June 27, 2007

Anderson & Associates, Inc.
Attn: Chris Kaknis
100 Ardmore Street
Blacksburg, VA 24060

Re: SUB 07-011 – Plat of Right-of-Way Dedication and Boundary Line Adjustment/Vacation for Properties Owned by LLAMAS, LLC, May 2, 2007, 1500 South Main Street.

Mr. Kaknis:
The Planning and Engineering Department has completed the first review of the referenced plat. Plat approval is **denied** on first review. The following comments must be addressed prior to final plan approval:

Planning Comments
Steve M. Hundley, AICP, Zoning Administrator

1. The **plat scale** is 1 inch = 100 feet. Scale shall not be smaller than 1 inch = 50 feet. [Subdivision Ordinance, Section 4-400(a) & (b)(1)(c)]
2. Provide the **Magisterial District** in which the property lies [Section 4-400(b)(2)b.]
3. The current tax parcel 287-A-32 has a **current address** which should be listed at Notes # 8. Tax parcel 287-A-36 is listed as 1480 South Main Street, but GIS lists as 1490 South Main Street. Check this address and the addresses for all others tax parcels, and correct as necessary. [Section 4-400(b)(2)c.]
4. Add a **note** that states the following: "No building permit shall be issued until the public street construction, including paving, is completed and approved by the Town Inspector." [Section 4-400(b)(2)g.]
5. **Adjacent lots** 287-A-15 and 287-A-16 are owned by The Lester Group according to the Montgomery County GIS. Verify ownership and correct if necessary. [Section 4-400(b)(3)d.]
6. Show limits of major **watercourses** (limits of Corps of Engineers delineated jurisdictional waters). [Section 4-400(b)(3)n.]
7. Notes # 2 states that the plat does not lie within a H.U.D. 100 year Flood Hazard Zone. Expand the note and show the **flood plain boundaries** of the portion of the property that lies within the Zone B (100 to 500 year) flood plain. [Section 4-400(b)(3)o.]
8. Provide a note regarding identification of **graves**/places of burial. [Section 4-400(b)(3)p.]
9. At Notes # 10, **proffer** number 2 applies only to the Country Club Drive lot. For proffers number 7 and 8, delineate the area where the proffers are applicable and label by parcel number (i.e. parcel 10, 11, 12, and 13.) What does proffer numbers 10, 31, and 32 pertain to? Also reference Ordinance 1412 on Notes # 10. [Section 4-400(b)(3)q.]

10. In the Owner's **consent statement**, what does "...a portion of the real estate..." mean? Are there other owners. Provide an Owner's consent and **dedication statement** for the dedication of public right-of-way. [Section 4-400(b)(4)a.]
11. Provide an **Owner's conforming statement**. [Section 4-400(b)(4)c.]
12. Provide a **subdivision agreement** with the Town of Blacksburg for the dedication of public right-of-way, and any other public improvements on the property.

Engineering Comments

James Henegar, P.E., Town Engineer

1. The public water and sewer service to each lot must be approved as part of the Phase I site plan and secured by a public improvement security prior to plat approval. [Subdivision Ordinance Section 4-400(b)(2)h.]
2. Show boundaries of proposed public easements (water, sanitary sewer, and stormwater) and private utility easements (stormwater). [Section 4-400(b)(3)l.]
3. Provide public utility easements (15 feet wide) on all interior and exterior lot lines. Center public utility easements on interior lot lines and show the full easement width in the parcel interior for exterior lot lines. [Section 5-901]

Jim Henegar and I coordinated the review of this plat. Please contact Jim at 961-1124 (e-mail jhenegar@blacksburg.gov) or contact me at 961-1115, (e-mail shundley@blacksburg.gov) if you have questions or concerns regarding this review.

Sincerely,

Steve M. Hundley

Steve M. Hundley, AICP
Planning and Engineering Department
Zoning Administrator

Cc: James Schiely, Fairmount University Realty Trust