

HEARTHSTONE APARTMENTS REZONING APPLICATION

REZONING APPLICATION FOR PLANNED RESIDENTIAL DEVELOPMENT

Tax Parcels:

226-(14)-5

226-(A)-307

Located in:

Town of Blacksburg, Virginia

Project Number: 1368.2

Date: October 31, 2017

Hearthstone Apartments Rezoning Application

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Hearthstone Apartments Rezoning Application

INTRODUCTION

This application package is being submitted to request a rezoning of two parcels located at the end of Hearthstone Drive from RM-48 Medium Density Multiunit Residential to a Planned Residential Development. The existing Hearthstone development is a residential apartment complex, and this rezoning application seeks to maintain the site's use as a residential apartment complex while making very minor adjustments to the RM-48 zoning ordinance, specifically the Floor to Area Ratio, or FAR. The current FAR requirement for RM-48 highly encourages 3-4 bedroom apartment developments that are normally associated with student housing. The overall goal of this rezoning application is to allow a specific focus on single bedroom apartment units geared towards young professionals, which are sorely needed within the Town limits.

This application is also being submitted behind an existing site development plan that was submitted to the Town on September 25, 2017 and is currently under review by Town Staff. The site plan proposes a two-phased re-development of a portion of the existing Hearthstone apartment complex that will ultimately add 54 new bedrooms, primarily single bedrooms units, along with associated parking, stormwater management, and utility needs.

The project also proposes several unique low-impact development features including rainwater harvesting and re-use for stormwater management, and basement-level parking to reduce the impervious area of the proposed development. In addition, Hearthstone will continue to maintain the Alternate Transportation Plan that has been associated with the site for 9 years, which reduces the parking spaces needed by tenants utilizing public transportation and bicycling for their transportation needs.

As mentioned, the goal of this project is to provide single bedroom apartment units for a growing demographic of young professionals, both singles and couples, or small families that cannot afford a single-family home. The development will not exceed the RM-48 zoning density nor seek to adjust any of the existing zoning ordinance's requirements, other than the Floor to Area Ratio (FAR).

Hearthstone Apartments Rezoning Application

LEGAL DESCRIPTION

All that certain tract of land, lying and being in the Town of Blacksburg, Mount Tabor Magisterial District, Montgomery County, Virginia, being more particularly bounded and described as follows: BEGINNING at a rod on the west side of Giles Road, situated approximately 300 feet south of Lucas Drive;

THENCE, running with Giles Road South 18°57'11" west 52.95 feet to a rod, a corner to Wilson;

THENCE, leaving Giles Road and running with Wilson, North 64°33'45" West 93.85 feet to a rod, a corner to Tuck;

THENCE, leaving Wilson and running with Tuck, North 63°42'58" West 36.74 feet to a rod,

THENCE, continuing with Tuck and lands of Skelton, North 64°20'59" West 108.26 feet to a rod, a corner to Skelton

THENCE, continuing with Skelton, South 19°56'53" 123.39 feet to a point by a fence, on the line of Skelton and being a corner to land of Datto Ventures, LLC;

THENCE, leaving Skelton and running with Datto Ventures, LLC, North 65°03'07" West 128.23 feet crossing a gravel drive to a rod;

THENCE, continuing with Datto Ventures, LLC, South 19°56'53" West 80.24 feet to a rod, a corner to Datto Ventures, LLC, and on the line of NASTECH, Inc.;

THENCE, leaving Datto Ventures, LLC and running with NASTECH Inc., North 64°29'51" West 7.14 feet to a rod;

THENCE, continuing with NASTECH Inc., North 28°38'42" West 345.35 feet to a pipe, on the line of NASTECH, Inc. and a corner to lands of the YMCA at Virginia Tech;

THENCE, leaving NASTECH, Inc. and running with the YMCA of Virginia Tech the following four courses:

South 64°55'20" East 14.05 feet to a pipe;

North 28°33'19" West 60.53 feet to a pipe;

North 78°09'19" West 85.17 feet to a railroad spike;

North 26°06'17" east 121.59 feet to a rod on the line of Lot 5, Block A of the Springdale Addition;

THENCE, leaving the YMCA of Virginia Tech and running with Lot 5, Greenbriar Townhouses Common Area, Lots 13, 15, 17, 19 and 21, Block A, Springdale Addition, the Keister Cemetery, and the Springdale Addition Homeowners Association Common Area, South 73°30'05" east 602.57 feet to a road at a corner of the property of the Springdale Addition Homeowners Association Common Area;

THENCE, South 13°57'57" West, passing the common corner of said Homeowners Association and land of Dowdy, 107.20 feet to a rod on the line of lands of Marshall Frank;

THENCE, leaving Dowdy and running with Frank, the following four courses:

North 73°34'27" West 2.15 feet to a rod;

A non-tangent curve to the right, having a delta angle of 30°39'50", a radius of 50.00 feet, an arc length of 26.86 feet, a chord bearing of South 12°39'39" East, and a chord distance of 26.44 feet to a pipe;

South 02°40'16" West 58.62 feet to a rod;

South 65°57'42" East 91.33 feet to the BEGINNING

Said tract contains 3.721 acres of land more or less and is comprised of Tax Parcels 226-(A)-307 and 226-(14)-5 and is lands acquired by Hearthstone LLC by various deeds of record.

EXCEPTED FROM THIS DESCRIPTION is all of the lands, units, elements and interests of owners, members, or others in the Bennett Hill Condominiums which was established by Declaration of record in Instrument no. 2008012027 in the Montgomery County Circuit Court Clerk's Office.

Hearthstone Apartments Rezoning Application

DESCRIPTION OF REZONING REQUEST

NEED AND JUSTIFICATION FOR CHANGE IN ZONING

Until the more recent creation of the Planned Residential Development (PRD) option, the R-48 Medium Density zoning district was the area within the Town of Blacksburg with the highest allowable development density, allowing up to 48 bedrooms per acre. In addition to the density limit, several other zoning requirements minimize the impacts of proposed developments within this zoning district, including:

- Boundary setbacks to prevent encroachment on adjacent properties or roadways
- Total impervious surface / lot coverage limits to minimize development impacts
- Building height limits to prevent vertical expansion
- Open space and landscaping requirements to maintain aesthetics

All of these parameters serve very specific purposes that guide the development of the site within the RM-48 zoning district. However, the Floor to Area Ratio (FAR) value of 0.40 specified for the RM-48 district does not serve any particular purpose not already covered by the other, above mentioned, development parameters. What the specified FAR of 0.40 does accomplish, however, is limit the living space (floor area square footage) available to single people or couples that cannot afford a single-family home in Blacksburg. It pushes the construction of living units to 3 or 4-bedroom apartments, as is the typically case with student housing.

For example, based on current Floor to Area Ratio (FAR) requirements for the RM-48 district, a one acre lot developed to the maximum allowable FAR of 0.40 allows for 17,424 square feet of living space and 48 bedrooms.

If this lot were developed as a **4-bedroom apartment** the ordinance allows for the construction of **12 apartment units at 1,452 total square feet each** which results in a very spacious living space suitable for 4 people to have their own bedroom with a shared kitchen, living room, balcony, and storage area. However, this development scenario is not affordable, desirable, nor suitable for a single person, couple, or small family.

If this same one acre lot were developed as **1-bedroom apartments** the ordinance allows for the construction of **48 apartment units of 363 square feet** which results in a very small amount of living space that is totally inadequate for a single person, couple, or small family. Considering the current building code and ADA accessibility standards, more than 50% of the allowable 363 square feet would be taken up by the bathroom and kitchen alone. The remaining 180 square feet of living space for potentially two people would need to provide a bedroom, living room, closet/storage space, and part of a common hallway in the building which is simply not feasible.

Thus, the goal of this project is to provide single bedroom apartment units for a growing demographic of young professionals, both singles and couples, or small families that cannot afford a single-family home. The proposed development will not exceed the RM-48 zoning density nor seek to adjust any of the existing zoning ordinance's development requirements, other than the Floor to Area Ratio (FAR).

ANTICIPATED EFFECT ON PUBLIC SERVICES AND FACILITIES

There should be no adverse effect on public services and facilities in the Town of Blacksburg as a result of this proposed rezoning and its associated re-development. There will be an expected increase in use of existing public transportation (Blacksburg Transit) and public utilities (water/sewer), and all infrastructure designed and constructed will meet Town standards through the site plan review process; however, no additional impacts on public services or facilities can be expected from the approval of the Rezoning.

APPROPRIATENESS OF PROPERTY FOR REZONING

As already indicated, the only desired change for this proposed rezoning is to increase the allowable Floor to Area Ratio (FAR) from the current 0.40 allowed. There will be no other changes to the default RM-48 zoning ordinance as a part of this rezoning application, including but not limited to: bedroom density, setbacks, lot coverage, building height restrictions, etc. The project seeks to meet the original intent of the zoning district and applicable development standards while allowing a focus on single bedroom apartment units as opposed to 3 and 4-bedroom apartment units.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

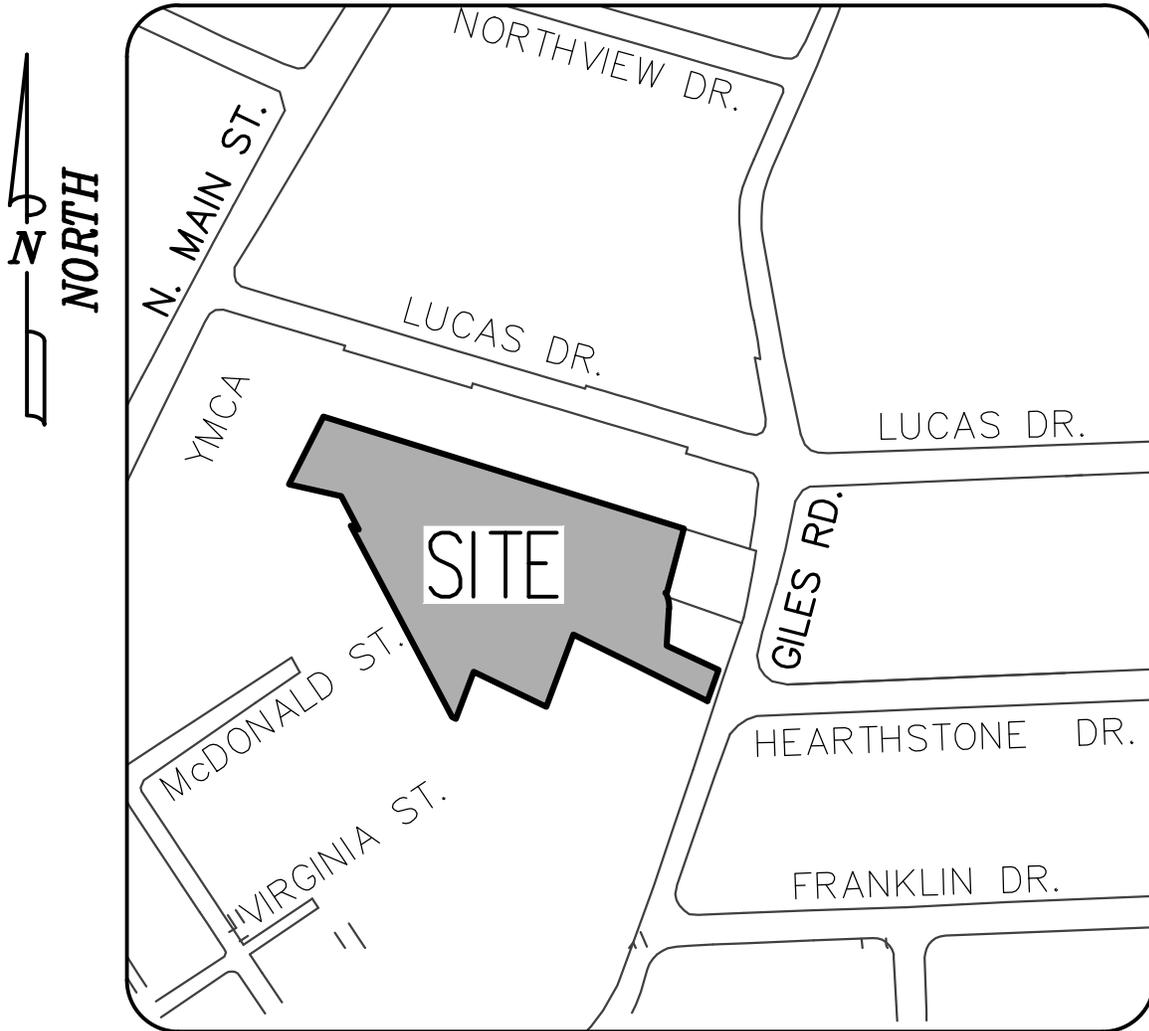
The Town's Comprehensive Plan specifically calls for areas like Hearthstone for infill re-development and growth in the supply of multi-family housing. However, the current Floor to Area Ratio requirements preclude single-bedroom apartments due to the square footage limitations. Providing such housing necessitates a FAR of 0.75 or greater. This would allow for the construction of single-bedroom apartments of 680 square feet, while still meeting bedroom density requirements. This is not a large living space, but at least spacious enough for a couple to be comfortable.

LOW-IMPACT DEVELOPMENT FEATURES

As a part of this re-development, the project is proposing several low-impact development features, including rainwater harvesting and below grade parking. The rainwater harvesting measures will collect stormwater runoff for a full 2-year storm event and re-use it to meet residential needs for the development. In this way, the project will not just be reducing stormwater runoff, it will be removing it from the Town's system entirely. In addition, the project will utilize below grade parking to reduce the impervious area needed meet parking demands for the proposed units. These measures will further the development standards expected within the Town of Blacksburg.

ALTERNATE TRANSPORTATION PLAN AND PARKING

The Hearthstone development currently has an existing Alternate Transportation Plan (ATP) that has a parking requirement of 0.77 spaces per bedroom. This ATP was approved and implemented 9 years ago and has been maintained without issue since that time. The tenant demographic at Hearthstone and the development itself encourages and facilitates the use of public transportation, walking, and bicycling to meet transportation needs. The site has a nearby bus stop and walking trail that connects to the units to the Town's right-of-way and public sidewalks. This rezoning application and proposed re-development will seek to maintain the ATP as currently implemented to minimize development impacts and encourage the utilization of public transportation and walking trails.



VICINITY MAP:
NOT TO SCALE

X:\Drawings\1368-2\ENGINEERING\Design\Plans\Sheets\1368-2_Sht_C0_Cover.dwg
VICINITY MAP - 09/05/2017 12:40:56 PM, jmaurer, DWG To PDF.pc3, 1:1



1260 Radford Street
Christiansburg, Virginia 24073

Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com



VICINITY MAP

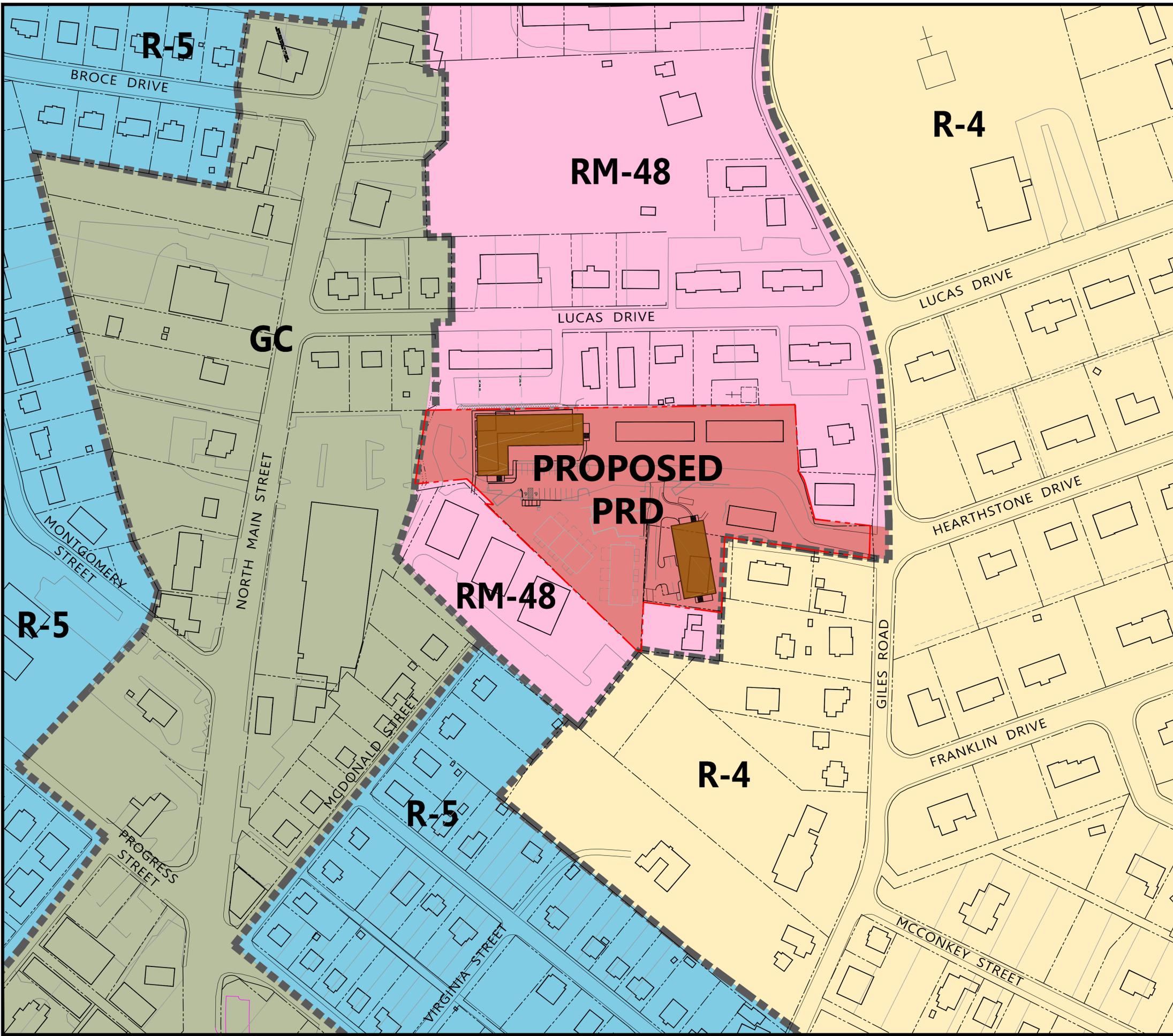
HEARTHSTONE APARTMENTS
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

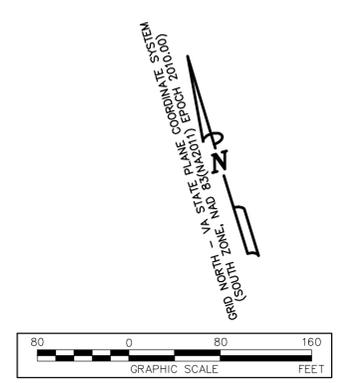
PROJECT TEAM

PIC	JOHN T. NEEL, PE	
PM	MATTHEW P. TOMLINSON, PE	
DSGN	MBL	
DATE	GNI JN	SHEET
09/05/2017	1368.2	1 OF 1

X:\Drawings\1988-2\ENGINEERING\Design\Plans\Sheets\1368-2_Zoning_Map.dwg
 Zoning Map - 1/10/2017 2:58:57 PM - Mblaser - AutoCAD PDF (General Documentation).pc3, 1:1



- R-4 - Low Density Residential
- R-5 - Transitional Residential
- RM-48 - Medium Density
- GC - General Commercial
- PROPOSED PRD - Planned Residential Development
- Property Line



GAY AND NEEL, INC.
 ENGINEERING & LANDSCAPE ARCHITECTURE & SURVEYING

1260 Radford Street
 Christiansburg, Virginia 24073

Phone: (540) 381-6011
 Fax: (540) 381-2773
 Email: info@gayandneel.com
 Web: www.gayandneel.com



The drawing, design, and digital files relating to this project are the property of Gay and Neel, Inc. The reproduction, copying, or other use of this drawing without GNI's written consent is prohibited.

**HEARTHSTONE APARTMENTS
 RE-ZONING APPLICATION AREA**

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	MBL
ISSUE DATE	
10/31/2017	
GNI JOB NO.	
1368.2	
SHEET TITLE	
RE-ZONING MAP	
SHEET NUMBER	
1 OF 1	

OFFICE USE ONLY	
Date Received:	_____
RZN#	_____
CUP#	_____

TOWN OF BLACKSBURG
VDOT TRAFFIC IMPACT ANALYSIS (TIA) SUPPLEMENTAL APPLICATION

This application, appropriate fee, and accompanying documentation must be submitted in conjunction with the corresponding rezoning, conditional use permit, or comprehensive plan amendment before any application can be reviewed by staff. If you have any questions, please contact the Planning and Building Department.

Name of Development: Hearthstone Apartments
Address/Location: 120 Hearthstone Drive
Tax Map Parcel: 226-(14)-5, 226-(A)-307
Size of Site: 3.729 acres
Proposed Use: Residential Apartments
Current Zoning District: RM-48 - Medium Density Multiunit Residential with Alternative Transportation Plan
Existing Future Land Use Classification: High Density Residential

This application is submitted in conjunction with a

- Rezoning Application. Proposed Zoning District: PRD
- Conditional Use Permit Application. Proposed Conditional Use: _____
- Comprehensive Plan Amendment. Proposed Future Land Use: _____

This is the first, second, third or subsequent submission of the TIA for review by VDOT.

A traffic impact analysis is is not required for the proposed project:

1. **Yes or** **No**, the site is located 9,100 feet along the vehicle path of traffic which is less than 3,000 feet from VDOT maintained roadways, or is within 3,000 feet of a non-limited access state controlled highway, or is within 3,000 feet of a connection to a state limited access highway.
2. **If the answer to question #1 is Yes, complete the following:**
 - a. **Yes or** **No**, the proposed development generates 745 vpd which is greater than the VDOT requirement of 5,000 vehicles per day.
3. **Yes or** **No**, the proposed comprehensive plan amendment results in substantial impact of 5,000 additional vehicle trips per day or results in substantial changes to the existing transportation network and infrastructure of state controlled highways.
4. **No**, a new TIA study is not required because a previously submitted TIA is still applicable for the project site. (Note: the appropriate documentation must be attached to this application)
5. **Yes or** **No**, a VDOT Scope of work meeting has been held.

If a TIA is required, please provide the following information:

Name of Property Owner(s): _____
Address: _____
Phone: _____ **Fax:** _____
Email address: _____

Applicant to whom review comments will be sent: _____
Address: _____
Phone: _____ Fax: _____
Email address: _____

Project Engineer who prepared TIA (if different from applicant): _____
Address: _____
Phone: _____ Fax: _____
Email address: _____

Please check all applicable boxes of information submitted with this application:

1. **Review Fee Check made payable to VDOT for**
First, Second or Third review by VDOT
 - Rezoning or Conditional Use Permit request
 - Low volume road submission 24VAC30-155-40 A 3: \$250
 - All other submissions: \$1000
 - Comprehensive Plan Amendments: \$1000
2. **For the Town of Blacksburg, please provide a *digital submission of the following:***
 - a. **One signed copy** of the Town's VDOT Supplemental TIA application.
 - b. **One complete copy** of the TIA submitted to VDOT including a completed checklist of information and signed scope of work meeting agreement.
 - c. **One copy** of the VDOT review fee check.
 - d. **One copy** of letter and supporting information documenting why a new or updated TIA is not required for this project.
3. **For VDOT, three paper copies** of the complete Traffic Impact Analysis. Forms and additional information can be found at <http://www.virginiadot.org/projects/chapter527/default.asp>

By signing below, I acknowledge that all information on this application and included in the supporting documentation is correct and accurate, and has been prepared by an appropriate licensed professional.

SIGNATURE OF APPLICANT: _____ **Date:** _____

For Staff Use Only:

First Submission Second Submission Third or Subsequent Submission

Reviewed and Accepted as complete by _____ Date _____

TIA forwarded to VDOT by _____ Date _____

Rejected by _____ Date _____

Reason for rejection: _____

*Town of Blacksburg, Planning & Building Department
300 South Main Street • PO Box 90003, Blacksburg, VA 24060-9003
Phone: (540) 951-1126 • Fax: (540) 951-0672 • www.blacksburg.gov*

Apartment (220)

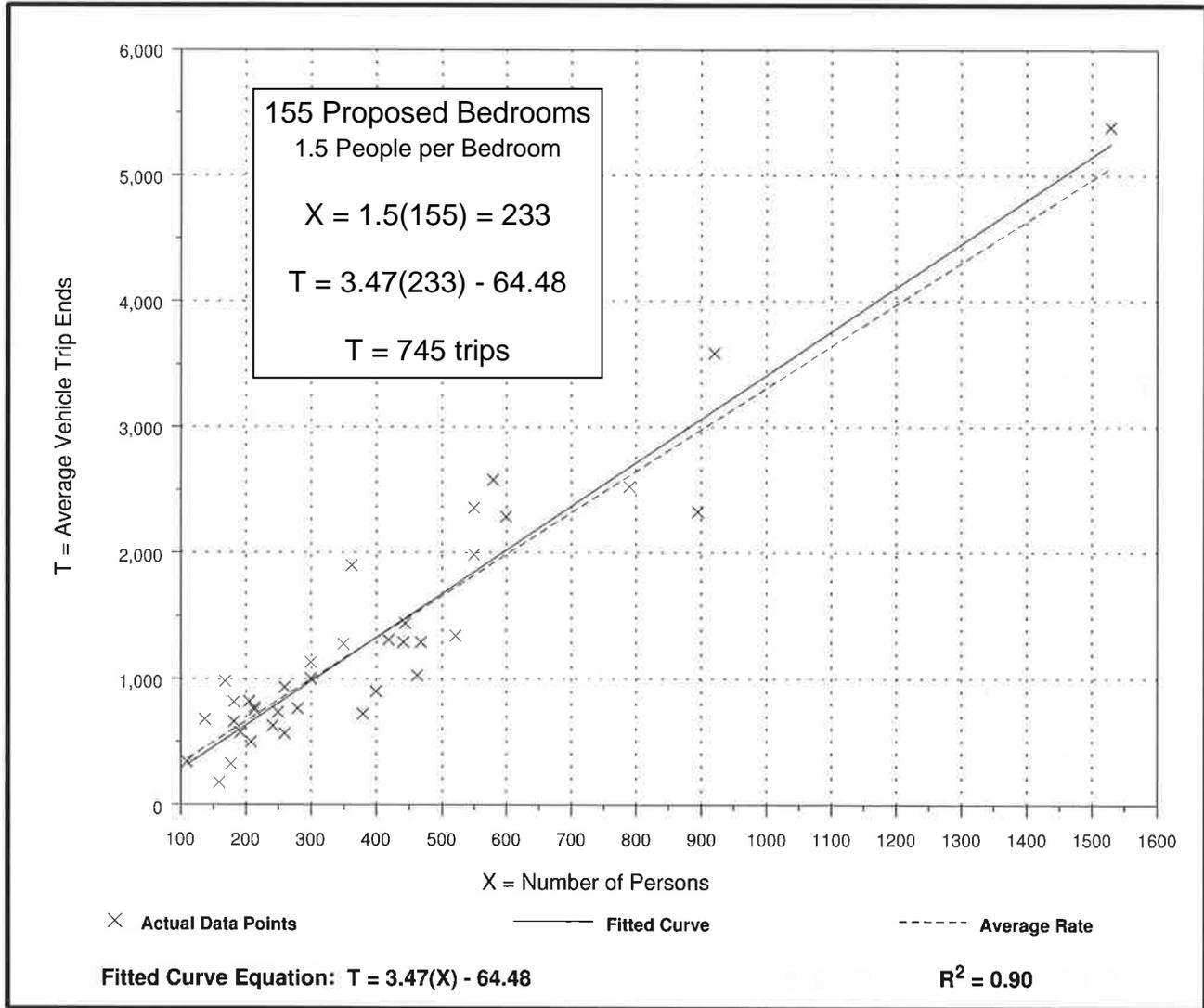
Average Vehicle Trip Ends vs: Persons
On a: Weekday

Number of Studies: 37
Average Number of Persons: 397
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Person

Average Rate	Range of Rates	Standard Deviation
3.31	1.16 - 5.85	1.99

Data Plot and Equation



Matt Tomlinson

From: Michel Beck <mikebeck@vt.edu>
Sent: Monday, October 30, 2017 11:07 AM
To: Matt Tomlinson; John Neel
Subject: Fwd: hearthstone

Follow Up Flag: Follow up
Flag Status: Flagged

FYI,

what Kinsey advised to include in application.

Mike

----- Forwarded message -----

From: Kinsey O'Shea <KOShea@blacksburg.gov>

Date: Thu, Oct 19, 2017 at 2:04 PM

Subject: hearthstone

To: Michel Beck <mikebeck@vt.edu>, Richard Reid <rkereid@comcast.net>

Cc: Anne McClung <amcclung@blacksburg.gov>, Randy Formica <RFormica@blacksburg.gov>, Victoria Hoyland <VHoyland@blacksburg.gov>, Paul Patterson <PPatterson@blacksburg.gov>, Maeve Gould <MGould@blacksburg.gov>, Kafi Howard <KHoward@blacksburg.gov>, Joshua Middleton <JMiddleton@blacksburg.gov>, Lori Lester <LLester@blacksburg.gov>

Mike & Richard,

We were able to meet today to discuss your project:

- Everyone is comfortable with an “in-line” resubmission showing just the impervious footprint of phase 2, in order to get phase 1 approved.
- With your resubmission, please include the total number of bedrooms to be constructed in phase 1, and remove the building particulars from phase 2, just showing an impervious outline.
- Phase 2 approval will come as a site plan amendment when/if the PR is approved. We would like a note on the plans (phase 1 and 2) that states that all district standards will be met—in the case of an approval of the PR, you will reference the ordinance and any proffers; if it is denied, you will simply have to comply with the 0.40 FAR for the site.
- The application for PR is your best bet for enabling you to do the development you desire. In your application, please include:
 - Total number of bedrooms that could be developed over all time, including the buildings that are not proposed to change with phase 1 and 2. Just giving the total big picture will be helpful

- We will use a maximum of 48 bedrooms per acre in determining impact with regards to traffic, utilities, etc. The stormwater concept plan that is ordinarily required as a part of a rezoning request will be satisfied by the site plan that is currently underway.
- Please coordinate directly with Joshua Middleton & Randy Formica (copied on this email) for traffic information required.
- Give yourself credit for all the cool things you're doing with the development, and the need you're meeting with regard to unit type & demographics served.
- Discuss parking as a whole as a part of the application, including the total number of parking spaces provided, and the potential future parking ratio if you utilize the full 48 bedroom per acre potential.
- Discuss that the only standard that you're wishing relief from is the FAR, and that all the other RM-48 district standards are met with regard to setbacks, lot coverage, height restriction, etc.
- Discuss the merits of the unit size/need for 1-2 bedroom vs. 3-4 bedroom, and how that is really what is driving the FAR need.

Please let me know if you have further questions. Let me know when you would like to schedule a pre-application meeting for your rezoning request. At that meeting, we will discuss in more detail the timeline of the process, as well as the needed items for submittal.

Thanks again, and we look forward to hearing from you soon.

Kinsey O'Shea AICP

Town Planner, Current Planning and Development Administration

Town of Blacksburg Planning and Building

[540.443.1300](tel:540.443.1300)

koshea@blacksburg.gov

www.blacksburg.gov

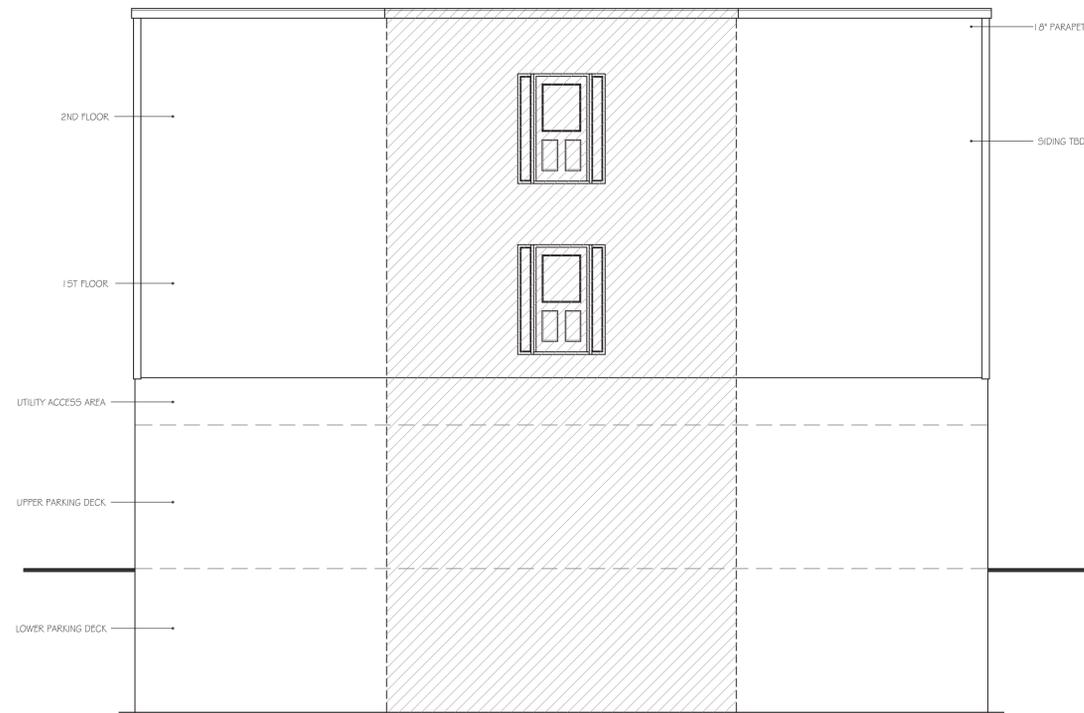


ALL PROVISIONS FOR STAIR TOWERS
BY THE SITE CONTRACTOR (HEARTHSTONE, LLC)
DESIGN OF STAIR TOWER BY COVENANT ENGINEERING

PHASE 1 FRONT ELEVATION

SCALE 3/16" = 1'-0"

ALL PROVISIONS FOR STAIR TOWERS
BY THE SITE CONTRACTOR (HEARTHSTONE, LLC)
DESIGN OF STAIR TOWER BY COVENANT ENGINEERING



PHASE 1 LEFT SIDE

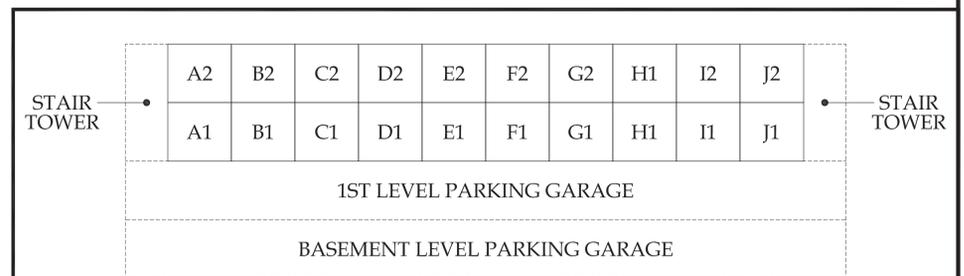
SCALE 3/16" = 1'-0"

ALL PROVISIONS FOR STAIR TOWER BY SITE CONTRACTOR
THE DESIGN OF STAIR TOWER BY COVENANT ENGINEERING
STAIR TOWER TO BE SITE INSPECTED BY THE LOCAL BUILDING
OFFICIAL AND IS NOT PART OF THE PFS 3RD PARTY APPROVAL

ALL PROVISIONS FOR FINISHING OUT CORRIDOR AREAS TO
BE PROVIDED BY THE SITE CONTRACTOR (HEARTHSTONE, LLC.)
AND THE CORRIDOR AREAS ARE NOT PART OF THE 3RD PARTY
APPROVAL PLANS FROM PFS AND IS SUBJECT TO INSPECTION
AND APPROVAL BY THE LOCAL BUILDING OFFICIAL.

PHASE 1 BUILDING

SITE ADDRESS - 116 HEARTHSTONE DRIVE, BLACKSBURG VIRGINIA



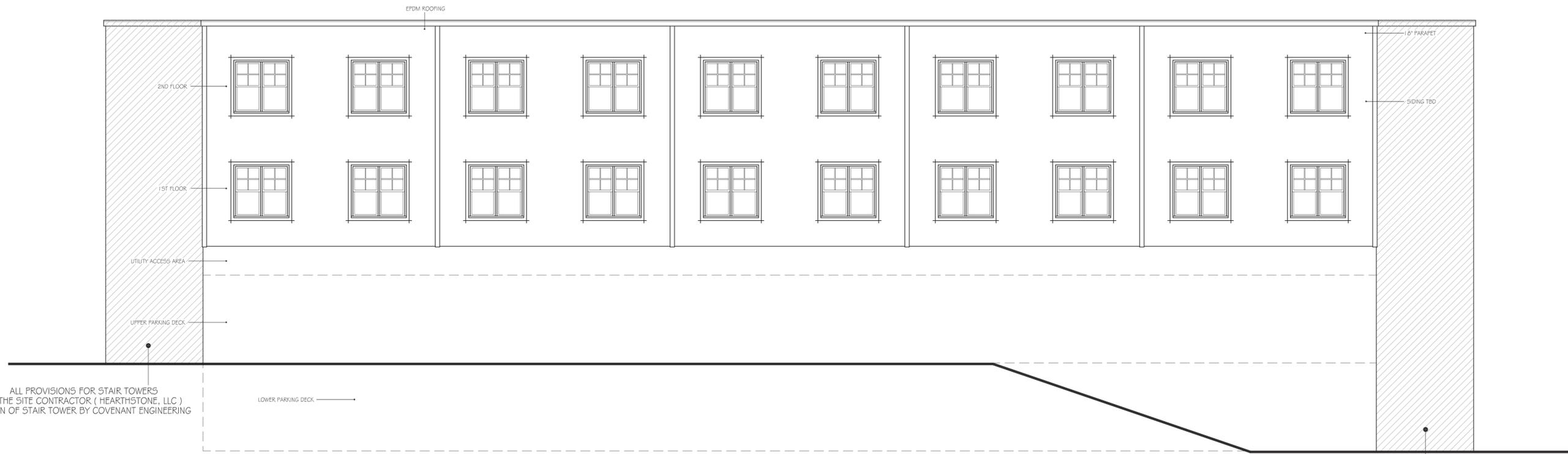
MODULAR UNIT KEY

Southern Heritage
HOMES

DESIGN & MANUFACTURER OF VIRGINIA'S FINEST MODULAR HOMES
275 CORPORATE DRIVE, ROCKY MOUNT, VIRGINIA 24151 (540)489-7700

CUSTOMER: MIKE BECK
BUILDER: HEARTHSTONE, LLC.
MODEL # 74-4625-SP
PRODUCTION # N/A
DRAWN BY: ROBBIE
DATE: 8-17-17
SCALE: 3/16" = 1'-0"
REVISIONS BY: DATE:

P1-EV1
SHEET #

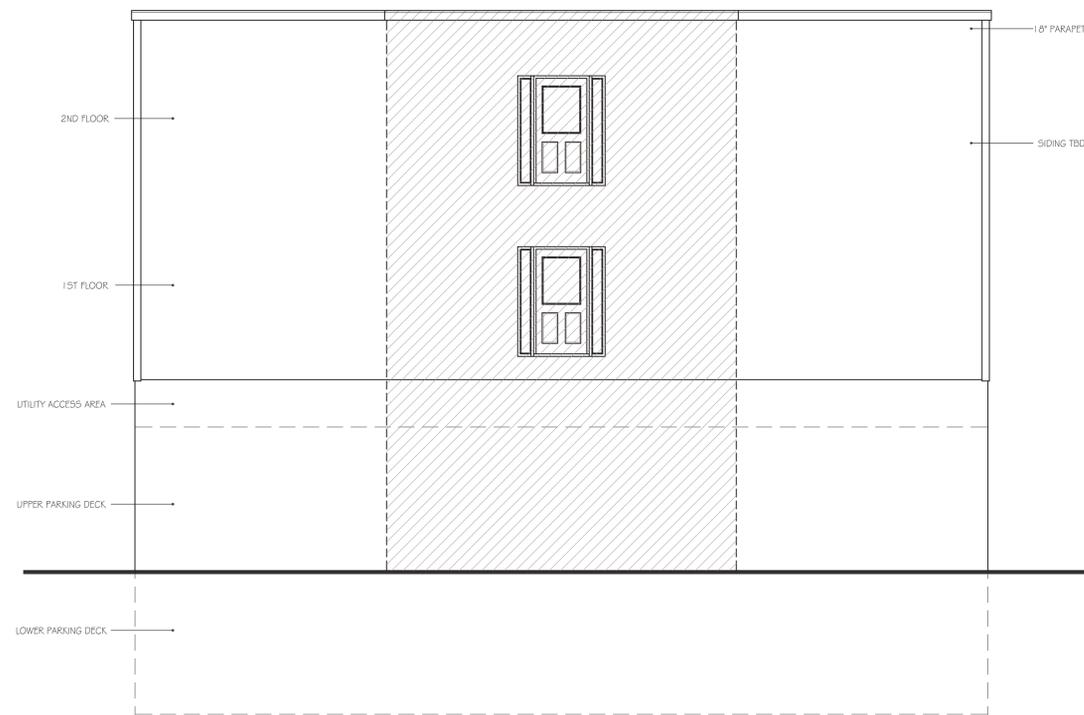


ALL PROVISIONS FOR STAIR TOWERS
BY THE SITE CONTRACTOR (HEARTHSTONE, LLC)
DESIGN OF STAIR TOWER BY COVENANT ENGINEERING

ALL PROVISIONS FOR STAIR TOWERS
BY THE SITE CONTRACTOR (HEARTHSTONE, LLC)
DESIGN OF STAIR TOWER BY COVENANT ENGINEERING

PHASE 1 REAR ELEVATION

SCALE 3/16" = 1'-0"



2ND FLOOR
1ST FLOOR
UTILITY ACCESS AREA
UPPER PARKING DECK
LOWER PARKING DECK

PHASE 1 RIGHT SIDE

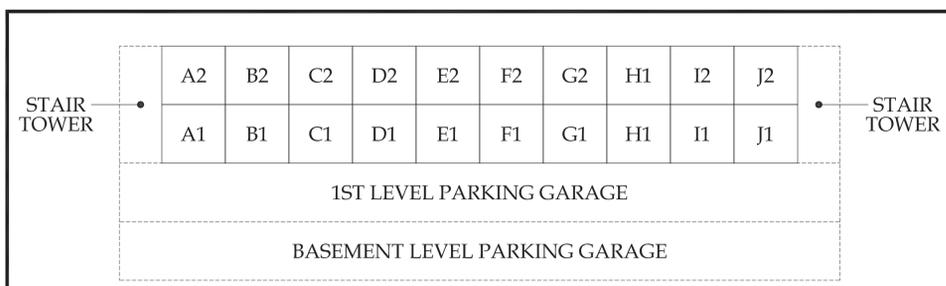
SCALE 3/16" = 1'-0"

ALL PROVISIONS FOR STAIR TOWER BY SITE CONTRACTOR
THE DESIGN OF STAIR TOWER BY COVENANT ENGINEERING
STAIR TOWER TO BE SITE INSPECTED BY THE LOCAL BUILDING
OFFICIAL AND IS NOT PART OF THE PFS 3RD PARTY APPROVAL

ALL PROVISIONS FOR FINISHING OUT CORRIDOR AREAS TO
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AND THE CORRIDOR AREAS ARE NOT PART OF THE 3RD PARTY
APPROVAL PLANS FROM PFS AND IS SUBJECT TO INSPECTION
AND APPROVAL BY THE LOCAL BUILDING OFFICIAL.

PHASE 1 BUILDING

SITE ADDRESS - 116 HEARTHSTONE DRIVE, BLACKSBURG VIRGINIA



MODULAR UNIT KEY

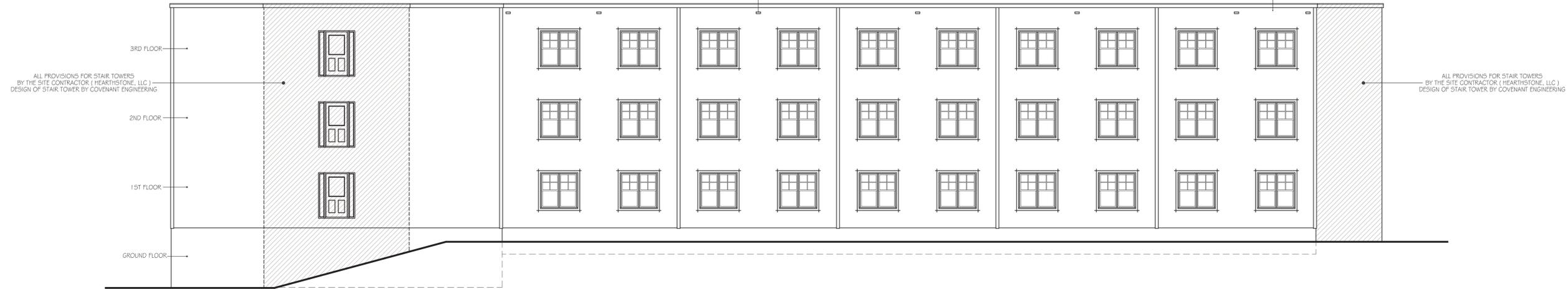
Southern Heritage
HOMES

DESIGN & MANUFACTURER OF VIRGINIA'S FINEST MODULAR HOMES
275 CORPORATE DRIVE, ROCKY MOUNT, VIRGINIA 24151 (540-489-7700)

CUSTOMER: _____
MIKE BECK
BUILDER: _____
HEARTHSTONE, LLC.
MODEL # _____
74-46225-SP
PRODUCTION # _____
N/A
DRAWN BY: _____
ROBBIE
DATE: _____
8-17-17
SCALE: _____
3/16" = 1'-0"
REVISIONS
BY: _____ DATE: _____

P1-EV2
SHEET #

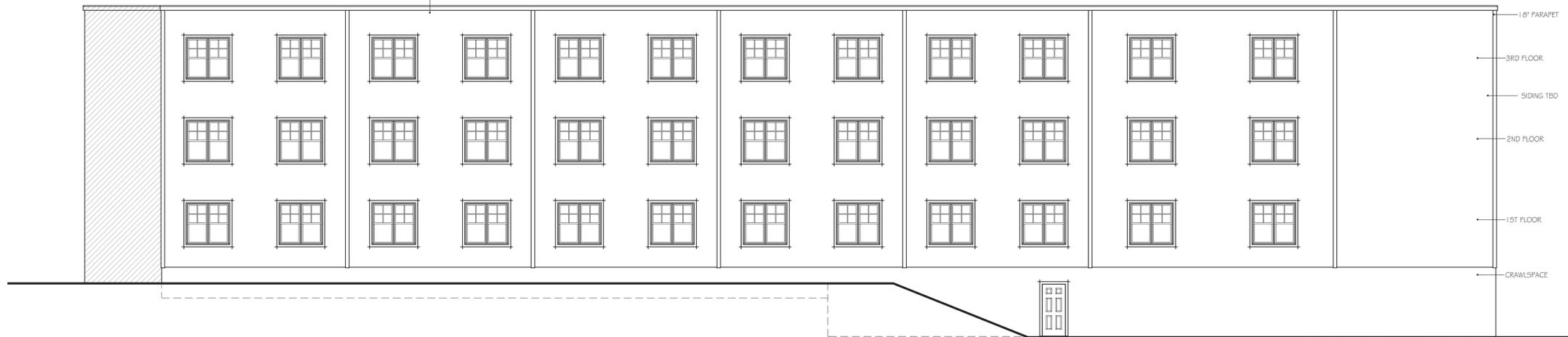
SCUPPER DESIGN AND LOCATIONS BY SITE CONTRACTOR (HEARTHSTONE, LLC)
AND SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING OFFICIAL



PHASE II FRONT ELEVATION

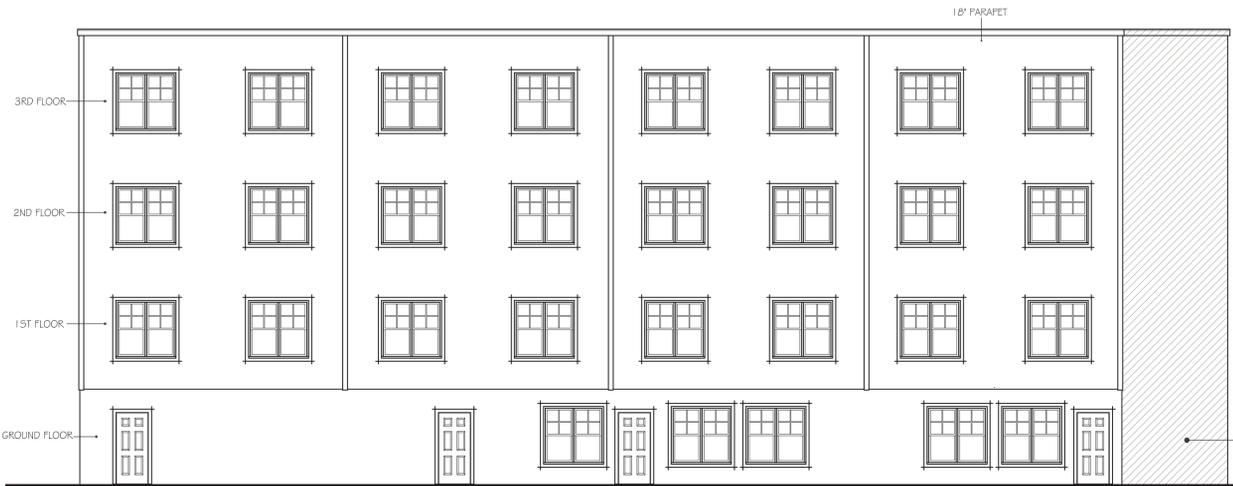
SCALE 1/8" = 1'-0"

EPDM ROOFING



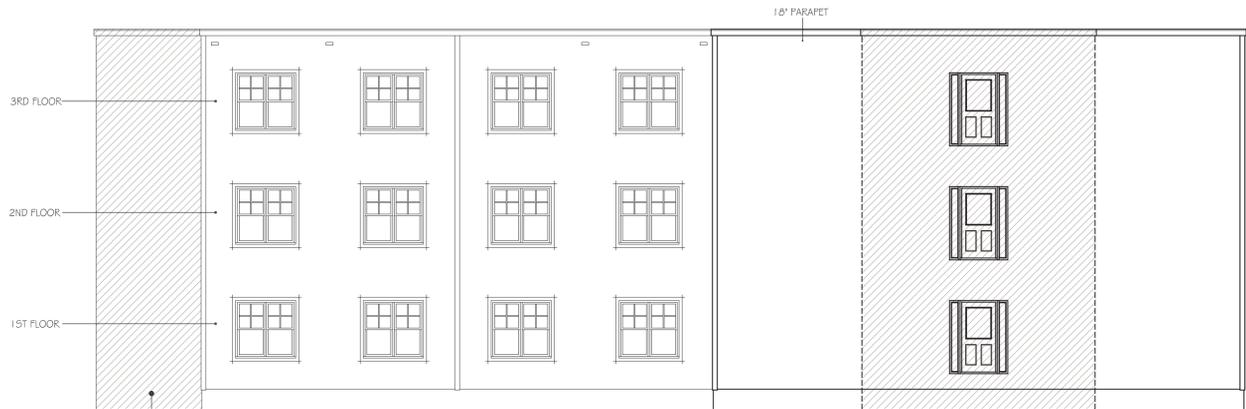
PHASE II REAR ELEVATION

SCALE 1/8" = 1'-0"



PHASE II LEFT SIDE

SCALE 1/8" = 1'-0"



PHASE II RIGHT SIDE

SCALE 1/8" = 1'-0"

ALL PROVISIONS FOR FINISHING OUT CORRIDOR AREAS TO BE PROVIDED BY THE SITE CONTRACTOR (HEARTHSTONE, LLC.) AND THE CORRIDOR AREAS ARE NOT PART OF THE 3RD PARTY APPROVAL PLANS FROM PFS AND IS SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING OFFICIAL.

ALL PROVISIONS FOR STAIR TOWER BY SITE CONTRACTOR THE DESIGN OF STAIR TOWER BY COVENANT ENGINEERING STAIR TOWER TO BE SITE INSPECTED BY THE LOCAL BUILDING OFFICIAL AND IS NOT PART OF THE PFS 3RD PARTY APPROVAL

PHASE 2 BUILDING

SITE ADDRESS - 115 HEARTHSTONE DRIVE, BLACKSBURG VIRGINIA

Southern Heritage
HOMES

DESIGN & MANUFACTURER OF VIRGINIA'S FINEST MODULAR HOMES
275 CORPORATE DRIVE, ROCKY MOUNT, VIRGINIA 24151 (540-489-7700)

CUSTOMER: _____
MIKE BECK
BUILDER: HEARTHSTONE, LLC.
MODEL # 74-46225-SP
PRODUCTION # _____
N/A
DRAWN BY: _____
ROBBIE
DATE: 8-17-17
SCALE: 3/16" = 1'-0"
REVISIONS BY: _____ DATE: _____

P2-EV1
SHEET #

HEARTHSTONE APARTMENTS

Adjacent Property Owners to 120 Hearthstone Drive

PARCEL ID	TAX MAP #	Name of Property Owner	Mailing Address
008369	226-14-1A	LINDA J. WILSON	4537 GRAHAM ST ELLISTON VA 24087
016758	226-14-A1	MICHAEL D. TUCK & LISA S. TUCK	1825 WHITE OAK LN CHRISTIANSBURG VA 24073
012059	226-14-2	JOHN K. SKELTON	P. O. BOX 134 BLACKSBURG VA 24063-0134
010674	226-14-5A	DATTO VENTURES LLC	944 CLUBHOUSE RD BLACKSBURG VA 24060
016181	226-14-3	ROBINSON FAMILY COMPANY #1 LLC	1030 ARRINGTON RD BLACKSBURG VA 24060
024164	226-14-3A	NASTECH INC. C/O FLIPPIN DENSMORE MORSE JESSE	P. O. BOX 680 VINTON VA 24179
024163	226-A-298C	NASTECH INC. C/O FLIPPIN DENSMORE MORSE JESSE	P. O. BOX 680 VINTON VA 24179
013201	226-A-298	NASTECH INC. C/O FLIPPIN DENSMORE MORSE JESSE	P. O. BOX 680 VINTON VA 24179
015492	226-A-215	YMCA AT VIRGINIA TECH	403 WASHINGTON ST SW BLACKSBURG VA 24060
017819	226-15BK-A-5	NANCY W. PHILLIPS & JERRY L. CHRISTIAN	P. O. BOX 11231 BLACKSBURG VA 24062
023411	226-A-15-9	DANNY L. VADEN	2325 MT TABOR RD BLACKSBURG VA 24060
023410	226-A-15-8	WILLIAM A. MCINTEER	1501 PARKLAND DR LYNCHBURG VA 24503
023409	226-A-15-7	FREDERICK STERLING PURNELL	106 LUCAS DR APT 7 BLACKSBURG VA 24060
023408	226-A-15-6	ADRIANO M. PALLADINO & MARIAROSA CUCINOTTA	P. O. BOX 333 BLACKSBURG VA 24063
023407	226-A-15-5	SHADALOW LLC C/O DAVID LOWE	460 MILL POINTE RD BLACKSBURG VA 24060
023406	226-A-15-4	KEVIN M. KOSTELNIK & LORI M. KOSTELNIK	106 LUCAS DR UNIT 4 BLACKSBURG VA 24060
023405	226-A-15-3	REBECCA E. DURHAM	106 LUCAS DR UNIT 3 BLACKSBURG VA 24060
023404	226-A-15-2	SHADALOW LLC C/O DAVID LOWE	460 MILL POINTE RD BLACKSBURG VA 24060
023403	226-A-15-1	LESLIE D. OBRIEN THORNTON	106 LUCAS DR UNIT 1 BLACKSBURG VA 24060
005850	226-15BK-A-13	FAI WING NG & LUCY M W NG	1004 DOE RUN BLACKSBURG VA 24060

017318	226-15BK-A-15	EDWARD & ELEANORE LLC C/O WAYNE AND SUSAN HENLEY	2704 MT VERNON LN BLACKSBURG VA 24060
005911	226-15BK-A-17	EDWARD & ELEANORE LLC C/O WAYNE AND SUSAN HENLEY	2704 MT VERNON LN BLACKSBURG VA 24060
012761	226-15BK-A-19,21	VICTORIA A. GREEN	141 SPRING DR NEWPORT VA 24128
012761	226-15BK-A-19,21	VICTORIA A. GREEN	141 SPRING DR NEWPORT VA 24128
024190	226-A-29-13	KULENDUKA MABAYA	9722 HOLMES PL UNIT 201 MANASSAS VA 20111
024191	226-A-29-14	BERNICE P. GOODRICH & TODD A. GOODRICH	P.O. BOX 4111 ROANOKE VA 24015
024192	226-A-29-15	BAHMAN GHADIMI	126 LUCAS DR BLACKSBURG VA 24060
024193	226-A-29-16	DAN HUA	87 CARRINGTON RD HENDERSONVILLE TN 37075
024194	226-A-29-17	JOHN A. GUNTER	2348 MEADOW CREEK RD CHRISTIANSBURG VA 24073
024195	226-A-29-18	SCOTT E. GRANGER JR & ELIZABETH A. GRANGER	6011 PEMBROOK LN FREDERICKSBURG VA 22407
009370	226-A-305	JOSEPH N. DOWDY	312 LUCAS DR BLACKSBURG VA 24060
006656	226-A-306	MARSHALL J. FRANK	508 W CEDAR ORCHARD DR BLACKSBURG VA 24060
030084	226-17-47	HARMAN LIVING TRUST C/O THOMAS E. HARMAN CO-TRS	201 HEARTHSTONE DR BLACKSBURG VA 24060
005011	226-17-35	EVELYN DARCY GRENDER GORDON LIV TR EVELYN & GORDON TRS	203 FRANKLIN DR BLACKSBURG VA 24060