

PROPOSED DEVELOPMENT CONDITIONS
CSPA C-052-02
May 2, 2013

If it is the intent of the Planning Commission to approve CSPA C-052-02, located at 5275 Leesburg Pike, Tax Map 62-3-((1))-38B, for an amendment to CSP C-052, in a PDC district, pursuant to Sect. 12-210 of the Fairfax County Zoning Ordinance, the staff recommends that the Commission condition the approval by requiring conformance with the following development conditions, which will supersede any conditions associated with this 5.25-acre portion of Skyline Center. All previously approved CSP conditions governing the remaining Skyline Center Development will remain in effect.

1. This Comprehensive Sign Plan Amendment 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 Sign Plan.
2. This "Skyline Seven (Skytech) Comprehensive Sign Plan Amendment", prepared by Cooper Carry and dated April 25, 2013 (revised) is approved only for those signs shown in this Comprehensive Sign Plan Amendment. The number, size and total sign area for each sign type shall be consistent with the table of signage on Sheets 6-7 of the CSPA. In addition, signs not requiring permits, allowed by Section 12-103 in the Ordinance, may be permitted, as qualified by these development conditions
3. The final design of modifications to the existing curved Skyline monument sign, labeled as Sign 6A and depicted on Sheet 17a of the CSPA, shall be in conformance with the style of the remainder of the CSPA, with regards to font type, materials and color.
4. The proposed Skytech Monument ID Sign, for which the CSPA details three possible location options, shall be allowed only one option to be permitted and built at any given time. The applicant reserves the right to change location options over time, within the approved location alternatives, subject to any previously permitted and/or constructed alternative being removed.
5. Location "Options 1-B or 1-C" for the Skytech Monument ID Sign shall require full approval of the Fairfax County Wastewater Management Division of DPWES, as well as Virginia Dominion Electric Power Company, which owns and maintains an easement in the affected area.
6. If either of location "Options 1-B or 1-C" for the Skytech Monument ID Sign are selected, any tree removed shall be replaced elsewhere on site as reviewed and approved by the Urban Forest Management Division (UFMD) of DPWES and in consultation with DPWES Wastewater Management Division. In addition, any

understory vegetation removed shall be replaced to the satisfaction of the UFMD of DPWES.

7. Any signs other than those included in this Comprehensive Sign Plan Amendment, previously approved Comprehensive Sign Plans, or signs not requiring permits, allowed by Section 12-103 in the Ordinance, shall require the review and approval of an additional amendment to this Comprehensive Sign Plan.
8. 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, 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.
9. All freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways, and shall not obstruct sight distance from the existing bus shelter located on Leesburg Pike.
10. All signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA.

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.