June 27, 2007

Anderson & Associates, Inc.
Attn: Trevor M. Kimzey, P.E.
100 Ardmore Street
Blacksburg, VA 24060

Re: SP 07-021 First & Main, Phase I, Site Development Plan, dated May 4, 2007, 1500 South Main Street, First Review.

Dear Mr. Kimzey:
The Planning and Engineering Department has completed the first review of the First and Main, Phase I site development plan. Site plan approval is **denied** for the first review.

Please be aware that a review of those portions of the Phase I site development plan that are in the Phase II site development plan area does not imply approval or denial of a specific building, structure, use, or parking lot layout on the Phase II site development plan. Specifically, the Phase II building and parking lot details depicted on sheets C4.01; C4.02; C4.03; C4.07; C4.08; C4.09; and C4.13 were not reviewed in the Phase I review and no determination was made with regard to Phase II details in the Phase I review letter. Moreover, Phase II details should not appear on future Phase I site plan sheets.

The following comments must be addressed prior to final Phase I plan approval:

Planning Comments
Steve M. Hundley, AICP, Zoning Administrator
Council Actions –

1. The Sonic drive-in restaurant site development can not be identified as a drive-in restaurant on the site plan without an approved **Special Use Permit** for **Restaurant, Drive-in use** and for **exterior speaker** use. Plan approval of the proposed building location and parking lot layout prior to SUP approval is at the applicant's own risk. [Town of Blacksburg, Zoning Ordinance, Section 3151(b)]
2. If **exterior speakers** are proposed, the CVS drive-up facility may be approved on the site plan, but will not be approved for operation without an approved **Special Use Permit** for a use having external speakers. Plan approval of the proposed building location, and drive-up facility prior to SUP approval is at the applicant's own risk. [Section 3151(b)]
3. The 170 foot southeast property line, extending from Main Street to King Street, is also the public right-of-way line. The proposed drive-thru lane, drive-thru window, and canopy over the drive-thru, as well as a retaining wall encroaches on the public right-of-way. A **right-of-way vacation** is required prior to site plan approval for the proposed site development as depicted on the CVS property, or the proposed plan must be modified in order to comply with setbacks and to not encroach into the public right-of-way. The plan cannot be approved with the proposed building location and

drive-up facility, as depicted, prior to right-of-way vacation approval granted by Town Council.

Lot Vacation Plat --

4. Town records indicate that the CVS lot, located at the northwest corner of South Main Street and King Street, consists of 2 tax map parcels; 287-A-29 and 287-A-30. The proposed structure on the CVS lot appears to encroach on the property line of 287-A-30. A **lot line vacation** must occur prior to site plan approval or the proposed structure must be moved to comply with setbacks, lot coverage, etc. [Section 3152]

GC District Standards --

5. The **maximum lot coverage** in the GC district is 85 percent. Provide a table listing each lot with the proposed lot coverage. [Section 3152(e)]
6. **Maximum structure height** - Note the **height in feet** of each building, measured from the front entrance at grade to the highest point on the structure. The height of the building located at the northwest corner of Main Street and King Street will be calculated as the average of the front entrance (as described above) and the building side height (lowest grade to highest point) adjacent to the side street. Also, in compliance with **proffer 1.g.**, note the elevation of the highest point on each building located within 200 feet of the rear lot lines of the Kennedy Avenue lots. [Section 5132(f)]
7. Provide elevation views adequate to demonstrate that outparcel buildings comply with the following: "(t)he **street elevation of principal structures** shall have at least one street-oriented entrance, and contain the principal windows of the structure, with the exception of structures in a courtyard style." The "Outparcel Elevations" sheet depicts a street elevation that appears not to provide either a street-oriented entrance or the principal windows. [Section 5132(g)]
8. Provide the following note "(a)ll **roof-top equipment** shall be enclosed in building materials that match the structure or which are visually compatible with the structure." [Section 3152(h)]

Proffers --

9. The following are required in order to demonstrate **Compliance with all proffers** applicable to the development, in compliance with Section 5130(a)(16):
   a. **Proffer 1.a.** – Sheets **C5.06**; **C5.07**; and **C5.08** depict a "6' high privacy fence" located 10 ft. beyond the rear line of the Kennedy Street lots. In compliance with proffer 1.a., demonstrate that the developer has issued options on **fence** style, color and location to residents of all the subject lots in compliance with proffer 1.a. Provide the residents' input, in writing and with illustrations, where necessary, to the Town Engineer for his review. The residents' input must be verified by their signature for the town record. Once approved, correct the location, if necessary, on sheets C5.06; C5.07; and C5.08 and provide a detail sheet to the plan that details the color and style to be constructed. As a starting point, it should be noted that Kennedy Street property owners indicated their desire for an **8 foot high** fence in a June 13, 2007 correspondence to the Town.

b. **Proffer 1.b.** – Sheet **C5.06** depicts the edge of the 50 foot wide **buffer** narrowing down to 45 feet width at the edge of the last house on Kennedy Avenue (1619 Kennedy Av.) In compliance with proffer 1.b. maintain a consistent 50 foot buffer width from the east property line on all Kennedy Street lots at least to the edge of 1619 Kennedy Av

c. **Proffer 1.b.** - Sheets **C5.06**; **C5.07**; and **C5.08** depict a **vegetated buffer yard** of conifers made up of pre-selected trees and shrubs. In compliance with proffer 1.b., demonstrate that the developer has sought the input from adjacent homeowners as to "deciduous canopy" and "understory flowering trees." Once selected, add these to the list of trees and show the location of plantings on sheets C5.06; C5.07; and C5.08.

d. **Proffer 1.c.** – The **multi-use trail** appears to run adjacent to a retaining wall on sheet **C2.07**. The wall has a 6 foot to 8 foot drop. The 20 foot wide trail corridor should provide for a minimum 5 foot wide clear shoulder between the edge of pavement and all possible obstacles such as the retaining wall. Provide for other safety measures such as a guard rail at the top of the retaining wall.

e. **Proffer 1.d.** – The **trash pick-up area** on Sheet **C2.07** must be masonry walled on at least three sides as depicted on the proffer plan and in compliance with proffer 1.d.

f. **Proffer 1.f.** – On Sheet **C1.07**, the masonry walled **service courtyard** extends 43 feet beyond the building line. Move the masonry walled trash service courtyard no more than 30 feet beyond the building in compliance with proffer 1.f.

g. **Proffer 1.h.** – On sheet **C1.08** and **C.0.03**, a **refuse dumpster** is approximately 80 feet from the vacant lot. Depict a masonry wall and provide detail of material and height. Demonstrate what steps are to be taken to limit parking and through traffic within 150 feet of the vacant lot.

h. **Proffer 2.c.** – This proffer requires a **100 foot radius** buffer from the northwest corner of the phase II (Country Club Drive) lot. A 65 foot length of the trail parallels, and is within, the arc of the circumference of the 100 foot radius buffer depicted on Sheet **C5.05**. The buffer must be maintained in a natural condition free of roads or driveways. The multi-use trail is deemed to be as great or greater impact as a driveway, and therefore cannot be in the buffer. [Section 5310(e)]

i. **Proffer 3.a.** – Developer shall continue and connect to the existing **perimeter fence** along the Beeks School property line. The developer fence does not connect to the south end of the existing fence on Sheet **C5.03** as required by proffer 3.a.

j **Proffer 3.b.** – Depict a **buffer yard** based on the agreement between the developer and the Montgomery County School (Dan Beranato). Provide a signed copy of this agreement for the Town's records. [see comment number 31, below]

k. **Proffer 6.c.** – Demonstrate, in greater detail, the elements of a **discernable center** on the Phase I site development plan. Identify what the discernable center is and where it is located. This must be made obvious on the plan such that anyone, including citizens, can determine where and what the discernable center is.

l. **Proffer 6.d.** – Seek the approval of the Town Engineer for the type of **traffic calming** required, and depict and/or note on the next site plan submittal for staff review and comment.

m. **Proffer 8.** – The proffer prohibits "...rooftop, building mounted, or free standing cellular communication antenna on lots 10, 11, 12, and 13." The **previous boundaries of the vacated or line adjusted lots** must be identified on the plan to show compliance.

Site Development Standards –

Parking, interior travelways, & sidewalks –

10. Show the required **sidewalk** along King Street and Hubbard Street, and show how the sidewalk ties into the existing South Main Street sidewalk. [Section 5120(d)(1)]
11. The proposed width of the east most, 1-way driveway on the drive-in restaurant lot in Area-R is 12 feet. The **minimum driveway width** is 14 feet for 1-way directional use. [Section 5204(d)]
12. Use and Design Standards for Retail Sales use and Restaurant use require that **all parking shall be located behind the front building line** of the principal building. Nine parking spaces on the lot line adjusted tax parcel 287-A-34, Sheet **C1.16**, are in front of the front building line of the Restaurant use. Thirty-five parking spaces are located on the lot line adjusted tax parcel 287-A-27A, Sheet **C1.13**, are in front of the front building line, and another 12 spaces are partially in front of the front building line, of the Retail Sales use of Block E. In order to retain the proposed parking configuration, request an exception to the requirement, by letter to the Zoning Administrator. The letter should provide an explanation why the exception should be granted. Explain why the restaurant building cannot be moved closer to Main Street. [Sections 4559(c) & 4553(b)]
13. The **parking space dimensions** of the 60 degree, angled parking on the Drive-in Restaurant lot in Area-R do not appear to comply with minimum requirements of the chart and diagram. Dimension C, which equates with the depth of the parking space measured perpendicular from the curb, is listed on the plan as 18 feet. The chart indicates that the measurement should be 20.1 feet to 20.6 feet. Review the dimensions and correct if necessary, retaining the minimum aisle width. [Section 5205(a)]
14. **Parking Analysis Plan (Sheet C0.03)**
    a. All reference to **maximum occupancy** shall mean the maximum occupancy as determined pursuant to **Section 1004.0** (previously Section 806.0) of the Virginia Uniform Statewide Building Code. Provide architectural drawings and data to the Town Building Official (Cathy Cook, 558-0711, ccook@blacksburg.gov) for those uses where parking is based on occupancy. The information must be sufficient to allow the Building Official to determine maximum occupancy of the structure. Examples are the cinema, fitness center, and all restaurants. [Section 5210(d)]
    b. Where a **fractional space** results during calculation of required parking, the required number of parking spaces shall be construed to be the next highest whole number. Many of the calculations were rounded down. Recalculate for all uses and round up to the next higher number and readjust the parking summary data.

For instance, block "E" Retail is listed as 16,503 square feet. Divided by 250 square feet equals 66.012. This should be rounded up to 67 parking spaces, not down to 66 spaces. ****Please note that all of the following comments are based on the calculations provided on the Parking Summary, not on revised (i.e. rounded-up) calculations**. [Section 5210(e)]

c. All **parking spaces shall be located on the same lot as the structure** or use, except under all of conditions listed in Section 5221(1) through (9). Demonstrate that the parking plan complies with all conditions when part of the required parking is located on another lot. [Section 5221]

d. The lot used for an **off-site parking facility or for shared parking** must be (1) owned by the owner of one of the uses, (2) leased for at least a 20 year term or (3) through a permanent easement by the owner of the uses being served. Provide documentation on one or more of the three criteria listed above. [Sections 5221(5) & 5222(4)]

e. **Off site and shared parking** may be used in combination to develop parking facilities, provided all the requirements are met. When both off site and shared parking are used in combination, show how each use complies with both the off-site and shared parking requirements. [Sections 5221, 5222, & 5223]

f. If Phase II is not expected to be approved and constructed at the same time as Phase I, the **20% reduction for shared use or 50% reduction for off-site use can only pertain to the Phase I site development plan**. Phase I must comply with the number of parking spaces required for the uses on the Phase I plan. Shared and/or off site parking may be adjusted once the Phase II plan is ready for approval. [Section 5221 & 5222]

g. "Parking spaces to be shared must not be reserved for a specific.... use on a twenty-four hour basis." The proposed **Sonic restaurant parking area must stand alone** and not be included in the calculations for shared and/or off-site parking requirements. Assuming the SUP for Drive-in Restaurant use is approved for the parking lot as illustrated in Phase I, 31 of the parking spaces devoted to Drive-in Restaurant use will be under canopy with a drive-in order board and speaker, and therefore, the parking spaces cannot be shared with other uses. [Section 5222(6)]

h. A total of **1036 parking spaces** are depicted on Phase I site development plan. This total is reduced by the 31 spaces that are dedicated to drive-in restaurant use only (assuming SUP approval.) Demonstrate that the remaining **total of 1005 parking spaces** required on Phase I are no less than the 80% of the total required for shared use on Phase I. [Section 5222]

i. The list of requirements for **shared parking arrangements** on sheet **C0.03** includes only (1) through (4). All 9 requirements must be listed with compliance demonstrated or noted. [Section 5222]

j. Provide documentation to justify the assumption that 2/3 of **Restaurant** gross floor area is seating/waiting area. Show the explicit square feet for **seating/waiting and for non-seating/waiting** separately for each Restaurant use. [Section 5220(e)]

k. Cinema is a Commercial Indoor Entertainment use. Refer to the cinema as **Commercial Indoor Entertainment use (cinema)** in all notes and listings. [Section 2103]

l. The required number of parking spaces for Commercial Indoor Entertainment use is based on the number of seats (i.e. 1 per 4 seats) and the **number of employees** on the largest shift (i.e. 2 per the number of employees on the largest shift.) Provide the seating plan of the proposed cinema and documentation regarding the number of employees per shift. Adjust the Parking Summary to reflect the employees on the largest shift. [Section 5220(e)]

m. The "Estimated Water Demands" list indicates that a 4,000 square foot, 160 seat, **restaurant use** is located in the cinema building (**block A**.) This restaurant is not listed on the "Parking Summary" sheet. If this is a proposed use in block A, note the parking required and recalculate the number of required parking spaces. [Section 5210(a)]

n. The fitness center is a Commercial Indoor Sports and Recreation use. Refer to the fitness center as **Commercial Indoor Sports and Recreation use (fitness center)** in all notes and listings. [Section 2103]

o. The Parking Summary, Phase I, **blocks D, E, and F**, give "0" as the square footage of **Restaurant use** and "0" required parking spaces. Do not list Restaurant use if a restaurant is not proposed in those blocks.

p. There is a 1,500 sq. ft. **discrepancy** between the retail square feet listed for **block B** in the Parking Summary and the square feet listed on the block B building on **Sheet C1.13**. Recalculate and correct where necessary, and recalculate the required number of parking spaces if necessary.

q. **Block F** lists a 3,400 sq. ft. **Personal Services** use, but this space is listed as a Retail use on **Sheet C1.14**. Review and correct where necessary, and recalculate the required number of parking spaces if necessary.

r. Pharmacy is a Retail use. Refer to pharmacies as **Retail use (pharmacy)** in all notes and listings.

s. Provide a floor plan identifying the location and dimensions of the various uses for **Phase II, block H**. If "office" is the office space serving the other primary uses (eg. Retail use,) as opposed to a stand alone General Office use, the area should be included as part of the primary use served. What is an "indoor service area"? [Section 5213(d)] **If Phase II is to be approved and developed separately, show all the Phase II parking data on the Phase II plan only.**

t. Explain the discrepancy in parking space requirements regarding the proposed Sonic **Drive-in Restaurant use**. Parking Summary, **Block OP1**, lists seating area as 797 sq. ft. and non-seating area as 1,638 sq. ft., for a total of 2,435 square feet. However, on Sheet **C1.17**, the "drive-in restaurant w/ seating" is listed as 3,965 sq. ft. The 3,965 sq. ft. figure seems unlikely since the illustrated building footprint is 2,100 sq. ft., which would require the seating area (presumed to be outside seating) to be 1,865 sq. ft. There does not appear to be adequate space in front of the building for 1,865 sq. ft. of seating area. Show the boundary of the outdoor seating area. Recalculate, and correct where necessary, the area of seating/waiting area, and the area devoted to non-seating/waiting area. [Section 5220(e)]

u. Please clarify some **terms** on Sheet **C0.03**. What does the word "Check" at the last line of "Parking Summary" mean? In the "Estimated Parking Requirements… " chart, what does "Total Phase 1 Parking Required" and "Total Phase 2 Parking Required" pertain to? What does "Totals, First & Main Development" and "Total Parking Spaces Required by Town Code" pertain to? **Is a column of data missing?** The word Tenant is misspelled as "Teneat" on the second line. Under "Assumptions," it appears that each line has been cut-off on the right end of the printed line.

15. Identify the location of and label required **loading spaces** for the following blocks: Block **OP-1**, 1 x Class B loading space (Sheet C1.17); block **OP-2**, 1x Class B (Sheet C1.17); block **F**, 1x Class A (Sheet C1.14); block **E**, 1 x Class A (Sheet C1.13); block **OP-5**, 1 x Class A (Sheet C1.12); block **B**, 1 x Class A (Sheet C1.07 & C1.13); block **C**, 1 x Class A & 1 x Class B (Sheet C1.07, C1.08, & C1.13. [Section 5240, 5241, & 5242]
16. Label the depicted **loading spaces** for the following blocks: Block **OP-3**, 1 x Class B (Sheet C1.16); block **OP-4**, 1 x Class B (Sheet C1.15); block **D**, 1x Class A (Sheet 1.13) [Section 5240; 5241; & 5242]
17. The number of **bike parking spaces** provided on the overall Phase I plan exceed the minimum required. However, there are no bike parking spaces on the CVS lot (**area K and L**). Since this is a stand alone lot, is easily accessible by bike, and the lot is remote from other proposed bike rack locations, bike parking spaces are required for the CVS building as well. [Section 5213(a) & (c)]
18. Show the required number of **stacking spaces**, with the appropriate dimensions, for the CVS pharmacy drive-up window. [Section 5230(a)(6) & (b)]
19. There are 1036 parking spaces, therefore 104 trees, located in **tree islands** that comply fully with dimensional requirements, are required. Eighty-four (84) trees are located in islands that appear to comply fully with the dimensional requirements. Another 20 trees are in islands that appear to marginally comply with the dimensional requirements. One double island (i.e. 18' x 36') in **area F** has only one tree. **Add one tree** to this island and the 105 parking lot trees will be in full compliance. [Section 5427(b) & (c)]
20. Two **tree species** that are proposed adjacent to parking lots, travelways, or streets are not listed in the zoning ordinance as a species suitable for parking lot or street use. The American Hophornbeam (OV) and the Japanese Flowering Crab (MF) are listed for general landscaping. A third species, Sargent Cherry (PC), proposed for the travelway median in **area A**, is not listed in the ordinance. Select a suitable replacement species from the list or contact the Town Landscaping Supervisor (Susan Garrison, 558-0786, sgarrison@blacksburg.gov) to seek approval, in writing, for a suitable species for the proposed use. [Sections 5420(a) & 5429]
21. Several **retaining walls** are proposed on the plan. As stated previously, some retaining walls encroach into the multi-use trail or the required 5 foot shoulders of the trail. There must be at least a 20 foot wide clear corridor for the trail. Structural or Architectural plans for all retaining walls must be provided to the Town Building Official (Cathy Cook, 558-0711, ccook@blacksburg.gov) for review and approval prior to construction. [Section 5130(f)(1) & (3) and 5730(f)]

Buffers and Screening --

22. Provide a note that **all rooftop and ground level mechanical equipment** will be screened so as not to be visible from surrounding properties or roads. [Section 5330(b)(3) & 3152(h) (see paragraph 8, above)]
23. "Fences and **walls between a street and front building line** shall not be more than four (4) feet in height…" Two **dumpster enclosures**, greater than 4 feet in height, are located in front of the CVS building (OP-05) Sheet **C1.12**. These structures must be located behind the front building line. [Section 5730(c)]
24. With regard to the **masonry walled refuse containers** as required by proffers (see comment 9f and g. above) provide detail of the dimensions and material. Show, with detail, the size, material, etc. of all refuse storage areas. [Section 5305(a)]
25. Are there an adequate number of **dumpster enclosures**? Additional dumpsters will not be permitted to be located on required parking spaces, walkways, or grassed/landscaped areas after the site development plan is approved or after construction of the site.
26. Identify the location of **recycling containers** and show how screened. [Sections 5330(b)(2) & 5771]
27. Show **vegetative screening** around the dumpster enclosure adjacent to **block G, Area N**. [Section 5330(b)(4)]
28. Show how the **loading dock** at the Books-A-Million space will be screened from view of the public right of way. [Sections 5330(b)(4)]
29. With regard to **buffer yards and screening** when adjacent to a district of lower intensity, refer to proffer related comments 7a, b, c, h, and j, above, as well as to the specific elements of the Zoning Ordinance. [Section 5305(a) and 5310(i)]
30. Six of the proposed **tree species** are not listed in the zoning ordinance as a suitable species for use in the Town. The Nellie R. Stevens Holly (IN); Gastigiate Maidenhair tree (GB); Sargent Cherry (PC); Green Giant Arborvitae (TG); Wintergreen Arborvitae (TW); and Western Columnar Arborvitae (TV) are not listed in the ordinance. Select a suitable replacement species from the list or contact the Town Landscaping Supervisor (Susan Garrison, 558-0786, sgarrison@blacksburg.gov) to seek approval, in writing, for a suitable species for the proposed use. [Sections 5420(a) & 5429]
31. **Buffer adjacent to Margaret Beeks School** must be depicted in a manner that shows compliance with the minimum requirements of the zoning ordinance, compliance with proffers 3 a., b., & c., and with the agreement between Dan Berenato, representing Montgomery County Public Schools, and the developer, as follows:
32. Developer shall preserve **no less than 50 feet** of existing vegetative buffer in compliance with proffer 3.b. This 50 foot buffer must be **entirely on the 1st and Main property**. "The buffer yard shall be located entirely within the higher intensity zoning district…" "However, the buffer yard may be placed in the lower intensity zoning district or partially within both zoning districts if both sides of the zoning district line and entire buffer yard width are within common ownership and a permanent easement is provided over any portion of the buffer yard not within the higher intensity zoning district." A portion of the proposed buffer is located on the Montgomery County Schools property and is not under common ownership of the

developer. Therefore none of the buffer on the School property will be considered part of the required minimum buffer. [Section 5310(c)]

33. Proffer 3.b. permits the **buffer to be reduced** to 25 feet with an architectural screen if the existing buffer does not meet the requirements of the zoning ordinance. An 8 foot screen, exceeding the height requirement of a Type C buffer, is proposed by agreement with Dan Berenato. Some modification of the required buffer width may be possible. In order to provide less than the required 50 foot buffer on the 1st and Main property, demonstrate that the existing buffer is inadequate per the buffer standards, and show the location of the supplemental new buffer trees, in compliance with a **Type-C, 25 foot wide buffer yard**, on the 1st and Main development. [Section 5310(f)]
34. All **existing trees designated to be included in the buffer** must be identified on the site plan and in the field. The Zoning Administrator, with the assistance of the Town Horticulturalist, will inspect the designated trees in the field to ensure they are of adequate health and comply with buffer screening standards. Other mature trees that do not comply with buffer screening standards may be retained as well, or removed. The remaining trees may have to be supplemented by new buffer trees if an adequate buffer is not attained. It is the developers responsibility to demonstrate that the buffer complies with the ordinance standards and proffer requirements. [Section 5426(b)]
35. Note that, with the exception of briers and undesirable undergrowth, the retained tree buffer area must remain in a **natural state**. Note how the existing trees selected for retention will be **protected during the construction** phase. [Section 5426(c)]
36. Sheets **C5.03. C5.04 & C5.05** and the detail for "Buffer Yard Typical Section A-A" on Sheet **C5.19** depicts the multi-use **trail running parallel through a buffer** yard. Buffer yards must remain in a natural state; a trail is not permitted in the buffer yard. Whatever the buffer width ends up being, the trail may run parallel and adjacent to the buffer, but not in the buffer. [Section 5310(e)]
37. Notes on Sheet **C5.04** states that "ex. large trees to remain in 15' trail corridor where possible." All trail corridors are required to be 20 feet in width consisting of a **10 foot wide asphalt trail** and **a 5 foot wide shoulder on each side**. For pedestrian and cyclist safety, the trail must have a 5 foot clear area, free of all obstacles, on both sides of the trail. No tree or other obstacle is permitted in the five foot shoulders. If the asphalt trail is located immediately adjacent to the edge of the buffer yard, such that one trail shoulder overlaps the buffer yard, buffer trees cannot be located within the 5 foot shoulder area. [Section 5120(b)]
38. A proposed Northern Red Oak is located **within the 5-foot shoulder** of the trail on Sheets **C5.03; C5.04; C5.07; and C5.08**. These trees must be moved greater than 5 feet from the edge of the trail so that the trunk, at maturity, does not encroach into the shoulder and so that limbs are not obstacles to cyclists and pedestrians during the trees growth. Extra distance will also prevent future root damage to the trail as well as enhance tree growth.
39. The White Spruce (PG) is depicted as a buffer tree on Sheets **C5.03; C5.05; C5.07; & C5.08.** White Spruce is not listed as **suitable for buffer yard** screening. Select a suitable species from the list or contact the Town Landscaping Supervisor (Susan Garrison, 558-0786, sgarrison@blacksburg.gov) to seek approval, in writing, for a suitable species for the proposed use. [Sections 5420(a) & 5429]

40. The Green Giant Arborvitae (TG), Wintergreen Arborvitae (TW), Western Columnar Arborvitae (TV) and the Nellie R. Stevens Holly (IN) are distributed throughout the buffer. These **tree species** are not listed in the ordinance. See paragraph 30 and 39 above.

Landscaping --

41. General Notes #4 on Sheet **C5.01** lists 1,450 linear feet for South Main Street requiring 48 **street trees**. I measure 1,530 feet requiring 51 street trees. [Section 5428(a)]
42. Fifty-one **street trees** are required on South Main Street. Forty-six (46) trees of the appropriate species are shown. Another 10 Japanese Flowering Crab (MF) are proposed along Main Street. Japanese Flowering Crab is not listed as suitable for street tree use. See paragraphs 30, 39, and 40 above. [Section 5429]

Exterior Lighting –

43. The "Statistical Area Summary" on the WLS **Lighting Systems** plan sheet notes that the "Overall Summary" Average is 5.90, and the "Walmart Summary" Average is 8.21. Provide notes on the Phase I site plan (not just the WLS plan) that explicitly explain the exterior lighting standards. The data shall demonstrate that exterior lighting is designed at or below the **average maintained horizontal illuminance levels** for commercial parking lot use [i.e. Average FC (foot candle) of 5.] The **uniformity** shall not exceed the Uniformity ratio of 15:1, which is a measure of the maximum lighting achieved within the area to the minimum within the area. [Section 5130(c); 5601(f)]
44. All the information on the WLS Lighting Systems plan must be incorporated into the **exterior lighting plan** of the Phase I site development plan. [Section 5130(c)]
45. Maximum **light pole height** is 25 feet in the commercial zoning district. The height of all structures is measured from the adjacent grade to the highest point on the structure. The height for light poles listed on Sheet **C1.01** is 22 feet with a 3 foot base, for a total of 25 feet. The height must include the fixture, support arms, or pole, whichever is highest, not just the pole. Provide a detail of the pole, base, fixture, and support arms drawn to scale. [Section 5130(c); 5600(d)]
46. Provide **light fixture** detail adequate to demonstrate that the light will be full cutoff luminaries. [Section 5130(c); 5601(f)]

Signs –

47. At least 3 trees encroach into the area of the proposed **freestanding identification sign** located at the main entrance.
48. Provide detail of the proposed **freestanding identification sign** having the correct dimensions for the General Commercial zoning district. [Section 5534]

Miscellaneous Comments –

49. Clarify whether Fairmont Realty is the **owner, the developer**, or both. Provide the clarification note at General Notes, item number 1, Sheet **C0.01** [Section 5130(a)(1)]
50. Provide a Town Engineer and Town Planner **approval signature block** on sheet **C4.17** through **C4.21**; **C5.02**; and **C5.19**.

51. On Sheet **C1.01**, list the **current use** on adjacent Kennedy Avenue lots as Single Family, Detached use instead of 'Residential'. On adjacent Lots 287-A-15 and 287-A-16 the use is Single Family, Detached use; not 'Vacant'. On the Margaret Beeks School lot the use is Educational Facilities, Primary/Secondary use instead of 'Educational'. [Section 5130(a)(8)]
52. On Sheet **C0.01**, two tax map **parcel numbers and name of owners** involved in the site development plan are missing. The missing numbers are 287-A-28A and 287-A-29. Parcel 287-A-29, owned by CLB Family, is outside of the metes and bounds area of the dimensional plan (Sheet **C1.01**), but is shown as part of the site development. Is this lot in or out of the Plan? [Section 5130(a)(9)]
53. Four **parcel numbers**, for properties due to be vacated once the Boundary Line Adjustment and Vacation plat (currently under review) is approved, are listed on Sheet **C0.01**, as follows: 287-A-27; 287-A-28; 287-A-33; and 317-A-7. These parcel numbers should be removed from the list of existing parcel numbers to be consistent with the proposed plat. [Section 5130(a)(9)]
54. **Parcel number** 287-A-35 is duplicated; remove one. [Section 5130(a)(9)]
55. **Adjacent property owners** for parcel numbers 287-A-15 and 287-A-16 are listed as C.D. Associates Partnership and William Clive Cranwell, respectively on sheet **C1.01**. Montgomery County Land Records show The Lester Group as the owner of both lots. Check records and correct if necessary. Also, Parcel 287-A-29, owned by CLB Family, is identified as an adjacent property, but is also shown as part of the site development. Is this lot part of the Plan or not? [Section 5130(a)(10)]
56. Parcel 287-A-29, owned by CLB Family, is outside of the **metes and bounds** area of the dimensional plan (Sheet **C1.01**) and is identified as an adjacent property (see paragraph 55, above), but is shown as part of the site development. Clarify whether this lot is in or out of the Plan and make appropriate corrections. [Section 5130(a)(12)]
57. The **property owners** need to sign the plan. A signature block is required for each owner (i.e. Llamas, LLC; Diversified Investors XIII, LLC; and CLB family, LP.) Is Fairmont University Realty Trust, LLC the owner, developer or both? This needs to be clarified. [Section 5130(a)(17) & 5110(h)]
58. Provide the **front and street elevations** of the proposed carport structures, since they are visible from King Street and Main Street; note the height of the structures. [Section 5130(a)(19)]
59. Provide a **key to the large scale sheets** area maps at 1' = 100' scale.
60. In order to determine the limits of the rezoned area, and to show where proffers apply, show the location of the **original pre-rezoning parcel areas** on a 1" = 100' scale sheet and all applicable sheets at 1" = 20' scale. [Section 5130(a)(16)]
61. All **Area P** sheets erroneously show a **matchline** for Area S that should be Area Q. All **Area Q** sheets show a matchline to Area R on the left side of the sheet that should read Area P. Area Q sheets also shows a matchline to Area T on the right side that should read Area R. All **Area R** sheets have a matchline for Area S that should read Area Q. [Section 5130(a)(3)]
62. Construction Notes number 10, Sheet **C0.02** states that "this project does not lie within a FEMA designated 100 year **floodplain**." A 550 foot length of the stream located at the northwest corner of King Street and South Main Street is identified as

Zone B on the Flood Insurance Rate Map, Community Panel Number 510100 0009 B, effective date: May 15, 1980. Zone B indicates a 100 year flood to a 500 year flood zone. Identify this area on a plan sheet. The information is needed for the Town's required biennial report to FEMA regarding where structures exist in the 500 year flood zone area. [Section 5130(g)]

Engineering Comments

Jim Henegar, P.E., Town Engineer

Water

1. Provide ASSE 1013 reduced pressure zone assemblies on domestic lines shown on Sheets C4.06, C4.07, C4.11, and C4.13. Provide ASSE 1015 double check valve assemblies on domestic lines shown on Sheet C4.12.
2. Provide an ASSE 1048 backflow assembly on all fire lines.
3. Notes on Utility Plan sheets indicate Waterline B improvements will be constructed as part of Phase II. If true, include these improvements and applicable plan and profile data in the Phase II site plan.
4. All water mains shall be 8-inch Class 50 Ductile Iron Pipe. The plans list the size of the proposed water main as 6-inches on several plan sheets. Please revise the size of the mains. The lines that are just serving fire hydrants can be 6-inch lines.
5. The results of Hydraulic Analysis Run 1 state that the minimum available fire flow at a hydrant on the proposed site is 2,408 gallons per minute (gpm). Based on the actual hydrant flow data that the Town has for the existing hydrants along South Main Street, the fire flow available is approximately 1,100 gpm. Based on the Town's analysis, the minimum available fire flow on the proposed site is approximately 1,160 gpm. Is the flow of 2,408 gpm the theoretical flow required to drop pressures to 20 psi?
6. The depth of Waterline C at Station 11+25 is approximately 7 feet deep. Bends shall be installed on this section to reduce the depth to closer to 4 feet. This comment applies to Waterline B at Station 24+50 also. There are two locations where proposed waterlines extend under retaining walls that are located within a public utility easement. Waterline A extends under a retaining wall at Station 10+50 and Waterline B extends under a retaining wall at Station 24+86. A retaining wall cannot be located within a public utility easement. The waterlines need to be located so that they do not extend under the retaining walls and the public utility easements adjusted accordingly. In addition, the retaining wall shown on Sheet C4.02 in Phase II is in a public utility easement.
7. The proposed contours shown on Sheet C4.03 do not match the corresponding grading plan sheet.
8. Plan Sheet C4.10 shows a proposed 6-inch tap on the existing waterline in King Street. Is this tap proposed to serve the pharmacy? Please show the water meter location and size for the pharmacy.
9. The hydrant shown on Waterline D on Sheet C4.12 is located in a handicap ramp. The water line needs to be relocated so that it is not constructed under the sidewalk but within the adjacent drive aisle. This will facilitate future maintenance work by Town of Blacksburg Public Works so that crews do not have to work in close proximity to the building.

10. Ensure that all utility crossings are shown on the waterline profile and that the required horizontal and vertical separation is obtained.
11. On Sheet C4.02 in the Phase I plans there is a 4 foot horizontal separation between Waterline B and the storm drain. Section 1.54 1.a. of the *Town of Blacksburg Standards and Specifications Water Distribution System* states that there shall be a minimum 10 foot horizontal separation between a waterline and storm drain as measured edge to edge. Where this is not possible, the waterline may be laid closer provided that it is in a separate trench and that the bottom of the waterline is at least 18 inches above the top of the storm drain. Please determine if the 10 foot horizontal separation can be obtained.
12. Please provide separate connections to the water main for the sprinkler line and domestic lines.
13. Terminate the waterline stub-out to the restaurant shown on Sheet C4.16 to a location just beyond the curb and gutter. The Public Utility Easement can remain as shown. By terminating the stub-out sooner, the Town has space to install the water meter and vault to serve the building and have the meter and vault located within the easement.
14. Install air release valves at the high points of the waterlines. An air release valve should be installed in the vicinity of Station 26+00 on Waterline A and in the vicinity of stations 24+00 and 28+00 on Waterline B.
15. The proposed grade shown on the Waterline E profile does not appear to match the grading plan.
16. There are several locations where it appears that the proposed landscaping is in conflict with the waterline, water meter vault, or fire hydrant. Please review Sheets C5.04, C5.07, C5.08, C5.12, C5.13, C5.14, C5.15, C5.16 and C5.17 for these conflicts and relocate the waterlines or landscaping as necessary.
17. Connection fees are based on the meter size as provided on the plans and the Town's connection fees as of July 2007. For a 2-inch meter, the water connection fee will be $7,992 and the sanitary sewer connection fee will be $20,152 per connection. This cost assumes that the contractor will install the laterals. If the Town installs the laterals, the connection fees will be $8,801 for water and $20,864 for sanitary sewer. Connection fees are based upon the fees in effect at the time the building permit application is submitted.
18. Waterline testing fees will be provided in the final site plan approval letter.

Transportation

19. Mark designated fire lanes with painted curbs and signs at the following locations (referencing Plan Sheet C0.03):
    1. Curb along the north and east sides of Block A.
    2. Curb along the south sides of Blocks B and D.
    3. Curb between parking bays along the east side of Block C.
    4. North and south drive aisle curbs on the west end of the main entrance driveway between the parking bays and Block C.
    5. East and west drive aisle curbs east of Block F.
    6. North and south drive aisle curbs west of the Gables Shopping Center interconnect.

7. North and south drive aisle curbs east of the Gables Shopping Center interconnect and north of Block G.

Locations can be identified and discussed during the post-review meeting.

20. Confirm in writing that an analysis was run to determine internal driveways and intersections can accommodate emergency response vehicles.
21. Note available sight distance for the King Street entrance.
22. Provide bollards where the multi-use trail connects to Hubbard Street and the Country Club Drive. Provide bollard detail drawings in the site details.
23. Provide a multi-use trail cross section. Town ordinances require a paved width of ten feet with a two foot graded shoulder and a three foot clear shoulder on each side.
24. Resolve situations where the multi-use trail conflicts with adjacent retaining walls.
25. Resolve grading conflicts between proposed and existing contours along the multi-use trail alignment. Where applicable show grading west of the multi-use trail.
26. Provide a curb ramp at the north end of the multi-use trail and a marked crosswalk across Country Club Drive to sidewalk on the northeast corner of Country Club Drive and Draper Road.
27. Align opposing curb ramps southwest of the 5600 s.f. restaurant on Sheet C1.07.
28. Orient directional arrows on grading & drainage plans with actual flow of traffic.
29. Identify the construction entrances onto South Main Street and Country Club Drive. Maintain construction entrance identification on South Main Street until traffic signals become operational.
30. Resolve conflicts on Sheets C5.12 and C5.17 where tree canopies encroach into the King Street and South Main Street right of ways.

Grading

31. Label existing contours on grading and erosion & sediment control plans.
32. Confirm whether a retaining wall runs along Country Club Drive (reference Sheet C2.04).
33. Address proposed grading on Sheets C2.06 and C2.17 which show slopes steeper than 2:1. Reconcile proposed grading contours with the parking lot layout around the northernmost building. Proposed contours indicate a 3:1 slope in the paved drive aisle.
34. Provide a right of entry letter allowing grading on the Gables Shopping Center property.

Stormwater

35. Show that the 100 year storm safe passage has been evaluated.
36. Include an independent section in the narrative that identifies the following specific control structures that will be utilized on this project
    1. Diverter Structure ("25L" identified in the HydroCAD Drainage Diagram and associated calculations). Is this a weir, orifice, or some other type of "proprietary" control structure? What is the basis of operation if it is not a standard control structure?
    2. Optimizer Outflow DA #1 ("26L"), see comment above.
    3. Optimizer Outflow DA #2 ("27L"), see comment above.

37. Provide details for control structures to be used on the project to facilitate review of plans with the associated calculations. Details can be incorporated on a detail sheet in the plan set. At a minimum, provide details for the control structures 25L, 26L, 27L, and 12P that are used in the hydraulic analysis.
38. The drainage area boundaries (maps 01 and 02) are smaller than the drainage area shape files provided to the designer by the Town of Blacksburg for analysis. The Town shape files have been developed reflecting existing storm sewer connections. Provide a specific explanation for why.
39. On Post-Development Drainage Map no. 02, show location of Drainage Structures, SDI-13, 25L, 26L, and 27L. Also show points on 42 inch bypass line where each of the aforementioned control structures connects into the pipe.
40. Provide a Post Development flow diagram (in addition to the HydroCAD modeling Drainage Diagram that is included in the narrative and reflects the model input), that specifically shows what flow is to be diverted for each storm event.
41. Provide influent and outflow hydrographs for the proposed proprietary diversion structure 25L and the proprietary structures 26L, and 27L.
42. It is unclear on the Drainage Diagram where off site drainage area #5 is included in the analysis, please clarify.
43. Provide specific details for the detention and diversion structures that are going to be used on this project with the calculations. The information provided with the original submittal appears to be general in nature and lacks specificity for the proposed project.
44. The submittal lacks calculations and analysis that demonstrate the safe passage of the 25 year storm and the 100 year storm through the storm water management facility or routing of these storms across the downstream culvert and roadway at the intersection of Fairfax Road and Ellett Road. The development submittal needs to demonstrate the "safe passage" of the 25 and 100 storms and that the depth of flow across the Town right of ways will be less than 1 ft, or in the case of existing drainage issues that already exceed 1 ft of flow, calculations must demonstrate that the development does not make the current situation any worse. This analysis was previously discussed between the TOB staff and the development design teams; please provide.
45. Provide a detailed storm water maintenance plan that specifically identifies the recommended schedule for maintenance, minimum O&M requirements.
46. Since the project drains more than 100 acres, show 100-year floodplain.
47. Provide proposed grading for Pond A and outlet structures if this pond is part of the storm water management detention system.
48. Show stationing for storm pipes on plan sheets that correspond to the profiles.
49. Show all perpendicular crossings on profiles to confirm no conflicts.
50. Sheet C2.12, show specific dimensions for the storm water management system under the parking lot. Give details on how the subsurface system is to be maintained and what minimum access is required for maintenance.
51. Critical control structures should be placed in driving isles to allow full time access.
52. Sheets C2.18 – C2.21 provide details for all specialty structures such as the diversion structures (25L), and Pond A control weir structure.
53. Provide specific on site locations where the infiltration trench detail is going to be utilized.

54. Identify on the plan sheets where detail C2.20 is to be installed.
55. Sheet C2.22 SD 1-10 does not contain an inflow invert elevation for existing 36 inch storm pipe that is proposed to be routed through the project from Kroger Provide invert.
56. Profiles indicate manholes being below finished grades; please adjust.
57. Grading and drainage Plan Sheets C2.02 – C2.26 are based upon Phase I proposed development, however Utility Plan Sheets C4.01 – C4.16 include drainage pipes not shown on section C2 sheets and also have a mix of Phase I and Phase II development structures. The Phase I plan must be complete unto itself.
58. Provide a stormwater curb inlet at the west end of King Street where the north curb return from South Main Street ties into the tangent point. Provide curb inlet sizing calculations.
59. Referencing the *Storm Drain Inlets Drainage Area Map* provide additional drainage area breakdown for storm pipes to be located along the proposed bike path to convey storm water from the west side of the following drainage areas: 3-46, 3-47, 3-48, 3-22, 3-23, 3-24, and on the entire length of the bike path on the western edge of the current rugby field.
60. Provide additional drainage area map detail for the following:
    1. Connectivity of the piping for the drainage areas that are conveyed to the proposed Pond A.
    2. General alignment of the proposed 48" diameter storm pipe that will bypass "Kroger" drainage across the site.
    3. Connectivity of the piping for the proposed post development drainage area #1
61. Storm sewer design calculations do not appear to use a consistent intensity for an equivalent time of concentration, please clarify.
62. Confirm that the storm sewer design calculations use the most current VDOT rain fall data for Montgomery County. Town information indicates 5.67 in/hr for a 5 min time of concentration, please clarify.
63. The storm sewer design and hydraulic grade line calculations appear to be based upon a 10 year storm, the proposed site detention is for a 25 year storm event, provide routing calculations that confirm that the system can adequately convey a 25 year storm to the storm water management systems.
64. Provide information confirming the project is obtaining an individual permit from the Corps of Engineers.
65. Provide a statement that the <u>Owner understands that Virginia Water Protection Permit Program and COE requirements are independent of the TOB and have stipulations in addition to TOB code requirements</u>.
66. Confirm that the Owner is aware that additional project stipulations may be imposed by the Department of Conservation and Recreation Virginia Stormwater Management Program (VSMP) Construction Permit by DCR.

Erosion & Sediment Control

67. Appendix C: Temporary Sediment Trap No. 1 has been designed for an area larger than the maximum disturbed area of 3 acres as defined by the VESCH manual, revise

and resubmit with appropriate number of proposed traps for the project. Provide a plan sheet that shows target drainage area and hydraulic routing for the trap

68. Appendix D: Provide design calculations for minimum channel cross section that is to be installed to divert runoff for 10 year storm into the basin. Provide a plan sheet that shows target drainage area, minimum grading, and hydraulic routing for runoff to get into the basin.
69. Provide VESCH design calculation sheets for design of Sediment Control Basins per BMP 3.14.
70. Show grading for sediment basins. How does fill material tie into existing contours?
71. Show temporary seeding and mulching limits on erosion & sediment control plans.
72. An estimate of the erosion & sediment control security amount will be provided in the final site plan approval letter. <u>An erosion & sediment control security must be received before the Town will release the approved site plan</u>.

Sanitary Sewer

73. Provide a more detailed summary of the analysis that was performed to size new sewer lines that are shown on plans. Identify any changes in existing pipe sizes and slopes and summarize impact for sewer capacity.
74. Downstream capacity and evaluation reflects previous conversations with the designer and is confirmed by flow data assumptions recently analyzed as part of the Town Wide Sewer Study.
75. Identify existing customer lateral lines that need to be replaced.
76. Plans sheets C4.02, C4.03, C4.08, and C4.09 indicate Phase I plans but show Phase II improvements. We are unable to determine intent of phasing.
77. Center sanitary sewer easements over the main gravity sewer line and do not extend easements to the buildings.
78. Move private storm drain pipes and grease traps out of the TOB easement.
79. On Sheet C4.08 coordinate sewer main location along Kroger lot with the proposed Kroger project. Center the easement over the proposed sewer main, not over the service lateral.
80. Referencing Sheet C4.14, consider moving the connection to the existing sewer system to a point southwest of the proposed entrance directly across from Marlington Street. This will keep the manhole out of the turning lane and facilitate access.
81. Show the Town of Blacksburg manhole frame and cover standard detail on Sheet C2.18.
82. Revise the channel detail on Sheet 2.18 to remove 180 ° lateral connections in the upper right channeling diagram.
83. Remove abandoned sanitary sewer and storm drain piping.
84. Note on Sheet C4.14, for connection of new sanitary sewer to existing, the existing sanitary sewer manhole shall be replaced instead of core-drilled if the existing manhole is brick.
85. Sanitary sewer testing fees will be provided in the final site plan approval letter.

General

86. Provide town engineer and town planner signature blocks on Plan Sheets C4.14 to C4.21, C5.02, and C5.19.

87. Plan Sheet C4.13 references "Area S" and Plan Sheet C4.15 references "Area T" however, there is no Area S and Area T on the plans.
88. Add the following standard notes:
    1. Backflow prevention devices shall be supplied by the owner.
    2. All lowest floor elevations will be served by gravity sewer.
    3. Town will tap existing water lines for main extensions or laterals at the owner's expense and Town will provide the meter at the owner's expense.
    4. The contractor shall plug with an angle wing nut test plug the connection of proposed to existing sanitary sewer prior to extending the sanitary sewer. The plug shall be maintained in place until such time as the sewer is completed, inspected, and accepted by the Town.
    5. Maintenance of detention facilities is the responsibility of the owner or property management association.
    6. It is the owner/developer's responsibility to obtain any additional permits required by any other federal or state agency.
    7. It is the owner/developer/design engineer's responsibility to coordinate any retaining wall design and construction with the Town's building division for professional engineering seal and building permit requirements.
89. Provide a construction schedule and have the developer pay applicable erosion & sediment control and public infrastructure inspection fees of $210/week. Inspection fees must be received before the Town will release the approved site plan.
90. Supply an engineer's estimate of Phase I public improvements and provide the required public improvements security based on this amount. The public improvements security must be received before the Town will release the approved site plan.

Addressing
Katherine Smith, GIS Coordinator
The developer may propose street names for the private lanes which would accommodate unique street addresses for the businesses. If private street names are proposed, the developer must coordinate with Katherine Smith (961-1834 ksmith@blacksburg.gov) as soon as possible to identify appropriate street names and to reassign the addresses listed below. Private streets will require street signs that are the developer's responsibility to purchase and maintain. Purchase and installation of private signs can be made through the Town of Blacksburg's Street Division. If the internal streets are not named and not used for addressing the businesses, the following addressing regime would apply:

If private street names are not proposed, addresses will be established from S. Main Street between the 1400 and 1700 block except for Phase II building(s) which will probably be assigned from Country Club Drive SE. Addresses are subject to change due to any changes that occur during development. The assigned addresses are outlined on an annotated detail sheet of the development (LP-01, attached) based on the unit numbers listed on the "First Main Project Estimated Water Demands" sheet. These assigned addresses are subject to change and will be permanently assigned at time of building permit applications. Proposed addresses are assigned as follows:
Location 32 - 1700 S. Main St.

Location 31 - 1610 S. Main St.
Location 30 - 1500 S. Main St.
Location 29 - 1450 S. Main St.
Location 28 - 1430 S. Main St.
Location 27 - 1440 S. Main St. Suite 100
Location 26 - 1440 S. Main St. Suite 110
Location 25 - 1460 S. Main St. Suite 100
Location 24 - 1460 S. Main St. Suite 110
Location 23 - 1460 S. Main St. Suite 120
Location 22 - 1460 S. Main St. Suite 130
Location 21 - 1520 S. Main St. Suite 100
Location 20 - 1520 S. Main St. Suite 110
Location 19 - 1520 S. Main St. Suite 120
Location 18 - 1520 S. Main St. Suite 130
Location 17 - 1520 S. Main St. Suite 140
Location 16 - 1540 S. Main St. Suite 100
Location 15 - 1540 S. Main St. Suite 110
Location 14 - 1540 S. Main St. Suite 120
Location 13 - 1470 S. Main St. Suite 100
Location 12 - 1480 S. Main St. Suite 120
Location 11 - 1480 S. Main St. Suite 110
Location 10 - 1480 S. Main St. Suite 100
Location 9 - 1470 S. Main St. Suite 110
Location 8 - 1470 S. Main St. Suite 120
Location 7 - 1560 S. Main St. Suite 100
Location 6 - 1560 S. Main St. Suite 110
Location 5 - 1560 S. Main St. Suite 120
Location 4 - 1560 S. Main St. Suite 130
Location 3 - 1560 S. Main St. Suite 140
Location 2 - 1560 S. Main St. Suite 150
Location 1 - 1614 S. Main St.

Post Review Meeting --
A post review meeting with the Engineering firm is mandatory, and the owner is encouraged to attend as well. It should be noted that the Planning and Engineering Department, as well as other Town departments performed a very thorough review of this plan which resulted in approximately 200 separate comments that require correction or clarification.

There is a great deal of information to consider and assimilate. Prior to scheduling a post review meeting, it is very important that the design team take the time to study all the comments, both as separate issues and holistically, in order to ensure that the post review meeting serves the best interests of all involved.

Please call my office to schedule a post review meeting, once you believe it is appropriate to do so. A half day will be set aside when the appropriate members of the Planning and Engineering staff, as well as other Town personnel, are available to meet.

A minimum of 5 full sets of revised plans must be resubmitted for the second review after the post review meeting has been completed, all corrections have been made to the plan, and a realistic quality control review has been completed by the design team. A thorough quality control review by the applicant will result in few, if any, significant deficiencies, and should allow a quicker turn around time by Town staff.

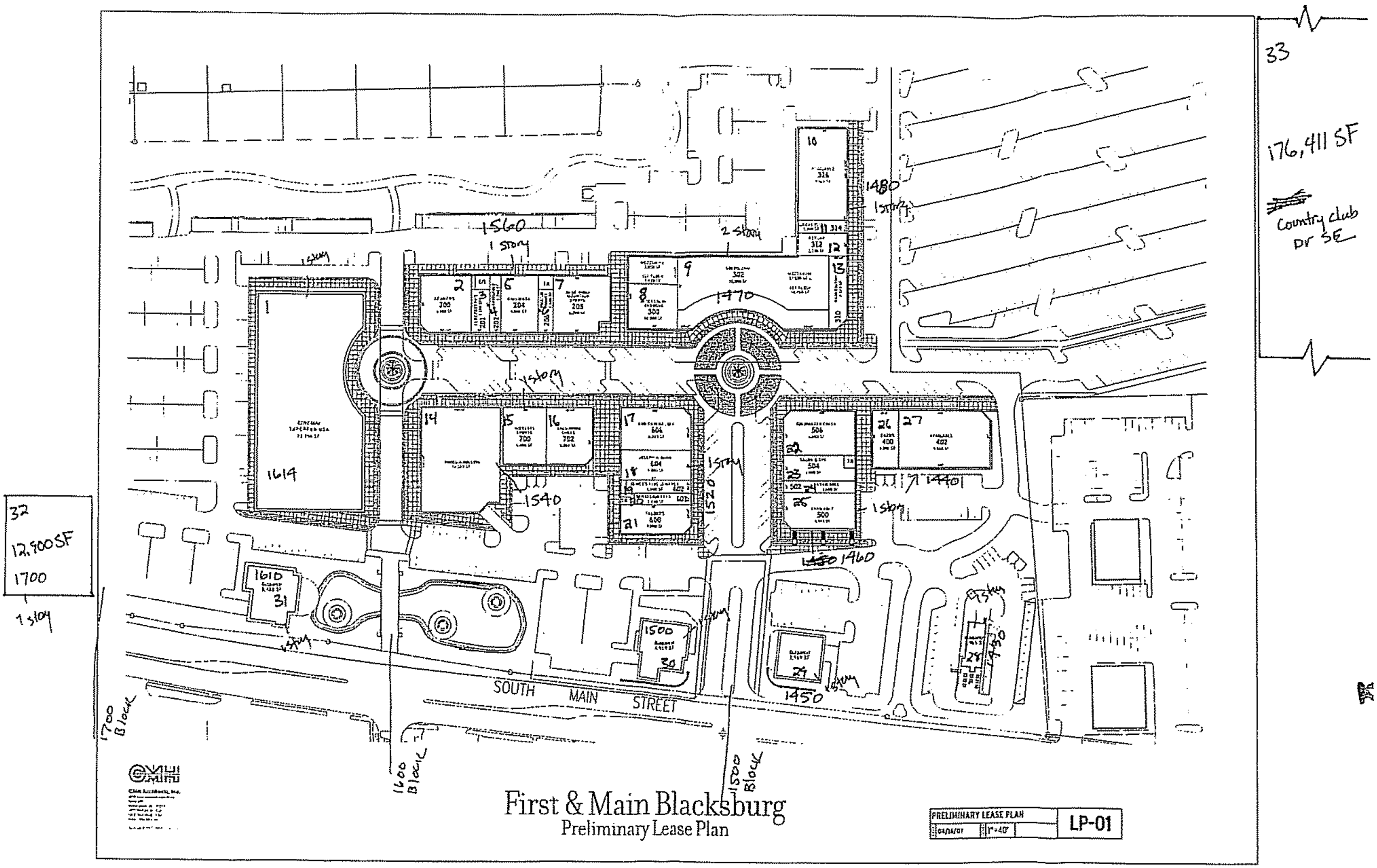
Jim Henegar and I coordinated the review of this plan. Please contact Jim at 961-1124 (e-mail jhenegar@blacksburg.gov) or contact me at 961-1115, (e-mail shundley@blacksburg.gov) if you have questions or concerns regarding this review.

Sincerely,

Steve M. Hundley, AICP,
Zoning Administrator

Attachment: Street address annotated "Water Demands" sheet

Cc: James Schiely, Fairmount University Realty Trust


First & Main Blacksburg
Preliminary Lease Plan
PRELIMINARY LEASE PLAN
1"=40'
LP-01
SOUTH MAIN STREET
1700 Block
1600 Block
1500 Block
32
12,900SF
1700
1 story
33
176,411 SF
Country club Dr SE
1614
1560
1 story
2 story
1470
1480
1 story
1540
1520
1 story
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1500
1610
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