



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

FEBRUARY 9, 2023

4:00 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
- IV. NEW BUSINESS
 1. Certificate of Appropriateness request PZ23-00016 for exterior renovations at 227 Lynn Street.
 2. Certificate of Appropriateness request PZ22-00230 to install a 4' x 7' wall sign at 525 Lynn Street.
 3. Certificate of Appropriateness request PZ23-00000 at 403 Spring Street to demolish a non-historic addition to the former Belk Leggett properties to allow natural lighting into the remaining structure for future residential redevelopment.
 4. Certificate of Appropriateness request PZ23-00017 to repaint exterior, install glass store front doors and garage doors, install projecting sign, painted sign, and painted mural, and renovate outdoor space at 592 Monument Street.
 5. Certificate of Appropriateness request PZ23-00025 to install vinyl window signs, wall sign, and projecting sign at 610 Craghead Street.
 6. Certificate of Appropriateness request PZ23-00026 to improve sidewalks and drainage, and add landscaping and angled parking on Wilson St.
- V. APPROVAL OF JANUARY 12, 2023 MINUTES
- VI. ADJOURNMENT



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 227 LYNN STREET

Certificate of Appropriateness request PZ23-00016 for exterior renovations at 227 Lynn Street.

APPLICATION DETAILS:

The 27,500 square foot Gravely & Miller Factory was constructed in 1883 as a plug and twist tobacco factory. Associated Services Corporation was founded in 1959 and took over the building shortly thereafter.

The applicant is requesting to renovate 227 Lynn St, otherwise known as the Coin-Ops building, into a multi-family residential dwelling building consisting of 22 apartment units. The remodel will consist of new historic-replica windows, replacement doors, masonry restoration, new signs, updating the parking lot and landscaping, ramp, outdoor lighting, gutter and downspout.

DESIGN GUIDELINES EXCERPTS:

Windows: The applicant will replace existing windows, security bars, and plywood window infill with cladwood replica SDL windows. According to Section 3.2 of the design guidelines existing windows should be repaired, if possible, if window replacement is necessary the new windows should match the original windows in materials, operation, and glazing style.

Doors: Applicant intends to preserve the undamaged sections of doors, frames, and moldings for consideration of future use. Doors and transom will be reconstructed with in kind materials matching all historic profiles.

Signs: The “Associated Services Corp” and “Coin Ops” signs will be repainted to new signage. Per Section 7.2 of guidelines, existing signs should be preserved and/or restored whenever possible.

Parking Lot Landscaping: The design guidelines do not address existing lots, however the proposed landscaping is in line with the design guidelines principle encouraging “landscaping and screening of parking areas”. The lot and its landscaping are both in line with zoning regulations.

Ramp: According to the design guidelines, ramps and safety items must conform to all City and State building, safety, accessibility and zoning requirements. Per zoning, the property line must be dissolved before construction of the ramp can begin.

Gutter and Downspout: The applicant proposes to remove the existing residential style gutter and downspout to be replaced with 2 inch by 3 inch rectangular downspouts and six foot box gutters, both pre-finished aluminum and in a color range of browns and reds.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00016.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00016 RDDC Meeting Date: 3/9/23

Date Received: 1/23/23 Received By: Burton

Parcel ID: 25706 Zoning District: CB-C

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 227 Lynn Street, Danville Virginia 24541, PID 25706

Applicant: Mark Hermann (owner)
Architect: Belk Architecture - contact Andy Shull

Applicant's Address: Belk Architecture, 735 Ninth Street, Durham NC 27705

Applicant's Phone Number: (919) 286-2575

Applicant's E-mail: andy@belkarchitecture.net

Proposed Improvement:

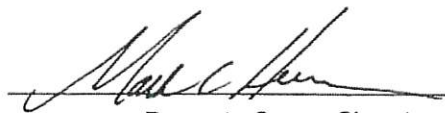
☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

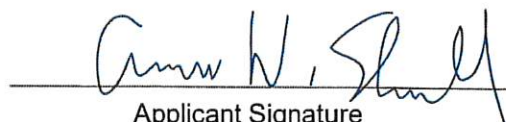
Improvement Description:

THIS PROJECT IS A HISTORIC TAX-CREDIT RENOVATION OF AN ABANDONED 4-STORY + BASEMENT TOBACCO FACTORY, MOST RECENTLY KNOWN AS THE "COIN OPS" BUSINESS AT 227 LYNN STREET IN DANVILLE, VIRGINIA. THE PROJECT INVOLVES SITE IMPROVEMENTS, REMOVAL OF RELIC PME SYSTEMS, DEMOLITION, AND COMPLETE RENOVATION INTO A MULTI-FAMILY APARTMENT BUILDING WITH 22 DWELLING UNITS. SCOPE OF RENOVATION WILL INCLUDE NEW INTERIOR PARTITIONS, NEW HISTORIC REPLICA WINDOWS, NEW ROOF MEMBRANE, NEW INSULATION, MASONRY RESTORATION, NEW ELEVATOR, NEW EXIT STAIRS, NEW FINISHES, AND INSTALLATION OF ALL NEW PLUMBING, MECHANICAL, ELECTRICAL, FIRE-ALARM, AND SPRINKLER SYSTEMS. THE PROJECT HAS RECEIVED A PART 2 APPROVAL FROM THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES, AS WELL AS THE NATIONAL PARKS SERVICE. THE RENOVATION WILL COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No


Property Owner Signature


Applicant Signature

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.



B3A
Architecture
 232 South 3rd St
 Danville, VA 24541
 540.254.2541
 b3a@b3aarchitect.com



Robert J. FitzGerald
 Professional Engineer
 No. 15454
 State of Virginia

1. This is a true and correct copy of the original drawing as submitted to the Virginia Department of Transportation (VDOT) for review and approval. It is not to be used for any other purpose without the written consent of B3A Architecture.

2. This drawing is the property of B3A Architecture and shall remain the property of B3A Architecture. It is not to be reproduced, copied, or used in any way without the written consent of B3A Architecture.

3. This drawing is the property of B3A Architecture and shall remain the property of B3A Architecture. It is not to be reproduced, copied, or used in any way without the written consent of B3A Architecture.

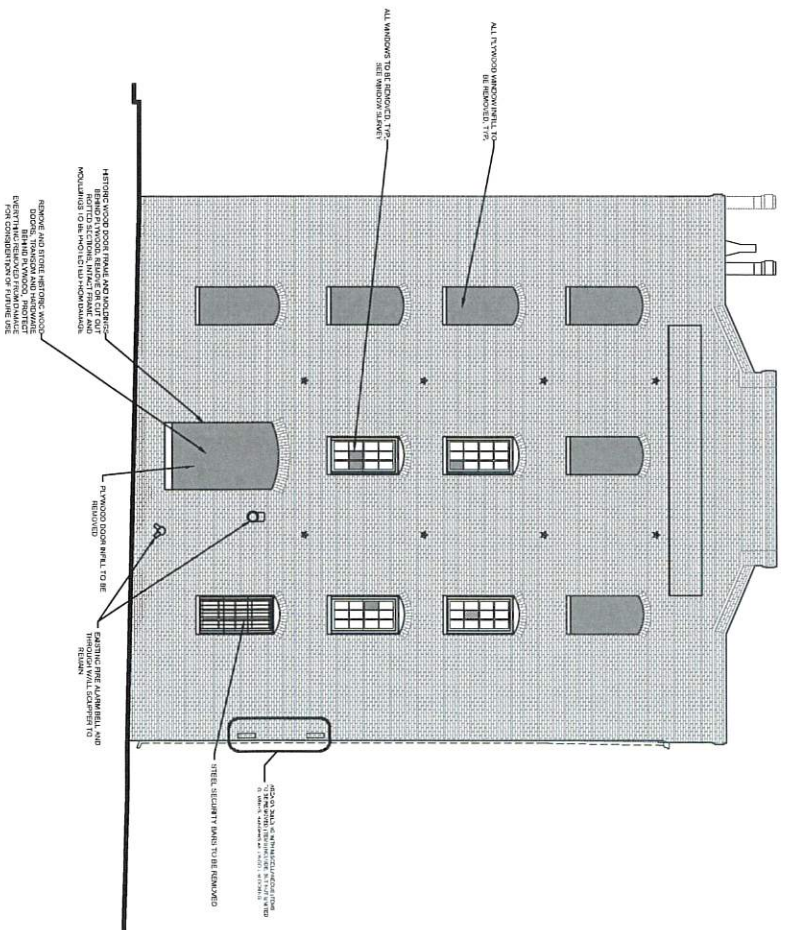
Contract Information
 Project Name: **THE FITZGERALD AKA "COIN OPS"**
 Project Address: **227 LYNN STREET DANVILLE, VIRGINIA 24541**
 Project No.: **2024-001**
 Date: **10/15/2024**

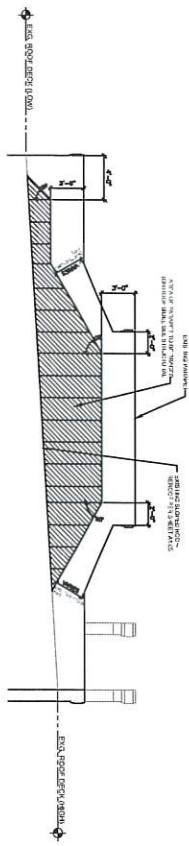
General Construction
 Construction: **BURTON CONSTRUCTION**
 Construction Address: **220 HAWK ST, DANVILLE, VA 24541**
 Construction Phone: **(434) 572-2318**
 Construction Email: **www.burtonconstruction.com**

Maple Engineering
 Maple Engineering, Inc.
 2540 N. 1st St., Suite 200
 Raleigh, NC 27605
 Phone: 919.241.4147
 Email: info@maple-engineering.com
 Website: www.maple-engineering.com

Structural Engineering
 Structural Engineering
 400001 W. Maple Street
 Danville, VA 24541
 Phone: 540.254.2541
 Email: info@b3aarchitect.com
 Website: www.b3aarchitect.com

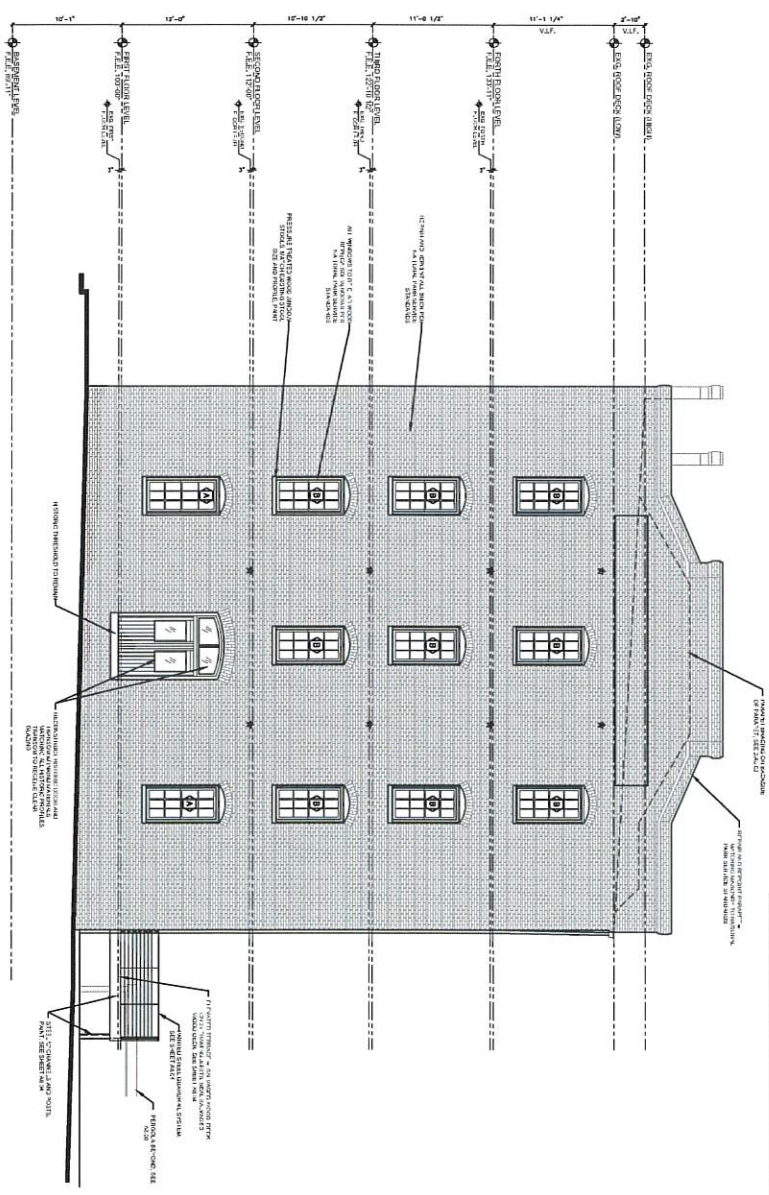
Final Title & Record
 Final Title & Record
 400001 W. Maple Street
 Danville, VA 24541
 Phone: 540.254.2541
 Email: info@b3aarchitect.com
 Website: www.b3aarchitect.com





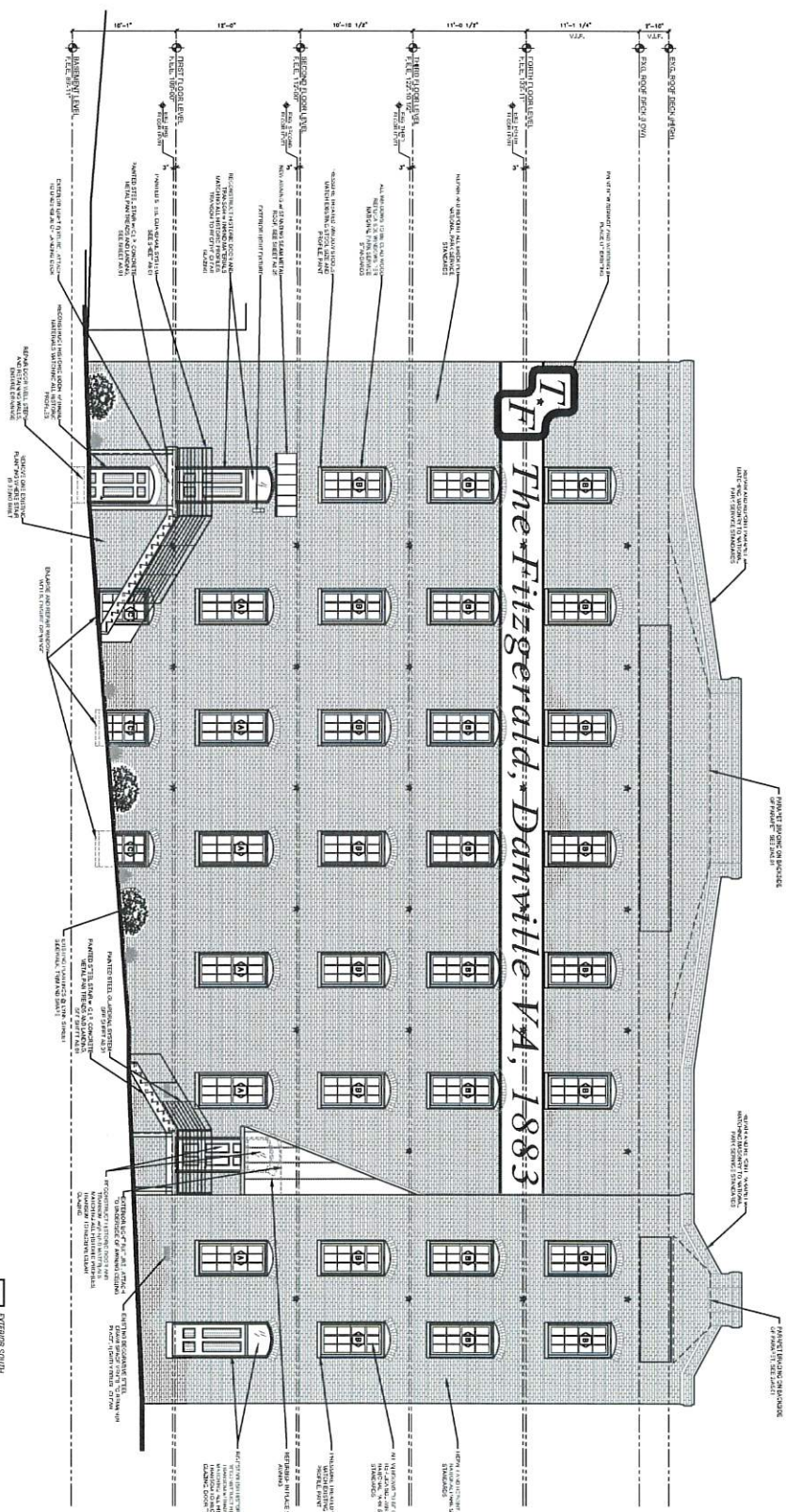
ELEVATION - PARQUET BRACING

REFER TO SHEET D5.02 FOR
MASONRY CLEANING/REPAIR
SCOPE MARK UPS DATED
28 OCTOBER, 2022

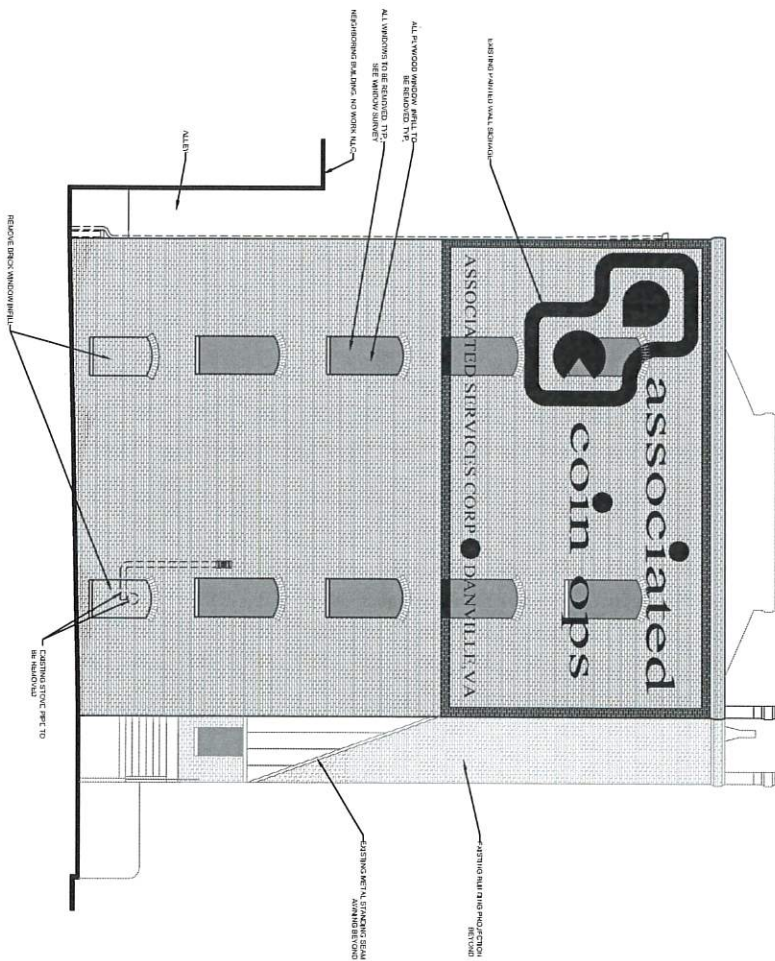


ELEVATION - EAST





REFER TO SHEET D5.03 FOR
MASONRY CLEANING/REPAIR
SCOPE MARK UPS DATED
28 OCTOBER, 2022



DATE: 07/11/2017
 DRAWING: WEST ELEVATION
 PROJECT: THE FITZGERALD AKA "COIN OPS"

X5.03

EXTERIOR
 WEST ELEVATION
 DEMOLITION

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07/11/2017

**THE FITZGERALD
 AKA "COIN OPS"**
 (HISTORIC GRAVELLY AND MILLER FACTORY)
 227 LYNN STREET DANVILLE VIRGINIA 24541

ARCHITECT
 J. BURTON
 220 HARRIS ST.
 SOUTH BRIDGE VA 24592
 540.733.1111
 WWW.BURTONCONSTRUCTION.COM

ENGINEER
 J. BURTON
 220 HARRIS ST.
 SOUTH BRIDGE VA 24592
 540.733.1111
 WWW.BURTONCONSTRUCTION.COM

DATE: 07/11/2017
PROJECT: THE FITZGERALD AKA "COIN OPS"
WEST ELEVATION
DEMOLITION

DATE: 07/11/2017
PROJECT: THE FITZGERALD AKA "COIN OPS"
WEST ELEVATION
DEMOLITION

DATE: 07/11/2017
PROJECT: THE FITZGERALD AKA "COIN OPS"
WEST ELEVATION
DEMOLITION

DATE: 07/11/2017
PROJECT: THE FITZGERALD AKA "COIN OPS"
WEST ELEVATION
DEMOLITION

- LANDSCAPE CALCS:**
TREES REQUIRED/PLANT:
ONE TREE PER 40 LF OF CONTIGUOUS PROPERTY LINE =
2,640 LF = 66 TREES REQUIRED, 30 TREES PROVIDED.

- ONE HUNDRED AND FORTY-THREE THOUSAND, SIX HUNDRED AND FORTY-THREE AND 1/1000 DOLLARS.

GRAPHIC SCALE

10 feet



1. PROPOSED PARKING LOT DIMENSIONS ARE SHOWN TO BACK OF CURB (UNLESS OTHERWISE NOTED.)

6. TWO (2) BEDROOM RESIDENTIAL UNITS x 2.5 SPACES = 10 PARKING SPACES
7. THREE (3) BEDROOM RESIDENTIAL UNITS x 3 SPACES = 9 PARKING SPACES
REQUIRED PARKING SPACES = 21
REQUIRED HANDICAP SPACES = 1
TOTAL PARKING SPACES PROVIDED = 39 @ 8' x 16'
TOTAL HANDICAP SPACES PROVIDED = 2 @ 8' x 16' WITH SHARED 9' ACCESS AISLE

Order # 102342	Ordering Number
Project #	LS1
Drawn By: K.W.	
Issue: 1.0.0	

LANDSCAPE PLAN


Reynolds-Clark
DEVELOPMENT, INC.
11 Main Street • Post Office Box 505 • Gretna, Virginia
Phone 434.656.5361 • Fax 434.656.2595
Web www.rcldev.com

GRAVELY MILLER

DANVILLE, VIRGINIA

BASEMENT FLOOR IS EXISTING CONCRETE. TO BE PATCHED AND FINISHED WITH MATCHING FLOOR. FLOORS 1-4 ARE EXISTING SOFTWOOD. THEREIN IS GOOD CONDITION WITH NO EXISTING FINISHED FLOOR. INSTALL 1"5 GYPSUM (1) LAYER, 3" ADHESIVE SUBFLOOR, AND 1" (1) LAYER 3" NEW HARDWOOD FLOOR UNLESS OTHERWISE NOTED IN FINISH SCHEDULE (SEE A200).

ALL CEILINGS ARE EXISTING 4" EXPOSED. UNLESS NOTED OTHERWISE, SEE A200 SHEETS FOR MORE DETAILS.

USE FINISH GAUGES FOR WALL AND PARTITION TYPES AND UT. ASSEMBLIES.

SEE A200 SHEETS FOR LIGHTING SCHEDULE.

SEE 200 SHEETS FOR EXISTING & NEW PLANS.

BUILDING TO BE FULLY SPRINKLERED.

1. HIGHER RATING
2. HIGHER RATING
3. HIGHER RATING





City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 525 LYNN STREET #5

Certificate of Appropriateness request PZ22-00230 to install 4'x7' wall sign at 525 Lynn St #5.

DESIGN GUIDELINES EXCERPTS:

The applicant, Joshua Thompson on behalf of KAJ Naturals, is requesting approval to install a 28 square foot wall sign with outside lighting.

The design guidelines state that wall signs are limited to 32 square feet and that illumination for signs should be from shielded incandescent or LED lights.

The proposed signage meets both the zoning regulations and the requirements set forth in Section 7.2 of the River District Design Guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-00230.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The guidelines will be administered through the River District Design Commission (RDDC) appointed by City Council. This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 525 Lynn St unit 5 Danville, VA

Name of Applicant: Kaj Naturals - Joshua Thompson

Applicant's Address: 600 Caghead St Danville Tlb unit 213

Applicant's Phone Number: 512-902-1987 Email Address: Thompson.joshua2014@gmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction sign

KAJ + NATURALS

Two lights aimed at the sign

Type of material(s) to be used: Metal/Aluminum sign w/ two
lights shining on sign only

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? yes

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? NO

Would you like more information about these programs? yes

Which one(s)? all that apply

Signature of Property Owner (if not applicant)

[Signature]
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PZ22-230 RDDC Date: 11/10/22

Date submitted: 10/27/22 Received by: Williss

Tax Map Number: 21396 Zoning District: TWC

Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260.

Pennee Burton : burtotr@dannvilleva.gov



KAJ MAHAL
DISTRIBUTION





Estimate

DATE	ESTIMATE #
10/27/2022	34794

NAME / ADDRESS
KAJ+ NATURALS

NOTES	REP
we	LHP

CITY

DESCRIPTION	QTY	COST	TOTAL
SIGN 4 ft tall x 7 ft wide flat 6mm ACM TO READ: Kaj + Naturals with logo	1	850.00	850.00T
INSTALLATION	1	500.00	500.00
STAFF TIME FOR SIGN PERMIT AND LANDLORD APPROVAL WHERE REQUIRED	1	47.94	47.94
SIGN PERMIT AT COST	1	100.00	100.00
6.3% SALES TAX		6.30%	53.55

TOTAL	\$1,551.49
--------------	-------------------

SIGNATURE

ESTIMATE IS GOOD FOR 30 DAYS

A 50% DEPOSIT IS REQUIRED TO START THIS PROJECT BALANCE DUE UPON COMPLETION

Electronic Message Centers require 50% deposit of the EMC cost balance when EMC is ready to ship

Visa and MC accepted plus 3% fee

A late fee of 1.5% APR 18%, or the maximum by law, on the unpaid balance, and the reasonable cost of collection, including attorney's fees will be imposed on all invoices past 30 days.

Electrical service to any lighted sign, awning, etc is not included unless written as an item above. Any electrical service existing or new must conform to the National Electrical Code in that it provides a proper ground to operate secondary protected transformers. . Any correction to electrical service is at the buyers expense. Any under ground obstacles that would add cost to the digging of a foundation will be at the buyers expense, (rocks, utility lines, water etc).

NEW ELECTRICAL SIGNS HAVE A FULL ONE YEAR WARRANTY, PARTS & LABOR, IF PAYMENT TERMS ARE MET.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 403 SPRING STREET**

Certificate of Appropriateness request PZ23-00000 to demolish 403 Spring Street.

APPLICATION DETAILS:

The applicant, Belk Leggett Real Estate Holdings, LLC, is requesting approval to demolish 403 Spring Street to allow natural lighting into the remaining structure for future residential redevelopment.

DESIGN GUIDELINES EXCERPTS:

The Design Guidelines list the following criteria when determining whether demolition can be considered:

What is the architectural merit of the building? **403 Spring Street is a non-contributing building to the Downtown Historic District.**

What is the historic significance of the building? **The building is non-contributing.**

What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probable sale value of the building, even with tax credits and other incentives)? **403 Spring Street is a brick structure with no known deficiencies. A demolition is requested in conjunction with redevelopment of 416-430 Main Street. The cost of renovation/restoration is unknown.**

How does the building relate to other buildings around it? **403 Spring Street is a stand-alone building that is not attached to the adjacent structure at 115 North Market Street. 403 Spring Street is a multi-story structure that towers over its one-story neighbor to the east at 115 North Market Street. To the west and north of 403 Spring Street is a parking lot. Demolition of this structure would not be detrimental to the streetscape of Spring Street.**

However, 403 Spring Street is potentially attached or touching the rear walls of 113 North Market Street and 416 Main Street. The applicant is the owner of 416 Main Street. Demolition of 403 Spring Street may create an undue hardship of the owner of 113 North Market Street. It is unclear what the exterior wall of 113 North Market Street may look like, how structurally sound it may be or if it was constructed to withstand the elements. 113 North Market Street was constructed before 403 Spring Street.

Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? **There are no known limitations of reuse imposed by the building itself. Demolition is not requested to create a new use, but simply to enhance another structure owned by the same entity.**

Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked. **The building would be demolished to allow for natural lighting to the adjacent buildings. There is no new use proposed.**

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00000 with the recommendation that the applicant works in conjunction with the owner of 113 North Market Street to ensure no undue hardship to that property resulting from demolition.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00000 RDDC Meeting Date: Feb. 9, 2023

Date Received: _____ Received By: _____

Parcel ID: 21690 Zoning District: CBC

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 109 N Market St (# 20430) and 403 Spring St (# 21690)

Applicant: Belk Leggett Real Estate Holdings, LLC

Applicant's Address: PO BOX 1173, Danville VA 24543

Applicant's Phone Number: (434) 251-1101

Applicant's E-mail: Cperkings@rivermont.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Demolition of 2 non historic additions to the former Belk Leggett

properties to allow natural lighting into the remaining structure for

future residential redevelopment. Photos and drawings to be

attached

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☐ Yes ☐ No

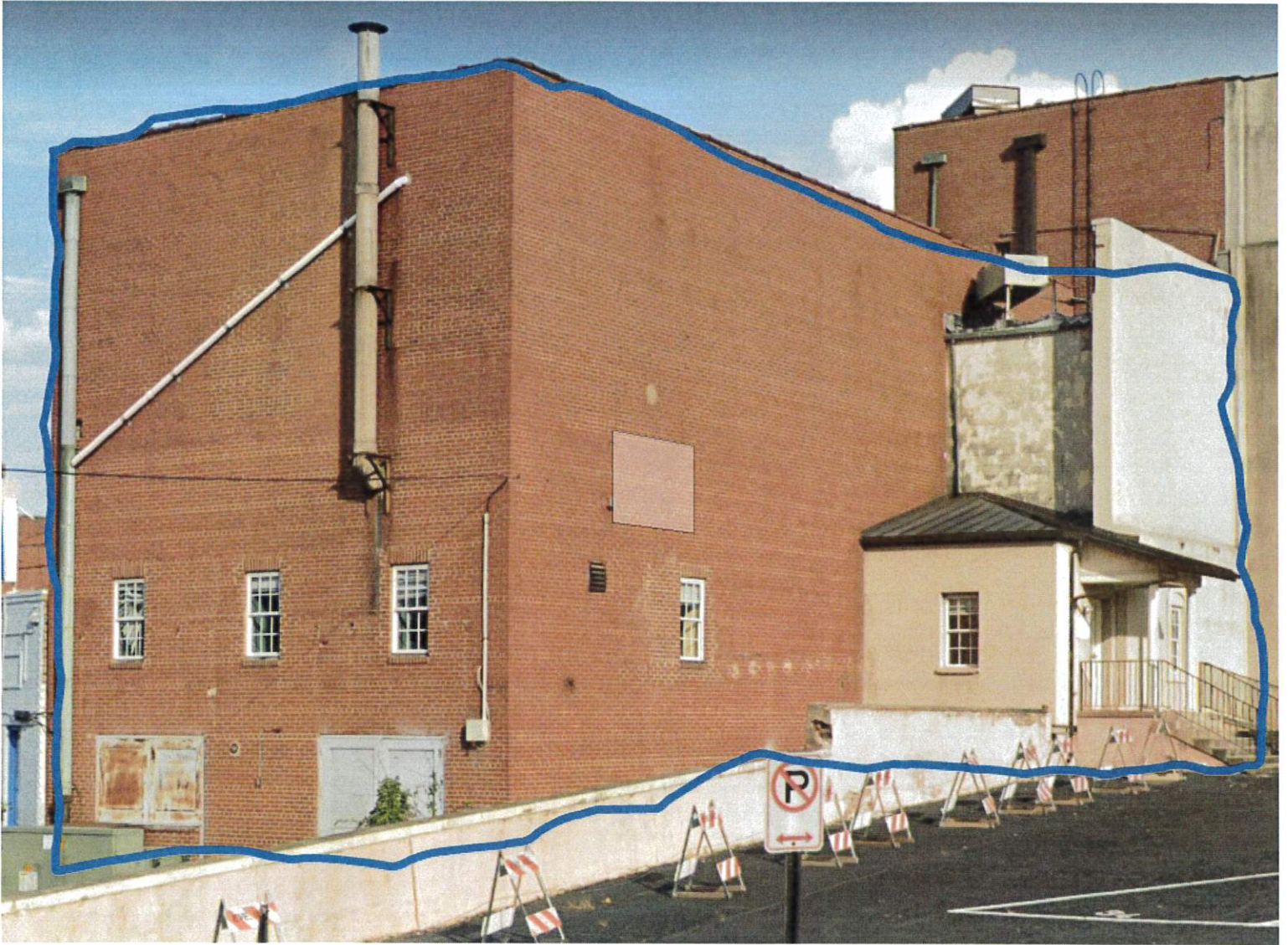
Would you like more information about these programs? ☐ Yes ☐ No

Applicant Signature



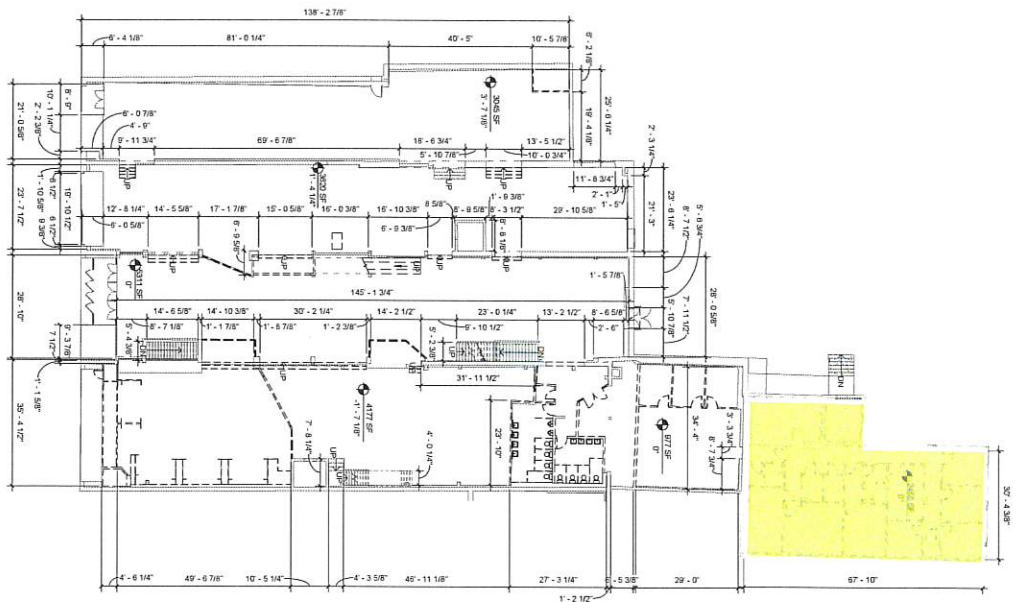
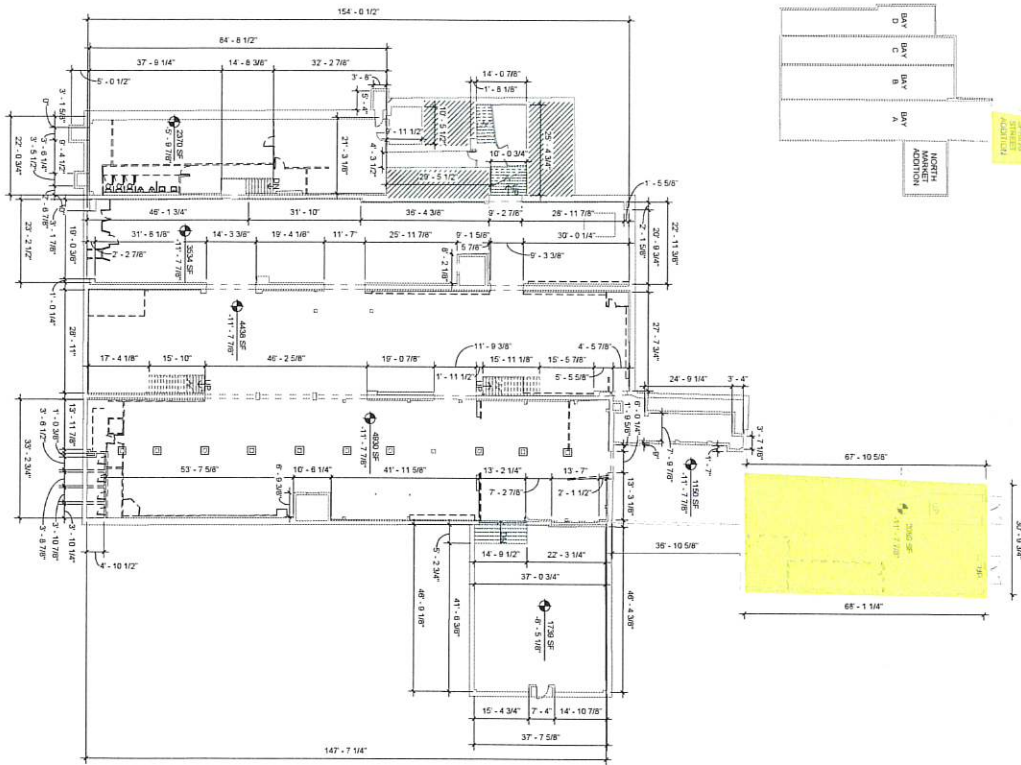
Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.



EXISTING / DEMO BASEMENT

EXISTING / DEMO FIRST FLOOR



SHEET NUMBER
A-100

EXISTING /
DEMOS
BASEMENT AND
FIRST FLOOR
PLANS

SHEET INFORMATION	
PROJECT NO.	2020033
DRAWN BY	KAW
CHECKED BY	JLB
DATE	2021.03.20
SCALE	As indicated

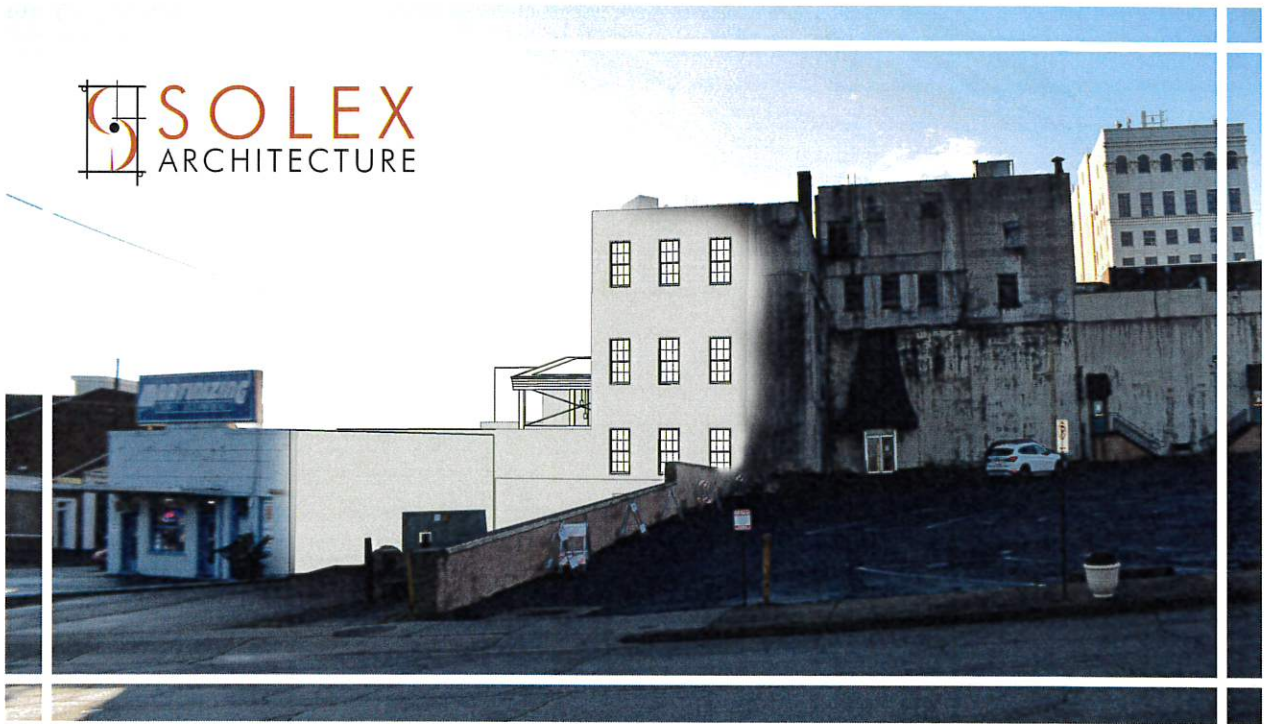
BELK LEGGETT REAL ESTATE HOLDINGS
BELK LEGGETT STUDY
416-430 MAIN STREET, 109 NORTH MARKET STREET, & 403 SPRING STREET DANVILLE, VA 24541

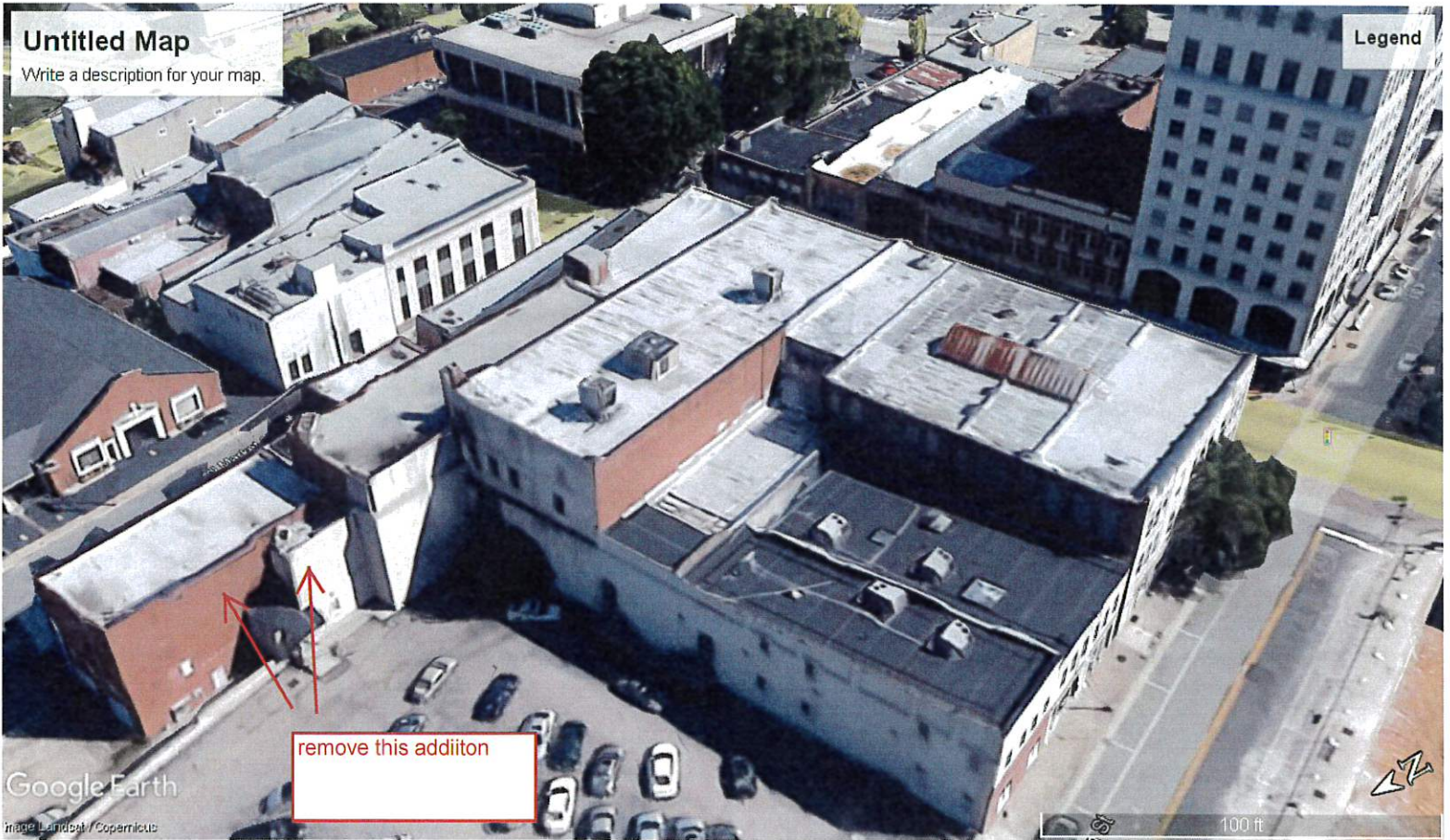
SCHEMATIC DESIGN

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SOLEX
ARCHITECTURE
SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.658.6767 PHONE
434.791.3331 FAX

 SOLEX
ARCHITECTURE





Untitled Map

Write a description for your map.

Legend

remove this addiiton

Google Earth

Image Landsat / Copernicus

100 ft



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 592 MONUMENT STREET

Certificate of Appropriateness request PZ23-00017 to install glass store front doors and garage doors, and install projecting sign, painted sign, and painted mural at 592 Monument Street.

DESIGN GUIDELINES EXCERPTS:

The applicant, James Buckner is submitting on behalf of Buskey Hard Cider, who will be opening their third location in Virginia.

Install glass store front doors and garage door: Currently, both the front door and garage door are flat metal. Applicant intends to replace with two glass store front doors and glass garage door.

Install projecting sign, painted sign, and painted mural: The applicant will add metal sign on existing sign pole, not to exceed three feet in diameter, painted sign above garage door, and painted mural on side wall of building. Projecting signs are limited by the design guidelines to 4 square feet per side and should project no more than 4.5 feet from building, no lower than 10 feet from the sidewalk. The design guidelines as well as the sign regulations limit painted signs to 32 square feet per business.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission the Certificate of Appropriateness request PZ23-00017.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00017 RDDC Meeting Date: Feb. 9, 2023

Date Received: _____ Received By: _____

Parcel ID: 21546 Zoning District: CBC

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 592 Monument Street Danville VA 24541

Applicant

: James Buckner

Applicant's Address: 312 Randolph Street Danville VA 24541

Applicant's Phone Number: 434-688-1589

Applicant's E-mail: jamesbbuckner@gmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

Repaint exterior of building, install two glass store front doors. Replace existing garage door with glass garage door.

Add sign on existing sign pole, not to exceed three feet diameter, with company logo, made of metal, paint and vinyl.

Paint company name on front of building above newly installed glass garage door. Paint company mural on exterior side wall of the building.

Add patio to grass area beside building (pea gravel and picnic tables)

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?



Yes



No

Would you like more information about these programs?



Yes

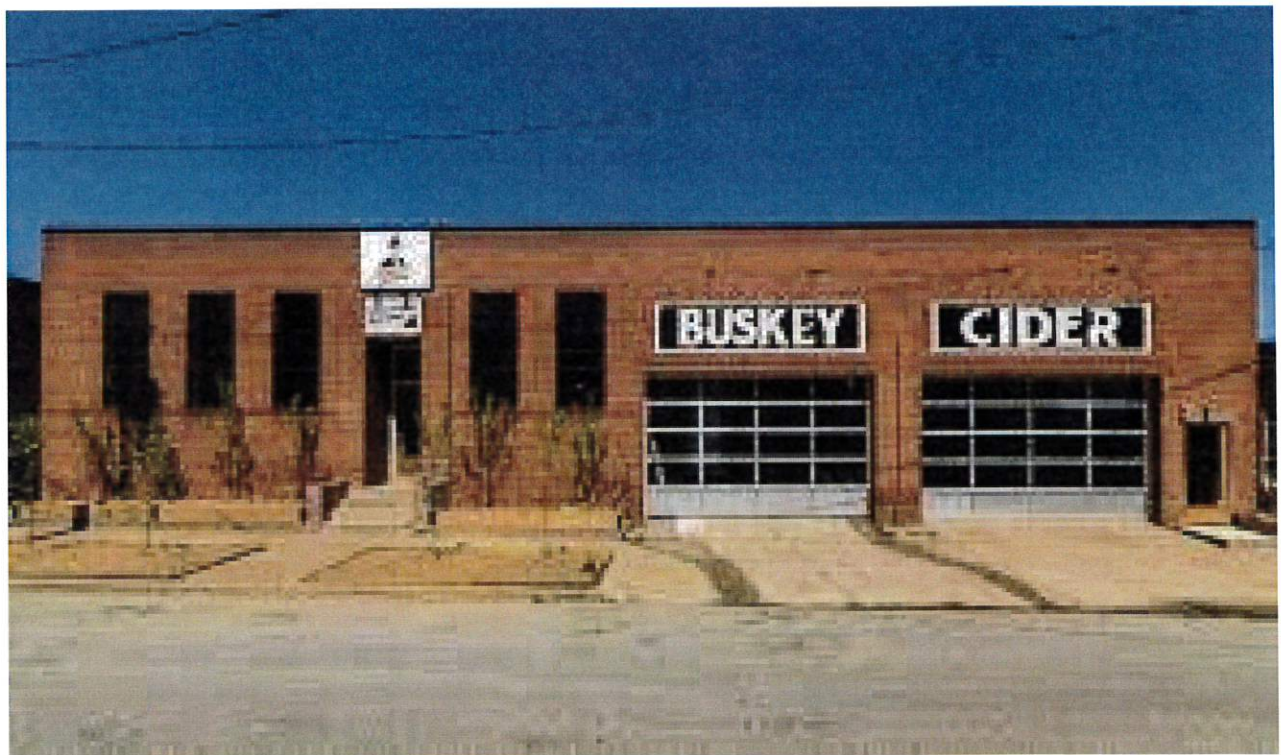


No


Applicant Signature

Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.







City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 610 CRAGHEAD STREET

Certificate of Appropriateness request PZ23-00025 to install vinyl window signs, wall sign, and projecting sign at 610 Craghead Street.

DESIGN GUIDELINES EXCERPTS:

The applicant, Carnesha Fuller on behalf of Temptations Gourmet, is requesting to reface the existing projecting sign, install two 10 inch by 19 inch vinyl window signs, and a 2 foot by 5 foot wall sign above street facing window at 610 Craghead Street.

The proposed signs meet both the zoning regulations and the requirements set forth in Section 7.2 of the River District Design Guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00025.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-00025 RDDC Meeting Date: 2/9/23
Date Received: _____ Received By: _____
Parcel ID: 21451 Zoning District: TWC
Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 610 Craghead Street Danville Virginia

Applicant: Carnesha Fuller

Applicant's Address: P.O. Box 10453, Danville VA 24543

Applicant's Phone Number: 434-710-9217

Applicant's E-mail: godsfantastic4@yahoo.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☐ Yes

☒ No

Would you like more information about these programs?

☒ Yes

☐ No



Applicant Signature

Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.

Temptations
GOURMET

THE

Sign here replacing
theirs. 🙌



REVITALIZATION STATION
ANCIENT REMEDIES FOR A MODERN LIFESTYLE

Kombucha
on Tap
Bulk Herbs

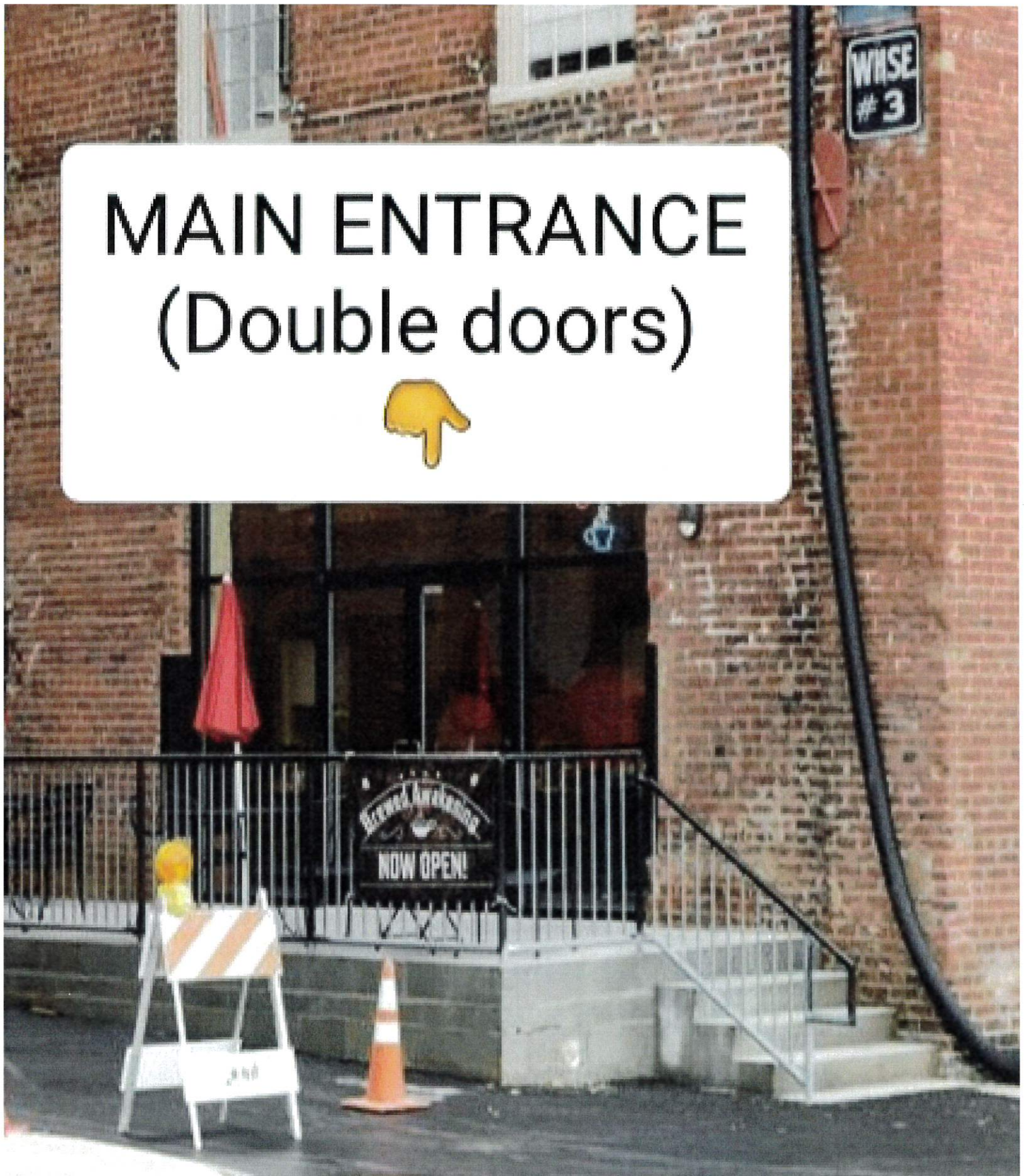
Pet Health

Blended
Teas
Essential
Oils

**NOW
OPEN**



MAIN ENTRANCE (Double doors)



WINDOW
(street facing)





City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: February 9, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – WILSON STREET

Certificate of Appropriateness request PZ23-00026 to improve sidewalks and drainage, and add landscaping and angled parking on Wilson St.

DESIGN GUIDELINES EXCERPTS:

The applicant, Brian Dunevant on behalf of the City of Danville, is requesting to improve sidewalks, improve drainage, and add landscaping between Bridge Street and Lynn Street, and add angled parking between Bridge Street and Craghead Street on Wilson Street.

The current streetscape along Wilson St is uninviting, with no landscaping. The proposed improvements will make the corridor more inviting for pedestrians and parking, as encouraged in the Design Guidelines Section 2.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00026.



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00026 RDDC Meeting Date: Feb. 9, 2023

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): Wilson Street from Bridge Street to Lynn Street

Applicant: City of Danville – Brian Dunevant

Applicant's Address: 427 Patton Street

Applicant's Phone Number: 434-799-5019 x1

Applicant's E-mail: dunevbl@danvilleva.gov

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Improve sidewalks, improve drainage, add landscaping between Bridge Street & Lynn Street

Add angle parking on block between Bridge Street & Craghead Street

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☐ Yes ☒ No

Would you like more information about these programs? ☐ Yes ☒ No

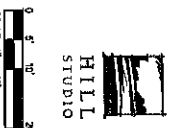
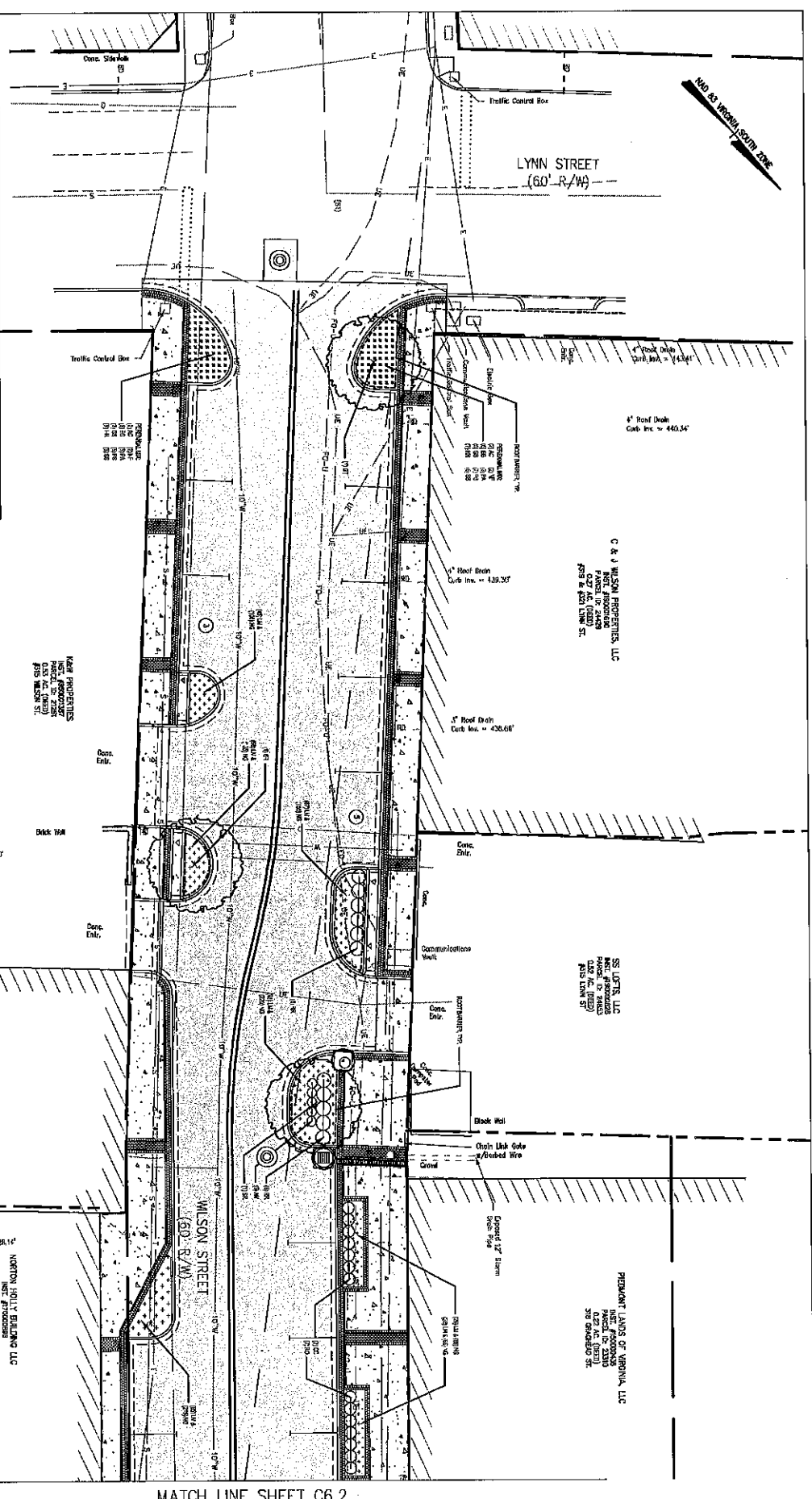


Applicant Signature

Property Owner Signature
(if not applicant)

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at williss@danvilleva.gov.

NO.	DESCRIPTION	DATE	BY	CHKD.
1	DESIGN	7/22/22	WILSON	WILSON
2	DESIGN	7/22/22	WILSON	WILSON
3	DESIGN	7/22/22	WILSON	WILSON
4	DESIGN	7/22/22	WILSON	WILSON
5	DESIGN	7/22/22	WILSON	WILSON
6	DESIGN	7/22/22	WILSON	WILSON
7	DESIGN	7/22/22	WILSON	WILSON
8	DESIGN	7/22/22	WILSON	WILSON
9	DESIGN	7/22/22	WILSON	WILSON
10	DESIGN	7/22/22	WILSON	WILSON
11	DESIGN	7/22/22	WILSON	WILSON
12	DESIGN	7/22/22	WILSON	WILSON
13	DESIGN	7/22/22	WILSON	WILSON
14	DESIGN	7/22/22	WILSON	WILSON
15	DESIGN	7/22/22	WILSON	WILSON
16	DESIGN	7/22/22	WILSON	WILSON
17	DESIGN	7/22/22	WILSON	WILSON
18	DESIGN	7/22/22	WILSON	WILSON
19	DESIGN	7/22/22	WILSON	WILSON
20	DESIGN	7/22/22	WILSON	WILSON
21	DESIGN	7/22/22	WILSON	WILSON
22	DESIGN	7/22/22	WILSON	WILSON
23	DESIGN	7/22/22	WILSON	WILSON
24	DESIGN	7/22/22	WILSON	WILSON
25	DESIGN	7/22/22	WILSON	WILSON
26	DESIGN	7/22/22	WILSON	WILSON
27	DESIGN	7/22/22	WILSON	WILSON
28	DESIGN	7/22/22	WILSON	WILSON
29	DESIGN	7/22/22	WILSON	WILSON
30	DESIGN	7/22/22	WILSON	WILSON
31	DESIGN	7/22/22	WILSON	WILSON
32	DESIGN	7/22/22	WILSON	WILSON
33	DESIGN	7/22/22	WILSON	WILSON
34	DESIGN	7/22/22	WILSON	WILSON
35	DESIGN	7/22/22	WILSON	WILSON
36	DESIGN	7/22/22	WILSON	WILSON
37	DESIGN	7/22/22	WILSON	WILSON
38	DESIGN	7/22/22	WILSON	WILSON
39	DESIGN	7/22/22	WILSON	WILSON
40	DESIGN	7/22/22	WILSON	WILSON
41	DESIGN	7/22/22	WILSON	WILSON
42	DESIGN	7/22/22	WILSON	WILSON
43	DESIGN	7/22/22	WILSON	WILSON
44	DESIGN	7/22/22	WILSON	WILSON
45	DESIGN	7/22/22	WILSON	WILSON
46	DESIGN	7/22/22	WILSON	WILSON
47	DESIGN	7/22/22	WILSON	WILSON
48	DESIGN	7/22/22	WILSON	WILSON
49	DESIGN	7/22/22	WILSON	WILSON
50	DESIGN	7/22/22	WILSON	WILSON



C6.1

Sheet No. 4088

Vertical Scale: 1"=4'

Horizontal Scale: 1"=4'

Contract Number: 4088

Street No. 4088

STREET IMPROVEMENT PROJECT
WILSON STREET (LYNN ST. TO BRIDGE ST.) - UPC 113115
LANDSCAPE PLAN - AREA 'A'
DANVILLE, VIRGINIA

Mattern & Craig
 ENGINEERS/SURVEYORS
 701 FIRST STREET, S.W.
 KENNESAW, GEORGIA 30144
 (404) 345-8342
 FAX (404) 345-5901

Issue Date: **JULY 22, 2022**
 Drawn By: **WIL**
 Designed By: **WIL**
 Checked By: **WTA**
 Date: **7/22/22**

Revisions

Revisions	Date
FOR REVIEW ONLY	
NOT FOR CONSTRUCTION	



~~NAO 83 VIRGINIA SOUTH ZONE~~

PEDMONT LANDS OF VIRGINIA, LLC
 INST. #250006436
 PARCEL ID: 23310
 0.22 AC. (DEED)
 310 GREENHILL ST.

ANDERTON HOLLY BUILDING LLC
INST. #170000896
PARCEL ID: 23830
0.16 AC. (DEED)
#400 GRAYHEAD ST.

RICHMOND CEDAR WORKS, LTD.
INST. #1770000866
PARCEL ID: 21479
0.10 AC. (DEED)
4911 CRYSTAL ST.

RICHMOND CEDAR WORKS, LLC
 INST. #171000896
 PARCEL ID: 21402
 0.41 AC. (DEED)
 2220 NEWTON ST.

Craghead Street
(60' R/W)

**INDUSTRIAL DEVELOPMENT AUTHORITY
OF DANVILLE VIRGINIA**
INST. #110003240
PARCEL ID: 21415
1.74 AC. (0.62)
4312 BRIDGE ST.



HILL
STUDIO

0 5' 10' 2'

SCALE 1" = 10'

C6.2



HILL
STUDIO

N/A
Horizontal Scale: 1"=10'
Commission Number: 4088
Sheet No.:

STREET IMPROVEMENT PROJECT
WILSON STREET (LYNN ST. TO BRIDGE ST.) - UPC 113115
LANDSCAPE PLAN - AREA 'B'
DANIELLE MCDONALD

Mattern & Craig
ENGINEERS/SURVEYORS
701 FIRST STREET, S.W.
ROANOK, VIRGINIA 24010
(540) 345-3342
FAX (540) 345-7591

Issue Date:
JULY 22, 2022

Drawn By: MLD
Designed By: WTA

Checked By: WTA

Revisions	Date
FOR REVIEW ONLY NOT FOR CONSTRUCTION	



