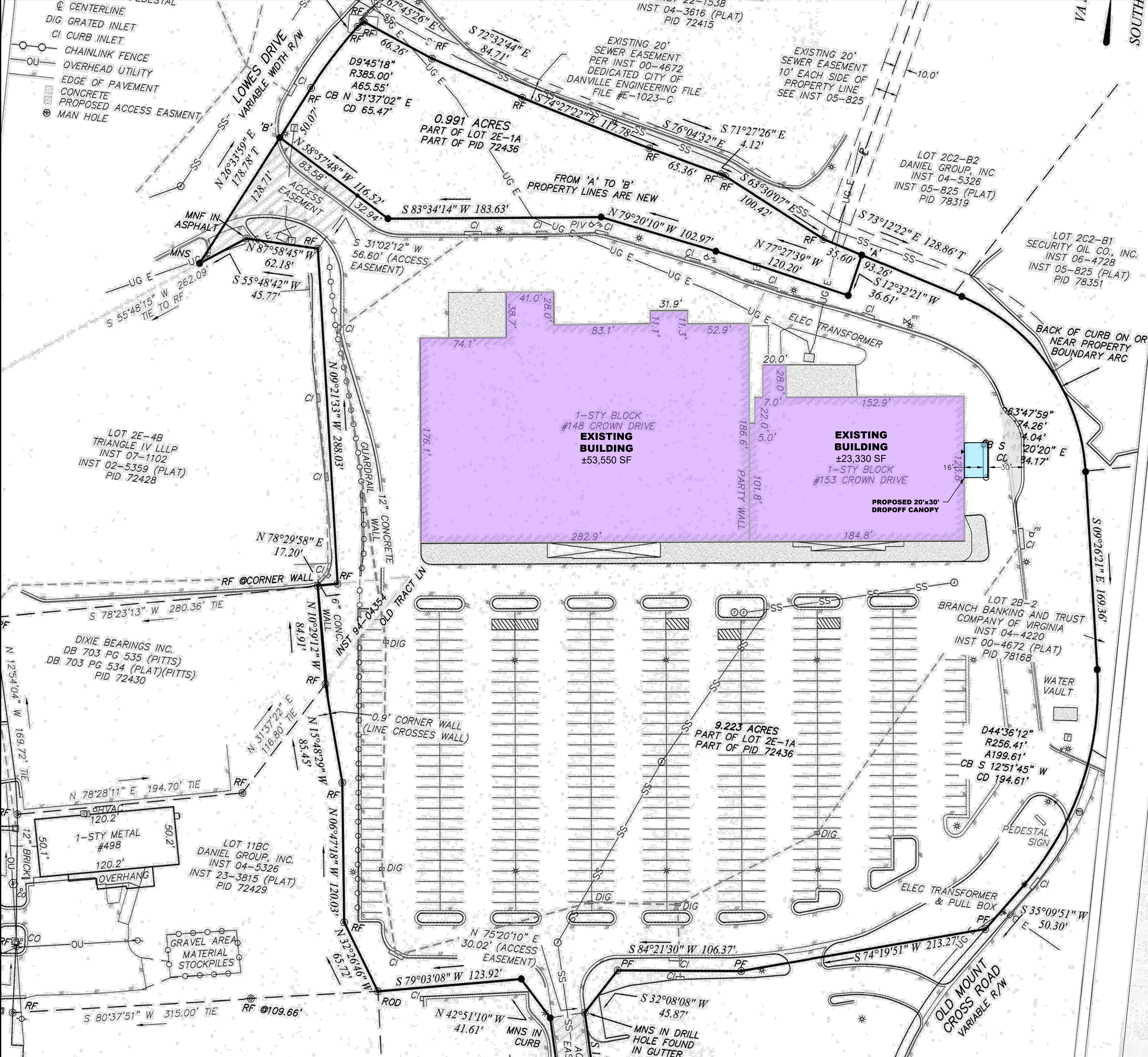


SITE & ZONING SUMMARY:

OWNER: GDC PROPERTIES I LLC
OWNER ADDRESS: 223 RIVERVIEW DR #A DANVILLE, VA 24514
SITE ADDRESS: 143 & 153 CROWN DR DANVILLE, VA 24541
TAX MAP NUMBER: 72436
EXISTING LOT SIZE: ±10.22 AC.
EXISTING ZONING: PS-C: PLANNED SHOPPING CENTER

ZONING REQUIREMENTS (PS-C):

MINIMUM LOT AREA: 40,000 SF
MINIMUM LOT WIDTH: 200'
SETBACKS PER RB ZONING:
FRONT: 40'
SIDE: 40' (60' WHEN ABUTTING RESIDENTIAL)
REAR: 20' (40' WHEN ABUTTING RESIDENTIAL)
MAXIMUM BUILDING HEIGHT: 50'
MAXIMUM FLOOR AREA RATIO: 0.40
OPEN SPACE AND LANDSCAPING: 15% MINIMUM



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY
NOT FOR CONSTRUCTION

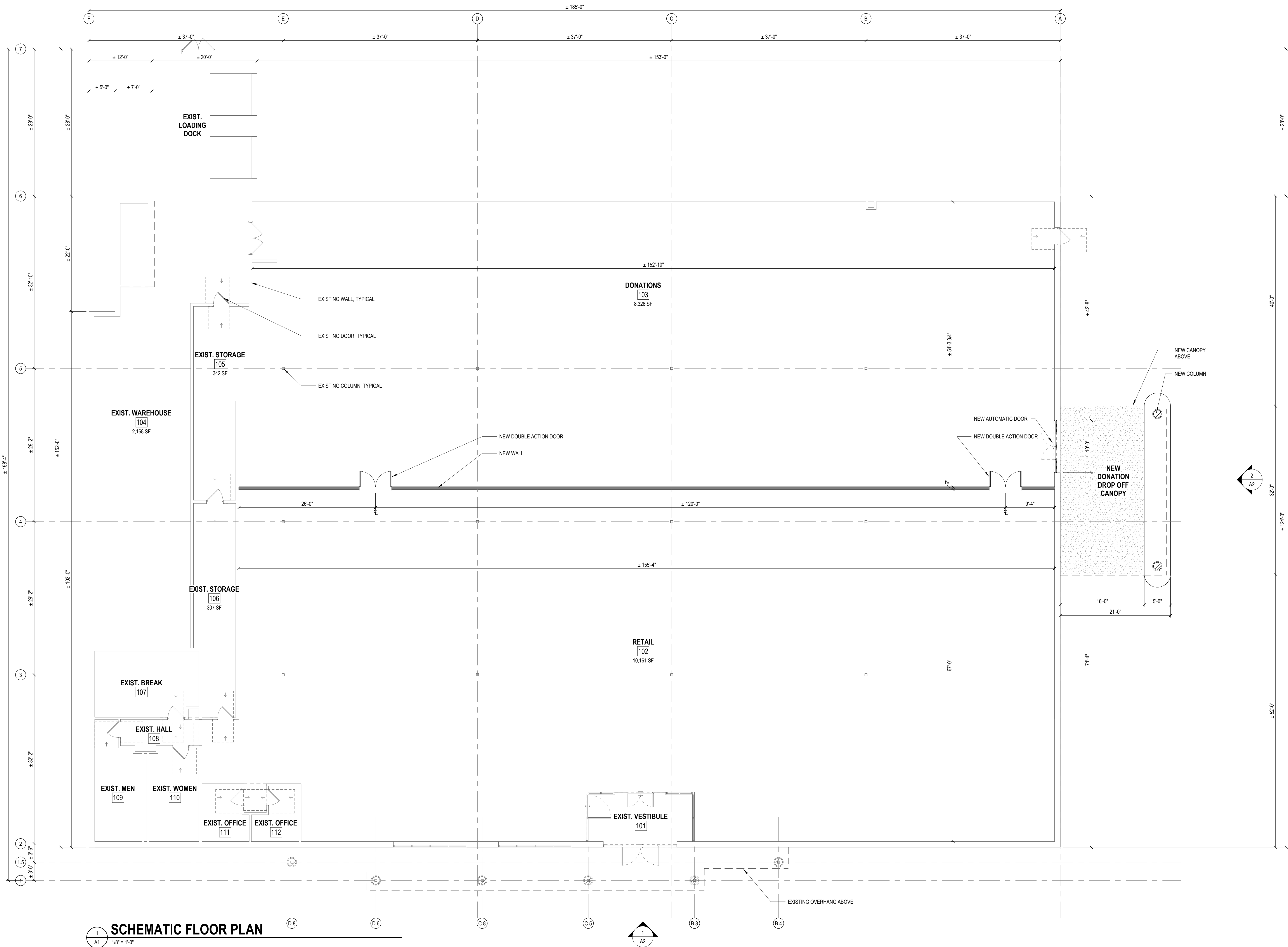
CROWN DRIVE SELF STORAGE REZONING

CONCEPTUAL SITE PLAN

DRAWN BY: LDS
DESIGNED BY: BTC
CHECKED BY: BTC
DATE: 11/4/2024
SCALE: 1" = 40'
REVISIONS:

EX-A
PROJECT NO. 04240075.00

11/04/2024, 5:11:54 PM
J:\240404\24075.01 CROWN DR. GOODWILL UPPFIT\ARCH\DWG\24075.01 GOODWILL TENANT UPPFIT A2.dwg



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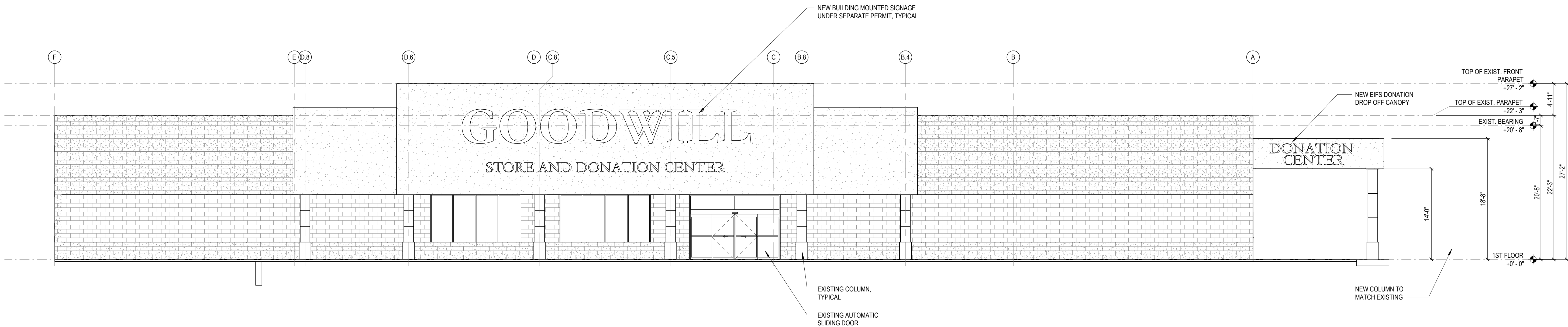
GOODWILL TENANT UPPFIT
RETAIL RENOVATION AND ADDITION
SCHEMATIC FLOOR PLAN

153 CROWN DRIVE
DANVILLE, VIRGINIA 24040

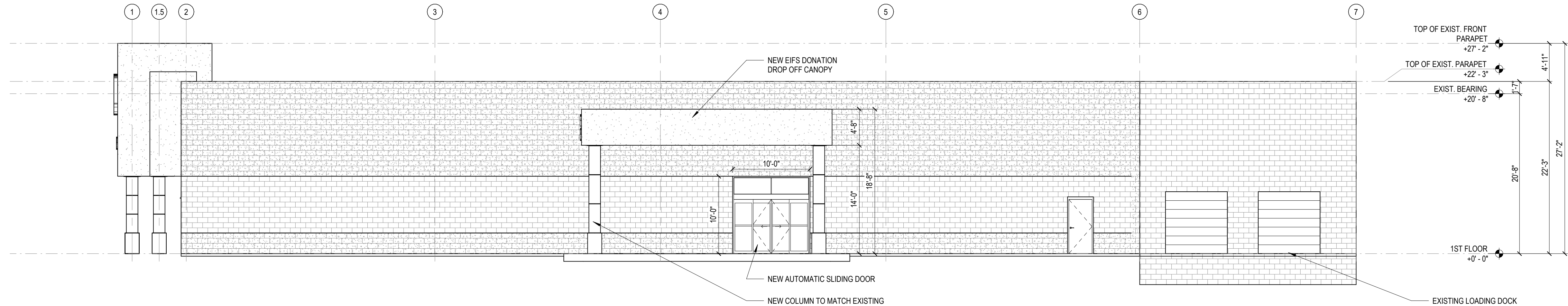
DRAWN BY WKH
DESIGNED BY WKH
CHECKED BY RWP
DATE 11/04/2024
SCALE 1/8" = 1'-0"
REVISIONS

A1

PROJECT NO 04240075.01



1
A2
SCHEMATIC FRONT ELEVATION
1/8" = 1'-0"



2
A2
SCHEMATIC RIGHT SIDE ELEVATION
1/8" = 1'-0"



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GOODWILL TENANT UPFIT
RETAIL RENOVATION AND ADDITION
SCHEMATIC EXTERIOR ELEVATIONS

153 CROWN DRIVE
DANVILLE, VIRGINIA 24040

DRAWN BY WKH
DESIGNED BY WKH
CHECKED BY RWP
DATE 11/04/2024
SCALE 1/8" = 1'-0"
REVISIONS

A2

PROJECT NO 04240075.01