



July 9, 2018

Kali Casper, Comprehensive Planner
Town of Blacksburg
300 South Main Street
Blacksburg, VA 24060

RE: Terrace View PRD Right of Way Vacation Request

Dear Kali,

Please let this letter serve as a request to withdraw our previous right of way vacation request for Snyder Lane as it relates to the Terrace View PRD rezoning request. After meetings with staff, we understand that the Town still has an interest in retaining that right of way and is open to working with our client to amend our rezoning application to accommodate this.

Attached to this letter you will find an updated request for Snyder Lane. In order to maximize safety and traffic flow entering our proposed roundabout at Hunt Club Road, we are proposing to realign Snyder Lane. This realignment will require the vacation of a small portion of right of way and will also require the dedication of new right of way for Snyder Lane and Hunt Club Road. The exhibits attached hereto show the proposed realignment as well as the specific areas for vacation and dedication.

Thank you for your assistance with this project and if you or the Town Attorney have any questions concerning this request, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Vice President

Revised 7/04

Office Use Only

Ordinance #: _____
Date Received _____

REQUEST FOR VACATION OF AN ALLEY OR UN-BUILT RIGHT OF WAY
TOWN OF BLACKSBURG, VIRGINIA

This application and accompanying information must be submitted in full before the vacation request can be referred to the Planning Commission and Town Council for consideration. Please contact the Planning and Engineering Department at 540-961-1126 for application deadline.

Reliant Group Management

Name of Applicant(s)

601 California Street, Suite 1150
San Francisco, CA 94108

Address

(415) 501-9600

Phone

(415) 788-0435

Fax

Please list any additional parties included in this application:

None

Location of right of way to be vacated: (survey of property or legal description of boundary)

A portion of Snyder Lane between Hunt Club Road & Patrick Henry Drive (see attached Right of Way exhibit)

Tax Parcel Number(s) of Property: 196-A 8

Square Footage of area to be vacated: 5,617 sf

If there is more than one applicant, how is property to be divided?

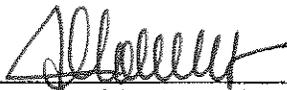
What is the intended use of the vacated property?

The vacated property will included in the overall property boundary for the proposed Terrace View Phase I PRD.

I, We, the owner(s), agent, or contract purchaser(s) described on this application do hear-by apply for the vacation of the above described alley or un-built right of way and certify the following:

1. I, We, own property abutting the above described alley or un-built right of way.
2. I, We, will provide proof of notification of all property owners abutting the alley or un-built right of way in order to give them the opportunity to join in or file separate applications for the vacation.
3. I, We, agree that the value of the alley or un-built right of way is \$ _____.
4. I, We, agree that if a formal appraisal is required, as established by the Comprehensive Plan vacation process, the cost of the appraisal will be paid to the Town of Blacksburg before acceptance of the application.
5. I, We, agree to pay to the Town of Blacksburg the above stated price if the alley or un-built right of way is vacated.
6. I, We, agree to accept a quit-claim deed to the property and accept responsibility for ascertaining what interest the Town of Blacksburg may have in the area if vacated.
7. I, We, understand that the Town of Blacksburg makes no warranties of title of property.

Please include an application fee of **\$500.00** to be applied to the cost of advertising, the cost of first class and certified mail postage to all adjacent properties and expense incidental to reviewing, publishing, and processing this application. Please make your check or money order payable to the **Town of Blacksburg**.



Signature of Applicant(s)

7/12/2018
Date

OFFICE USE ONLY

_____ Comprehensive Plan Review

_____ Transit Review

_____ Utility Review

_____ Rear Property Access

_____ Recreation Review

_____ Appraisal

LEGAL DESCRIPTION OF RIGHT OF WAY VACATION

0.593 ACRE PARCEL OF PUBLIC RIGHT OF WAY TO BE VACATED

BEGINNING AT AN IRON ROD IN THE SOUTHERN RIGHT OF WAY OF PATRICK HENRY DRIVE AND THE WESTERN RIGHT OF WAY OF SNYDER LANE, THENCE TRAVELING N68°24'09"E A DISTANCE OF 50.37' TO AN IRON ROD IN THE EASTERN RIGHT OF WAY OF SNYDER LANE; THENCE ALONG THE SNYDER LANE RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. S14°39'40"E A DISTANCE OF 337.66' TO AN IRON ROD;
2. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 76.74', A RADIUS OF 95.94', A CHORD BEARING OF S08°14'09"W, AND A CHORD LENGTH OF 74.71' TO AN IRON ROD;
3. THENCE S31°09'20"W A DISTANCE OF 81.06' TO AN IRON ROD;
4. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 18.06', A RADIUS OF 30.26', A CHORD BEARING OF S14°30'20"W, AND A CHORD LENGTH OF 17.80' TO AN IRON ROD;
5. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.71', A RADIUS OF 10.00', A CHORD BEARING OF S48°02'42"E, AND A CHORD LENGTH OF 14.14' TO AN IRON ROD IN THE NORTHERN RIGHT OF WAY OF HUNT CLUB ROAD;

THENCE ALONG RIGHT OF WAY S86°57'14"W A DISTANCE OF 68.55' TO A POINT;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 1.20', A RADIUS OF 289.05', A CHORD BEARING S87°07'14"W, AND CHORD LENGTH OF 1.20' TO AN IRON ROD IN THE NORTHERN RIGHT OF WAY OF HUNT CLUB ROAD AND THE WESTERN RIGHT OF WAY OF SNYDER LANE;

THENCE ALONG THE SNYDER LANE RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.44', A RADIUS OF 10.00', A CHORD BEARING OF N41°11'56"E, AND A CHORD LENGTH OF 13.95' TO AN IRON ROD;
2. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 47.91', A RADIUS OF 80.26', A CHORD BEARING OF N14°03'20"E, AND A CHORD LENGTH OF 47.20' TO AN IRON ROD;
3. THENCE N31°09'20"E A DISTANCE OF 81.05' TO AN IRON ROD;
4. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 36.78', A RADIUS OF 45.99', A CHORD BEARING OF N08°14'50"E, AND A CHORD LENGTH OF 35.80' TO AN IRON ROD;
5. THENCE N14°39'40"W A DISTANCE OF 331.58' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF RIGHT OF WAY DEDICATION

0.621 ACRE PARCEL OF PUBLIC RIGHT OF WAY TO BE DEDICATED

BEGINNING AT AN IRON ROD IN THE SOUTHERN RIGHT OF WAY OF PATRICK HENRY DRIVE AND THE WESTERN RIGHT OF WAY OF SNYDER LANE, TRAVEL S68°24'09"W A DISTANCE OF 2.55' TO THE POINT OF BEGINNING;

THENCE ALONG THE RIGHT OF WAY OF PATRICK HENRY DRIVE N68°24'09"E A DISTANCE OF 50.01' TO A POINT IN THE EASTERN RIGHT OF WAY OF SNYDER LANE;

THENCE ALONG THE RIGHT OF WAY OF SNYDER LANE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S20°46'57"E A DISTANCE OF 140.25';
2. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 44.72', A RADIUS OF 325.00', A CHORD BEARING OF S16°50'26"E, AND A CHORD LENGTH OF 44.68';
3. THENCE S12°53'56"E A DISTANCE OF 122.27';
4. THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 63.20', A RADIUS OF 175.00', A CHORD BEARING OF S02°33'10"E, AND A CHORD LENGTH OF 62.86';
5. THENCE S07°47'36"W A DISTANCE OF 89.61';
6. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 73.01', A RADIUS OF 40.00', A CHORD BEARING OF S44°29'37"E, AND A CHORD LENGTH OF 63.29' TO A POINT IN THE NORTHERN RIGHT OF WAY OF HUNT CLUB ROAD;

THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 43.48', A RADIUS OF 680.57', A CHORD BEARING OF S85°07'31"W, AND A CHORD LENGTH OF 43.47';

THENCE S86°57'16"W A DISTANCE OF 108.55';

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.56', A RADIUS OF 289.05', A CHORD BEARING OF S84°30'30"W, AND A CHORD LENGTH OF 27.55' TO A POINT IN THE WESTERN RIGHT OF WAY OF SNYDER LANE;

THENCE ALONG SNYDER LANE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 135.43', A RADIUS OF 105.00', A CHORD BEARING OF N44°44'40"E, AND A CHORD LENGTH OF 126.24';
2. THENCE N07°47'36"E A DISTANCE OF 63.72';
3. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 45.14', A RADIUS OF 125.00', A CHORD BEARING OF N02°33'10"W, AND A CHORD LENGTH OF 44.90';
4. THENCE N12°53'56"W A DISTANCE OF 122.27';

5. THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.84', A RADIUS OF 275.00', A CHORD BEARING OF N16°50'26"W, AND A CHORD LENGTH OF 37.81';
6. THENCE N20°46'57"W A DISTANCE OF 139.54' TO THE POINT OF BEGINNING.

0.056 ACRE PARCEL OF PUBLIC RIGHT OF WAY TO BE DEDICATED

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY LINE OF HUNT CLUB ROAD, SAID POINT BEING THE NORTHEASTERN CORNER OF THE EXISTING AMENITY PARCEL, TRAVEL ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 62.55', A RADIUS OF 442.58', A CHORD BEARING OF S74°47'59"W, AND A CHORD LENGTH OF 62.50'; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 81.20', A RADIUS OF 730.57', A CHORD BEARING OF S82°01'58"W, AND A CHORD LENGTH OF 81.16' TO THE POINT OF BEGINNING;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.42', A RADIUS OF 35.00', A CHORD BEARING OF S66°42'53"W, AND A CHORD LENGTH OF 22.03';

THENCE S43°59'48"W A DISTANCE OF 29.55';

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 19.55', A RADIUS OF 39.50', A CHORD BEARING OF S29°49'03"W, AND A CHORD LENGTH OF 19.35';

THENCE N86°37'20"W A DISTANCE OF 29.02';

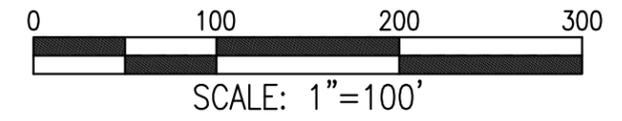
THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 38.50', A RADIUS OF 64.50', A CHORD BEARING OF N33°33'55"W, AND A CHORD LENGTH OF 37.93';

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.14', A RADIUS OF 30.00', A CHORD BEARING OF N71°48'13"W, AND A CHORD LENGTH OF 21.64', TO A POINT IN THE SOUTHERN RIGHT OF WAY OF HUNT CLUB ROAD;

THENCE N86°57'20"E A DISTANCE OF 99.23';

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 22.17', A RADIUS OF 730.57', A CHORD BEARING OF N85°05'10"E, AND A CHORD LENGTH OF 22.17' TO THE POINT OF BEGINNING.

N/F
 THE VILLAGE AT BLACKSBURG, LLC
 TAX MAP #195-A-25
 PARCEL ID #030101
 INST. #2013006699



**PRELIMINARY
 FOR REVIEW ONLY
 DO NOT RECORD**

NOTES:

1. PROPERTY OWNERS OF RECORD: CAP IX BLACKSBURG LLC C/O RELIANT GROUP MANAGEMENT
2. LEGAL REFERENCES: INST. #2017009867; P.B. 12 PG. 19
3. CALCULATIONS:
 RIGHT OF WAY TO BE VACATED = 0.593 AC
 RIGHT OF WAY TO BE DEDICATED = 0.677 AC
 NET RIGHT OF WAY DEDICATED = 0.084 AC

LEGEND

- RIGHT OF WAY TO BE VACATED
- RIGHT OF WAY TO BE DEDICATED

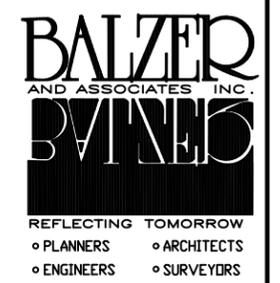
**RIGHT OF WAY EXHIBIT
 FROM RECORDS SHOWING
 PUBLIC RIGHT OF WAY TO BE
 VACATED & DEDICATED**

SNYDER LANE
 TOWN OF BLACKSBURG
 PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA
 DATE: MAY 1, 2018
 REVISED: JULY 9, 2018
 REVISED: AUGUST 3, 2018
 JOB #24170107.00
 SCALE: 1" = 100'
SHEET 1 OF 3

TEL: 540-381-4290 FAX: 540-381-4291

PLANNERS ARCHITECTS ENGINEERS SURVEYORS

Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073



PATRICK HENRY DRIVE
 50' R/W

TERRACE VIEW
 PHASE I

TERRACE VIEW
 PHASE II PART 1

TERRACE VIEW
 PHASE II PART 2

TERRACE VIEW
 PHASE III

PUBLIC RIGHT OF WAY TO BE
 VACATED AND TRANSFERRED TO
 CAP IX BLACKSBURG, LLC
 (SEE SHEET 2)

AREA TO BE DEDICATED
 AS PUBLIC RIGHT OF WAY
 (SEE SHEET 3)

HUNT CLUB ROAD
 50' R/W

TERRACE VIEW
 PH. IV

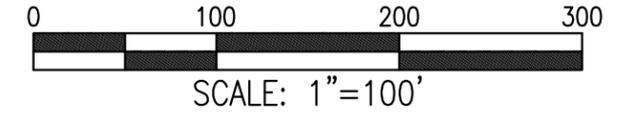
AMENITY AREA

TERRACE VIEW
 PH. IV

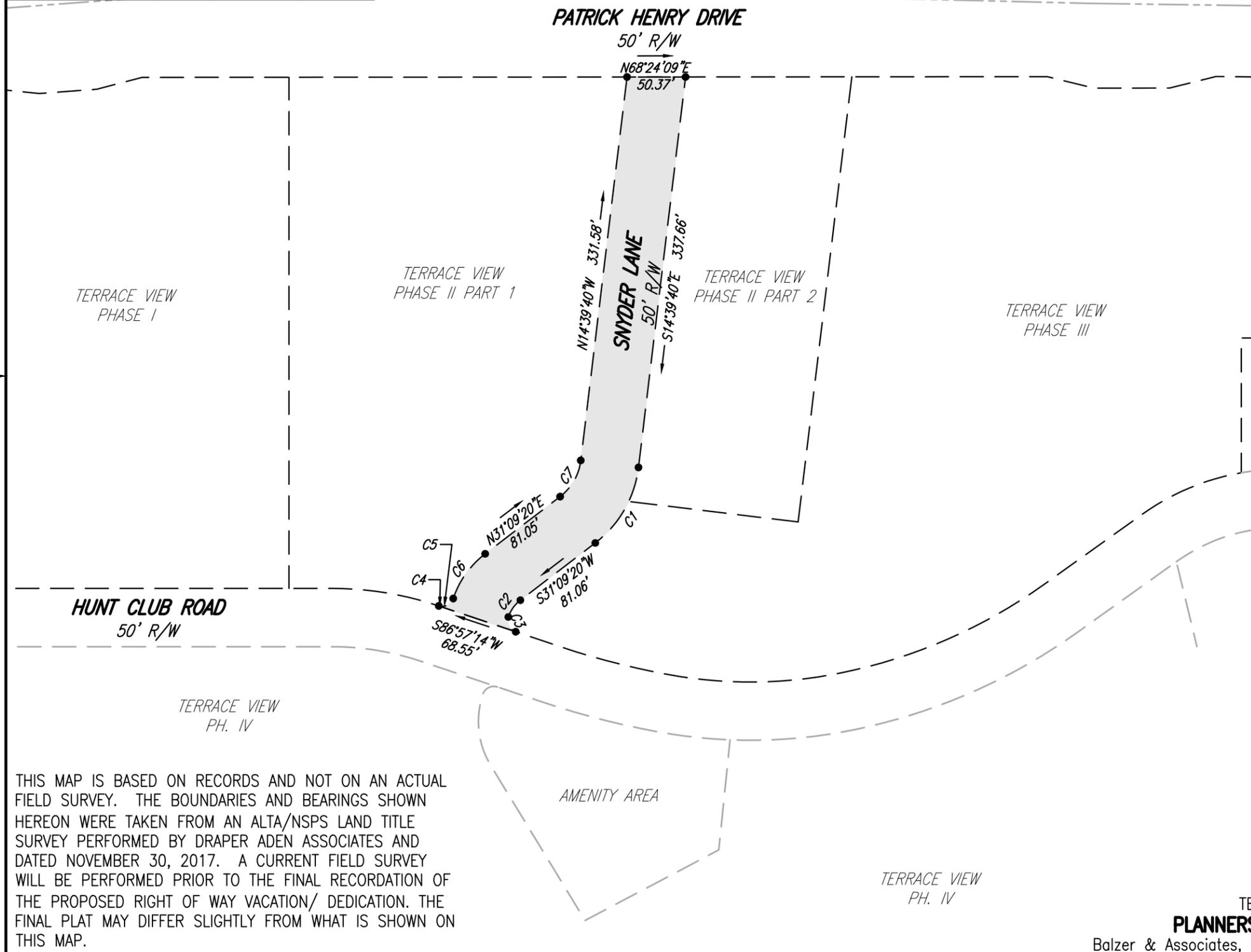
THIS MAP IS BASED ON RECORDS AND NOT ON AN ACTUAL FIELD SURVEY. THE BOUNDARIES AND BEARINGS SHOWN HEREON WERE TAKEN FROM AN ALTA/NSPS LAND TITLE SURVEY PERFORMED BY DRAPER ADEN ASSOCIATES AND DATED NOVEMBER 30, 2017. A CURRENT FIELD SURVEY WILL BE PERFORMED PRIOR TO THE FINAL RECORDATION OF THE PROPOSED RIGHT OF WAY VACATION/ DEDICATION. THE FINAL PLAT MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN ON THIS MAP.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	76.74'	95.94'	45°49'56"	S8°14'09"W	74.71'
C2	18.06'	30.26'	34°12'00"	S14°03'20"W	17.80'
C3	15.71'	10.00'	90°00'04"	S48°02'42"E	14.14'
C4	1.20'	289.05'	0°14'18"	S87°07'14"W	1.20'
C5	15.44'	10.00'	88°29'13"	N41°11'56"E	13.95'
C6	47.91'	80.26'	34°12'00"	N14°03'20"E	47.20'
C7	36.78'	45.99'	45°49'00"	N8°14'50"E	35.80'

N/F
 THE VILLAGE AT BLACKSBURG, LLC
 TAX MAP #195-A-25
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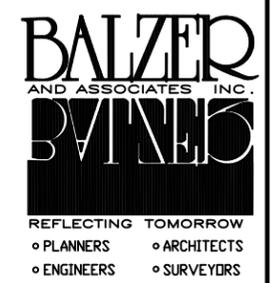
**RIGHT OF WAY EXHIBIT
 FROM RECORDS SHOWING
 EXISTING RIGHT OF WAY
 TO BE VACATED**

SNYDER LANE
 TOWN OF BLACKSBURG
 PRICES FORK MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DATE: MAY 1, 2018
 REVISED: JULY 9, 2018
 REVISED: AUGUST 3, 2018
 JOB #24170107.00
 SCALE: 1" = 100'
SHEET 2 OF 3

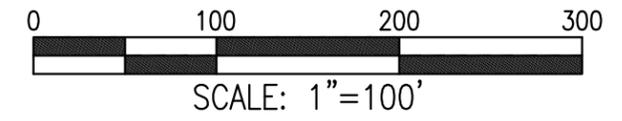
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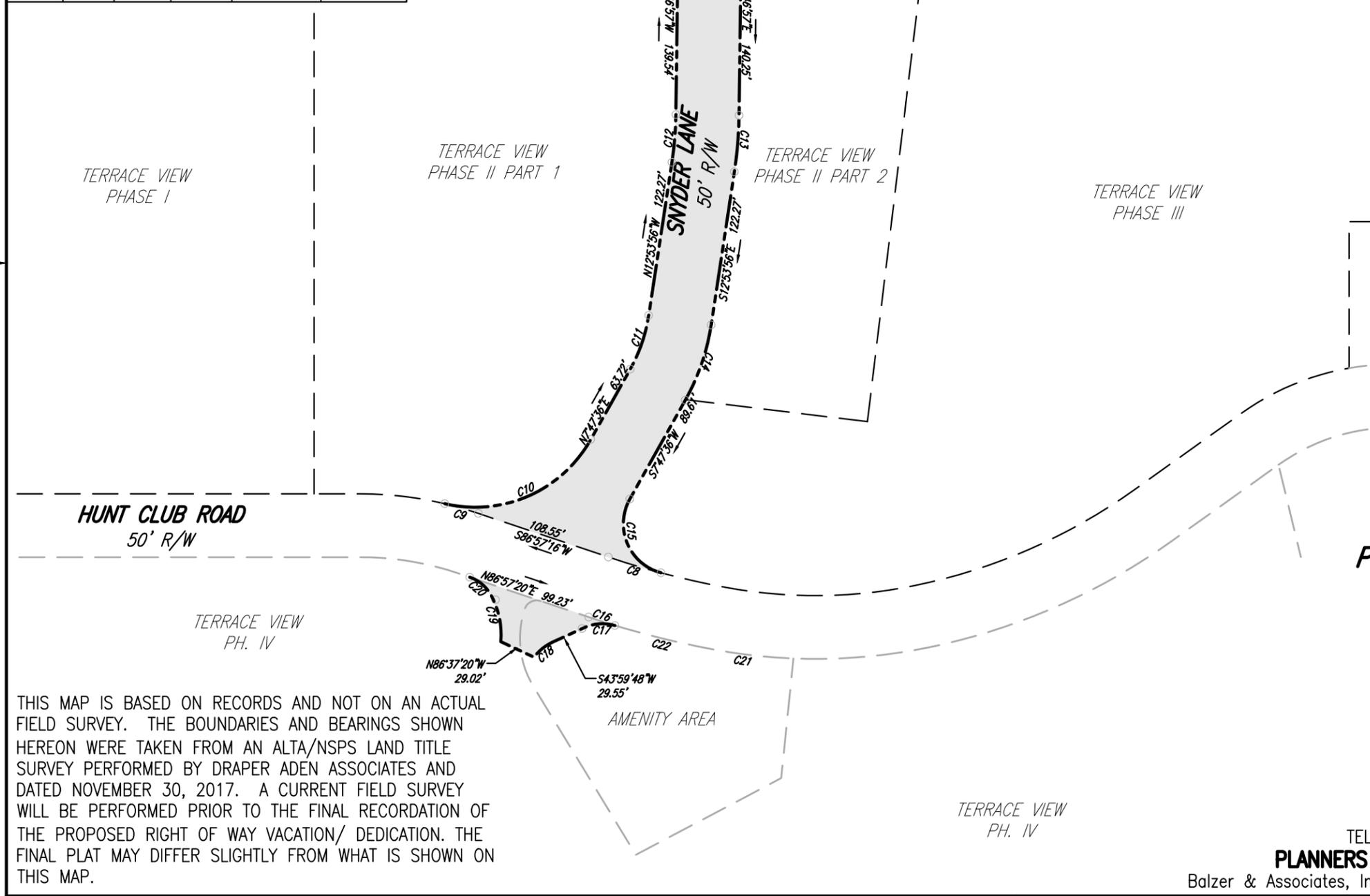


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C8	43.48'	680.57'	3°39'38"	S85°07'31"W	43.47'
C9	27.56'	289.05'	5°27'45"	S84°30'30"W	27.55'
C10	135.43'	105.00'	73°54'09"	N44°44'40"E	126.24'
C11	45.14'	125.00'	20°41'32"	N2°33'10"W	44.90'
C12	37.84'	275.00'	7°53'01"	N16°50'26"W	37.81'
C13	44.72'	325.00'	7°53'01"	S16°50'26"E	44.68'
C14	63.20'	175.00'	20°41'32"	S2°33'10"E	62.86'
C15	73.01'	40.00'	104°34'27"	S44°29'37"E	63.29'
C16	22.17'	730.57'	1°44'19"	N85°05'10"E	22.17'
C17	22.42'	35.00'	36°41'41"	S66°42'53"W	22.03'
C18	19.55'	39.50'	28°21'30"	S29°49'03"W	19.35'
C19	38.50'	64.50'	34°11'45"	N33°33'55"W	37.93'
C20	22.14'	30.00'	42°16'49"	N71°48'13"W	21.64'
C21	62.55'	442.58'	8°05'52"	S74°47'59"W	62.50'
C22	81.20'	730.57'	6°22'06"	S82°01'58"W	81.16'

N/F
 THE VILLAGE AT BLACKSBURG, LLC
 TAX MAP #195-A-25
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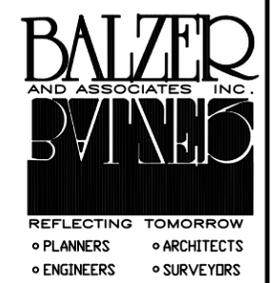


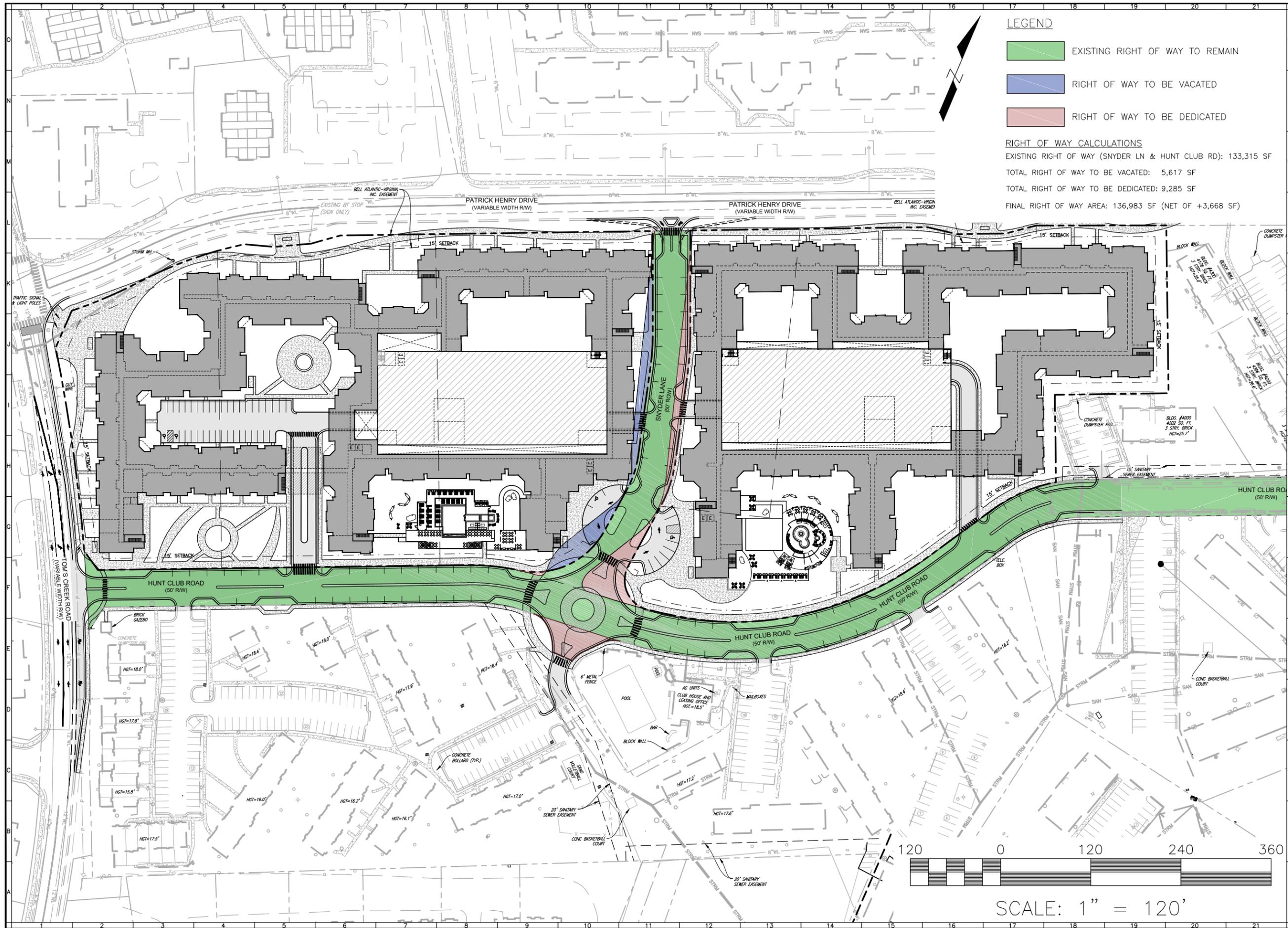
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 Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073





LEGEND

- EXISTING RIGHT OF WAY TO REMAIN
- RIGHT OF WAY TO BE VACATED
- RIGHT OF WAY TO BE DEDICATED

RIGHT OF WAY CALCULATIONS
 EXISTING RIGHT OF WAY (SNYDER LN & HUNT CLUB RD): 133,315 SF
 TOTAL RIGHT OF WAY TO BE VACATED: 5,617 SF
 TOTAL RIGHT OF WAY TO BE DEDICATED: 9,285 SF
 FINAL RIGHT OF WAY AREA: 136,983 SF (NET OF +3,668 SF)



Balzer and Associates, Inc.
 New River Valley
 Richmond
 Roanoke
 Staunton
 Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
 SITE DEVELOPMENT ENGINEERING
 LAND USE PLANNING & ZONING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 ARCHITECTURE
 STRUCTURAL ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL & SOIL SCIENCE
 WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
 448 Peppers Ferry Road, NW
 Christiansburg, VA 24073
 540-381-4290
 FAX 540-381-4291

TERRACE VIEW PRD PHASE I
 HUNT CLUB ROAD
RIGHT OF WAY MASTER PLAN
 PRICES FORK MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
 DESIGNED BY GLM
 CHECKED BY SMS
 DATE 7/9/18
 SCALE 1"=120'
 REVISIONS:
 1. 8/3/18

SHEET NO.
EX1
 JOB NO. 24170107.00