

PROPOSED DEVELOPMENT CONDITIONS

CSPA 2002-PR-016

October 27, 2011

If it is the intent of the Planning Commission to approve CSPA 2002-PR-016, located at Tax Map 29-4 ((7)) A9, D, E; 29-4 ((13)) C1, 102-105, 107-109, 113-117, 201-219, 301-319, 401-419, 501-519, 601-619, 701-719, 801-819, 901-919, 1001-1019, 1101-1119, 1201-1219, 1301-1319, 1401-1419, 1501-1519, 1601-1619, 1701-1703, 1705-1719, 1801-1802, 1808, 1810, 1812, 1814, 1816, 1818, 1819, 1901-1902, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1919, and 29-4 ((14)) C1, 1C to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, to permit amendment of CSP 2002-PR-016 to provide signage for a multiple family residential building, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede the previous conditions approved by the Planning Commission for CSP 2002-PR-016 on October 22, 2008. Carry over conditions that were not changed by the amendment are denoted with an asterisk.

- 1.* This Comprehensive Signage Plan is granted for and runs with the land indicated in this application and is not transferrable to other land. Minor deviations in sign location, design, and area may be permitted provided the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Signage Plan.
2. This "Comprehensive Sign Package: Park Crest" consists of the Park Crest sign package (prepared by Art Display Company on December 12, 2007, as revised through March 28, 2008), Park Crest Entry Feature (prepared by Lewis, Scully and Gionet on April 11, 2008 and May 14, 2008), Sign Package Submittal for Harris Teeter #302 @ Tyson's Corner, VA (prepared by Casco Signs Incorporated September 28, 2007, as revised through September 23, 2008) and Sign Package Submittal for Avalon Park Crest Signs (Building 1) Sheets 1-6 (prepared by Art Display Company on October 11, 2011) and as qualified by these development conditions. In addition, signs allowed by Section 12-103 of the Zoning Ordinance may be permitted, as qualified by these development conditions.

Any sign permit for the signs listed above submitted pursuant to this CSP shall be in substantial conformance with these conditions. Minor deviations in sign location, design (such as shape, font, text and colors), and sign area of the signs present in the CSP may be permitted when the Zoning Administrator determines

that such deviations are minor and are in substantial conformance with this CSP. Signs otherwise allowed by Article 12, Signs in the Zoning Ordinance are also permitted, unless qualified by these development conditions.

- 3.* A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits. The matrix shall include the participant name, address, sign type, sign height, sign area, Non-Residential Use Permit number, and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow sufficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager, and or/agent of the property stating that the requested sign has been reviewed for compliance with this approval.
- 4.* Traffic regulatory signage shall meet the Manual of Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
- 5.* All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.
- 6.* Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles, or driveways.
- 7.* At least 40 square feet of sign area shall be reserved for use by the Fairfax County Park Authority for signage and the Fairfax County Park Authority logo may be placed on signs relating to the proffered linear park.
- 8.* Illumination of signs shall be in conformance with the Lighting Proffer as approved with PCA 2002-PR-016-2. As such, any illuminated signage shall be internally illuminated, unless such signage is located on the sides of a canopy in which case it may be internally illuminated or backlit. The background of any internally illuminated signs shall be opaque with translucent text, or shall be of non-white colors. Otherwise, the illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
- 9.* All signs shall be consistent with the color palette, typography, and the use of logos as indicated in the CSP. The metallic arch to be located on the monument sign at the corner of West Park Drive and Park Run Drive shall be of a non-reflective metallic material in a satin or matte finish to reduce reflection and glare.
- 10.* The proposed landscaping within the CSP shall be in substantial conformance with the landscaping as previously approved by PCA 2002-PR-016-2 as to the location, quantity, and quality of plantings.

- 11.* All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
12. All temporary signage shall conform to Article 12 of the Zoning Ordinance. In addition, Sign Type L, the two temporary leasing banners for Building 1, shall each be limited to a maximum of 70 square feet and shall require approval of an individual sign permit that shall be valid for a maximum of 12 months. If, at the expiration of the initial 12-month period, it can be demonstrated to the satisfaction of the Zoning Administrator that less than 90% of the units available for marketing in Building 1 have been leased, then the Zoning Administrator may administratively grant a single 12-month extension of the temporary sign.
13. Permanent type signs and support structures with concrete footers shall not be placed within Fairfax Water easements. Any proposed sign work within existing water main easements will require review and approval from Fairfax Water prior to sign permit issuance and/or ground disturbance.

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

This approval, contingent upon the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.