

## PROPOSED DEVELOPMENT CONDITIONS

### CSP 2010-PR-014

June 23, 2014

If it is the intent of the Planning Commission to approve CSP 2010-PR-014, located at Tax Maps 29-3 ((31)) D and 29-3 ((33)) C, to allow a Comprehensive Sign Plan (CSP) 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 Ascent at Spring Hill Station Comprehensive Sign Plan, prepared by Natural Graphics, Inc. and dated July 3, 2014, is granted for and runs with the land indicated in this application and is not transferable to other land. All signs shall be in substantial compliance with the approved CSP. 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 CSP.
2. Illumination of signs shall be in conformance with the performance standards for glare as set forth in 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. No uplighting shall be permitted on any sign.
3. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSP.
4. Temporary Marketing Banners T-7 and T-8 shall require individual sign permits, which shall be valid for a maximum of 12 months from the date of issuance of each sign permit. If, at the expiration of the initial 12-month period, it can be demonstrated to the satisfaction of the Zoning Administrator that fewer than 90% of the units available for marketing the building have been leased, then the Zoning Administrator may administratively grant a one-time, six-month extension of the temporary sign(s). The applicant shall remove the temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this Comprehensive Sign Plan.

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.