



Matchbox Realty & Management Services, Inc.  
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December 2, 2015

Adam Fletcher  
Department of Planning and Community Development  
409 S. Main Street  
Harrisonburg, VA 22801

Project: 139 N. Liberty Street sign package

Dear Mr. Fletcher,

The following documents comprise 139 N. Liberty Street's Proposed Sign Package. Drawings and documents included are:

- Survey showing all sign location, property lines, and ownership entities
- Dimensions and materials of sign
- Engineered drawing of sign in accordance with signs within the flood plain

139 N. Liberty Street and 143 N. Liberty Street are zoned B-1. The properties consist of one building of approximately 13,000 square feet (139 N. Liberty Street) and one parcel to be used for exclusive parking (143 N. Liberty Street) of 139 N. Liberty Street. Both parcels are owned by One39, LLC. The proposed signage is meant to direct commuters traveling south on N. Liberty Street to businesses located at 139 N. Liberty Street as well as available parking for the businesses located therein. The signage is meant to be both visually appealing and contemporarily styled to match 139 N. Liberty's updated facade and interior.

Signage on the building advertising for the uses/tenants within the structure at 139 North Liberty Street is also planned. It is desired to allow all uses/tenants the ability to advertise on any front or side wall of the building. These signs shall meet the sign size requirements of the B-1, Central Business District.

Please review the documents to see if they meet your approval and contact me with any further questions or clarifications.

Regards,

A handwritten signature in blue ink, appearing to read "mjd" followed by a stylized flourish.

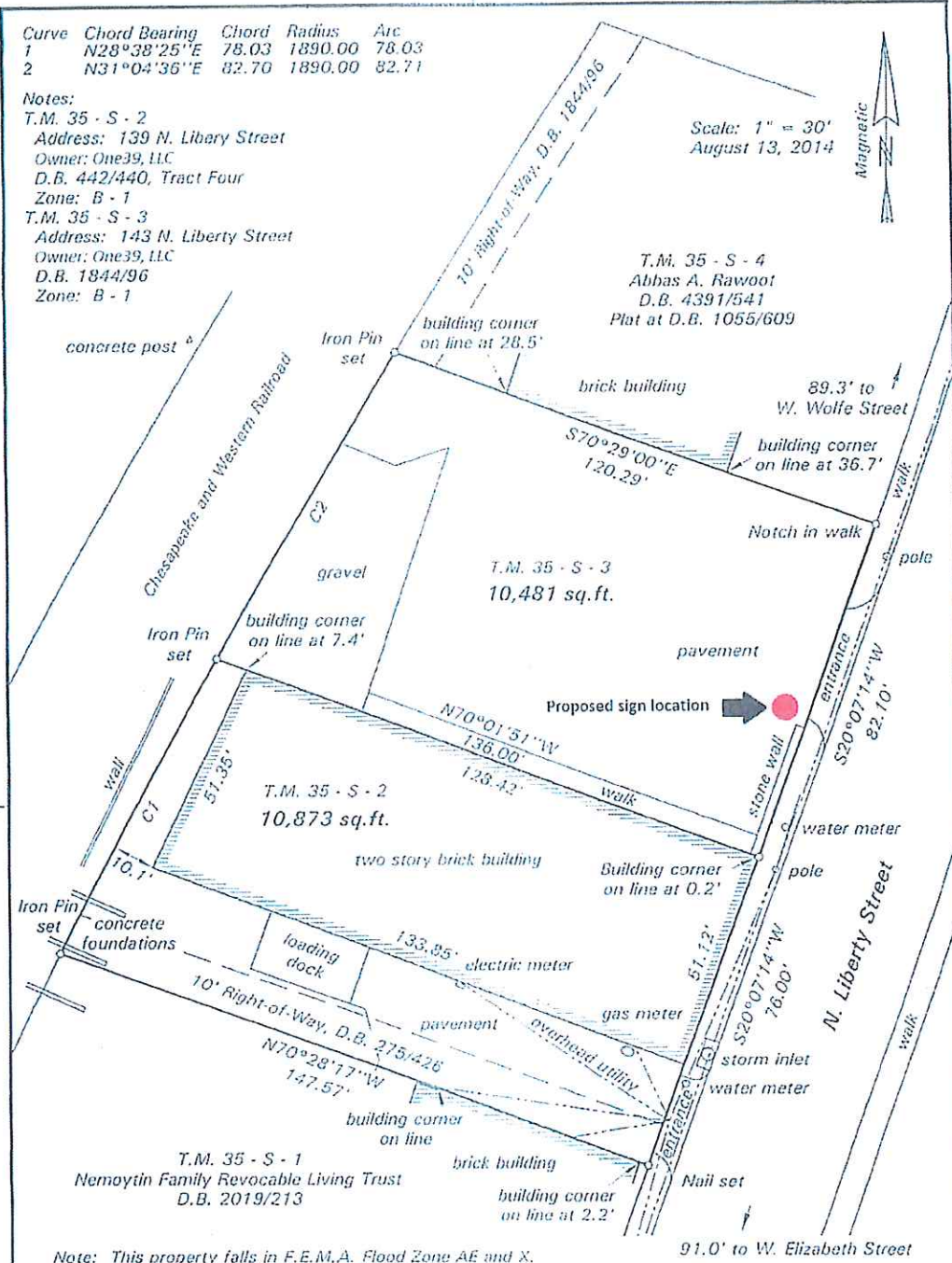
Michael Jaffee  
Commercial Associate / Portfolio Manager  
Matchbox Realty & Management Services

Curve	Chord Bearing	Chord	Radius	Arc
1	N28°38'25"E	78.03	1890.00	78.03
2	N31°04'36"E	82.70	1890.00	82.71

**Notes:**

T.M. 35 - S - 2  
 Address: 139 N. Liberty Street  
 Owner: One39, LLC  
 D.B. 442/440, Tract Four  
 Zone: B - 1  
 T.M. 35 - S - 3  
 Address: 143 N. Liberty Street  
 Owner: One39, LLC  
 D.B. 184/496  
 Zone: B - 1

Scale: 1" = 30'  
 August 13, 2014



Note: This property falls in F.E.M.A. Flood Zone AE and X.  
 FIRM Map #51165C0403, effective date February 6, 2003.

**Title Survey Of The Hess Furniture Properties**  
 City of Harrisonburg, Virginia

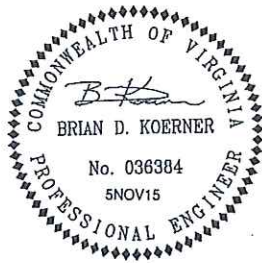
**INGRAM - HAGEN & CO., P.L.C.**  
 Surveyors - Engineers - Planners  
 140 OLD BRIDGEWATER ROAD  
 MOUNT CRAWFORD, VIRGINIA 22841  
 Telephone (540) 828-2776

Note: Survey based on a current field survey.  
 A current title report was not provided for this survey.

Job #23268

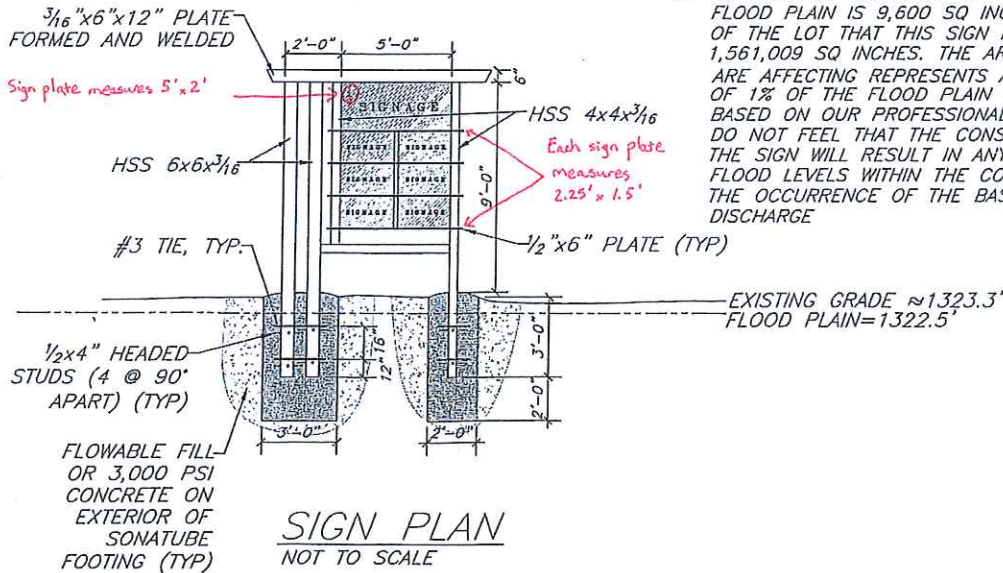


This is not a true, certified copy unless the signature hereon is an original signing.



**GENERAL NOTES:**

1. ALL CONSTRUCTION TO BE ACCORDING TO 2012 VUSBC
2. CONCRETE  $f'_c = 3,000$  psi @ 28 DAYS
3. 1,500 psf BEARING CAPACITY PRESUMED
4. 150 psf LATERAL SOIL BEARING CAPACITY PRESUMED
5. ALL SIGN STEEL TO BE STAINLESS STEEL
6. BASIC WIND DESIGN SPEED - 90 mph
7. SIGN PLACEMENT WILL BE APPROX. AT ELEVATION 1323' INSIDE A FLOOD ELEVATION OF 1322.5'. THE DESIGN IS ADEQUATE TO BE PLACED INTO THE AE AND X FLOOD PLAINS. THIS IS BASED UPON THE FLOOD ELEVATION PROVIDED BY ELEVATION CERTIFICATE DATED 07/30/2014 PERFORMED BY INGRAM-HAGEN & CO.
8. THE AREA OF SIGN THAT WILL BE IN THE FLOOD PLAIN IS 9,600 SQ INCHES. THE AREA OF THE LOT THAT THIS SIGN REPRESENTS IS 1,561,009 SQ INCHES. THE AREA THAT WE ARE AFFECTING REPRESENTS APPROXIMATELY 1/2 OF 1% OF THE FLOOD PLAIN IN THIS LOT. BASED ON OUR PROFESSIONAL OPINION, WE DO NOT FEEL THAT THE CONSTRUCTION OF THE SIGN WILL RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE



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CHARLOTTESVILLE, VA 22902  
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HARRISONBURG  
1010 N MAIN ST  
HARRISONBURG, VA 22802  
PHONE 540.442.8787

HESS FURNITURE BUILDING  
199 N. LIBERTY ST  
SCALE AS NOTED  
3 NOV 15

SK-2



PROJECT #0415-380



N LIBERTY ST