APPROVED DEVELOPMENT CONDITIONS

CSP 2005-PR-041

November 17, 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 (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. The programming of the outdoor video screen will be in accordance with that outlined in the 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. Hours of operation of the video screen shall be between the hours of 6:30 a.m. through 12:00 a.m., Sunday through Thursday and 6:30 a.m. through 1:00 a.m. Friday and Saturday. Sound shall be only permitted when showing movies and with other projected images (such as major sporting events, concerts, and special events of a national and/or community interest and or art displays), and only after 7:00 a.m., provided that noise standards are met.

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 three-foot setback from any curb line, or vehicular travelway and shall not

~~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 and pedestrian walkway of travelway.

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, except along Glass Alley and Strawberry Lane west of District Avenue, which shall maintain a six-foot clear zone..

9. ST122A (pedestrian ad cabinets) shall permit only advertisements for events and businesses, and brands within and relating to the town center; specific product advertisement is prohibited.

10. ST122A signs located adjacent to Buildings A1 and A4 shall have one side for wayfinding purposes only showing 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 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.

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

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

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

16. 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 with the exception of Building D2, which may incorporate signage consisting of up to 24% of each façade. For the purposes of calculating sign area, a sign shall only be counted on one façade, even if visible through another façade.

17. 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), 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.

18. ~~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 any tenants, within the Merrifield Town Center.

19. The use of temporary signage for programmed events within the Town Center to provide directional, wayfinding and other event details will be permitted, with a 72 hour limit on each use.

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.