



PLANNING COMMISSION RESOLUTION

MOTION:

March 9, 2022
Regular Meeting
RES. No. xxxx

SECOND:

**RE: SPECIAL USE PERMIT #SUP2022-00001, CHOE SALON HOME BUSINESS
COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to allow a special use permit ("SUP") for a home-based barber/beauty salon business with walk-in customers by appointment only; and

WHEREAS, the subject site is located +880 feet from the intersection of Liberia Ave and Signal Hill Road; is identified on County maps as GPIN 7895-37-5227; and is addressed as 8105 Signal Hill Road; and

WHEREAS, the site is currently zoned A-1, Agricultural; and

WHEREAS, the site is designated SRL, Suburban Residential Low, in the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on March 9, 2022; and

WHEREAS, the Planning Commission finds that public necessity, convenience, general welfare, and good zoning practices are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Special Use Permit #SUP2022-00001, Choe Salon Home Business, subject to the conditions dated February 10, 2022.

ATTACHMENT: Conditions dated February 10, 2022

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

Proposed Conditions
Owner/Applicant: Andrew Choe
Zoning: A-1, Agricultural
GPIN: 7895-37-5227 ("Property")
Acreage: ±1 acre
Special Use Permit Area: 8105 Signal Hill Road
District: Coles
SUP2022-00001, Choe Salon Home Business
February 10, 2022

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit (SUP) are in conflict with the Zoning Ordinance, and/or the Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

Prior to the commencement of the home business use, the applicant shall submit the required site plan within three (3) months of special use permit approval by the Board of County Supervisors, diligently pursue final site plan approval, and then obtain all required permits and approvals, including issuance of the required occupancy permit. Issuance of the occupancy permit constitutes commencement of the home business use. The special use permit shall be deemed void if the required occupancy permit is not issued within five (5) years from the date of final site plan approval.

1. Use Parameters

- A. Use Limitations: The home business shall be limited to a home-based barber/beauty salon and walk-in business by appointment only. Said area shall not be utilized in conjunction with another commercial business, activity, or residential sublease or rental agreement.
- B. Customer(s): There shall be no more than ten (10) customers on the Property per day. All customers shall be seen by "Appointment Only".
- C. Hours of Operation: Customer visits shall be limited to between the hours of 9:00 AM and 7:00 PM Monday through Friday, and 8:00 AM and 6:00 PM on Saturday and Sunday.
- D. Customer Parking – The Applicant shall maintain seven (7) designated parking space for customers to utilize during the hours of operation. The parking lot shall conform to DSCM standards to be confirmed at final site plan. The customers shall park in the Applicant's driveway in the marked, angled spaces allocated. The Applicant shall provide for adequate on-site circulation with a turnaround area at the southern portion of the parking lot and a 15' wide travel aisle as depicted in the "Parking and Circulation Plan."
- E. Area Limitations: The home business shall be located solely within the interior of the residence and shall not exceed 25% of the overall gross floor area for the entire residence.
- F. Principal Residential Use: The Applicant shall continue to occupy the residence as their principal residence as long as the home business operation is active. The home business shall be secondary to the primary residential use of the Property.
- G. Employee(s) – There shall be no more than two employees, and no more than one non-resident employee for the home business.

- H. Permits and Site Plan- The Applicant shall submit a site plan within three months (3) of approval of this SUP by the Board of County Supervisors and shall diligently pursue final site plan approval, and then obtain all required permits, and approval, including issuance of the required occupancy permit. Site plan and permit approvals shall be obtained before this home business begins operation. Issuance of the occupancy permit constitutes commencement of the home business use.
- I. Building Code Requirements – The Applicant shall comply with all applicable Building Code requirements for the home business. Conformance with this condition shall be verified prior to and as part of occupancy permit.

2. Community Design

- A. Signs: Façade signage shall be in substantial conformance with the sign document entitled “Signage Details.” All other signage is prohibited. Banners, pennants, streamers, balloons, figures, and other attention getting devices not permitted by the Zoning Ordinance shall be strictly prohibited.
- B. Outside Storage: Outdoor storage of any equipment or materials on the Property associated with this home business use shall be prohibited. Said equipment and/or materials associated with this home business use shall be stored inside the dwelling unit.
- C. Landscaping/Screening:
 - 1. All bamboo trees shall be removed along the western property edge.
 - 2. The Applicant shall plant in place of the bamboo trees, the equivalent of 80 plant units (pu) per 100 linear feet (lf) along the western property edge, as well along the northern parking lot edge. Plant species shall be arborvitae or northern white cedar or a similar equivalent. Final landscaping selections and plantings shall be reviewed/approved in coordination with the County Arborist prior to final site plan approval.
- D. Lighting - No exterior neon or spot lighting shall be permitted on the Property. All lighting shall be directed down towards the parking area and shall not be directed towards the adjacent property lines.



STAFF REPORT

PC Meeting Date:	March 9, 2022
Agenda Title:	Special Use Permit #SUP2022-00001, Choe Salon Home Business
District Impact:	Coles Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2022-00001, Choe Salon Home Business, subject to the conditions dated February 10, 2022
Department:	Planning Office
Case Planner:	Emilie Wolfson

EXECUTIVE SUMMARY

This is a request to allow a special use permit (SUP) to allow a home-based barber/beauty salon with in-person customers by appointment only in a single-family detached dwelling.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2022-00001, Choe Salon Home Business, subject to the conditions, dated February 10, 2022.

BACKGROUND

- A. Request: This is a request to allow a Special Use Permit (SUP) for a barber/beauty salon business with in-person customers by appointment only in a single-family detached dwelling.
- B. Site Location: The site is located on Signal Hill Road, approximately 880 ft. from the intersection of Liberia Ave. and Signal Hill Road and is identified on County maps as GPIN 7895-37-5227.
- C. Comprehensive Plan: The site is designated SRL, Suburban Residential Low, in the Comprehensive Plan.
- D. Zoning: The site is zoned A-1, Agricultural.
- E. Surrounding Land Uses: To the immediate east, west, and south are other single-family residences, and to the immediate North is Signal Hill Road. Across Signal Hill Road is Manassas Church of Christ.
- F. Background and Context: The site has the following approval history:
- a. On August 26, 2020, Home Occupation Certificate #ZNA2021-01901 was issued to allow for a home employment office on the subject lot for a barber/beauty salon (no tanning or toning equipment). A revised Home Employment Certificate (HEC) was issued on April 9, 2021, to correct the use to home employment use for beauty barber/beauty salon.
 - b. The subject special use permit has been filed to allow a home business with ten (10) customers by appointment only per day, as conditioned, as well as an expansion of the home business space. The amount of proposed home business area for the issued HEC was 136 square feet, compared to the SUP request of 1,400 square feet.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2022-00001, Choe Salon Home Business, subject to the conditions dated February 10, 2022, for the following reasons:

- The subject property is zoned A-1, Agricultural, which allows a home business use pursuant to the conditions of an approved special use permit. The home business use will be an accessory use to the primary residential use and will not alter the residential character of the dwelling.
- The proposed conditions address use parameters associated with the home business, including hours of operation, number of customers/employees, parking, signage, among others.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The scope of this project is limited to the request for a home-based barber/beauty salon business with in-person customers by appointment only. The site is designated as SRL, Suburban Residential Low, in the Comprehensive Plan, and the site has a residential use. The home business will not change the primary residential use or impact the long-range land use.

Level of Service (LOS): The proposed SUP for the home-based barber/beauty salon business shall not have an impact on the existing levels of service.

Strategic Plan

Resilient Economy: The proposed SUP is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The special use permit for a home business will result in an opportunity to provide a business as a secondary use to the primary residential use of the Property.

Community Input

Notice of the application has been transmitted to adjacent property owners within 500 feet. As of the date of this staff report, the Planning Office has not received feedback from the community. As of the date of this report, there have not been any calls, emails, or in-person visits related to this application.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of nearby jurisdictions.

Legal Issues

If the special use permit is approved, a home-based beauty salon business with in-person customers by appointment only would be allowed pursuant to the SUP. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until June 7, 2022, which is 90 days from the first public hearing date, to take action on special use permit proposal. A recommendation to approve the special use permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Emilie Wolfson | (703) 792-7128 | ewolfson@pwcgov.org

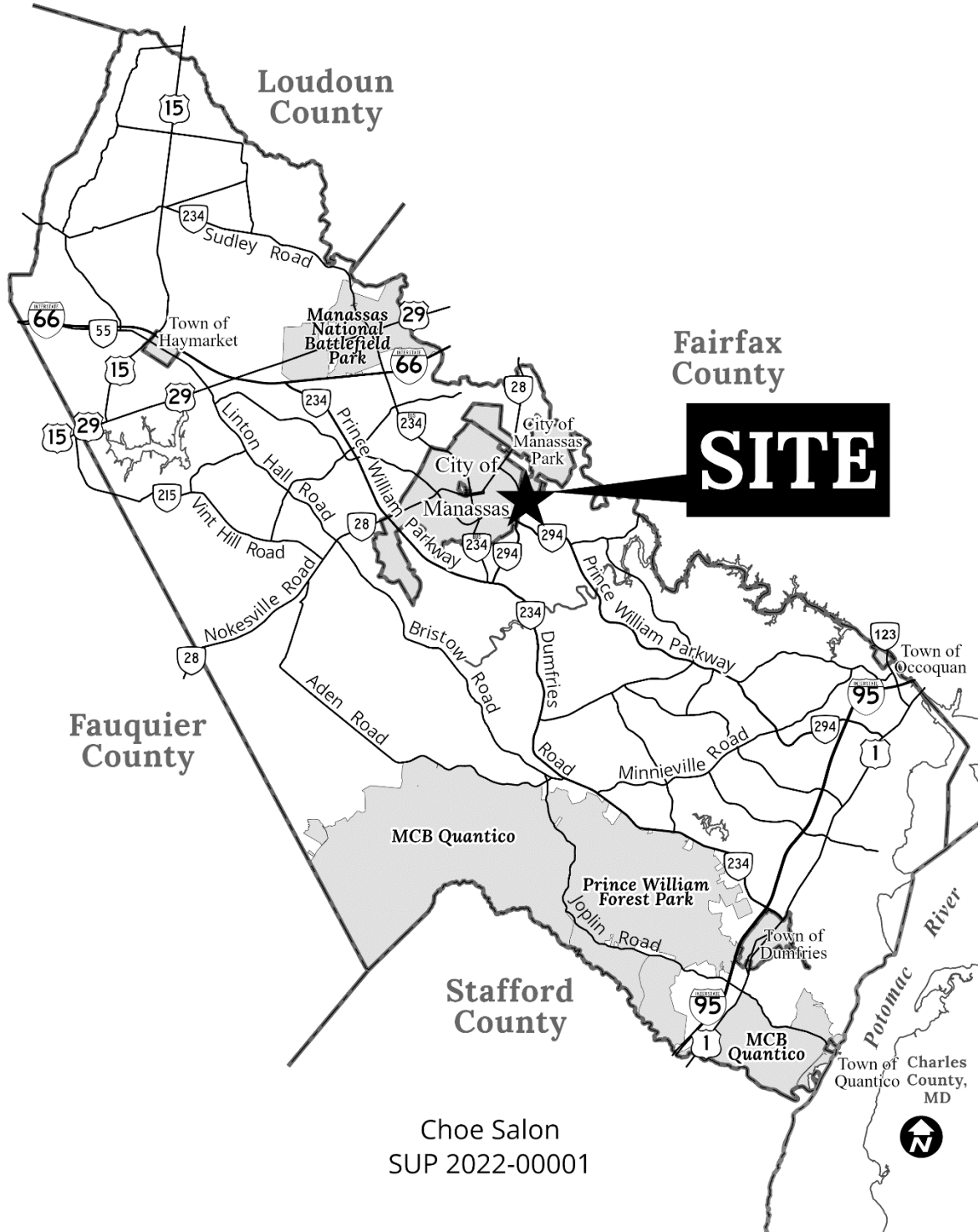
ATTACHMENTS

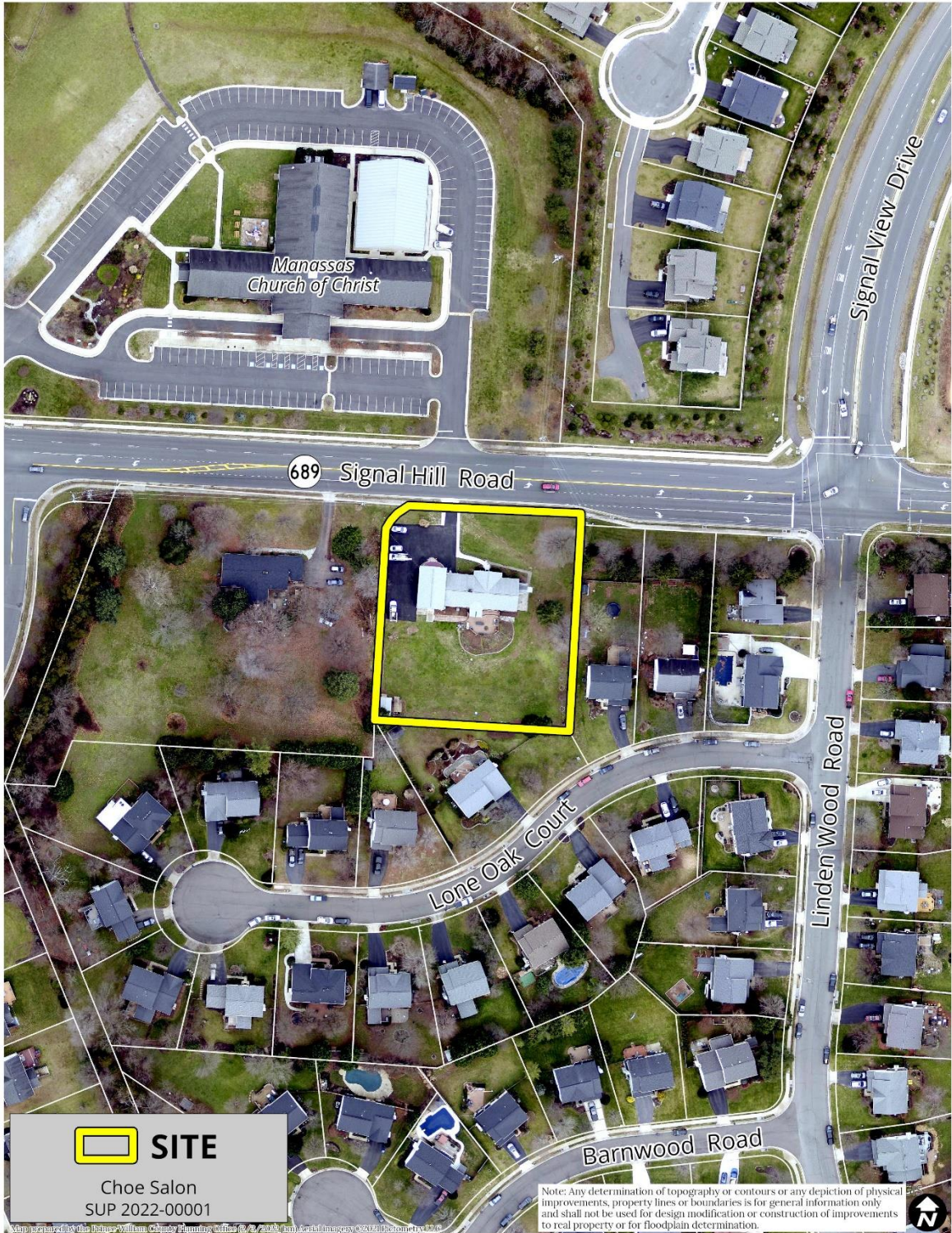
Attachment A: Plat

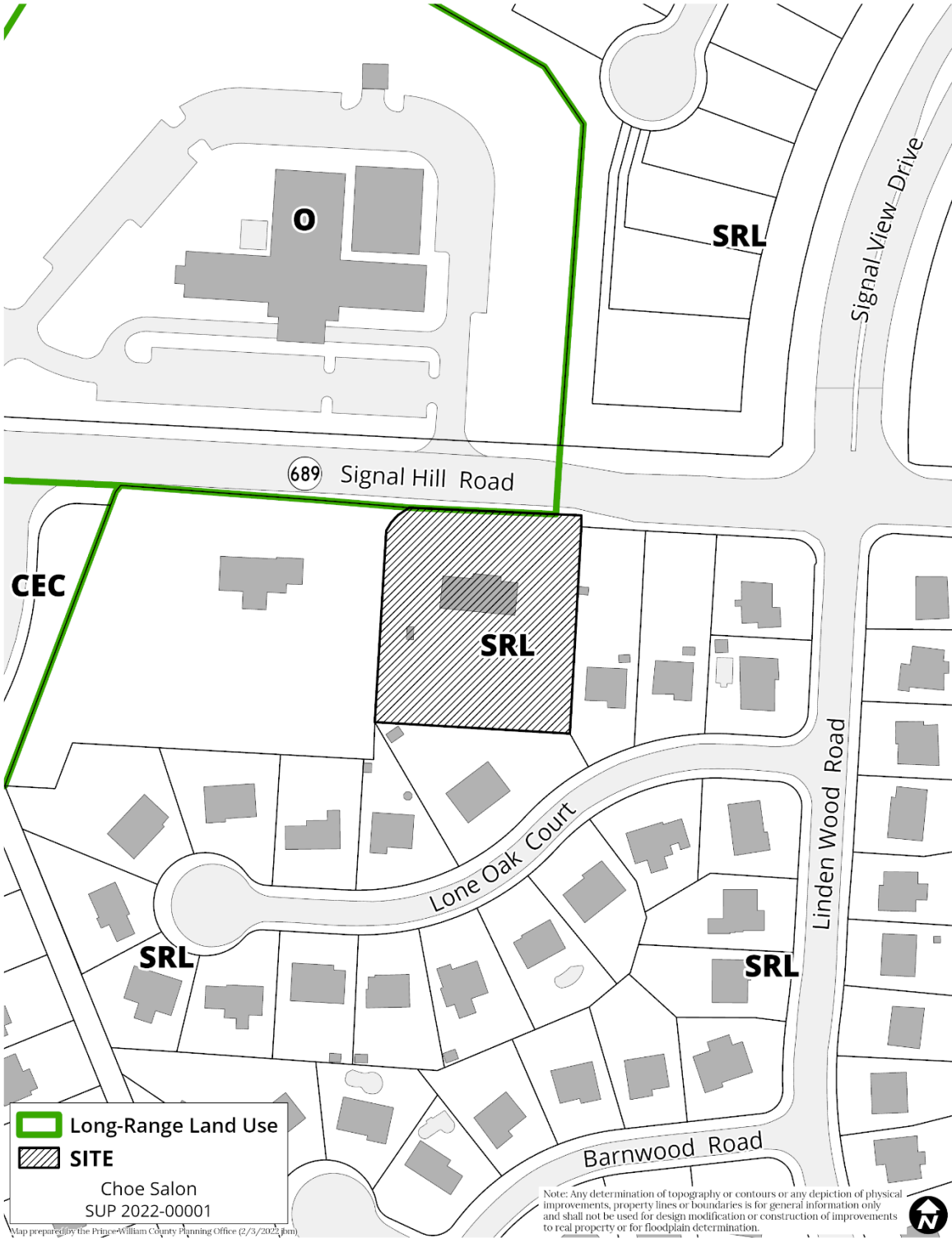
Attachment B: Parking and Circulation Plan

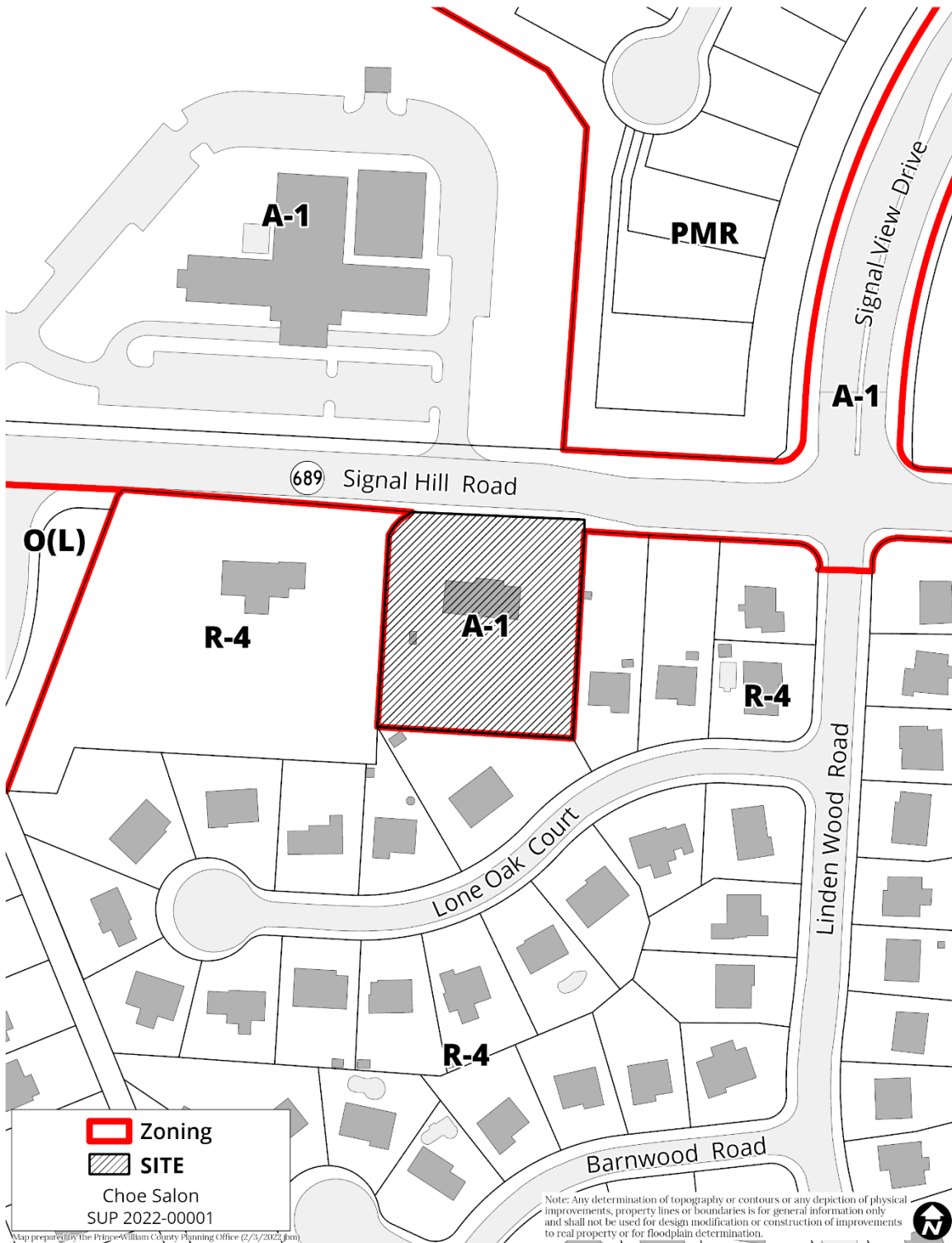
Attachment C: Signage Details

Attachment D: Interior Layout









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Fire and Rescue	Yes
Police	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Religious Institution	O & SRL	A-1 & PMR
South	Single Family Residences	SRL	R-4
East	Single Family Residences	SRL	R-4
West	Single Family Residences	CEC & SRL	R-4

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers’ needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County’s goal of providing a land use pattern that encourages fiscally sound development and achieves a high-quality living environment. In addition to delineating land use designations on the Long Range Land Use Map, the plan includes recommendations relating to ensuring adequate land for economic development opportunities, providing for a diverse housing market, protecting against the encroachment of incompatible land uses, encouraging infill development within the development area, protecting environmentally sensitive lands, promoting mixed use development where appropriate, encouraging the provision of adequate public facilities for existing and planned development, preserving valuable open space and environmental resources, encouraging higher density development near existing and future transit facilities, and utilizing the sector planning process to provide more detailed recommendations where appropriate.

The site is designated SRL, Suburban Residential Low, in the Comprehensive Plan. The following table summarizes the land use patterns/densities intended within the SRL designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
Suburban Residential Low (SRL)	The purpose of the Suburban Residential Low classification is to provide for housing opportunities at a low suburban density. The housing type in this classification is single-family detached, but up to 25 percent of the total land area may be single-family attached. The density range in SRL projects is 1-4 units per gross acre, less the ER designated portion of a property. Cluster housing and the use of the planned unit development concept may occur, provided that such clustering and planned district development furthers valuable environmental objectives as stated in EN-Policy 1 and EN-Policy 4 of the Environment Plan, the intent stated in the Cultural Resources Plan and preserves valuable cultural resources throughout the County.

Proposal's Strengths

- Zoning/Long-Range Land Use Compatibility – The property is zoned A-1, Agricultural, and is designated SRL, Suburban Residential Low, in the Comprehensive Plan. The proposed home business allowing customers into the home is a permitted use in the zoning district with an approved special use permit. The home business will not change the primary residential use or impact the long-range land use.
- Proper Mitigation of Impacts –Conditions of approval are proposed which limit the scope of the home business such that the primary use on the property remains a single-family residence, consistent with the long-range land use. As conditioned, the proposed barber/beauty salon business will be limited to ten (10) customer per day by appointment only. In addition, there will be a maximum of two employees, one of whom is a resident of the home.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

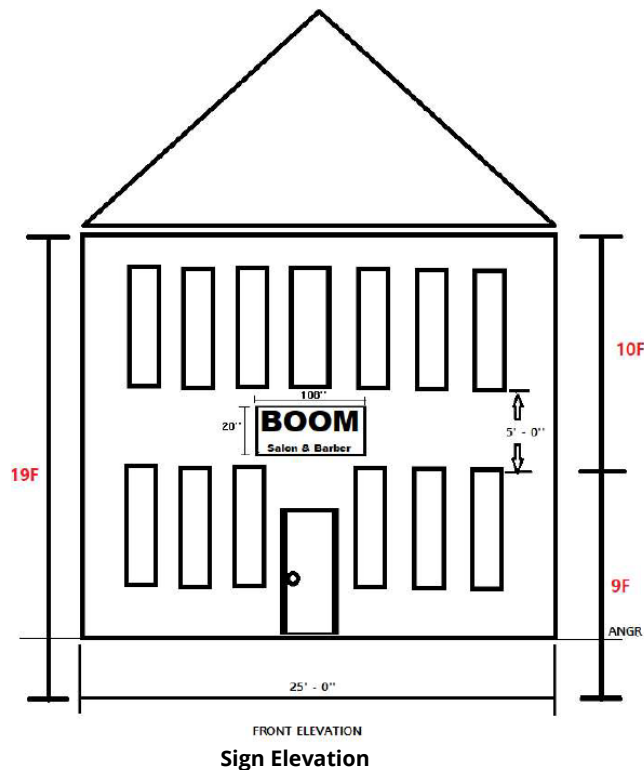
An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and

visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- Visual Perception/Maintaining Residential Character – In order to maintain the residential character of the dwelling unit and the neighborhood while also allowing the business to attract a customer base, one façade sign shall be allowed. No other signage is permitted. As conditioned, the signs dimensions are to be 20 inches by 108 inches (approximately 15 square feet), and the location of the sign will be above the front door in between the first and second floor windows, as shown in the elevation (rendering attached below), and as shown in the Attachment C, Signage Details. The sign will project approximately 10 inches from the building and will be backlit with white light. The background of the sign will be white, the font will be black, and no logo will be displayed.

Staff can support the proposed signage because the design does not distract from the residential character of the building and the size is proportional to the building. Staff notes that while the property is immediately surrounded by residential to the south, east, and west, office and commercial uses are located to the west, within proximity of the property. Manassas Church of Christ is also located to the north of the property across Signal Hill Road.



Sign Rendering

- Additional Landscape Screening: The property currently has existing landscaping of bamboo trees and rose plants that are planted along the western edge of the property, as shown below. As conditioned, the Applicant will remove bamboo trees, as they are invasive species, and there are other more appropriate trees that will replace the bamboo.



As conditioned, the Applicant will be adding trees along the western property boundary, as well along the parking lot frontage facing Signal Hill Road to add additional screening from the adjacent property as well as screen Signal Hill Road from the parking lot. The additional landscaping will provide a layer of screening to properties adjacent to the paved parking area.

- No Outdoor Activity – At this time, no outdoor activity or storage associated with the use is expected to occur.

Proposal's Weaknesses

- None Identified

On balance, this application is found to be consistent with the relevant components of the Community Design Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourages installation of additional fire protection systems—such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #16 is the first due fire/rescue resource for the subject property. The site is inside the required 4.0-minute travel time for Basic Life Support and Fire and is inside the 8.0-minute travel time for Advanced Life Support. In FY 2021, Fire/Rescue Station #16 responded to 888 incidents, with a workload capacity of 2,000 incidents.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time – The site is located within the recommended 8.0-minute travel time for advanced life support.
- Inside of 4.0 Minute Travel Time- The site is located outside the 4.0-minute travel time for fire suppression and basic life support.
- Station Workload- The most recent figures indicate that Fire/Rescue Station #16 is currently operating below capacity.

Proposal's Weaknesses

- None Identified

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. While not required for this application, the Applicant may coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following:

<https://www.pwcva.gov/assets/documents/police/002035.pdf>

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service. The Applicant has scheduled a Home Security Assessment with the Crime Prevention Unit.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The proposed use will not generate significant traffic and will have minimal impacts to the surrounding road network.

Proposal's Strengths

- Parking – As conditioned, seven on-site parking space must remain available for the customers to utilize during hours of operation. The designated parking spaces must be located in the Applicant's driveway and angled at 45 degrees. The Applicant must provide for adequate on-site circulation with a turn around area at the southern portion of the parking lot and a 15' wide travel aisle.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal applicable to the Strategic Plan are as follows:

Resilient Economy: The proposed SUP is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The special use permit for a home business will result in an opportunity to provide a business as a secondary use to the primary residential use of the Property.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

The requested building area proposed to be used for the SUP as a barber/beauty salon (approximately 1,400 square feet) has already been built without permits. As currently constructed, the commercial component is in violation of the Building Code in that the home business exceeds the 10 percent allowable floor area permitted on the first floor and will require proper separation of the residential use from the business use for fire safety. This unpermitted work was recorded on September 7, 2021, under case number BCE2022-00111. To address this issue, a condition of approval has been added stating the Applicant shall comply with applicable Building Code requirements for the home business. Building permits for the unpermitted work need to be issued in order to avoid a notice of violation, which has a 1-year statute of limitations. Furthermore, as a condition of approval the Applicant shall apply for and receive all of the requisite site, building and occupancy permits before this home business begins operation.

In addition, staff was informed by PWC Code Enforcement on August 9, 2021, that the property contained multiple unpermitted signs, including a feather banner, and a now open sign. The respondent stated that multiple unpermitted signs go up on the weekend and then taken down at the end of the weekend. Staff communicated with the Applicant that all unpermitted signage is to be

removed. It is staff's understanding through communication with the Applicant that all unpermitted signs have been removed.

Modifications / Waivers

The following waivers and/or modifications to the requirements of the Zoning Ordinance are being requested and are incorporated into this SUP request:

- None identified.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

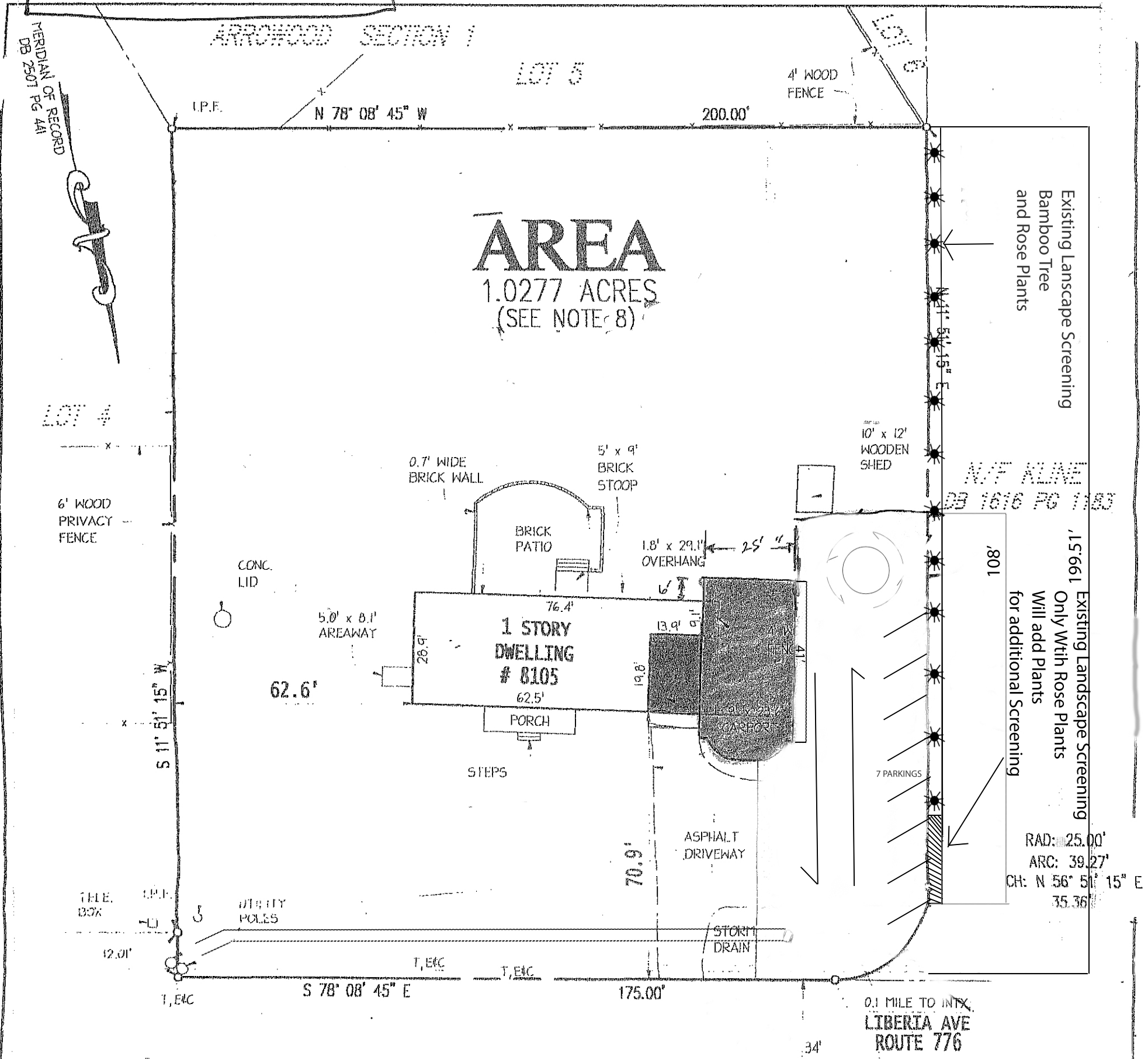
- PWC Planning Office: Case Planner
- PWC Building Official
- PWC Police - Crime Prevention
- PWC Fire Marshal's Office
- PWC GIS
- PWC Transportation

PWK 2011 - 00012

ARROWOOD SECTION 1

LOT 5

AREA
1.0277 ACRES
(SEE NOTE 8)

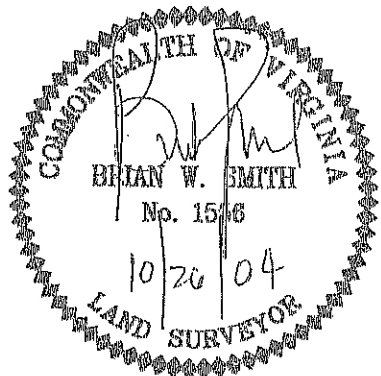


SIGNAL HILL ROAD ROUTE 689

(VARIABLE WIDTH)

LEGEND:

- I.P.F. DENOTES IRON PIPE FOUND
- X- DENOTES FENCE LINE
- T,E&C DENOTES OVERHEAD TELEPHONE, ELECTRIC, AND CABLE LINES
- B.R.L. DENOTES BUILDING RESTRICTION LINES
- N/F DENOTES NOW OR FORMERLY



HOUSE LOCATION SURVEY ON THE MARCUS E. SR. & GLORIA E. SIMES PROPERTY

DEED BOOK 2507 PAGE 441
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

- NOTES:
- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN ON F.E.M.A. MAP# 51153C0177-D EFFECTIVE DATE: JANUARY 5, 1995
 - 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
 - 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
 - 5) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED BY PIN 7895-37-5227
 - 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.
 - 7) EASEMENTS, B.R.L.S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 2507, PAGE 441 (UNLESS NOTED OTHERWISE).
 - 8) PRINCE WILLIAM COUNTY TAX ASSESSMENTS SHOWS AREA AS 1.0000 ACRES.

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 1(800) 682-0996

FIELD CREW: D. CONRAD

JOB# 20044934

DFT: E.J.C. | CHK: T.J.F. | NO TITLE REPORT FURNISHED

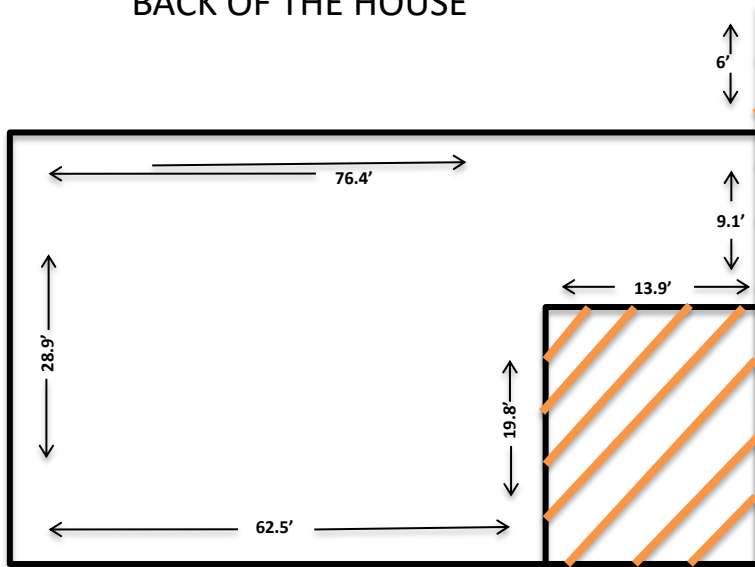
SCALE: 1" = 30'

Entire 1st floor – 3340sqft

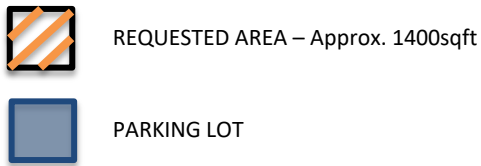
YELLOW BOXES BELOW REPRESENTS EXTERIOR LIGHT FOR THE PARKING LOT

33'

BACK OF THE HOUSE

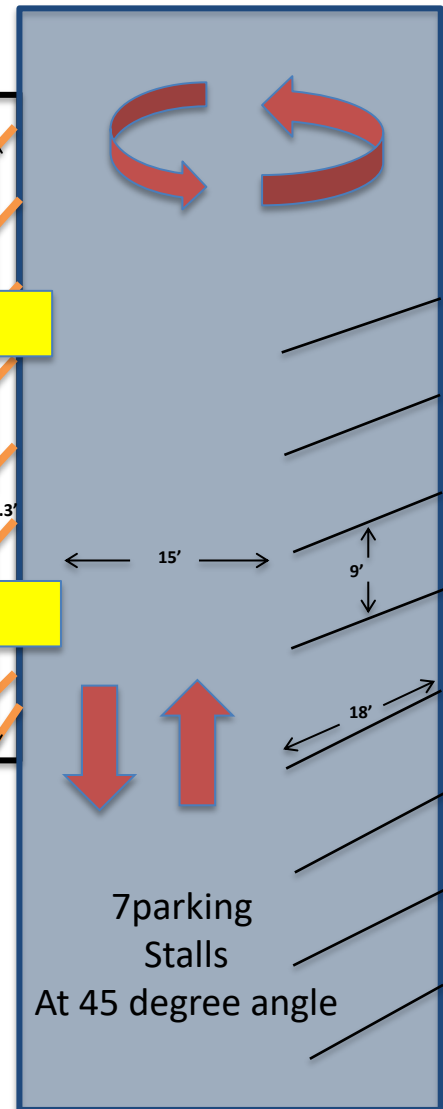


FRONT OF THE HOUSE



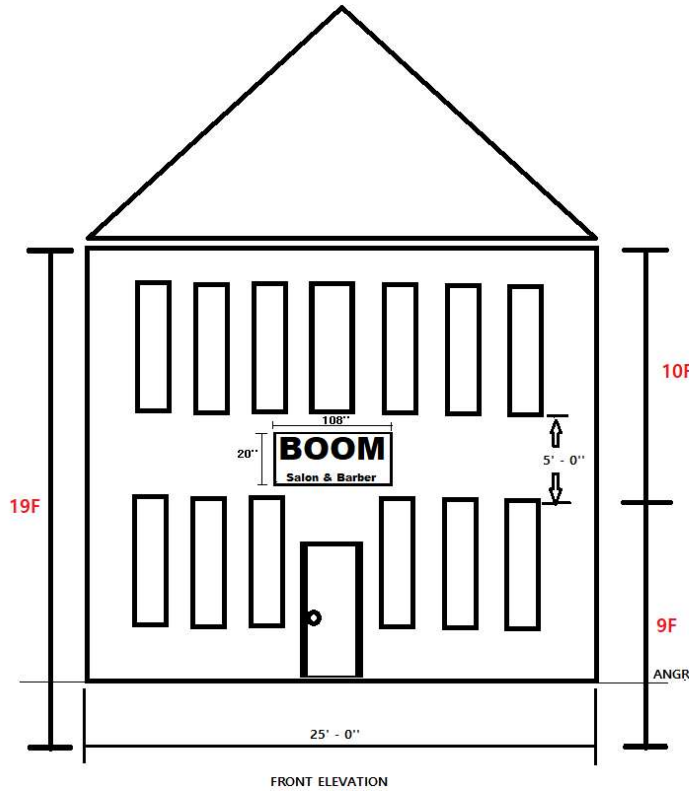
DRIVE WAY

22' 58'



18' from public line

Signage Details



ADDRESS:

8105 Signalhill RD Manassas VA 20111



- + Sign Dimensions
20" x 108"
- + Location of the sign
Above the front door in between first and second floor windows
- + Length of building of unit facade on which the sign will be mounted
Total length of the building is 25'-0"
- + Projection from building
10inch
- + Type of illumination
3D LED Backlit business signs with stainless steel letter shell and visible acrylic back-panel
- + Color
Background: White, Font : Black No logo
- + Identify sign lettering
Boom Salon & Barber
- + Installation method
Please refer to the drawing in right for installation method.

