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By Kasey Thomsen at 11:29 am, Jan 17, 2020

STONEGATE NORTH MULTI-FAMILY DEVELOPMENT

Located adjacent to the original Stonegate Apartments

PLANNED RESIDENTIAL DISTRICT REZONING

Located in:

Town of Blacksburg, Virginia

Prepared For:

BSD Broce Partners, LLC

Project Number: 2898.0

Date: December 2, 2019
Revised: January 17, 2020

GAY AND NEEL, INC.
ENGINEERING ❖ LAND PLANNING ❖ SURVEYING
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Planned Residential District Rezoning for Stonegate North Multi-Family Development

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Planned Residential District Rezoning for Stonegate North Multi-Family Development

APPLICATION

OFFICE USE ONLY DATE RECEIVED_____ RZN NUMBER_____
PRESUBMITTAL MEETING DATE_____

TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)

This application and all accompanying information must be submitted in full before the Rezoning Request can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Proffered conditions of approval are binding. Please contact the Planning and Building Department at (540) 961-1126 for application deadline or questions, or to schedule the **required** pre-submittal meeting.

The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

1) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required
2) One copy of a site plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards and physical compatibility with the neighborhood
3) Building elevations for all proposed buildings -or- elevations showing any changes to existing buildings
4) Vicinity map (may be included on the site plan) showing surrounding uses, zoning districts, buildings and other improvements within 300' of the property
5) Legal description of the property
6) Completed VDOT 527 (Traffic Impact Analysis) Form
7) A list of adjacent property owners (including properties across a street) and their addresses, plus the cost of CERTIFIED FIRST CLASS postage for notifying each adjacent property owner (no stamps, please)
8) Fee of $100 for the Town of Blacksburg to post all public hearing signs. **Please note**: The applicant may choose to post the property, using signs provided by Town Staff, and not be subject to the posting fee
9) Fee of $1500 for Rezoning, or $2000 for Planned Residential Rezoning, or $1000 for amendment to existing Planned Residential District. Please make your check or money order payable to the TOWN OF BLACKSBURG
10) Proof of pre-submittal meeting between Town staff and applicant/agent
11) Prior to the initiation of an application for Rezoning, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§ 1150)
12) Any applicant for a Rezoning shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§ 1110)
13) Proffer statements that meet the requirements as stated below
14) Digital copies (PDF) of all application materials are required at the time of submittal, or within 10 working days of the submittal date.

SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:

_____ **DATE**: 12/02/19
By signing this application, I affirm that this application is complete and all required items are included

SIGNATURE OF PROPERTY OWNER + PRINTED NAME:

_____ **DATE**: _____
By signing this application, I affirm that this application is complete and all required items are included

OFFICE USE ONLY DATE RECEIVED_____ RZN NUMBER_____
PRESUBMITTAL MEETING DATE_____

Location or Address of Property for Rezoning:
Broce Drive, Blacksburg, VA 24060

Tax Parcel Number(s): 226-(1)-AA, 226-(1)-A

Acreage: 1.39 acres

Present Zoning District: RM-48

Proposed Zoning District: PRD

Present Use of Property: Vacant

Proposed Use of Property: PRD - Stonegate North (56.1 BR/acre)

Is this request for an amendment to an existing Conditional Zoning or Planned Residential District? No

Previous Rezoning Ordinance Number_____

APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)

NAME: BSD Broce Partners LLC (c/o Matthew D. Brady)

ADDRESS: 11710 Bowman Green Drive
Reston, VA 20190

PHONE: (703) 214-1498 EMAIL: brady@willowcreekpartners.com

PROPERTY OWNER(s) (If property is held in an LLC or other corporation, names of all partners must be disclosed. All names of members or beneficiaries of a trust must also be disclosed. Signature blocks for multiple property owners may be obtained on separate sheets if needed)

NAME: See attached.

ADDRESS: _____

_____

PHONE: _____ EMAIL: _____

ENGINEER/ARCHITECT (optional)

NAME: Gay and Neel Inc. - John T. Neel, P.E.

ADDRESS: 1260 Radford Street
Christiansburg, VA 24073

PHONE: (540) 381-6011 EMAIL: jneel@gayandneel.com

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, " Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request** (attach additional pages if necessary).

Need and justification for the change in zoning classification

See attached submittal package.

Identify any anticipated effect of the proposed change on public services and facilities

See attached submittal package.

Justify appropriateness of the property for the proposed changed, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

See attached submittal package.

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

See attached submittal package.

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the community

See attached submittal package.

PROFFERED CONDITIONS
Potential proffers can be discussed as part of the presubmittal meeting, and should also be a part of the discussions with staff early in the review process.

PROFFERED CONDITIONS, IF ANY, MUST:

1) Be prepared by an attorney and be completed and accepted by the Town prior to the advertising for the Planning Commission Public Hearing;
2) Have a reasonable relationship to the rezoning;
3) Not include a cash contribution to the Town;
4) Not include mandatory dedication of property; and
5) Not include payment for construction of off-site improvements. The rezoning must give rise to the need for the conditions and the conditions must be related to the physical development or physical operation of the property and be in conformity with the Comprehensive Plan

Attach proffer statement with application.

OWNER CONSENT STATEMENT
I/We the owner(s)/applicant/contract purchaser(s) of the property described on this application do hereby apply for a change of zoning district classification described on this application.

I/We state that no application for a change in zoning district classification, substantially the same as this request, has been considered by the Town Council for the above-referenced property, or any part thereof, within one year prior to the date of this application.

Matthew D. Brady

SIGNATURE OF OWNER/APPLICANT

December 2, 2019

DATE

PROPERTY OWNER

BSD Broce Partners LLC
C/O Matthew D. Brady
11710 Bowman Green Drive
Reston, VA 20190

TOWN OF BLACKSBURG
CHANGE OF ZONING CLASSIFICATION APPLICATION (REZONE)

DESCRIPTION OF REZONING REQUEST

Section 15.2-2286(A)(7) of the State Code of Virginia states that, "Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the governing body may, by ordinance, amend, supplement, or change the regulations, district boundaries, or classifications of property. **It Is the applicant's responsibility to provide a narrative outlining the following information in order to assess the public necessity, convenience, general welfare, or good zoning practice of the request (attach additional pages if necessary).**

Need and justification for the change in zoning classification

Approval of the Plan for a Stonegate North Multi-Family Development is being requested and will be in the public interest and is justified for the following reasons outlined below:

1. A Planned Residential Development (PRD) designation is being sought to provide the Town of Blacksburg with an enforceable device for the implementation of the proposed development plan, proffers, and guidelines;
2. Stonegate North Multi-Family Development is located within a designated High-Density Residential area as identified on the Future Land Use Map of the Comprehensive Plan.
3. The Plan provides an innovative alternative to traditional homogeneous multi-family housing.
4. Stonegate North Multi-Family Development will feature a mixture of housing types and will have the very latest in modern features and amenities.
5. Stonegate North Multi-Family Development will increase the tax base for the Town of Blacksburg;
6. Stonegate North Multi-Family Development will appeal to all citizens due to its proximity to amenities and public features.
7. The townhome units are street oriented and have direct access to sidewalks which is encouraged in the Town;
8. Open floor plans of Stonegate North Multi-Family Development units create a “warm” inviting living environment;
9. The architectural design offers privacy and personal space while enhancing the character of the area with high-quality design and attention to detail;
10. The project will have professional property management to provide community maintenance and resident assistance;
11. The property will feature multiple bicycle racks including some covered spaces, encouraging residents to use bikes to commute around Town;

Identify any anticipated effect of the proposed change on public services and facilities

1. It is anticipated that a large number of residents will utilize Blacksburg Transit and board from existing stops located on Broce Drive due to the close proximity of the site to those existing stops.
2. A previously submitted site development plan and review by the Town of Blacksburg revealed no issues serving the subject property with public water or sewer service. It is proposed that conventional sanitary sewer gravity lines will connect to the adjacent public main. The existing Town of Blacksburg sanitary sewer main crosses the subject property but is not contained within a public utility easement. Relocation of the existing sanitary sewer main will also include dedication of a new Public Sanitary Sewer Easement over the new line. The lines will be constructed in accordance with all local and state requirements to serve the project and will be dedicated as necessary to the Town of Blacksburg for ownership and maintenance. Domestic Water Service for the project will be via the existing Town of Blacksburg Water Main in Broce Drive.
3. A Storm Water Management Concept Plan has been submitted to the Town of Blacksburg as a part of this PRD Application for review and approval.

Justify appropriateness of the property for the proposed changes, as it relates to the intent of the zoning district requested and applicable use and design standards for all proposed uses

This Section should be referenced directly to 'Section 3110 – Purpose' of the Town of Blacksburg Zoning Ordinance.

- Building Orientation: The townhomes have been oriented toward the street, addressing Broce Drive with an attractive building front that includes front doors, street trees, and sidewalks. These architectural features will further enhance the streetscape.

- Setback: The townhomes have been positioned to be in harmony with the existing houses along Broce Drive in this area. This project provides an attractive development. The adjacent Stonegate Apartments front the public street. The townhomes just east of the project have parking in front of the building. The house directly across Broce Drive has it's side facing the project as well as a mechanical unit.

- Building Frontage/Entries: Landscaping in front of buildings and entry features, such as porches or steps, create visual interest and give the development an identifiable character. The projects open space in front of the proposed apartment building will complement the larger green spaces in front of the existing Stonegate Apartments. Street trees will be installed along Broce Drive and there will be adequate green space between the sidewalk and the units for additional greenspace and landscaping.

- Off-street Parking: Parking for the project downplays the visual impact and creates pedestrian-friendly streetscape with a single curb cut and all parking being constructed behind the front building line.

- Screening/Landscaping: The new parking areas for this development are hidden mostly from public view by the positioning of the buildings and the use of proposed trees

- Open Space: The development provides a centrally located open space. Located within the open space are areas designated for passive recreation. This sites size of less than 2 acres qualifies for an elimination of the open space requirement; however, the developer wants to provide quality passive open space for residents in this high density residential area including the preservation of a lot of the existing mature vegetation.

- Walkways/connectivity: The existing sidewalk along Broce Drive shall remain. Additionally, a proposed 10' wide asphalt trail and associated easement shall constructed and reserved for the Town Greenway connecting Broce Drive and Hunt Club Road.

- The property is located within an existing developed corridor that contains all the needed services that a Planned Residential Development will utilize including:
    b. Public Water
    c. Public Sewer
    d. Transportation Network
    e. Transit Service
    f. Electric Service
    g. Gas Service
    h. Telecommunications Service

Relationship of the proposed change to the Comprehensive Plan (Include FLU designation)

1. See the Section entitled Comprehensive Plan Analysis.

Way in which the proposed change will further the purposes of the Zoning Ordinance and general welfare of the Community

This Section should be referenced directly to 'Section 1102 – Purpose' of the Town of Blacksburg Zoning Ordinance.

1. The General purpose of the Town of Blacksburg's Zoning Ordinance is to promote the health, safety, and general welfare of the public. Stonegate North Multi-Family Development will provide housing for different users within the Town of Blacksburg. The location being adjacent to existing services and transportation network and amenities, will be a welcome infill project to the neighborhood. This project will not only serve to promote the general welfare of its residents, but the community as a whole.
2. Stonegate North Multi-Family Development will be constructed as a development evoking a sense of community within the development and existing neighborhood through the addition to the existing Stonegate family of multi-family housing units.
3. The net density of approximately 56.1 bedrooms per acre (78/1.39) is well below recently approved and constructed infill projects.
4. The investment will add to the Town of Blacksburg's tax base.

PROFFER STATEMENT

Proffer Statement for the Application
To Rezone Tax Parcels 226-(1)-AA, 226-(1)-BK 4-7A, and 226-(1)-A from RM-48 (Medium Density Multiunit Residential) to PRD (Planned Residential)
December 2, 2019

Pursuant to Section 15.2-2298 of the Code of Virginia (1950) as amended, and Section 1160 of the Town of Blacksburg Zoning Ordinance, Town Code Appendix A, the undersigned owner (BSD Broce Partners, LLC) seeks to amend the zoning of Tax Parcels 226-(1)-AA, 226-(1)-BK 4-7A, and 226-(1)-A (the "Property") from the existing zoning of RM-48 (Medium Density Multiunit Residential) to PRD (Planned Residential) zoning classification, subject to the following proffered conditions:

1. The Property shall be developed in general conformance with the submitted rezoning package entitled "Planned Residential District Rezoning for Stonegate North Multi-Family Development" rezoning package dated December 2, 2019, prepared by Gay and Neel, Inc. This includes the site development plan and architectural schematics.
2. The proposed Planned Residential District shall have a maximum occupancy requirement for the apartment units. The maximum dwelling unit occupancy shall be a family plus two (2) unrelated persons. Specific occupancy requirements for unrelated persons shall be no more than one (1) unrelated person per bedroom.
3. Signage will comply with the existing Town of Blacksburg signage regulations for residential zoning districts as defined in Section 5532 of the Town of Blacksburg Zoning Ordinance.

BSD Broce Partners, LLC

By: _____

Printed Name: _____

Title: _____

Commonwealth of Virginia
County of Montgomery

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by _____of _____.

_____ My commission expires:_____
Notary Public

VDOT TIA APPLICATION

January 1, 2012

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: Stonegate North
Address/Location: 300-500 Broce Drive
Tax Map Parcel: 226-(1)-AA, 226-(1)-BK 4-7A, 226-(1)-A
Size of Site: 1.39 acres
Proposed Use: Residential
Current Zoning District: RM-48
Existing Future Land Use Classification: High Density Residential

This application is submitted in conjunction with a

☒ Rezoning Application. Proposed Zoning District: Planned Residential Disctrict

☐ 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 3015 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 _____ *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:** 12/02/19

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

Planned Residential District Rezoning for Stonegate North Multi-Family Development

PLANNED RESIDENTIAL DISTRICT

1. **Purpose**

The purpose of this district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. This district is intended to allow greater flexibility than is generally possible under conventional zoning district regulations by encouraging ingenuity, imagination and high-quality design to create a superior living environment for the residents of the planned community. The PRD is particularly appropriate for parcels which contain a number of constraints to conventional development. In addition to an improved quality of design, the PRD creates an opportunity to reflect changes in the technology of land development, provide opportunities for new approaches to home ownership and occupancy, and provide for an efficient use of land which can result in reduced development costs.

2. **Use-Type Definitions**

MULTI-FAMILY DWELLING – A building or portion thereof which contains three (3) or more dwelling units for permanent occupancy, regardless of the method of ownership. Included in the use type would be garden apartments, low and high-rise apartments, apartments for the elderly and condominiums.

TOWNHOUSE – A grouping of three (3) or more attached single-family dwellings in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common walls.

3. **Permitted Uses**

The following uses are permitted in the Planned Residential district and are hereby approved for inclusion in the Development Plan for the proposed Stonegate North Multi-Family Development.

Residential

Multi-Family Dwelling
Townhouse

Civic

Community Recreation, Active and Passive

Miscellaneous

Associated trash and recycling facilities

4. Site Development Regulations

The Stonegate North Multi-Family Development shall be subject to the following site development standards:

- Minimum district size: 1.39 acres, or final development area based on survey.

- Open space criteria.

  - A minimum of fourteen (14) percent of the total district area shall be designated as open space. A justification statement has been provided for the reduction.

- Minimum setback requirements:

  - Front = Twenty (20) feet
  - Side = Five (5) feet
  - Rear = Twenty (20) feet

- Floor Area Ratio: A maximum floor area ratio of 0.55 will be used for the development. Final FAR shall be in general conformance with concept plan and architectural drawings, or reduced pending final engineering.

- Lot Coverage: The maximum lot coverage for the development will be as shown on the concept plan.

- Minimum separation between buildings shall be 25'.

- Parking:

  - Vehicular Parking - A minimum of 0.80 parking spaces per bedroom for the project shall be provided.
  - Bicycle Parking - A minimum of 0.35 spaces per bedroom within the PRD district will be required. A minimum of 50% of the bike spaces shall be covered.

- Height: The maximum building height for structures within the project shall be as follows:
  - Multi-Family Dwellings: 55 feet
  - Townhomes: 32 feet

  Building height shall be defined as the distance from the threshold of the front door of the structure to the highest point of the structure.

- All new utility lines, electric, telephone, cable television lines, etc., and shall be placed underground.

5. Occupancy

For unrelated persons, occupancy of the units within this development shall be restricted to one person per bedroom. This shall not apply to the occupancy of any unit by a family, as defined in the Zoning Ordinance.

6. Public Service and Utilities

Public Water

All improvements will be designed in accordance with the Town's Water System Specifications. Designs will be submitted to and approved by the Town Staff prior to any installations. The proposal is for a development with a maximum of 78 bedrooms. With the existing public water main in the vicinity, water pressure and flow is expected to be adequate.

Sanitary Sewer

Public Sanitary Sewer Service will serve the development. All improvements will be designed in accordance with the Town of Blacksburg's "Wastewater Specifications" or as approved by Town Engineering Staff. Designs will be submitted to and approved by the Town staff prior to any installations. The proposal is for a development with a maximum of 78 bedrooms.

Project Location: This project is located directly adjacent to existing Town of Blacksburg conventional sewer lines and currently an existing Town of Blacksburg Sewer Main crosses the property.

Domestic Water and Sewer Demands

The projected usage for the development has been provided to the Town of Blacksburg staff for evaluation of capacity and has been conceptually approved.

Multi-Family and Townhomes: Maximum of 78 bedrooms
75 gal/day per person = 5,850 gpd

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 5,850 gpd

Applicant will construct or cause to be constructed at no expense to the Town all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the Town and/or the building code, will comply with the regulations and standards of the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use unless otherwise directed by the Town of Blacksburg.

Stormwater Management

A stormwater management concept plan has been prepared and submitted to the Town. The project shall incorporate underground storage to address stormwater requirements. The Primary methodology for quantity and quality shall be met through the use of an underground ADS Stormtech system. A final design, to be submitted with future construction plans, will more precisely define the methodology, however this preliminary design is intended to show the feasibility of the project to meet DEQ and Town of Blacksburg requirements for both stormwater quantity and quality. The final design is subject to change, pending final engineering. The

developer shall reserve the right to purchase nutrient credits to meet any BMP requirements that are not met through onsite underground storage.

Solid Waste Collection/Recycling

A private company will provide collection for the development. A single dumpster with accompanying recycling container shall be located conveniently within the property, and generally out of view from the road. Dumpsters and recycling containers shall be screened in accordance with existing zoning requirements.

Electric, Telephone, Cable Television

Utility services such as electric, telephone, and cable television, will be kept underground. Every effort will be made so appurtenances such as transformers, junction boxes, and pedestals are minimally visible.

7. Transportation Circulation

Vehicular Circulation

See submitted trip generation data and turn lane warrant analyses.

8. Alternative Transportation Planning

The proposed development will provide multiple options for the resident who desires to utilize non-vehicular modes of transportation. Stonegate North Multi-Family Development is located in close proximity to existing BT transit stops. Both Uber and Lyft are also well established in this area and would be a reliable form of local transportation. Travel by bicycle is also well suited for this area.

9. Maintenance

The development will be managed by a professional management company to handle unit and ground maintenance. All common space elements including the structures and exterior elements such sidewalks and parking lots will be under the developer's ownership and will be maintained at no cost to the general taxpayer or the Town.

10. Signs

Signage for the project will be in accordance with the existing Town of Blacksburg signage regulations for residential zoning districts. Square footage and height requirements will be in accordance with the signage requirements as specified in Section 5532 of the Town of Blacksburg Zoning Ordinance.

11. Legal Description

See the survey document dated December 27, 2018 in the Appendices.

Planned Residential District Rezoning for Stonegate North Multi-Family Development

COMPREHENSIVE PLAN ANALYSIS

I. Introduction

Any development within the Town of Blacksburg is viewed by the Town Council, Planning Commission, Town Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns with the vision, goals, and objectives of the comprehensive plan. Please note that below are excerpts from the adopted 2016 Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of High-Density Residential, located immediately adjacent to other High-Density Residential, Medium Density Residential, and Low-Density Residential. This project will sit in the shadow of the recently approved redevelopment of Terrace View apartments. The text below is from the Comprehensive Plan, with the bold text demonstrating how the proposal meets the guidelines.

II. Policy Chapters

A Sustainable Community

S.7 Support dark sky regulations and programming.

- Establish a policy to require downward directed lighting on all new outdoor lighting fixtures to limit upward glare

Discussion – This project will fully meet or exceed the Town's limitations on lighting and supports the Dark Sky concept minimizing light pollution.

Environment

EN.27. Implement the BMPs required in the MS4 Program Plan.

Discussion – This project will utilize the latest BMP technology to meet or exceed the Town's SWM requirements.

EN. 26. Open space is the preferred land use in fragile terrain. As part of the development review process, the Town will:

- Prohibit development in wetlands
- Restrict development in riparian buffer zones
- Restrict development in Creek Valley Overlay

Discussion – This project proposes no development or impacts to wetlands, riparian buffer zones, and does not lie within the Creek Valley Overlay

Jobs & Housing

J&H.1. Recognize and grow economic development as part of a Sustainable Community

Discussion – This development will add to the residential housing need in Blacksburg which in turn provides customers for businesses throughout town.

J&H.48. Plan for the housing demands of a changing and diversifying population.

Discussion – The development would provide new rental opportunities for a diverse demographic. The mix of housing types provided in the development will give residents a choice in an ideal location for students and young professionals as well as graduate students.

Transportation Objectives and Policies

T.1. Implement the Paths to the Future Map to create a cost-efficient infrastructure of multipurpose trails that connects to residential areas, parks, schools, businesses, and other community amenities.

Discussion – While the Paths to the Future Map does not show a neighborhood level connection on this property, the Town of Blacksburg Staff has requested the opportunity in the future for the development of a trail between Broce Drive and Hunt Club Drive. To that end, this project will dedicate a 20' pedestrian access easement to the Town for the future construction of a trail.

T.6. The Zoning and Subdivision Ordinance shall establish the design standards for trails sidewalks and bicycle lanes.

Discussion – The project is fortunate to have existing public sidewalk all along its frontage along with close proximity to the bike lanes on Tom's Creek Road providing quick access to the Virginia Tech Campus. This is an ideal transportation situation.

T.10. Complete the construction of a connected sidewalk system:

- Minimize curb cuts

Discussion – The development of the project will provide a connected sidewalk system within the project connecting all units with all amenities and to the public sidewalk along Broce Drive, which will allow interconnection reaching to Tom's Creek Road.

T.11. Minimize pedestrian and vehicular conflicts by:

- Maintaining sidewalks and streets
- Ensuring appropriate signage, lighting, markings, and other physical improvements are made.

Discussion – The development of the project will include necessary signage and VDOT standard entrance designs that will minimize conflicts. All public sidewalks will be maintained by the Town of Blacksburg and all private sidewalks will be maintained by the Owner. Additionally, the bike racks, open space, and dumpster/recycling are accessed from the units via sidewalk with a maximum of one access drive crossing with a majority of the units not having to cross any vehicular paths.

T.12. Maintain and improve the aesthetic quality of the pedestrian environment by planting street trees and other landscaping and installing street furniture where appropriate.

Discussion – The development will incorporate street trees per town requirements. This addition will enhance the aesthetic quality of the development for the pedestrians on the existing public sidewalk along Broce Drive.

T.49. The development review process ensures:

- Surface parking facilities are landscaped and appropriately lit
- New parking lots minimize impacts on stormwater

Discussion – The development will be landscaped in accordance with the proffered Concept Plan. Lighting will be provided to provide the necessary foot-candles and uniformity while conforming to the Town's dark sky initiative.

Community Character Principles

CCP 2. Lifestyle conflicts are inherent in a college town, where neighborhoods may have a mix of students and non-students.

Discussion - The development will provide opportunities to all residents of Blacksburg. The location and design of the project will attract both students and non-students. The adjacent Original Stonegate development has a mix of both students and non-students living cooperatively. Based on the existing neighborhood and adjacent properties, limited conflicts are projected and anticipated with the adjacent neighborhoods that also have a similar mix of students and non-students.

CCP 16. Responsible site design and development practices will minimize environmental impacts within the Town. Any residential, commercial, industrial, or agricultural development or redevelopment should meet and exceed federal, state, or local

regulations to minimize impacts of soil erosion, stormwater run-off, and non-point source pollution.

Discussion – The final stormwater management plan shall adhere to all local and state regulations and will protect downstream tributaries. This development will meet today's standards that require both SWM from a quantity and quality standpoint unlike developments of the past.

CCP 17. The preservation of open spaces is an important part of community identity.

Discussion – The development's proposed passive recreational open space will contribute to the community's identity and visual appeal.

CCP 18. Minimize light pollution, balancing dark skies with a safe pedestrian and vehicular experience at night. The design and placement of new lighting for buildings, parking areas, or streets should have minimum impact of light spillover and glare on surrounding uses with special attention given to lighting when transitioning from higher intensity to lower intensity uses. Lighting should be the minimum necessary to have a safe environment.

Discussion -- The dwelling units will have entry lights on the Broce Drive frontage, and along the front face of the buildings. In addition, parking lot lighting will be located within and around the parking lot. The lighting will be full cutoff and will strive to have superior uniformity.

CCP 19. For safety, appearance, and maintenance reasons, new developments are required to place utilities underground. Where feasible and financially possible through developer contribution, Town subsidization, or other financial sources, existing above-ground utilities should be relocated underground.

Discussion -- All proposed utilities will be located underground and any necessary utilities to be relocated, will be relocated underground, where feasible.

Land Use Objectives and Policies

LU.1. Clearly articulate and communicate the Town's Future Land Use goals, development standards and requirements to the development community and the general public.

Discussion – The site sits within a future designated High-Density Residential land use area while being directly adjacent to a recently approved PRD for Terrace View Apartments. This project is located within the 'Multi-Unity Residential Neighborhoods' Neighborhood as designated on Map C of the Town of Blacksburg's Land Use Map Series.

LU.6. Consider the compatibility of development with surrounding uses. Utilize strategies such as landscaping or other buffering techniques along with modification of site design to minimize impacts and facilitate compatibility.

Discussion – This project fits in well with the transition from High Density Residential to the Low Density Residential across Broce Drive. The overall site design and architecture of the development will improve the streetscape and be pleasing to the neighborhood.

LU.19. Regulate the amount of noise and/or light produced by land uses to minimize impacts on nearby properties.

Discussion—The location of this project is surrounded by other residential homes and rental units. No adverse noise or light impacts should be experienced by neighbors beyond normal residential use. Parking lot lighting may be necessary adjacent to the dumpster area. These lights will be full cutoff type fixtures and will minimize light pollution.

LU.20. Protect the integrity and quality of water resources in the Town.

Discussion – All federal, state and local stormwater quality and quantity requirements will be strictly adhered to for the development.

CONCLUSION

Stonegate North Multi-Family Development is a development that will provide desired and needed infill within the Town, while being in close proximity to Virginia Tech. The option provided is fitted with a maximum of 78 bedrooms. The project incorporates design features that provide a pleasing streetscape that is inviting and provides on-site sidewalk for the front doors of the townhomes to access the public sidewalk. Stonegate North Multi-Family Development will be an asset to the community within the Town of Blacksburg. Blacksburg is in need of additional multi-family housing with the increasing size of the University, increasing undergraduate student population, and job opportunities within the Town, and this project is poised to integrate these new residents of Blacksburg into the community with multiple housing options to choose from.

APPENDICES

APPENDIX A – DEEDS

2018006469.001

VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT

RECORDED IN
MONTGOMERY COUNTY, VA
ERICA W. CONNER
CLERK OF CIRCUIT COURT
FILED Sep 04, 2018
AT 02:07 pm
INSTR # 2018006469

BLA

(Area Above Reserved For Deed Stamp Only)

Instrument Date: 8/30/2018
Instrument Type: DBS
Number of Parcels: 9 **Number of Pages:** 5
[ ] City [X] County
MONTGOMERY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
[ ] Grantor:
[ ] Grantee:
Consideration: $52,000.00
Existing Debt: $0.00
Actual Value/Assumed: $585,800.00
PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: $0.00
Fair Market Value Increase: $0.00

Original Book Number: **Original Page Number:** **Original Instrument Number:**

Prior Recording At: [ ] City [ ] County
Percentage In This Jurisdiction: 100%

BUSINESS / NAME
1 [ ] Grantor: ROOP, PAUL SCOTT TRUSTEE
2 [X] Grantor: PAUL SCOTT ROOP DECLARATION OF TRUST
1 [X] Grantee: BSD BROCE PARTNERS, LLC
[ ] Grantee:

GRANTEE ADDRESS
Name: BSD BROCE PARTNERS, LLC
Address: 2010 CORPORATE RIDGE SUITE 7029 C/O MATTHEW D BRADY
City: MCLEAN **State:** VA **Zip Code:** 22102
Book Number: **Page Number:** **Instrument Number:**
Parcel Identification Number (PIN): 026981 **Tax Map Number:** 226-1BK 1AA
Short Property Description: 0.09 CLOSED STREET
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060
Instrument Prepared By: RYAN L PRY, ATTORNEY **Recording Paid By:** PRESIDENTIAL TITLE, INC
Recording Returned To: PRESIDENTIAL TITLE, INC
Address: 4800 HAMPDEN LANE 6TH FLOOR
City: BETHESDA **State:** MD **Zip Code:** 20814-2922

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2018006469.002

VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 8/30/2018
Instrument Type: DBS
Number of Parcels: 9 **Number of Pages:** 5
[ ] City [X] County
MONTGOMERY

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016292
Tax Map Number: 226-1 A
Short Property Description: 1.28 ACRES

(Area Above Reserved For Deed Stamp Only)

Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016285
Tax Map Number: 226-1BK 2 2
Short Property Description: LOT 2 BLOCK 2
STONEGATE OF BBURG
Current Property Address: TOMS CREEK RD
City: BLACKSBURG **State:** VA **Zip Code:** 24060

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2018006469.003

VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 8/30/2018
Instrument Type: DBS
Number of Parcels: 9 **Number of Pages:** 5
[ ] City [X] County
MONTGOMERY

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016286

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 226-1BK 2 3
Short Property Description: LOT 3 BLOCK 2
STONEGATE OF BBURG
Current Property Address: TOMS CREEK RD
City: BLACKSBURG **State:** VA **Zip Code:** 24060

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016287
Tax Map Number: 226-1BK 2 4
Short Property Description: LOT 4 BLOCK 2
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

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2018006469.004

VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 8/30/2018
Instrument Type: DBS
Number of Parcels: 9 **Number of Pages:** 5
[ ] City [X] County
MONTGOMERY

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016288

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 226-1BK 2 5
Short Property Description: LOT 5 BLOCK 2
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016289
Tax Map Number: 226-1BK 2 6
Short Property Description: LOT 6 BLOCK 2
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

§§ 17.1-223, 17.1-227.1, 17.1-249
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2018006469.005

VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 8/30/2018
Instrument Type: DBS
Number of Parcels: 9 **Number of Pages:** 5
[ ] City [X] County
MONTGOMERY

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016290

(Area Above Reserved For Deed Stamp Only)

Tax Map Number: 226-1BK 2 7
Short Property Description: LOT 7 BLOCK 2
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction: 100%
Book Number: **Page Number:**
Instrument Number:
Parcel Identification Number (PIN): 016291
Tax Map Number: 226-1BK 2 8
Short Property Description: LOT 8 BLOCK 2
STONEGATE OF BBURG
Current Property Address: BROCE DR
City: BLACKSBURG **State:** VA **Zip Code:** 24060

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2018006469.006

Prepared by Ryan L. Pry, Attorney, VSB# 74181
Brumberg, Mackey & Wall, P.L.C.
215 West Main Street
Radford VA 24141

Consideration: $52,000.00
Assessment: $585,800.00

Insured by Commonwealth Land Title Insurance Company

Tax Map #'s: 226-1BK 1AA; 226-1A; ~~226-1BK 2~~ 226-1BK 22; ~~226-1BK 3~~ 226-1 BK2 3; ~~226-1BK 4~~ 226-1BK2-4; ~~226-1BK 5~~ 226-1BK2 5; ~~226-1BK 6~~ 226-1 BK2 6; ~~226-1BK 7~~ 226-1 BK2 7; ~~226-1BK 8~~ 226-1BK2 8

Parcel ID #'s: 026981; 016292; 016285; 016286; 016287; 016288; 016289; 016290; 016291

Grantee's address: c/o Matthew D. Brady, 2010 Corporate Ridge, Suite 7029, McLean, VA 22102

THIS SPECIAL WARRANTY DEED, made as of the 30th day of August, 2018, by and between **Paul Scott Roop, Trustee under Declaration of Trust Dated September 6, 1996, and any amendments thereto**, as Grantor, and **BSD Broce Partners, LLC**, a Virginia limited liability company, as **Grantee,** sets forth as follows:

W I T N E S S E T H:

That for and in consideration of the sum of Fifty-Two Thousand and 00/100 Dollars ($52,000.00), cash in hand paid, and other good and valuable consideration, the receipt of which are hereby acknowledged, the **Grantor** hereby grants and conveys, with Special Warranty, unto the **Grantee**, the following described property, located in the County of Montgomery, Virginia (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

RETURN TO: 92013.005 006
Presidential Title, Inc.
4800 Hampden Lane, 6th Floor
Bethesda, Maryland 20814-2922

2018006469.007

WITNESS the following signature and seal:

Paul Scott Roop

Paul Scott Roop, Trustee
under Declaration of Trust dated
September 6, 1996, and any amendments thereto

STATE OF Nevada

COUNTY OF Clark, to-wit:

The foregoing instrument was acknowledged before me this 27 day of August, 2018, by Paul Scott Roop, Trustee.

My Commission expires: 7-18-19

ROBERT J. COTILLO
Notary Public State of Nevada
No. 11-5499-1
My Appt. Exp. July 18, 2019

Robert J. Cotillo
Notary Public

EXHIBIT A

Parcel A:

Being the eastern one-half of that certain portion of the Stonegate Drive Fifty (50) feet wide and One Hundred Eighty-Two (182) feet long which lies immediately north of Broce Drive and is more particulary described as follows:

BEGINNING at a point on the east right-of-way line of Stonegate Drive, said point being a corner to a 1.28 acre tract owned by Scott Roop, et al, and the property of Snyder-Hunt Corporation (Terrace View Apartments): thence with the line of Snyder-Hunt Corporation S 67 degrees 19 minutes W 52.91 feet to a point on the west right-of-way line of Stonegate Drive, said point being a corner to Snyder-Hunt Corporation and Stonegate Apartments; thence along the west right-of-way line of Stonegate Drive and with Stonegate Apartments S 3 degrees 35 minutes E 158.29 feet to a point on the west right-of-way line of Stonegate Drive; thence with a curve to the right of radius 20.00 feet, a distance of 26.86 feet to a point on the north right-of-way line of Broce Drive; thence along the north right-of-way line of Broce Drive with a curve to the right of radius 525.00 feet a distance of 87.57 feet to a point on the north right-of-way line of Broce Drive and on the line of 1.28 acre tract owned by Scott Roop, et al; thence with the 1.28 acre tract along a curve to the right of radius 20.0 feet a distance of 32.63 feet to a point on the east right-of-way line of Stonegate Drive; thence with the east right-of-way line of Stonegate Drive and the aforesaid 1.28 acres tract N 3 degrees 35 minutes W 162.52 feet to the point of BEGINNING.

SUBJECT to that fifty (50) foot wide easement reserved by the Town of Blacksburg for drainage and public utilities over, under, across and through the said portion of the aforementioned street for the purpose of constructing, using, maintaining, repairing, and replacing public utilities and drainage systems.

BEING the same property conveyed to Paul Scott Roop, Trustee under Declaration of Trust Dated September 6, 1996, and any amendments thereto, by Deed recorded January 8, 2010 as Instrument No. 2010000198,

0.09 acres Closed Street of Stonegate of Blacksburg
Tax Map No. 2261BK 1AA
Parcel No.026981

Parcel B:

BEING one (1) tract of 1.28 acres lying at the northeast corner of the subdivision of Stonegate of Blacksburg, according to a Revised Plat of Subdivision of Blocks One through Four, Stonegate of Blacksburg Subdivision, which plat is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Plat Book 3 Pages 160-161.

Tax Map No. 226-1A
Parcel No. 016292

THE EASTERN HALF OF VACATED STONEGATE DRIVE RIGHT OF WAY AND THE 1.28 ACRE PARCEL ALSO DESCRIBED AS SURVEYED:

BEGINNING AT A POINT ON THE NORTHERN RIGHT OF WAY LINE OF BROCE DRIVE AND BEING THE SOUTHWESTERN CORNER OF THE EASTERN 1/2 (ONE-HALF) OF A PORTION OF VACATED STONEGATE DRIVE RIGHT OF WAY; THENCE WITH THE WESTERN LINE OF THE SAID EASTERN PORTION OF VACATED RIGHT OF WAY N05°36'26"W 178.71' TO A POINT IN THE SOUTHERN LINE OF TAX MAP NUMBER 226-A-1; THENCE WITH THE SAID SOUTHERN LINE OF SAID TAX MAP NUMBER 226-A-1 N65°17'34"E 26.45' TO A POINT AT THE NORTHEASTERN CORNER OF THE EASTERN PORTION OF VACATED STONEGATE RIGHT OF WAY AND BEING THE NORTHWESTERN CORNER OF A 1.28 ACRE UN-NUMBERED LOT AS SHOWN ON PLAT BOOK 3, PAGE 160-161; THENCE CONTINUING WITH THE SOUTHERN LINE OF THE SAID TAX MAP NUMBER 226-A-1 N65°17'34"E 279.72' TO A POINT BEING THE NORTHEASTERN CORNER OF THE SAID 1.28 ACRE LOT; THENCE WITH THE EASTERN LINE OF THE SAID 1.28 ACRE LOT S00°54'34"W 274.84' TO A POINT IN THE NORTHERN LINE OF BROCE DRIVE; THENCE CONTINUING WITH THE NORTHERN LINE OF BROCE DRIVE S84°23'34"W 180.08' TO A POINT; THENCE CONTINUING WITH THE NORTHERN LINE OF BROCE DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 525.00', AN ARC LENGTH OF 31.86, A CHORD BEARING OF S82°39'16"W, AND A CHORD LENGTH OF 31.86' TO A POINT INTERSECTING A CURVE IN THE WESTERN LINE OF THE SAID 1.28 ACRE PARCEL; THENCE CONTINUING WITH THE SAID NORTHERN LINE OF BROCE DRIVE AND WITH THE SOUTHERN LINE OF THE SAID EASTERN PORTION OF VACATED STONEGATE DRIVE RIGHT OF WAY WITH A CURVE TO THE LEFT HAVING A RADIUS OF 525.00', AN ARC LENGTH OF 46.48', A CHORD BEARING OF S78°22'40"W, AND A CHORD LENGTH OF 46.47' TO THE POINT OF BEGINNING, as shown on that plat of survey entitled "Physical Improvement Survey for Maystar LLC of property located on Broce Drive and identified as Ta Map Numbers 226-1-A and 226-1-AA", prepared by Kevin M. Jones of Balzar and Associates, Inc., dated June 6, 2018.

THE ABOVE DESCRIBED PARCEL HAS A TOTAL AREA OF 1.387 ACRES AND INCLUDES ALL OF A 1.28 ACRE UN-NUMBERED LOT AS SHOWN ON PLAT BOOK 3, PAGES 160-161, AND ALL OF THE EASTERN 1/2 (ONE-HALF) OF THE VACATED PORTION OF STONEGATE RIGHT OF WAY AS DESCRIBED IN DEED BOOK 420, PAGE 720.

Parcel C

BEING Lots, 2, 3, 4, 5, 6, 7 and 8, Block 2, according to a Revised Plat of Subdivision of Blocks One through Four, Stonegate of Blacksburg Subdivision, which plat is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Plat Book 3 Pages 160-161.

226-1 BK2 2 226-1 BK2 3 226-1 BK2 4

Tax Map/Parcel ID Nos.: ~~2261BK 2~~ 016285 Lot 2; ~~2261BK 3~~ 016286 Lot 3; ~~2261BK 4~~ 016287 Lot 4; ~~2261BK 5~~ 016288 Lot 5; ~~2261BK 6~~ 016289 Lot 6; ~~2261BK 7~~ 016290 Lot 7; ~~2261BK 8~~ 016291 Lot 8

226-1 BK2 5 226-1 BK2 6 226-1 BK2 7 226-1 BK2 8

BEING the same property conveyed to Paul Scott Roop, Trustee Under Declaration of Trust dated September 6, 1996 and any amendments thereto, by Deed recorded October 5, 2010 as Instrument No. 2010008238 and Deed recorded Septembrer 18, 1996 in Deed Book 931 at Page 259.

LESS AND EXCEPT 4,328 square feet taken for the improvement of Tom's Creek Road pursuant to Certificate recorded in Deed Book 499 at Page 411 and Order recorded in Deed Book 1119 at Page 148.

ALSO DESCRIBED AS SURVEYED:

BEGINNING AT A ROD FOUND IN THE WESTERN RIGHT OF WAY LINE OF TOMS CREEK ROAD AND BEING THE NORTHWEST CORNER OF TAX MAP NUMBER 226-1 BK 2 1; THENCE

WITH THE SAID LINE OF TOMS CREEK ROAD WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1,875.86', AN ARC LENGTH OF 13.82', A CHORD BEARING OF N06°39'39"W, AND A CHORD LENGTH OF 13.82' TO A POINT; THENCE CONTINUING WITH THE SAID RIGHT OF WAY LINE OF TOMS CREEK ROAD N06°26'59"W 156.50' TO A ROD FOUND; THENCE N33°09'05"E 35.67' TO A POINT; THENCE WITH THE SOUTHERN RIGHT OF WAY LINE OF BROCE DRIVE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 250.00', AN ARC LENGTH OF 69.72', A CHORD BEARING OF N64°33'54"E, AND A CHORD LENGTH OF 69.49' TO A ROD FOUND; THENCE CONTINUING WITH THE SOUTHERN LINE OF BROCE DRIVE N56°34'34"E 147.18' TO A POINT; THENCE CONTINUING WITH THE SOUTHERN LINE OF BROCE DRIVE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 725.00', AN ARC LENGTH OF 61.79', A CHORD BEARING OF N59°01'03"E, AND A CHORD LENGTH OF 61.77' TO A ROD FOUND; THENCE CONTINUING WITH THE SOUTHERN LINE OF BROCE DRIVE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 725.00', AN ARC LENGTH OF 48.51', A CHORD BEARING OF N63°22'33"E, AND A CHORD LENGTH OF 48.50' TO A POINT; THENCE CONTINUING WITH THE SOUTHERN LINE OF BROCE DRIVE N65°17'34"E 221.60' TO A ROD FOUND AT THE NORTHWEST CORNER OF TAX MAP NUMBER 226-1 BK 2 9; THENCE LEAVING THE SOUTHERN LINE OF BROCE DRIVE AND WITH THE WESTERN LINE OF THE SAID TAX MAP NUMBER 226-1 BK 2 9 S24°42'26"E 87.82' TO A ROD FOUND AT THE NORTHWESTERN CORNER OF TAX MAP NUMBER 226-1 BK 2 10; THENCE WITH THE WESTERN LINE OF THE SAID TAX MAP NUMBER 226-1 BK 2 10 S16°33'34"W 97.16' TO A ROD FOUND AT THE NORTHWESTERN CORNER OF TAX MAP NUMBER 226-1 BK 2 11 AND AT THE NORTHEASTERN CORNER OF TAX MAP NUMBER 226-1 BK 2 28; THENCE WITH THE NORTHERN LINE OF SAID TAX MAP NUMBER 226-1 BK 2 28 S65°17'34"W 205.96' TO A ROD FOUND; THENCE S61°48'34"W 205.46' TO A BENT PIPE FOUND AT THE NORTHWESTERN CORNER OF TAX MAP NUMBER 226-1 BK 2 30; THENCE WITH THE WESTERN LINE OF THE SAID TAX MAP NUMBER 226-1 BK 2 30 S12°43'26"E 70.72' TO A ROD FOUND AT THE NORTHEASTERN CORNER OF TAX MAP NUMBER 226-1 BK 2 1; THENCE WITH THE NORTHERN LINE OF THE SAID TAX MAP NUMBER 226-1 BK 2 1 S77°27'34"W 143.36' TO THE POINT OF BEGINNING.as shown on that plat of survey entitled "Survey for Maystar LLC of Lots 2, 3, 4, 5, 6, 7 and 8 Block 2 Stonegate of Blacksburg Subdivision", prepared by Kevin M. Jones of Balzar and Associates, Inc., dated June 6, 2018.

THE ABOVE DESCRIBED PARCEL HAS AN AREA OF 2.218 ACRES AND IS LOTS 2 THROUGH 8 AS SHOWN ON A PLAT ENTITLED "REVISDED PLAT OF SUBDIVISION OF BLOCKS ONE THROUGH FOUR STONEGATE OF BLACKSBURG SUBDIVISION" BY DAVID DICK AND HARRY A. WALL, CIVIL ENGINEERS AND SURVEYORS, DATED AUGUST 27, 1965, AND RECORDED IN PLAT BOOK 3, PAGES 160-161;
LESS AND EXCEPT THAT AREA TAKEN FOR THE IMPROVEMENT OF TOM'S CREEK ROAD PURSUANT TO CERTIFICATE RECORDED IN DEED BOOK 499, PAGE 411 AND ORDER RECORDED IN DEED BOOK 1119, PAGE 148.

INSTRUMENT #2018006469
RECORDED IN MONTGOMERY CIRCUIT COURT CLERK'S OFFICE
Sep 04, 2018 AT 02:07 pm
ERICA W. CONNER, CLERK by BLA
$586.00 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: $293.00 LOCAL: $293.00

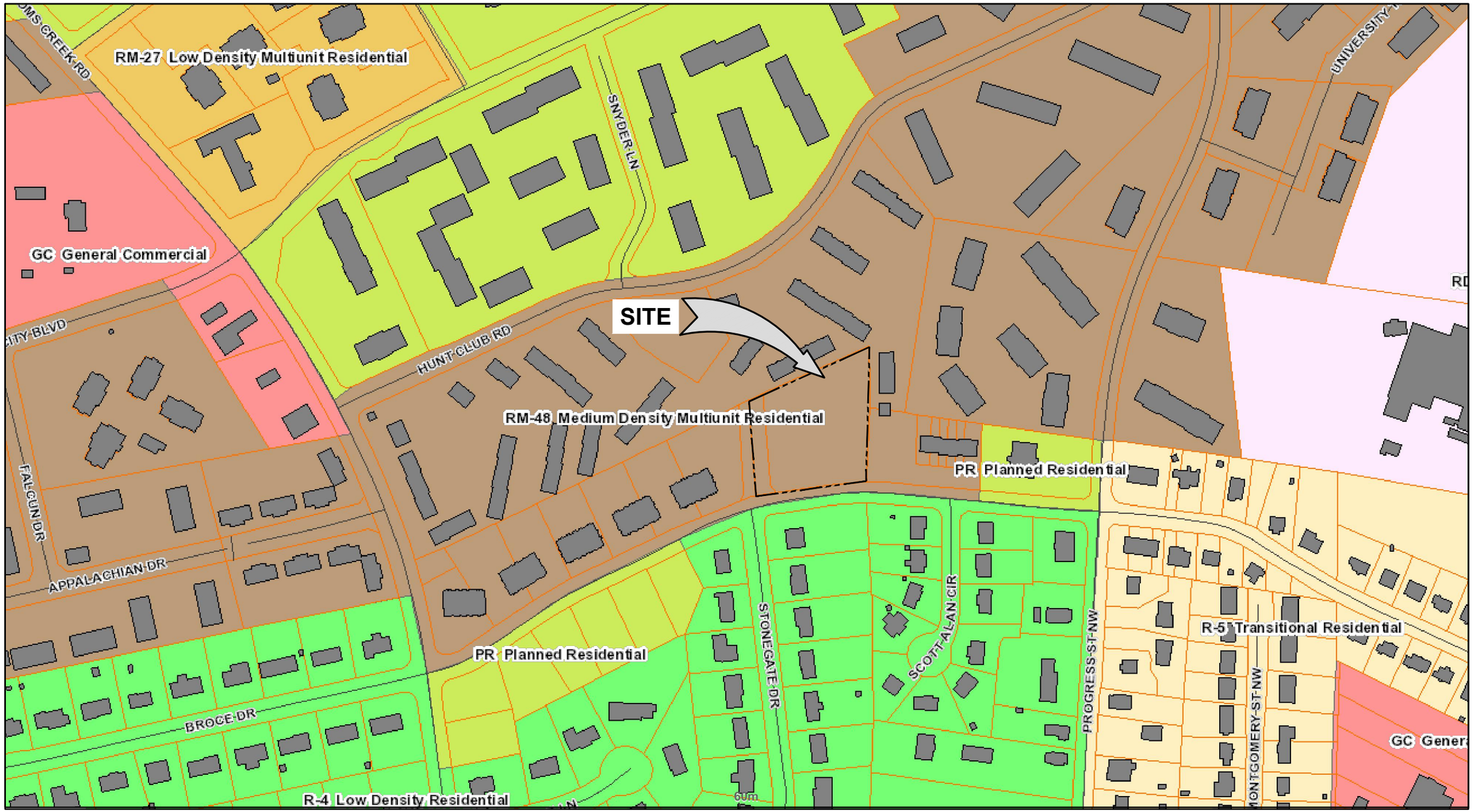
APPENDIX B – ADJACENT PROPERTY OWNERS

Parcel ID	Map Number	Owner Name	Owner Mailing Address
018683	226- 1BK 4 7	STONEGATE APTS LLC C/O MATTHEW D BRADY	2010 CORPORATE RIDGE STE 7029 MC LEAN VA 22102
026988	226- 1BK 4 7A	STONEGATE APTS LLC C/O MATTHEW D BRADY	2010 CORPORATE RIDGE STE 7029 MC LEAN VA 22102
019812	226- A 1	CAP IX BLACKSBURG LLC C/O RELIANT GROUP MANAGEMENT	601 CALIFORNIA ST STE 1150 SAN FRANCISCO CA 94108
014780	226- 31 7	GEORGETOWN SQUARE HOMEOWNERS ASSOC C/O ELIZABETH CREAMER	COMMON AREA
025901	226- 28 1	FRIEDL CHESTER H & JUNE A FRIEDL WILLIAM KINCER	P O BOX 801 TAZEWELL VA 24651-0801
017587	226- 1BK 3 1	ZHONG SHIYIN ZHU DAN	401 STONEGATE DR BLACKSBURG VA 24060
005830	226- 1BK 2 9	XU LIJIA LI YANNING	11745 FAIRFAX WOODS WAY APT 4101 FAIRFAX VA 22030
023467	226- 31 1	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134
023468	226- 31 2	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134
023469	226- 31 3	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134
023470	226- 31 4	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134
023471	226- 31 5	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134
023472	226- 31 6	SKELTON JOHN	P O BOX 134 BLACKSBURG VA 24063-0134

APPENDIX C – EXISTING ZONING MAP & EXISTING LAND USE 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.

APPENDIX
EXISTING ZONING MAP



GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
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Email: info@gayandneel.com
Web: www.gayandneel.com

STONEGATE NORTH
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E
PM	MATTHEW P. TOMLINSON, P.E
DESIGN	MBL

GNI JOB NO.	ISSUE DATE
1064.8	12/02/2019

SHEET NUMBER
1 OF 1

X:\Drawings\2898\2898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Sht_PRD_Rezoning _Appendix_Maps.dwg
Existing Zoning Map, 12/06/2019 8:28:12 AM, Miester, DWG To PDF.pc3, 1:1

APPENDIX D – FUTURE LAND USE MAP

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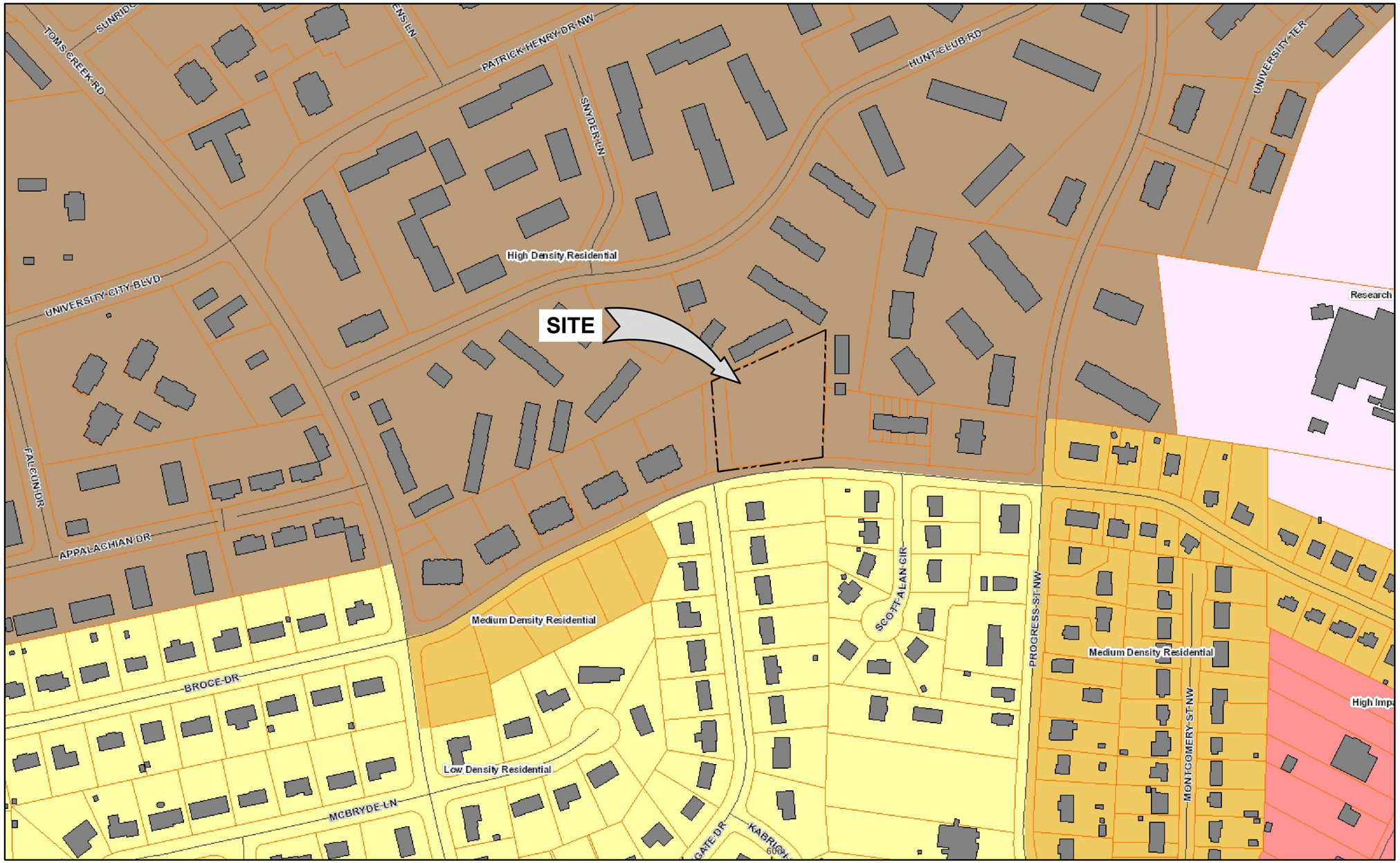
APPENDIX
FUTURE LAND USE MAP



GAY AND NEEL, INC.
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STONEGATE NORTH
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E
PM	MATTHEW P. TOMLINSON, P.E
DESIGN	MBL

GNI JOB NO.	ISSUE DATE
1064.8	12/02/2019

SHEET NUMBER
1 OF 1

X:\Drawings\289802898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Sht_PRD_Rezoning _Appendix_Maps.dwg
Future Land Use Map, 12/02/2019 9:59:31 AM, Mlester, DWG To PDF.pc3, 1:1

APPENDIX E – BT TRANSIT STOPS MAP

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APPENDIX
BT BUS STOP MAP

GAY AND NEEL, INC.
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STONEGATE NORTH
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, P.E
PM	MATTHEW P. TOMLINSON, P.E
DESIGN	MBL

GNI JOB NO.	ISSUE DATE
1064.8	12/02/2019

SHEET NUMBER
1 OF 1

X:\Drawings\2898\2898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Sht_PRD_Rezoning _Appendix_Maps.dwg
BT Bus Stop Map, 12/02/2019 3:30:55 PM, Miester, DWG To PDF.pc3, 1:1

APPENDIX F – NEIGHBORHOOD, EMPLOYMENT, & SERVICES MAP

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APPENDIX
NEIGHBORHOOD, EMPLOYMENT, AND SERVICES MAP

GAY AND NEEL, INC.
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
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STONEGATE NORTH
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, P.E
PM	MATTHEW P. TOMLINSON, P.E
DESIGN	MBL

GNI JOB NO.	ISSUE DATE
1064.8	12/02/2019

SHEET NUMBER

1 OF 1

X:\Drawings\2898\2898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Sht_PRD_Rezoning _Appendix_Maps.dwg
Neighborhood Employment And Services Map, 12/02/2019 10:00:34 AM, Mlester, DWG To PDF.pc3, 1:1

APPENDIX G – PATHS TO THE FUTURE MAP

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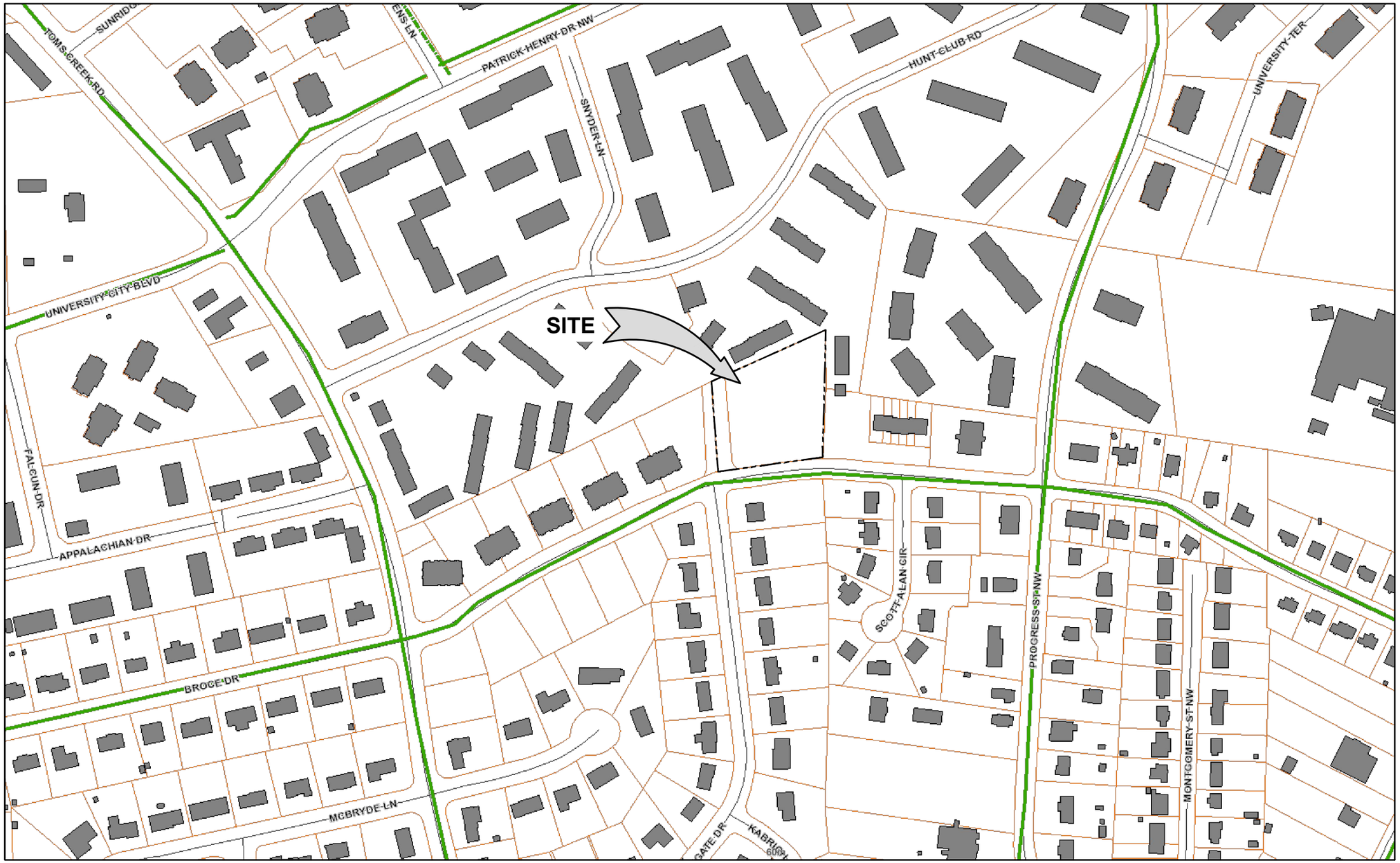
APPENDIX
PATHS TO THE FUTURE MAP



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STONEGATE NORTH
SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, P.E
PM	MATTHEW P. TOMLINSON, P.E
DESIGN	MBL

GNI JOB NO.	ISSUE DATE
1064.8	12/02/2019

SHEET NUMBER
1 OF 1

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Paths To The Future Map, 12/02/2019 10:00:52 AM, Mlester, DWG To PDF.pc3, 1:1

APPENDIX H – EXISTING SURVEY

ABBREVIATIONS:

&=AND
(TYP.)=TYPICAL
(T)=TOTAL DISTANCE
@=AT
±=PLUS OR MINUS
APPROX.=APPROXIMATE
ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
C / COMM.=COMMUNICATIONS
C&G=CURB AND GUTTER
CI=CONSTRUCTION INSTITUTE
CONC.=CONCRETE
D.B.=DEED BOOK
D.E.=DRAINAGE EASEMENT
DIR.=DIRECTION
DR.=DRIVE
E / ELEC.=ELECTRIC
E=EAST
ELEV.=ELEVATION
EOI=END OF INFORMATION
EP=EDGE OF PAVEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.H.=FIRE HYDRANT
F.I.R.M.=FLOOD INSURANCE RATE MAP
F/L=FLOWLINE
HCR=HANDICAP RAMP
INC.=INCORPORATED
INST.=INSTRUMENT
INVin=INVERT IN
INVout=INVERT OUT
LLC=LIMITED LIABILITY COMPANY
L.S.=LAND SURVEYOR
LIC.=LICENSE
LN.=LANE
LOC.=LOCATION
M.P.H.=MILES PER HOUR
MH=MANHOLE
MTL.=METAL
N.F.V.=NOT FIELD VERIFIED
N.W.=NORTH WEST
N/F=NOW OR FORMERLY
N=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
P.B.=PLAT BOOK
PB=PULL BOX
P.I.D.=PARCEL IDENTIFICATION
P.U.=PUBLIC UTILITY
P.U.E.=PUBLIC UTILITY EASEMENT
PED.=PEDESTAL
PG. / PGS.=PAGE/PAGES
PVC=POLYVINYLCHLORIDE PIPE
R/W=RIGHT-OF-WAY
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
REG.=REGISTERED
RTE.=ROUTE
S=SOUTH
ST.=STREET
TC=TOP OF CURB / CONCRETE
TCP=TERRA-COTTA PIPE
TELE.=TELEPHONE
TP=TELEPHONE PEDESTAL
U.S.=UNITED STATES
VA.=VIRGINIA
W/=WITH
W=WATERLINE PAINT MARKS
W=WEST
WDN.=WOODEN
WV=WATER VALVE

NOTES:

1. THIS SURVEY WAS PREPARED FOR: WILLOW CREEK PARTNERS
2. CURRENT OWNERS & LEGAL REFERENCES:
   TAX PARCEL NO: 226-(1)-A; P.I.D. #016292
   BSD BROCE PARTNERS, LLC; INST. NO. 2018006469 (PARCEL B); P.B. 3 PG. 160-161.

   TAX PARCEL NO: 226-(1)-AA; P.I.D. #026981
   BSD BROCE PARTNERS, LLC; INST. NO. 2018006469 (PARCEL A)

   TAX PARCEL NO: 226-(1)-BLK 4-7A; P.I.D. #026988
   STONEGATE APTS, LLC; INST. NO. 2018006470 (PARCEL B)

   SITE ADDRESS: #____ BROCE DRIVE, BLACKSBURG, VA. 24073
   MAILING ADDRESS: #2010 CORPORATE RIDGE, SUITE 7029, McLEAN, VA. 22102
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
4. THE TOPOGRAPHY, AS DEPICTED HEREON, IS THE RESULT OF AN ACTUAL FIELD SURVEY CONDUCTED BY GAY AND NEEL, INC. DURING DECEMBER 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 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=2 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. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES IN "ZONE 'X' – OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0131C, EFFECTIVE DATE OF 09/25/09. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
10. 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. CONTACTED VA811'S "POSITIVE RESPONSE SYSTEM" ON 12/17/18, WAS ISSUED ONE TICKET, AND WERE GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:
    TICKET #B635100712-00B
    APPALACHIAN POWER (AEP111) – MARKED.
    ACCESS MEDIA 3 (AME111) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA.
    BLACKSBURG WATER & SEWER (BKB173) – MARKED.
    COMCAST (CMC503) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA.
    CENTURYLINK-LEVEL 3-QWEST (LTC903) – MARKED.
    ATMOS ENERGY (UCB437) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA.
    VIRGINIA TECH ELECTRIC (VAT237) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA.
    VERIZON (VZN804) – NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA.
    NOTE: THOUGH SEVERAL RESPONSES INDICATED UTILITY LINES WERE "MARKED", CENTURYLINK-LEVEL 3 QWEST WAS THE ONLY LINE MARKED PER THIS TICKET REQUEST AND IS DEPICTED HEREON AS THE 2.5' WIDE ORANGE PAINT MARKS RUNNING ALONG THE EDGE OF BROCE DRIVE. ALL OTHER PAINT MARKS LOCATED AND SHOWN HEREON ARE FROM PRIOR VA811 TICKETS BY OTHERS.
    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:

    UTILITY QUALITY LEVEL 'C': 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:

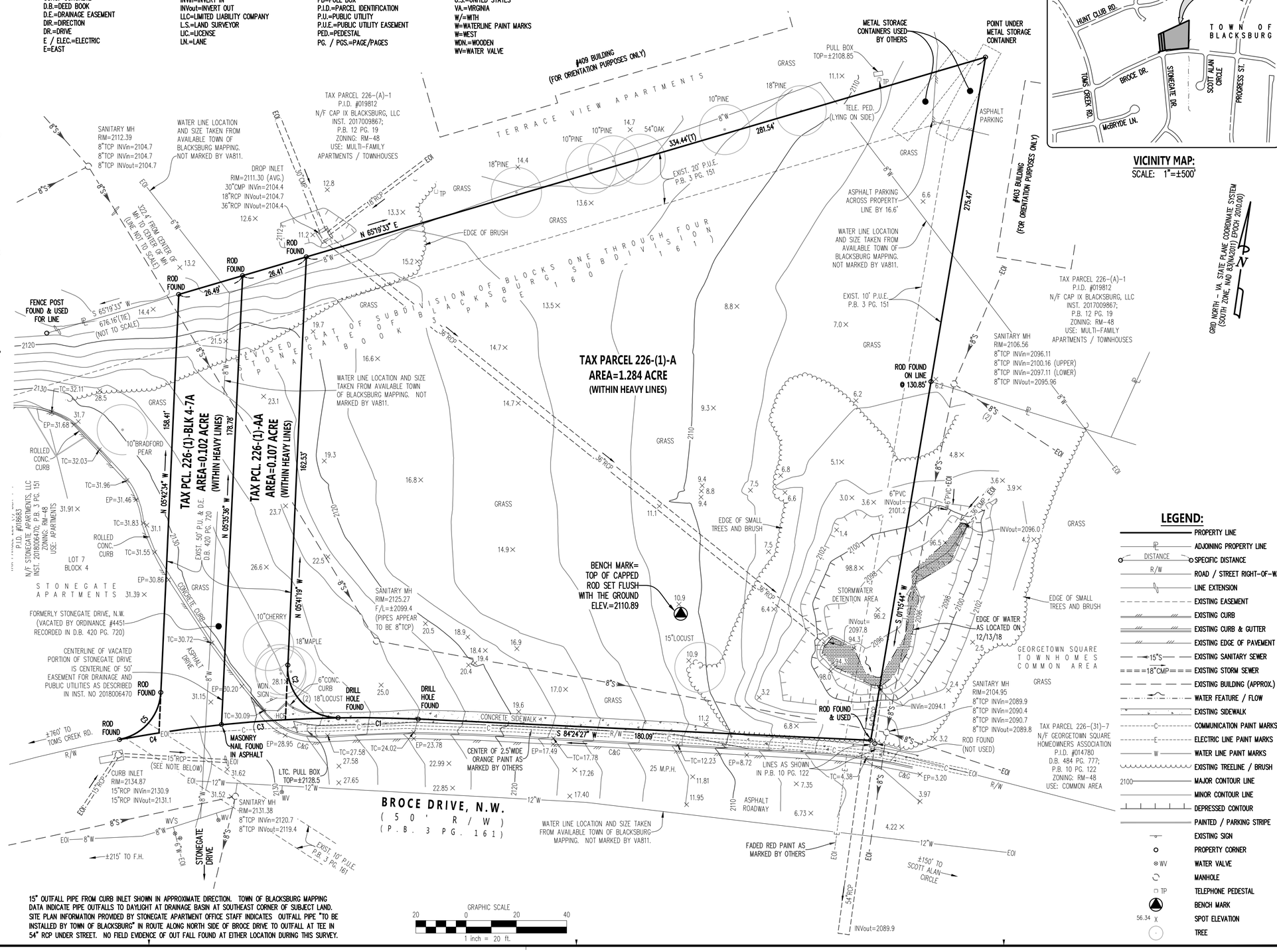
    UTILITY QUALITY LEVEL 'D': INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.

    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.

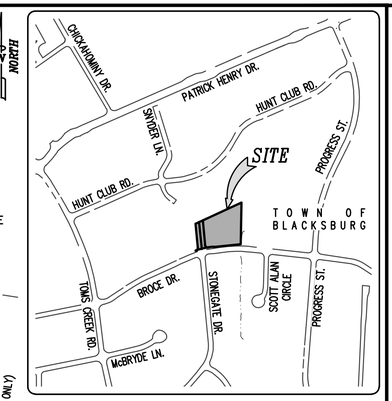
    48 HOURS PRIOR TO ANY EXCAVATION BEING CONDUCTED AS A PART OF THIS PROJECT, "VA811" MUST BE NOTIFIED BY PHONE AT 1-800-552-7001, OR BY DIALING 811 IN VIRGINIA.

    INVERT ELEVATIONS, AS SHOWN HEREON, ARE LISTED IN A CLOCKWISE DIRECTION FROM THE OUTLET PIPE.
11. PIPE SIZES ARE BASED ON AVAILABLE UTILITY MAPPING BY OTHERS, OBSERVATIONS MADE FROM GROUND SURFACE, ARE NOT BASED ON DIRECT DIAMETER MEASUREMENTS, AND ARE APPROXIMATE.

BOUNDARY CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	3°28'40"	525.00'	31.87'	15.94'	31.86'	S 82°34'44" W
C2	92°43'19"	20.00'	32.37'	20.97'	28.95'	N 52°03'16" W
C3	5°04'26"	525.00'	46.49'	23.26'	46.48'	S 78°18'11" W
C4	4°28'23"	525.00'	40.99'	20.50'	40.98'	S 73°31'47" W
C5	76°55'33"	20.00'	26.85'	15.89'	24.88'	N 33°00'39" E



15" OUTFALL PIPE FROM CURB INLET SHOWN IN APPROXIMATE DIRECTION. TOWN OF BLACKSBURG MAPPING DATA INDICATE PIPE OUTFALLS TO DAYLIGHT AT DRAINAGE BASIN AT SOUTHEAST CORNER OF SUBJECT LAND. SITE PLAN INFORMATION PROVIDED BY STONEGATE APARTMENT OFFICE STAFF INDICATES OUTFALL PIPE "TO BE INSTALLED BY TOWN OF BLACKSBURG" IN ROUTE ALONG NORTH SIDE OF BROCE DRIVE TO OUTFALL AT TEE IN 54" RCP UNDER STREET. NO FIELD EVIDENCE OF OUT FALL FOUND AT EITHER LOCATION DURING THIS SURVEY.



VICINITY MAP:
SCALE: 1"=±500'

GRID NORTH – VA. STATE PLANE COORDINATE SYSTEM (SOUTH ZONE, NAD 83(NA2011) EPOCH 2010.00)

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- DISTANCE — SPECIFIC DISTANCE
- R/W — ROAD / STREET RIGHT-OF-WAY
- LINE EXTENSION
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING CURB & GUTTER
- EXISTING EDGE OF PAVEMENT
- 15"S — EXISTING SANITARY SEWER
- 18"CMP — EXISTING STORM SEWER
- EXISTING BUILDING (APPROX.)
- WATER FEATURE / FLOW
- EXISTING SIDEWALK
- C — COMMUNICATION PAINT MARKS
- E — ELECTRIC LINE PAINT MARKS
- W — WATER LINE PAINT MARKS
- EXISTING TREELINE / BRUSH
- 2100 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- DEPRESSED CONTOUR
- PAINTED / PARKING STRIPE
- EXISTING SIGN
- PROPERTY CORNER
- WV — WATER VALVE
- MANHOLE
- TP — TELEPHONE PEDESTAL
- BENCH MARK
- 56.34 X — SPOT ELEVATION
- TREE

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Web: www.gayandneel.com

Topographic and Boundary Survey of Various Tax Parcels Near Stonegate Apartments

Situated Along
Broce Drive, N.W.
Town of Blacksburg
Prices Fork Magisterial District
Montgomery County, Virginia

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

REVISIONS

PROJECT TEAM	
PM	ROC
TECH	MTM,KJD
CREW	SCL,JLB
GNI JOB NO.	ISSUE DATE
2898.00	12/27/18
SHEET NUMBER	
1 OF 1	

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TDPD: 11/27/2019 9:27:41 AM Master: Dwg To PDF.pc3: 11

APPENDIX I – SITE PLAN

PREPARED FOR: STONEGATE APARTMENTS LLC

TAX PARCELS: 226-(1)-AA, 226-(1)-A

EXISTING ZONING: MEDIUM DENSITY MULTIUNIT RESIDENTIAL DISTRICT (RM-48)

PROPOSED ZONING: PLANNED RESIDENTIAL DISTRICT (PRD)

LOT SIZE: 1.39 ACRES (60,606.68 SF)

LOT COVERAGE PROPOSED: 37,270.52 SF (61.5%)

MAX LOT COVERAGE: 39,394.34 SF (65.0%)

BUILDINGS/BEDROOMS PROVIDED:
APARTMENT: 1 BLDG (64 BEDROOMS)
TOWNHOMES: 4 UNITS (14 BEDROOMS)

TOTAL BEDROOMS: 78 **DENSITY:** 56.1 BR/ACRE

PARKING PROPOSED: 63 SPACES

PARKING RATIO: 0.81

OPEN SPACE REQUIRED: 20% (12,121.34 SF)

OPEN SPACE PROPOSED: 14.1% (8,531.00 SF)

MAXIMUM FLOOR AREA RATIO: 0.52

BIKE SPACES REQUIRED: 24 (30% OF BEDROOMS, 50% OF TOTAL SPACES COVERED)

STANDARD ASPHALT PAVEMENT
CONCRETE PAVEMENT
SIDEWALK SECTIONS
TRUNCATED DOMES (2' WIDE STRIP)

NO SCALE GNI-4023

PAVEMENT PLAN LEGEND

GAY AND NEEL, INC.
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STONEGATE NORTH SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

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

ISSUE DATE: 12/02/2019

GNI JOB NO.: 2898.0

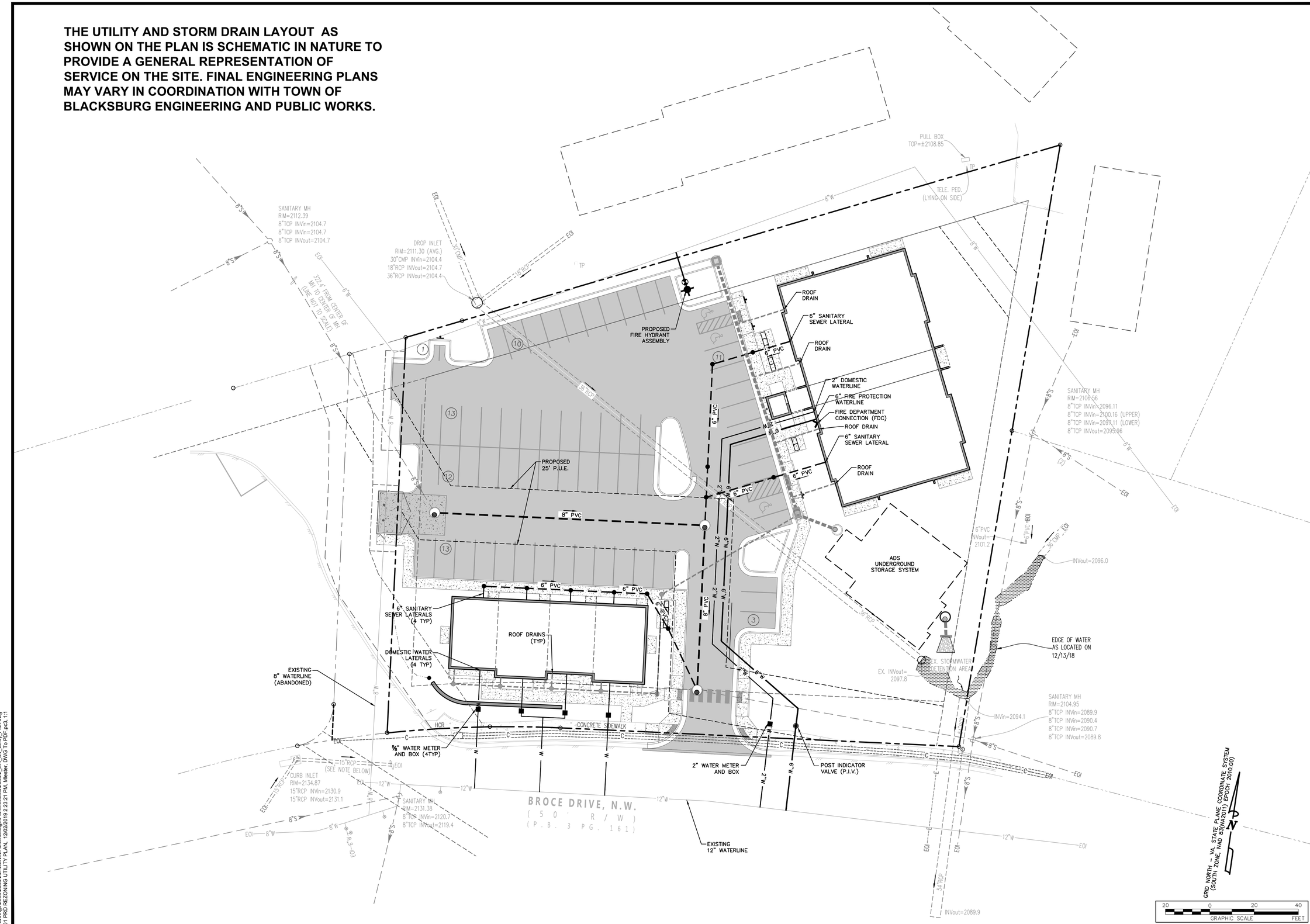
SHEET TITLE: SITE LAYOUT AND DIMENSION PLAN

SHEET NUMBER: C2-01

X:\Drawings\2898\2898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Cht_PRD_Site Layout Plan.dwg
C2-01 SITE LAYOUT AND DIMENSION PLAN, 01/17/2020 10:40:49 AM, Master DWG To PDF.pc3, 1:1

APPENDIX J – UTILITY PLAN & STORMWATER PLAN

THE UTILITY AND STORM DRAIN LAYOUT AS SHOWN ON THE PLAN IS SCHEMATIC IN NATURE TO PROVIDE A GENERAL REPRESENTATION OF SERVICE ON THE SITE. FINAL ENGINEERING PLANS MAY VARY IN COORDINATION WITH TOWN OF BLACKSBURG ENGINEERING AND PUBLIC WORKS.



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STONEGATE NORTH SITE DEVELOPMENT PLAN

TOWN OF BLACKSBURG, VIRGINIA

COMMONWEALTH OF VIRGINIA
JOHN T. NEEL
Lic. No. 035780
PROFESSIONAL ENGINEER

REVISIONS		
NO.	COMMENTS	DATE

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

ISSUE DATE: 12/02/2019

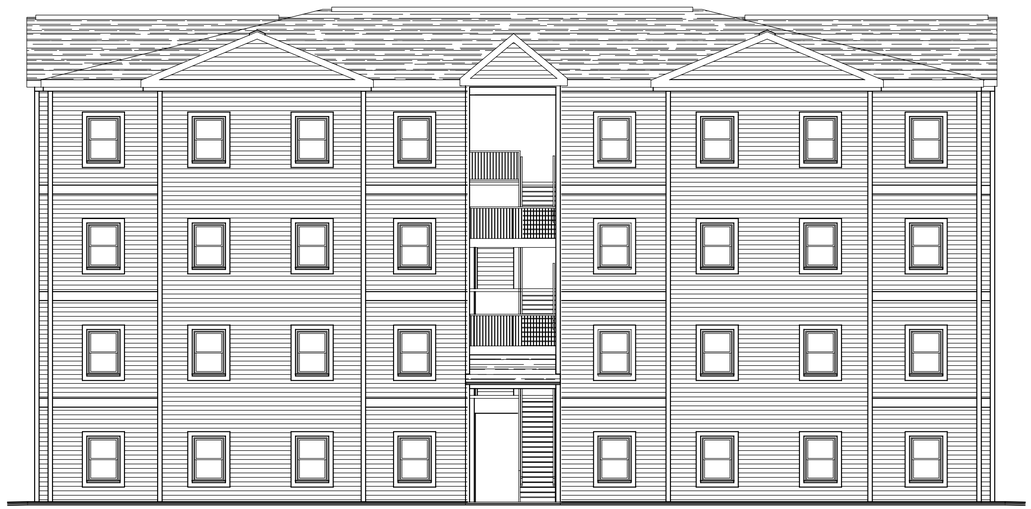
GNI JOB NO.: 2898.0

SHEET TITLE: UTILITY PLAN

SHEET NUMBER: C4-01

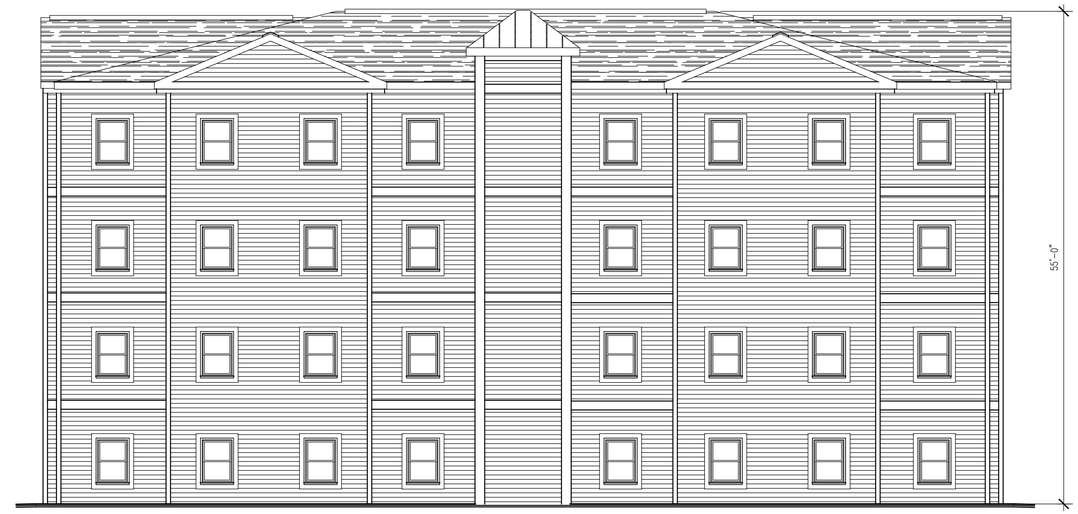
X:\Drawings\2898\2898.2\ENGINEERING\Design\Plans\Sheets\2898.2_Sht_C4_Utility_Plan.dwg
C4-01 PRD REZONING UTILITY PLAN, 12/02/2019 2:23:21 PM, Mbeler, DWG To PDF.pc3, 1:1

APPENDIX K – BUILDING ELEVATIONS/PLANS



CONCEPTUAL REAR ELEVATION

SCALE: 1/8" = 1'-0"



CONCEPTUAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"

CONCEPTUAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NO.	REVISIONS	DATE

STONEGATE APARTMENTS - PHASE IV

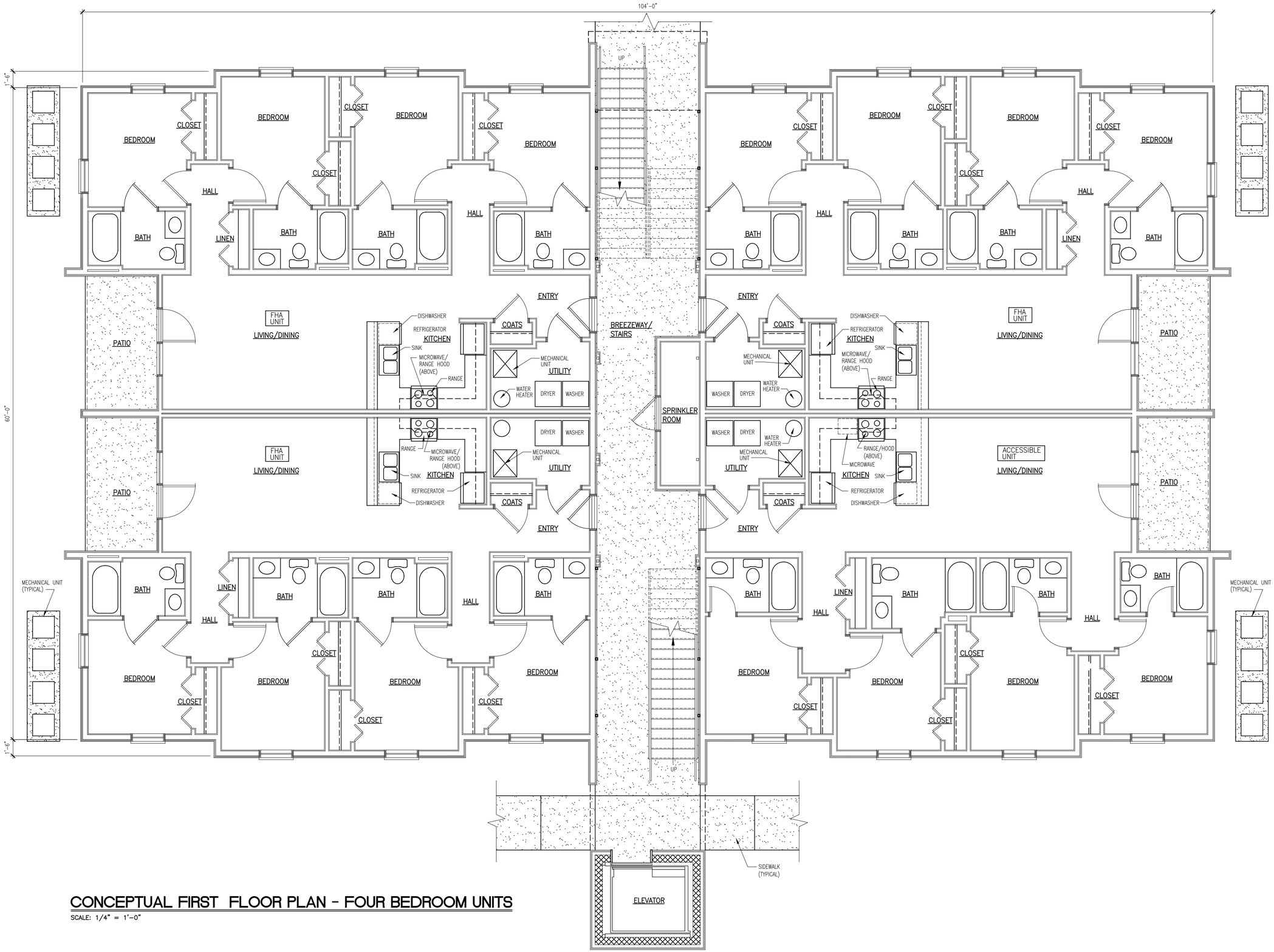
BLACKSBURG, VIRGINIA

CONCEPTUAL EXTERIOR ELEVATIONS

REYNOLDS ARCHITECTS INCORPORATED

BLACKSBURG, VIRGINIA

DESIGNED RA	DRAWN EAN
CHECKED GPR	APPROVED
PROJECT 1827	
DATE 12-2-19	



CONCEPTUAL FIRST FLOOR PLAN - FOUR BEDROOM UNITS

SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

STONEGATE APARTMENTS - PHASE IV

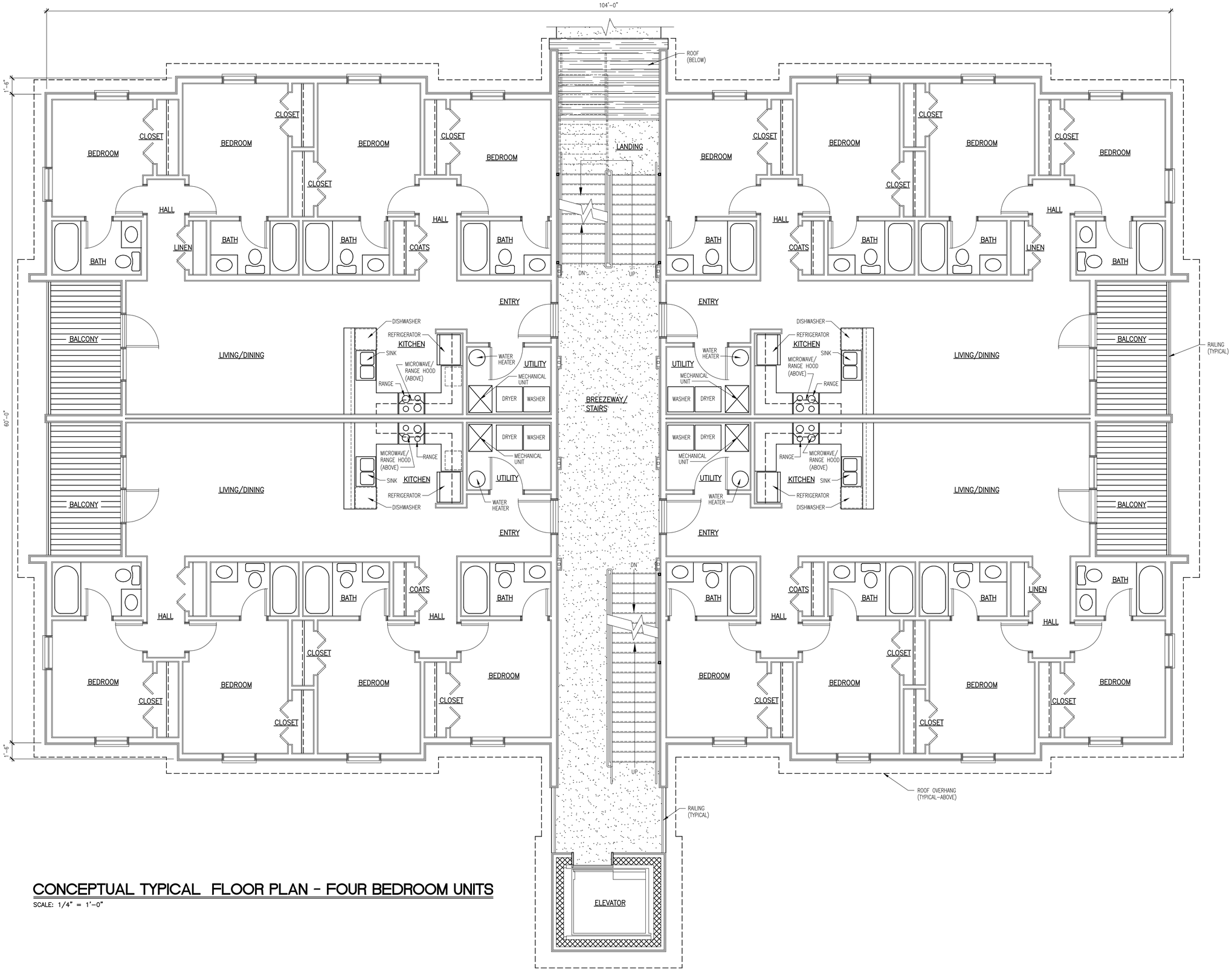
BLACKSBURG, VIRGINIA

CONCEPTUAL FIRST FLOOR PLAN - FOUR BEDROOM UNITS

REYNOLDS ARCHITECTS INCORPORATED

BLACKSBURG, VIRGINIA

DESIGNED RA	DRAWN EAN
CHECKED GPR	APPROVED
PROJECT 1827	1
DATE 12-2-19	



CONCEPTUAL TYPICAL FLOOR PLAN - FOUR BEDROOM UNITS

SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

STONEGATE APARTMENTS - PHASE IV

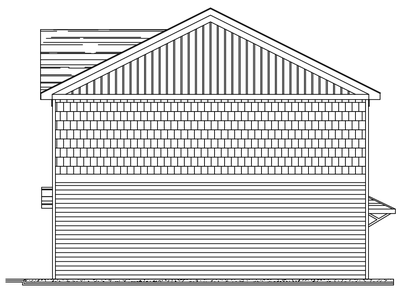
BLACKSBURG, VIRGINIA

CONCEPTUAL TYPICAL FLOOR PLAN - FOUR BEDROOM UNITS

REYNOLDS ARCHITECTS INCORPORATED

BLACKSBURG, VIRGINIA

DESIGNED RA	DRAWN EAN
CHECKED GPR	APPROVED
PROJECT 1827	2,3,4
DATE 12-2-19	



CONCEPTUAL SIDE ELEVATION

SCALE: 1/8" = 1'-0"

CONCEPTUAL FRONT ELEVATION

SCALE: 1/8" = 1'-0"

CONCEPTUAL REAR ELEVATION

SCALE: 1/8" = 1'-0"

NO.	REVISIONS	DATE

STONEGATE - PHASE IV - TOWNHOUSES

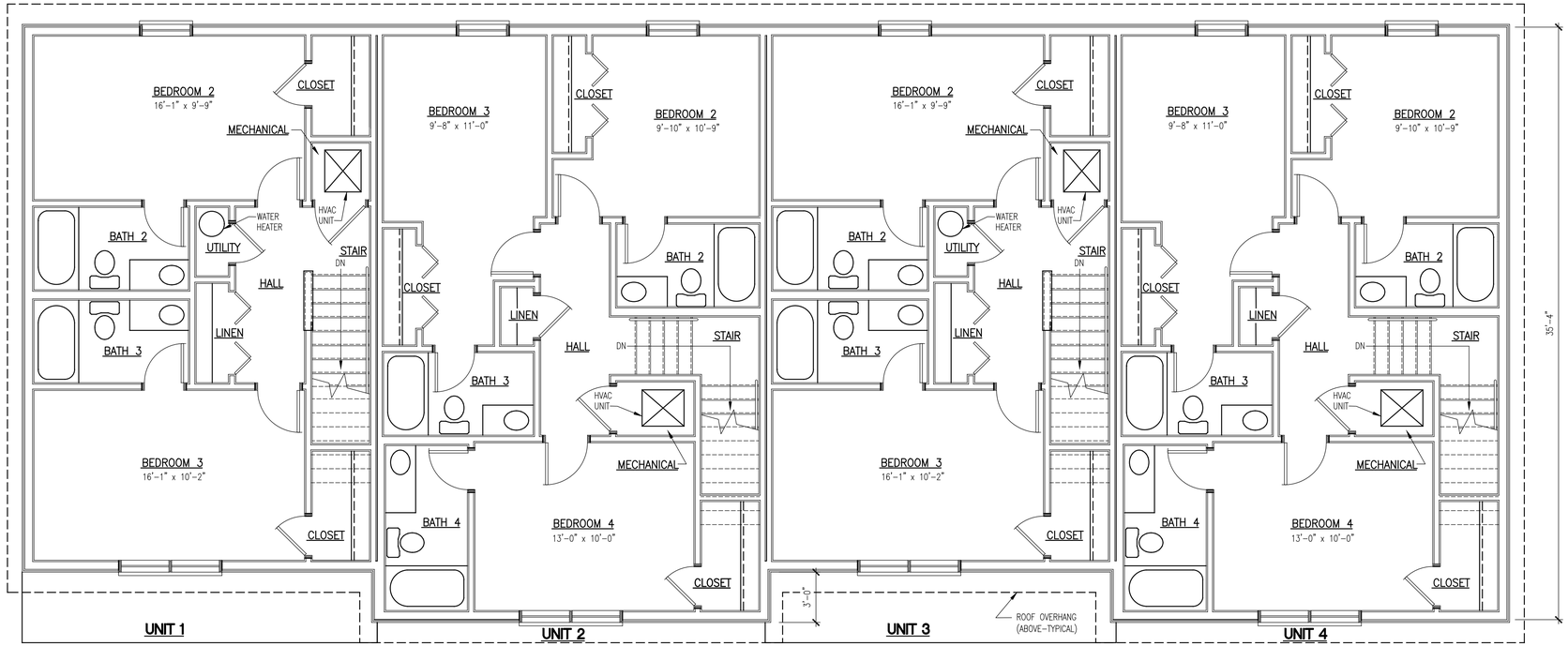
BLACKSBURG, VIRGINIA

CONCEPTUAL EXTERIOR ELEVATIONS

REYNOLDS ARCHITECTS INCORPORATED

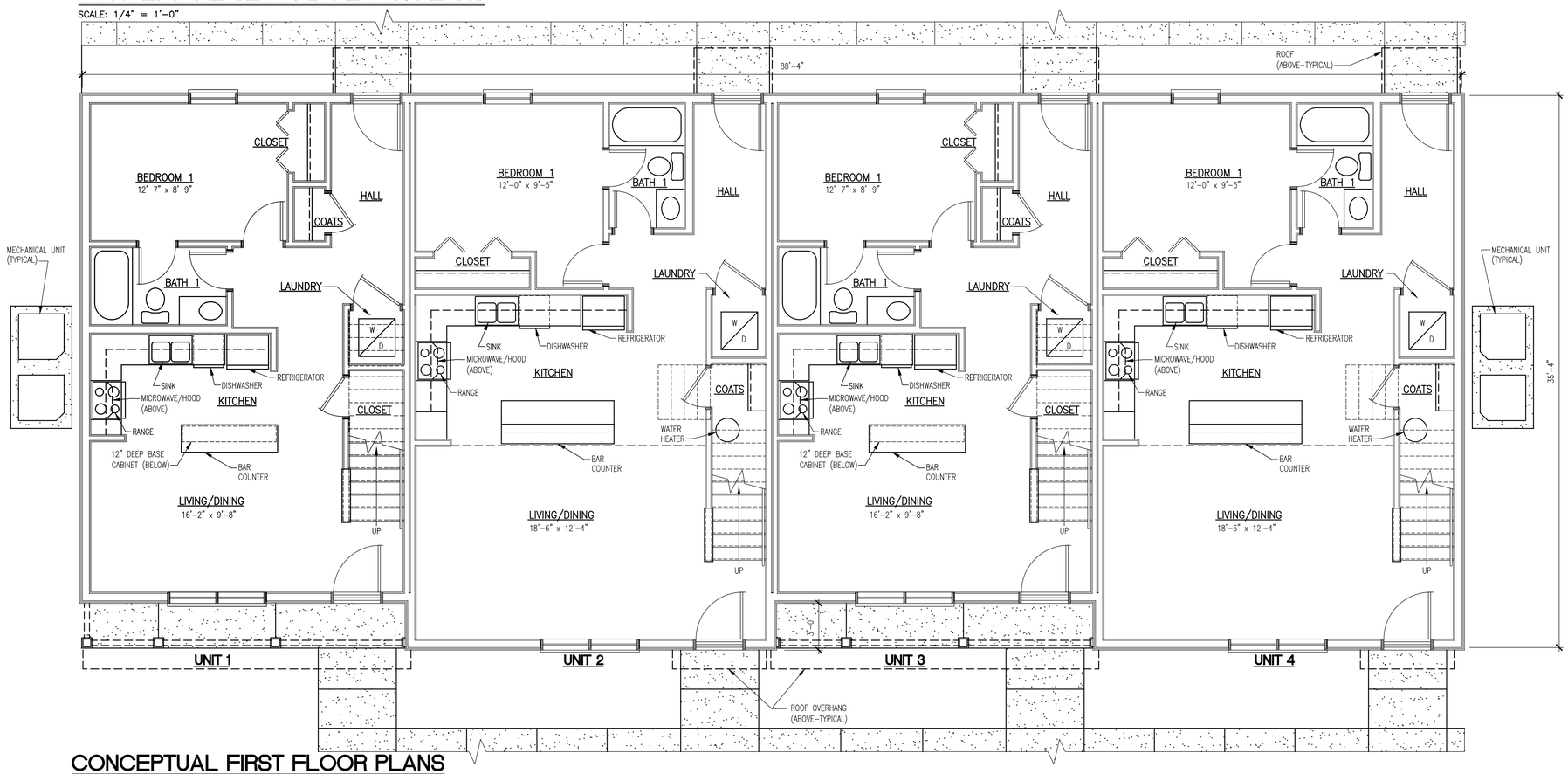
BLACKSBURG, VIRGINIA

DESIGNED RA	DRAWN EAN
CHECKED GPR	APPROVED
PROJECT 1827	
DATE 12-2-19	



CONCEPTUAL SECOND FLOOR PLANS

SCALE: 1/4" = 1'-0"



CONCEPTUAL FIRST FLOOR PLANS

SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

STONEGATE - PHASE IV - TOWNHOUSES

BLACKSBURG, VIRGINIA

CONCEPTUAL FLOOR PLANS

REYNOLDS ARCHITECTS INCORPORATED

BLACKSBURG, VIRGINIA

DESIGNED RA	DRAWN EAN
CHECKED GPR	APPROVED
PROJECT 1827	
DATE 12-2-19	

APPENDIX L – TURN LANE ANALYSIS

STONEGATE NORTH Design Parameters

	= entered values
	= calculated values

Factor	Value	Units	Source	Date	Notes
Speed Limit	25	mph	UNPOSTED		
Design Speed	25	mph	VDOT APPENDIX A, A-4		
Road Classification	LOCAL		VDOT 2014 Approved Functional Classification	12/2/2019	
Average Daily Traffic	3,400	trips	"	"	Assumed based on adjacent road data. (Progress Street)
Peak Hour Factor	0.094		"	"	Not provided. Assumed 0.094 based on adjacent roadway. (Progress Street)
Peak Hour Volume Total	320	vehicles	"	"	
Directional Factor (% of traffic in peak direction of flow)	0.5		"	"	
Peak Hour Volume Advancing	160	vehicles	"	"	
Peak Hour Volume Opposing	160	vehicles	"	"	
Storage Required	100	feet	Appendix F, Section 3, Fig. 3-1		Not Required
Taper	200	feet	Appendix F, Section 3, Fig. 3-1		Not Required

Factor	Value	Units	Source	Date	Notes
Off-Campus Student Apartment	64	Dwelling Units		12/2/2019	64 Apartment Bedrooms
Trip Generation/Unit during Peak Hour	0.25	Trips/Dwelling	Trip Generation Manual, 10th ed. Off-Campus Student Apartment		
Trips Generated during Peak Hour	16				
% Entering (Peak Hour)	50%		Trip Generation Manual, 10th ed. Off-Campus Student Apartment		
% Exiting (Peak Hour)	50%		Trip Generation Manual, 10th ed. Off-Campus Student Apartment		
# Entering (Peak Hour)	8				
# Exiting (Peak Hour)	8				
PHV Entering (Right Turn)	4		50/50 Split from Right/Left Entering		
PHV Entering (Left Turn)	4				
% of Advancing Volume Making Left Turn	**3%**				

Factor	Value	Units	Source	Date	Notes
Multi-Family Housing (Low-Rise)	14	Dwelling Units		12/2/2019	14 Townhomes
Trip Generation/Unit during Peak Hour	0.70	Trips/Dwelling	Trip Generation Manual, 10th ed. Multi-Family Housing (Low-Rise)		
Trips Generated during Peak Hour	10				
% Entering (Peak Hour)	50%		Trip Generation Manual, 10th ed. Multi-Family Housing (Low-Rise)		**Not Available - Assume 50%**
% Exiting (Peak Hour)	50%		Trip Generation Manual, 10th ed. Multi-Family Housing (Low-Rise)		**Not Available - Assume 50%**
# Entering (Peak Hour)	5				
# Exiting (Peak Hour)	5				
PHV Entering (Right Turn)	3		50/50 Split from Right/Left Entering		
PHV Entering (Left Turn)	3				
% of Advancing Volume Making Left Turn	**2%**				

GAY AND NEEL, INC.
ENGINEERING LAND PLANNING SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com

SHEET NO. 1 OF 1
JOB NO. 2898.20
BY MPT DATE 12/2/19

PROJECT TURN LANE WARRANT FOR STONEGATE NORTH ON BROCE DRIVE

THERE IS NO TRAFFIC DATA FOR BROCE DRIVE - PROGRESS STREET DATA HAS BEEN UTILIZED AS IT IS THE CLOSEST TO THE SITE

AADT: 3,400 (NOT PROVIDED - BASED ON PROGRESS ST. DATA)
DIR FACTOR: 0.5 (NOT PROVIDED - ASSSUMED 50/50 SPLIT)
K FACTOR: 0.094 (NOT PROVIDED - BASED ON PROGRESS ST. DATA)

VPH OPPOSING VOLUME: 3400 x (1-0.5) x 0.094 = **160***
VPH ADVANCING VOLUME: 3400 x 0.5 x 0.094 = **160***

OFF-CAMPUS STUDENT APT: (64 DWELLINGS)(0.25 TRIPS/DWELLING)(0.50 ENTERS)
PEAK = 8 TRIPS (WEEKDAY)

MULTIFAMIY HOUSING (LOW-RISE) PEAK ENTERS: (14 DWELLINGS)(0.70 TRIPS/DWELLING)(0.50)
PEAK = 5 TRIPS (WEEKDAY)

SINCE THE PEAK TRIPS GENERATED BY THE OFF-CAMPUS STUDENT APARTMENT CLASSIFICATION IS LARGER THAN A MULTIFAMILY HOUSING (LOW-RISE) CLASSIFICATION, THE OFF-CAMPUS STUDEN APARTMENT GENERATION HAS BEEN USED FOR THE TURN LANE WARRANT CALCULATIONS

TOTAL PEAK ENTERS: 8 TRIPS

LEFT TURN ENTERS (50%): **4 TRIPS**
RIGHT TURN ENTERS (50%): **4 TRIPS**

*SINCE VDOT DOES NOT HAVE ANY DATA FOR BROCE DRIVE, THE DATA FOR PROGRESS STREET WAS UTILIZED AS IT IS THE CLOSEST ROAD TO THE SITE. HOWEVER, IT CAN BE ASSUMED THAT THIS DATA AND SUBSEQUENT ANALYSIS IS EXTREMELY CONSERVATIVE AS BROCE DRIVE (A LOCAL ROAD) WILL NOT HAVE NEARLY THE SAME AMOUNT OF TRAFFIC AS PROGRESS STREET (A MINOR COLLECTOR).

Virginia Department of Transportation
Traffic Engineering Division
2018
Annual Average Daily Traffic Volume Estimates By Section of Route
Town of Blacksburg

Route	Length	AADT	QA	4Tire	Bus	Truck 2Axle	Truck 3+Axle	Truck 1Trail	Truck 2Trail	QC	K Factor	QK	Dir Factor	AAWDT	QW	Year
Town of Blacksburg																
		From: Southgate Dr														
Harrell St		**440**	**G**	96%	1%	1%	1%	0%	0%	C	0.117	F	0.615	440	G	2018
		To: Clay St														
		From: Farmview Dr														
Hightop Road		**3500**	**G**	97%	1%	1%	1%	0%	0%	C	0.088	F	0.553	3500	G	2018
		To: Bus US 460														
		From: Country Club Dr														
Hillcrest Dr		**110**	**G**								0.152	F	0.533	110	G	2018
		To: Sunrise Dr														
		From: Church St														
Jackson St		**4000**	**G**								0.121	F	0.522	4400	G	2018
		To: Penn St														
		From: Drillfield Dr														
Kent St		**4800**	**G**	93%	3%	3%	0%	0%	0%	C	0.102	F	0.59	4800	G	2018
		To: Washington St														
		From: Ramble Rd														
Kraft Dr		**2500**	**G**	95%	0%	3%	1%	0%	0%	C	0.117	F	0.505	2500	G	2018
		To: Tech Center Dr														
		From: Giles Road														
Lucas Dr		**310**	**G**								0.143	F	0.51	310	G	2018
		To: Turner Street														
		From: Kelsey Dr														
McBride Dr		**770**	**G**								0.107	F	0.640	830	G	2018
		To: Burrus Dr														
		From: Glade Rd														
Meadowbrook Drive		**620**	**G**	98%	1%	1%	0%	0%	0%	C	0.089	F	0.656	620	G	2018
		To: Shadowlake Rd														
		From: Grissom Ln														
Nellies Cave Road		**2600**	**G**	98%	1%	1%	0%	0%	0%	C	0.101	F	0.650	2600	G	2018
		To: Garden Spring Dr														
		From: Stanger St														
Old Turner St		**NA**									NA			NA		
		To: Turner St														
		From: College Ave														
Otey St		**2300**	**G**	97%	0%	2%	0%	0%	0%	C	0.113	F	0.754	2300	G	2018
		To: Wall St														
		From: Stanger St														
Perry St		**3900**	**G**	99%	0%	0%	0%	0%	0%	C	0.102	F	0.563	3900	G	2018
		To: Turner St														
		From: Perry St Parking Deck														
Perry St		**5300**	**G**	99%	1%	1%	0%	0%	0%	C	0.108	F	0.513	5300	G	2018
		To: Stanger St														
		From: West Campus Dr														
Perry St		**4800**	**G**	99%	0%	1%	0%	0%	0%	C	0.109	F	0.595	4800	G	2018
		To: Perry Street Parking Deck														
		From: Smithfield Rd														
Plantation Rd		**1900**	**G**	99%	0%	0%	0%	0%	0%	C	0.095	F		1900	G	2018
		To: Prices Fork Rd														
		From: Broce Dr														
Progress St		**3400**	**G**								0.094	F	0.569	3600	G	2018
		To: Watson Ave														
		From: Industrial Park Rd														
Ramble Rd		**6400**	**G**	97%	1%	1%	1%	1%	0%	C	0.131	F	0.843	6400	G	2018
		To: Rim Rock Rd														
		From: Alumni Mall														
Schultz Parking Lot Entrance		**NA**									NA			NA		
		To: Schultz Parking Lot														

SECTION 3 – TURNING LANES

Turn Lane Criteria for Single and Dual Lanes

Right and left-turn lanes shall* be provided for traffic in both directions in the design of intersections and left turn lanes for median crossovers and in one direction for directional median openings (see Figure 3-25 illustration) on non-access controlled four-lane or greater divided highways using the criteria as shown in Figure 3-1 and adjusted upward as determined by Figure 3-3 or by capacity analysis for left-turn storage.

Left-turn lanes shall also be established on two-lane and four lane highways where needed for storage of left-turn vehicles and/or prevention of thru-traffic delay using the criteria shown in Figure 3-1. See Table 3-1 and Figures 3-5 through 3-22 for warrants for left-turn storage lanes on two-lane highways and Figure 3-3 for four-lane highways.

Intersections with low right turn volumes shall be evaluated in accordance with Figures 3-26 and 3-27.

LENGTH OF STORAGE (*)		TAPER - Rural (*)	
Rural - For Design Speeds 50 MPH or Higher	*L - 200' min. (For 240 or fewer vehicles during peak hour, making turn)	- For Design Speeds 35 MPH or Higher	**T - 200' Min.
Rural - For Design Speeds 45 MPH or Less	*L - 100' min. (For 60 or fewer vehicles during peak hour, making turn)	- For Design Speeds 30 MPH or Less	**T - 100' Min. (single) **T - 200' Min. (dual)
*Distance L to be adjusted upward as determined by capacity analysis for Left and Right Turn Storage.		**Tapers are to be straight-line unless local policy requires reverse curves. In congested areas the taper length may be reduced to increase storage length. However, a design waiver shall be required.	
LENGTH OF STORAGE		TAPER - Urban	
Urban - Length determined by capacity analysis for Left and Right Turn Storage (100' Minimum)		- For Design Speeds 50 MPH or Higher	**T - 200' Min.
		- For Design Speeds 45 MPH or Less	**T - 100' Min. (single) **T - 150' Min. (dual)

(*) For instructions on selection of design speed, see Appendix A, Section A-1

FIGURE 3-1 RIGHT AND LEFT TURN LANE CRITERIA FOR SINGLE AND DUAL LANES

* Rev. 7/18

Broce Drive

AADT	3400
PHF (K)	0.094
DF	0.5

Direction	AM	PM
NB	160	160
SB	160	160

Off-Campus Student Apartment (225)

64 Bedrooms

DF					*0.5*	*0.5*					*0.500*	*0.500*	
Basis	**AM Rate**		**AM Peak**	**Entering %**	**AM Right (NB)**	**AM Left (SB)**	**PM Rate**		**PM Peak**	**Entering %**	**PM Right (NB)**	**PM Left (SB)**	**Notes**
Bedrooms	0.25	/BR	16	50%	4	4	0.26	/BR	17	48%	4	4	During peak hours (7-9 am, 4-6 pm)

Multi-Family Housing (Low-Rise) (220)

14 Bedrooms

DF					*0.5*	*0.5*					*0.500*	*0.500*	
Basis	**AM Rate**		**AM Peak**	**Entering %**	**AM Right (NB)**	**AM Left (SB)**	**PM Rate**		**PM Peak**	**Entering %**	**PM Right (NB)**	**PM Left (SB)**	**Notes**
Bedrooms	0.7	/BR	10	50%	2	2	0.7	/BR	10	47%	2	2	

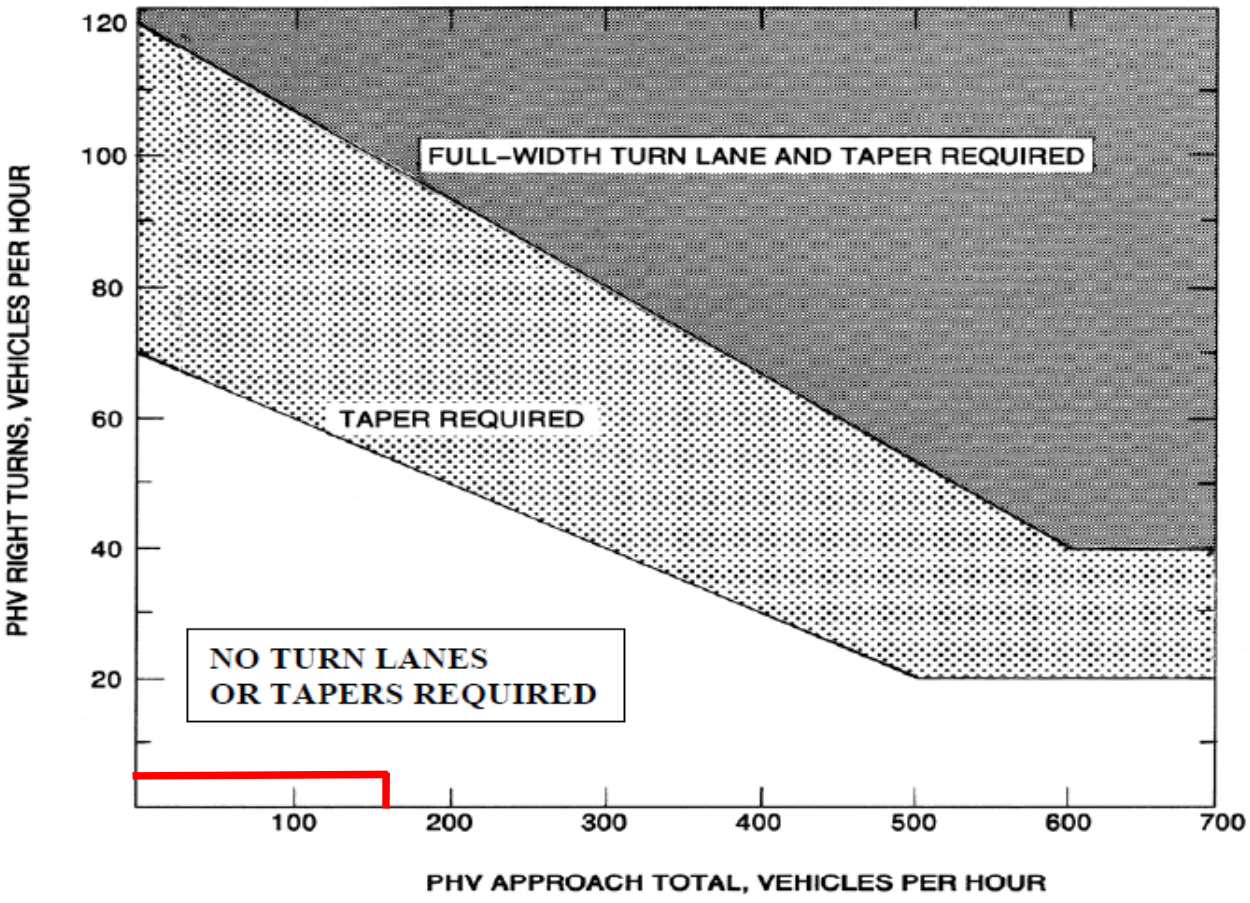
Total

Weekday	**AM Right (NB)**	**AM Left (SB)**	**PM Right (NB)**	**PM Left (SB)**	**Notes**
Off-Campus Student Apartment	2	2	2	2	
Multi-Family Housing	4	4	4	4	
Total	**6**	**6**	**6**	**6**	

Weekday AM - Right Turns

Broce NB	160 trips
Site Traffic	6 trips

Figure 3-26: Guidelines for Right Turn Treatment (2-Lane Highway)

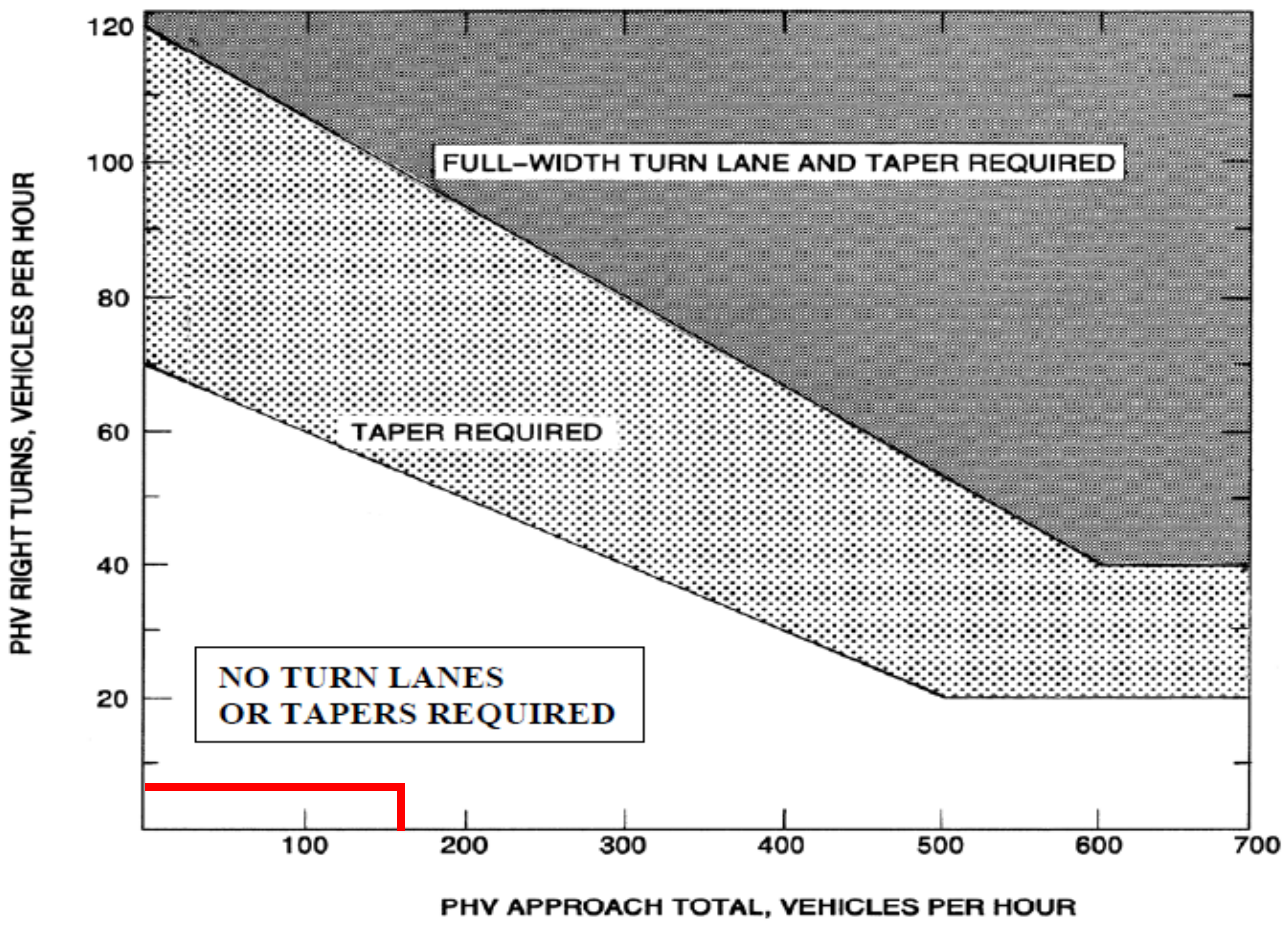


No turn land or taper required.

Weekday PM - Right Turns

Route 8 NB	160 trips
Site Traffic	6 trips

Figure 3-26: Guidelines for Right Turn Treatment (2-Lane Highway)



No turn lanes or tapers required

Weekday AM - Left Turns

Route 8 NB	160 trips	*"opposing volume"*
Route 8 SB	160 trips	*"advancing volume"*
Site Traffic	6 trips	
% Left Turns	4%	L

Figure 3-5

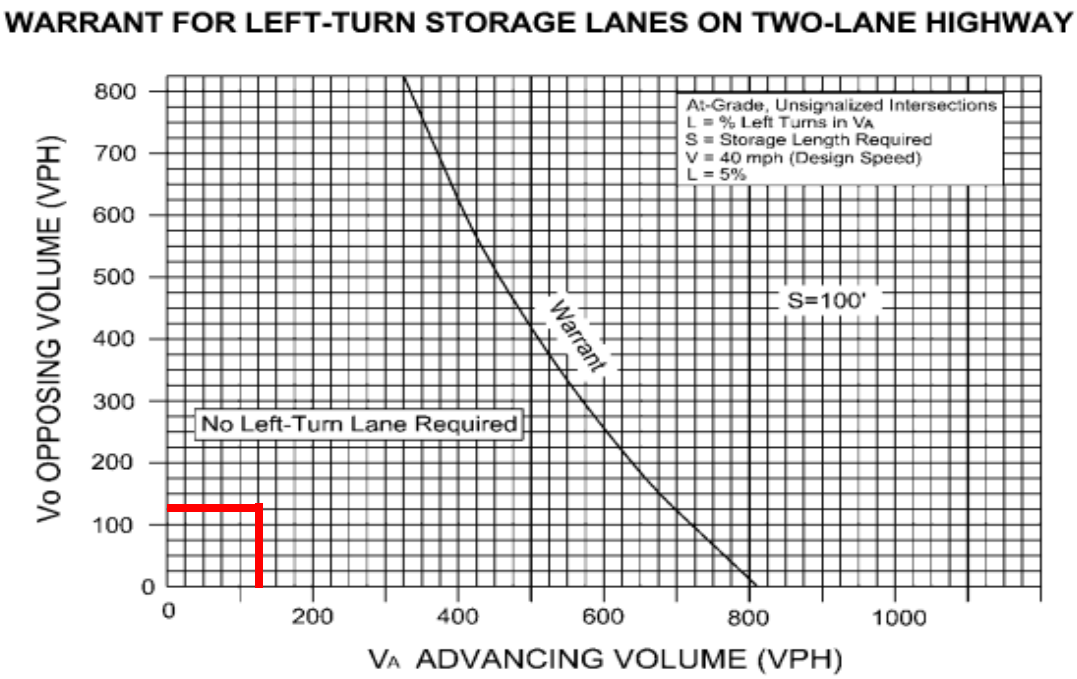


FIGURE 3-5

No turn lane required

Weekday PM - Left Turns

Route 8 NB	160 trips	*"opposing volume"*
Route 8 SB	160 trips	*"advancing volume"*
Site Traffic	6 trips	
% Left Turns	4%	L

Figure 3-5

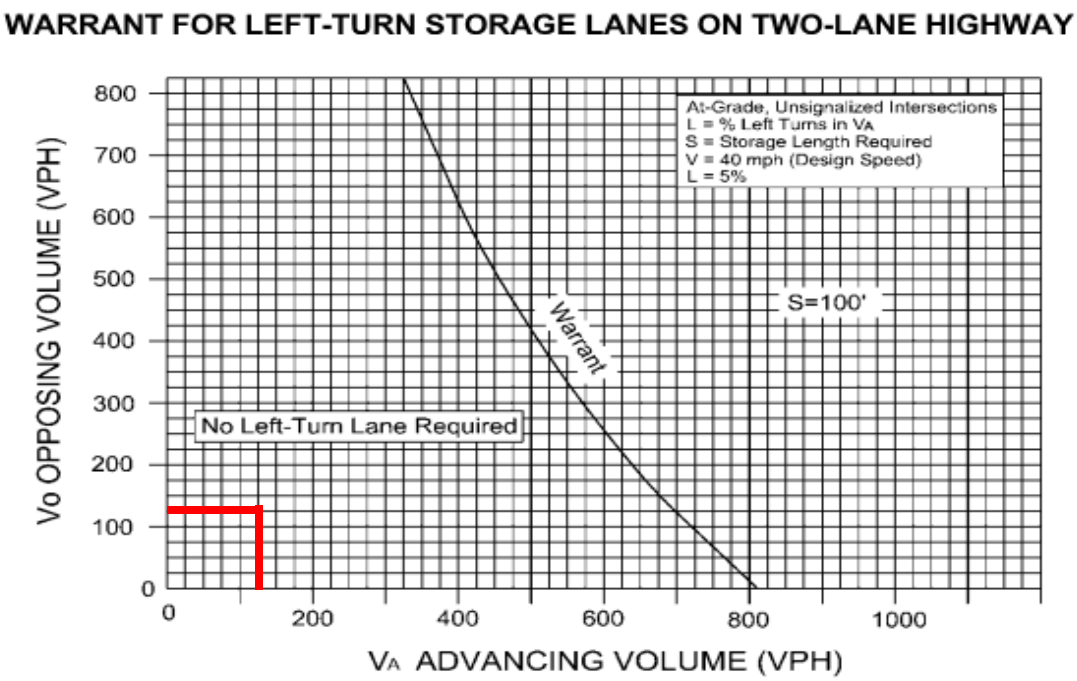


FIGURE 3-5

No turn lane required

Off-Campus Student Apartment
(225)

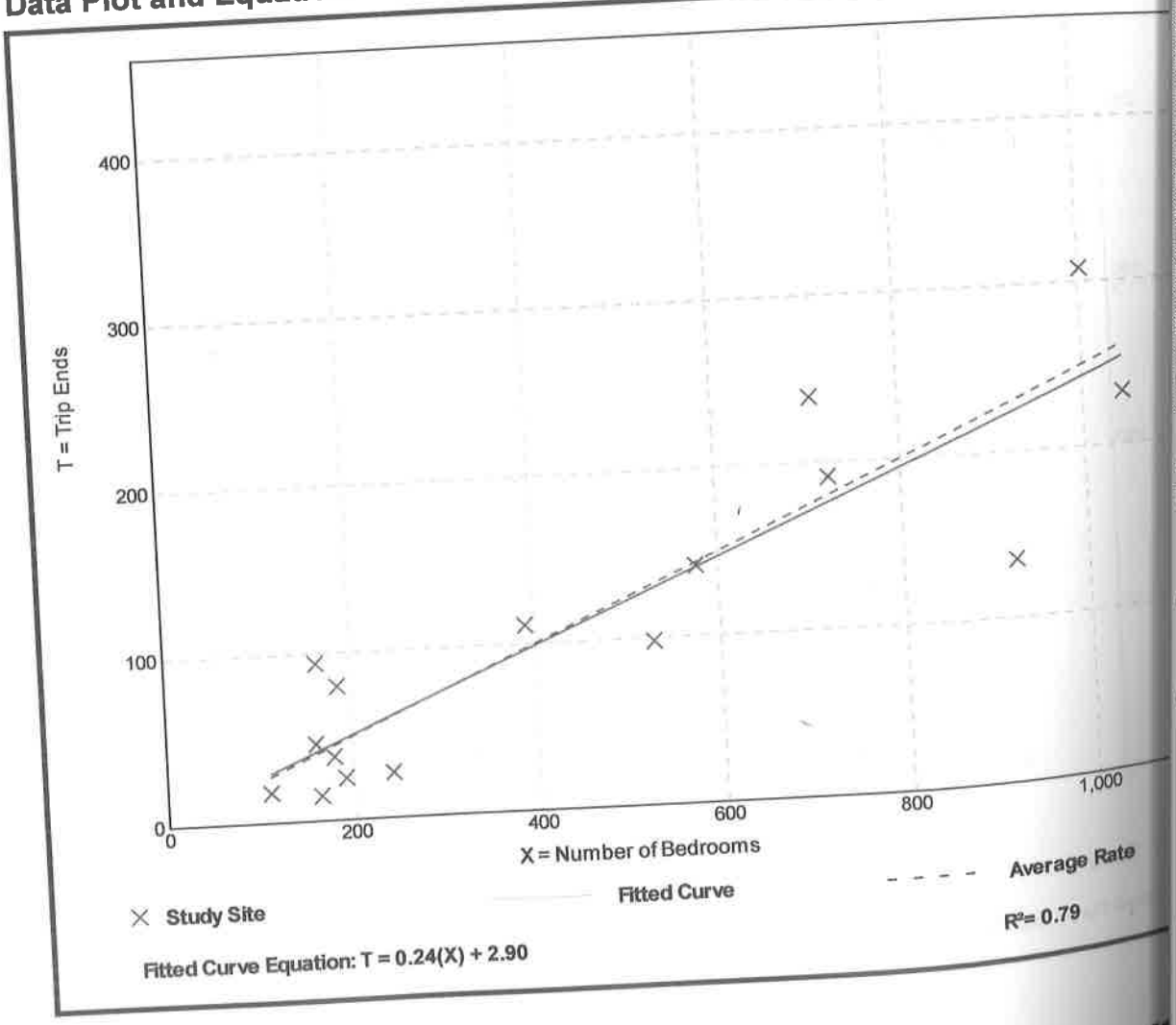
Vehicle Trip Ends vs: **Bedrooms**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: **Adjacent to Campus**
Number of Studies: 16
Avg. Num. of Bedrooms: 455
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bedroom

Average Rate	Range of Rates	Standard Deviation
0.25	0.09 - 0.58	0.09

Data Plot and Equation



Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Saturday, Peak Hour of Generator**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	5
Avg. Num. of Dwelling Units:	89
Directional Distribution:	Not Available

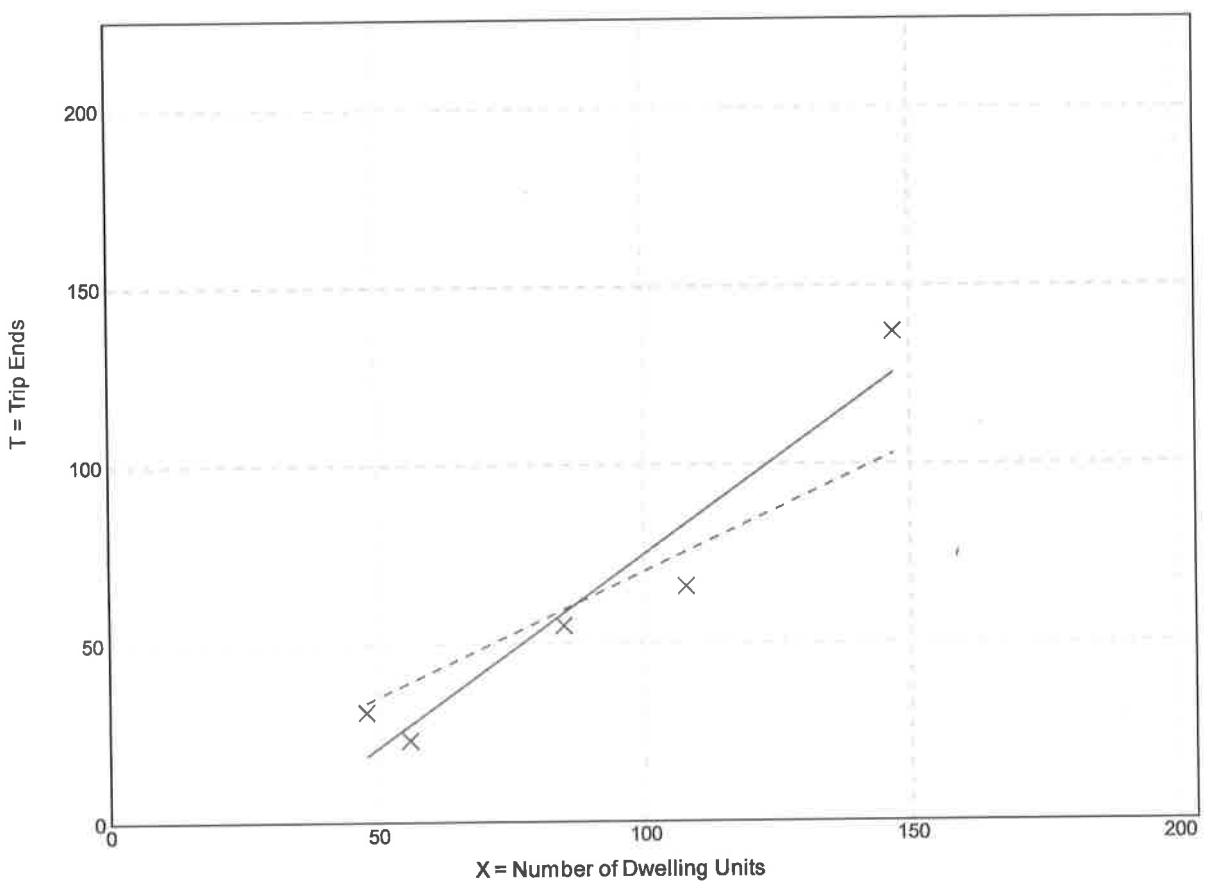
Assumed 50% Entering, 50% Exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.41 - 0.93	0.20

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: T = 1.08(X) - 33.24

R^2= 0.92

APPENDIX M – LEGAL DESCRIPTION OF PROPERTY

All of that certain tract or parcel of land, lying and being in the Town of Blacksburg, Prices Fork Magisterial District, Montgomery County, Virginia, being more particularly bounded and described as follows:

BEGINNING at a road situated on the north right-of-way line of Broce Drive N.W. approximately 185 feet west of the intersection of Broce Drive N.W. and Scott Alan Circle, a corner to lands now of the Georgetown Square Homeowners Association.

THENCE, leaving Georgetown Square Homeowners Association and running with Broce Drive N.W., South 84° 24’ 27” West 180.09 feet to a drill hole in a concrete sidewalk;

THENCE, continuing with Broce Drive N.W., on a curve to the left, said curve having a radius of 525.00 feet, a delta angle of 03° 28’ 40”, an arc length of 31.87 feet, a chord bearing of South 83° 34’ 44” West and a chord length of 31.86 feet to a drill hole found in a concrete sidewalk, a common corner to Tax Parcel 226-(1)-A and Tax Parcel 226-(1)-AA;

THENCE, leaving Tax Parcel 226-(1)-A continuing with Broce Drive N.W. and Tax Parcel 226-(1)-AA, on a curve to the left, said curve having a radius of 525.00 feet, a delta angle of 05° 04’ 26”, an arc length of 46.49 feet, a chord bearing of South 78° 18’ 11” West and a chord length of 46.48 feet to a masonry nail in an asphalt driveway, a common corner to Tax Parcel 226-(1)-AA and Tax Parcel 226-(1)-BLK 4-7A;

THENCE, leaving Broce Drive, N.W. and running with Tax Parcel 226-(1)-BLK 4-7A North 05° 35’ 36’ West 178.78 feet to a rod, a common corner to Tax Parcel 226-(1)-AA and Tax Parcel 226-(1)-BLK 4-7A and on the line of lands of Cap IX Blacksburg, L.L.C.,

THENCE, leaving Tax Parcel 226-(1)-BLK 4-7A and running with Cap IX Blacksburg, L.L.C., North 65° 19’ 33’ East, passing a rod at the corner of Parcel 226-(1)-AA and Tax Parcel 226-(1)-A at 26.41 feet, for a total distance of 307.95 feet to a point;

THENCE, continuing with Cap IX Blacksburg, L.L.C. and the Georgetown Square Homeowners Association, South 01° 15’ 44” West, passing the common corner of those lands at 130.85 feet, for a total distance of 275.47 feet to the BEGINNING.

Said tract or parcel contains 1.391 aces, more or less, is designated as Montgomery County Tax Parcels Tax Parcel 226-(1)-A and Tax Parcel 226-(1)-AA; and was acquired by BSD Broce Partners, L.L.C. by deed of record in Instrument Number 2018006469 in the Montgomery County, Virginia Circuit Court Clerk’s Office.

APPENDIX N – EMAIL REGARDING PRE-SUBMITTAL MEETINGS WITH TOWN STAFF

From:	John Neel
To:	Sarah Weir
Subject:	FW: Stonegate IV PRD Application
Date:	Monday, December 2, 2019 2:15:32 PM
Attachments:	image001.png image002.png image003.png

John T. Neel
jneel@gayandneel.com
(540) 239-8174 (cell)
(540) 381-6011 (office)

From: Kali Casper <KCasper@blacksburg.gov>
Sent: Tuesday, November 26, 2019 12:37 PM
To: John Neel <jneel@gayandneel.com>; Anne McClung <amcclung@blacksburg.gov>
Cc: Kinsey O'Shea <KOShea@blacksburg.gov>; Matt Tomlinson <mtomlinson@gayandneel.com>
Subject: RE: Stonegate IV PRD Application

Hi John,

Thank you for the below information. Based on your summary of changes, we think you can move forward with submitting the application on December 2nd. However, the submission must include turn lane warrant analysis as was noted in the site plan review letter. The submission must also include a stormwater concept plan and all other engineering information typically included with a rezoning request. I know these items are typically included but we do usually go over them in a pre-application meeting with the engineering folks so I want to be sure they are not overlooked. Let me know if you have any questions. Thank you,

Kali

Kali Casper, AICP, ENV SP
Assistant Planning Director
Town of Blacksburg
540.443.1300
kcasper@blacksburg.gov
http://www.blacksburg.gov

From: John Neel <jneel@gayandneel.com>
Sent: Monday, November 25, 2019 11:29 PM

To: Anne McClung <amcclung@blacksburg.gov>; Kali Casper <KCasper@blacksburg.gov>
Cc: Kinsey O'Shea <KOShea@blacksburg.gov>; Matt Tomlinson <mtomlinson@gayandneel.com>
Subject: Stonegate IV PRD Application

[EXTERNAL MESSAGE WARNING]
Ladies – Hope you are doing well. I discussed this application with Kinsey this afternoon and she agreed to allow me to touch base with you on our plan to submit for the PRD for Stonegate IV on Monday. I had mentioned to Anne the other day about our submission and was it okay for us to put the date of the Stonegate IV meeting discussing the off-site parking and the plan review comments as our pre-application meeting. She was hesitant to do that and suggesting talking with Kinsey. I understand the reasoning but I would certainly like to request that we move forward with the rezoning application submission for this coming Monday. We are effectively requesting a rezoning that will match the site plan that was submitted and then modified when we were requesting the off-site parking and has went through a full site plan review period with the TOB providing comments we've used to inform the PRD application.

Several points during the conversation with Paul and Kali as well as at two meetings prior we were encouraged to submit for a PRD and at that most recent meeting, we discussed the makeup of the PRD. Our client is under a very tight timeframe for entitlement, design, and construction and while I know that is not your problem, we feel like we are well ahead of any other projects that would be submitting for a PRD in that we have submitted a full site development plan on this site and it has been reviewed. Our submission will slightly modify what you've seen on the site plan, but we will still have the townhouse units along Broce Drive and the one multi-family building in the same location as shown on the site plan.

The Rezoning will serve to do the following:

- Reduce the parking ratio from 1.1 sp/br to 0.80 sp/br.
- Add a story to the multi-family building including an elevator. Otherwise the same footprint as shown on the site plan that was reviewed.
- Modify the setbacks and open space percentage while providing specific detail on the amenities in the open space.
- Incorporate the Town's desired pedestrian access from Broce Drive to the Terrace View Property.
- Increase the proposed bedrooms from 66 to 78. Proposed density of 56.11 br/acre.

Otherwise, this PRD is pretty much similar to what was reviewed for the first site plan review process. I truly hope with the site plan review and the multiple discussions we've had, we can proceed with the PRD application on Monday.

Don't hesitate to call and/or email me with any questions or concerns you may have.

Thanks,
John