

DEVELOPMENT CONDITIONS

CSPA 2003-PR-009-02

June 27, 2012

If it is the intent of the Planning Commission to approve CSPA 2003-PR-009-02, 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 Uniwest Group, Gable Signs, Inc., Davis Carter, Scott Ltd. and Walter Montgomery Howard, dated December 2006 as revised through November 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 freestanding permanent signs shall be located so as to not 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.

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.