

## APPROVED DEVELOPMENT CONDITIONS

### CSPA 2009-HM-014

February 5, 2014

The Planning Commission approved Comprehensive Sign Plan Amendment CSPA 2009-HM-014, located at Tax Map Parcels 17-1 ((1)) 3H1 and 15B to permit a Comprehensive Sign Plan Amendment (CSPA) pursuant to Sect. 12-210 of the Zoning Ordinance. The Planning Commission conditioned the approval by requiring conformance with the following development conditions. Previously approved development conditions are indicated with an asterisk (\*).

- \*1. This Comprehensive Signage 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 Amendment.
2. This Comprehensive Sign Plan Amendment (CSPA), titled "Reston Hospital Center" dated March 21, 2011, as revised through December 14, 2013, is approved only for those signs shown on the CSPA. In addition, signs allowed by Sect. 12-103 in the Zoning Ordinance may be permitted.
- \*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 an acknowledgment 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. With the exception of Sign #1, there shall be no signs moving, displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, scrolling LED text or images, or moving copy, nor have any features which would be construed as fluorescent or neon in character or color.
5. On Sign #1, the wait time is the only information that shall be displayed electronically, as shown on Page 8 of the CSPA. The electronic portion of the sign shall be updated no more frequently than once every 15 minutes and only the numerals shall change.

- \*6. All signage shall be placed in a location that does not conflict with sight distance requirements pursuant to Sect. 2-505 of the Zoning Ordinance or any applicable angle of vision or sight distance requirements.
- \*7. All freestanding signs shall maintain at least a minimum five foot setback from any curb line, street right-of-way or other vehicular travel way and shall not obstruct any pedestrian walkway.
- \*8. Illumination of signs shall be in conformance with the performance standards for glare and Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass.
- \*9. All other signs shall be consistent with the color palette, typography and the use of logos indicated in the CSPA.
- 10. Address numbers identifying a building's address number shall be no taller than 24 inches in height.

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 Amendment. The applicant shall be responsible for obtaining the required sign permits through established procedures.