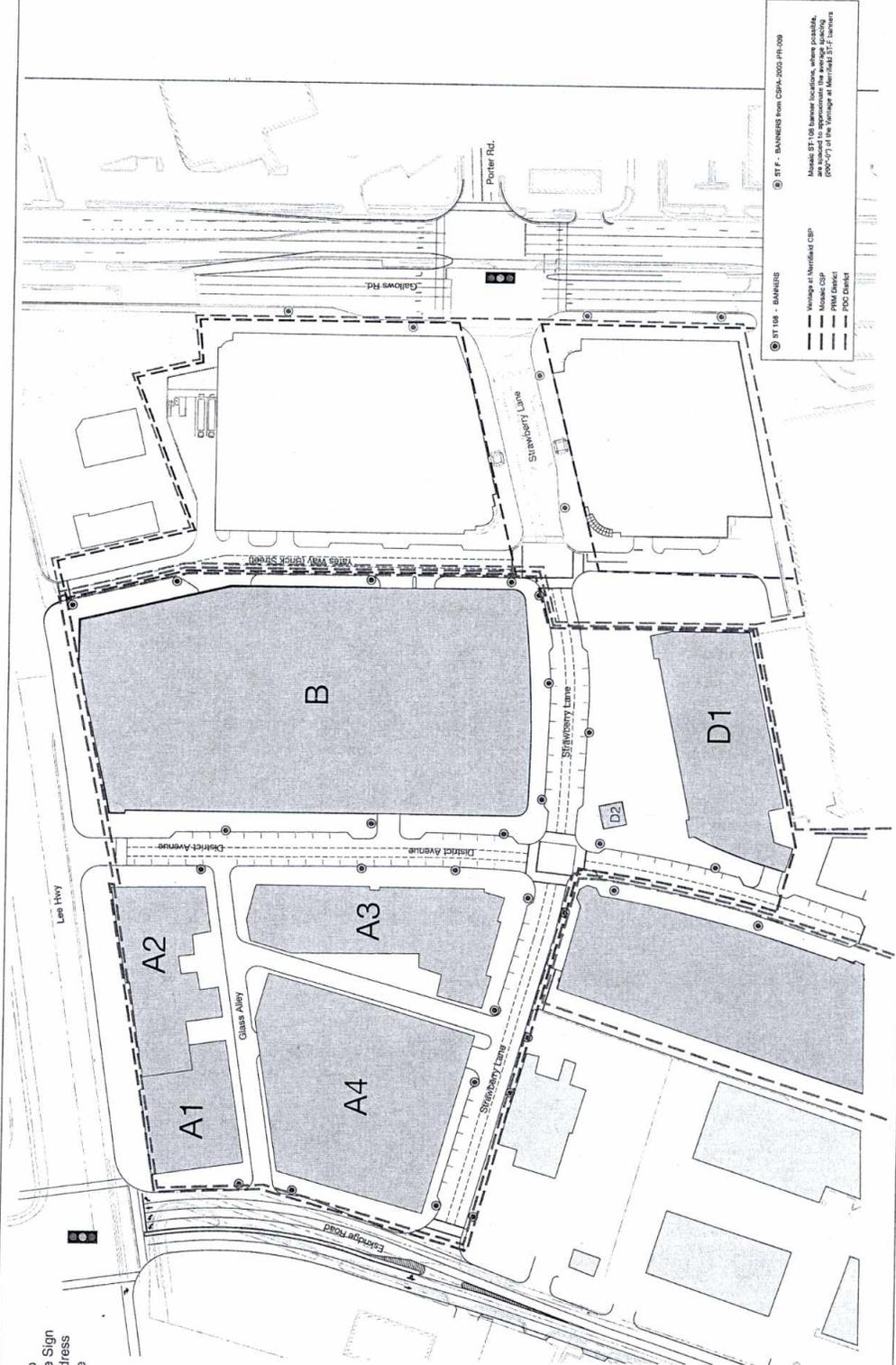
Certain sign types not located on plan. See individual sign type descriptions for location criteria.

As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations - ST108

As future phases are constructed, the intent is to submit this Comprehensive Sign Plan for amendment to address the signage needs of those phases.



Permanent Sign Locations



Representative street view shown is looking west on Strawberry Ln., toward District Ave.

The sign types shown in the streetscape are:

- ST103 - Vehicular Directional
- ST108 - Banners
- ST121 - Retail Tenant Branded Bollards

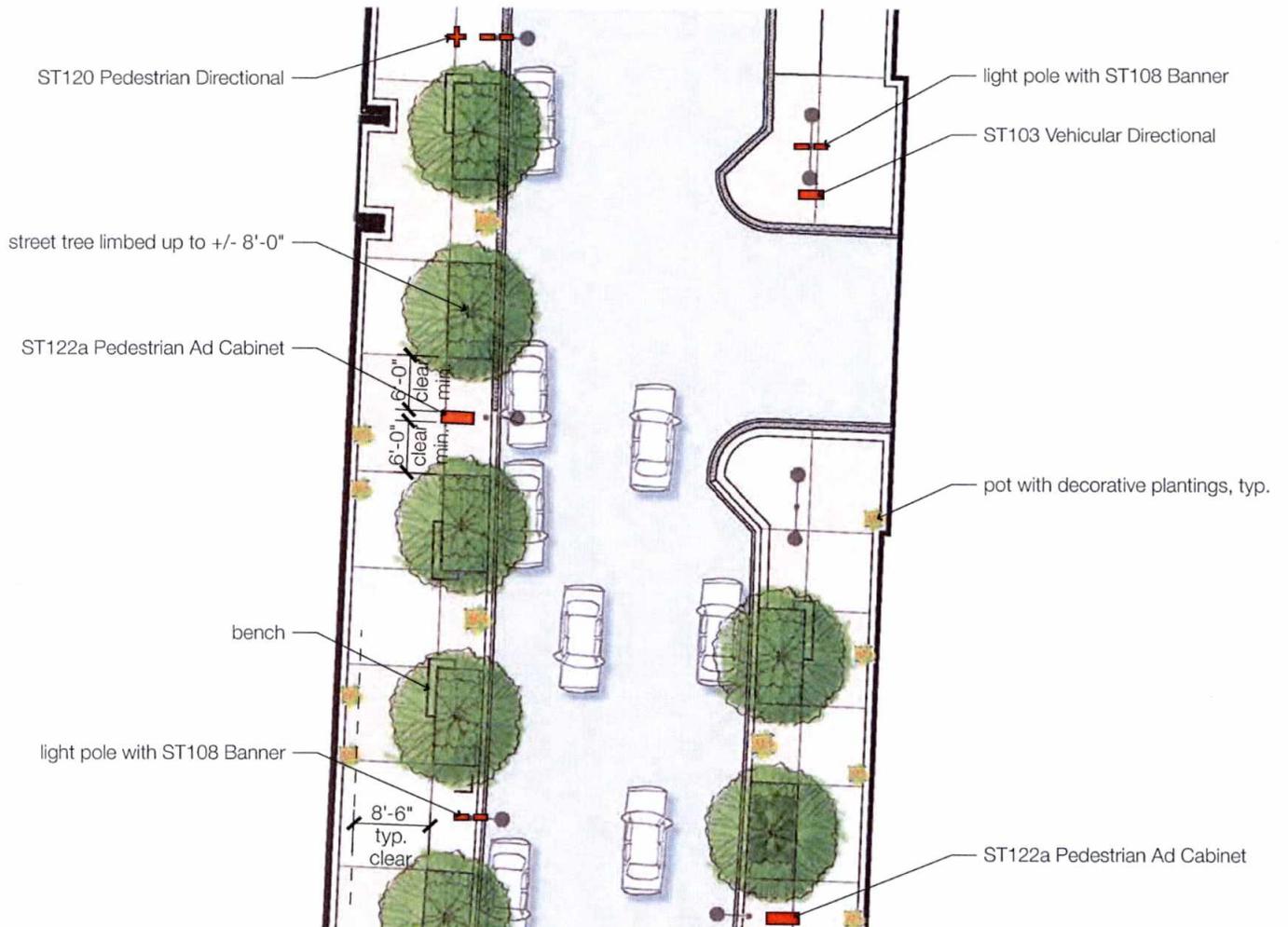
Permanent Sign Locations



Representative street view shown is looking north on District Ave.

The sign types shown in the streetscape are:
ST122a - Pedestrian Ad Cabinet

Permanent Sign Locations



Representative streetscape plan shown is of District Ave.

The sign types shown on the streetscape are:

- ST103 - Vehicular Directional
- ST108 - Banner
- ST120 - Pedestrian Directional
- ST122a - Pedestrian Ad Cabinet



The Mosaic logo has been developed to provide a distinct identity for the development and to help establish the "realm" of the project.

The logo will be used in various colors, forms and sizes throughout the project. While most uses of the logo will include the name "mosaic" as shown above, some uses of the logo may delete the written name, while other uses might incorporate additional words.

The typeface, shape, colors, and other aspects of the logo may be modified in the future subject to market conditions.

However, all uses of the logo throughout the property shall be consistent in proportion, layout, and typeface.

abcdefghijklmnopqrstvwxyz
1234567890 !@#\$%&*+={}?

Helvetica Neue LT Std
45 Light

abcdefghijklmnopqrstvwxyz
1234567890 !@#\$%&*+={}?

Helvetica Neue LT Std
55 Roman

abcdefghijklmnopqrstvwxyz
1234567890 !@#\$%&*+={}?

Helvetica Neue LT Std
65 Medium

Standard typography will be used for Site Permanent and Temporary signs within Mosaic, except for Regulatory signs and where tenant logos and text are incorporated into such signage.

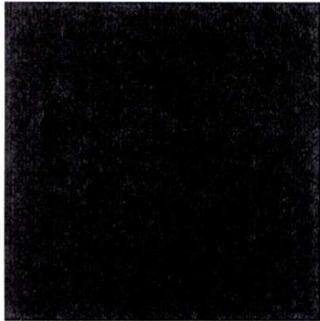
The standard typeface is "Helvetica Neue LT Std 45 Light" with other fonts within the same font family ("Helvetica Neue LT") used as accent typefaces; two examples are shown above. This standard typography may be modified by the Applicant as long as all Site Permanent and Temporary Signs are changed to the new typography in order to ensure consistency.

The only exceptions to this is the ST104b sign, i.e. the branding element in Glass Alley. Note also that the UP1 signs mounted on building A4 (e.g. "mosaic" or "Glass Alley Garage") may utilize a different typeface, as they are not Site Permanent or Temporary Signs.

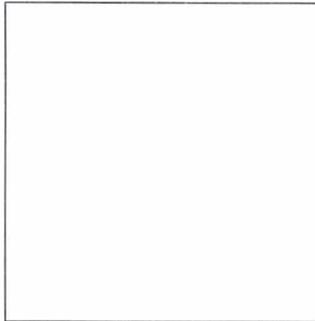
For User Permanent Signs, the typography will reflect the individual user's standard type style and/or logo, or be a style expressive of the user.

Regulatory signs shall use the standard typography as required by applicable federal, state, and local standards.

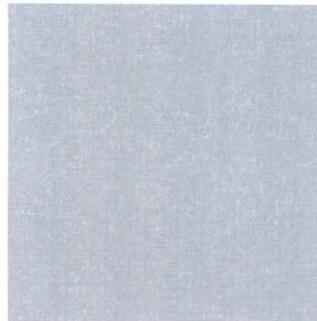
Color Palette



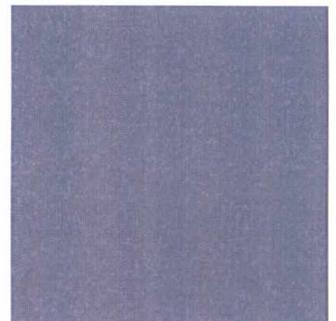
Black



White



Gray: PMS 442U

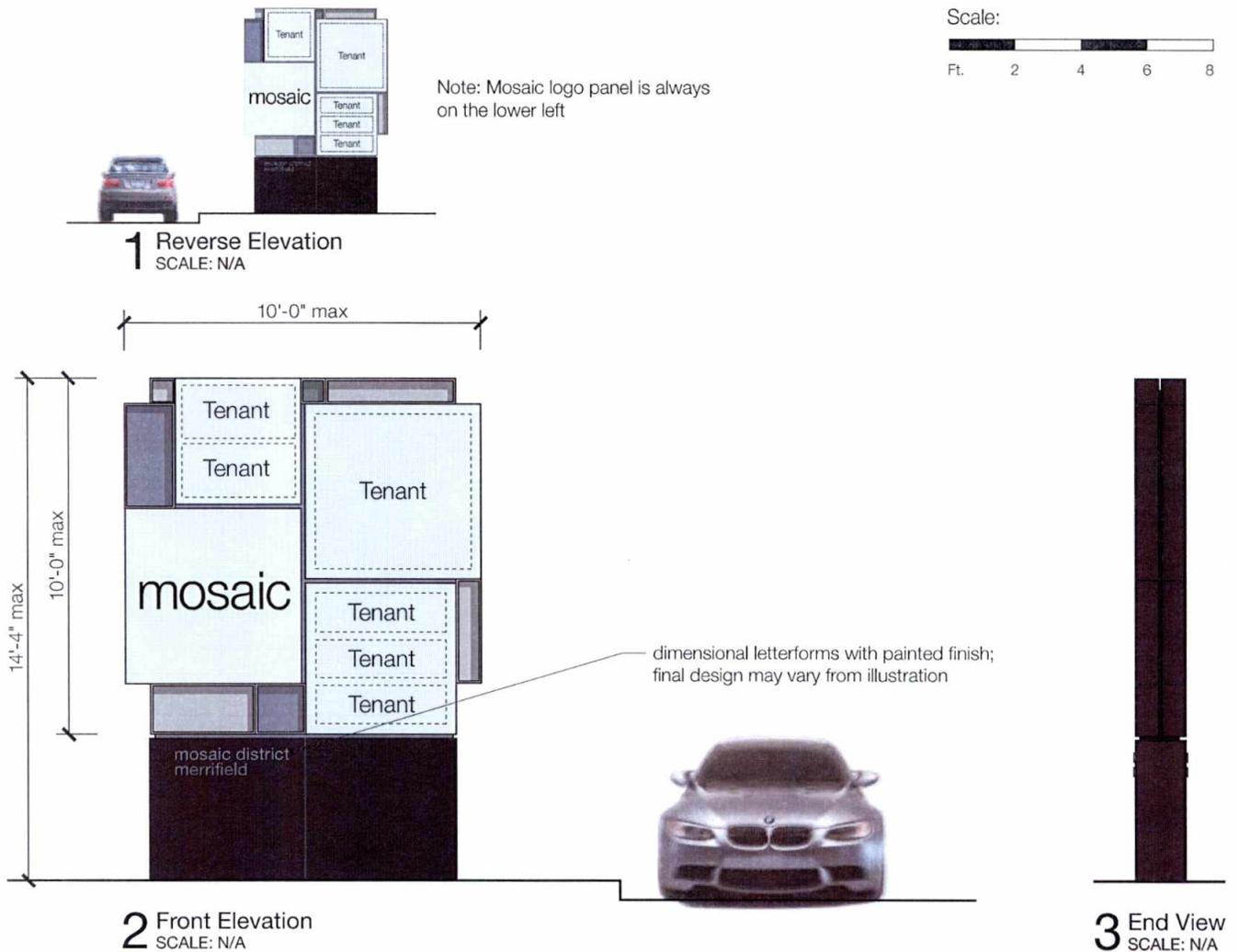


Gray: PMS 430U

Most Site Permanent Signs and Temporary Signs shall make use of the colors shown above, unless noted otherwise. These colors may be modified by the Applicant, provided that the color palette is consistently used among all signs.

Materials such as metal, concrete, stone, glass, or wood may be used for support structures and other integrated elements. These materials may be used in their natural finish. Color, finish, and appearance of materials shall be generally consistent throughout the project.

II. Site Permanent Signs



ST101 - Freestanding Monument Sign - Primary

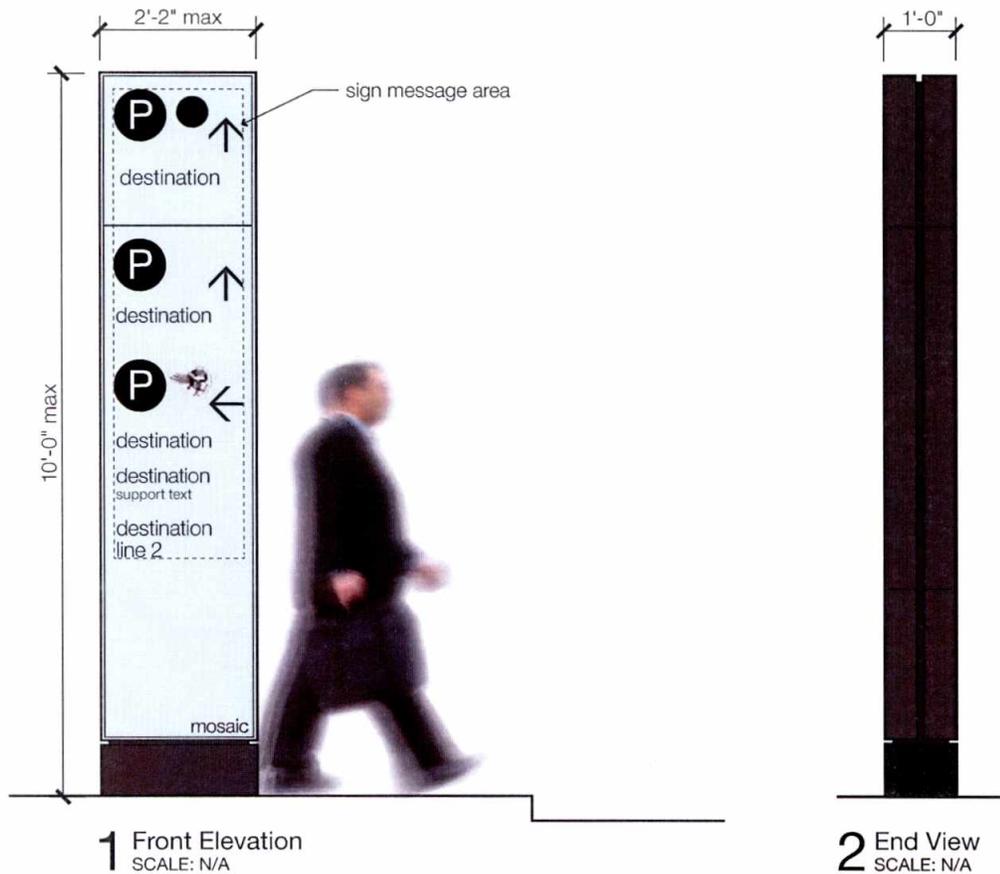
Mosaic has two frontages on public right-of-way: one on Lee Highway (Route 29), and one on Eskridge Road. Note that Eskridge Road, once completed, will serve as a link from Inova Fairfax Hospital to the Merrifield - Dunn Loring metro station, and as such will carry a large volume of traffic.

The project will include one Primary Freestanding Monument Sign located at the intersection of Strawberry Lane and Eskridge Road. Two similar but smaller signs (type ST102) are included in the Vantage CSPA-2003-PR-009.

The project logo may read "mosaic district" or "mosaic."

The sign may incorporate panels bearing the project and tenant names. The design of the sign is intended to reference the Mosaic logo. To keep this design element intact, no additional sign panels will be added in the future. The maximum height of the monument sign will be 14'-4". Primary Freestanding Monument Signs are double-sided and sign area is limited to 100 sq. ft. per side. Primary Freestanding Monument Signs will be illuminated by internal and / or ground-mounted light sources.

The Applicant may reserve individual sign panels for use in future phases of Mosaic. Tenant panels will not be further divided than shown above. All signs in public rights-of-way are subject to appropriate licenses and approvals.



ST103 - Freestanding Vehicular Directional

Freestanding Vehicular Directionals are located near project entrances and road intersections to provide directional and wayfinding information to vehicular traffic. Sign messages may contain directional information for individual tenants, site services (such as parking), delivery / loading dock locations, or other directional information. Note that, in the example above, "destination" should be understood to include individual tenants as well as non-commercial locations.

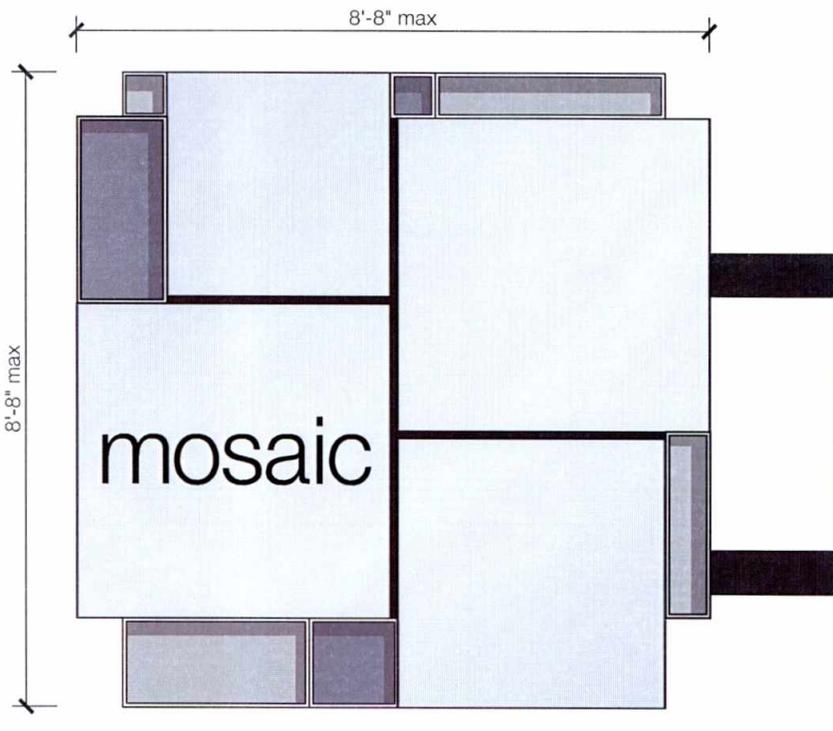
Freestanding Vehicular Directionals may be illuminated, depending on the site condition. The signs shall be located in such a way as to allow free pedestrian circulation on sidewalks. Signs will not obstruct vehicular sight lines. All signs in public right-of-way are subject to appropriate licenses and approvals.

Number of destinations shown will be limited to 8.

Freestanding Vehicular Directionals are double-sided with a sign area limited to 11.5 sq. ft. per side.



1 Top View
SCALE: N/A



2 Front Elevation
SCALE: N/A

ST104a - Building Mounted Identification

Building Mounted Identification signs will be located on building facades. These building mounted elements will carry only the Mosaic brand. No more than two ST104 signs shall be permitted per building, and a maximum of 5 will be included in Phase 1 of the project. These signs will only be located adjacent to building corners, or to facade areas above public lobbies. See individual building elevations for specific locations.

These signs are double-sided and sign area is limited to 60 sq. ft. per side. They may be illuminated. If the sign projects into the Route 29 right-of-way, it is subject to appropriate approvals. Sign shall have a minimum clearance of 10'-0" above finished grade.



Glass Alley branding element sketch



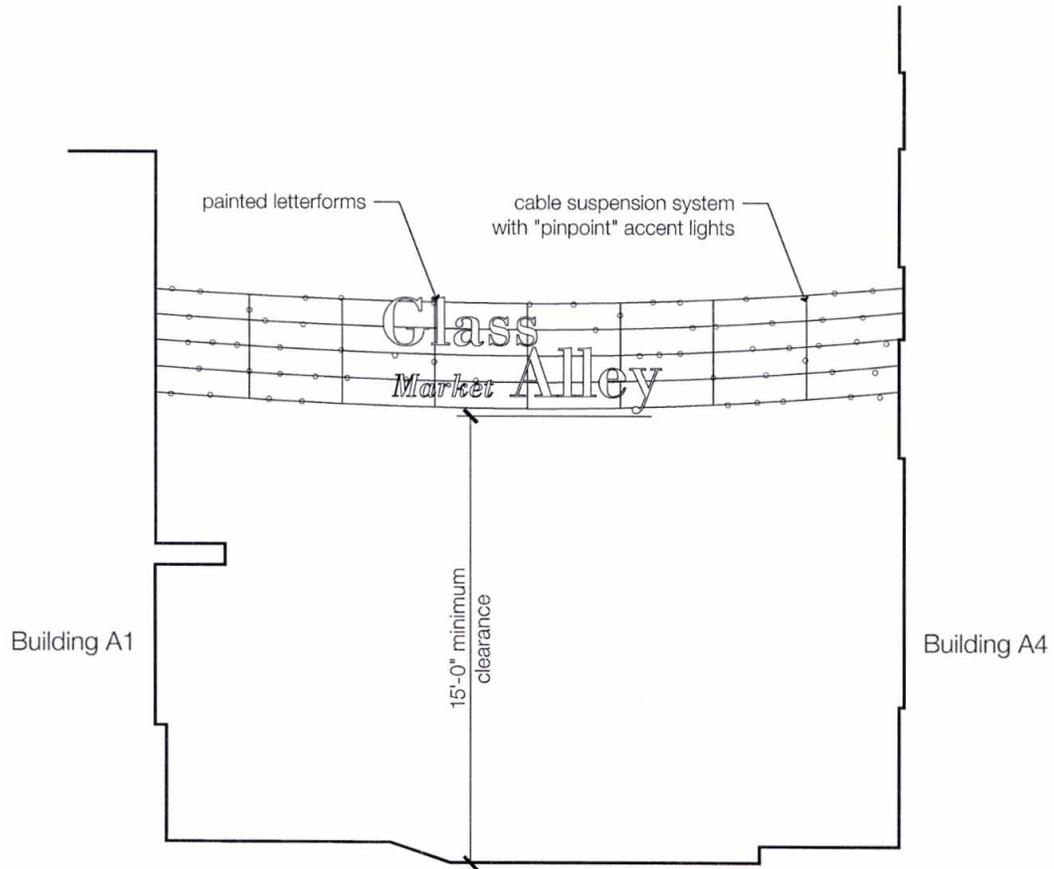
Glass Alley branding element night sketch

ST104b - Glass Alley Project Branding Element

Given the size of Mosaic, there will be a diversity of retail experiences within the project. Glass Alley will be the location of the food district. As it is located on a side street away from the bustle of District Avenue, there will be an overhead project branding element to draw pedestrians in from District Avenue, which forms the main shopping spine of the project.

The design of this element has not yet been finalized, but it will be double-sided, limited to two locations, one at each end of Glass Alley, and designed to be less than 60 sq. ft. per side. It may be illuminated. The element will comply with the Public Facilities Manual (PFM).

The Branding Element will not include any tenant information, but may for example include the name of the street or the food district (e.g. "Glass Alley Market"). The sign may be constructed out of a variety of materials, including suspended lights.

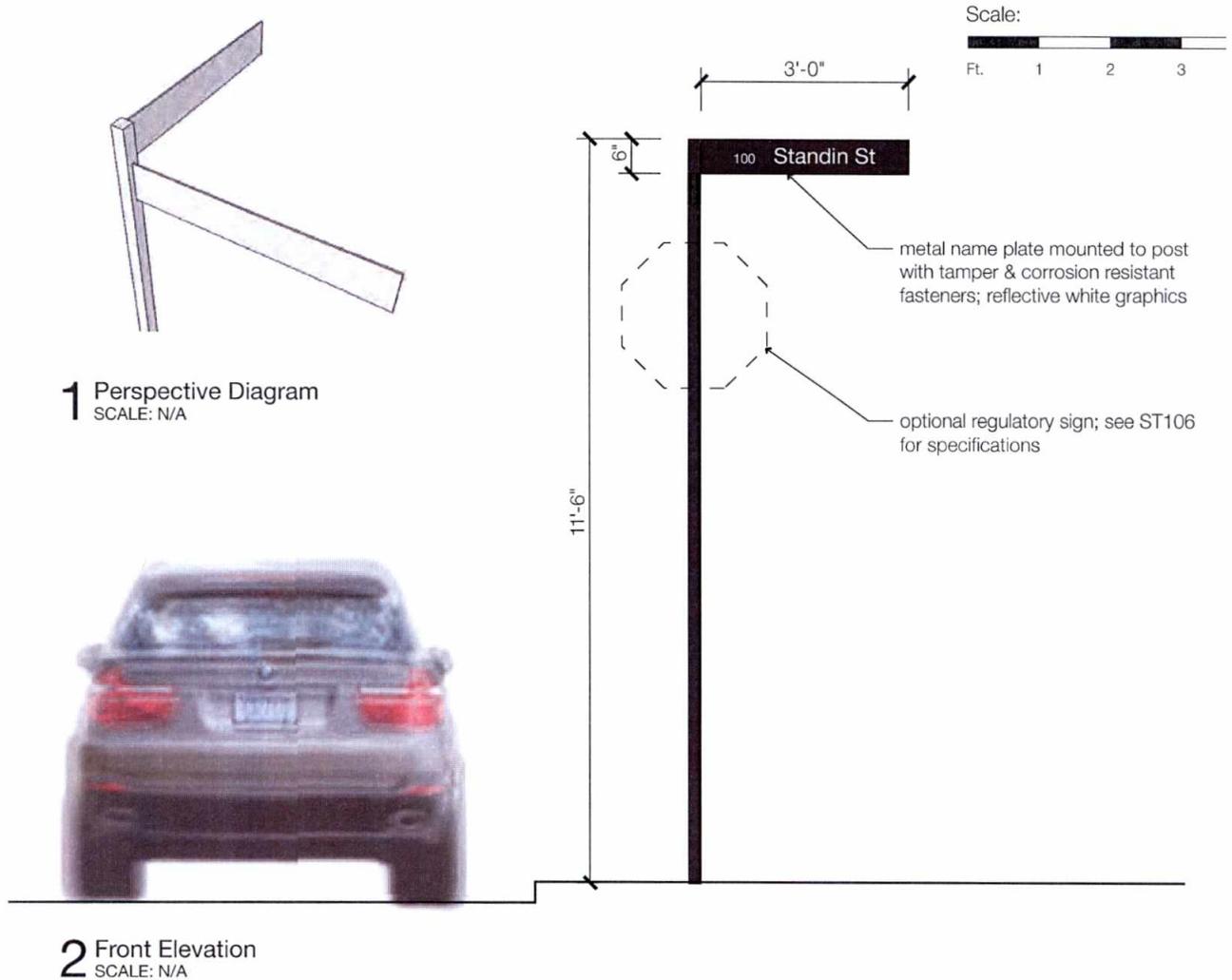


Diagrammatic Section of Glass Alley

ST104b - Glass Alley Project Branding Element, Continued

Glass Alley branding element clearance will comply with the Public Facilities Manual (PFM).

The sign may be constructed out of a variety of materials, including suspended lights.



ST105 - Street Name Sign

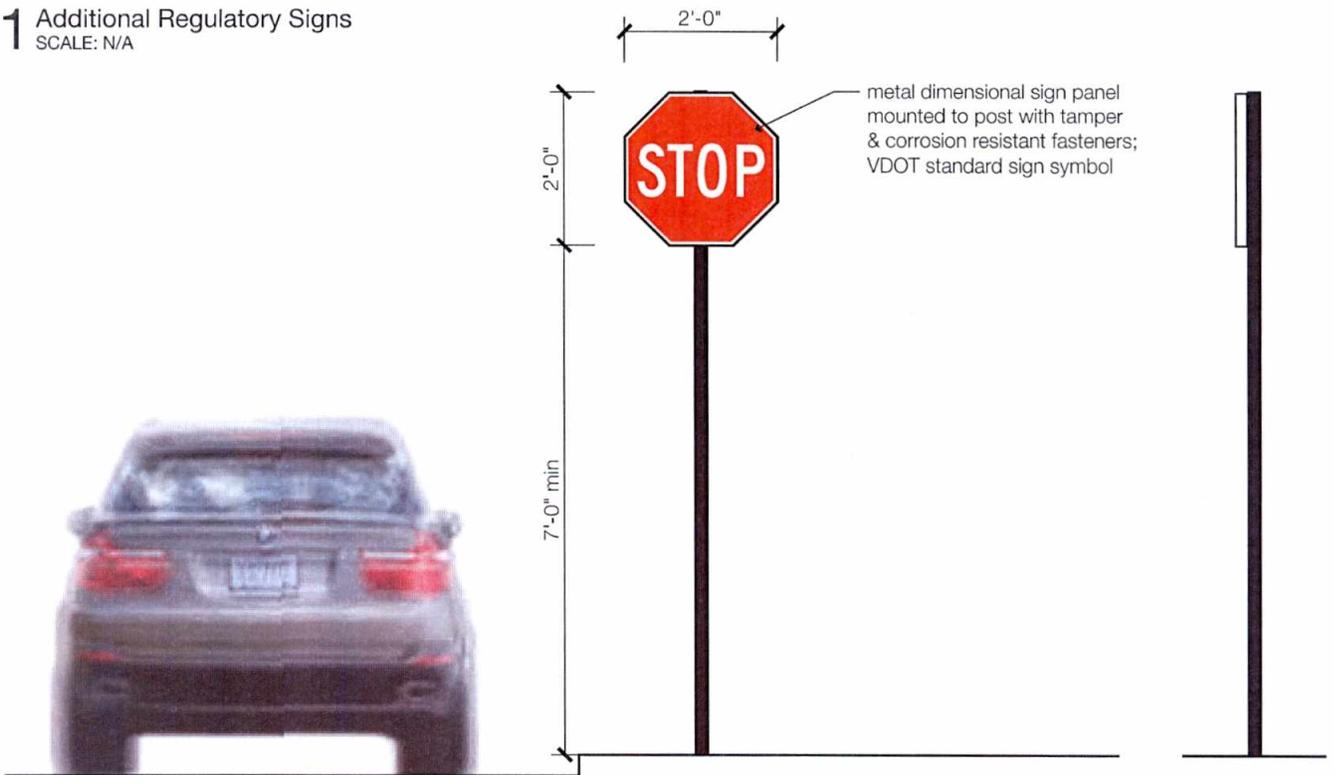
Street Name Signs will be side-mounted on a pole consistent with other Mosaic signs. All Street Name Signs will be mounted consistent with requirements specified in the Public Facilities Manual, the MUTCD, and other relevant governmental codes.

All surfaces shall be painted in a color consistent with the Mosaic color palette. Street signs shall be located at street intersections and as otherwise required by applicable regulations.

There will be no identification or directional information to specific tenants. All signs in public right-of-way are subject to appropriate licenses and approvals.



1 Additional Regulatory Signs
SCALE: N/A



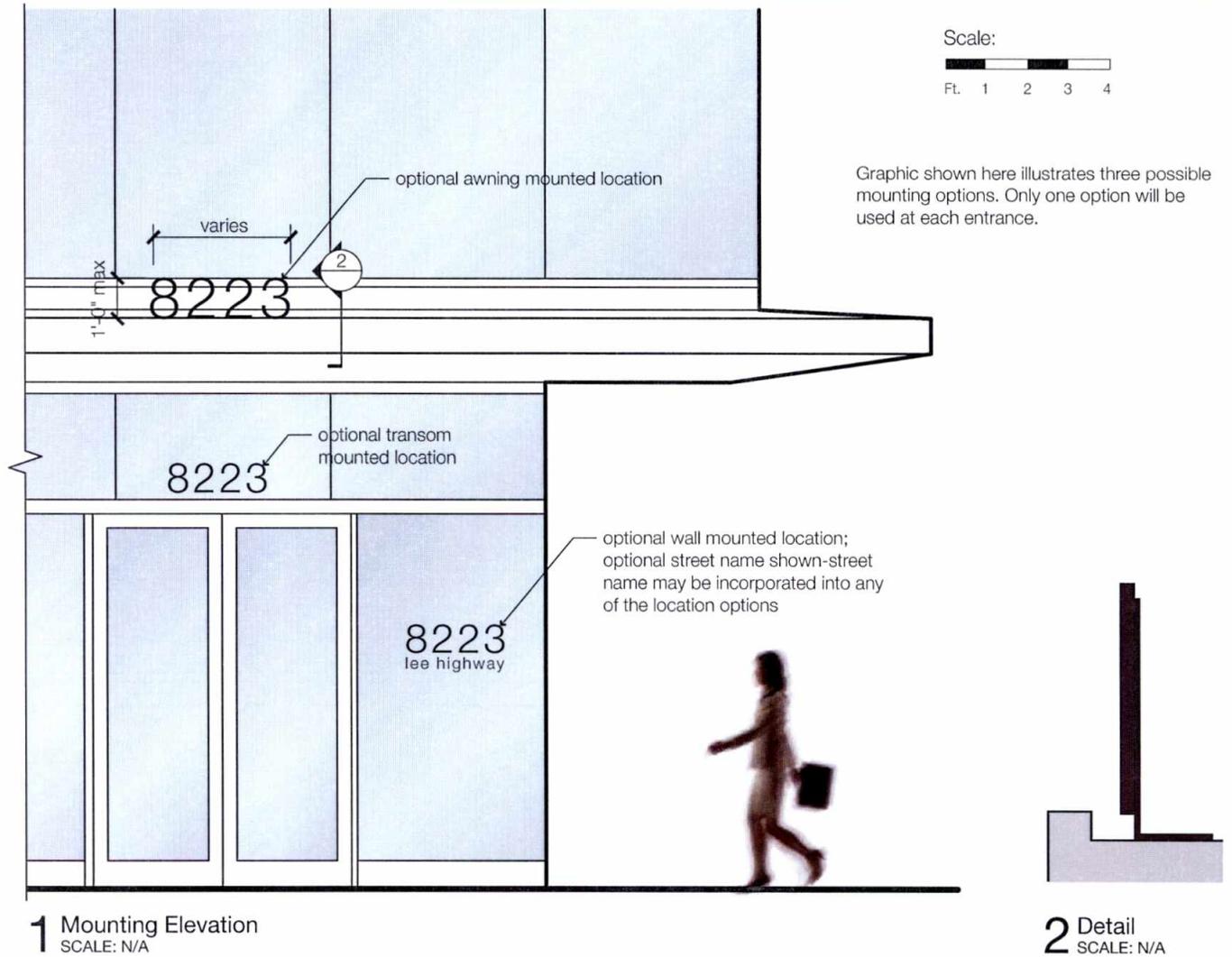
2 Front Elevation
SCALE: N/A

3 End View
SCALE: N/A

ST106 - Vehicular Regulatory Sign

All regulatory traffic signs such as stop signs, parking restriction signs, fire lane signs, etc., shall be provided according to all applicable federal, state, local regulations, and the requirements of the Manual for Uniform Traffic Control Devices (MUTCD), and provide for the safety and convenience of the employees and visitors of Mosaic. Sign locations, sizes, heights and messages shall be governed by these regulations. Signs will be constructed and mounted on a post consistent with the detailing of the other Mosaic signs.

All signs in public right-of-way are subject to VDOT license and approval.



ST107 - Building Number ID

Building Number ID signs shall be used to identify the street address number of the building or premises and shall be provided according to all applicable federal, state, local regulations, and the State of Virginia Fire Prevention Code, and provide for the safety and convenience of the employees and visitors of Mosaic. Sign locations, sizes, heights and messages shall be governed by these regulations. Signs will be constructed and mounted at building entrances consistent with the detailing of the other Mosaic signs.

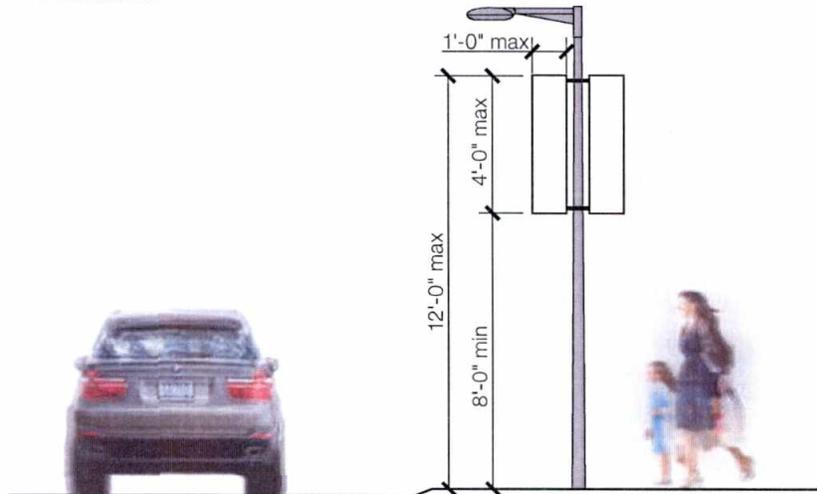
The Building Number ID signs are limited to a maximum letter height of 1'-0".

There will be no identification information to specific tenants. Sign shall contain address numerals at a minimum, but may also contain street name.

Building addresses and suite numbers may also be included in the floor / paving at tenant entrances - see note 10 on page 6. For tenants with an exterior rear door, the tenant shall be permitted to hang one sign showing their suite number adjacent to the door. This sign shall be limited to 0.5 sq. ft.



1 Example Banner
SCALE: N/A



2 Pole Mounted Elevation
SCALE: N/A

ST108 - Banners

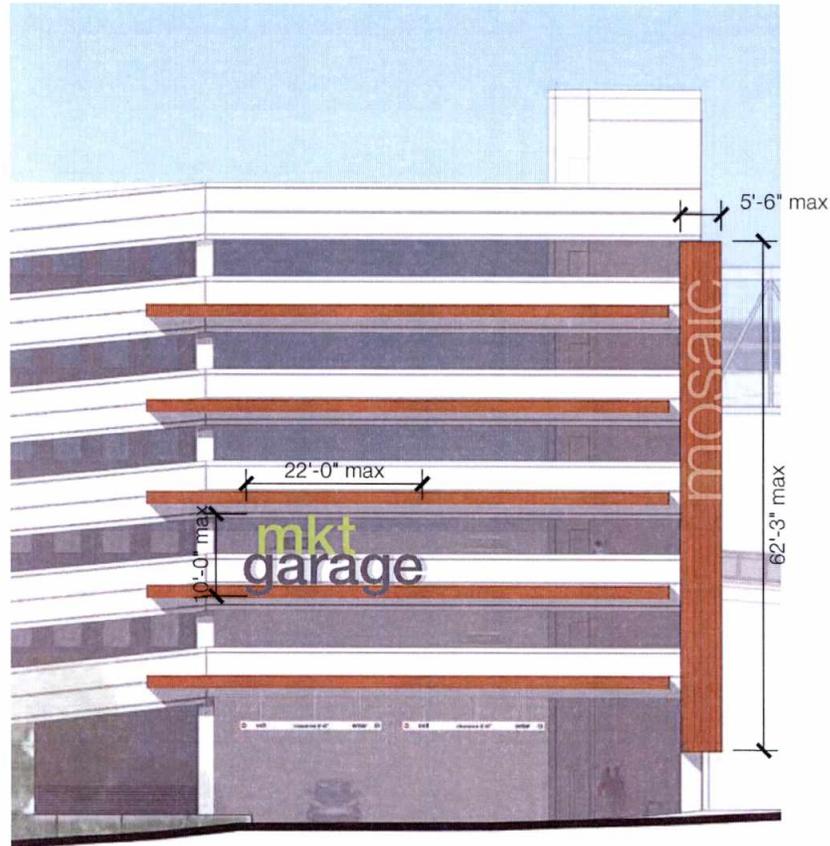
Banners may be provided along the internal streets of Mosaic. These banners shall provide color to the streetscape and contain project name and logo. Banners may also be changed to contain appropriate seasonal decoration or include information about community, corporate, or owner-sponsored events.

Banners shall be mounted on streetlight poles to a maximum height of 12'-0" with a minimum clearance of 8'-0" above finished grade.

The mounting height and size of the banners is designed to work with the Vantage at Merrifield banner elements and present a common design image. The Vantage banner signs (Sign Type F) are shown on page 19 of the Vantage CSPA-2003-PR-009.

Mosaic banners will have a banner-to-banner spacing similar to the Vantage project.

The Mosaic and Vantage projects will coordinate the design of the banners to achieve consistent design and content. Banners shall not be different than other banners in the Merrifield Town Center. However, they may include a small unique logo.



1 Front Elevation
SCALE: N/A

ST110 - Parking Garage Entrance Identification A

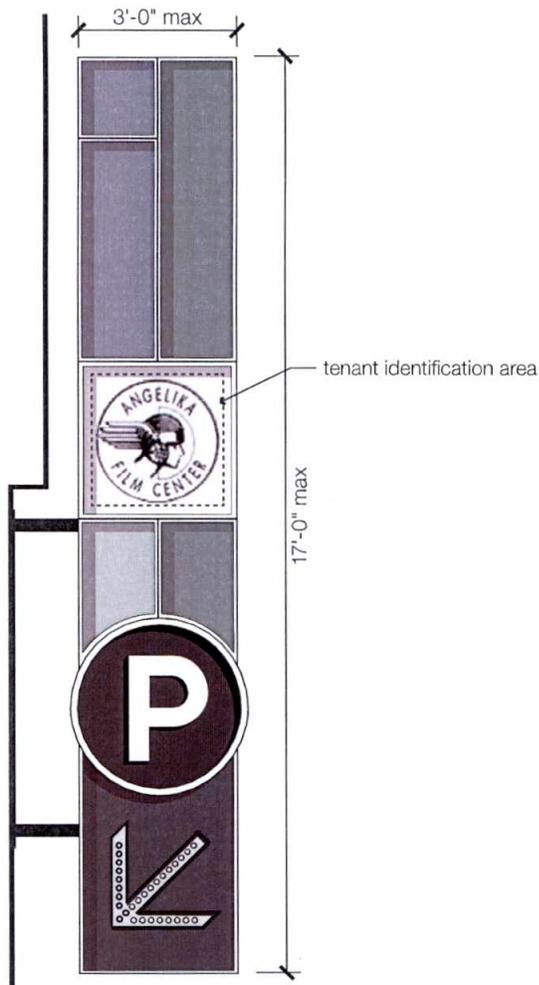
Parking Garage Entrance Identification A signs will mark the two entrances to the A4 public parking garage. Garage entrances may also have accessory signs to provide information regarding fees, garage clearances, parking regulations and other information as necessary. This sign may include the movie theater logo at a size no larger than 9 sq. ft. Signs will be illuminated by various internal and ground-mounted light sources.

One Parking Garage Entrance Identification sign shall be permitted at each entrance. Note that the example above shows the ST110 sign as a wall-mounted sign with two elements; the Applicant reserves the right to make use of a blade sign instead.

The maximum size of the wall-mounted sign elements are noted above. The maximum combined size of both elements is 563 sq. ft.

A blade sign option is illustrated on the following page.

The designs shown are for illustrative purposes only. The final design may vary but the overall size will not exceed the limits shown. In addition to the separate building-mounted and blade options; the Applicant may use some combination of building-mounted and blade options on the same elevation. If both options are used together on the same elevation, the total combined size will not exceed 563 sq. ft.



1 Front Elevation
SCALE: N/A



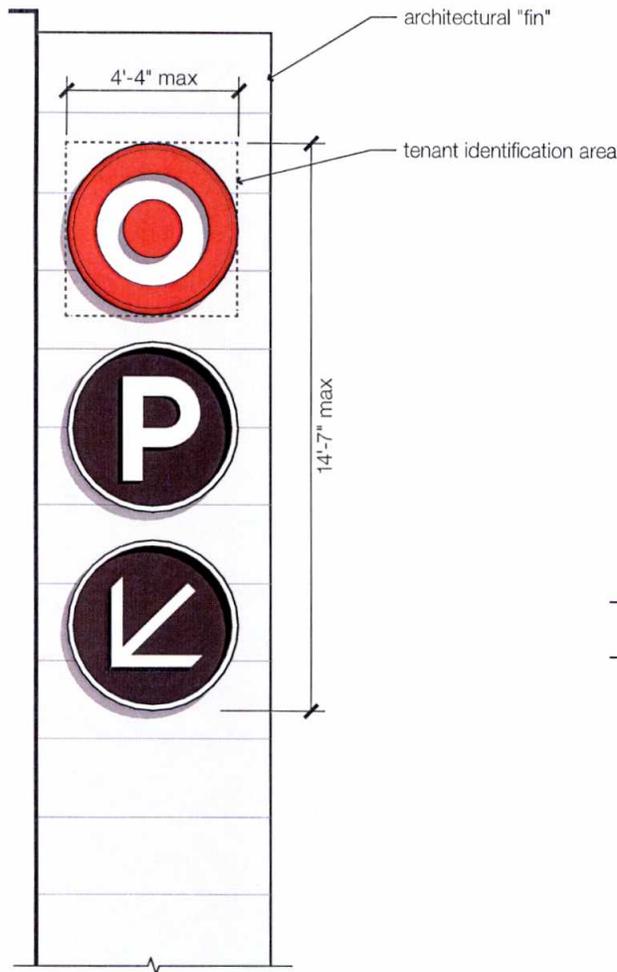
2 Perspective
SCALE: N/A

ST110 - Parking Garage Entrance Identification A, Continued

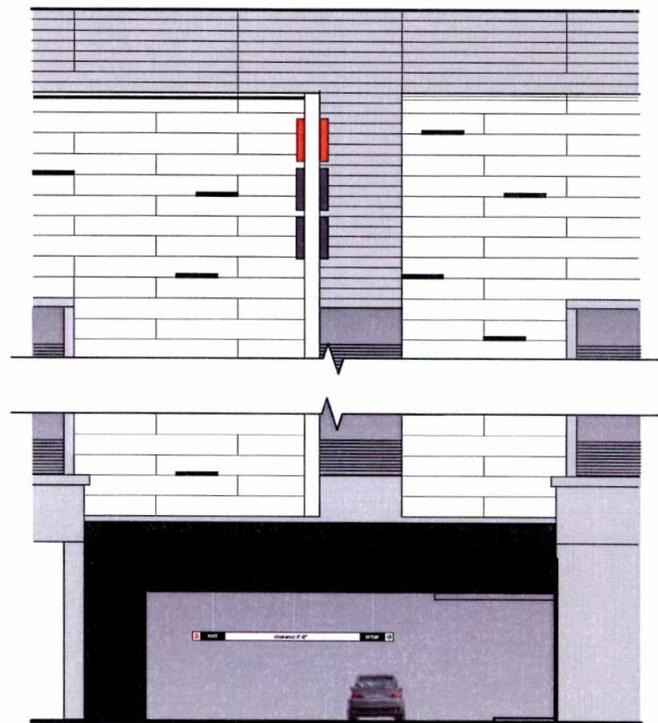
In addition to the wall-mounted option shown on the previous page, the Applicant reserves the right to make use of a blade sign instead. This sign may include the movie theater logo at a size no larger than 9 sq. ft. Signs will be illuminated by various internal and ground-mounted light sources.

One Parking Garage Entrance Identification sign shall be permitted at each entrance. The maximum size of the blade sign is noted above. The sign shall not project above the building parapet.

The designs shown are for illustrative purposes only. The final design may vary but the overall size will not exceed the limits shown. In addition to the separate building-mounted and blade options; the Applicant may use some combination of building-mounted and blade options on the same elevation. If both options are used together on the same elevation, the total combined size will not exceed 563 sq. ft.



1 Front Elevation
SCALE: N/A

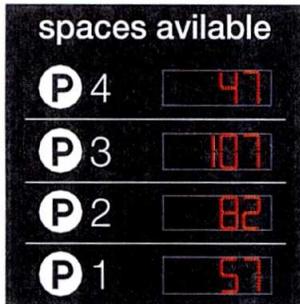


2 Mounting Elevation
SCALE: N/A

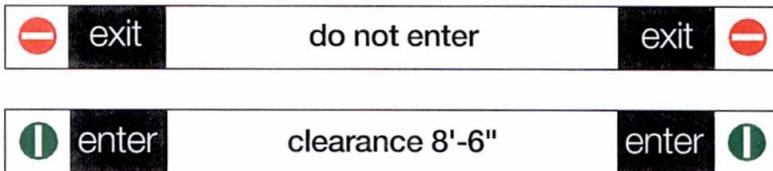
ST111 - Parking Garage Entrance Identification B

Parking Garage Entrance Identification B signs are used to identify primary parking for the Tier 1 tenant in building B. Parking Garage Entrance Identification signs shall be provided to identify public parking entrances. Garage entrances may also have accessory signs to provide information regarding fees, garage clearances, parking regulations and other information as necessary. Signs may be illuminated.

One Parking Garage Entrance Identification sign shall be permitted at each entrance to building B. See east and west elevations of building B for additional information. These signs are double-sided, and tenant sign area is limited to 16 sq. ft.



Parking Space Counter



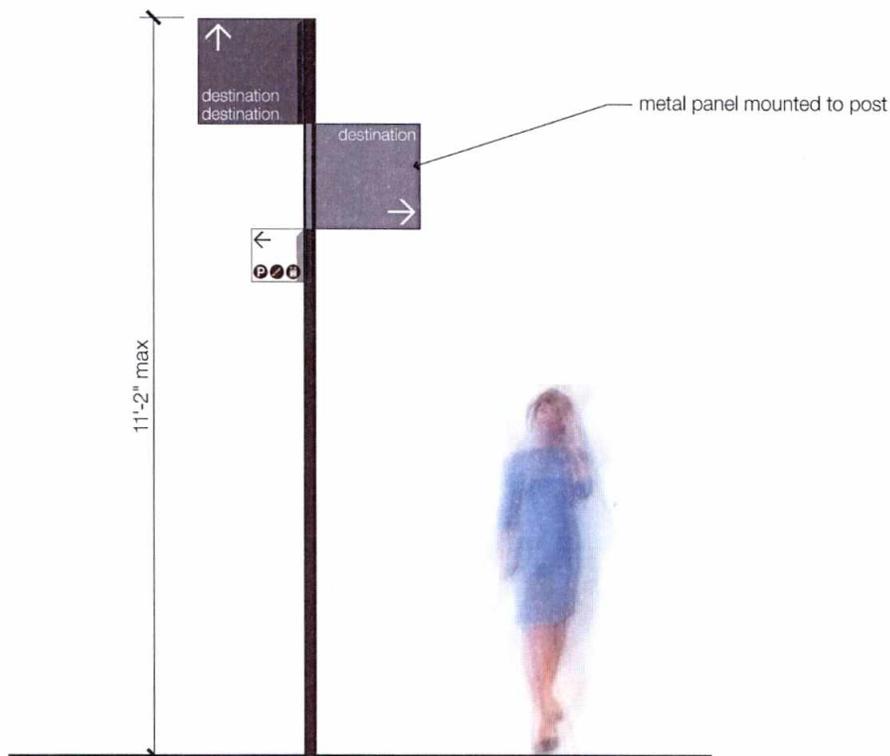
Clearance Bar

1 Sign Examples
SCALE: N/A

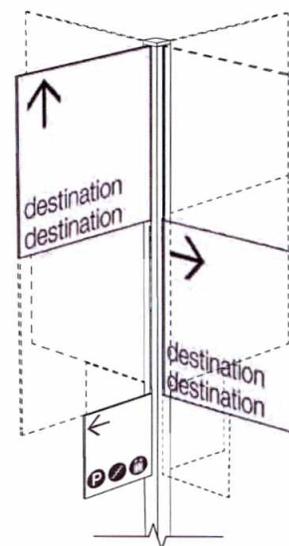
ST110 & 111 - Parking Garage Accessory Signs

Parking Garage Accessory Signs are used to provide information regarding fees, garage clearances, parking regulations and other informational content. They may be located at one or more of the four street entrances to public garages A4 and B. See the relevant building elevations for more information.

Accessory signs may be building-mounted or freestanding; clearance signs may be suspended over the garage entrances. Accessory signs displaying available parking space information may contain changeable LED message areas.



1 Front Elevation
SCALE: N/A



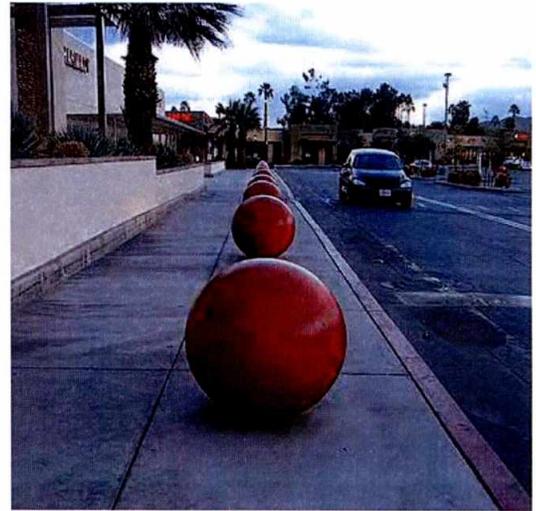
2 Perspective Diagram
SCALE: N/A

ST120 - Pedestrian Directional

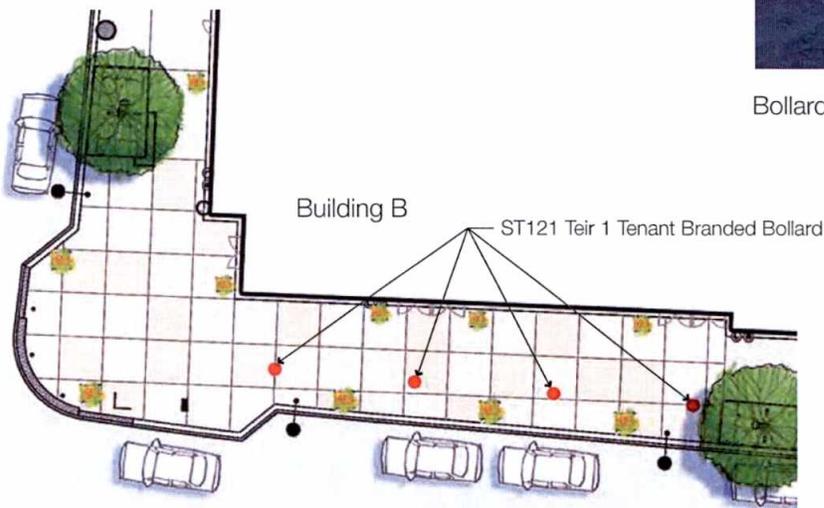
Pedestrian Directionals will be located to convey wayfinding information to pedestrians at Mosaic. Although this sign is located on the plans on pages 14 and 18 of this document, the Applicant reserves the right to relocate Pedestrian Directional signs, provided Pedestrian Directional signs on the same side of a street are at least 250' linear feet apart.

Pedestrian Directionals include up to 12 metal 'flags' mounted perpendicularly to the post, each of which may include both directional and tenant information. The flags will be square, and limited to two sizes, as shown above. The total area of all flags on one sign is limited to 23 sq. ft.

The Pedestrian Directional shares a similar design with the Vantage at Merrifield directional signs and presents a common design image. The Vantage directional signs (Sign Type G) are shown on page 20 of the Vantage at Merrifield CSPA-2003-PR-009.



Bollard example



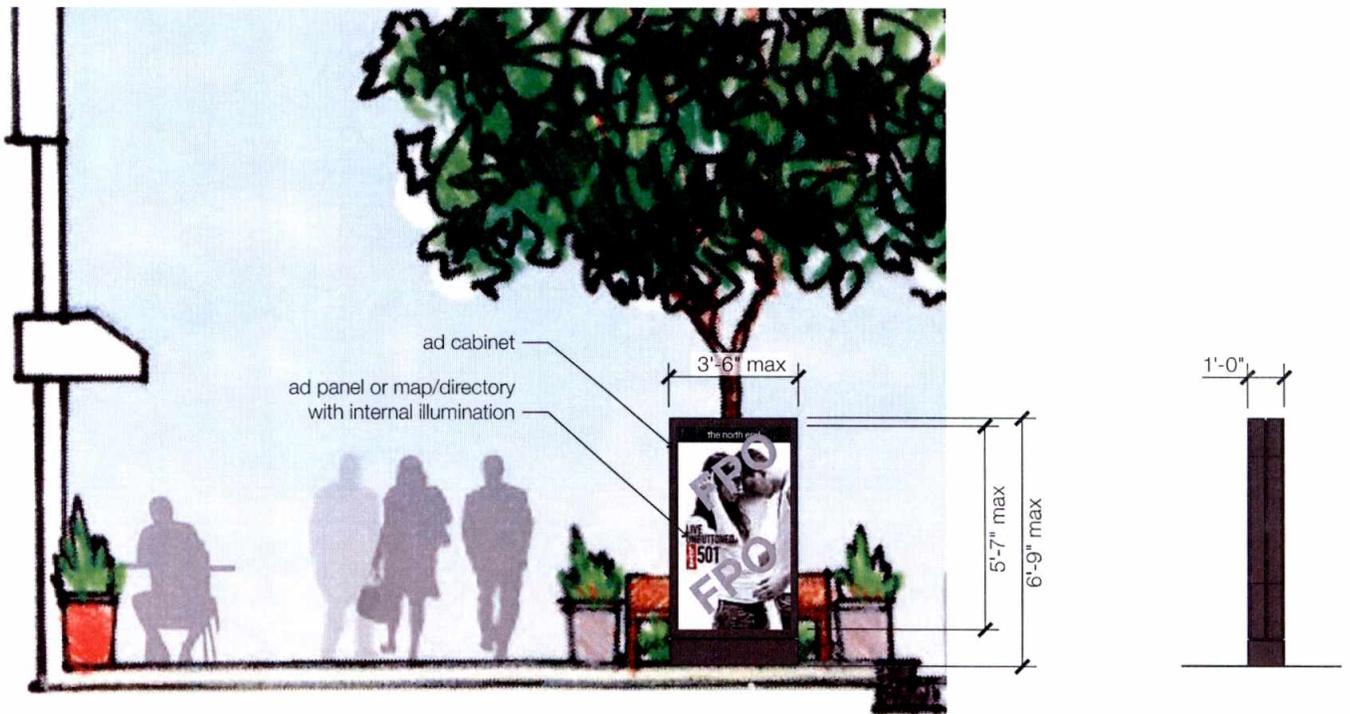
Plan detail

ST121 - Retail Tenant Branded Bollards

The Tier 1 Tenant may have up to four branded bollards in the streetscape on Strawberry Lane - see site plan. Bollards shall be no taller than 36" and must be smaller than 9 sq. ft. in plan.

Bollards will be red, but will not be internally illuminated.

Scale:



1 Front Elevation
SCALE: N/A

2 End View
SCALE: N/A

ST122a - Pedestrian Ad Cabinet

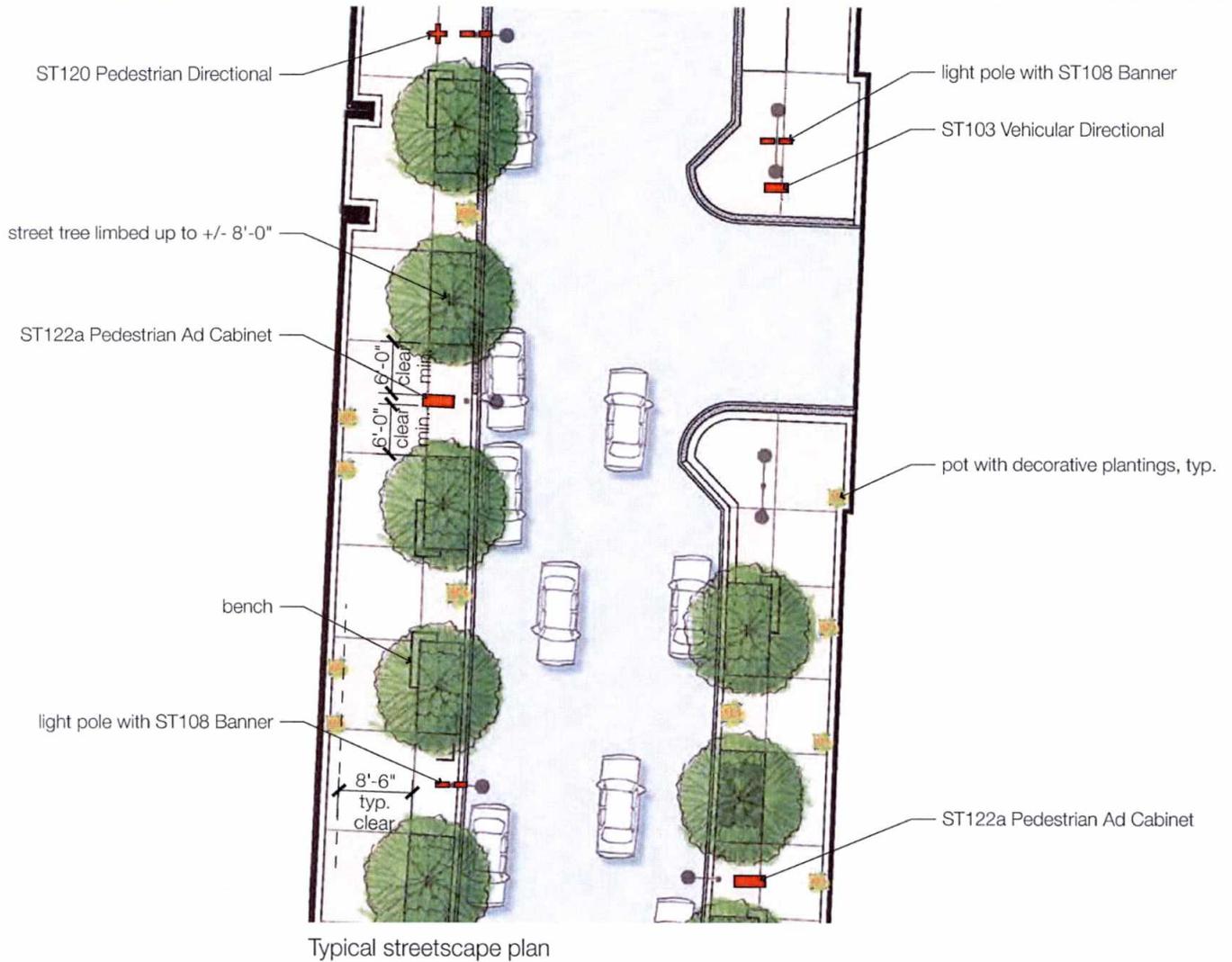
The Comprehensive Plan for the Merrifield Suburban Center identifies the Town Center (of which Mosaic is the central part) as the most appropriate place for retail and major entertainment uses. Fashion, branding and advertising play a central role in modern retail environments, and it is therefore appropriate that provision be made in the Town Center for appropriately scaled ad cabinets. Moreover, well designed branding and advertising displays will add to an exciting urban streetscape.

Pedestrian Ad Cabinets will be located as shown on the Sign Location Plan. The cabinet will be freestanding, two-sided, and internally illuminated.

These ad cabinets will contain tenant and product branding and advertising. Ad cabinets may also contain appropriate seasonal decoration or include information about upcoming events. Select locations will contain a project map and / or tenant directory.

The Tier 2 tenant may also include up to two pedestrian ad cabinets adjacent to Building D1 to display movie posters. See the Tier 2 signage description for more information.

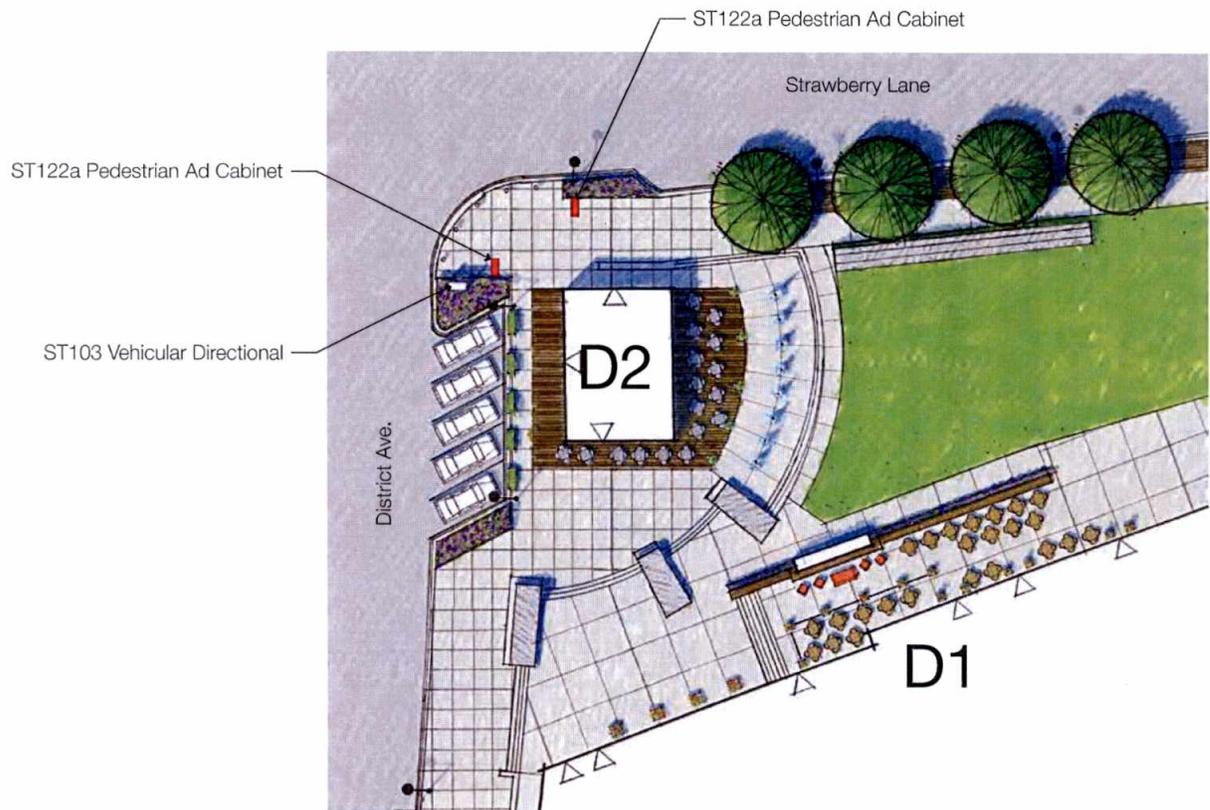
Pedestrian ad cabinets are limited in area to 18 sq. ft., although the movie poster displays for the Tier 2 tenant may be up to 20 sq. ft. in size.



ST122a - Pedestrian Ad Cabinet, Continued

Placement of Pedestrian Ad Cabinets will take landscape features (e.g. light poles, trees, planters, benches, etc.) into account. They will be located in such a way as to allow free pedestrian circulation on sidewalks. Generally, ad cabinets will be centered between tree pits to keep the primary pedestrian circulation path clear. There will be a minimum 6'-0" clear dimension from ad cabinet to each tree pit. They will also respect utility easements and site distance easements.

The primary pedestrian circulation will occur between the tree pits and the buildings. The ad cabinets are generally located between the tree pits such that they are visible, but do not obstruct convenient pedestrian circulation.

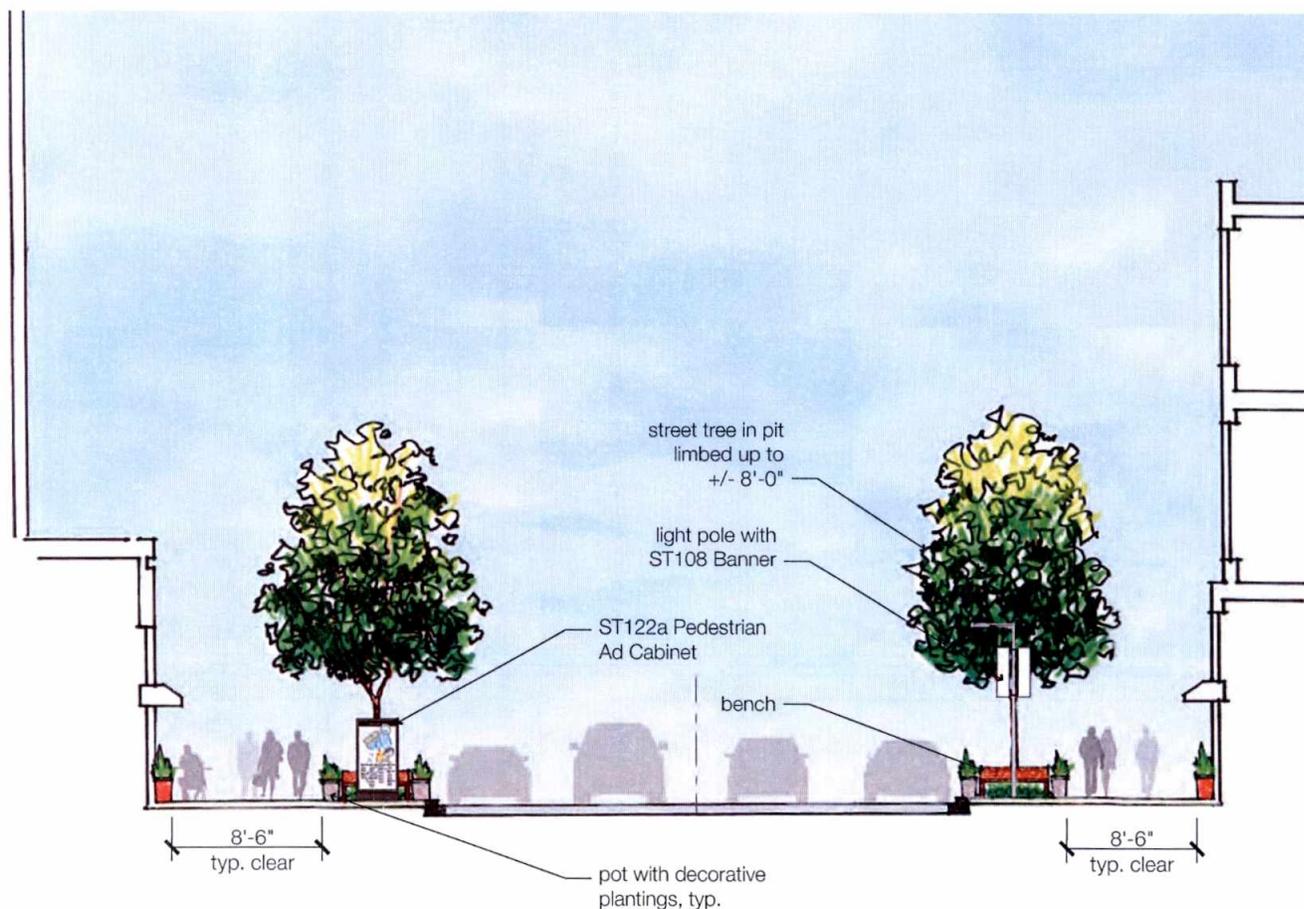


Streetscape plan

ST122a - Pedestrian Ad Cabinet, Continued

Placement of Pedestrian Ad Cabinets will take landscape features (e.g. light poles, trees, planters, benches, etc.) into account. They will be located in such a way as to allow free pedestrian circulation on sidewalks. Generally, ad cabinets will be centered between tree pits to keep the primary pedestrian circulation path clear. There will be a minimum 6'-0" clear dimension from ad cabinet to each tree pit. They will also respect utility easements and site distance easements.

The primary pedestrian circulation will occur between the tree pits and the buildings. The ad cabinets are generally located between the tree pits such that they are visible, but do not obstruct convenient pedestrian circulation.



Typical streetscape section

ST122a - Pedestrian Ad Cabinet, Continued

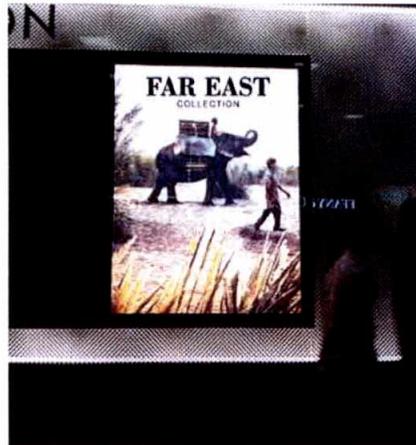
As can be seen in the streetscape sections shown here, the primary pedestrian circulation will occur between the tree pits and the buildings. The Pedestrian Ad Cabinets are generally centered between the tree pits so that they are visible and do not obstruct convenient pedestrian circulation.



Typical Streetscape Perspective

ST122a - Pedestrian Ad Cabinet, Continued

The streetscape perspective shown here illustrates that primary pedestrian circulation will occur between the tree pits and the buildings. The Pedestrian Ad Cabinets will generally be located centered between the tree pits. The cabinets will be visible, but will not obstruct convenient pedestrian circulation.



ST122b - Building Mounted Ad Cabinet & Display Window

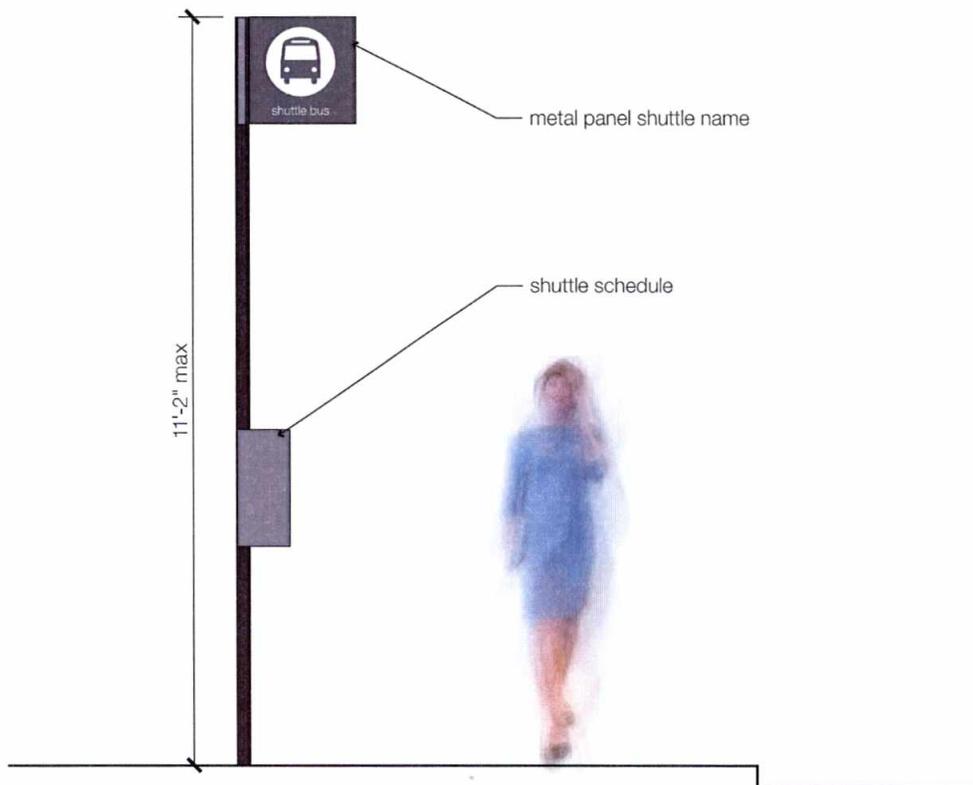
The north and east sides of Building B lack retail storefronts. In order to animate the streetscape and provide visual interest, the building design incorporates one display window and five building-mounted Ad Cabinets. At the discretion of the Applicant, the content of these displays may include seasonal decoration, information about events, branding, fashion displays and advertising.

The location of the Ad Cabinets and display window are shown on the Building B elevations in part III. of this document. The maximum area of display windows is 800 sq. ft., and each building-mounted Ad Cabinet is limited to 42 sq. ft. in size.

Building Mounted Ad Cabinet & Display Windows are for use by Tier 1, Tier 4, and Tier 6 tenant groups. ST122b signs shall not count toward the maximum allowable sign area of any single tenant.

The content of the display windows will play a significant role in establishing the brand for Mosaic. As such, it will be subject to a stringent design review process by the owner and/or management firm. The owner or authorized management firm shall allocate the sign area between retail tenants.

Scale:



1 Front Elevation
SCALE: N/A

ST123 - Metro Shuttle Identification

Metro Shuttle Identification signs will be located as appropriate to identify the location of shuttle stops in the Mosaic Development.

Metro Shuttle Identification Signs are multi-sided and sign area is limited to a maximum of 3 sq. ft., including schedule, per side.

III. User and Tenant Classifications

Permanent signs for tenants and project branding signs have several roles within Mosaic. First and foremost, they are intended to identify and advertise the individual tenants and the project. While performing this main role, they also function as elements to enhance the lively street life at Mosaic. Finally, they will complement the architecture of the various buildings, contributing to the unique urban feel of the place.

To ensure that a proper balance is maintained between the various sizes of tenant and their particular needs for signage, the owners and tenants at Mosaic are divided into multiple Tiers. As shown in the subsequent sections, each Tier will have different signage rights depending on their size and business type. This also provides an architectural balance to the signage.

Tier 1—Major Anchor with at least 100,000 sq. ft. of gross floor area— Shall be allowed a maximum cumulative total of 1700 sq. ft. of User Permanent Sign Types. Signage can be a combination of UP1, UP2, UP3, UP4, UP5, and UP8 signs. There will be one Tier 1 tenant.

Tier 2—Theater Tenant—See pages 69-72 of this document for requirements.

Tier 3—Hotel Tenant—See page 59 of this document for requirements.

Tier 4—Major Tenants with 10,000 sq. ft. or more of leased space— Signage can be a combination of UP1, UP2, UP3, UP4, UP5, and UP8 signs, with up to 2.5 sq. ft. of sign area per linear foot of retail perimeter. Total sign area will be limited to 500 sq. ft. of User Permanent signage. Additional limits for Tier 4 office tenants are found on page 62 of this document.

Tier 5—General Retail or Office Tenants with less than 10,000 sq. ft. of leased space—Signage can be a combination of UP2, UP3, UP5, and UP8 signs, with up to 2.5 sq. ft. of sign area per linear foot of retail perimeter. Total sign area will be limited to 200 sq. ft. of User Permanent signage.

Tier 6—Mosaic owner or authorized management firm—The owner or authorized management firm may utilize a combination of Site Permanent Signs and User Permanent Signs to identify and advertise Mosaic, the individual areas within Mosaic, individual buildings, events, etc. The owner or authorized management firm shall have a maximum cumulative signage total of 1400 sq. ft. of User Permanent Sign Types. Signage can be a combination of UP1, UP2, UP3, UP4, UP5, and UP8 signs. Signage is to be used on Buildings A1, A3, A4, B and D1.

Retail and office tenants that wrap a building corner will be permitted to use multiple exterior walls abutting their premises to calculate their signage area. In contrast to section 12-106 of the Zoning Ordinance, sign area calculations at Mosaic will be based upon "retail perimeter" or "leased perimeter" rather than "building frontage."

"Retail perimeter" shall be understood to mean the sum of the lengths of all exterior walls with storefront directly abutting a leased premises. "Leased perimeter" shall similarly be understood to mean the sum of the lengths of all exterior walls directly abutting a leased premises, regardless of whether each wall includes storefront or not. "Leased perimeter" is generally meant to apply to office tenants on the upper floors of building A3.

The architecture at Mosaic will be of the highest caliber, and will simultaneously contribute to the unique sense of place in the Town Center and be sensitive to the needs of retail tenants. For the purposes of administration of this document, and in particular as it relates to the issuance of sign permits on the basis of this CSP, the following shall be considered "architectural elements" and not signage:

- building illumination, unless it replicates a logo or tenant name
- patterned or articulated building facades that make use of a tenant's color or trade dress (see example, below)
- retail storefronts, except for those portions that include a tenant's name or logo
- applied graphics on or behind retail storefronts, except for those portions that include a tenant's logo or name.

Notwithstanding the above provision, all building-mounted text and logos shall count as signage, unless noted otherwise in this CSP.

The term "window signage", as used in this document, is intended to be a permanent graphic or sign that is mounted to, intended to be primarily viewed through, or replacing a tenant's storefront window.

The pages following in this section provide illustrations, details, and types of messages for each of the User and Tenant Classifications

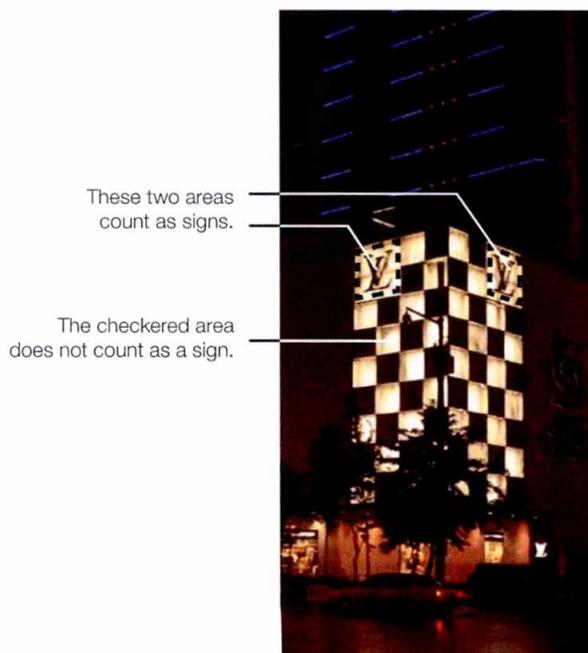
The following pages show each elevation of the seven buildings that are the subject of the Mosaic CSP. Each type of User Permanent sign (see section IV.) is generally located in elevation, although it should be noted that signs are shown diagrammatically. Actual sizes and shapes may vary from what is depicted herein, so long as the explicit sign area limitations laid out in the text are not exceeded.

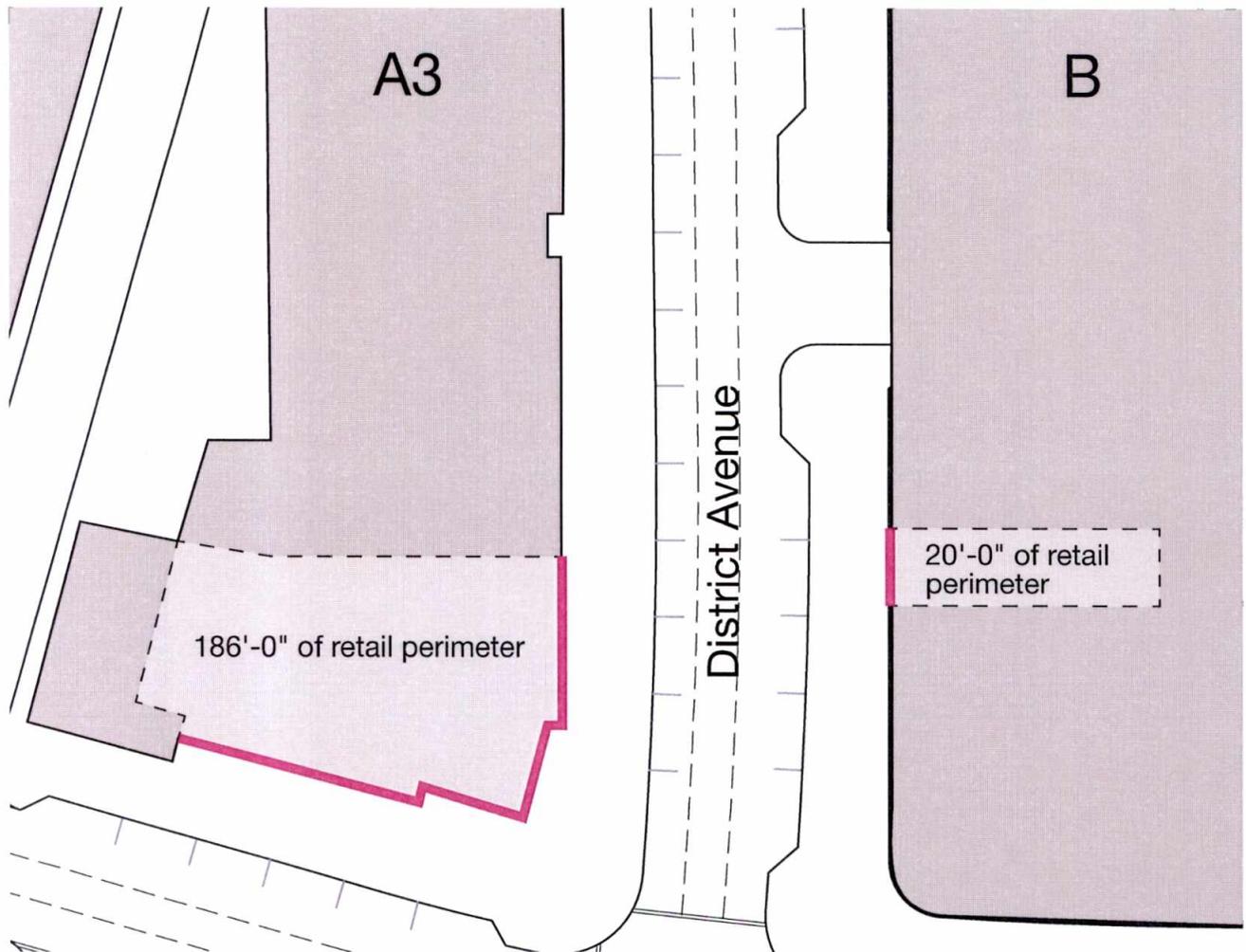
Furthermore, ground floor retail signage (for Tier 4 and 5 users) cannot be precisely located at this time, given that the retail tenants have not yet begun their upfit design. Sign area limitations for these tenants is indicated generally on the previous page, and further limited elsewhere in this document. The areas where these signs may be located is shown generally in this section.

Finally, the building elevations are intended to show all areas where signage might be permitted. Given the other area limitations in this document, not all signs shown herein can be permitted.

Legend for Section III.

-  UP1 or UP2 signs
-  Blade signs, including UP4, ST104a, ST110 and ST111
-  UP8 signs
-  Tier 2 and Tier 3 Users - unique sign (see pp. 57-58, 67, 69, 71-72)
-  Tier 2 and Tier 3 Users - unique signs (see pp. 58-59, 67, 69-70)



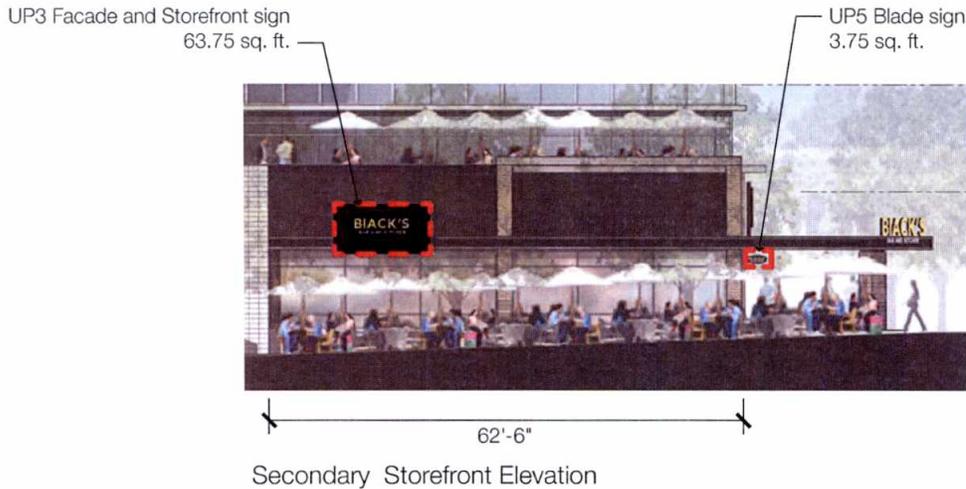
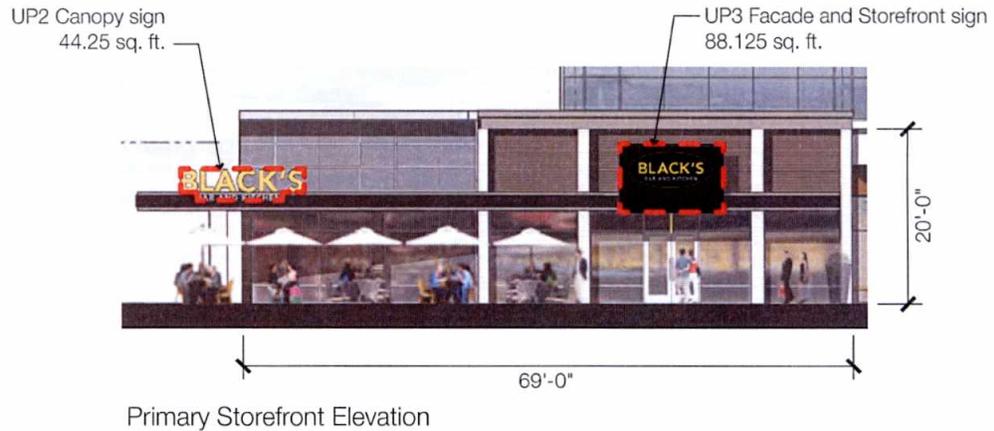


Tier 5 General Retail - Example Tenants

The plan above illustrates the location of two typical conditions for Tier 5 General Retail Tenants. The following pages will illustrate how the guidelines outlined in Sections III and IV are implemented.

The example corner tenant is located in south east corner of Building A3 and has storefront on District Ave, and on Strawberry Ln. The example in-line tenant is located on the west side of Building B and has storefront on District Ave.

 Represents the storefront frontage of the tenant spaces.



Tier 5 General Retail - Example Tenants, Continued

The elevations shown are for the example Tier 5 corner tenant. The primary storefront is on District Ave. and the secondary storefront is on Strawberry Ln.

The specifics of the example tenant are:

Retail Perimeter - 186'-0"

Allowable sign area based on retail perimeter - $186 \times 2.5 = 465$ sq. ft.
465 sq. ft. exceeds the maximum limit of 200 sq. ft.

Allowable sign area for tenant is 200 sq. ft.

Sign types used - UP2-Canopy sign-44.25 sq. ft.
UP3-Facade and Storefront sign-88.125 sq. ft.
UP3-Facade and Storefront sign-63.75 sq. ft.
UP5-Blade sign-3.75 sq. ft.

Total cumulative sign area of 199.875 sq. ft. is within the 200 sq. ft. per tenant maximum.

Per section IV, if a UP2 and a UP3 are both used, one shall be at least 25% larger than the other. The UP3 sign on the primary storefront is greater than 25% larger than the UP2 on the primary storefront.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to Tier 5 tenants.



Tier 5 General Retail - Example Tenants, Continued

The elevation shown is for the example Tier 5 in-line tenant. The storefront elevation is on District Ave.

The specifics of the example tenant are:

Retail Perimeter - 20'-0"

Allowable sign area based on retail perimeter - $20 \times 2.5 = 50$ sq. ft.
50 sq. ft. is less than the maximum limit of 200 sq. ft.

Allowable sign area for tenant is 50 sq. ft.

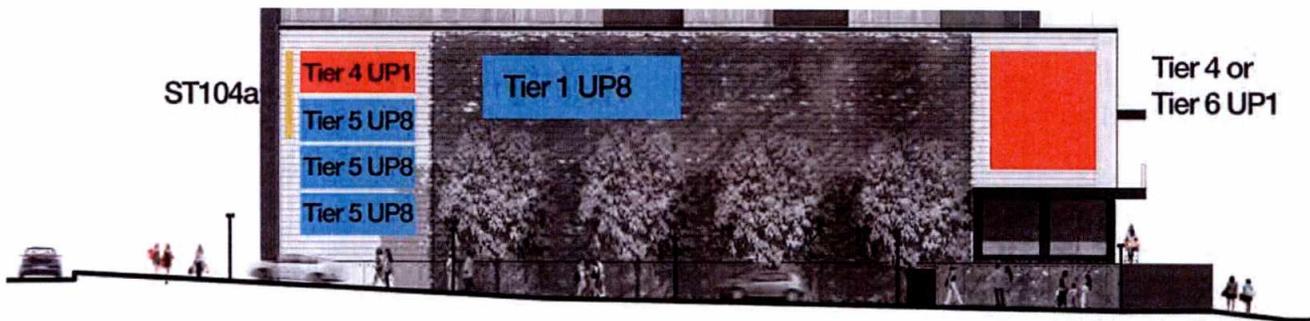
Sign types used - UP3-Facade and Storefront sign-43 sq. ft.
UP5-Blade sign-7 sq. ft.

Total cumulative sign area of 50 sq. ft. matches the 50 sq. ft. tenant maximum.

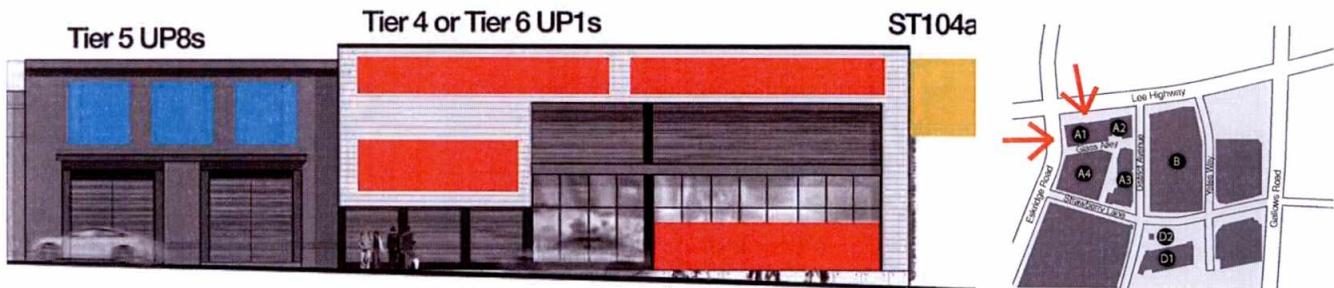
See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to Tier 5 tenants.

User and Tenant Classifications

- UP1-Building Mounted Signage
- ST104a-Building Mounted Identification
- UP8-Secondary Building mounted Signage



BUILDING A1 - WEST ELEVATION



BUILDING A1 - NORTH ELEVATION

Building A1 - Sign Type Placement Zones

The elevations shown are for Building A1. This building is located at the lit intersection of Route 29 and Eskridge Road, one of the main entrance points into the project. The retail in this building faces Glass Alley and parking garage A4, where the majority of pedestrians will be arriving from.

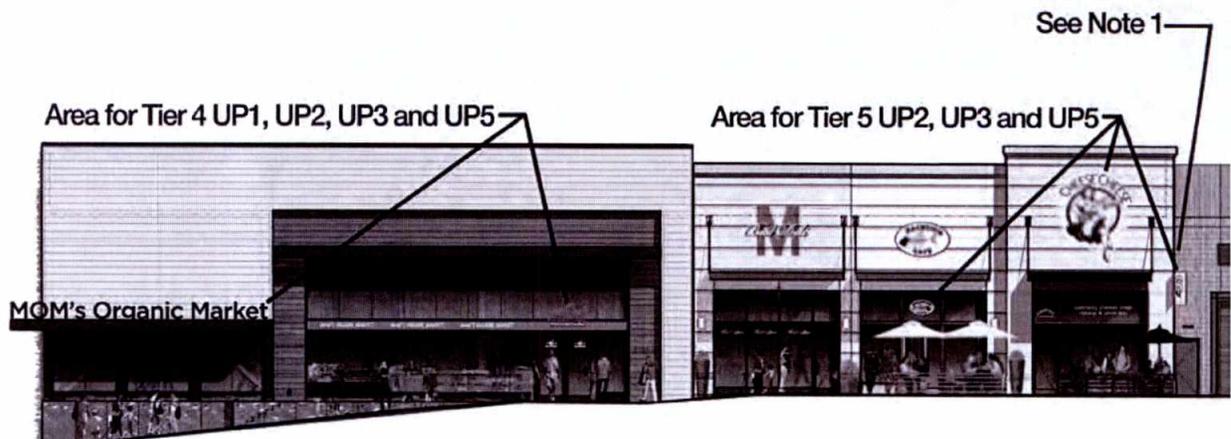
can be permitted simultaneously. Furthermore, total sign areas allocable to each user or tenant may preclude a 200 sq. ft. sign.

The signage on the north and west elevations of this building has been designed to take advantage of the high traffic counts on Eskridge Road and Lee Highway. The following users may locate signs on these two elevations: Tier 1, Tier 4 (fronting Glass Alley), Tier 5 (fronting Glass Alley), and Tier 6. Each user shall be limited to one sign per elevation, and no sign on these facades shall exceed 200 sq. ft.: note that this implies that not all signs shown above

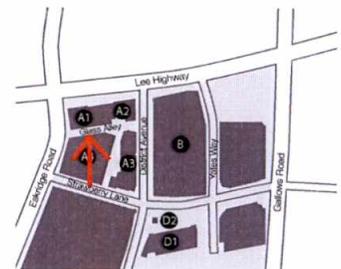
See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

User and Tenant Classifications

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING A1 - SOUTH ELEVATION



Building A1 - Sign Type Placement Zones, Continued

The front of Building A1 faces Glass Alley to the south, and includes storefronts for several retail tenants. The identified zones show where the different sign types may be placed on the facade.

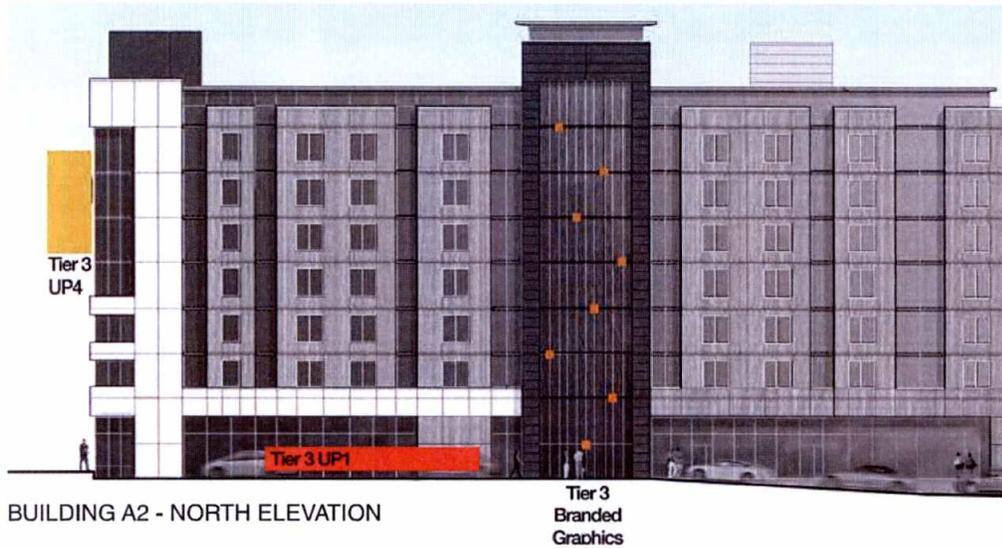
Note 1: The storefront turns the corner of the building in this location, and is not visible in the above elevation. Tenant shall have the ability to locate User Permanent signage on the storefront around the corner.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

User and Tenant Classifications

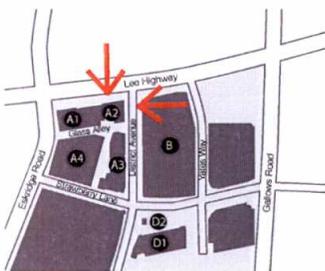
- UP1-Building Mounted Signage
- UP4-Large Scale Blade Sign
- Tier 3 User - Branded Graphics

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING A2 - NORTH ELEVATION

Tier 3
Branded
Graphics



BUILDING A2 - EAST ELEVATION

Building A2 - Sign Type Placement Zones

Building A2 includes both the hotel user (Tier 3) and retail tenants. Unique hotel signs are further detailed on page 59.

Branded Graphics shown above small, individual elements (example-hotel logo) placed on the window glazing. The cumulative area for the Branded Graphics elements shall not exceed 100 sq. ft.

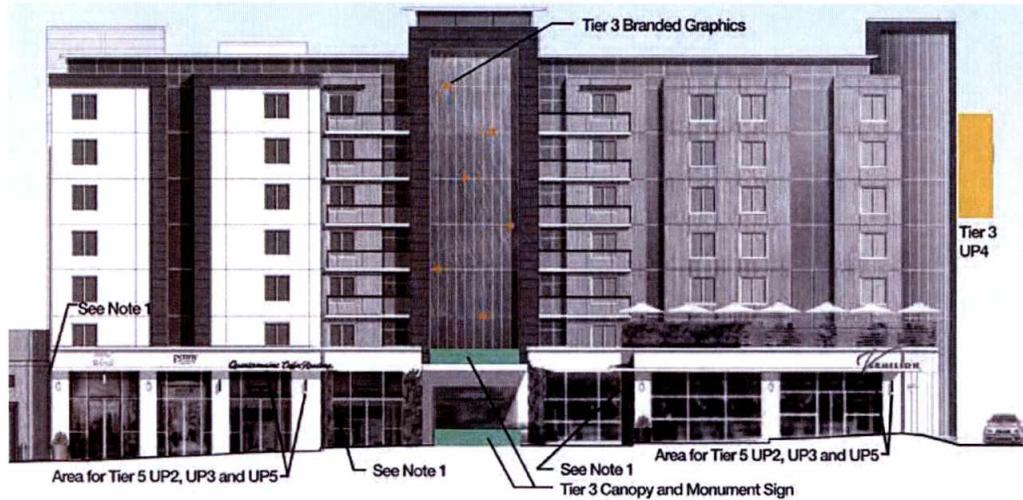
The UP1 sign shown on North Elevation is intended to be viewed by passing vehicles underneath the tree canopy on Route 29.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

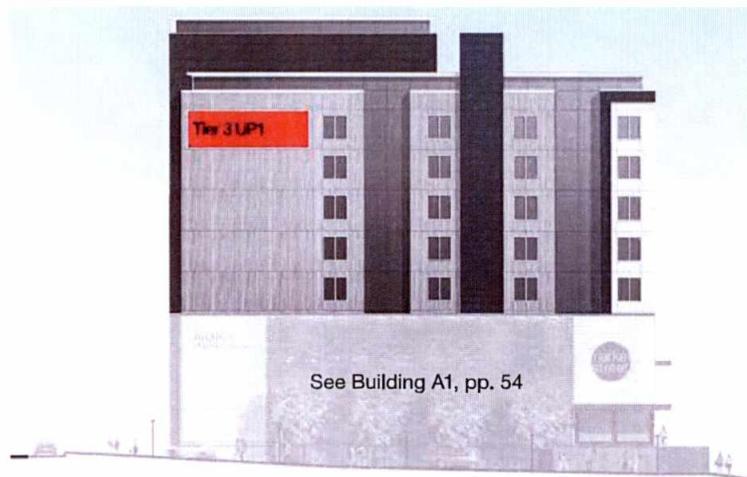
User and Tenant Classifications

- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification
- Tier 3 User - Branded Graphics
See Building A2, North Elevation for specifications.

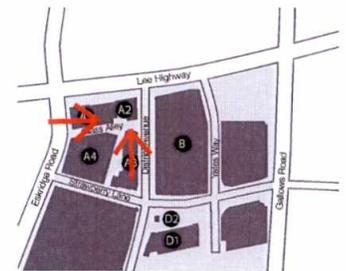
- Tier 3 User - unique signs (see pp. 59)
- Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING A2 - SOUTH ELEVATION



BUILDING A2 - WEST ELEVATION



Building A2 - Sign Type Placement Zones, Continued

Building A2 includes both the hotel user (Tier 3) and retail tenants. Unique hotel signs are further detailed on page 59 and shown above. Note that the west elevation shown above includes Building A1 in the foreground for context - looking east, the hotel is behind Building A1.

The front of Building A2 faces Glass Alley to the south, and includes storefronts for several retail tenants. The identified zones show where the different sign types may be placed on the facade.

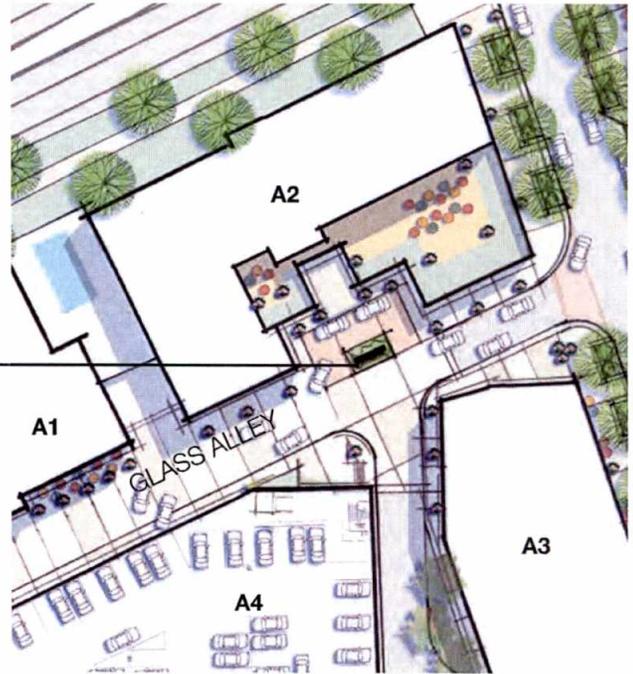
Note 1: The storefront turns the corner of the building in this location, and is not visible in the above elevation. Tenant shall have the ability to locate User Permanent signage on the storefront around the corner.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.



Elevation

Hotel monument sign



Plan

Building A2 - Tier 3 User - Canopy and Monument Signs

The monument sign will be single-sided and placed at the main entry drive in front of the porte cochere. Sign area will be limited to 50 sq. ft. with a maximum height of 4'-0" above finished grade. As can be seen in the plan above, the monument sign will terminate the visual axis at the north end of the north-south alley behind building A3. As the other hotel signs will be hidden from view behind the A4 garage, the monument sign serves an important wayfinding function for arriving hotel guests.

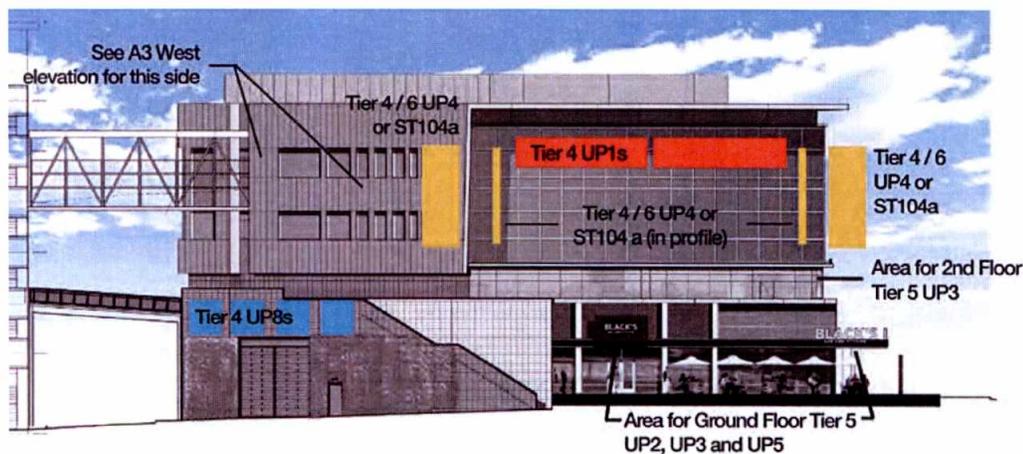
User and Tenant Classifications

- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification
- UP8-Secondary Building mounted Signage

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING A3 - EAST ELEVATION



BUILDING A3 - SOUTH ELEVATION



Building A3 - Sign Type Placement Zones

Building A3 combines ground floor retail with office on three floors above. In both cases, users may be Tier 4 or Tier 5. Retail tenants may also be located on the second floor. As for other buildings at Mosaic, the intent is to give retail tenants flexibility to locate UP2, UP3 and UP5 signs within their storefront area. Retail tenants on the second floor will also be able to mount signs to the storefront system on the second floor.

The following limits will be in place:

- i. the total number of UP1s on the building is limited to six
- ii. no more than two UP1s shall be located on the west facade
- iii. no more than one UP1 on the north or south facade

- iv. no more than three UP1s on the east facade
- v. the total number of UP4s on the building is limited to four
- vi. no more than one UP4 at any corner (e.g. it would not be possible to have one UP4 at the south end of the east facade plus one UP4 at the east end of the south facade)
- vii. no more than one UP4 on the north or south facade.

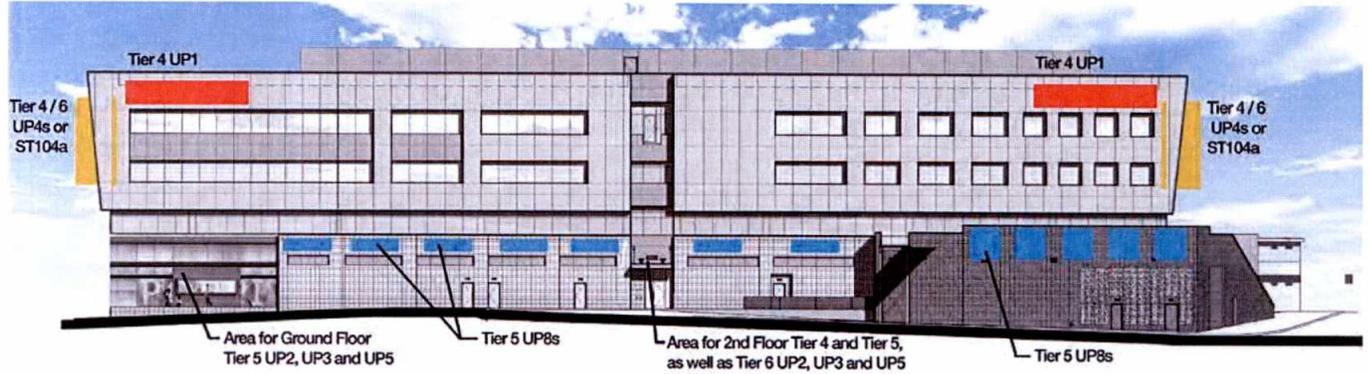
As should be clear, it would not be possible to permit all the signs shown on upper floors of A3 on this page and overleaf.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

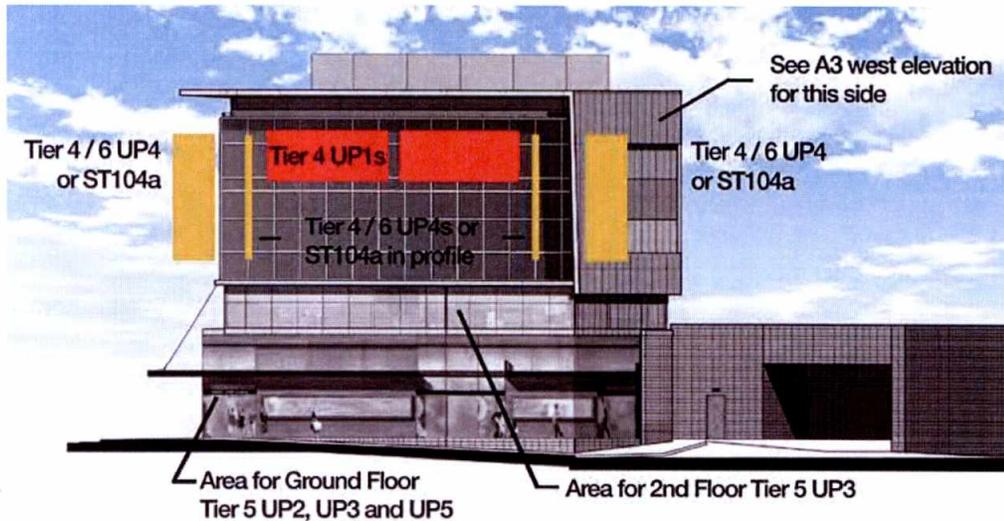
User and Tenant Classifications

- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification
- UP8-Secondary Building mounted Signage

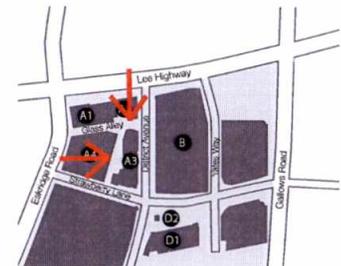
Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING A3 - WEST ELEVATION



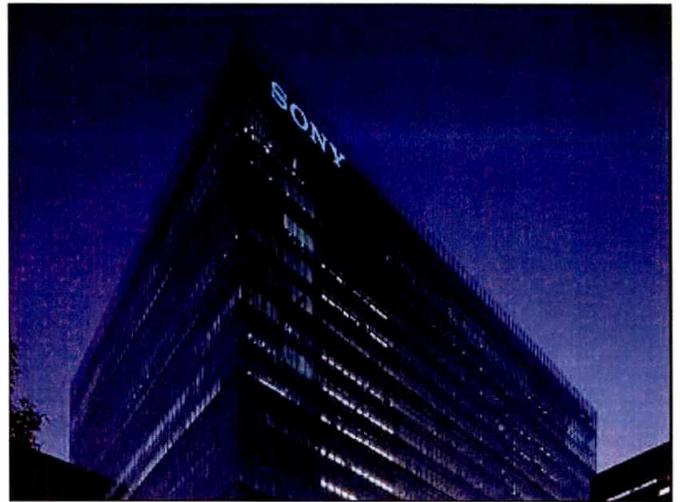
BUILDING A3 - NORTH ELEVATION



Building A3 - Sign Type Placement Zones, Continued

See page 43 for the limitations on the various sign types noted above. Note that as the rear of building A3 faces parking garage A4, the ground floor Tier 5 tenants will have the ability to mount UP8 signs to the rear of their leased premises. For similar reasons, there are Tier 5 UP8 signs at the south end of the west facade.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.



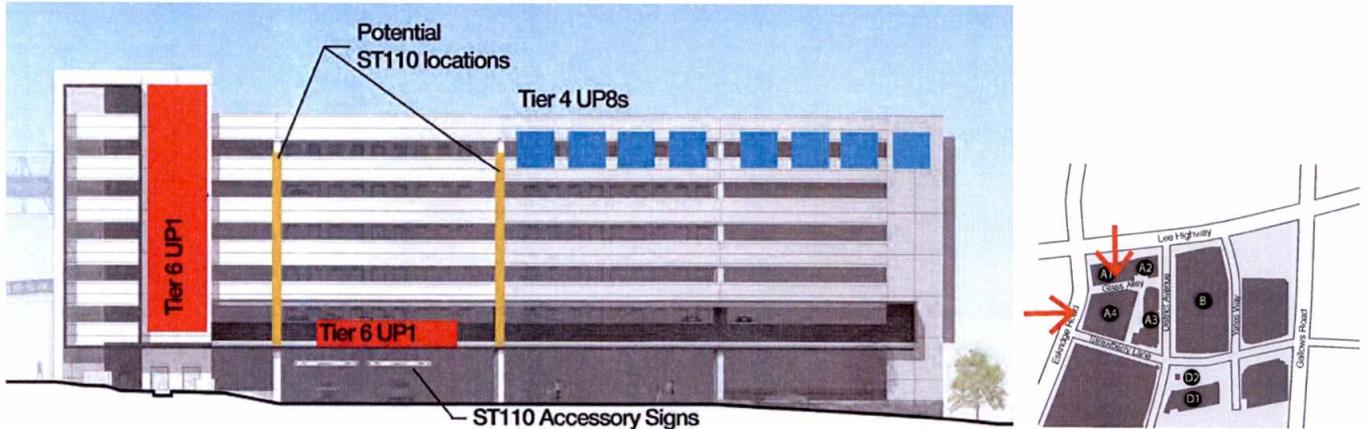
Building A3 - Tier 4 Office Tenant Users

Office tenants occupying 10,000 sq. ft. or more of gross floor area in building A3 may have one UP1 or UP4 sign. The sign shall have an allowed sign area of up to 2.5 sq. ft. of sign area per linear foot of leased perimeter. This sign shall be no larger than 200 sq. ft.

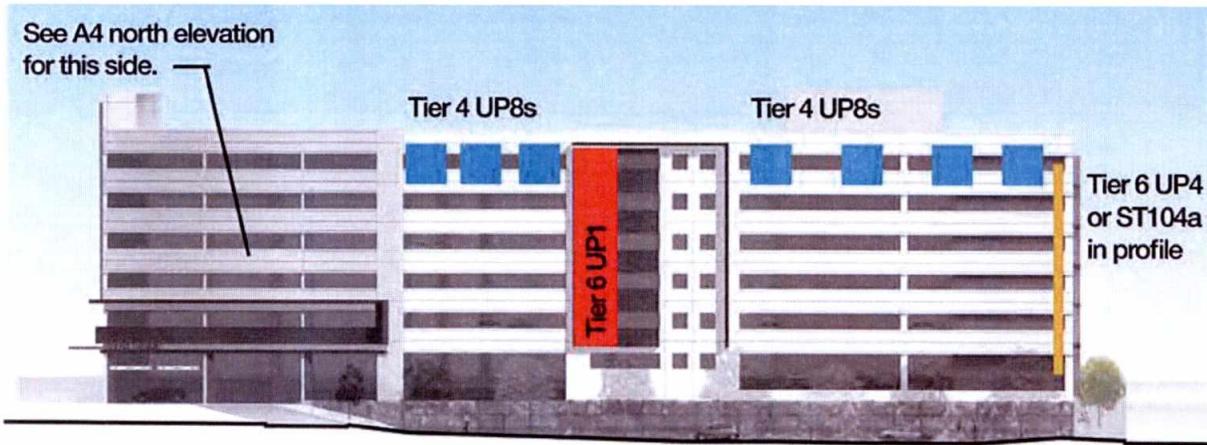
These users may also make use of UP8 signs on the rear on the rear of building A3, or on building A4.

User and Tenant Classifications

- UP1-Building Mounted Signage
- ST110-Parking Garage Entrance Identification A
- UP8-Secondary Building mounted Signage



BUILDING A4 - NORTH ELEVATION



BUILDING A4 - WEST ELEVATION

Building A4 - Sign Type Placement Zones

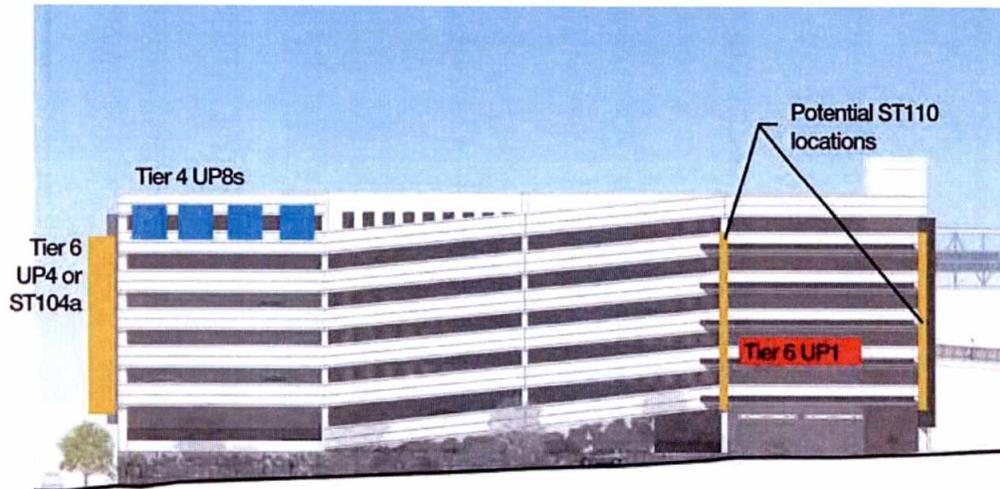
There are three types of signage on parking garage A4. The first is wayfinding: the ST110 signs mark the garage entrances, and the accessory parking signs provide additional information to arriving customers. The second purpose is branding: the Tier 6 user will locate several large UP1 signs on the facades to both identify the garage (e.g. "Glass Alley Garage") and the project ("mosaic"). Finally, as the garage faces both Route 29 and Eskridge Road, Tier 4 users will have the opportunity to locate UP8 signs on the facades.

The location of the ST110 signs has not yet been finalized. Although there are two blade signs shown, only one will be located above each vehicular entrance (for a total of two signs).

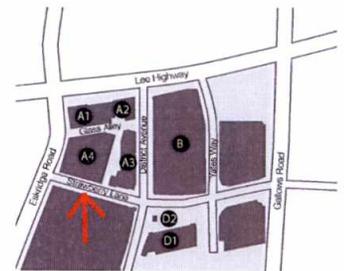
See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

User and Tenant Classifications

-  UP1-Building Mounted Signage
-  Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification, or ST110 Parking Garage Identification A
-  UP8-Secondary Building mounted Signage



BUILDING A4 - SOUTH ELEVATION



Building A4 - Sign Type Placement Zones, Continued

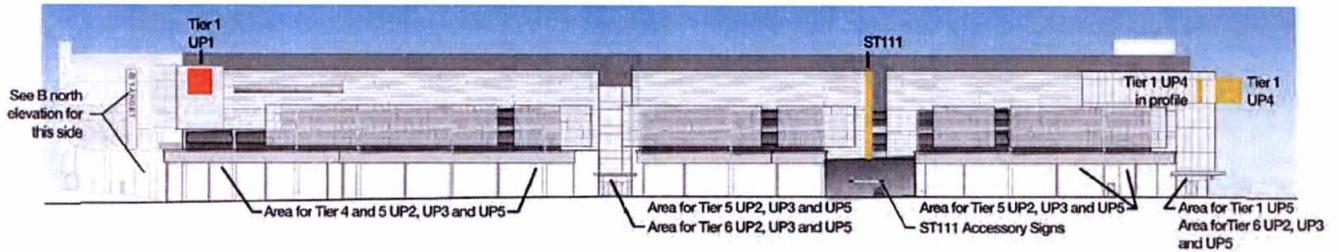
The location of the ST110 signs has not yet been finalized. Although there are two blade signs shown, only one will be located above each vehicular entrance (for a total of two signs).

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

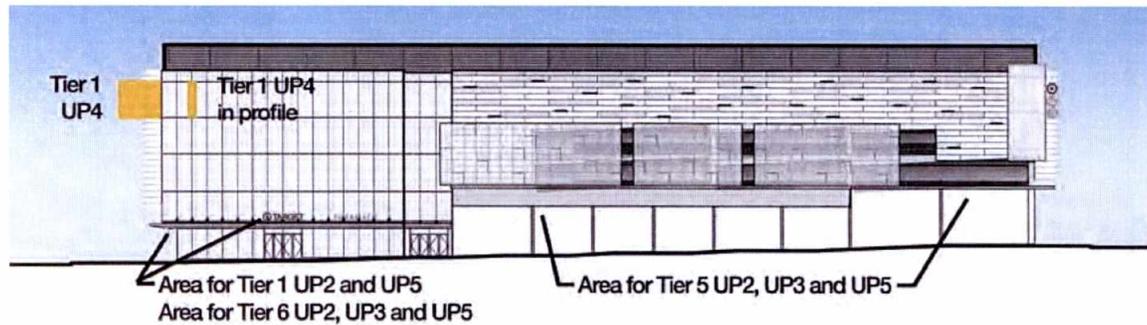
User and Tenant Classifications

- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification

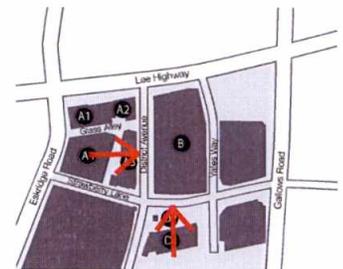
Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING B -WEST ELEVATION



BUILDING B -SOUTH ELEVATION



Building B - Sign Type Placement Zones

Building B is the location of the Tier 1 User, and the majority of its signage appears on this building. Ground floor retail (Tier 4 and Tier 5) will have signage in the general areas shown above, and the Tier 6 User may also locate certain signs adjacent to the public lobby entrances, as shown above.

Current programming does not include any Tier 1 UP3 signs. The allowable placement areas shown on the elevations are for information only.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

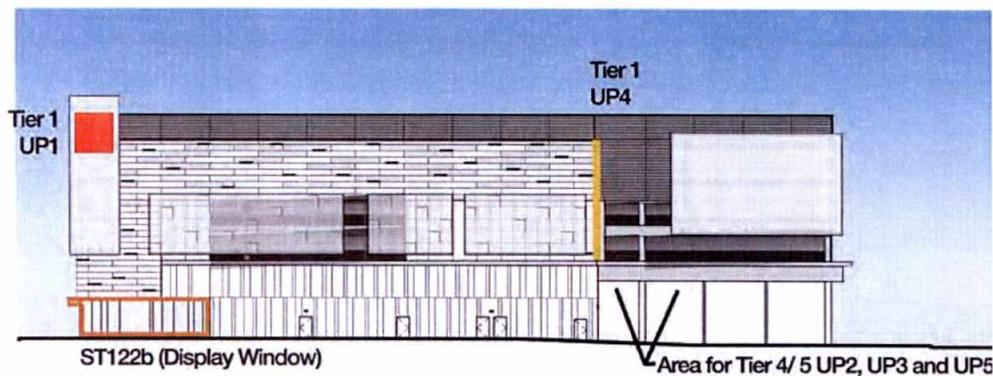
User and Tenant Classifications

- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification
- UP8-Secondary Building mounted Signage

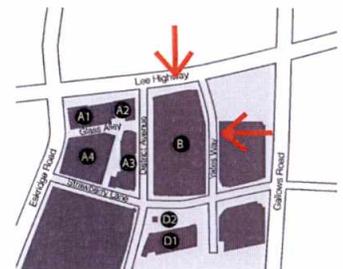
- ST122b-Ad Display Windows
- Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING B -EAST ELEVATION



BUILDING B -NORTH ELEVATION



Building B - Sign Type Placement Zones, Continued

In addition to the Building B signs described previously, the east and north elevations also include several other sign types. As the majority of both facades lack retail storefronts to activate the streetscape, display windows and Ad Cabinets will be included on the building, as shown above. For the same reason, UP8 signs are included on the east elevation to enliven an otherwise blank wall.

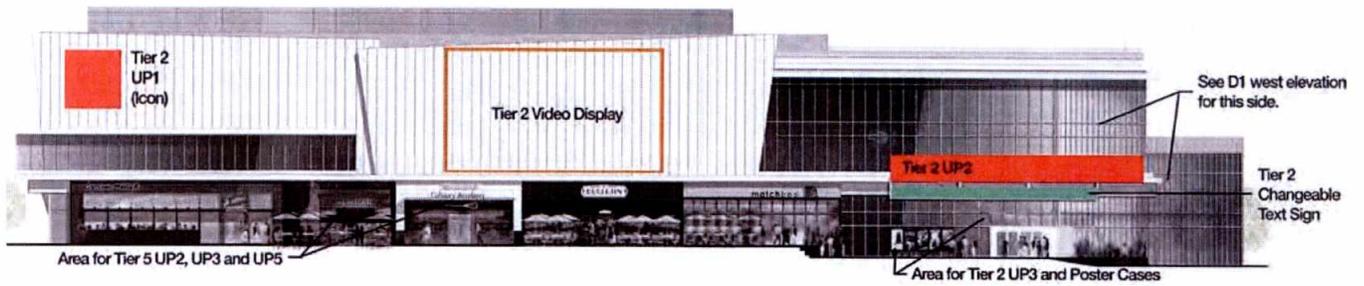
See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

User and Tenant Classifications

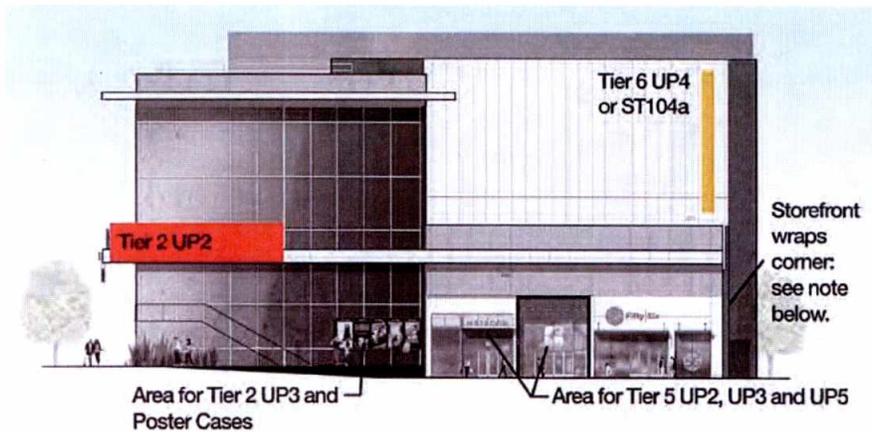
- UP1-Building Mounted Signage
- Blade signs; UP4-Large Scale Blade Sign, ST104a-Building Mounted Identification
- UP8-Secondary Building mounted Signage

- Tier 2 User - unique signs (see pp. 71-72)
- Tier 2 User - unique signs (see pp. 70)

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING D1 - NORTH ELEVATION



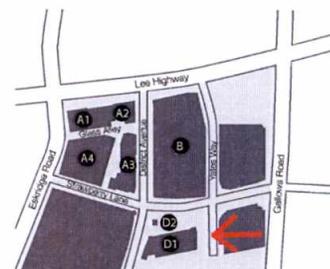
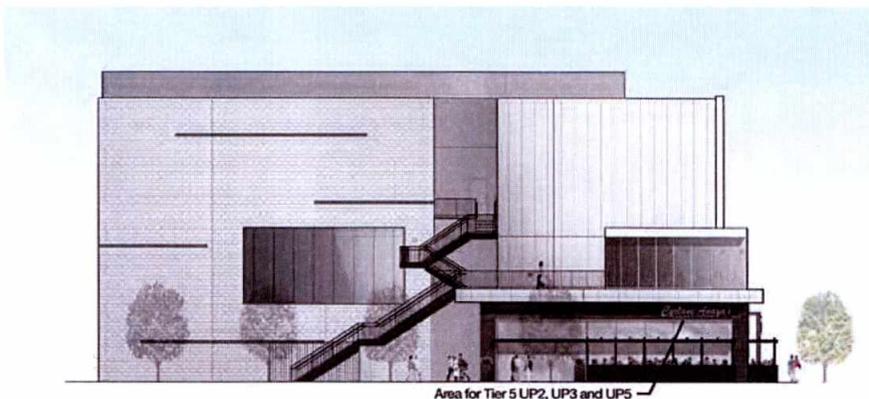
BUILDING D1 - WEST ELEVATION

Building D1 - Sign Type Placement Zones

Building D1 is the location of the Tier 2 user, and the majority of its signs are found here. Ground floor retail also fronts on the east, north and west elevations.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING D1 - EAST ELEVATION

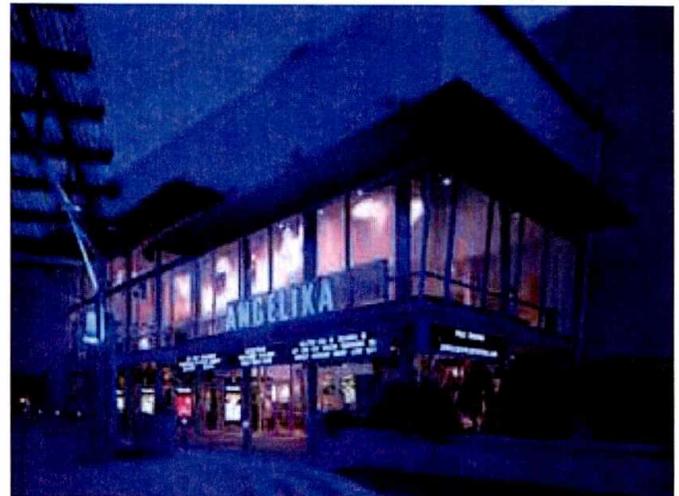
Building D1 - Sign Type Placement Zones

Signage on the east elevation of Building D1 is limited to the ground floor Tier 5 user in the end cap position.

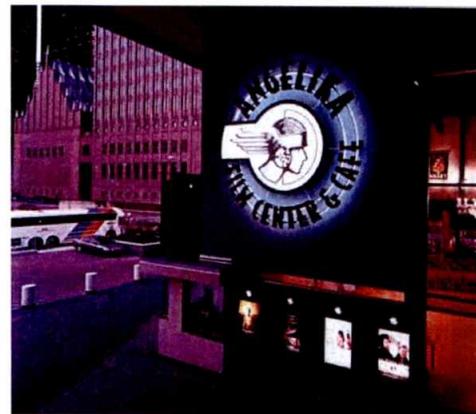
See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.



Identification and Changeable Text Sign examples



Identification and Changeable Text Sign examples



Icon Sign and poster cases - example

Building D1 - Tier 2 User

The Movie Theater will make use of the following signs:

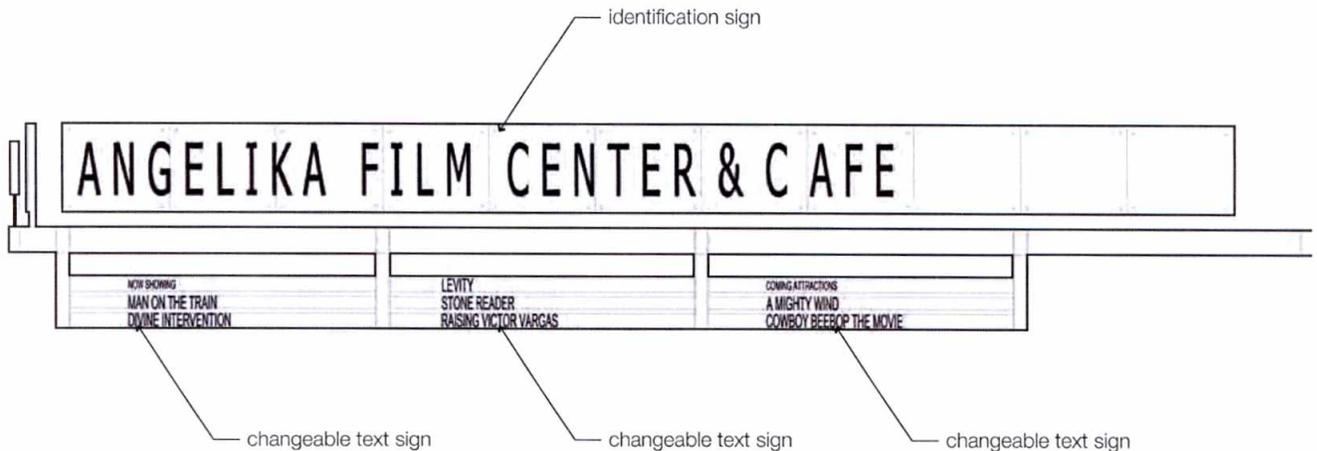
- One icon sign (UP1)
- One canopy mounted ID sign (UP2)
- Eight changeable text signs for a marquee (area included under UP2 in Comparison of CSP and Zoning Ordinance matrix)
- Storefront signage (UP3)
- Ten poster cases (area included under UP3 in Comparison of CSP and Zoning Ordinance matrix)

The north facade of building D1 will also be the location for a video display, used by both the Tier 2 and Tier 6 users. This display is further described on pages 71 - 72.

The identification sign (UP2 canopy mounted ID) shall have maximum area of 150 sq. ft. and may include the name, logo, and corporate identification of the movie theater. The icon sign shall be limited to 200 sq. ft. in size.

Poster sign / cases shall be used to contain movie posters for films currently playing or films which are 'coming soon'; the signs may be changed as the schedule of current and upcoming movies changes. These signs shall be no greater than to 20 sq. ft. in size each. As an alternative to building-mounted poster cases, the Tier 2 user may elect to locate the poster cases in North Park as freestanding elements akin to ST122a.

Scale:



1 Front Elevation
SCALE: N/A



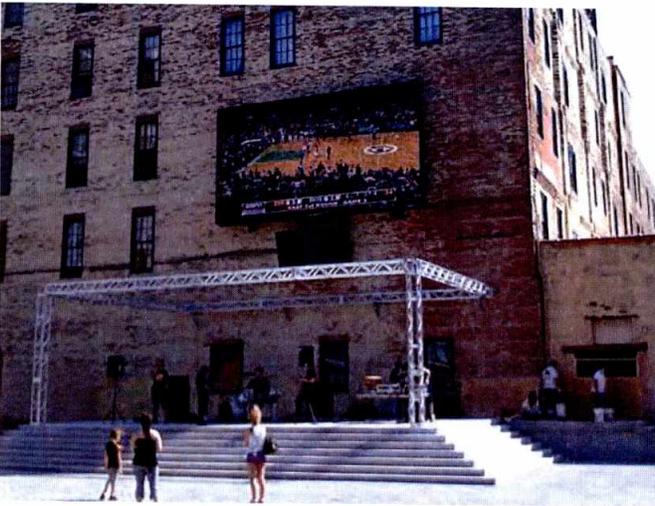
Identification and Changeable Text Sign example

Building D1 - Tier 2 User - Changeable Text Sign

The theatre will make use of a changeable text signs to indicate what movies are currently playing. The text may either be LED or individual physical letters.

There may be a maximum of eight of these signs, each with a maximum area of 8 sq. ft. The message may be changed as the schedule of current and upcoming movies changes.

The sign area for the changeable text signs is included in the UP2 category in the Comparison of CSP and Zoning Ordinance matrix.



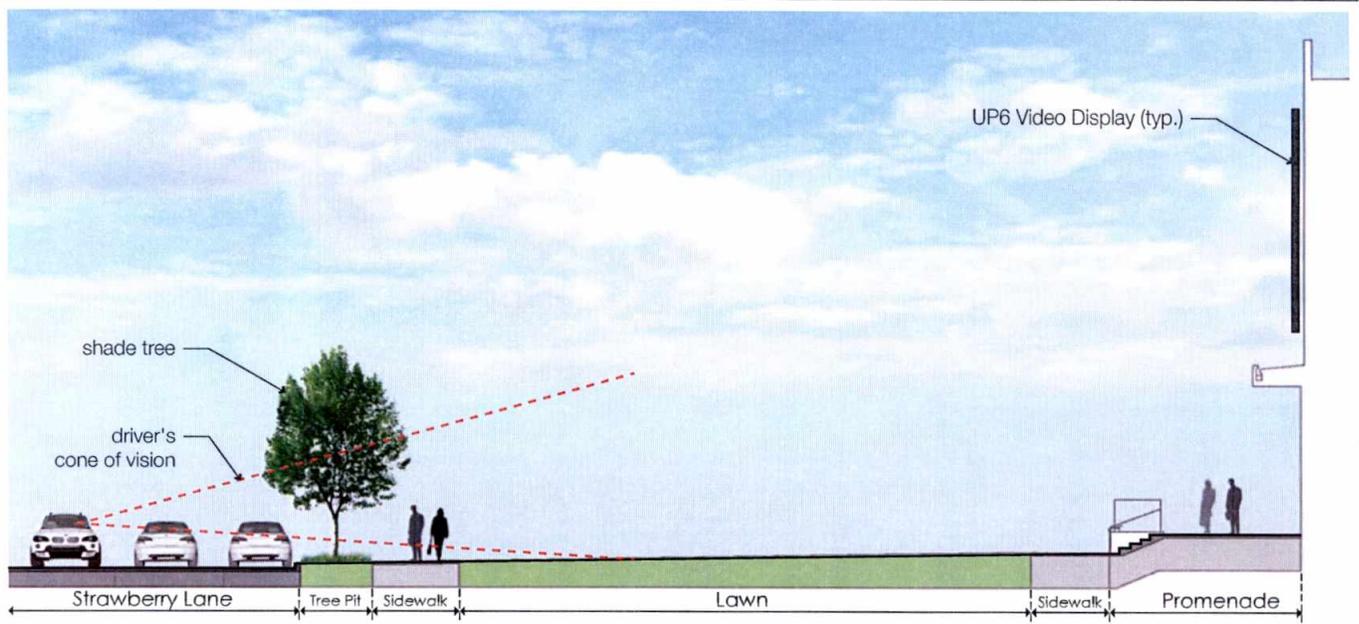
Building D1 - Tier 2 User - Video Display

The theatre will contain one video display that is either projected or an LED-type screen. As noted previously, the Comprehensive Plan has designed the Town Center as an appropriate location for a major entertainment use, and the video screen will contribute greatly to the success of such a use.

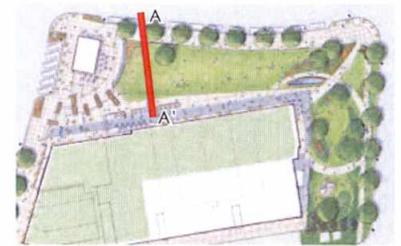
Advertising of specific products and/or services unrelated to activities that are being conducted in Mosaic District will be prohibited. Information about sponsors will be permitted only in conjunction with an event and is subordinate to the event being displayed. The content of the video display may include community announcements (such as community acknowledgements and updates), special events, movies in the park, projected artwork (whether

moving or still), general information (such as weather, stock prices, news flashes, etc.), and information about community wide events (such as markets, fairs, festivals, etc).

The area of the video display is limited to 1500 sq. ft., although note that the display may be made up of smaller video screens. The display shall be located only on the north facade of building D1, and shall be mounted no higher than the building parapet.



1 Site Section
SCALE: N/A



2 Key Plan
SCALE: N/A

Building D1 - Tier 2 User - Video Display, Continued

The site section shown here illustrates that views of the video display will be blocked to drivers on Strawberry Lane. The tree row located along the southern edge of Strawberry Lane will act as a screen to block driver's views of the video display.

Additional factors that will prevent the video display from creating an unsafe environment by slowing speeds of vehicles are:

- Low traffic speed on Strawberry Ln. Speed limit is 20 mph.
- Strawberry Ln. narrows from 5 to 3 lanes, which slows traffic speeds.

- Intersection of District Ave. and Strawberry Ln. is a 4-way stop with stacking to the east (along Strawberry Ln.) of 120 feet.
- Narrow street sections further reduce traffic speeds.
- Intersections at District Ave. and Yates Way are stop sign-controlled with Strawberry Ln. traffic stopping at District Ave.

User and Tenant Classifications

Typical locations for UP2-Canopy Mounted Signage, UP3-Facade and Storefront Signage, and UP5-Blade Sign are called out in drawing. Actual configuration per individual tenants will vary.



BUILDING D2 - SOUTH AND WEST ELEVATIONS



BUILDING D2 - NORTH AND EAST ELEVATIONS

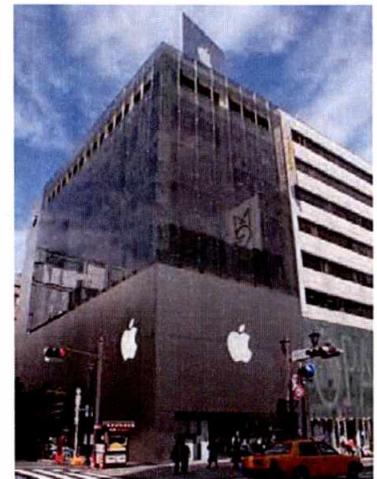
Building D2 - Sign Type Placement Zones

Building D2 will house one or two Tier 5 retail tenants. With one small exception on the west elevation, all four walls are glass, and interior signs will be visible through this glass.

As noted elsewhere, Tier 5 users are generally limited to a total of 200 sq. ft. of signage. Given the small size of this building, regardless of the number of tenants included herein, the total building-mounted signage for D2 shall be limited to 200 sq. ft.

See section IV for examples of all sign types and general size limitations for each sign. See page 50 for additional area limitations applicable to each tier of user.

IV. User Permanent Sign Types



UP1 - Building Mounted Signage

As part of the tenant signage program, building mounted signs are used to identify or advertise the individual enterprise located at Mosaic. Building mounted signs are prohibited for Tier 5 Users, but allowed for all other tiers, as qualified elsewhere in this document. UP1 signs shall be individually designed to express the character of the business, products sold or services offered. They may include the individual logo and typography of the enterprise. Sign designs shall complement the architectural character of the building.

Building-mounted signs may be flush / flat building mounted, or dimensional. Individual UP1 signs shall be limited in size as follows:

- Tier 1 User, 400 sq. ft.
- Tier 2 / 3 / 4 User, 200 sq. ft.
- Tier 6 User, 500 sq. ft.



UP1 - Building Mounted Signage, Continued

Scale:



1 Front Elevation
SCALE: N/A

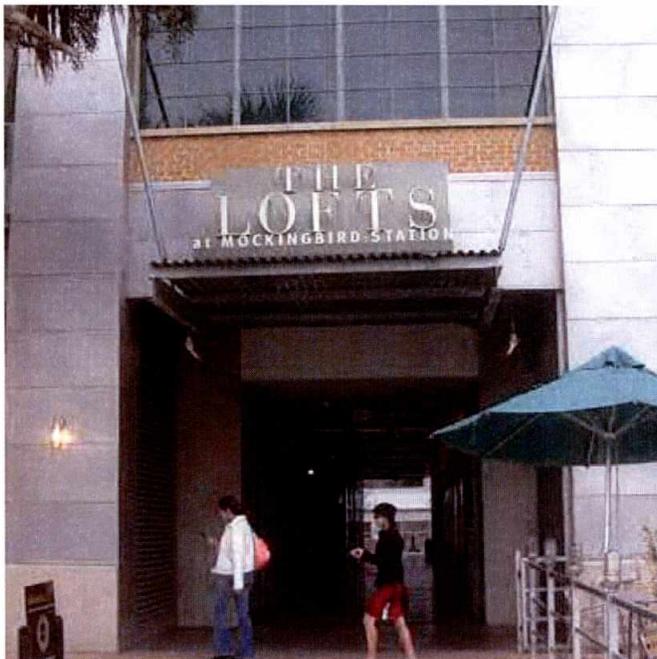
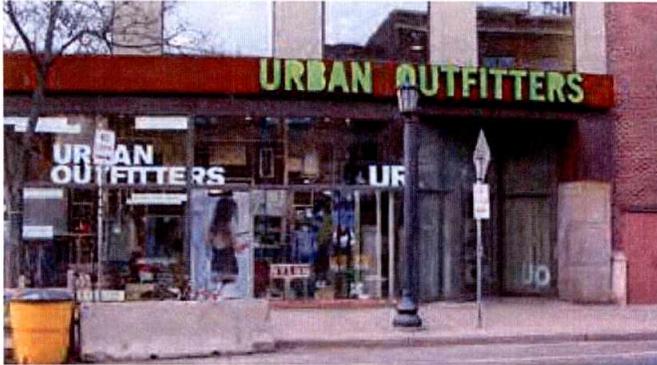


2 End View
SCALE: N/A

UP1 - Building Mounted Signage, Continued

Examples shown are to identify or advertise a Major Anchor (Tier 1) tenant. The signs shall be individually designed to express the character of the retail tenant. Design of the signs can carry the tenant logo, conform to their brand standards, and include the logo and typography of the tenant.

The owner or authorized management firm shall allocate the sign area between retail tenants and determine the specific location of signs. No single UP1 sign shall be larger than 500 sq. ft.



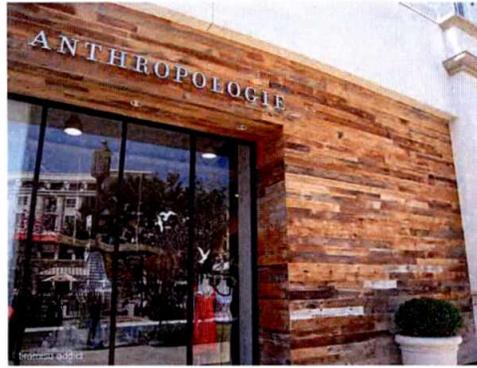
UP2 - Canopy Mounted Signage

As part of the signage program, tenants with a storefront or dedicated entrance may have Canopy Mounted signs. Canopy signs shall be individually designed to express the character of the retail business, products sold or services offered. They may include the individual logo and typography of the retail enterprise. Sign designs shall complement the architectural character of the building. Canopy mounted signs may be used by all tenant groups.

If a tenant elects to have a canopy mounted sign (UP2) and a facade/storefront sign (UP3), one shall be at least 25% larger than the other.

Additional criteria for the various Tiers of tenant are outlined in section III of this document.

Canopy Mounted Signs may be flush / flat building mounted, dimensional, or projecting. Projecting signs, if used, shall not project more than 8" from canopy face nor obstruct any pedestrian way. The owner or authorized management firm shall allocate the sign area between tenants and determine the specific location of signs. No single UP2 sign shall be larger than 50 sq. ft.



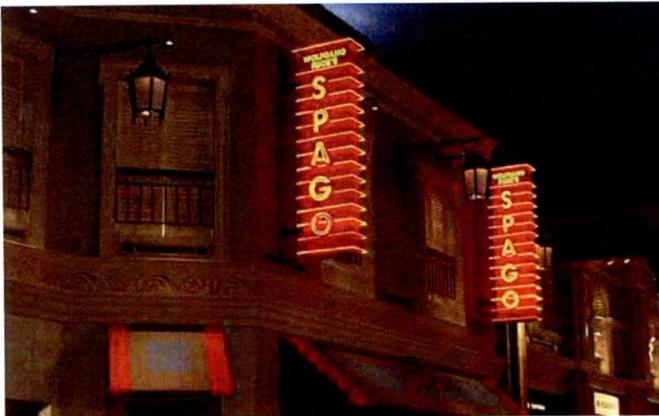
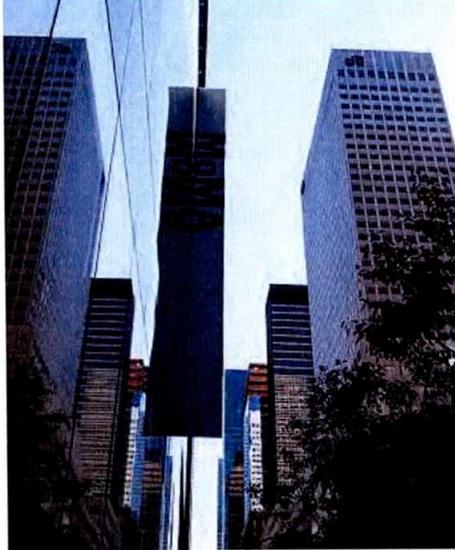
UP3 - Facade and Storefront Signage

Retail tenant storefronts will be designed to create an exciting and original streetscape. Facades and Storefront signs will express the character and identity of the retail business, products sold or services offered. They may include the individual logo and typography of the retail enterprise. Sign designs shall be individually designed and will complement the architectural character of the building. Facade and Storefront signs may be used by all tenant groups.

If a tenant elects to have a canopy mounted sign (UP2) and a facade/storefront sign (UP3), one shall be at least 25% larger than the other.

Additional criteria for Tier 1 through 5 tenants is outlined in the User and Tenant Classifications Introduction. The distinction made between "signs" and "architectural elements" should also be noted.

Facade and Storefront Signs may be flush / flat building mounted, dimensional, or projecting. Projecting signs, if used, shall not project more than 8" from storefront face nor obstruct any pedestrian way. The owner or authorized management firm shall allocate the sign area between tenants and determine the specific location of signs. No individual UP3 sign can exceed 30% of the storefront area.



Example of blade with dimensional face



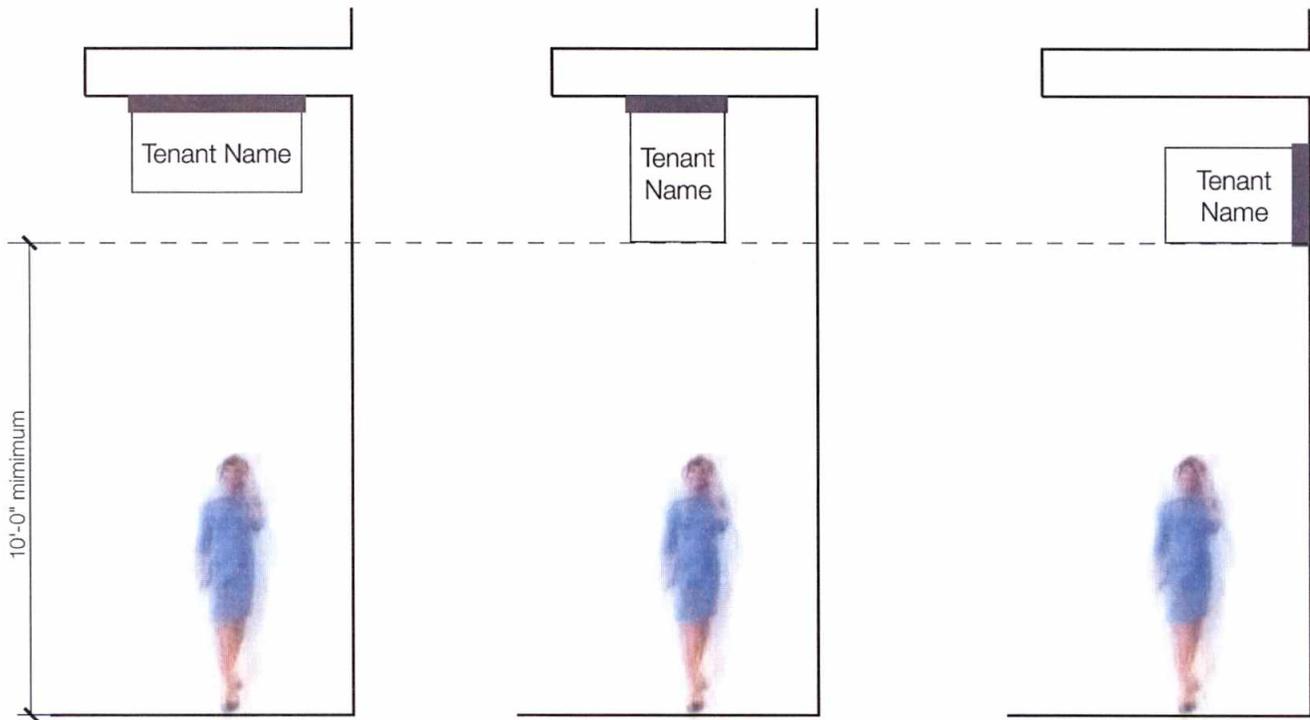
UP4 - Large Scale Blade Signs

Large scale blade signs are part of the signage program and are prohibited for Tier 5 tenants. Large scale blade signs can include the individual logo and typography of the tenant. Sign designs shall be individually designed and will complement the architectural character of the building.

The owner or authorized management firm shall allocate the sign area between retail tenants and determine the specific location of signs. No single UP4 sign shall be larger than 200 sq. ft.

Large scale blade signs may have flat or dimensional faces and should not obstruct any pedestrian way.

Scale:



1 Mounting Elevation Diagrams
SCALE: N/A

UP5 - Retail Blade Sign

Retail blade signs are a part of the facade and storefronts of tenants and are used to identify tenants for pedestrian traffic. Blade signs can be used to express the character of and identify the retail business, products sold or services offered. They may include the individual logo and typography of the retail enterprise. Sign designs shall be individually designed and will complement the architectural character of the building. Retail blade signs may be used by all tenant groups.

The owner or authorized management firm shall allocate the sign area between retail tenants and determine the specific location of signs. No single UP5 sign shall be larger than 10 sq. ft.

Retail blade signs may have flat or dimensional faces and should not obstruct any pedestrian way.

Additional criteria for the various tenant Tiers may be found in section III.



UP5 - Retail Blade Sign, Continued



UP8 - Secondary Building Mounted Signage

Secondary Building Mounted signs are intended for Tier 4 tenants (retail and office users over 10,000 sq. ft.) and Tier 5 tenants in select locations noted elsewhere in this document. Secondary Building Mounted signs will be used to provide increased visibility for Tier 4 and 5 tenants with storefronts that are not easily viewable from the main roads in and around Mosaic. These signs will also be used to activate the A4 garage facades and the rear facades of the retail buildings.

UP8 signs shall be permitted either on the rear facades of retail buildings (in the case of the tier 5 tenants on Glass Alley or the tier 5 retail tenants in A3) or on building A4 (the parking garage).

UP8 signs shall be no larger than 200 sq. ft. apiece and shall count towards the sign area allocation based on a tenant's retail or leased perimeter.

There shall be a maximum of ten Secondary Building Mounted signs on building A4, a maximum of four on building A1, and a maximum of three on building B. Secondary Building Mounted Signs shall consist solely of the name and / or logo of the tenant or user.

V. Temporary Signs

Temporary Signs

Scale:



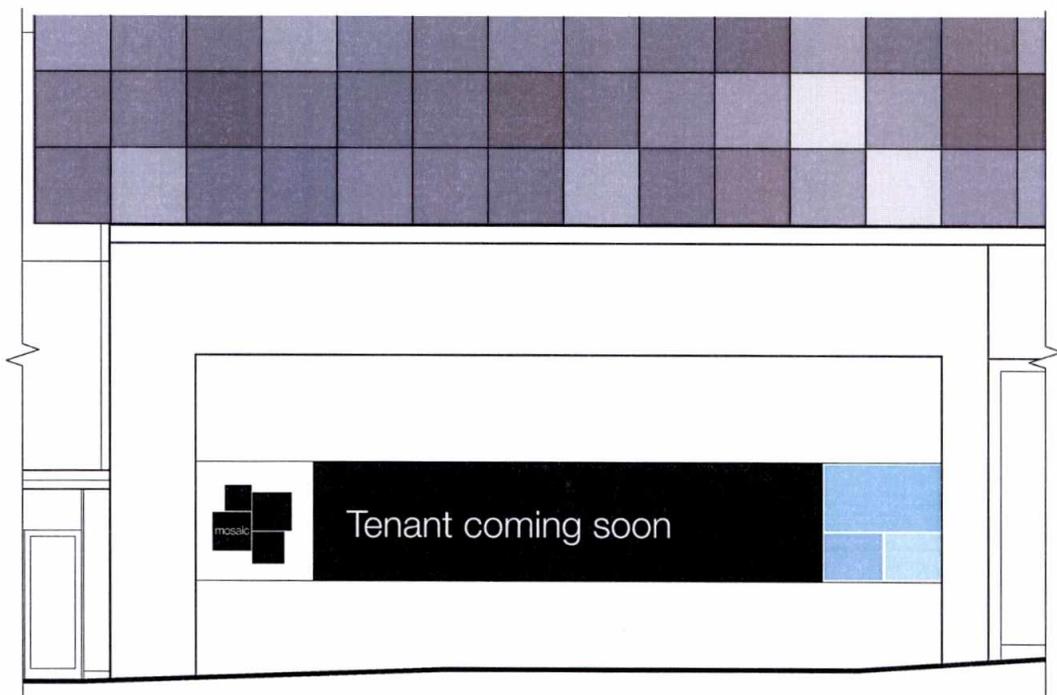
1 Front Elevation
SCALE: N/A

T01 - Construction Fence

Construction Fence signs are used to identify and advertise the coming development and future tenants. They will be used to shield construction pads from public view, and to build anticipation for the development. The design of the fence will express the character of the coming development as well as carry individual logos and typography for individual tenants. Fence design shall complement the architecture and brand of Mosaic.

Construction Fence will consist of a digital print graphic applied to chain link fence or to a plywood barricade. The graphic will be limited to a height of 8'-0". The construction fence will be removed no later than 24 hours after the non-RUP is issued for the associated building or premises.

Scale:

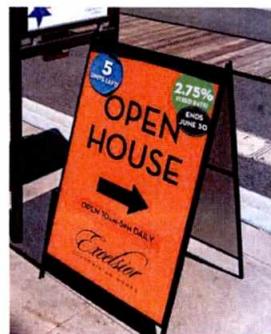


1 Front Elevation
SCALE: N/A

T02 - Coming Soon

Coming Soon signs are used to identify and advertise a future tenant. They will be used to shield tenant construction from public view, and to build anticipation for the development. The design of the sign will express the character of Mosaic and the new tenant through the use of branded graphics, imagery, logo and typography of the new tenant and Mosaic. Sign design shall complement the architecture and brand of Mosaic.

Coming Soon signs may be digital print graphics applied to construction barricade or directly to existing storefront windows. Sign will be removed no later than 24 hours after the non-RUP is issued for the associated premises.



T03 - Sandwich Boards

Sandwich Boards are temporary/secondary signs used to identify Tier 5 restaurant tenants. They can be placed on the sidewalk, outside a tenant's space. The design of the individual signs will express the individual character of the tenant with the use of branded graphics, imagery, logo, typography, and color. Sign can be used to display a restaurant's menu, menu specials, or a tenant event.

Sign will not count toward a tenant's cumulative sign total.

Sandwich Board signs must be temporary folding signs (as shown here). Temporary folding signs will be removed from sidewalk and stored within a tenant's space after close of business.

Sign area is limited to 6 sq. ft. per sign face. One sign per tenant.

Appendix: Comparison of CSP and Zoning Ordinance

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
ST101- Freestanding Monument-Primary	1 Location See pages 8 & 18	10'-0" x 10'-0" 100 sq. ft.	100 sq. ft.	Article 12, Part 2, Section 203, Paragraphs 4, 5, & 10, Section 205	80 sq. ft.	Freestanding signs have a height limit of 20'-0".
ST103- Vehicular Directional	10 Locations See pages 9 & 18	2'-2" x 10'-0" 11.5 sq. ft.	115.5 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2G	28 sq. ft.	Signs for the direction and convenience of the public have a maximum area of 2 sq. ft.
ST104a- Building Mounted Identification	5 Locations maximum of 2 per building	8'-8" x 8'-8" 60 sq. ft.	300 sq. ft.	n/a	0	Building mounted signs have a maximum allowable area of 200 sq. ft. Code allows for freestanding freestanding ID sign in office parks, no mention is made of wall signs used as building ID. Such freestanding signs have a maximum area of 20 sq. ft. and a height limit of 8'-0".
ST104b- Branding Element	2 Location (Glass Alley) See pages 10 & 18	60 sq. ft.	120 sq. ft.	n/a	0	No mention is made of similar sign type. Signs over travel lanes to have minimum clearance of 15'-0".

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
ST105- Street Name Sign	4 Locations See pages 11 & 18	3'-0" x 0'-6" 1.5 sq. ft. per name plate, 2 plates per sign	12 sq. ft.	Fairfax County Public Facilities Manual, Section 7-0107	24 sq. ft. 3 sq. ft. per name plate, 2 plates per sign	
ST106- Vehicular Regulatory Sign	4 Locations See pages 11 & 18	2'-0" x 2'-0" 4 sq. ft.	16 sq. ft.	Fairfax County Public Facilities Manual, Section 7-0107	16 sq. ft. Stop Sign 4 sq. ft. Yield Sign 2.7 sq. ft.	As currently programmed, all ST106 signs are combined with ST105 signs.
ST107- Building Number Identification	5 Locations See elevation diagrams in Section 3.	4'-0" x 1'-0" 4 sq. ft.	20 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2F	10 sq. ft.	Square footage will vary based on street name and address numerals.
ST108- Banners	28 Locations See page 19	1'-0" x 4'-0" 4 sq. ft. per banner, 2 banners per light pole	224 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2I	20 sq. ft.	Sign type not included in cumulative total sign area figure.
ST110- Parking Garage Entrance Identification	2 Locations See pages 12 & 18	10'-0" x 22'-0" 220 sq. ft. 5'-6" x 62'-3" 342,375 sq. ft.	1169 sq. ft. Subtotal includes Accessory signs.	Article 12, Part 1, Section 103, Paragraph 2G	4 sq. ft.	Signs for the direction and convenience of the public have a maximum area of 2 sq. ft.
ST111- Parking Garage Entrance Identification	2 Locations See page 13 & 18	4'-4" x 14'-7" 64 sq. ft.	179 sq. ft. Subtotal includes Accessory signs.	Article 12, Part 1, Section 103, Paragraph 2G	4 sq. ft.	Signs for the direction and convenience of the public have a maximum area of 2 sq. ft.

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
ST120- Pedestrian Directional-Primary	8 Locations See pages 14 & 18	see page 28 23 sq. ft.	184 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2G and ADDAAG (2004 ed.)	20 sq. ft.	Signs for the direction and convenience of the public have a maximum area of 2 sq. ft.
ST121 - Tier 1 Branded Bollard	4 Locations See pages 15 & 18	3'-0" x 3'-0" 9 sq. ft.	36 sq. ft.	n/a	0	Sign type not specifically addressed in ordinance.
ST122a- Pedestrian Ad Cabinet	12 Locations See pages 16 & 18	3'-6" x 6'-9" 18 sq. ft.	216 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2I	0	Sign type not specifically addressed in ordinance.
ST122b- Ad Cabinet/ Display Windows	5 Ad Cabinets 2 Display Window frontages See page 65	Building Mounted Ad Cabinets 50 sq. ft. Display Window frontages 750 sq. ft.	800 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2I	0	Sign type not specifically addressed in ordinance.
ST123- Metro Shuttle	1 Location See pages 17 & 18	1'-10" x 11'-2" 2.5 sq. ft. per blade, maximum of 2 blades 1.5 sq. ft. per schedule, maximum of 2 schedules	8 sq. ft.	Article 12, Part 1, Section 103, Paragraph 2G	2 sq. ft.	Signs for the direction and convenience of the public have a maximum area of 2 sq. ft.

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
UP1 - Building Mounted Sign	Tier 1, 4 locations Tier 2, 1 location Tier 3, 3 locations Tier 4, 12 locations Tier 6, 4 locations	Tier 1, 400 sq. ft. Tiers 2 / 3 / 4, 200 sq. ft. Tier 6, 500 sq. ft.	6,200 sq. ft.	Article 12, Part 2, Section 203, Paragraphs 1, 2, 8, & 9	1,739 sq. ft.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.
UP2 - Canopy Mounted Sign	Tier 1, 2 location Tier 2, 2 locations* Tier 3, 1 location Tier 5, 22 locations Tier 6, 8 locations	Varies 50 sq. ft.	2,026 sq. ft.	Article 12, Part 2, Section 203, Paragraphs 1, 2, 8, & 9	848 sq. ft.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.
UP3 - Facade and Storefront Sign	Tier 2, 2 locations* Tier 4, 1 location Tier 5, 65 locations Tier 6, 8 locations	Varies No individual sign can exceed 30% of storefront area.	9,041 sq. ft.	Article 12, Part 2, Section 103, Paragraph 3K and Part 2, Section 203, Paragraphs 1, 2, 8, & 9	1,570 sq. ft.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
UP4- Large Scale Blade Sign	Tier 1, 3 locations Tier 3, 1 location Tier 4, 6 locations	Varies 200 sq. ft.	1,169 sq. ft.	Article 12, Part 2, Section 203, Paragraphs 1, 2, 8, & 9	0 sq. ft. Based on allowable sign areas in the code, tenants would not be able to permit this sign type as allowable sign areas have been used by other sign types.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.
UP5- Blade Sign	Tier 1, 2 locations Tier 2, 1 location Tier 4, 1 location Tier 5, 84 locations Tier 6, 6 locations	Varies 10 sq. ft.	940 sq. ft.	Article 12, Part 2, Section 203, Paragraphs 1, 2, 8, & 9	267 sq. ft. Based on allowable sign areas in the code, Tier 1-4 tenants would not be able to permit this sign type as allowable sign areas have been used by other sign types.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.
UP8- Secondary Building Mounted Sign	47 locations	Varies 200 sq. ft.	5,943 sq. ft.	Article 12, Part 2, Section 103, Paragraph 3K and Part 2, Section 203, Paragraphs 1, 2, 8, & 9	0 sq. ft. Signs not permitted on walls that do not have entrance to tenant space. As such, no size limit is provided.	Total sign area is an approximation. Actual tenants may choose different sign quantity, size, and type mixes while still adhering to the sign area limits of the individual tenant tier categories.

Appendix: Comparison of CSP and Zoning Ordinance

Sign Type/Name	Maximum Number of Locations	Maximum Size and Sign Area	Area Subtotal	Z. O. Equivalent Section	Z. O. Allowable Sign Area	Notes
T01- Construction Fence	Site perimeter will vary over time, and may be broken into smaller parcels.	2500 linear feet max. x 8'-0" high	20,000 sq. ft.	Article 12, Part 1, Section 103, Paragraph 3F, Subparagraph 1	60 sq. ft. with a maximum height of 10'-0"	Fence will be removed no later than 24 hours after final Nonresidential Use Permit is issued.
T02- Coming Soon	40	Logos and text (exclusive of graphics, advertising and branding) not to exceed 200 sq. ft. per bar-ricade.	8,000 sq. ft.	Article 12, Part 1, Section 103, Paragraph 3F, Subparagraph 1	60 sq. ft. with a maximum height of 10'-0"	Fence will be removed no later than 24 hours after final Nonresidential Use Permit is issued.
T03- Sandwich Boards	8	6 sq. ft.	48 sq. ft.	Article 12, Part 1, Section 103	varies	Total sign area is an approximation. Actual tenants may choose different sign quantity and size while adhering to the sign area limit. Sign type not included in cumulative total sign area figure.

Cumulative Total Sign Quantity

There are a total of 438 signs proposed for the site.

This estimated figure includes several qualifiers.

1. As design is not yet complete, the number of signs for Tier 1, Tier 2, Tier 3, Tier 4, and Tier 5 tenants is an estimation. Actual tenants may choose different sign quantity and sign type mixes while still adhering to the explicit sign area limits in this CSP.
2. UP8 signs have been assumed for Buildings A3, A4 and B.
3. Additional UP8 signs allowed for Building A1 tenants have been included.

Cumulative Total Sign Area

The total permanent sign area for the site is 28,631 sq. ft., with an additional 28,048 sq. ft. of temporary signage.

The total sign area allowed by the zoning ordinance is 4,652 sq. ft.

These estimated figures include several qualifiers.

1. Tenants may choose different sign quantity, size, and type mixes while adhering to the sign area limits of the individual tenant tier and sign type categories.
2. Total area accounts for the mix of signs allowed for each tier while maintaining the maximum cumulative sign area of each tier and/or tenant.
3. UP8 signs have been assumed for Buildings A3, A4 and B.
4. Additional UP8 signs allowed for Building A1 tenants have been included.

Height Limit: The maximum building height in this sub-unit is 40 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

LAND UNIT F

Land Unit F is comprised of approximately 107 acres and is bounded by Gallows Road on the east, Route 29 on the north, Prosperity Avenue on the west, and Land Unit G on the south (see Figure 27). Existing development generally consists of retail uses in the eastern portion primarily along Gallows Road, industrial and office uses in the central portion, and the Merrifield Regional Post Office in the western portion of the Land Unit.

Most of Land Unit F, the portion east of the Merrifield Regional Post Office, is envisioned to redevelop as the “Town Center” for the Merrifield Suburban Center, with a mix of uses including office, retail, hotel, and residential uses. Buildings in the town center are envisioned to have retail and service uses located on the ground levels that are designed with a pedestrian orientation. Primary access points to the Town Center are envisioned to be at Merrilee Drive extension/realignment with Eskridge Road and Route 29, Gallows Road and Strawberry Lane, and Gallows Road and “Main Street/Festival Street”.

The major circulation improvements for this land unit include the extension of Eskridge Road to Williams Drive. Since Williams Drive connects with Route 50, this will complete the link from the Metro station through the “Town Center” to Route 50. Additional circulation improvements include aligning a Merrifield Regional Post Office entrance with the Dorr Avenue Extension to Route 29; the extension of Strawberry Lane west to connect with Eskridge Road; the movie theater access road extension south to connect with Williams Drive and/or Gatehouse Road (connecting with Gatehouse Road would require crossing Luther Jackson Intermediate School property); and an east/west road that connects Prosperity Avenue with Eskridge Road or Williams Drive. Within this area, at least one new road should function as the “Festival Street” as illustrated on Figure 28. The major arterial improvements include the widening of Route 29 and Gallows Road, and the planned improvements at the intersection of the two roads.

Guidance for evaluating development proposals is provided in the Area-Wide Recommendations under Land Use, Urban Design, Transportation, and Public Facilities/Infrastructure sections, as well as in the following specific sub-unit recommendations.

Sub-Units F1 and F2 (Town Center Area):

Sub-Unit F1 is the eastern portion of the Land Unit that is oriented to Gallows Road and is planned for community-serving retail up to .35 FAR. Additional freestanding single tenant uses and “drive-through” uses, such as fast-food restaurants and car washes, are discouraged because each may disrupt pedestrian access. Drive-through uses that are low traffic generators, such as financial institutions and drug stores, may be considered provided that the drive-through facility is integrated within a multi-tenant building and is designed in a manner that does not impede pedestrian access. In any new retail center, an office component could be provided, if it does not exceed .10 FAR (or approximately 30% of the development’s gross square feet), with any office component designed as an integral part of the retail center. Furthermore, any new retail center(s) should be designed in a manner that is consistent with the town center concept.

Sub-Unit F2 is the central portion of the Land Unit that is generally between the Post Office property and Sub-Unit F1. Sub-unit F2 is planned for and developed with industrial and office uses up to a .5 FAR, except for the portion of Tax Map 49-3((1))80A that is in Sub-Unit F2.

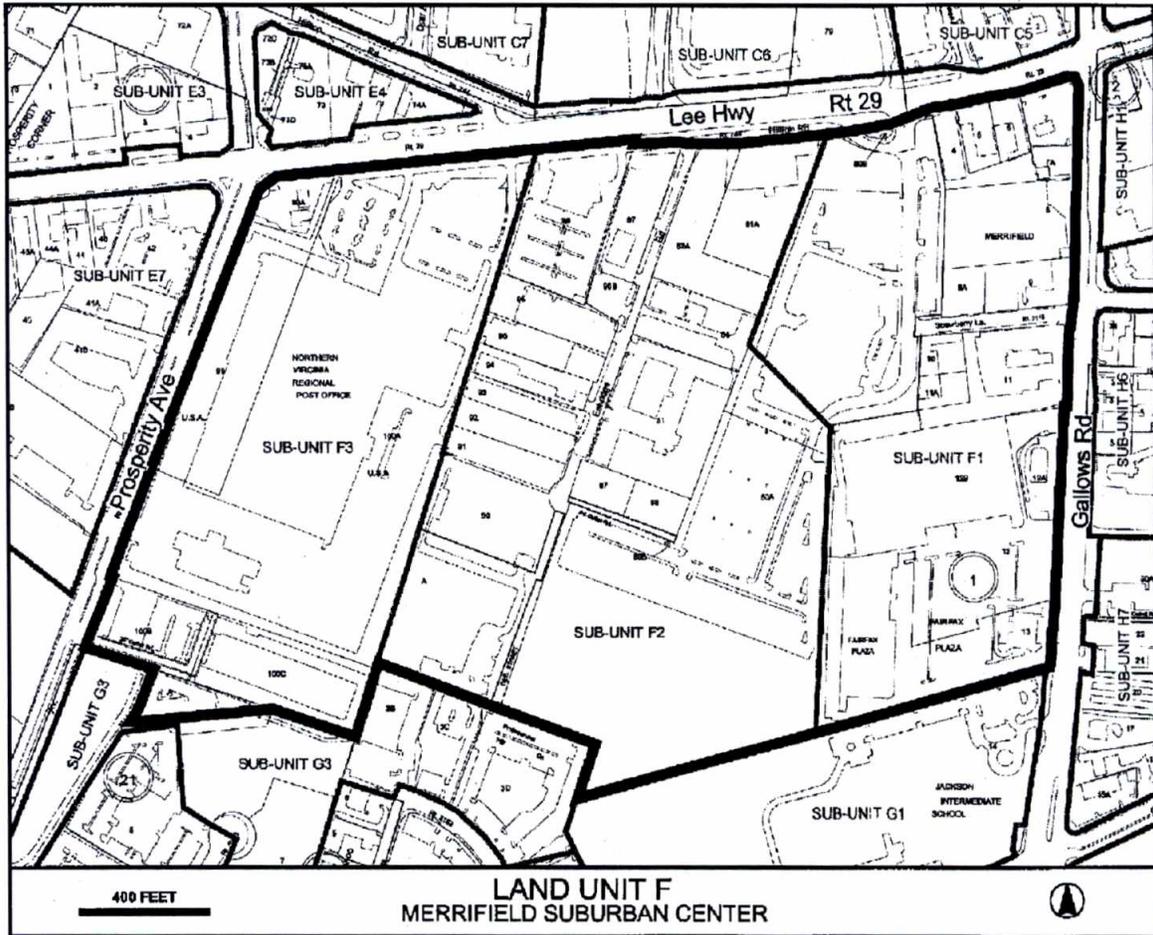


FIGURE 27



County of Fairfax, Virginia

MEMORANDUM

DATE: May 4, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2005-PR-041)

SUBJECT: Transportation Impact (Comprehensive Sign Plan)

REFERENCE: CSP 2005-PR-041; Eskridge (E & A) LLC ; (MTC I)
Traffic Zone: 1575
Land Identification Map: 49-3((01)) 80E, 81A, 82A & 82B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the submitted Comprehensive Sign Plan dated March 21, 2011.

This department does not object to the subject request but mentions all free standing signs (monument and otherwise) should be located outside the VDOT's right-of-way and clear zone and should not obstruct any sight distance lines.

AKR/ak C:CSP2005PR 041Eskridge (E &A) LLC Plan

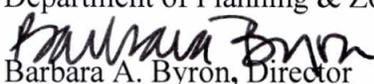


County of Fairfax, Virginia

MEMORANDUM

DATE: September 20, 2011

TO: Barbara Berlin, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: Mosaic CSP-2005-PR-041 and Vantage CSPA 2003-PR-009

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above Comprehensive Sign Plans. Overall, OCRR believes that these applications are coordinated, cohesive, and provide an urban character for the Merrifield Town Center area.

Of the signs proposed, OCRR has outstanding comments on three of the proposed sign types; 101 (Freestanding Monument Sign), 121 (Retail Tenant Branded Bollards) and 122A (Pedestrian Ad Cabinet).

-Sign Type 101 located on Gallows Road and Lee Highway should include signs for tenants located in both the Edens and Avant, and Vantage sections of Merrifield Town Center.

-Sign Type 121 should be removed from this application as it appears out of context and detracts from the urban character of the site.

-Sign type 122A should be limited to allow only advertisements for events and businesses within the town center. Product advertisement should be excluded. These sign types should only be located where there is a minimum eight foot clear zone between the sign and building, so as not to impede pedestrian flow. Sign type 122a located adjacent to buildings A1 and A4 should be located near garage exits and be used only for the display of site maps to help pedestrians navigate the area.

CC: Rebecca Horner, Staff Coordinator, DPZ/ZED
OCRR File



Office of Community Revitalization and Reinvestment
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-93000, TTY 711
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FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD 

DATE: April 29, 2011

SUBJECT: CSP 2005-PR-041, Merrifield Town Center
Tax Map Number(s): 49-3 ((1)) 81A, 82A, 82B, 80E (partial)

BACKGROUND

The Park Authority staff has reviewed the proposed Comprehensive Signage Plan dated March 21, 2011, for the above referenced application. The application property is immediately adjacent to Merrifield Park which is owned by Fairfax County Park Authority. The Comprehensive Signage Plan reflects an integrated signage scheme for the future Merrifield Town Center, both in terms of internal signage and within the local Merrifield area. Two signs are proposed to be placed within the limits of Merrifield Park. One of the proposed signs is a Freestanding Vehicular Directional Sign. The second is a Street Name Sign.

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). The Policy Plan also cites differing needs for more urban development and presents Urban Park Development guidance (Parks and Recreation, Park Classification System, p.10-11). The Park Authority's Urban Parks Framework provides an urban parkland standard and more detailed guidance.

ANALYSIS AND RECOMMENDATIONS

The Park Authority recognizes the logic of locating Street Name Sign (ST105) in immediate proximity to the intersection of Yates Way and Strawberry Lane, necessitating establishment of ST105 on Merrifield Park. The Park Authority is amenable to the general design and location of the proposed Street Name Sign.

The proposed Freestanding Vehicular Directional Sign (ST103) is shown on the park property yet very close to the common boundary line between Merrifield Park and the application

property. The Park Authority is not opposed to the general design and location of the proposed Freestanding Vehicular Directional Sign; however, the Applicant may wish to consider adjusting the freestanding vehicular directional sign to a point within the development area.

1. The Park Authority is willing to consider the placement of one or both of the signs requested within Merrifield Park. In order to do so, the applicant must first acquire a Letter of Permission and/or Easement from the Park Authority. Because of restrictive covenants on some of the Park Authority properties, it may not be possible to approve easements on the park property. Conditions and/or fees may be required for Park Authority permits or easements.

2. The applicant should submit a request for a Right of Entry License, Easement, and/or Construction Permit to the Fairfax County Park Authority. Applications are available from Gary Best, Easement Coordinator, Fairfax County Park Authority, Planning and Development Division, 12055 Government Center Parkway, Suite 406, Fairfax, Virginia 22035; main telephone number (703) 324-8741. (PFM 2-1103)

FCPA Reviewer: Gayle Hooper
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12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District or the Tysons Corner Urban Center as designated in the adopted comprehensive plan, a plan for off-site directional signs which identify destinations or locations within the district or center such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District or the Tysons Corner Urban Center, as applicable.
3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent or within the Tysons Corner Urban Center, an application pursuant to Par. 2 above may be made by a public agency or County recognized redevelopment organization or authority. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106. In the event an application pursuant to Par. 2 above is made within the Tysons Corner Urban Center to include property not zoned PTC, such directional signs shall not impact the amount or size of signage otherwise permitted on such property.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dba: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dba value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		