

**ZMOD 2008-0010, Ashburn Village Shopping Center Comprehensive Sign
Plan**

CONDITIONS OF APPROVAL – September 13, 2010

1. Signs and sign standards (size, height, location, number, colors, materials, lighting etc.) for the signs depicted on the Sign Plan shall be in substantial conformance with the “Ashburn Village Shopping Center Comprehensive Sign Plan,” dated November 24, 2008, revised August 4, 2010, prepared by LandDesign (the “Sign Plan”). Approval of this application for Tax Map 62E((3)) Parcels 70A1B, 70A1A, and 70A1A1A and Tax Map 62E((5)) Parcel 70B1A (PIN #'s 085-10-4384, 085-20-4208, 085-29-9611, and 085-29-7520) (the “Property”) shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement not modified hereby. This approval applies only to the modification of sign standards as modified in the Sign Plan and/or in these conditions for signs that are otherwise permitted and is not intended to approve the use or placement of signs that are not permitted per Section 5-1202(A) of the Revised 1993 Zoning Ordinance. The modifications approved herein supersede the provisions of the Zoning Ordinance regarding such modified standards and shall apply to the signs identified in the Sign Plan. In the event of a conflict between the approved Comprehensive Sign Plan and the Zoning Ordinance, other than with respect to the specific modification of standards approved in this application, the provisions of the Zoning Ordinance shall supersede the approved Comprehensive Sign Plan.
2. Landscaping shall extend completely around the base of each monument sign, shall extend horizontally a minimum of three feet (3') in all directions from the base of each such sign, and shall consist of low-lying shrubbery and/or flowering plants. The use of native species shall be encouraged. All landscaping shall be maintained in good condition assuring the health of landscaped plantings.
3. No animation, neon, or moving lights shall be permitted. Internally illuminated signs shall contain no exposed lighting elements. Lighting for externally illuminated signs will be directed toward the sign, and all lighting fixtures will be shielded to not spill upward or reflect or cast glare onto adjacent properties or roadways.
4. Individual signs shall be maintained in good condition, assuring sign legibility.
5. Sign categories not already modified as part of this Comprehensive Sign Plan but otherwise permitted by the Zoning Ordinance, shall be permitted in accordance with the standards of the then Current Zoning Ordinance. Signage permitted pursuant to this Condition shall utilize materials, colors, and illumination consistent with the standards included in the Sign Plan. In no instance shall by-right signage be permitted in lieu of a sign category modified as part of this Comprehensive Sign Plan.