County of Fairfax, Virginia

2011 Planning Commission

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November 21, 2011

Stephen Teets, Engineer
Edens & Avant
7200 Wisconsin Avenue, Suite 400
Bethesda, MD 20814

RE: CSPA 2003-PR-009– Eskridge (E&A) LLC and
CSP 2005-PR-041 – Eskridge (E&A) LLC
Providence District

Dear Mr. Teets:

The purpose of this letter is to formally advise you, as the agent for the applicant on the above referenced cases, that on Thursday, November 17, 2011, the Planning Commission voted unanimously (Commissioner Alcorn absent from the meeting) to approve CSPA 2003-PR-009 and CSP 2005-PR-041, subject to the amended development conditions dated November 17, 2011, as attached.

Also enclosed for your records is a copy of the verbatim of the Commission's action on this matter. If you need additional information, please let me know.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Linda Smyth, Supervisor, Providence District
Ken Lawrence, Commissioner, Providence District
Rebecca Horner, Staff Coordinator, ZED, DPZ
November 17, 2011 Date File
O-8c file

To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.

Fairfax County Planning Commission
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035
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APPROVED DEVELOPMENT CONDITIONS

CSPA 2003-PR-009

November 17, 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. The approval of this CSPA supersedes all conditions of the previously approved sign plan.

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 Amendment; existing signs in the Vantage at Merrifield Town Center are in no way altered or changed by this approval. 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 (if the Non-RUP has been issued) 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, or package of sign permits, 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, or vehicular travelway so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways. All free-standing permanent signs shall be located so as not to block any pedestrian walkway or travelway.

6. 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.

7. Project identification signage shall 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.

8. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan Amendment.

9. ST102 signs located on Gallows Road and Lee Highway shall display a mixture of tenants from the Vantage and Mosaic projects within the Merrifield Town Center.

10. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Article 14 of the Zoning Ordinance.

11. Any signs shown in the VDOT right of way are subject to all required reviews and approvals from the Virginia Department of Transportation.

12. 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), 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.

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.