



PLANNING COMMISSION RESOLUTION

MOTION:

April 13, 2022
Regular Meeting
RES. No. 22-xxx

SECOND:

RE: SPECIAL USE PERMIT #SUP2022-00009, FIRST UNITED PRESBYTERIAN CHURCH OF DALE CITY LED SIGN NEABSCO MAGISTERIAL DISTRICT

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request for a Special Use Permit to allow an electronic message board LED sign; and

WHEREAS, the subject site is located on the south side of Minnieville Road, ±185 ft. northeast of the intersection of Minnieville Road and Cardinal Drive; and is identified on County maps as GPIN 8191-16-2687; and is addressed as 14391 Minnieville Road; and

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

WHEREAS, the site is currently zoned A-1, Agricultural, and is located within the Dale City Small Area Plan and the Highway Corridor Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 13, 2022, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Special Use Permit #SUP2022-00009, First United Presbyterian Church of Dale City LED Sign, subject to the conditions dated March 25, 2022.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Robbyn L. Smith
Clerk to the Planning Commission

CONDITIONS

Owner: Presbytery of Washington City, Inc.

**Special Use Permit: #SUP2022-00009, First United Presbyterian Church of Dale
City LED Sign**

Prince William GPIN: 8191-16-2687

Zoning: A-1, Agricultural

Magisterial District: Neabsco

Date: March 25, 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") or the Special Use Permit Plan are in conflict with the Zoning Ordinance, and/or Design and Construction Standards Manual (DCSM), the more restrictive standards shall apply, except as specifically allowed by this special use permit.

1. Signage: The electronic message board signage shall be in substantial conformance with the sign elevations entitled "First United Presbyterian Church of Dale City EMB," prepared by Sign Enterprise, dated March 9, 2021 (the "Sign Package"). Specifically, one (1) electronic message board sign shall be permitted, and the size and location shall be as shown on the sign elevations and accompanying site plan graphic. The total area of the monument sign, inclusive of the brick base, shall not exceed a total area of 60.3 square feet, and the total area of the electronic message board shall not exceed 24 square feet. In accordance with Section 32-250.23 of the Zoning Ordinance, the Applicant shall be permitted the signage modifications as proposed and shown in the Sign Package. In addition, the following shall apply to signage and advertisements onsite:
 - a. Unless not required by the Zoning Ordinance, sign permits are required for all signs. Color scaled renderings of all signage shall be submitted as part of the sign permit approval process.
2. Sign Permit: A sign permit is required for the electronic message board signage. A colored, scaled rendering of the signage shall be submitted in conformance with the conditions as part of the sign permit approval process.
3. Sign Location: The electronic message board signage shall be in substantial conformance to the locations depicted on the attached as-built graphic.
4. Sign Maintenance: The signage, including all associated components for building identification, shall be maintained by the Applicant/Owner so as to serve its intended purpose.
5. Implementation: The Applicant/Owner shall file the sign permit application within three (3) years of approval of this SUP by the Board of County Supervisors and shall erect or install the sign in accordance with the sign permit approval. Failure to adhere to the required timeframe will result in this SUP for the said signage becoming null and void.

6. County/Emergency Messages: The electronic message board sign may be used to display County and/or emergency related messages, if requested by the County's Office of Emergency Management or the Office of Executive Management and agreed to by the Applicant.

7. Landscaping: The Applicant shall provide a minimum of six (6) boxwood scrubs in an oval mulched bed encircling the proposed monument sign complemented by annual and/or perennial plants closer to the edge of the mulched area and interspersed between the boxwood scrubs. Landscaping shall consist of native, drought resistant plants.



STAFF REPORT

PC Meeting Date:	April 13, 2022
Agenda Title:	Special Use Permit #SUP2022-00009, First United Presbyterian Church of Dale City LED Sign
District Impact:	Neabsco Magisterial District
Requested Action:	Recommend approval of Special Use Permit #SUP2022-00009, First United Presbyterian Church of Dale City LED Sign, subject to the conditions dated March 25, 2022
Department:	Planning
Case Planner:	Stephen Gardner

EXECUTIVE SUMMARY

This is a request for a Special Use Permit to allow an electronic message board LED sign that will serve as a replacement for an existing monument sign. The proposed electronic message board LED sign will be located in the same location and will be generally the same size as the existing sign. The site is generally located at the southeast quadrant of the Minnieville Road and Cardinal Drive intersection and is addressed as 14391 Minnieville Road.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2022-00009, First United Presbyterian Church of Dale City LED Sign, subject to the conditions dated March 25, 2022.

BACKGROUND

- A. Request: This is a request for a Special Use Permit to allow an electronic message board LED sign that will serve as a replacement for an existing monument sign.

LED Sign Modification	Proposed	Required/Maximum
Sign Area	60.3 square feet (total monument sign area inclusive of brick base); 36 square feet (total sign area)	80 square feet total
Height	10 feet	10 feet maximum
Setbacks / Buffers	15 feet	10 feet minimum
Quantity	1 electronic message board	NA

- B. Site Location: The site is generally located at the southeast quadrant of the Minnieville Road and Cardinal Drive intersection, approximately 185 feet northeast of the intersection. The property is identified on County maps as GPIN 8191-16-2687 and is addressed as 14391 Minnieville Road.
- C. Comprehensive Plan: SRL, Suburban Residential Low, and SRH, Suburban Residential High, in the Comprehensive Plan.
- D. Zoning: The site is zoned A-1, Agricultural, and is located within the Dale City Small Area Plan and the Highway Corridor Overlay District.
- E. Surrounding Land Uses: The site is located in an existing residential neighborhood. An existing cemetery adjoins the site to the west, beyond which are single-family detached dwellings across Cardinal Drive. Single-family detached residential dwellings are also located immediately adjacent to the south as well as to the north across Minnieville Road. Single-family attached dwellings adjoin the site to the east.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit #SUP2022-00009, First United Presbyterian Church of Dale City LED Sign, subject to the conditions dated March 25, 2022, for the following reasons:

- The electronic message board will be subject to the operational parameters of Zoning Ordinance Section 32-250.27.6, which stipulates frequency of messaging, brightness, static messaging, among others.
- As conditioned, the electronic message board will be a component of a larger monument sign that will include landscaping at the base.
- The monument sign, inclusive of the proposed electronic message board, will replace an existing monument sign with a sign that is approximately the same size and in the same location.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: This site is located within the Development Area of the County. The site is designated SRL, Suburban Residential Low, and SRH, Suburban Residential High; and it is located within the Highway Corridor Overlay District (Minnieville Road) and is part of the Dale City Small Area Plan.

Level of Service (LOS): The proposed SUP for the sign modification request will not impact existing levels of service.

Community Input

Notice of the special use permit application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is located outside of the required notification area of any jurisdiction.

Legal Issues

If the special use permit is approved, the electronic message board sign 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

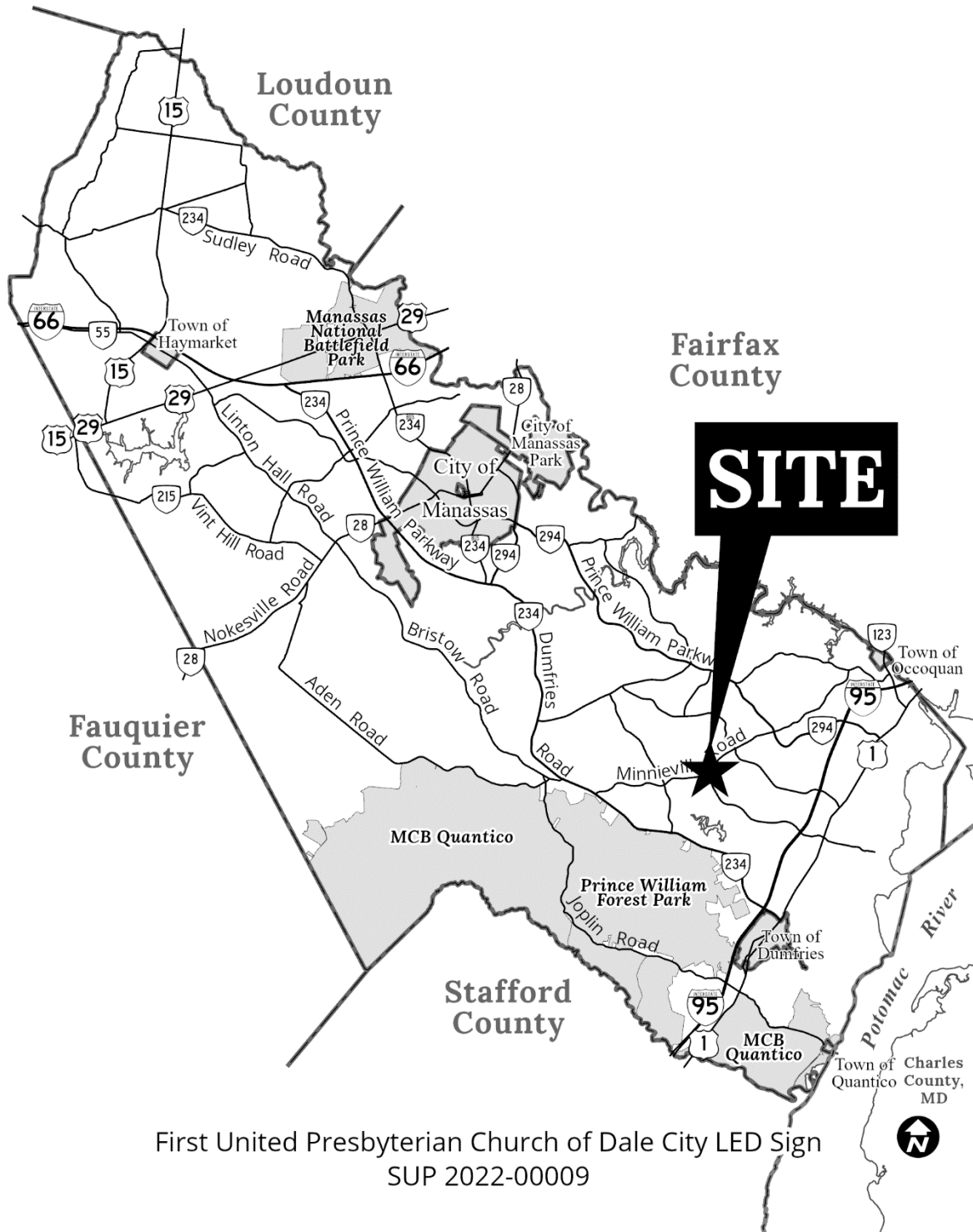
The Planning Commission has until July 13, 2022, which is 90 days from the first public hearing date, to take action on the special use permit proposal. A recommendation to approve the special use permit application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Stephen Gardner | (703) 792-5282
egardner@pwcgov.org

ATTACHMENTS

Area Maps
Staff Analysis
Conditions
Sign Elevations
Site Plan

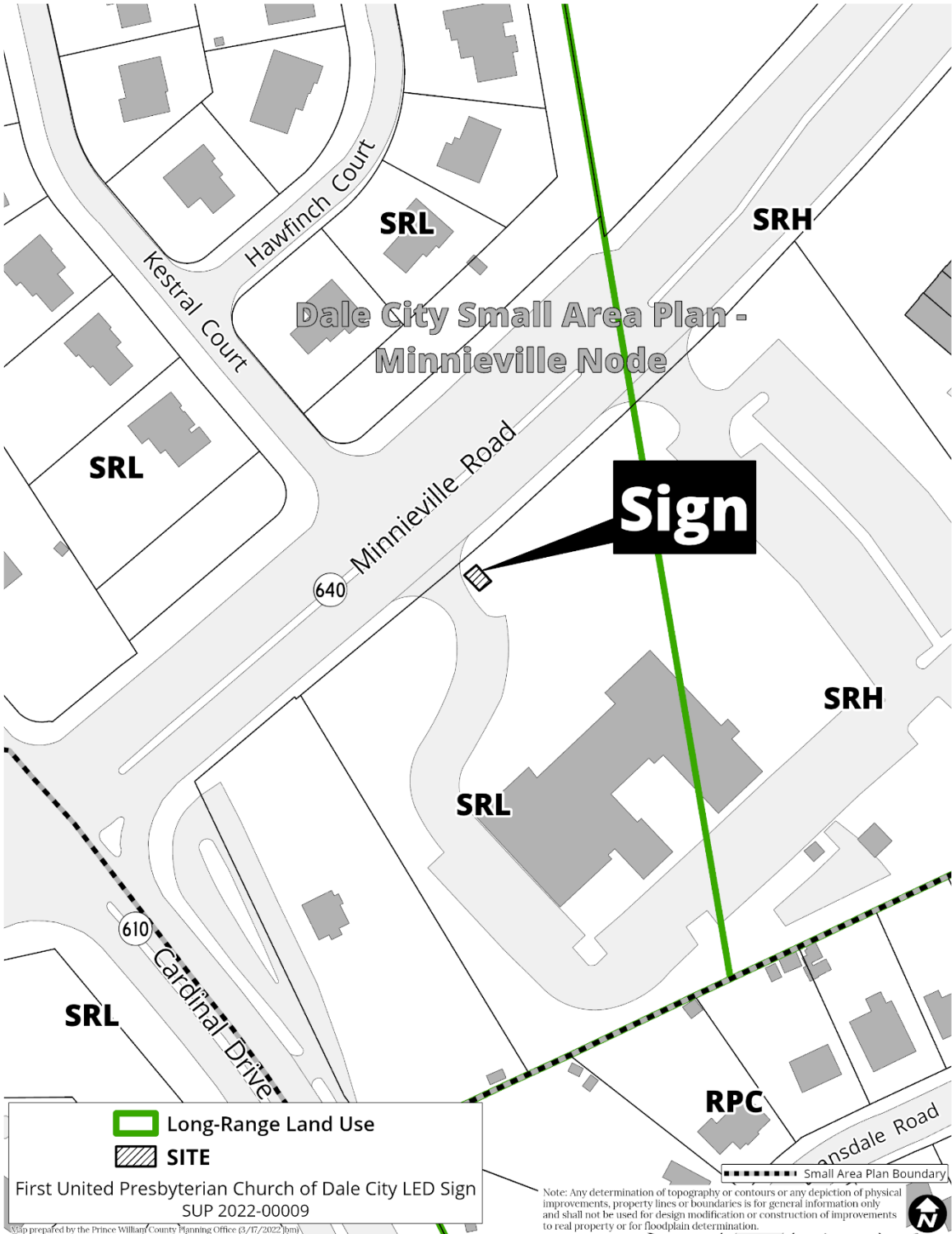


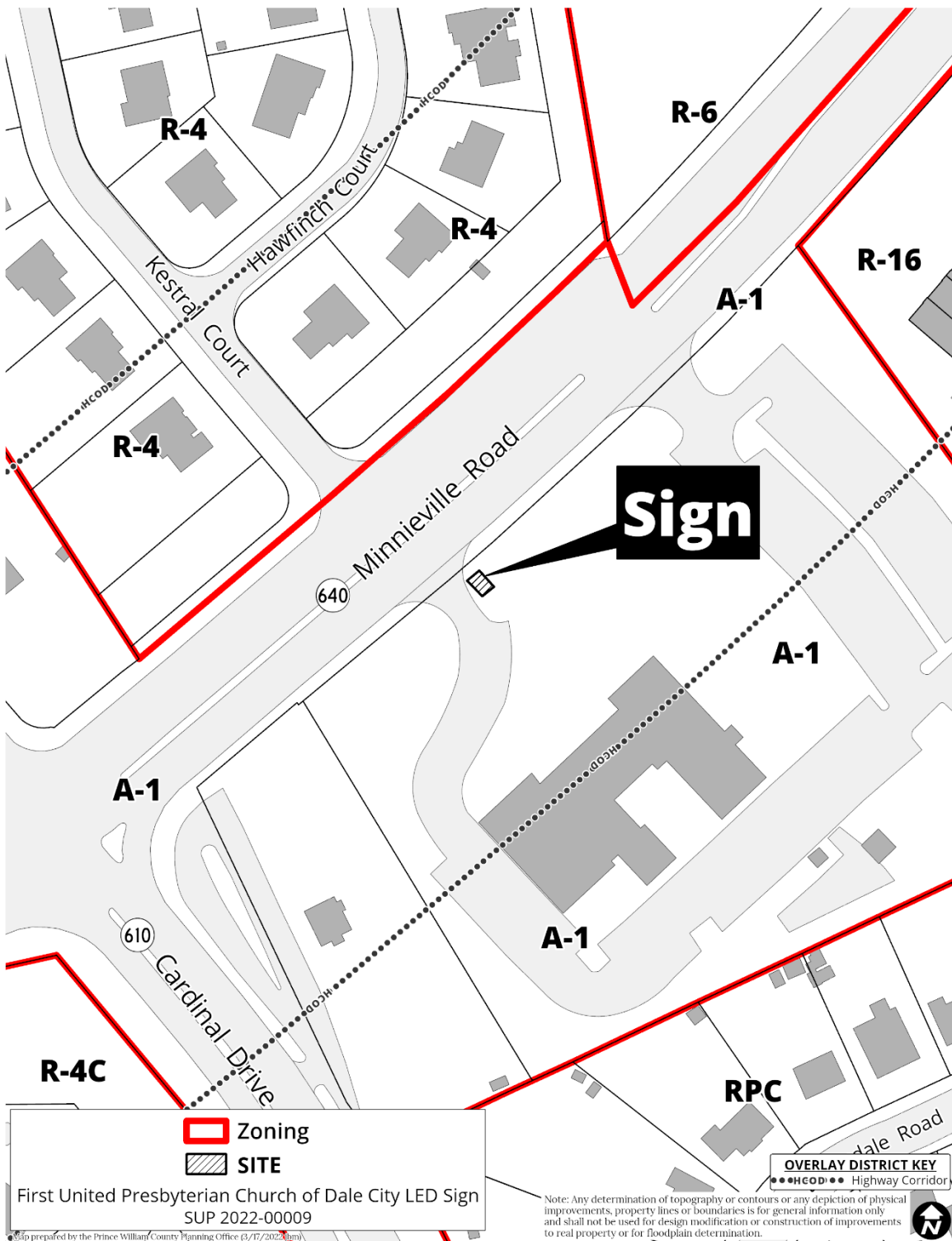
First United Presbyterian Church of Dale City LED Sign
SUP 2022-00009



 **SITE**
First United Presbyterian Church of Dale City LED Sign
SUP 2022-00009

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.





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
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps in Attachment A):

Direction	Land Use	Long Range Future Land Use Map Designation	Zoning
North	Single-Family Detached	SRL/SRH	R-4/R-6
South	Single-Family Detached	RPC	RPC
East	Single-Family Attached	SRH	R-16
West	Cemetery and Single-Family Detached	SRL	A-1

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 concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The following table summarizes the uses and densities that are intended, based upon the SRL and SRH designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
<p>SRL, Suburban Residential Low</p>	<p>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.</p>
<p>SRH, Suburban Residential High</p>	<p>The purpose of the Suburban Residential High classification is to provide for areas of a variety of housing opportunities at the highest suburban density. The preferred housing type in this classification is multifamily (apartments and condominiums). The density range in SRH projects is 10-16 dwellings per acre, less the ER designated portion of a property.</p>

The property is designated SRL, Suburban Residential Low, and SRH, Suburban Residential High, and is zoned A-1, Agricultural. Although A-1 is not an implementing zoning district for either SRL or SRH, a religious institution is a compatible use. Further, this special use permit to allow an electronic message board LED sign will not change the existing use or intensity on the property.

Proposal's Strengths

- Compatibility with long-range land use and zoning: The subject site is improved with an existing religious institution, a use which is compatible with the existing SRL and SRH land use designations as well as the existing A-1 zoning. The proposed special use permit for an electronic message board LED sign will not change this existing use.
- Compatibility with Surrounding Area: The proposed electronic message board LED sign will replace an existing monument sign in the same location and will be approximately the same size. This proposed sign is consistent with other signage along Minnieville Road and is in character with the surrounding area.

Proposal's Weaknesses

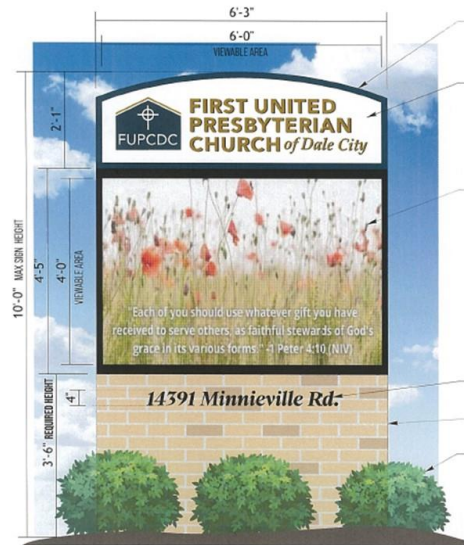
- None identified.

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.

This special use permit will allow an electronic message board LED sign that will replace an existing monument sign. The existing monument sign is approximately sixty square feet, and the total area of the proposed monument sign, inclusive of the electronic message board, is approximately 60.3 square feet. The LED electronic message board portion of the sign will measure four feet by six feet, or twenty-four square feet. The sign will include an internally illuminated, curved static display at the top measuring six feet by two feet, or twelve square feet. The total sign area as measured by the Zoning Ordinance is proposed to be approximately thirty-six square feet. The proposed sign will be located in the same location as the existing sign and is setback approximately fifteen feet from Minnieville Road.



Proposed electronic message board LED Sign

Sign Modification Request

Section 32-250.23 of the Zoning Ordinance allows the Board of County Supervisors to approve signage that is not consistent with the sign standards within the Zoning Ordinance as part of a rezoning or SUP request.

Pursuant to Section 32-250.23 of the Zoning Ordinance and in the context of this subject SUP proposal, the following criteria must be considered in order to grant modifications for signage. The Applicant provided the following summarized responses to the criteria:

- a. Compatibility of the proposed sign(s)
The compatibility of the proposed sign(s) with the existing and/or approved buildings, landscaping, on-site, amenities, overall design character of the on-site development, and design character of development adjacent to the subject property.

This request is for the installation of a single electronic message board LED sign that will replace an existing monument sign. The size and location of the proposed sign are roughly the same as the existing sign and are consistent with the area and height parameters of the

Zoning Ordinance. The sign will include a brick base that is consistent with the architecture of the existing building located on the property. As such, the size, location, and design of the proposed sign are consistent with both on-site improvements and those located on adjacent properties.

b. Improve the Scenic Quality along Highways

The ability of the proposed sign(s), particularly when accompanied by landscaped treatments and lighting, to improve the scenic quality of highly visible areas along interstate highways, regional highways, and major County thoroughfares, with particular emphasis for signs proposed in proximity to the County's major gateways as identified in the Comprehensive Plan.

The electronic message board sign will include a brick base as well as landscaping. The static portion of the sign will be internally illuminated. As such, this sign will not detract from the aesthetic quality of Minnieville Road, the County thoroughfare on which it is proposed and will be visible.

c. Consistency of Signage in a Mixed-Use Development

In the case where the proposed sign or signs would be included in a mixed-use development, the consistency of the design for the proposed sign(s) with a comprehensive sign program.

The sign is not proposed in a mixed-use development.

d. Degree of Deviation

The degree of deviation from the sign regulations, considering whether the proposed sign design represents the minimum amount of modification necessary to provide adequate identification of the proposed use while still remaining consistent with the purposes and intent of County Code Sec.32-250.21.

The proposed monument sign is consistent with the area and height parameters of the Zoning Ordinance, and the SUP is solely for the purpose of allowing the LED electronic message board component. The Applicant will be subject to the operational parameters of Zoning Ordinance Section 32-250.27.6, which stipulates frequency of messaging, brightness, static messaging, among others.

e. Existence of Special Visual Obstruction

The existence of a special visual obstruction or difficulty in locating the use, due to unique challenges associated with the location, topography, size, or configuration of the lot, including access to the lot, which makes the customary application of the sign regulations unreasonably restrictive.

According to the Applicant, no special visual obstruction or difficulty in locating the sign is found to exist. Nonetheless, the proposed monument sign is consistent with the size and height of signage permitted by the Zoning Ordinance.

- f. Highway Corridor Overlay District (HCOD)
Whether the proposed sign would be located within a Highway Corridor Overlay District (HCOD).

The proposed sign is within the Highway Corridor Overlay District along Minnieville Road but will not detract from the aesthetic quality of such.

Proposal's Strengths

- Monument Sign: The proposed electronic message board will replace and update an existing monument sign with signage that is approximately the same size and in the same location. The proposed monument sign will include a brick base that is consistent with the architecture of the existing religious institution building.
- Sign Elevations: Specific signage details, which include size, design, and location are included and have been conditioned.
- Existing Wall Structure: The proposed electronic message board will be subject to the operational parameters of Zoning Ordinance Section 32-250.27.6, which stipulates frequency of messaging, brightness, static messaging, among others.
- Landscape Improvements: As conditioned, the Applicant will provide landscaping at the base of the monument sign consisting of native, drought tolerant plantings.

Proposal's Weaknesses

- None Identified

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

Proposal's Strengths

- Levels of Service (LOS): The proposed electronic message board LED sign will not impact the current levels of service along Minnieville Road, and the proposed location of the sign is outside of the visual site triangle of any vehicular access. Transportation staff has no objections.

Proposal's Weaknesses

- None identified.

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

Minimum Design Criteria

In accordance with Section 32-250.27.6 of the Zoning Ordinance, the following standards of the apply to electronic message boards:

- Electronic message board display shall only be permitted as part of a freestanding sign.*
- Any message display shall contain static messages only, changed only through subtle transitions that do not have the appearance of moving, scrolling, or travelling text or images.*
- Each message shall be displayed for a minimum of five (5) seconds between transitions.*
- The electronic message board sign shall contain a default mechanism that shall cause the sign to revert immediately to a black screen if the sign malfunctions.*
- The background of the sign face of the electronic display shall not be white, off-white, or yellow.*
- The electronic display shall include a photo cell to control brightness and shall automatically dim at sunset.*

All of the above standards will be applicable and will govern the operations of the proposed electronic message board LED sign.

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:

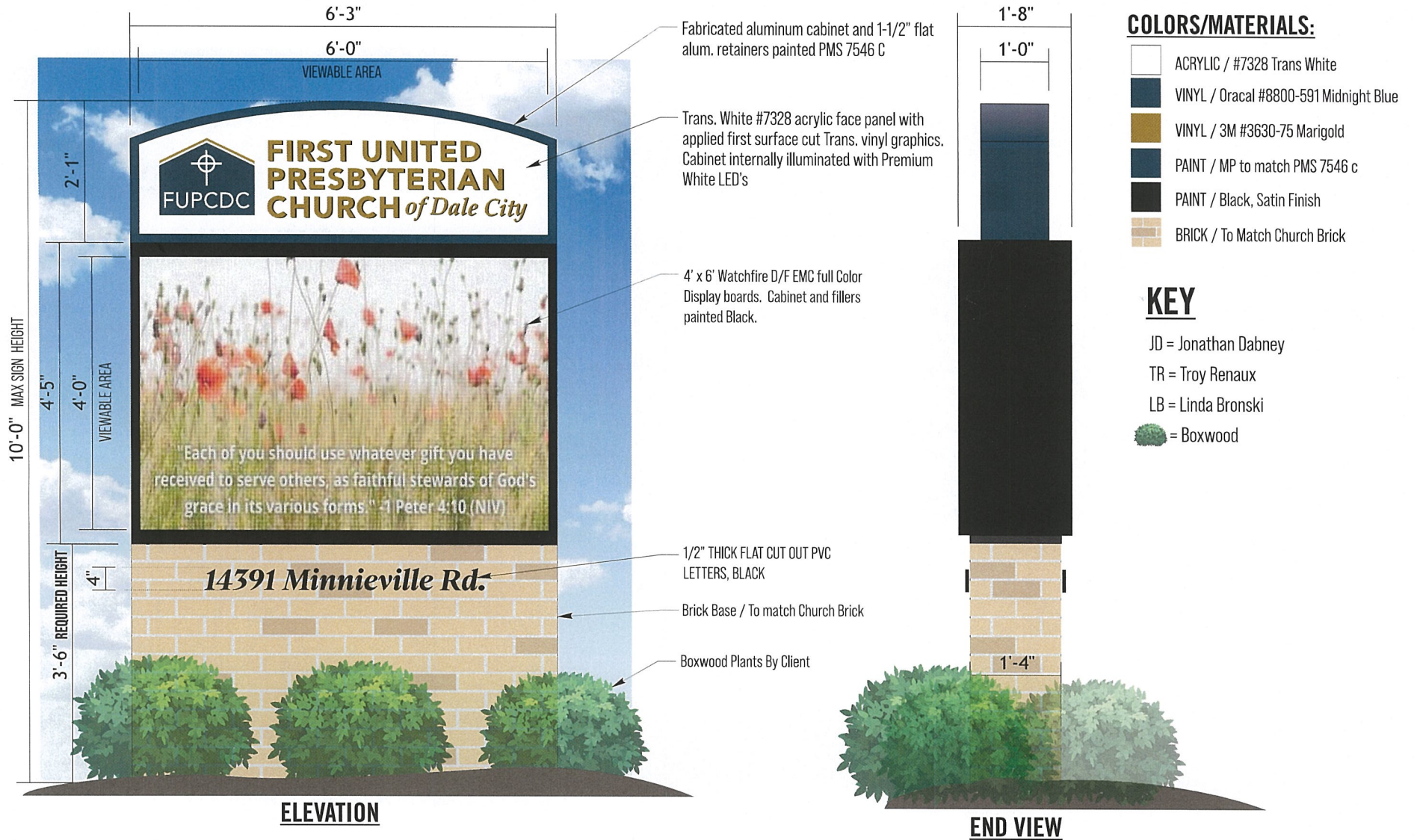
- None Identified

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 Transportation
- Virginia Department of Transportation (VDOT)

First United Presbyterian Church of Dale City EMB



ELEVATION

END VIEW

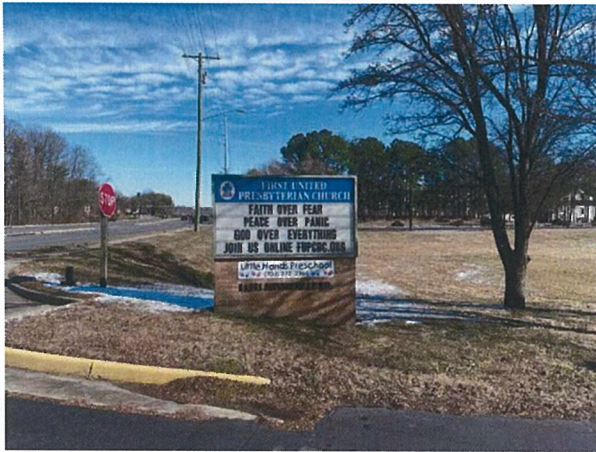
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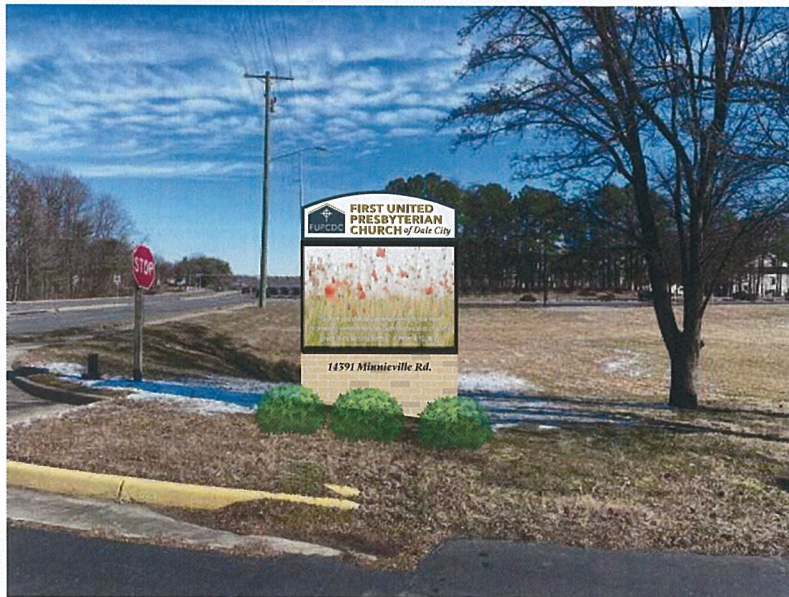
<p>SignEnterprise</p>	<p>CORPORATE HEADQUARTERS 1317 Alum Spring Rd Fredericksburg, VA 22401 Office: 540.899.9555 Toll Free: 800.444.SIGN www.SignEnterprise.com</p>	<p>CLIENT FIRST UNITED PRES. CHURCH PROJECT MONUMENT SIGN PROJECT ADDRESS 14391 MINNIEVILLE ROAD WOODBRIDGE, VA 22193</p>	<p>CLIENT APPROVAL SIGNATURE _____ DATE ____/____/____ <small>CLIENT APPROVAL IS USED FOR FINAL PRODUCTION. PLEASE REVIEW CAREFULLY. By approving this drawing, you are confirming the general look of the project, type fonts, material and color choices are correct. We are not responsible for errors or omissions after approval. Any changes made after this approval may be subject to additional charges.</small></p>	<p>DATE CREATED 3.9.21 SALES REP JD DESIGNER TR</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>8.3.21</td> <td>TR</td> <td>ADJUSTED SPEC WORDING</td> </tr> <tr> <td>9</td> <td>12.27.21</td> <td>LB</td> <td>CORRECT BASE & D.A SIGN HEIGHT</td> </tr> <tr> <td>10</td> <td>1.12.21</td> <td>LB</td> <td>ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03</td> </tr> <tr> <td>11</td> <td>1.17.21</td> <td>LB</td> <td>UPDATE BRICK SPEC, ADDRESS CORRECTION</td> </tr> </tbody> </table> <p>SCALE: 1/2" = 1'-0" Reproduction of this drawing without written consent from Sign Enterprise is strictly prohibited.</p>	#	DATE	BY	DESCRIPTION	8	8.3.21	TR	ADJUSTED SPEC WORDING	9	12.27.21	LB	CORRECT BASE & D.A SIGN HEIGHT	10	1.12.21	LB	ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03	11	1.17.21	LB	UPDATE BRICK SPEC, ADDRESS CORRECTION	<p>DRAWING # 210022 SHEET # 01</p>
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Attachment A

First United Presbyterian Church of Dale City EMB



EXISTING SIGN - TO BE REMOVED



PROPOSED DAY VIEW



PROPOSED NIGHT VIEW

PHOTO RENDERINGS

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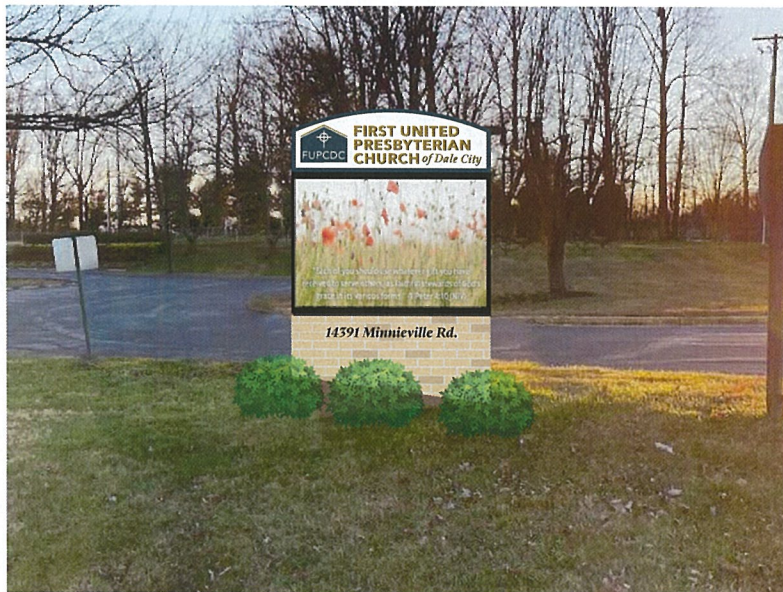
	CORPORATE HEADQUARTERS 1317 Alum Spring Rd Fredericksburg, VA 22401 Office: 540.899.9555 Toll Free: 800.444.SIGN www.SignEnterprise.com	CLIENT FIRST UNITED PRES. CHURCH PROJECT MONUMENT SIGN PROJECT ADDRESS 14391 MINNIEVILLE ROAD WOODBRIDGE, VA 22193	CLIENT APPROVAL SIGNATURE _____ DATE <u> </u> / <u> </u> / <u> </u> <small>CLIENT APPROVAL IS USED FOR FINAL PRODUCTION. PLEASE REVIEW CAREFULLY. By approving this drawing, you are confirming the general look of the project, type fonts, material and color choices are correct. We are not responsible for errors or omissions after approval. Any changes made after this approval may be subject to additional charges.</small>	DATE CREATED 3.9.21 SALES REP JD DESIGNER TR	REVISIONS <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>8.3.21</td> <td>TR</td> <td>ADJUSTED SPEC WORDING</td> </tr> <tr> <td>9</td> <td>12.21.21</td> <td>LB</td> <td>CORRECT BASE & O.A. SIGN HEIGHT</td> </tr> <tr> <td>10</td> <td>1.12.21</td> <td>LB</td> <td>ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03</td> </tr> <tr> <td>11</td> <td>1.17.21</td> <td>LB</td> <td>ADDRESS CORRECTION</td> </tr> </tbody> </table>	#	DATE	BY	DESCRIPTION	8	8.3.21	TR	ADJUSTED SPEC WORDING	9	12.21.21	LB	CORRECT BASE & O.A. SIGN HEIGHT	10	1.12.21	LB	ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03	11	1.17.21	LB	ADDRESS CORRECTION	SCALE: NONE DRAWING # 210022 SHEET # 02
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Attachment B

First United Presbyterian Church of Dale City EMB



EXISTING SIGN - TO BE REMOVED



PROPOSED DAY VIEW



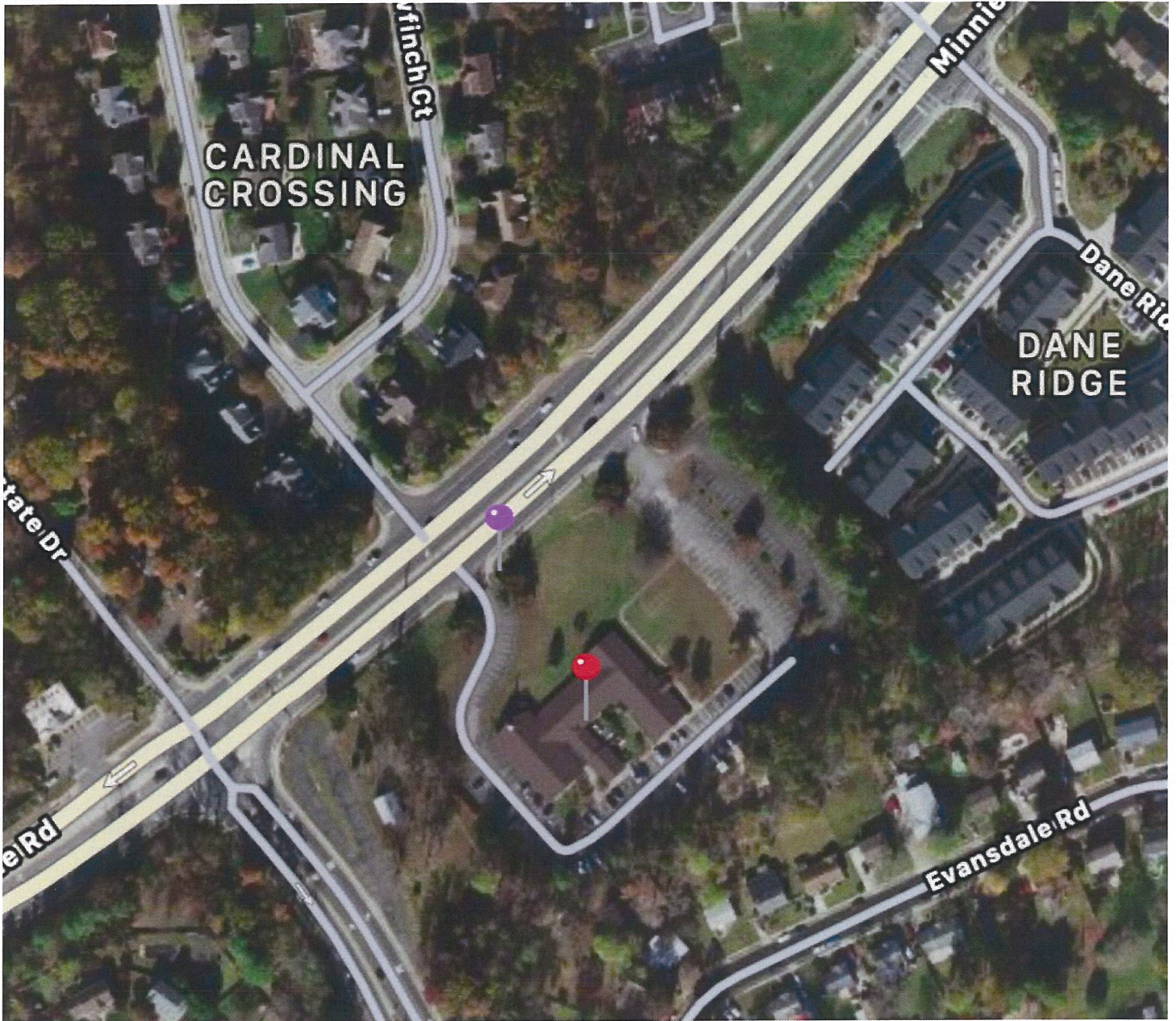
PROPOSED NIGHT VIEW

PHOTO RENDERINGS

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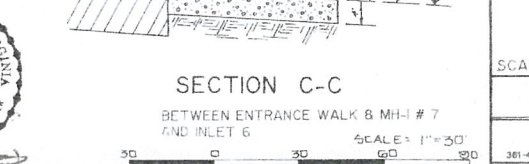
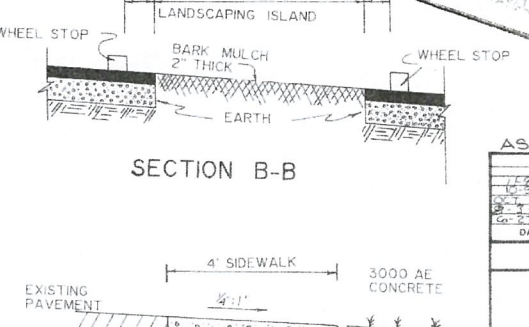
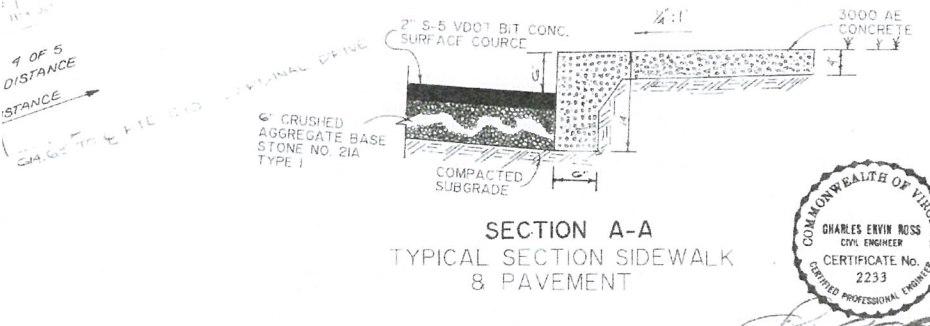
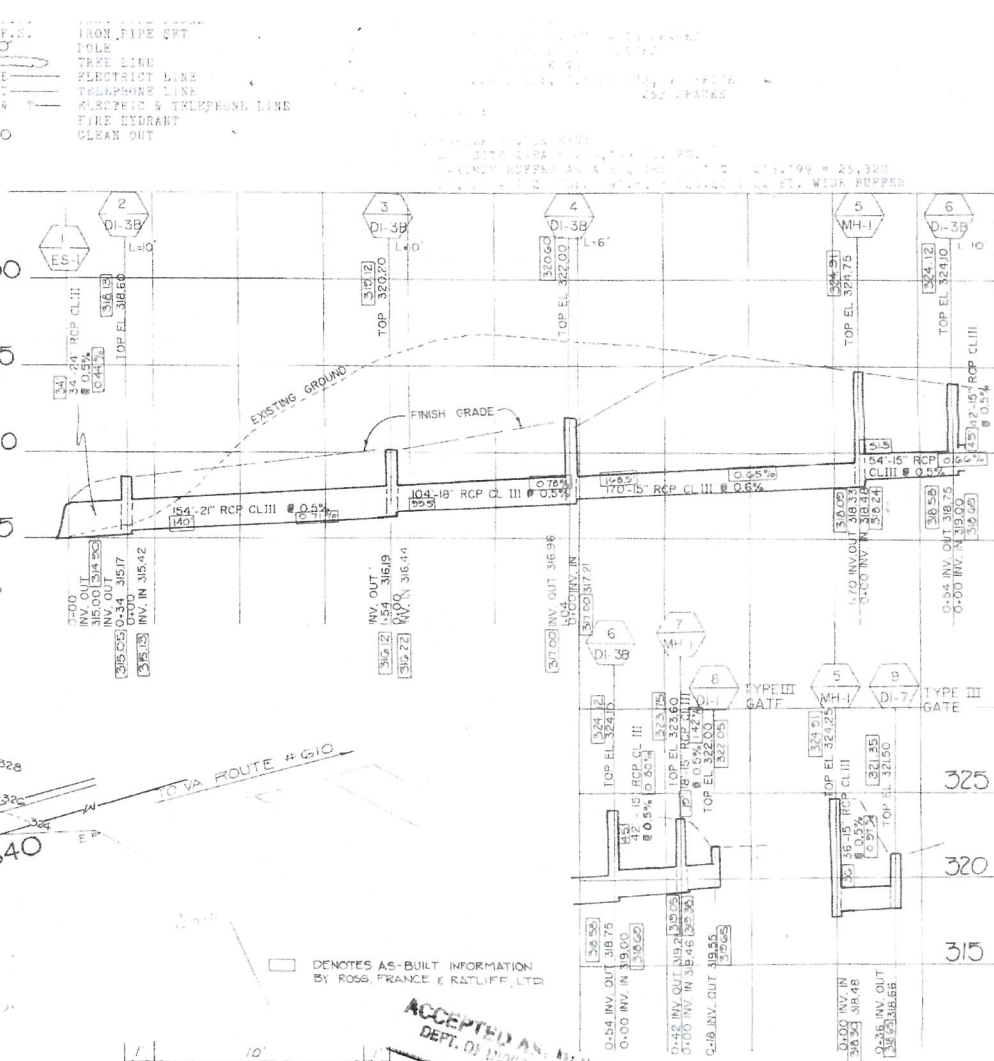
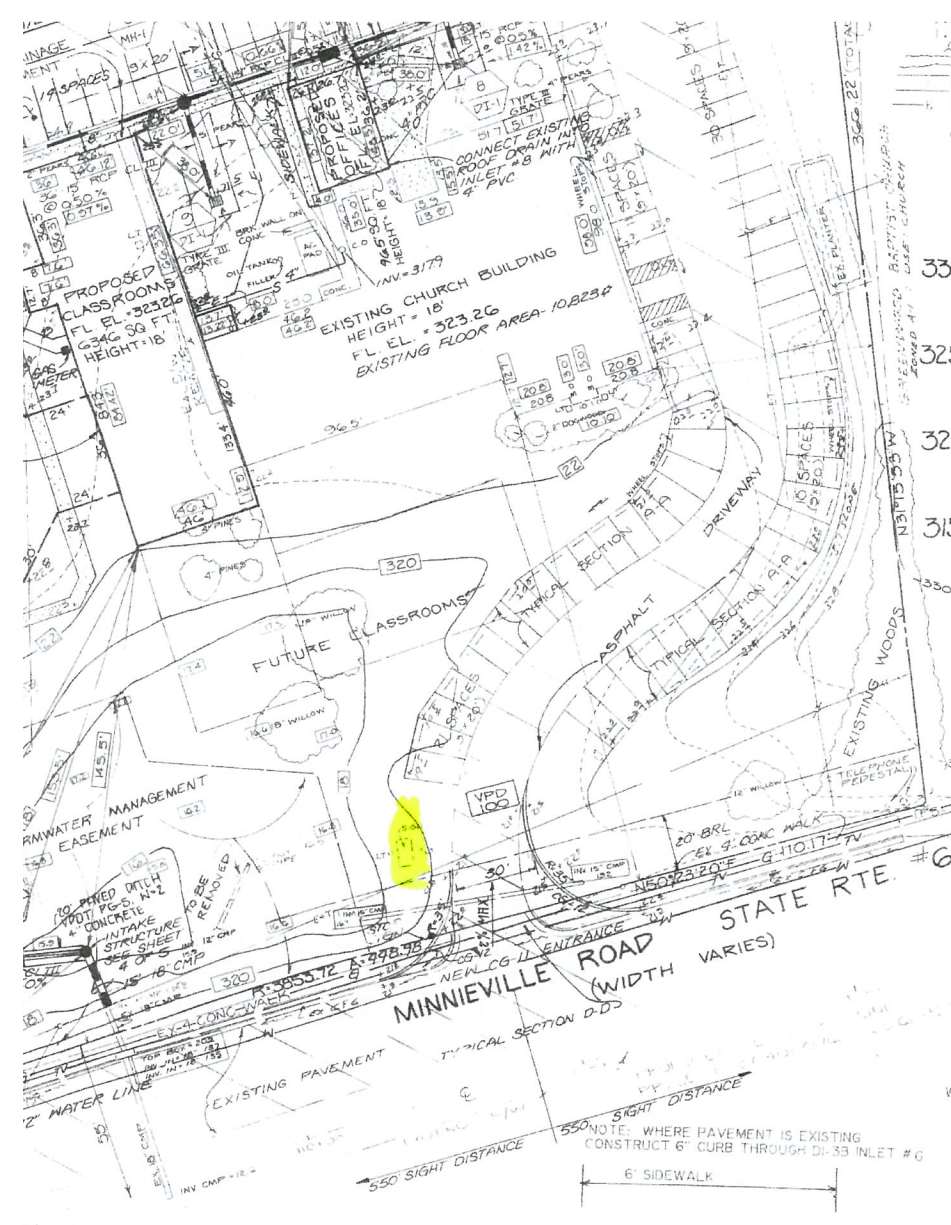
	CORPORATE HEADQUARTERS 1317 Alum Spring Rd Fredericksburg, VA 22401 Office: 540.899.9555 Toll Free: 800.444.SIGN www.SignEnterprise.com	CLIENT FIRST UNITED PRES. CHURCH PROJECT MONUMENT SIGN PROJECT ADDRESS 14391 MINNIEVILLE ROAD WOODBRIDGE, VA 22193	CLIENT APPROVAL SIGNATURE _____ DATE <u> </u> / <u> </u> / <u> </u> <small>CLIENT APPROVAL IS USED FOR FINAL PRODUCTION. PLEASE REVIEW CAREFULLY. By approving this drawing, you are confirming the general look of the project, type-fonts, material and color choices are correct. We are not responsible for errors or omissions after approval. Any changes made after this approval may be subject to additional charges.</small>	DATE CREATED 3.9.21 SALES REP JD DESIGNER TR	REVISIONS <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>8.3.21</td> <td>TR</td> <td>ADJUSTED SPEC WORDING</td> </tr> <tr> <td>9</td> <td>12.27.21</td> <td>LB</td> <td>CORRECT BASE & O.A SIGN HEIGHT</td> </tr> <tr> <td>10</td> <td>1.12.21</td> <td>LB</td> <td>ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03</td> </tr> <tr> <td>11</td> <td>1.17.21</td> <td>LB</td> <td>ADDRESS CORRECTION</td> </tr> </tbody> </table>	#	DATE	BY	DESCRIPTION	8	8.3.21	TR	ADJUSTED SPEC WORDING	9	12.27.21	LB	CORRECT BASE & O.A SIGN HEIGHT	10	1.12.21	LB	ADD "KEY" AND OPPOSITE SIDE VIEW ON SHEET 03	11	1.17.21	LB	ADDRESS CORRECTION	SCALE: NONE DRAWING # 210022 SHEET # 03
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FIRST UNITED PRESBYTERIAN CHURCH OF DALE CITY EMB
14391 Minnieville Road
Woodbridge, VA 22193



LEGEND:
RED pin is the church building
PURPLE pin shows existing and future sign location on church property

Attachment D



ACCEPTED AS-BUILT
DEPT. OF HIGHWAYS

NATIONAL CAPITAL PRESBYTERY
4915 - 45TH STREET, N.W.
WASHINGTON, D.C. 20016
FIRST UNITED PRESBYTERIAN CHURCH
OF DALE CITY
14391 MINNIEVILLE ROAD
WOODBRIDGE, VIRGINIA 22193

AS-BUILT		MARCH 8, 1990	
DATE	BY	REVISION	
10-2-89	CEP	SWA TIE-IN	
10-2-89	CEP	SEC 51A WALK & DRIVE	
10-2-89	CEP	CONCRETE AT EXISTING ENTRANCE & INLET	
10-2-89	CEP	EXISTING SIDEWALK PAVEMENT DATA	
10-2-89	CEP	GENERAL REVISIONS	
SITE PLAN		SP#08-78F	
FIRST UNITED PRESBYTERIAN CHURCH OF DALE CITY NEABSCO MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY VIRGINIA			
SCALE: 1" = 30'		C.I. = 2 FEET	
		JANUARY 11, 1988	
ROSS, FRANCE & RATLIFF, LTD. CIVIL ENGINEERING & LAND SURVEYING 9600 SURVEYOR COURT MANASSAS, VIRGINIA 22110			
361-4188	DES. CER	DWN. MJ	METRO 631-0185
		CHK. CER	