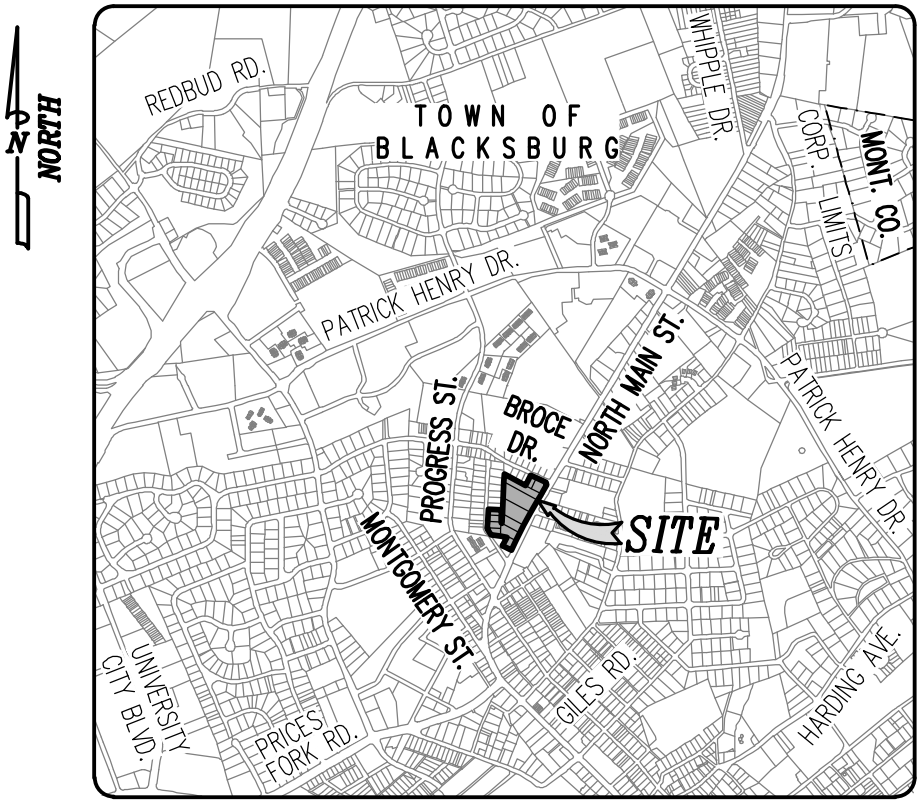
APPENDIX E
VICINITY MAP

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.



VICINITY MAP:

SCALE: 1"=±2,000'

X:\Drawings\2907\ENGINEERING\Design\Plans\Sheets\2907_Sht_C0_Cover.dwg
VICINITY MAP, 03/01/2019 10:33:43 AM, Mlester, AutoCAD PDF (General Documentation).pc3, 1:1

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073

Email: info@gayandneel.com
Web: www.gayandneel.com

VICINITY MAP

THE STANDARD
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	JWM/MBL

DATE	GNI JN	SHEET
03/01/2019	2907.0	C0-01

APPENDIX F
NEIGHBORHOOD EMPLOYMENT & SERVICE AREA MAP

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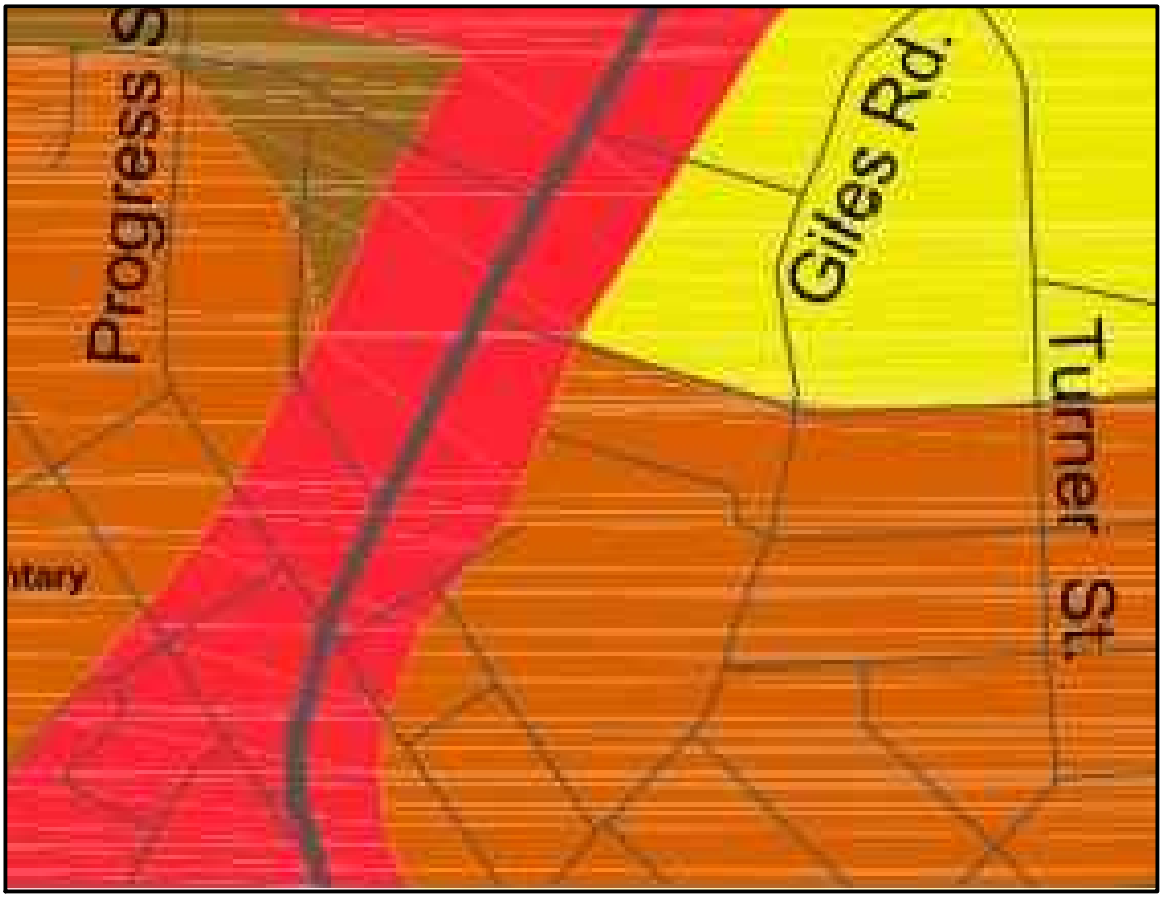

- Rural / Undeveloped Areas
- Suburban Residential Neighborhoods
- Urban / Walkable Neighborhoods
- Multi-Unit Residential Neighborhoods
- Commercial Areas
- Employment Areas
- Blacksburg Town Limits
- Proposed Roadway Improvements (All projects to include bikeways and walkways)
- Proposed Interchange
- Public Schools
- Emergency Services
- Public Buildings
- Hospital
- Quarry

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NEIGHBORHOOD EMPLOYMENT AND SERVICE AREA MAP

THE STANDARD
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	JWM/MBL

DATE	GNI JN	SHEET
03/01/2019	2907.0	SK-02

X:\Drawings\2907\ENGINEERING\Design\Plans\Sheets\2907_Sht_Site_Sketches.dwg
SK-02 NEIGHBORHOOD EMPLOYMENT AND SERVICE AREA MAP, 03/01/2019 10:08:09 AM, Mlester, AutoCAD PDF (General Documentation).pc3, 1:1

APPENDIX G
FUTURE LAND USE MAP

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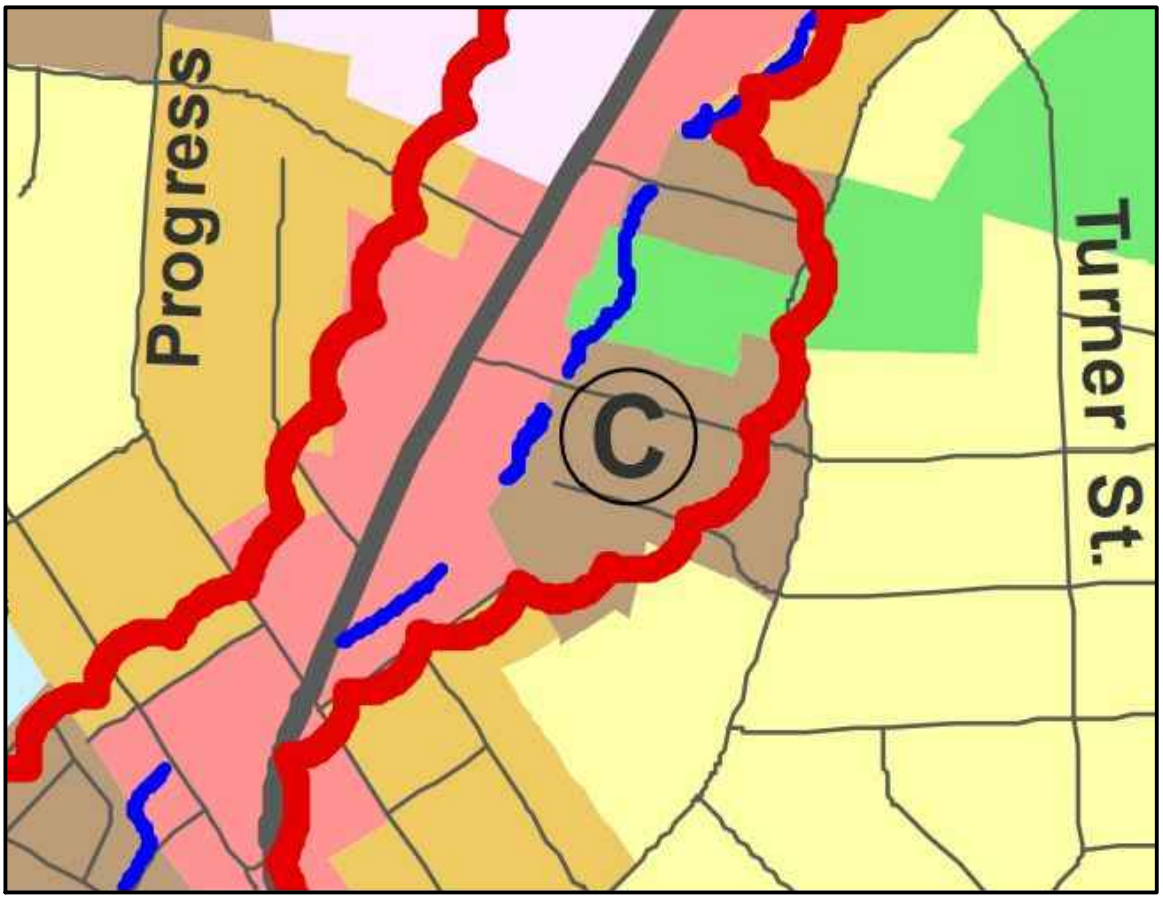

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Limited High Density Residential Development
- High Density Residential
- Park Land / Open Space / Resource Protection
- Civic
- Low Impact Commercial
- High Impact Commercial
- Research / Development
- Industrial
- University
- Airport
- US 460 Corridor
- Creek Valley Overlay
- Blacksburg Town Limits
- Proposed Roadway Improvements (All projects to include bikeways and walkways)
- Proposed Interchange
- Huckleberry Trail
- Proposed Huckleberry Trail Connection
- Approximate Location of Natural Water
- Mixed Use Areas
- Public Schools
- Emergency Services
- Public Buildings
- Hospital
- Quarry

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FLU MAP

THE STANDARD
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	JWM/MBL

DATE	GNI JN	SHEET
03/01/2019	2907.0	SK-01

X:\Drawings\2907\ENGINEERING\Design\Plans\Sheets\2907_Sht_Site_Sketches.dwg
SK-01 FLU MAP, 03/01/2019 10:05:57 AM, Mlester, AutoCAD PDF (General Documentation).pc3, 1:1

APPENDIX H
EXISTING PROPERTY MAP / ALTA SURVEY

LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE TOWN OF BLACKSBURG, PRICE'S FORK MAGISTERIAL DISTRICT, MONTGOMERY COUNTY VIRGINIA, ADJOINING PORTIONS OF BROCE DRIVE, N.W., NORTH MAIN STREET AND MONTGOMERY STREET N.W., AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ROD ON THE NORTHWEST RIGHT–OF–WAY LINE OF NORTH MAIN STREET, U.S. ROUTE 460 BUSINESS, SITUATED APPROXIMATELY 100 FEET NORTHEAST OF THE INTERSECTION OF NORTH MAIN STREET AND MONTGOMERY STREET N.W., A CORNER TO LAND NOW OR FORMERLY BELONGING TO RAVEN PERDUE;

THENCE, LEAVING NORTH MAIN STREET AND RUNNING WITH PERDUE, NORTH 64°57'00" WEST 104.95 FEET TO A ROD;

THENCE, CONTINUING WITH PERDUE, NORTH 25°31'29" EAST, 98.82 FEET TO A ROD;

THENCE, CONTINUING WITH PERDUE, NORTH 81°58'13" WEST, 65.00 FEET TO A ROD;

THENCE, CONTINUING WITH PERDUE FOR APPROXIMATELY 25 FEET, NORTH 79°57'22" WEST 100.20 FEET TO A ROD ON THE EASTERN RIGHT–OF–WAY LINE OF MONTGOMERY STREET, N.W.;

THENCE, RUNNING WITH MONTGOMERY STREET, N.W., NORTH 33°16'27" WEST, 60.91 FEET TO A ROD;

THENCE, CONTINUING WITH SAID STREET, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 36°16'36", AN ARC LENGTH OF 15.83 FEET, A CHORD BEARING OF NORTH 14°53'35" WEST AND A CHORD LENGTH OF 15.57 FEET TO A ROD;

THENCE, CONTINUING WITH SAID STREET, NORTH 02°28'52" EAST, 201.16 FEET TO A ROD, A CORNER TO PROPERTY OF KS1 PARTNERSHIP, L.L.C., BEING LOT 5, MONTGOMERY COURT;

THENCE, LEAVING MONTGOMERY STREET, N.W. AND RUNNING WITH KS1 PARTNERSHIP, L.L.C., SOUTH 87°27'50" EAST, PASSING A ROD ON LINE AT 139.66 FEET, A TOTAL DISTANCE OF 150.08 FEET TO A ROD ON THE CENTERLINE OF A 20 FOOT WIDE ALLEY THAT WAS VACATED BY TOWN OF BLACKSBURG ORDINANCE NO. 395, RECORDED IN DEED BOOK 368 AT PAGE 307;

THENCE, LEAVING KS1 PARTNERSHIP, L.L.C., AND RUNNING ALONG THE CENTERLINE OF SAID VACATED 20 FOOT WIDE ALLEY, AND WITH THE WESTERNMOST LINES OF LOTS 2 THROUGH 6 OF THE SAID KESSINGER LOTS, NORTH 02°37'06" EAST, PASSING A ROD AT 121.77 FEET, A ROD AT 289.02 FEET, A TOTAL DISTANCE OF 371.92 FEET TO A ROD ON THE LINE OF LOT 15, SNIDOW HEIGHTS, BEING PROPERTY NOW OR FORMERLY OF BARRY F. JOHNSON AND SUSAN E. DILLE;

THENCE, CONTINUING WITH THE SOUTHERN BOUNDARY OF SNIDOW HEIGHTS, SOUTH 61°36'08" EAST, PASSING A ROD AT 11.21 FEET AT THE END OF THE EAST LINE OF THE VACATED 20 FOOT WIDE ALLEY, RAILROAD SPIKE IN THE BASE OF A 30 INCH PINE TREE 0.25 FEET RIGHT OF THE LINE AT 122.09 FEET, A ROD & CAP ON LINE AT 187.05 FEET, A TOTAL DISTANCE OF 252.19 FEET TO A PIPE AT THE CORNER OF LOTS 12 AND 11 OF SNIDOW HEIGHTS;

THENCE, RUNNING WITH THE COMMON LINE OF SAID LOTS 12 AND 11, NORTH 25°29'14" EAST 119.79 FEET TO A PIPE ON THE SOUTH RIGHT OF WAY LINE OF BROCE DRIVE, N.W.;

THENCE, LEAVING SAID LOT 12 AND RUNNING WITH BROCE DRIVE, N.W., SOUTH 64°48'54' EAST, PASSING A ROD AT 2.90 FEET, A BENT ROD AT 65.00 FEET, A TOTAL DISTANCE OF 176.99 FEET TO A PUNCH MARK IN A CONCRETE ENTRANCE APRON;

THENCE, LEAVING BROCE DRIVE AND RUNNING WITH THE RIGHT–OF–WAY LINES OF NORTH MAIN STREET AS SHOWN IN STATE HIGHWAY PLAT BOOK 6 AT PAGE 169, SOUTH 26°16'13" WEST 3.16 FEET TO A PK NAIL;

THENCE, CONTINUING WITH SAID RIGHT–OF–WAY, SOUTH 16°07'22" EAST 27.04 FEET TO A PK NAIL;

THENCE, CONTINUING WITH SAID RIGHT–OF–WAY, SOUTH 30°56'50" EAST 119.15 FEET TO A PK NAIL;

THENCE, ON A CURVE OF THE NORTH MAIN STREET RIGHT–OF–WAY TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5718.08 FEET, A CENTRAL ANGLE OF 06°29'50", A TOTAL ARC LENGTH OF 648.41 FEET, A CHORD BEARING OF SOUTH 27°40'57" WEST AND A CHORD LENGTH OF 648.06 FEET, PASSING A ROD AT AN ARC DISTANCE OF 63.22 FEET, A ROD AT A CUMULATIVE ARC DISTANCE OF 213.78 FEET, A ROD AT A CUMULATIVE ARC DISTANCE OF 363.76 FEET, A ROD AT A CUMULATIVE ARC DISTANCE OF 453.60 FEET, A ROD AT A CUMULATIVE ARC DISTANCE OF 538.76 FEET, TO THE BEGINNING.

THE ABOVE DESCRIBE BOUNDARY EMBRACES AN AREA OF 5.550 ACRES, MORE OR LESS.

NOTES REGARDING ALTA/NSPS TABLE 'A' OPTIONAL ITEMS:

1. PROPERTY CORNER MONUMENTS FOR THE BOUNDARIES OF THE SURVEYED PROPERTY WERE RECOVERED OR RESET AND ARE SHOWN HEREON. (SEE SHEET 3)
2. PHYSICAL ADDRESSES OF THE SURVEYED PROPERTIES ARE AS SHOWN HEREON. (SEE SHEET 3)
3. THE MAJORITY OF THE SURVEYED PROPERTIES DO NOT LIE WITHIN A F.E.M.A. DESIGNATED 100–YEAR FLOOD HAZARD ZONE. A SMALL 9 SQ. FT. PORTION OF THE SURVEYED PROPERTIES LIES WITHIN "SHADED ZONE X – OTHER FLOOD AREAS". THE REMAINDER OF THE SURVEYED PROPERTIES LIES WITHIN "UNSHADED ZONE X – OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0131C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
4. TOTAL AREA OF SURVEYED PROPERTIES ARE 5.550 ACRES.
5. TOPOGRAPHY IS DEPICTED HEREON. SEE SHEET 3 AND GENERAL NOTES 5, 6 & 7, THIS SHEET.

6(a). ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR.

6(b). ZONING REPORT OR LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR

7(a). EXTERIOR DIMENSIONS OF BUILDINGS ARE SHOWN HEREON. (SEE SHEET 3)

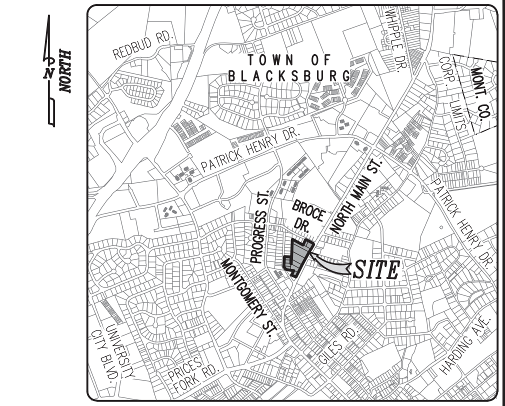
7(b)(1).SQUARE FOOTAGE OF BUILDINGS ARE SHOWN HEREON. THESE FIGURES ARE BASED ON GROUND LEVEL DATA AND/OR ROOFLINE FOOTPRINTS FROM AERIAL MAPPING OBTAINED AS PART OF THIS PROJECT. (SEE SHEET 3)

7(c). MEASURED HEIGHTS OF ALL BUILDINGS ABOVE GRADE ARE SHOWN HEREON. (SEE SHEET 3)

8. SUBSTANTIAL FEATURES AND IMPROVEMENTS OBSERVED ON THE SURVEYED PROPERTY ARE SHOWN HEREON. (SEE SHEET 3)
9. PARKING STRIPES AND NUMBER OF SPACES ARE SHOWN HEREON. (SEE GENERAL NOTE 9, THIS SHEET, FOR CLARIFICATION AND SHEET 3 FOR LOCATIONS).
11. OBSERVED EVIDENCE, TOGETHER WITH EVIDENCE FROM MARKINGS BY UTILITY COMPANIES AND RECORD INFORMATION OBTAINED BY AVAILABLE UTILITY MAPPING, OF UTILITIES SERVING THE SURVEYED PROPERTY ARE SHOWN HEREON. SEE SHEET 3 FOR LOCATIONS.
13. NAMES, LEGAL REFERENCES AND TAX PARCEL NUMBERS OF ADJOINING LANDS ARE SHOWN HEREON. (SEE SHEET 2 FOR LIST)
14. DISTANCES TO THE NEAREST INTERSECTING ROADS ARE SHOWN HEREON. (SEE SHEET 3)
15. LOCATIONS OF PLANNIMETRIC FEATURES DEPICTED HEREON ARE BASED ON PHOTOGRAMMETRIC MAPPING PROVIDED BY TECH SURVEYING, LLC, AND SUPPLEMENTED WITH FIELD RUN SURVEY DATA. SEE GENERAL NOTES 4 & 5, SHEET 1.
16. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED ON THE SURVEYED PROPERTY DURING THE COURSE OF THIS SURVEY.
17. SURVEYOR HAS NOT BEEN PROVIDED NOR IS AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED ON THE SURVEYED PROPERTY DURING THE COURSE OF THIS SURVEY.
18. NO MARKERS DELINEATING WETLANDS WERE OBSERVED ON THE SURVEYED PROPERTY DURING THE COURSE OF THIS SURVEY.
19. PLOTTABLE OFFSITE APPURTENANT EASEMENTS ARE SHOWN HEREON. REFER TO EXCEPTION NOTES ON SHEET 2. SEE SHEET 3 FOR LOCATIONS.
20. PROOF OF PROFESSIONAL LIABILITY INSURANCE FOR SURVEYOR HAS BEEN PROVIDED TO THE CLIENT.

ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PROPERTIES SITUATED ALONG N. MAIN ST., BROCE DR., N.W. & MONTGOMERY ST., N.W.

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



VICINITY MAP:
SCALE: 1"=±2,000'

ABBREVIATIONS:

&=AND
(TYP.)=TYPICAL
@=AT
±=PLUS OR MINUS
AC.=ACRE(S)
APPROX.=APPROXIMATE
ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
AVE.=AVENUE
BLDG.=BUILDING
BR.=BRICK
BSMT.=BASEMENT
BUS.=BUSINESS
C&G=CURB AND GUTTER
C.I.=CURB INLET
C.M.U.=CONCRETE MASONRY UNIT
C/O=CARE OF
CI=CONSTRUCTION INSTITUTE
CMP=CORRUGATED METAL PIPE
CO.=COMPANY
CO=UTILITY CLEAN OUT
CONC.=CONCRETE
D.B.=DEED BOOK
DR.=DRIVE
DWLG.=DWELLING
E / ELEC.=ELECTRIC
E=EAST
ENT.=ENTRANCE
EOI=END OF INFORMATION
ESMT.=EASEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.H.=FIRE HYDRANT
F.I.R.M.=FLOOD INSURANCE RATE MAP
FND.=FOUND
FR.=FRAME
G=GAS LINE PAINT MARKS
GNI=GAY AND NEEL, INC.
GW=GUY WIRE
H.P.=HEAT PUMP(S)
HWY.=HIGHWAY
INC.=INCORPORATED
INFO.=INFORMATION
INST.=INSTRUMENT
INTX.=INTERSECTION
LLC=LIMITED LIABILITY COMPANY/CORPORATION
L.P.=LIGHT POLE / LAMP POST
L.S.=LAND SURVEYOR
LSA=LANDSCAPED AREA
LIC.=LICENSE
M.P.H.=MILES PER HOUR
MH=MANHOLE
MTL.=METAL
N.B.L.=NORTH BOUND LANE
N.W.=NORTH WEST
N/F=NOW OR FORMERLY
N.=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
OHU=OVERHEAD UTILITY LINE(S)
P.B.=PLAT BOOK
P.I.D.=PARCEL IDENTIFICATION
PG. / PGS.=PAGE/PAGES
P.O.B.=POINT OF BEGINNING
PIV=POST INDICATOR VALVE
R/W=RIGHT–OF–WAY
R+C=CAPPED ROD
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
REG.=REGISTERED
RET.=RETAINING
RH=ROOF HEIGHT
RTE.=ROUTE
S.B.L.=SOUTH BOUND LANE
S=SOUTH
SEC.=SECTION
SQ. FT.=SQUARE FEET
ST.=STREET
STD.=STANDARD
STL.=STEEL
STY.=STORY
U.P.=UTILITY POLE
U.S.=UNITED STATES
UTIL.=UTILITY
VA.=VIRGINIA
VDOT=VIRGINIA DEPARTMENT OF TRANSPORTATION
W/=WITH
W=WATERLINE PAINT MARKS
W=WEST
WM=WATER METER
WV=WATER VALVE
XFMR.=TRANSFORMER

LEGEND:

PROPERTY LINE
ADJOINING PROPERTY LINE
ROAD / STREET RIGHT–OF–WAY
EXISTING EASEMENT
TRACT LINE
EXISTING CURB
EXISTING CURB & GUTTER
EXISTING EDGE OF PAVEMENT
EDGE OF GRAVEL
EXISTING RETAINING WALL
OHU — OVERHEAD UTILITY LINE
15"S — EXISTING SANITARY SEWER
EXISTING FENCE LINE
EXISTING BUILDING
CONCRETE AREA
G — GAS LINE PAINT MARKS
E — ELECTRIC LINE PAINT MARKS
W — WATER LINE PAINT MARKS
EXISTING TREELINE / OBSCURED AREA
2100 — MAJOR CONTOUR LINE
MINOR CONTOUR LINE
DEPRESSED CONTOUR
PAINTED / PARKING STRIPE
FLOOD ZONE BOUNDARY (APPROX.)
EXISTING SIGN
PROPERTY CORNER
L.P. LIGHT POLE
UTILITY POLE
WV WATER VALVE
F.H. FIRE HYDRANT
WM WATER METER
MANHOLE
GUY WIRE
CO UTILITY CLEAN OUT
13 SCHEDULE B, SECTION II, EXCEPTION NOTE

GENERAL NOTES:

1. THIS SURVEY WAS PREPARED FOR: LANDMARK PROPERTIES, LLC, #315 OCONEE STREET, ATHENS, GA. 30601
2. CURRENT OWNERS & LEGAL REFERENCES ARE LISTED ON SHEET 2; BUILDING ADDRESSES ARE SHOWN ON SHEET 3.
3. FIDELITY NATIONAL TITLE INSURANCE COMMITMENTS FOR TITLE INSURANCE, NUMBERED 201800372VA, REVISION 1, EFFECTIVE 01/09/19 AT 8:00 A.M., 201800302VA, EFFECTIVE 09/11/18 AT 8:00 A.M., 201800301VA, EFFECTIVE 09/11/18 AT 8:00 A.M., 201800546VA, REVISION 1, EFFECTIVE 11/19/18 AT 8:00 A.M., 201800528VA, EFFECTIVE DATE OF 11/13/18 AT 8:00 A.M., 201800303VA, EFFECTIVE DATE OF 09/11/18 AT 8:00 A.M. AND 201800560VA, EFFECTIVE DATE OF 11/27/18 AT 8:00 A.M., HAVE BEEN PROVIDED TO THE SURVEYOR AND HAVE BEEN EXAMINED AND ADDRESSED HEREON TO THE EXTENT POSSIBLE, HOWEVER, ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SURVEYED PROPERTY MAY NOT BE SHOWN. SEE EXCEPTION NOTES ON SHEET 2 AND LOCATIONS OF ENCUMBRANCES ON SHEET 3.
4. THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. INCORPORATING AERIAL MAPPING PROVIDED BY TECH SURVEYING, LLC WHICH WAS BASED ON IMAGERY OBTAINED ON DECEMBER 30, 2018.
5. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; AND FROM PHOTOGRAMMETRIC MAPPING PREPARED UNDER DIRECT AND RESPONSIBLE CHARGE OF TY BRADY, L.S. LIC. #2639. THE IMAGERY AND ORIGINAL FIELD DATA WAS OBTAINED DURING JANUARY 2019 AND DECEMBER, 2018, RESPECTIVELY; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
6. ELEVATIONS AS SHOWN HEREON, ARE BASED ON NAVD 88 VERTICAL DATUM. HORIZONTAL DATUM, AS SHOWN HEREON, IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83(NA2011), EPOCH 2010.00. HORIZONTAL AND VERTICAL UNITS OF MEASUREMENT UTILIZED IS U.S. SURVEY FOOT.
7. CONTOUR INTERVAL=1 FT.
8. PROPERTY LINES, AS SHOWN HEREON, ARE BASED ON AN ACTUAL FIELD SURVEY, USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
9. THERE ARE 61 PARKING SPACES, DELINEATED BY PARKING STRIPES SITUATED UPON THE SUBJECT PROPERTIES. THERE ARE APPROXIMATELY 91 TOTAL PARKING AREAS WHERE VEHICLES NORMALLY PARK. THERE WERE NO HANDICAP PARKING SPACES OR MOTORCYCLE SPACES OBSERVED DURING THE COURSE OF THIS SURVEY.
10. LEGAL DESCRIPTION SHOWN HEREON HAS BEEN PROVIDED TO DESCRIBE THE EXTERIOR BOUNDARIES OF THE SURVEYED LANDS WITH CLARITY AND AS A SINGLE COHESIVE UNIT. THIS NEW DESCRIPTION IS THE SAME REAL ESTATE DESCRIBED IN THE RECORDS PROVIDED AND ALSO INCLUDES PORTIONS OF THE WEST HALF OF THE ALLEY ADJOINING PARCELS "M", "N" & "O". SAID ALLEY WAS VACATED BY THE TOWN OF BLACKSBURG ORDINANCE #385, RECORDED IN D.B. 368, PG. 307.
11. CROSS–HATCHED, TRIANGULAR AREA ADJOINING SURVEYED PROPERTY ON MONTGOMERY STREET DOES NOT LIE WITHIN BOUNDARIES IN RECORD DESCRIPTIONS OF SURVEYED LANDS OR ADJOINER (PERDUE). PORTIONS OF BUILDING AND DRIVEWAY APPURTENANT TO SURVEYED PROPERTY LIE WITHIN THIS AREA AND APPEAR TO BE USED BY RESIDENTS OF SURVEYED PROPERTY. MONTGOMERY COUNTY TAX MAPS INDICATE THIS TRIANGULAR AREA IS OWNED BY RAVEN PERDUE.

NOTES REGARDING UTILITIES:

GAY AND NEEL, INC. AND THE LAND SURVEYOR WHOSE NAME AND SEAL IS AFFIXED HERETO, ASSUMES NO LIABILITY FOR THE LOCATION , INCLUSION, OMISSION, EXISTENCE, OPERATIONS OF, INTERRUPTIONS OF OPERATIONS OR REPAIRS TO ANY UTILITY STRUCTURE OR FACILITY, ABOVE, OR BELOW GROUND, EITHER SHOWN OR NOT SHOWN ON THESE DRAWINGS. GAY AND NEEL, INC. DID NOT CONTACT VA811'S "POSITIVE RESPONSE SYSTEM" AS A PART OF THIS PROJECT.

LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE, BASED ON AVAILABLE SURFACE STRUCTURES, SUCH AS VALVES, MANHOLES, ETC. AND RECORD INFORMATION. VISIBLE UTILITY STRUCTURES WERE LOCATED IN ACCORDANCE WITH CI/ASCE 38–02 (CONSTRUCTION INSTITUTE OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS) QUALITY LEVEL 'C', WHICH IS DEFINED IN CI/ASCE 38–02 AS FOLLOWS:

<u>UTILITY QUALITY LEVEL 'C':</u> INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE–GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL 'D' INFORMATION.

ADDITIONAL UNDERGROUND UTILITY FEATURES DEPICTED HEREON MAY BE BASED ON SURFACE EVIDENCE AND/OR CI/ASCE STD. 38–02 QUALITY LEVEL 'D', DEFINED THEREIN AS FOLLOWS:

<u>UTILITY QUALITY LEVEL 'D':</u> INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

SURFACE MARKINGS PROVIDED BY MISS UTILITY RESPONDERS MAY NOT CORRELATE TO CI/ASCE STD. 38–02 DEFINITIONS AND QUALITY LEVEL INDICATORS FOR THOSE MARKS ARE NOT SHOWN HEREON.

48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VA811" MUST BE NOTIFIED BY PHONE AT 1–800–552–7001, OR BY DIALING 811 IN VIRGINIA.

PIPE SIZES ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, ARE NOT BASED ON DIRECT DIAMETER MEASUREMENTS, AND ARE APPROXIMATE.

SURVEYOR'S CERTIFICATION PER MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EFFECTIVE 02/23/2016:

TO LCD ACQUISITIONS, LLC (NAME OF INSURED), (NAME OF LENDER, IF KNOWN), (NAME OF TITLE INSURANCE COMPANY, IF KNOWN), (NAMES OF OTHERS AS NEGOTIATED WITH THE CLIENT):

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES, OR ADDRESSES, ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 15, 16, 17, 18, 19 & 20 OF TABLE 'A' THEREOF.
THE FIELDWORK WAS COMPLETED ON JANUARY 11, 2019.

____
RALPH O. CLEMENTS, L.S., LIC. NO. 1864 DATE OF PLAT

SHEET INDEX:

SHEET 1 OF 3:	CERTIFICATION, LEGAL DESCRIPTION, TABLE 'A' NOTES, GENERAL NOTES, LEGEND, ABBREVIATIONS, ETC.
SHEET 2 OF 3:	SCHEDULE B EXCEPTION NOTES, LIST OF SURVEYED AND ADJOINING PROPERTIES LEGAL REFERENCES
SHEET 3 OF 3:	ALTA/NSPS SURVEY, AREA TABLE, LINE AND CURVE TABLES

CLERK'S ATTESTATION:

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY _____ DAY OF ______________, 20___. THE FOREGOING INSTRUMENT WAS THIS DAY PRESENTED IN SAID OFFICE AND WITH CERTIFICATE ANNEXED ADMITTED TO RECORD AT ______ O'CLOCK __.M.

TESTE:
ERICA W. CONNER, CLERK

BY: ______________________, DEPUTY CLERK

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
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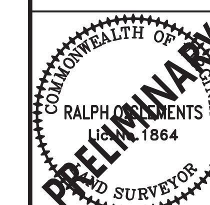
Web: www.gayandneel.com

ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PROPERTIES SITUATED ALONG N. MAIN ST., BROCE DR., N.W. & MONTGOMERY ST., N.W.
TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA



REVISIONS

PROJECT TEAM	
PM	ROC
TECH	MTM,KJD
CREW	SBU

GNI JOB NO.	ISSUE DATE
2907.00	01/11/19

SHEET NUMBER
1 OF 3

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PARCELS "A", "B", "C" & "D"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800372VA, REVISION 1, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

C4 4. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN CERTIFICATE OF TAKE RECORDED IN DEED BOOK 325 AT PAGE 488; AND AS CONFIRMED BY ORDER RECORDED IN DEED BOOK 378 AT PAGE 159. SEE HWY. P.B. 6 PG. 169. REVISED RIGHT-OF-WAY LINE OF PARCEL 'C' IS PLOTTED AND SHOWN HEREON. (SEE SHEET 3)

5. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN CERTIFICATE OF SUBDIVISION, RECORDED IN DEED BOOK 175 AT PAGE 255 AND AS SHOWN ON PLAT ATTACHED THERETO THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

6. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 629 AT PAGE 817 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

7. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN AGREEMENT, RECORDED IN DEED BOOK 1047 AT PAGE 426; AS AFFECTED BY WAIVER OF RIGHT OF FIRST REFUSAL, RECORDED AS INSTRUMENT NO. 2010005704 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

8. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN AGREEMENT, RECORDED IN DEED BOOK 326 AT PAGE 244, AND AS SHOWN ON PLAT ATTACHED THERETO THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON. TEMPORARY CONSTRUCTION EASEMENT SHOWN IN HWY. P.B. 6 PG. 185 HAS EXPIRED AND IS NOT PLOTTED HEREON.

9. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED, RECORDED IN DEED BOOK 333 AT PAGE 131, AND AS SHOWN ON PLAT ATTACHED THERETO THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

10. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED, RECORDED AS INSTRUMENT NO. 11006643, AS SHOWN ON PLAT ATTACHED THERETO. METAL SHED SHOWN ON SAID PLAT NO LONGER EXISTS.

11. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED AS INSTRUMENT NO. 2018003036, AND ALL MATTERS SHOWN ON PLAT RECORDED THEREIN. METAL SHED SHOWN ON SAID PLAT NO LONGER EXISTS.

PARCELS "E" & "F"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800302VA, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

4. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 133 AT PAGE 92 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

5. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 133 AT PAGE 393 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

E6 F6 6. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN ORDINANCE, RECORDED IN DEED BOOK 368 AT PAGE 307, AND AS SHOWN ON PLAT ATTACHED THERETO IN P.B. 8 PG. 99, SHOWS THE 20' ALLEY VACATED BY THE TOWN OF BLACKSBURG, WHICH IS PLOTTED AND SHOWN HEREON. (SEE SHEET 3)

E7 F7 7. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 409 AT PAGE 588, AND AS SHOWN ON PLAT ATTACHED THERETO AND ALSO IN P.B. 8 PG. 99, SHOWS THE 20' ALLEY VACATED BY THE TOWN OF BLACKSBURG, WHICH IS PLOTTED AND SHOWN HEREON. (SEE SHEET 3)

PARCELS "G" & "H"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800301VA, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

G5 H5 5. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 112 AT PAGE 494 DESIGNATES THE USE OF THE 20' ALLEY FOR INGRESS AND EGRESS TO THESE PARCELS AND IS PLOTTED AND SHOWN HEREON. SEE SHEET 3. WATER RIGHT DESCRIBED IN SAID DEED DOES NOT PROVIDE SUFFICIENT DIMENSIONAL DATA TO RECREATE AND, THEREFORE, IS NOT PLOTTED OR SHOWN HEREON.

6. NO TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 122 AT PAGE 423 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

7. NO TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 128 AT PAGE 91 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

8. NO TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 128 AT PAGE 93 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

G9 H9 9. TERMS, PROVISIONS, RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN RIGHT OF WAY EASEMENT OF 12 FEET IN WIDTH, AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF STELLA HUFFMAN DUNCAN RECORDED IN WILL BOOK 43 AT PAGE 441, IS PLOTTED AND SHOWN HEREON. (SEE SHEET 3)

G10 H10 10. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 1154 AT PAGE 682, AND ALL MATTERS SHOWN ON PLAT RECORDED THEREIN, INDICATES THE 20' ALLEY CLOSED BY THE TOWN OF BLACKSBURG BY ORDINANCE NO. 395, RECORDED IN DEED BOOK 368 AT PAGE 307. SAID CLOSED ALLEY IS PLOTTED AND SHOWN HEREON. (SEE SHEET 3)

PARCELS "I" & "J"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800546VA, REVISION 1, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

4. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED OF EASEMENT FOR SANITARY SEWER, RECORDED IN DEED BOOK 258 AT PAGE 141 DOES NOT PROVIDE SUFFICIENT DIMENSIONAL DATA TO RECREATE AND, THEREFORE, IS NOT PLOTTED OR SHOWN HEREON. (AFFECTS PARCEL I ONLY)

5. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN CERTIFICATE OF RECORD RECORDED IN DEED BOOK 270 AT PAGE 101, AS CONFIRMED IN FINAL ORDER RECORDED IN DEED BOOK 299 AT PAGE 115, IS A REFERENCE TO OTHER LANDS OWNED BY HOWARD F. HALE AND BERNEDA K. HALE THAT WERE ACQUIRED BY THE COMMONWEALTH OF VIRGINIA FOR RIGHT-OF-WAY OF ROUTE 460 LOCATED NORTH OF THE TOWN OF BLACKSBURG AND DOES NOT AFFECT THE SURVEYED PROPERTY.

6. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN EASEMENT FOR APPALACHIAN POWER COMPANY, RECORDED IN DEED BOOK 275 AT PAGE 600, DOES NOT PROVIDE SUFFICIENT DIMENSIONAL DATA TO RECREATE AND, THEREFORE, IS NOT PLOTTED OR SHOWN HEREON. (AFFECTS PARCEL I ONLY)

7. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN AGREEMENT RECORDED IN DEED BOOK 323 AT PAGE 404. TEMPORARY CONSTRUCTION EASEMENT SHOWN IN HWY. P.B. 6 PG. 146 HAS EXPIRED AND IS NOT PLOTTED HEREON. (AFFECTS PARCEL I ONLY)

8. NO TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 638 AT PAGE 424 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON. (AFFECTS PARCEL I ONLY)

I9 J9 9. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN ORDINANCE OF THE COUNCIL OF THE TOWN OF BLACKSBURG, VIRGINIA, VACATING A 30' WIDE UN-NAMED STREET AND 20' WIDE ALLEY AND RECORDED IN DEED BOOK 368 AT PAGE 307, AND SHOWN IN P.B. 8 PG. 99 ARE PLOTTED AND SHOWN HEREON. (AFFECTS BOTH PARCELS) (SEE SHEET 3)

I10 J10 10. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 651 AT PAGE 334, IS SHOWN HEREON IN ITS APPROXIMATE LOCATION. PLAN DOCUMENT CITED IN SAID INSTRUMENT HAS NOT BEEN PROVIDED TO THE SURVEYOR AND SAID EASEMENT CANNOT BE DEPICTED MORE ACCURATELY THAN WHAT IS SHOWN HEREON. (AFFECTS BOTH PARCELS) (SEE SHEET 3)

11. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN RIGHT OF WAY AND EASEMENT AGREEMENT FOR CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, RECORDED IN DEED BOOK 288 AT PAGE 174, DOES NOT PROVIDE SUFFICIENT DIMENSIONAL DATA TO RECREATE AND, THEREFORE, IS NOT PLOTTED OR SHOWN HEREON. (AFFECTS PARCEL II ONLY)

12. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN RIGHT OF WAY AGREEMENT RECORDED IN DEED BOOK 344 AT PAGE 722, AND ALL MATTERS SHOWN ON PLATS RECORDED THEREIN. TEMPORARY CONSTRUCTION EASEMENT SHOWN IN HWY. P.B. 6 PG. 322 & 323 HAS EXPIRED AND IS NOT PLOTTED HEREON (AFFECTS PARCEL II ONLY)

13. PROPERTY SHOWN ON PLAT RECORDED IN PLAT BOOK 3 AT PAGE 139 IS A PORTION OF THE CURRENT SURVEYED LANDS.

PARCEL "K"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800528VA, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

4. NO TERMS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE AGREEMENT DATED AUGUST 2010 BY AND BETWEEN TESKE-BALCOR PARTNERSHIP AND FIREPLACE, LLC, AND UNDER ASSIGNMENT OF LEASE DATED AUGUST 15, 2018, WITH MAYLAND SHANNON, LLC. THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

PARCELS "L" & "M"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800303VA, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

4. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 182 AT PAGE 241 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

L5 5. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 215 AT PAGE 67 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

L6 6. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 215 AT PAGE 63 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

M7 7. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 204 AT PAGE 12 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

M8 8. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 200 AT PAGE 16 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

PARCELS "N" & "O"
NOTES CORRESPONDING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 201800560VA, SCHEDULE B, PART II, EXCEPTIONS FROM COVERAGE:

N4 4. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED, RECORDED IN DEED BOOK 200 AT PAGE 213 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

N5 5. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 197 AT PAGE 413 INDICATES A 30' FRONT SETBACK LINE AND IS PLOTTED AND SHOWN HEREON.

N6 O6 6. TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DEED BOOK 193 AT PAGE 346 INDICATES A 30' FRONT SETBACK LINE FOR LOTS 1 THROUGH 4 AND IS PLOTTED AND SHOWN HEREON.

7. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN CERTIFICATE OF SUBDIVISION, RECORDED IN DEED BOOK 182 AT PAGE 241 THAT ARE MATTERS OF SURVEY ARE INDICATED IN SAID INSTRUMENT, AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON. (AFFECTS PARCEL II)

8. EASEMENTS GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINA, RECORDED IN DEED BOOK 184 AT PAGE 80 DOES NOT PROVIDE SUFFICIENT DIMENSIONAL DATA TO RECREATE AND, THEREFORE, IS NOT PLOTTED OR SHOWN HEREON.

9. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS ARE SHOWN ON PLAT RECORDED IN DEED BOOK 182 AT PAGE 240A AND, THEREFORE, ARE NOT PLOTTED OR SHOWN HEREON.

10. NO TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS ARE SHOWN ON PLAT ATTACHED TO DEED RECORDED IN DEED BOOK 767 AT PAGE 120 AND, THEREFORE, AREA NOT PLOTTED OR SHOWN HEREON.

PARCEL OWNERSHIP, TAX MAP AND P.I.D. NUMBERS, ZONING* AND LEGAL REFERENCES

SURVEYED PROPERTIES:

(A) LOT 11, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-11; P.I.D. #010218
WAP RENTALS, LLC; INST. NO. 2018003036; PLAT IN D.B. 175 PG. 255
ZONING: R-5 (RESIDENTIAL); COMMITMENT NO. 201800372VA, REVISION 1

(B) LOT 10, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-10; P.I.D. #019059
WILLIAM A. PRICE, LLC; INST. NO. 2010005705; PLAT IN D.B. 629 PG. 817
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800372VA, REVISION 1

(C) LOT 9, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-9; P.I.D. #019060
WILLIAM A. PRICE, LLC; INST. NO. 2010005705; PLAT IN D.B. 629 PG. 817; HWY. P.B. 6 PG. 169
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 2018000372VA, REVISION 1

(D) LOT 6, MAP OF W.S. KESSINGER'S LOTS; TAX PARCEL 226-(A)-284; P.I.D. #006658
WILLIAM A PRICE, LLC; INST. NO. 2011006643 W/ PLAT; PLAT IN D.B. 333 PG. 133
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800372VA, REVISION 1

(E) (F) LOTS 4 & 5, MAP OF W.S. KESSINGER'S LOTS; TAX PARCELS 226-(A)-285 & 286; P.I.D. #019714
SQUARED AWAY, LLC; INST. NO. 2004001123; PLAT IN D.B. 409 PG. 590
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800302VA

(G) LOT 3, MAP OF W.S. KESSINGER'S LOTS; TAX PARCEL 226-(A)-287; P.I.D. #005603
BFD RENTAL PROPERTIES, LLC; INST. NO. 2011000845; PLAT IN D.B. 1154 PG. 687
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800301VA

(H) LOT 2, MAP OF W.S. KESSINGER'S LOTS; TAX PARCEL 226-(A)-288; P.I.D. #005604
BFD RENTAL PROPERTIES, LLC; INST. NO. 2011000845; PLAT IN D.B. 1154 PG. 687
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800301VA

(I) LOT 1, MAP OF W.S. KESSINGER'S LOTS; TAX PARCEL 226-(A)-289; P.I.D. #004607
JOHN K. SKELTON; D.B. 638 PG. 424 W/ PLAT
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800546VA, REVISION 1

(J) LOT "A", MAP OF W.S. KESSINGER'S LOTS; TAX PARCEL 226-(A)-290; P.I.D. #009490
JOHN K. SKELTON; INST. NO. 2014007379; P.B. 3 PG. 139
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800546VA, REVISION 1

(K) TAX PARCEL 226-(A)-293; P.I.D. #000002
MAYLAND SHANNON, LLC; INST. NO. 2018005957 W/ PLAT
ZONING: GC (GENERAL COMMERCIAL); COMMITMENT NO. 201800528VA

(L) LOT 1, MONTGOMERY COURT; TAX PARCEL 226-(3)-1; P.I.D. #004484
CHARLES G. & ANNA MAE CROY, TRUSTEES OF THE CROY FAMILY TRUST AGREEMENT DATED JANUARY 9, 1992; D.B. 728 PG. 512; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL); COMMITMENT NO. 201800303VA

(M) LOT 2, MONTGOMERY COURT; TAX PARCEL 226-(3)-2; P.I.D. #004485
CHARLES G. & ANNA MAE CROY, TRUSTEES OF THE CROY FAMILY TRUST AGREEMENT DATED JANUARY 9, 1992; D.B. 728 PG. 512; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL); COMMITMENT NO. 201800303VA

(N) LOT 3, MONTGOMERY COURT; TAX PARCEL 226-(3)-3; P.I.D. #003244
STEPHEN T. BOOTH; D.B. 767 PG. 120 W/ PLAT
ZONING: R-5 (RESIDENTIAL); COMMITMENT NO. 201800560VA

(O) LOT 4, MONTGOMERY COURT; TAX PARCEL 226-(3)-4; P.I.D. #010300
STEPHEN T. BOOTH; D.B. 950 PG. 400; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL); COMMITMENT NO. 201800560VA

ADJOINING PROPERTIES:

(P) TAX PARCEL 226-(A)-294; P.I.D. #014275
N/F RAVEN PERDUE, C/O SHIRLEY P. PRICE; D.B. 305 PG. 567 (TRACT NO. 1); HWY. P.B. 6 PG. 173
ZONING: GC (GENERAL COMMERCIAL)

(Q) TAX PARCEL 226-(A)-292; P.I.D. #014276
N/F RAVEN PERDUE, C/O SHIRLEY P. PRICE; D.B. 305 PG. 567 (TRACT NO. 3)
ZONING: R-5 (RESIDENTIAL)

(R) TAX PARCEL 226-(A)-291; P.I.D. #014274
N/F RAVEN PERDUE, C/O SHIRLEY P. PRICE; D.B. 305 PG. 567 (TRACT NO. 2)
ZONING: R-5 (RESIDENTIAL)

(S) LOT 5, MONTGOMERY COURT; TAX PARCEL 226-(3)-5; P.I.D. #011402
N/F KS1 PARTNERSHIP, LLC; INST. NO. 2014005314; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL)

(T) LOT 6, MONTGOMERY COURT; TAX PARCEL 226-(3)-6; P.I.D. #018456
N/F PATRICK JOHN ADAMS; INST. NO. 2015006288; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL)

(U) (V) LOTS 7 & 8, MONTGOMERY COURT; TAX PARCELS 226-(3)-7, 8; P.I.D. #005835
N/F EDWARD & ELEANORE, LLC; INST. NO. 2015007360; PLAT IN D.B. 182 PG. 240
ZONING: R-5 (RESIDENTIAL)

(W) LOT 1 & PART OF LOT 2, MAP OF K.L. AKERS LOTS; TAX PARCEL 226-(A)-247; P.I.D. #010678
N/F KS1 PARTNERSHIP, LLC; INST. NO. 2014004477; PLAT IN D.B. 194 PG. 160
ZONING: R-5 (RESIDENTIAL)

(X) LOT 3 & PART OF LOT 2, MAP OF K.L. AKERS LOTS; TAX PARCEL 226-(A)-248; P.I.D. #010677
N/F KS1 PARTNERSHIP, LLC; INST. NO. 2014004477; PLAT IN D.B. 194 PG. 160
ZONING: R-5 (RESIDENTIAL)

(Y) LOT 15, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-15; P.I.D. #013824
N/F BARRY F. JOHNSON & SUSAN E. DILLE;D.B. 808 PG. 518; PLAT IN D.B. 175 PG. 257
ZONING: R-5 (RESIDENTIAL)

(Z) LOT 14, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-14; P.I.D. #010551
N/F GARY WALKER; INST. NO. 2005009061; PLAT IN D.B. 175 PG. 257
ZONING: R-5 (RESIDENTIAL)

(AA) LOT 13, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-13; P.I.D. #016069
N/F ROBERT S. HAMMOND & LISA A. HAMMOND; INST. NO. 2006002130; PLAT IN D.B. 175 PG. 257
ZONING: R-5 (RESIDENTIAL)

(BB) LOT 12, SNIDOW HEIGHTS; TAX PARCEL 226-(20)-12; P.I.D. #007626
N/F JACOB DANIEL DAVIDSON; INST. NO. 2009003887; PLAT IN D.B. 175 PG. 257
ZONING: R-5 (RESIDENTIAL)

*ZONING BASED ON AVAILABLE PUBLIC INFORMATION. SEE SHEET 1, TABLE 'A' ITEMS 6(a) & 6(b).

GAY AND NEEL, INC.
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ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PROPERTIES SITUATED ALONG N. MAIN ST., BROCE DR., N.W. & MONTGOMERY ST., N.W.

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
Lic. No. 1864
LAND SURVEYOR
PRELIMINARY

REVISIONS

PROJECT TEAM	
PM	ROC
TECH	MTM,KJD
CREW	SBU

GNI JOB NO.	ISSUE DATE
2907.00	01/11/19

SHEET NUMBER
2 OF 3

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SAT 2, 02/11/2019 10:50 PM, Mtm, AutoCAD PDF (General Documentation).pc3, 1:1

AREA SUMMARY:

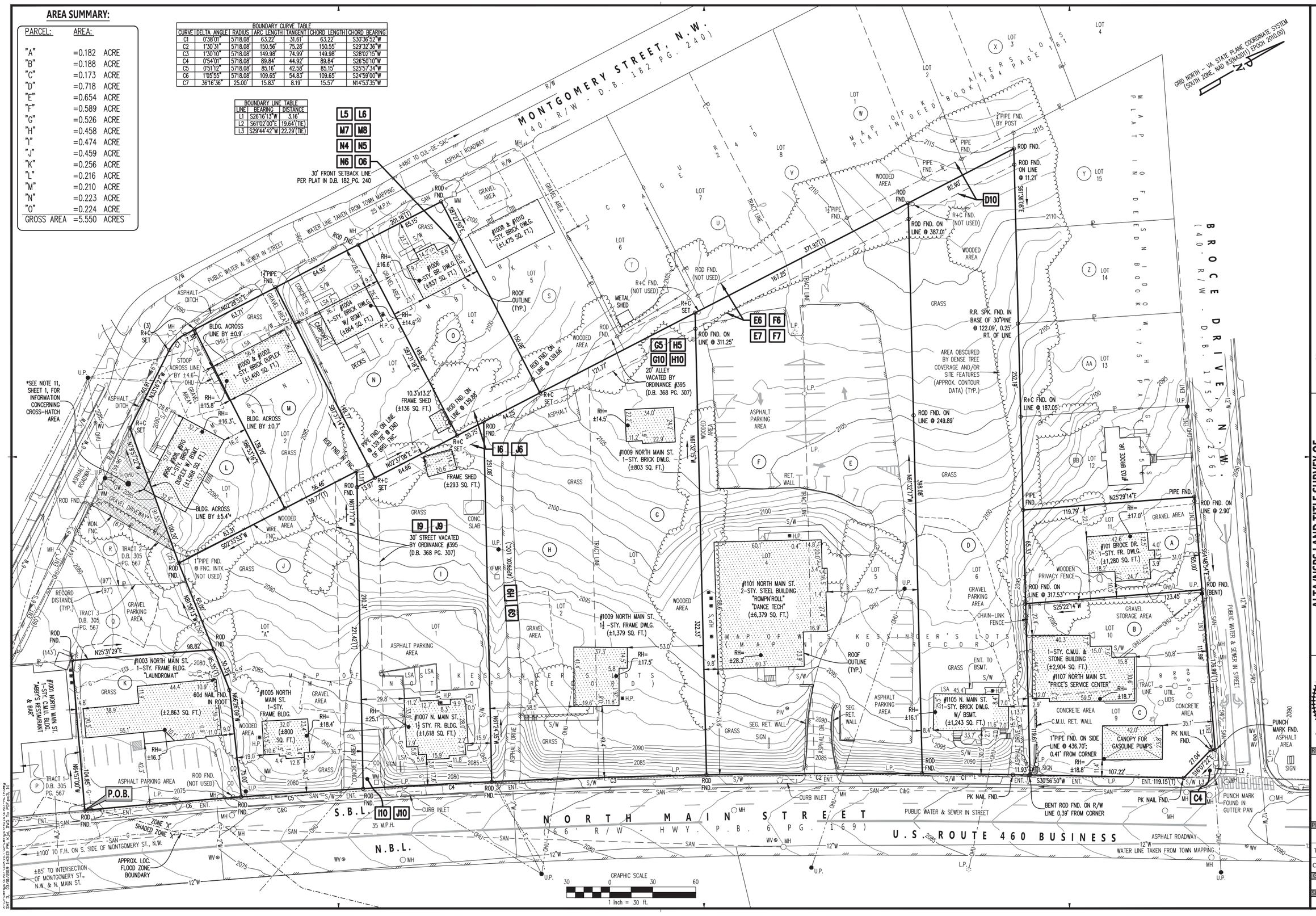
PARCEL:	AREA:	
"A"	=0.182	ACRE
"B"	=0.188	ACRE
"C"	=0.173	ACRE
"D"	=0.718	ACRE
"E"	=0.654	ACRE
"F"	=0.589	ACRE
"G"	=0.526	ACRE
"H"	=0.458	ACRE
"I"	=0.474	ACRE
"J"	=0.459	ACRE
"K"	=0.256	ACRE
"L"	=0.216	ACRE
"M"	=0.210	ACRE
"N"	=0.223	ACRE
"O"	=0.224	ACRE
GROSS AREA	=5.550	ACRES

BOUNDARY CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	0°38'01"	5718.08'	63.22'	31.61'	63.22'	S30°36'52"W
C2	1°30'31"	5718.08'	150.56'	75.28'	150.55'	S29°32'36"W
C3	1°30'10"	5718.08'	149.98'	74.99'	149.98'	S28°02'15"W
C4	0°54'01"	5718.08'	89.84'	44.92'	89.84'	S26°50'10"W
C5	0°51'12"	5718.08'	85.16'	42.58'	85.15'	S25°57'34"W
C6	1°05'55"	5718.08'	109.65'	54.83'	109.65'	S24°59'00"W
C7	36°16'36"	25.00'	15.83'	8.19'	15.57'	N14°53'35"W

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°16'13"W	3.16'
L2	S61°02'00"E	19.64'(TIE)
L3	S29°44'42"W	22.29'(TIE)



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ALTA/NSPS LAND TITLE SURVEY OF VARIOUS PROPERTIES SITUATED ALONG N. MAIN ST., BROCE DR., N.W. & MONTGOMERY ST., N.W.

TOWN OF BLACKSBURG PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
No. 1864
LAND SURVEYOR
PRELIMINARY

REVISIONS

PROJECT TEAM	
PM	ROC
TECH	MTM, JD
CREW	SB

GNI JOB NO.	ISSUE DATE
2907.00	01/11/19

SHEET NUMBER
3 OF 3

APPENDIX I
PATHS TO THE FUTURE MAP

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Bike and Pedestrian Routes

- Existing Public Route
- Proposed Public Route
- Existing Private Route
- Proposed Private Route
- Creek Valley Overlay
- Recreation Areas
- Virginia Tech Core Campus
- Blacksburg Town Limits
- Proposed Interchange
- Public Schools
- Emergency Services
- Public Buildings
- Hospital
- Quarry

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PATHS TO THE FUTURE MAP

THE STANDARD
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	JWM/MBL

DATE	GNI JN	SHEET
03/01/2019	2907.0	SK-03

X:\Drawings\2907\ENGINEERING\Design\Plans\Sheets\2907_Sht_Site_Sketches.dwg
SK-03 PATHS TO THE FUTURE MAP, 03/01/2019 10:09:00 AM, Mlester, AutoCAD PDF (General Documentation).pc3, 1:1

APPENDIX J
UDA MAP

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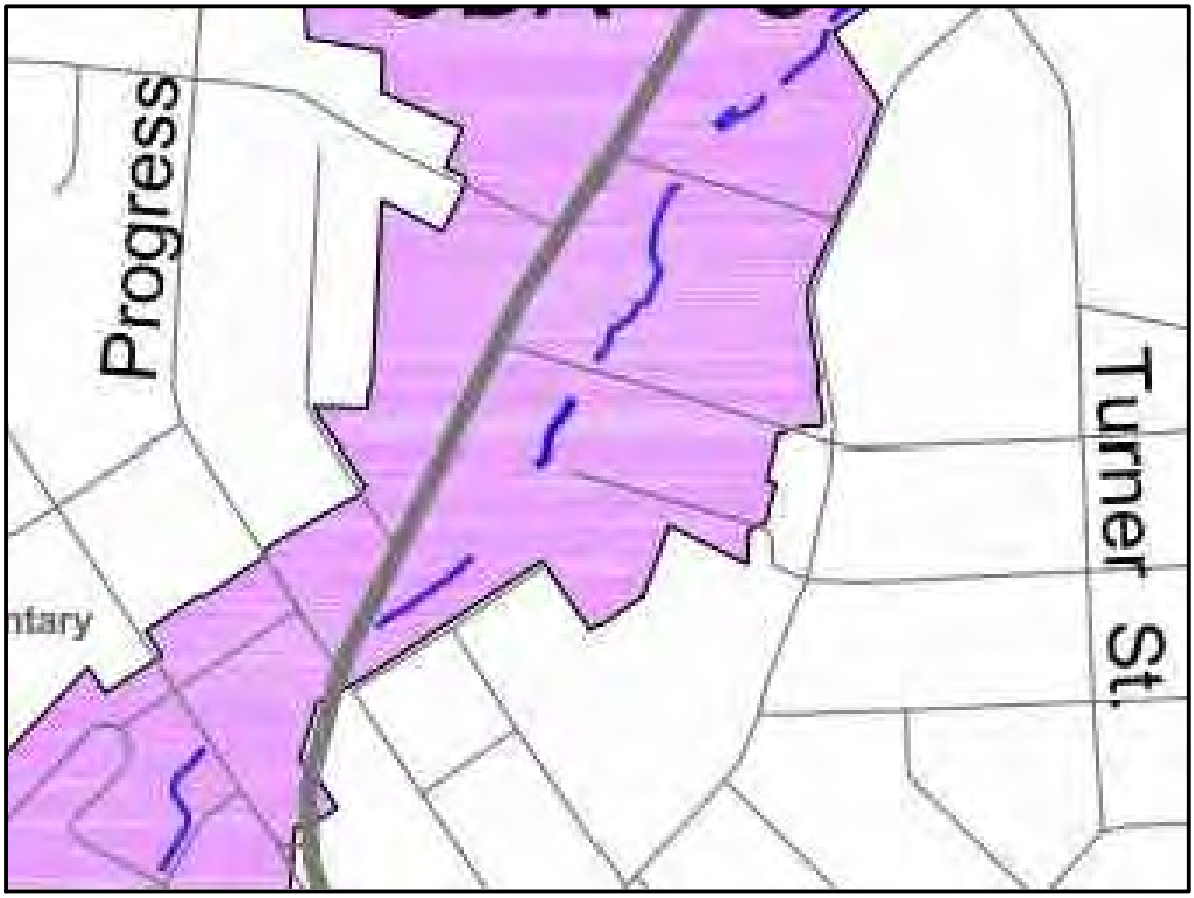

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UDA MAP

THE STANDARD
SITE DEVELOPMENT PLAN
TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DSGN	JWM/MBL

DATE	GNI JN	SHEET
03/01/2019	2907.0	SK-04

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SK-04 UDA MAP, 03/01/2019 10:09:56 AM, Mlester, AutoCAD PDF (General Documentation).pc3, 1:1

APPENDIX K
MASTER PLAN

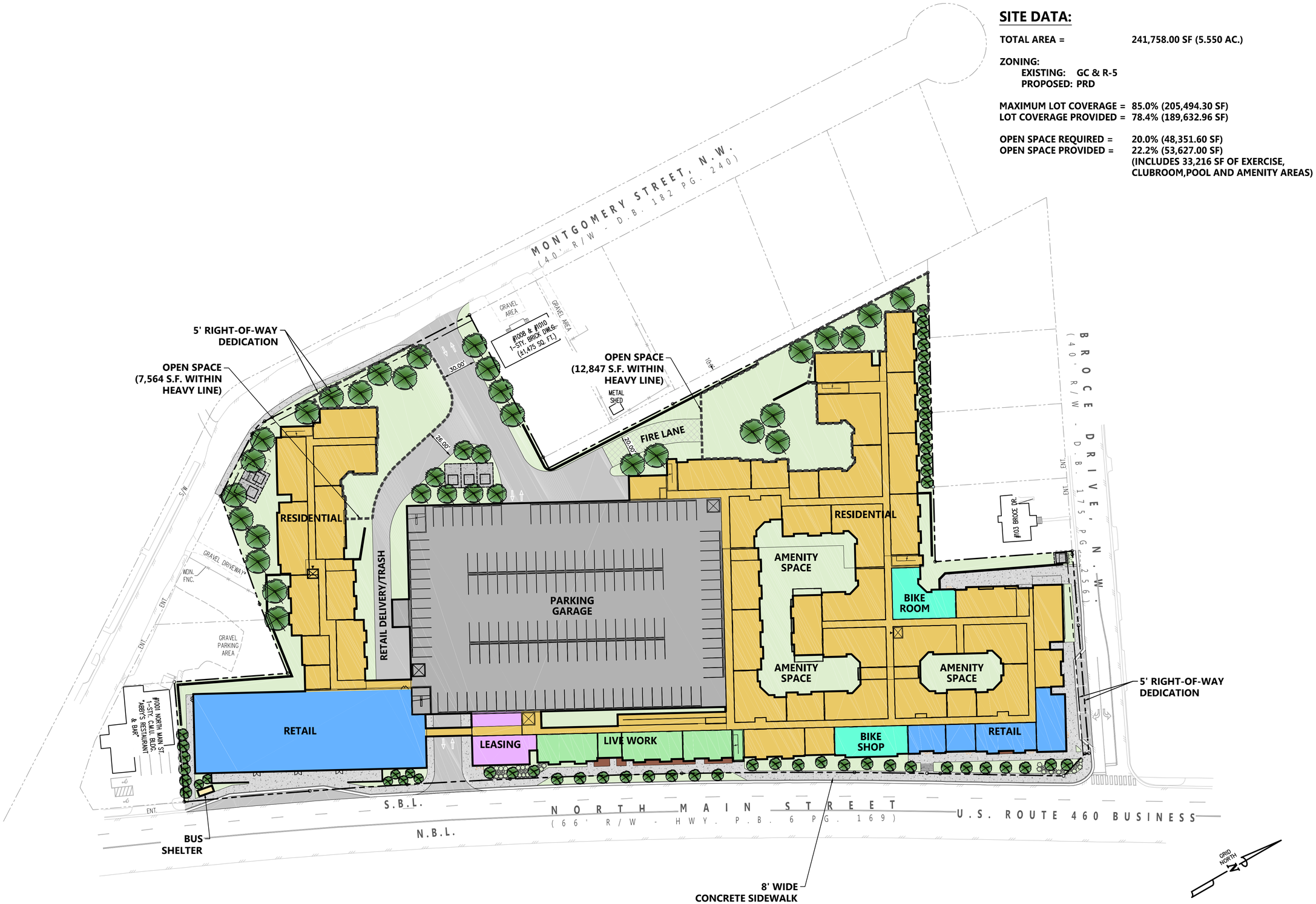
SITE DATA:

TOTAL AREA = 241,758.00 SF (5.550 AC.)

ZONING:
EXISTING: GC & R-5
PROPOSED: PRD

MAXIMUM LOT COVERAGE = 85.0% (205,494.30 SF)
LOT COVERAGE PROVIDED = 78.4% (189,632.96 SF)

OPEN SPACE REQUIRED = 20.0% (48,351.60 SF)
OPEN SPACE PROVIDED = 22.2% (53,627.00 SF)
(INCLUDES 33,216 SF OF EXERCISE, CLUBROOM,POOL AND AMENITY AREAS)



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THE STANDARD SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE
03/01/2019

GNI JOB NO.
2907.0

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2-00

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TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

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DESIGN	JWM/MBL

ISSUE DATE
03/01/2019

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2907.0

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2-01

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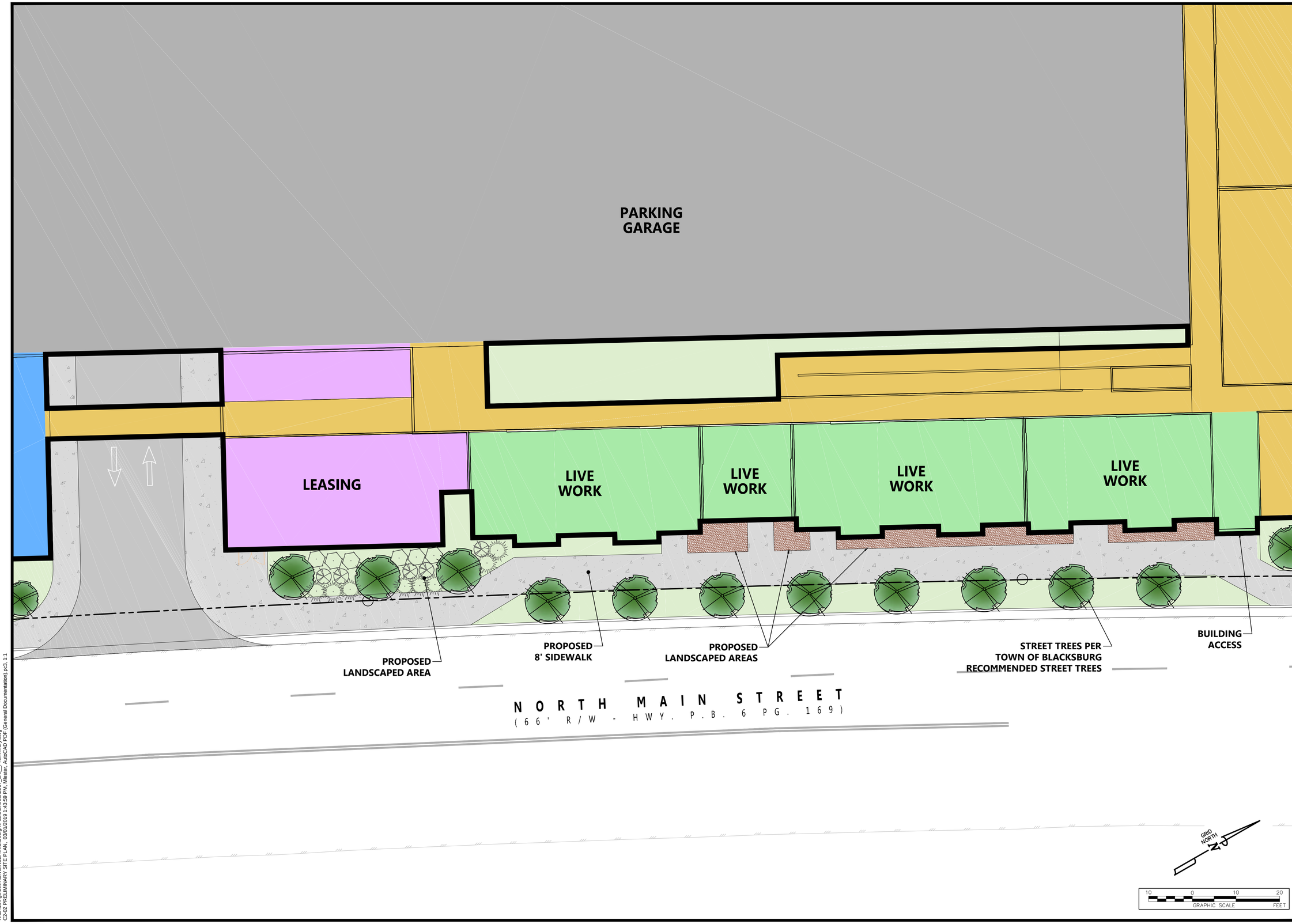

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THE STANDARD SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
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REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE
03/01/2019

GNI JOB NO.
2907.0

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2-02

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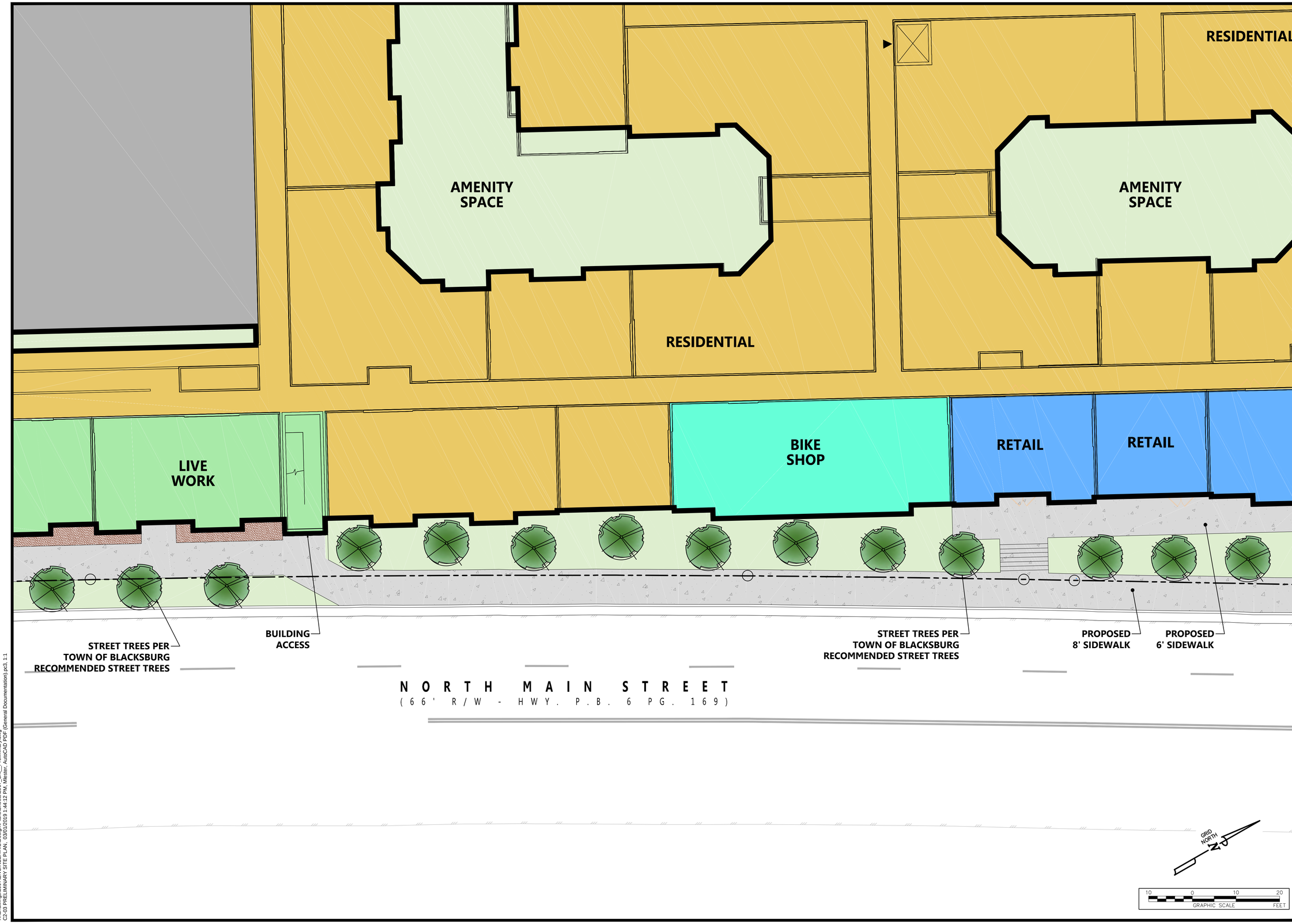

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THE STANDARD
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TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

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PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE
03/01/2019

GNI JOB NO.
2907.0

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NUMBER
C2-03

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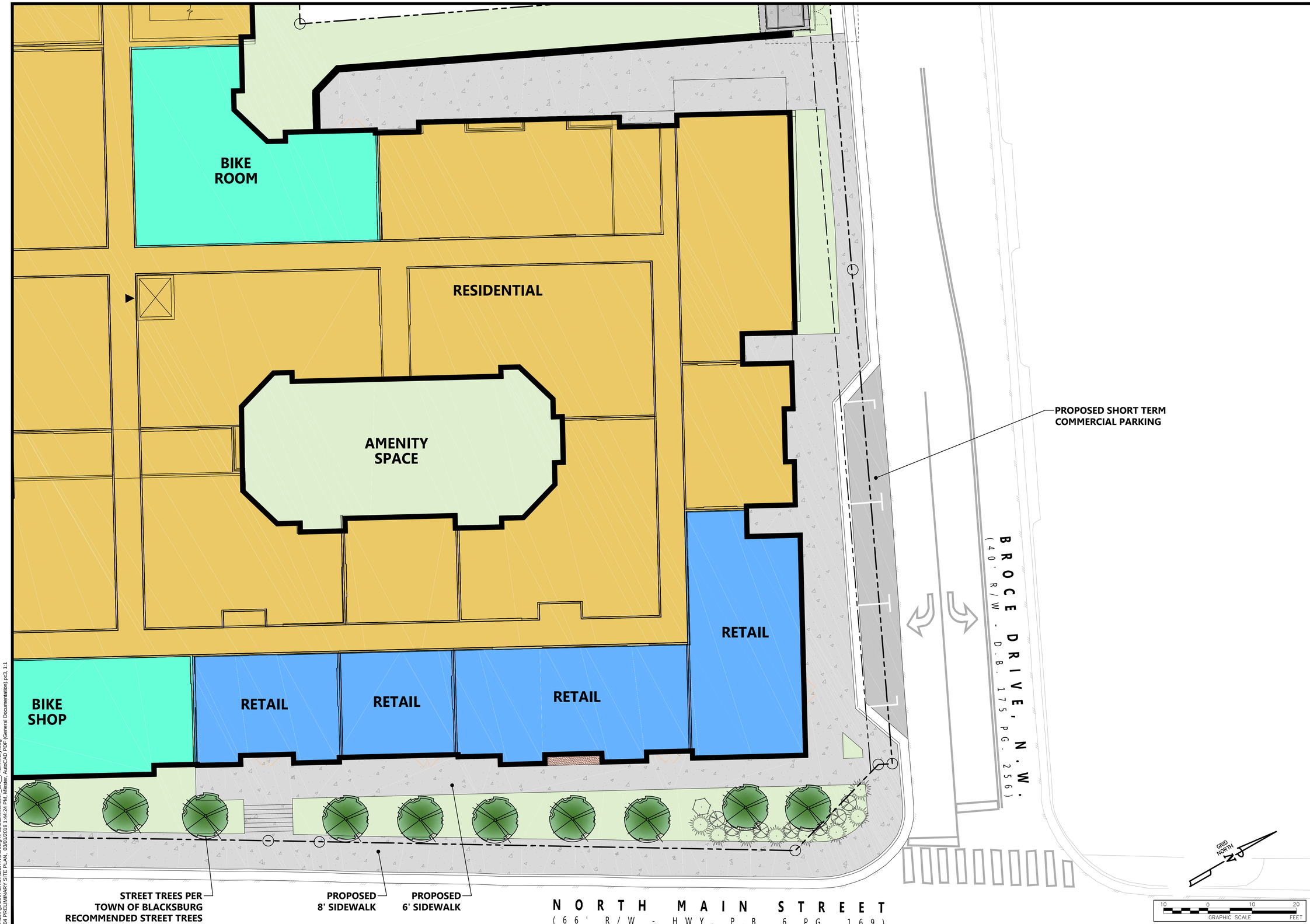

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THE STANDARD
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TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

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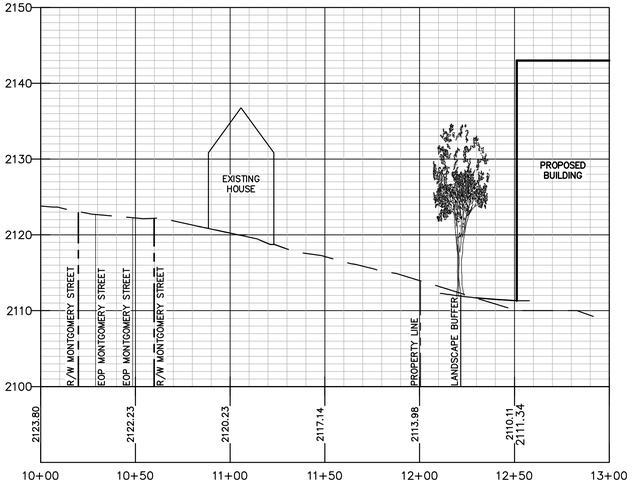
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE
03/01/2019

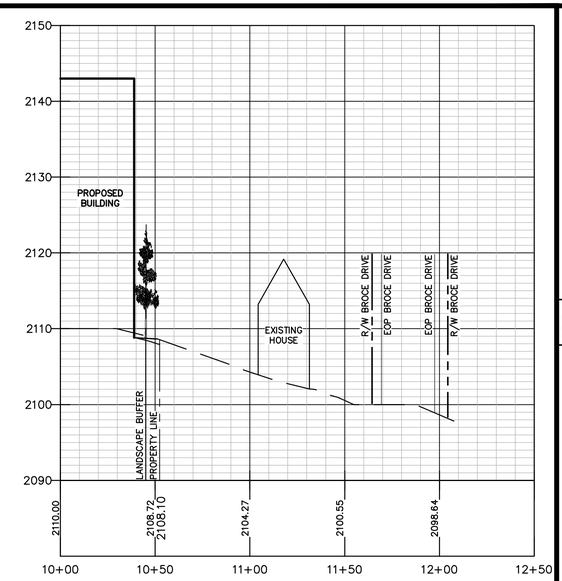
GNI JOB NO.
2907.0

SHEET TITLE
PRELIMINARY SITE PLAN

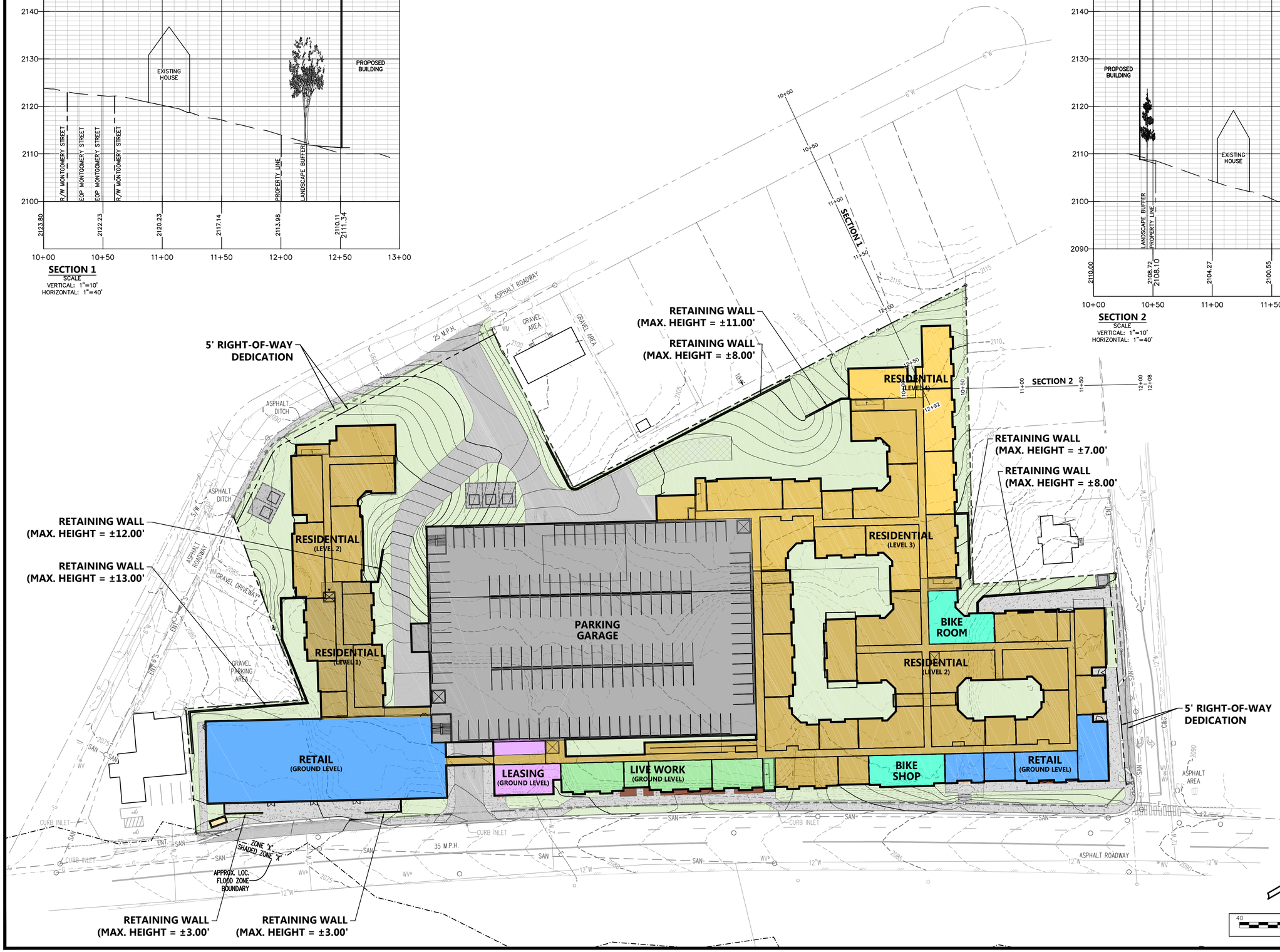
SHEET NUMBER
C2-04



SECTION 1
SCALE
VERTICAL: 1"=10'
HORIZONTAL: 1"=40'



SECTION 2
SCALE
VERTICAL: 1"=10'
HORIZONTAL: 1"=40'



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THE STANDARD
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL

ISSUE DATE
03/01/2019
GNI JOB NO.
2907.0
SHEET TITLE
PRELIMINARY ROUGH GRADING PLAN
SHEET NUMBER
C3-01

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APPENDIX L
ARCHITECTURAL PLANS, ELEVATIONS, AND RENDERINGS

UNIT MIX

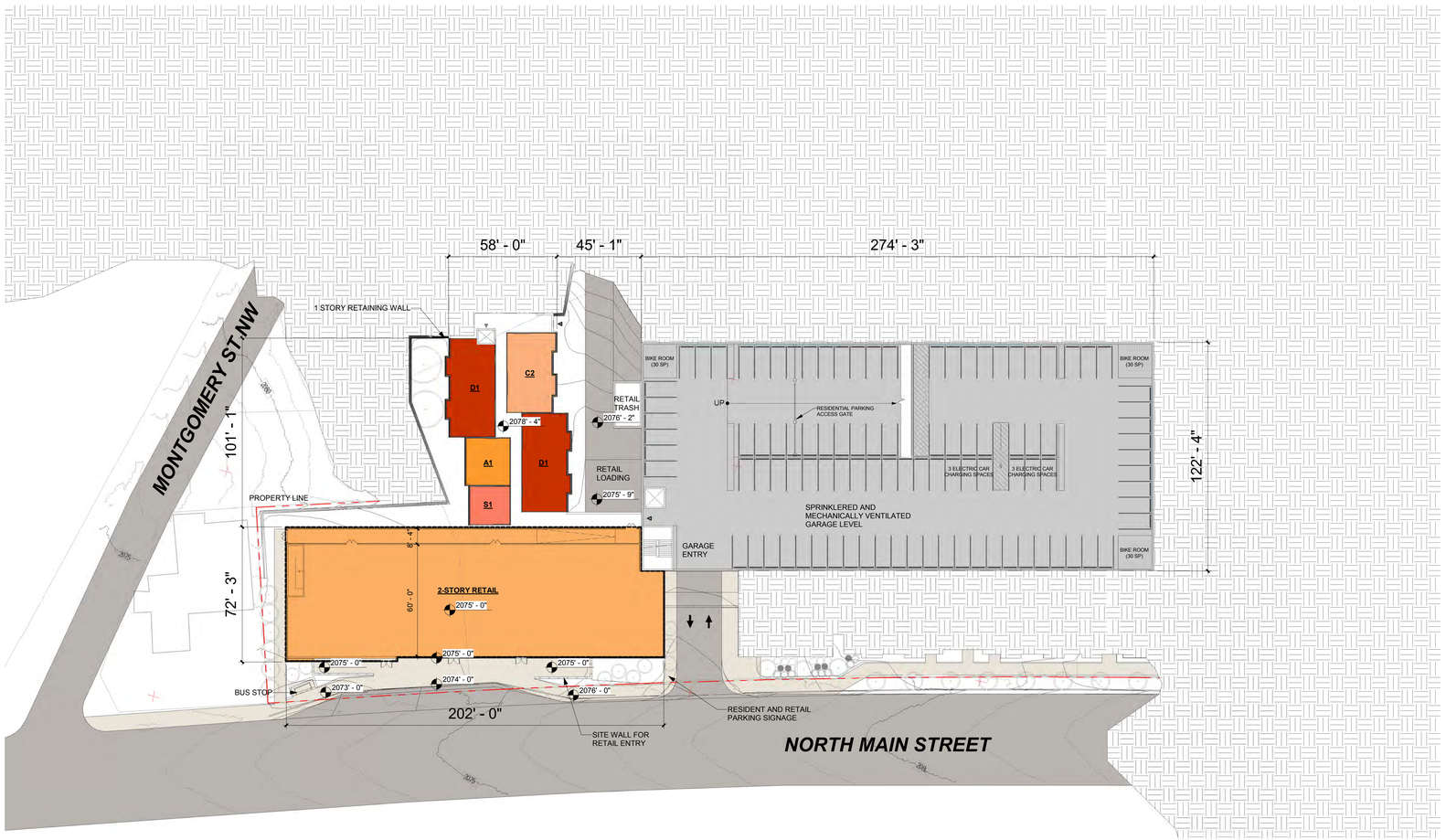
3/1/2019

UNIT TYPE	DESCRIPTION	HEATED AREA	1	2	3	4	5	6	TOTAL	TOTAL BEDS	TOTAL AREA	UNIT %	BED %	FINISH LEVEL TYPE	FINISH LEVEL UNITS %	FINISH LEVEL BED %
S1	STUDIO	462 SF	1	1	2	2	2		8	8	3,696 SF	3.7%	1.0%	STAND.	3.7%	1.0%
									8	**8**	**3,696 SF**	**3.7%**	**1.0%**			
A1	1 BED / 1 BATH	623 SF	1	3	5	5	5	1	20	20	12,460 SF	9.2%	2.4%	STAND.	9.2%	2.4%
									20	**20**	**12,460 SF**	**9.2%**	**2.4%**			
B2	2 BED / 2 BATH	819 SF		2	4	4	4	1	15	30	12,285 SF	6.9%	3.7%	STAND.	6.9%	3.7%
									15	**30**	**12,285 SF**	**6.9%**	**3.7%**			
C1	3 BED / 3 BATH	1,283 SF		1					1	3	1,283 SF	0.5%	0.4%	PREM.	10.0%	10.0%
C2	3 BED / 3 BATH	1,083 SF	1	1	2	2	2	1	9	27	9,747 SF	4.1%	3.3%	STAND.	90.0%	90.0%
									10	**30**	**11,030 SF**	**4.6%**	**3.7%**			
D1	4 BED / 4 BATH	1,336 SF	2	4	12	15	15	4	52	208	69,472 SF	23.9%	25.5%	STAND.	63.4%	63.4%
D2	4 BED / 2 BATH	1,380 SF		2	4	4	4	1	15	60	20,700 SF	6.9%	7.3%	VALUE	18.3%	18.3%
D6	4 BED / 4 BATH	1,633 SF		3	4	4	4		15	60	24,502 SF	6.9%	7.3%	PREM.	18.3%	18.3%
									82	**328**	**114,674 SF**	**37.6%**	**40.1%**			
E1	5 BED / 3 BATH	1,420 SF		3	6	7	7	1	24	120	34,080 SF	11.0%	14.7%	VALUE	30.4%	30.4%
E4	5 BED / 5 BATH	1,553 SF		5	9	9	9	1	33	165	51,249 SF	15.1%	20.2%	STAND.	41.8%	24.6%
E6	5 BED / 5 BATH	1,891 SF		1	6	6	6	3	22	110	41,602 SF	10.1%	13.5%	PREM.	27.8%	8.3%
									79	**395**	**126,931 SF**	**36.2%**	**48.3%**			
LIVE WORK																
S2	1 BED / 1 BATH	462 SF		1					1	1	462 SF	0.5%	0.1%	LIV WRK.	25.0%	0.1%
A2	1 BED / 1 BATH	1,083 SF		1					1	1	1,083 SF	0.5%	0.1%	LIV WRK.	25.0%	0.1%
B1	2 BED / 2 BATH	1,336 SF		2					2	4	2,672 SF	0.9%	0.5%	LIV WRK.	50.0%	0.5%
TOTAL			**5**	**30**	**54**	**58**	**58**	**13**	**218**	**817**	**284,210 SF**	**100.0%**	**100.0%**			
									UNIT AVERAGE		**1,304 SF**					
BEDS			**13**	**101**	**206**	**223**	**223**	**51**	**BED AVERAGE**		**348 SF**					

FINISH LEVEL LEGEND
STAND. = STANDARD
VALUE
PREM. = PREMIUM
LIV WRK. = LIVEWORK

THE STANDARD AT BLACKSBURG, LLC		2/28/2019
LOT COVERAGE CALCS		5.55 ACRES 241,732 SF
	REQUIRED	**PROPOSED**
PROPOSED MAXIMUM DENSITY (BEDROOMS / ACRE)		147 BEDS / ACRE 817 BEDS
FAR	1.60 MAX	1.58
MAXIMUM LOT COVERAGE	85% 205,472 SF	61% 146,900 SF
GROSS SQUARE FEET TYPE III NFPA 13	**RETAIL**	**RESIDENTIAL**
2135.4 LEVEL 6		22,000 SF
2122.7 LEVEL 5		96,700 SF
2112.0 LEVEL 4		96,700 SF
2101.3 LEVEL 3		90,200 SF
2090.7 LEVEL 2	4,000 SF	60,900 SF
2080.0 LEVEL 1	13,800 SF	6,500 SF
TOTAL GSF	**17,800 SF**	**373,000 SF**
LEVEL 6 - AMENITY DECK	EXTERIOR	10,000 SF
LEVEL 2 - COURTYARDS		7,500 SF
LEVEL 6 - AMENITY	INTERIOR	9,700 SF
LEVEL 1 - LEASING		2,200 SF
TOTAL GSF		**384,900 SF**
76.2% RESIDENTIAL EFFICIENCY		284,210 SF
1,304 SF AVG. - TOTAL UNITS		218 UNITS
348 SF AVG. - TOTAL BEDS		817 BEDS
REQUIRED CAR PARKING	**RETAIL**	**RESIDENTIAL**
	71 SP*	654 SP**
TOTAL		725 SP
PROVIDED CAR PARKING		
GARAGE LEVEL 6 (AMENITY)	21,400 SF	60 SP
GARAGE LEVEL 5	50,200 SF	160 SP
GARAGE LEVEL 4	50,200 SF	160 SP
GARAGE LEVEL 3	50,200 SF	160 SP
GARAGE LEVEL 2	33,500 SF	100 SP
GARAGE LEVEL 1	33,500 SF	100 SP — 84 SP FOR RETAIL
TOTAL	**239,000 SF**	**740 SP** 0.82 SP / BED***
REQUIRED BICYCLE PARKING		**RESIDENTIAL**
	1 SP / BED	817 SP
	80% COVERED	654 SP
	20% UNCOVERED	163 SP
PROVIDED BICYCLE PARKING	**COVERED 88%**	**UNCOVERED 12%**
	BUILDING / GARAGE	
LEVEL 5	33 SP	
LEVEL 4	33 SP	
LEVEL 3	33 SP	50 SP
LEVEL 2	528 SP	50 SP
LEVEL 1	90 SP	
TOTAL	**717 SP**	**100 SP**
GRAND TOTAL		**817 SP** 1.00 SP / BED

* 4 spaces per 1,000 GSF
** .8 spaces per bedroom
*** Calculated with required retail spaces removed from total



1 LEVEL 1 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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PHONE: 571.253.6950
dwelldesignstudio.com

THE STANDARD
1100 NORTH MAIN STREET
BLACKSBURG VA 24060

A DEVELOPMENT FOR:
LANDMARK

ISSUE
DATE DESCRIPTION INCLUDED

REVISION
DATE DESCRIPTION REV

SEAL:

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SHEET NAME:
LEVEL 1 PLAN

JOB NUMBER:

DRAWN BY	CHECKED BY
Author	Checker

A0-01

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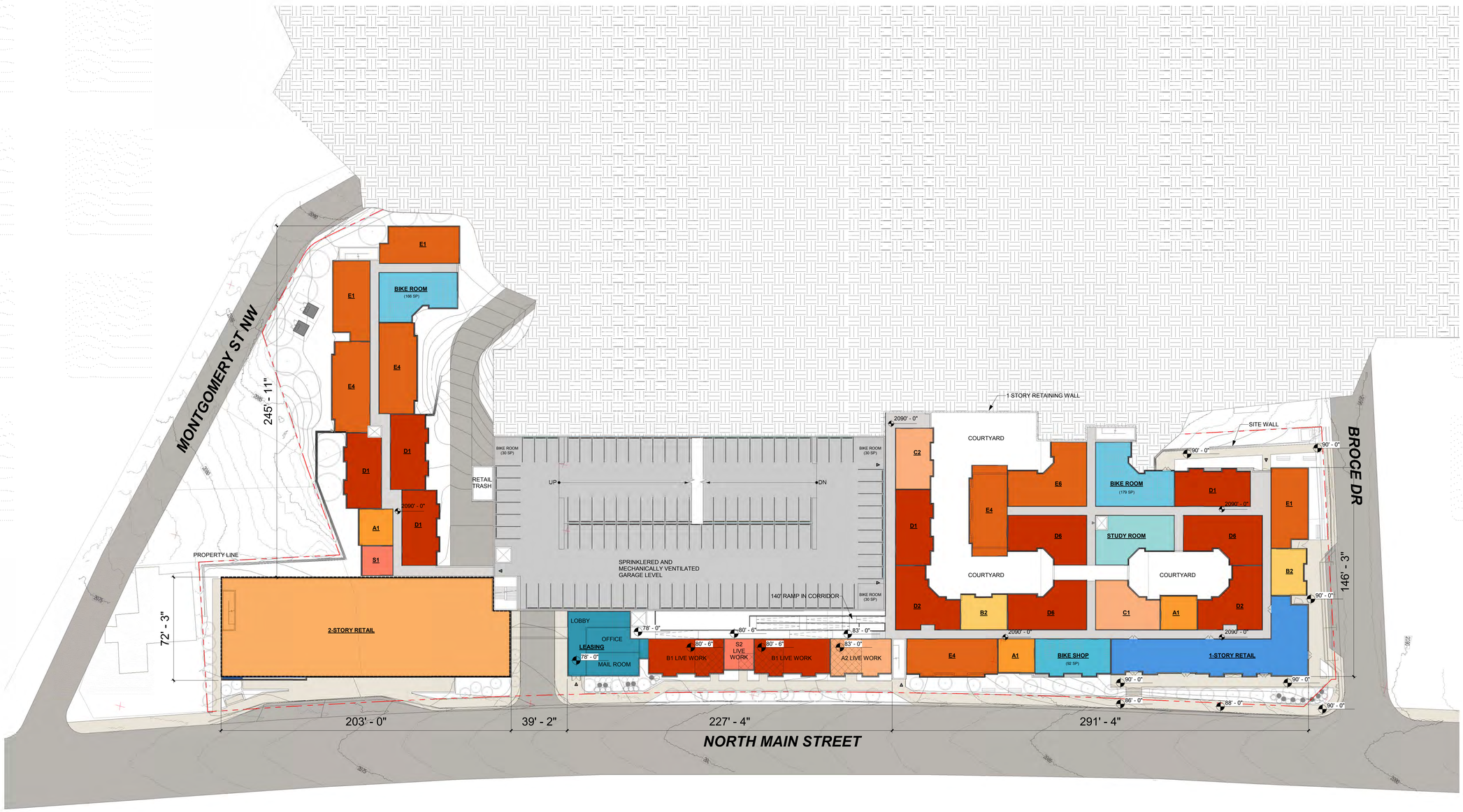

1 LEVEL 2 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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2/28/2019 8:51:22 AM

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THE STANDARD

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BLACKSBURG VA 24060

A DEVELOPMENT FOR:
LANDMARK

ISSUE

DATE	DESCRIPTION	INCLUDED

REVISION

DATE	DESCRIPTION	REV

SEAL

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SHEET NAME:
LEVEL 2 PLAN

JOB NUMBER:

DRAWN BY	CHECKED BY
Author	Checker

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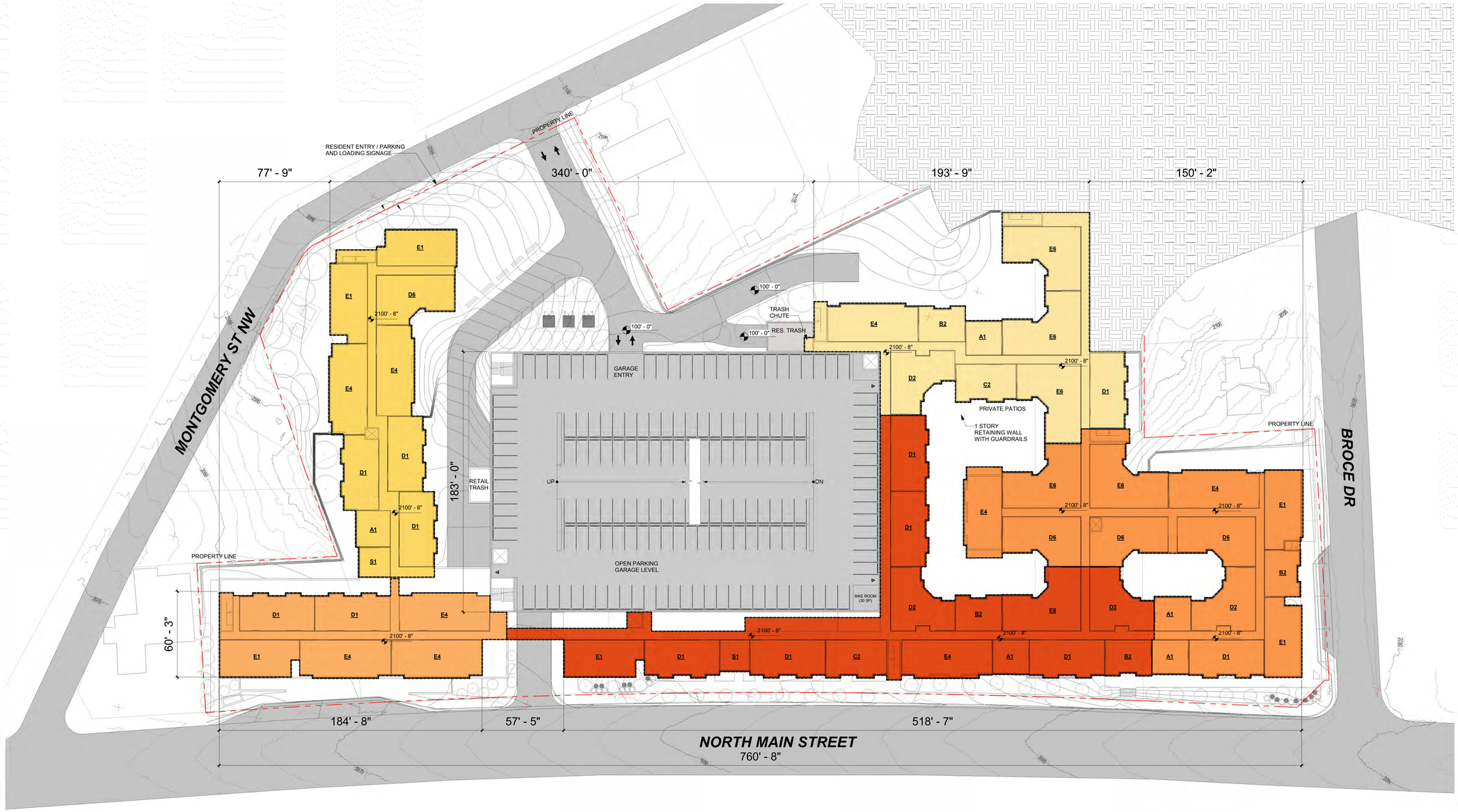

1 LEVEL 3 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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LEVEL 3 PLAN

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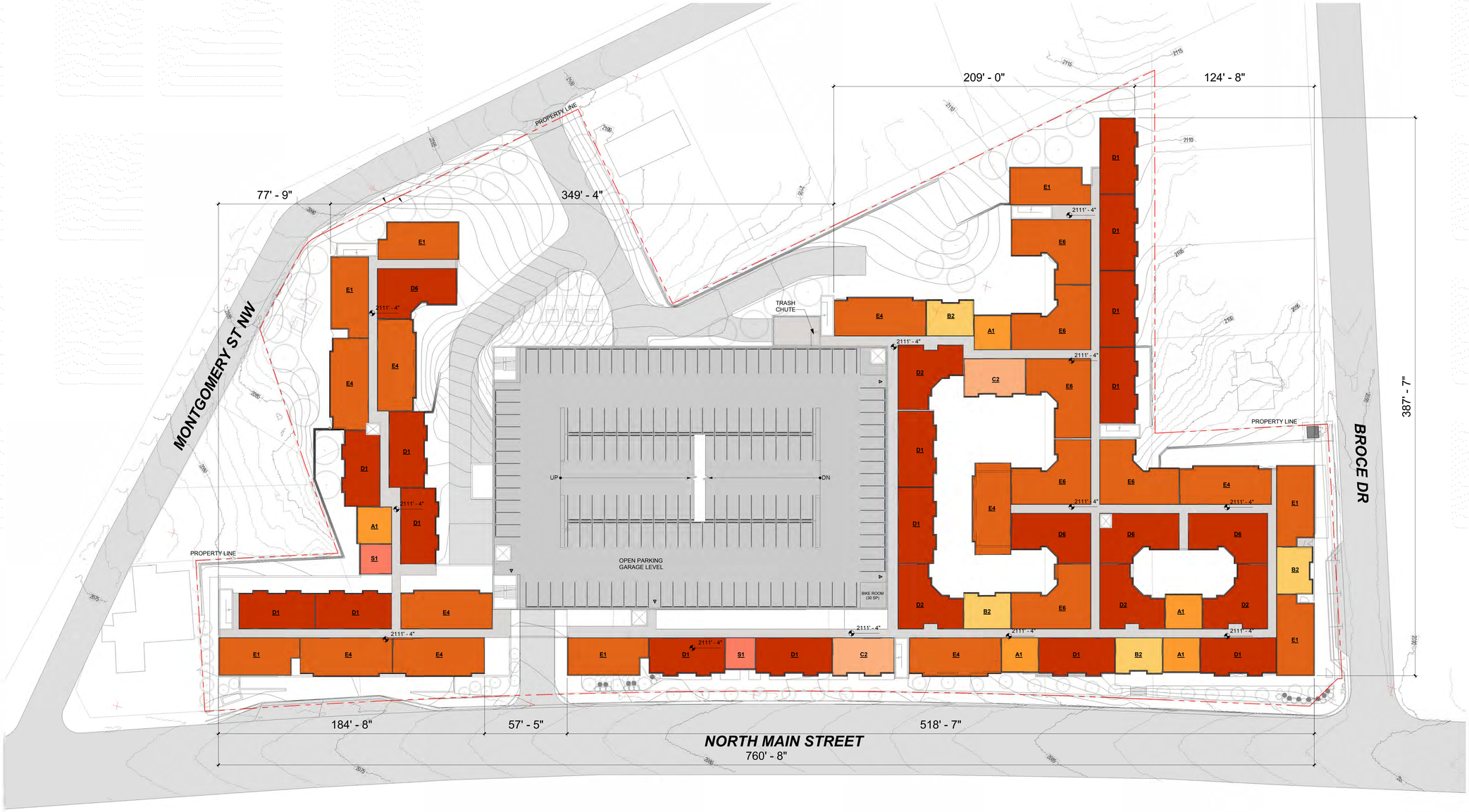

1 LEVEL 4 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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LEVEL 4 PLAN

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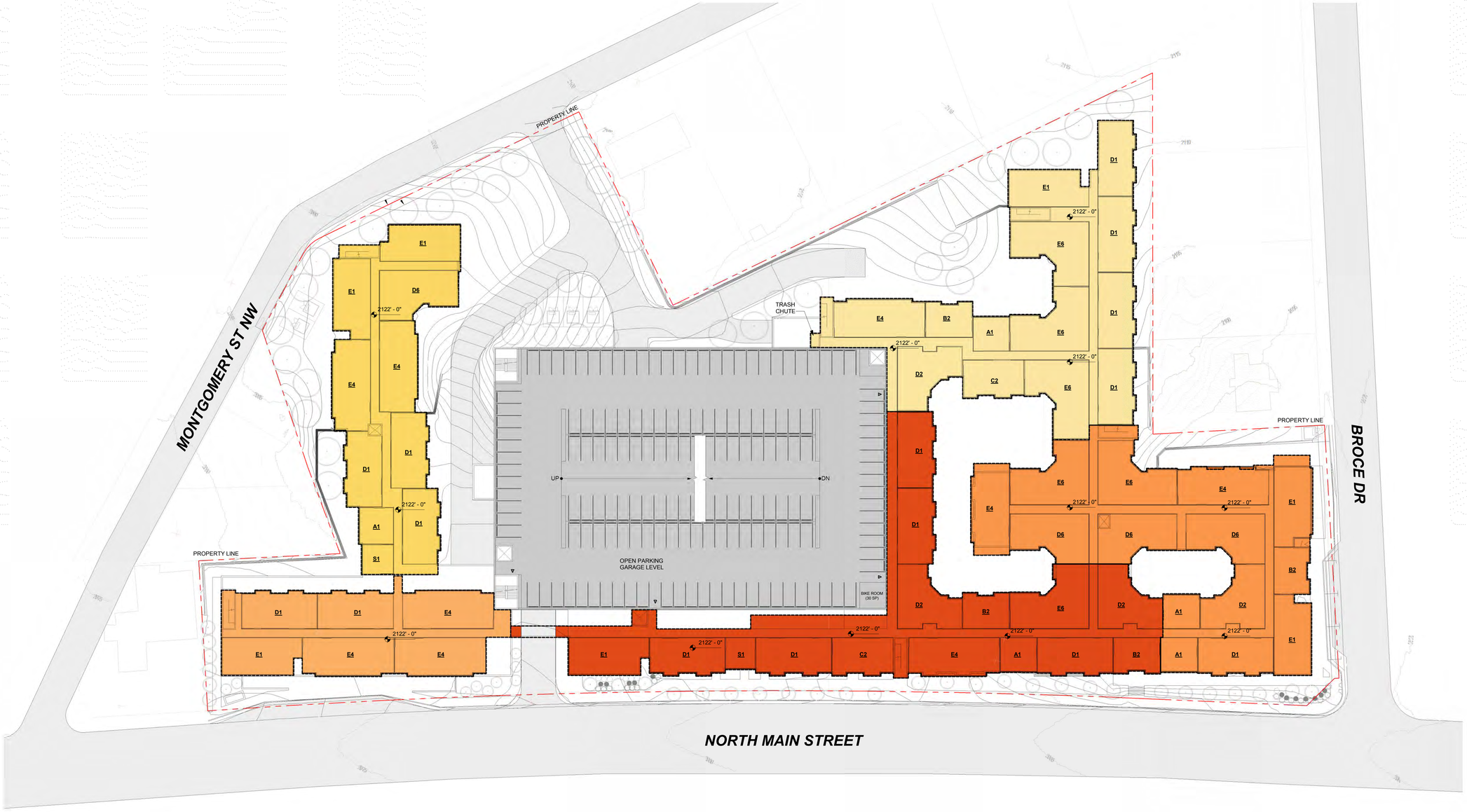

1 LEVEL 5 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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LEVEL 5 PLAN

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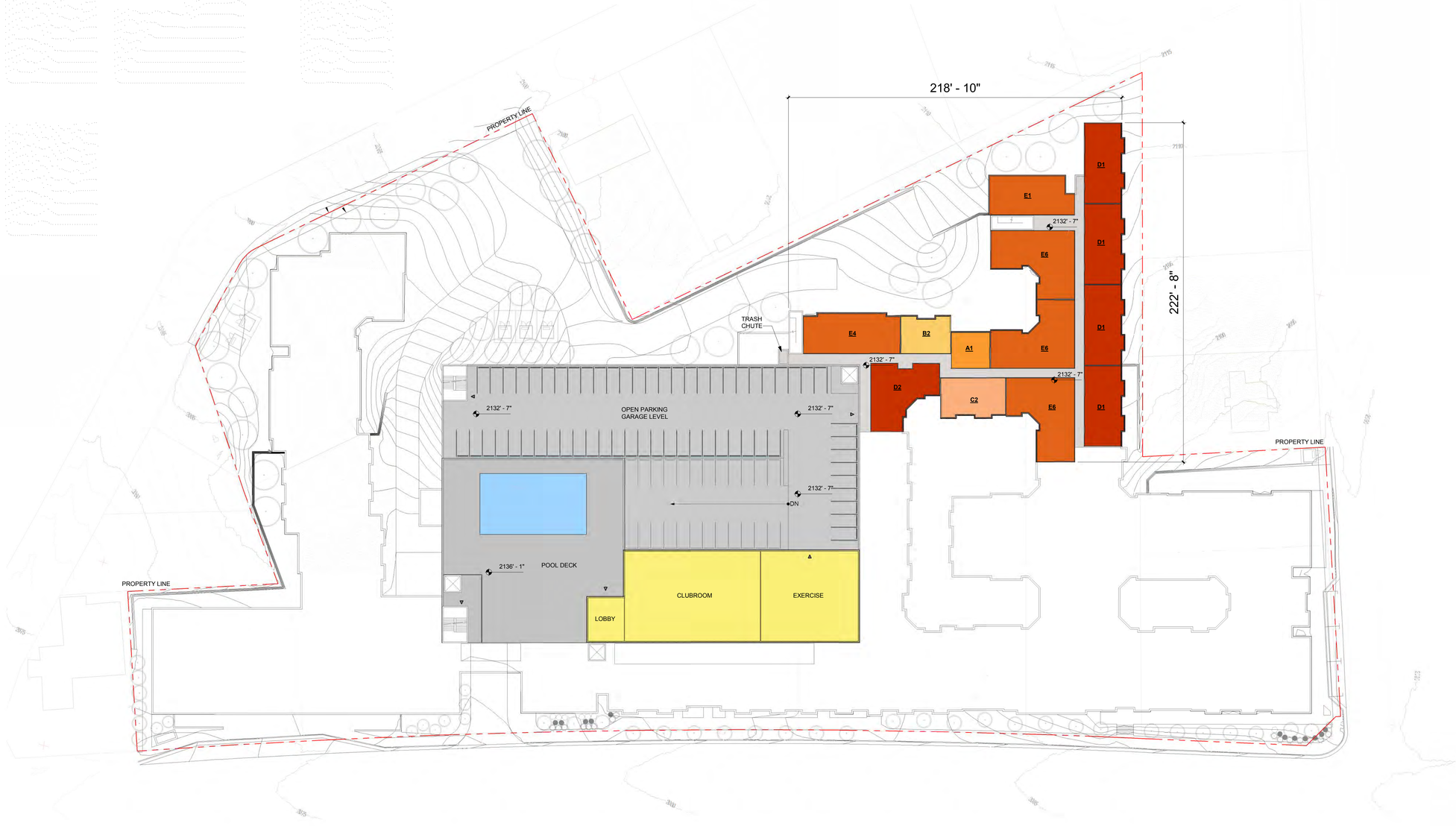

1 LEVEL 6 OVERALL PLAN
1" = 30'-0"

0' 15' - 0" 30' - 0" 60' - 0"

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LEVEL 6 PLAN

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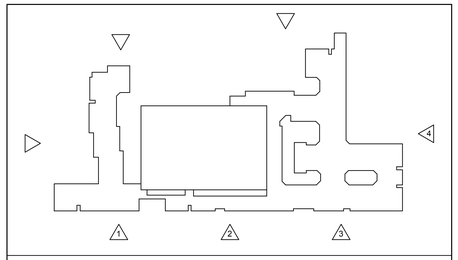
EXTERIOR FINISH MATERIALS	
1.1 BRICK VENEER - RED	2.5 CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
1.2 BRICK VENEER - WHITE	2.6 CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
1.3 BRICK VENEER - GRAY	2.7 CEMENTITIOUS SIDING - WHITE
2.1 CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY	2.8 CEMENTITIOUS SIDING - DARK GRAY
2.2 CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY	2.9 FIBER CEMENT PANEL - WOOD
2.3 CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY	2.10 CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
2.4 CEMENTITIOUS PANEL WITH REVEALS - BLACK	



ELEVATION KEY PLAN

4 EAST ELEVATION - BROCE DR
1/16" = 1'-0"

3 SOUTH ELEVATION 3 - N MAIN ST
1/16" = 1'-0"

2 SOUTH ELEVATION 2 - N MAIN ST
1/16" = 1'-0"

1 SOUTH ELEVATION 1 - N MAIN ST
1/16" = 1'-0"

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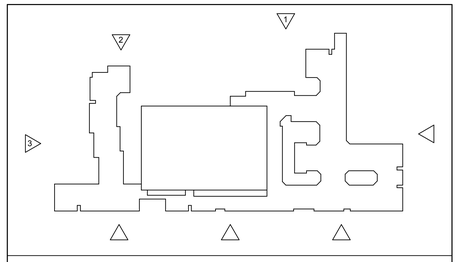
EXTERIOR FINISH MATERIALS	
1.1 BRICK VENEER - RED	2.5 CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
1.2 BRICK VENEER - WHITE	2.6 CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
1.3 BRICK VENEER - GRAY	2.7 CEMENTITIOUS SIDING - WHITE
2.1 CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY	2.8 CEMENTITIOUS SIDING - DARK GRAY
2.2 CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY	2.9 FIBER CEMENT PANEL - WOOD
2.3 CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY	2.10 CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
2.4 CEMENTITIOUS PANEL WITH REVEALS - BLACK	



ELEVATION KEY PLAN

3 WEST ELEVATION - MONTGOMERY ST NW
1/16" = 1'-0"

2 NORTH ELEVATION 2 - MONTGOMERY ST NW
1/16" = 1'-0"

1 NORTH ELEVATION 1 - MONTGOMERY ST NW
1/16" = 1'-0"

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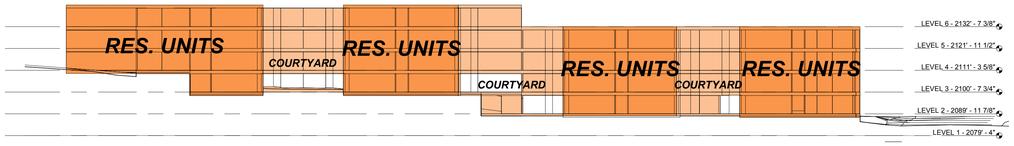
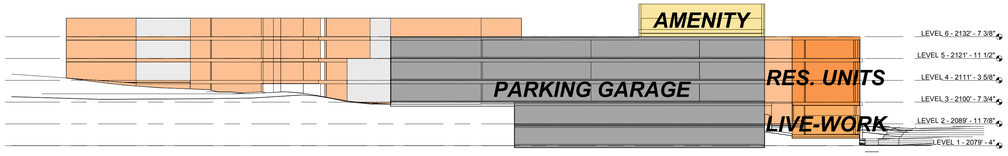
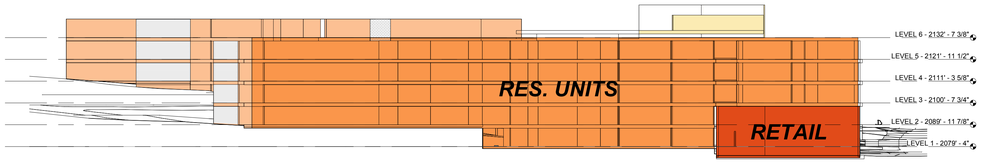


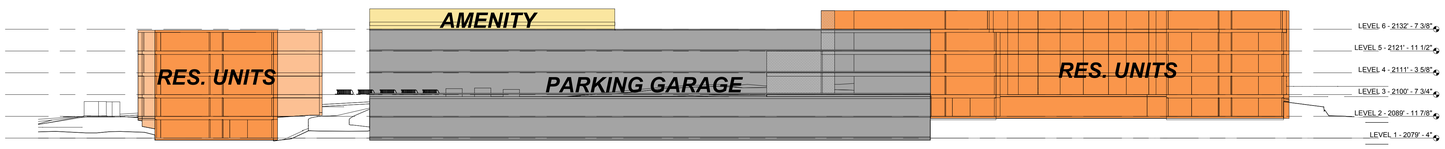
5 TRANSVERSE SECTION 3
1" = 30'-0"



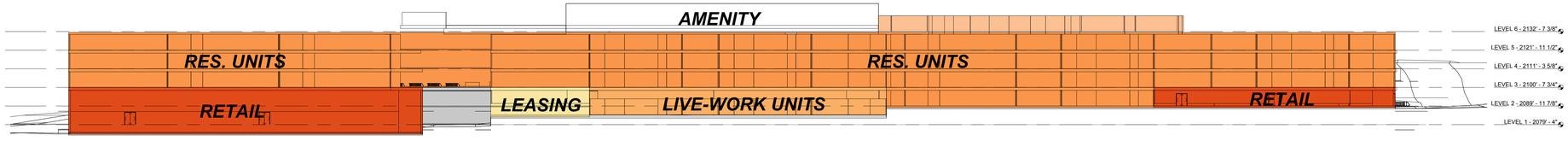
4 TRANSVERSE SECTION 2
1" = 30'-0"



3 TRANSVERSE SECTION 1
1" = 30'-0"



2 LONGITUDINAL SECTION 2
1" = 30'-0"



1 LONGITUDINAL SECTION 1
1" = 30'-0"

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