

**APPROVED DEVELOPMENT CONDITIONS
CSP 2006-SU-007**

September 4, 2014

If it is the intent of the Planning Commission to approve CSP 2006-SU-007, located at Tax Map 24-4 ((7)) B, C, E, F, and 94 and Tax Map 24-4 ((1)) 6H for a Comprehensive Sign Plan, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. The materials, colors, design, typography, use of logos, size, and location of the proposed signs shall be in substantial conformance with the "Discovery Square Blocks 4, 5, & 6" Comprehensive Sign Plan prepared by VIKA Virginia LLC and dated January 2014, as revised through August 12, 2014. 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. All four sides of the signs shall be faced with brick.
2. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
3. All signs, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require review and prior approval of the Fairfax County Water Authority.
4. Any external illumination of the signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
5. The signs shall include permanent plantings around the signs as generally depicted on the Comprehensive Sign Plan. All plant materials located near the signs shall be maintained regularly to prevent overgrowth from obstructing the visibility of the signs. Plant species depicted on the Comprehensive Sign Plan are representative only. Species shall be primarily native to the Middle Atlantic region and not known to have invasive tendencies.
6. The signs shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
7. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this

Comprehensive Sign Plan in no way supersedes any approval required by VDOT for signs located on the property.

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. A sign permit must be obtained from Fairfax County for the signs erected pursuant to this Comprehensive Sign Plan. The applicant shall be responsible for obtaining the required sign permit through established procedures.