

APPROVED DEVELOPMENT CONDITIONS

CSPA 84-D-049-04

June 10, 2015

If it is the intent of the Planning Commission to approve CSPA 84-D-049-04, located at Tax Map 29-4 ((10)) 2A1, 2A2, 2C, 2D, 3A1, 3B1, 3C1, 3D1, 4A, 4B, 5A, 5B, 5C, 6, and B to allow a Comprehensive Sign Plan Amendment (CSPA) 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. These conditions are *in addition* to those approved by the Planning Commission with CSP 84-D-049.

1. This CSPA is granted for and runs with the land indicated in this application and is not transferable to other land.
2. The CSPA, titled "Fourth Amendment to Tysons II Sign Manual", prepared by Holland & Knight LLP, and dated March 31, 2015, is approved for amendment of Sign Manual Provisions 3.3 on Page 13 and 3.3 on Page 17, to permit flexibility in sign colors to accommodate more recognizable corporate logos.

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.