

DEVELOPMENT CONDITIONS

CSPA C-696-02

November 15, 2012

The Planning Commission has approved CSPA C-696-02, located at Tax Map 15-4 ((5)) 2B and 3A, to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance. The Planning Commission has conditioned the approval by requiring conformance with the following development conditions, which amend the previously approved CSP conditions for the application property (Building I and K) only.

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 "Comprehensive Sign Plan, Icon at Dulles Station" prepared by Art Display Co. and dated September 4, 2012 and is approved only for those signs shown on the Comprehensive Signage Plan (See Attachment 1). 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 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 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. All street signage shall be subject to VDOT approval.
5. All signs shall be consistent with the color palette, typography and the use of logos indicated in the Comprehensive Signage Plan.
6. No visible suspension rods or cables shall be used on the residential canopy signage. Instead, such signs shall be mounted using support brackets or by utilizing some other method precluding the necessity for visible suspension rods/cables.

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.