

## **Approved Development Conditions**

### **CSPA B-846-02**

**September 29, 2015**

The Planning Commission approved CSPA B-846-02 for a Comprehensive Sign Plan Amendment located at Tax Map 17-4 ((31)) O1 pursuant to Section 12-210 of the Fairfax County Zoning Ordinance. These conditions supersede all previous conditions associated with CSP B-846-02.

1. This Comprehensive Signage Plan Amendment (CSPA) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan Amendment, titled "Reston Heights" and prepared by Cooley, LLP dated November 17, 2014, is approved for only those signs shown on the CSPA. Modifications to tenant signs allowed by the CSPA shall not include any increase in sign area or number above that shown on the CSPA. 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.
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, tenant type, 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 provided on site. Each sign permit shall be accompanied by an acknowledgement 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. Any required approval of the Reston Association Design Review Board (DRB) shall be obtained prior to the issuance of the first sign permit for a sign not already approved by the Design Review Board. A copy of DRB approval shall be included with any sign permit application.
5. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Par. 9 of Article 14 of the Zoning Ordinance.

6. Any existing signs that are inconsistent with this comprehensive sign plan shall be removed prior to the issuance of any sign permits pursuant to this Comprehensive sign plan.
7. Regardless of the sign plan, the F1f sign can be located on either the north face of the building or the eastern face of the building.

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 except those for which permits are not required pursuant to Article 12. The applicant shall be responsible for obtaining the required Sign Permits through established procedures, and no sign shall be installed until this has been accomplished.