County of Fairfax, Virginia

2012 Planning Commission

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November 5, 2012

Mark Looney, Esquire
Cooley LLP
11951 Freedom Drive
Suite 1500
Reston, VA 20190

RE: CSP 86-C-119 - Discovery Square, LLC and CSP 86-C-121-03 – Reston VA 939, LLC and Discovery Square, LLC

Dear Mr. Looney,

This will serve as your record of the Planning Commission's action on CSP 86-C-119, an application by Discovery Square, LLC and CSP 86-C-121-03, an application by Reston VA 939, LLC and Discovery Square, LLC, in the Hunter Mill District.

On Thursday, November 1, 2012, the Planning Commission voted 9-0-1 (Commissioner Hall abstaining; Commissioners Hart and Sargeant absent from the meeting) to approve CSP 86-C-119 and CSP 86-C-121-3, subject to the development conditions, dated October 25, 2012, as attached.

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lippa

Barbara J. Lippa
Executive Director

Attachments (a/s)
cc: Cathy Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Mary Ann Tsai, Staff Coordinator, ZED, DPZ
November 1, 2012 Date File
O-8 c 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
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)
www.fairfaxcounty.gov/planning

APPENDIX 3

DEVELOPMENT CONDITIONS

CSP 86-C-121-03

October 25, 2012

The Planning Commission approved CSP 86-C-121-03 located at Tax Map Parcel 17-3 ((1)) 5 & 35B to allow a Comprehensive Sign Plan (CSP) pursuant to Sect. 12-210 of the Zoning Ordinance by requiring conformance with the following development conditions:

1. The Comprehensive Sign Plan is granted for and runs with the land indicated in these applications and is not transferrable 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 Sign Plan.

2. The Comprehensive Sign Plan, entitled "Discovery Square & Reston Overlook Comprehensive Sign Plan" and dated August 24, 2012, is approved for those signs in substantial conformance with those that are shown on the Comprehensive Sign Plan.

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 submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), 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 acknowledging that the requested sign has been reviewed for compliance with this approval.

4. Any required approval from the Reston Town Center Design Review Board (DRB) shall be obtained prior to the issuance of a sign permit for a sign not already approved by the DRB. A copy of the DRB approval shall be included with any sign permit application.

5. Up to two building mounted signs may be located above the top level window band on each of the four office buildings. Such signage shall be permitted with a maximum sign area of 200 SF each for a total sign area of 400 SF on each building.

6. A maximum of 200 SF of building mounted retail signage may be located on each of the four buildings with the limitation that no more than 100 SF of retail sign area shall be permitted on a building face. Each retail tenant has the option to install two of the three types of retail signs (storefront, awning/canopy, or blade). A single retail tenant occupying more than two building bays is permitted up to four signs, of which only two sign types can be utilized and no more than two signs can be placed in a given building bay. A building bay is defined as the area from one building pier to the next building pier, the average length is 26 feet.

7. Up to 65 SF of sign area shall be permitted for each freestanding monument entrance sign with up to four tenant panels located at the driveway entrance to each of the four office buildings.

8. Up to 25 SF of sign area shall be permitted for each office directory sign with up to four tenant panels located at the entrance of each of the four office buildings.

9. Up 3 SF of sign area shall be permitted for a stop sign (E.1).

10. Up to five directional signs (E.2) shall be permitted for up to 3 SF of sign area for each sign.

11. Up to four garage parking signs (E.3) shall be permitted for up to 26 SF of sign area for each sign.

12. Up to 9 SF shall be permitted for a garage clearance sign (E.4).

13. Up to six yield to pedestrian type signs shall be permitted for up to 9 SF of sign area for each sign (E.5).

14. Except for address identification, all building mounted signs shall be for tenant identification only.

15. Illumination of signs shall be in conformance with Article 12, Signs, of the Zoning Ordinance and with the performance standards for glare as set forth in Part 9, Outdoor Lighting Standards, of Article 14 of the Zoning Ordinance.

16. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505, Use Limitation on Corner Lots, of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersection, aisles, or driveways. All freestanding permanent signs shall be located so as not to block any pedestrian walkway or travel way.

17. Any signs proposed to be located in the Virginia Department of Transportation's (VDOT) right-of-way shall obtain all required approvals from VDOT prior to installation.

18. Freestanding signs shall not be permitted within Fairfax County Water Authority's easements.

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.