

DEVELOPMENT CONDITIONS

CSP 2004-LE-012

July 8, 2014

The Planning Commission approved CSP 2004-LE-012 for a Comprehensive Sign Plan located at Tax Map 93-1 ((38)) (1) 1A pursuant to Section 12-210 of the Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan (CSP) is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSP submitted with this application, entitled "The Beacon of Groveton, Comprehensive Sign Plan, CSP 2004-LE-012," prepared by Natural Graphics, Inc., dated May 29, 2014, as qualified by these development conditions. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. Sign permits may only be issued for those signs shown in this CSP. The number, size and total sign area for each sign shall be consistent with the sign tabulations in Appendix V of the Comprehensive Sign Plan.
4. Prior to issuance of permits for new signs, the applicant shall demonstrate approval of sign permits for the existing signs, P-4, P-5 and P-7.
5. Irrespective of the table on page 26 of the CSP, the retail signage (R-1 and R-2) shall not exceed 2.0 square feet of sign area for each linear foot of building frontage occupied by each tenant.
6. All signs shall be consistent with the typography, color palette, materials and use of logos as indicated in the CSP. Modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the approved CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors, typography, and/or logos, within the individual tenant's identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.
7. Lighting or illumination associated with all signs shall conform to Article 14 of the Zoning Ordinance.

8. No unpermitted temporary advertising signs, including but not limited to banners and “popsicle” signs, or other signs prohibited by Section 12-104 of the Zoning Ordinance shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs shown in the CSP.
9. 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 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.

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Commission.

This approval, contingent on the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinance, 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 responsible for obtaining the required Sign Permits through established procedures.