# THE FARM MULTI-FAMILY DEVELOPMENT

Located at 900 & 1002 Glade Road

**PLANNED RESIDENTIAL DISTRICT REZONING**

Located in:

**Town of Blacksburg, Virginia**

Prepared For:

**Broad Street Partners LLC**
**148 River Street., Suite 205**
**Greenville, SC 29601**

Project Number: 1108.7

Date: July 31, 2019
Revised: October 23, 2019
**Revised: January 3, 2020**

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

# Planned Residential District Rezoning for The Farm Multi-Family Development

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# Planned Residential District Rezoning for The Farm 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:**

_____ JOHN T. NEEL **DATE:** 07/31/19
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

REVISED 04-10-14 KJO

OFFICE USE ONLY DATE RECEIVED_____ RZN NUMBER_____
PRESUBMITTAL MEETING DATE_____

Location or Address of Property for Rezoning:
1002 Glade Road and 900 Glade Road

Tax Parcel Number(s): 225-A 5, 225-A 6, 225-A 7

Acreage: 2.869

Present Zoning District: RR-1

Proposed Zoning District: PRD

Present Use of Property: Single Family Home on 1002 Glade Road, Apartment building on 900 Glade Road

Proposed Use of Property: Single Unit Multi-Family Housing, Multi-Family Housing, & Townhouses

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

Previous Rezoning Ordinance Number N/A

**APPLICANT/MAIN CONTACT PERSON (Contract Purchaser if applicable)**

NAME: Craig Stipes

ADDRESS: 148 River Street, Suite 205 Greenville, SC 29601

PHONE: 864-640-6440 EMAIL: Craig@broadstreetsoutheast.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.

_____
**SIGNATURE OF OWNER/APPLICANT**

_____
**DATE**

KEVIN GILBARTK
_____
**SIGNATURE OF OWNER/APPLICANT**

7/30/19
_____
**DATE**

**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.

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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.

Raymond F Rice By Michael Epperly POA
Steward Rice By Michael J. Epperly POA

Glenna D. Jarrell
Michael J. Epperly Donald Epperly

**SIGNATURE OF OWNER/APPLICANT**

7-30-2019

**DATE**

**SIGNATURE OF OWNER/APPLICANT**

**DATE**

The Farm

Job No. 1108.7

**Additional Owner Signatures for Rezoning Application Number _____.**

Property Address: N/A

Parcel ID: 015305

Owner Name(s): Cary W. Hopper

Owner Signature(s): _____

# Planned Residential District Rezoning for
# The Farm Multi-Family Development

## PROPERTY OWNERS

1002 Glade Road
Map Number: 225- A 5
Owner: EPPERLY RUTH I LIFE ESTATE C/O MICHAEL EPPERLY ETAL
3008 MURRIL LN
BLACKSBURG VA 24060

900 Glade Road
Map Number: 225- A 6, 7
Owner: GILBARTE KEVIN
P O BOX 6
NEWPORT VA 24128

1906 Shadow Lake Road
Map Number: 225-A-3
Owner: Hopper Cary W
707 S. Main St
Blacksburg VA 24060

**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 The Farm 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. The Plan provides an innovative alternative to traditional homogeneous multi-family housing.
3. The Farm Multi-Family Development will feature a mixture of housing types with sizes ranging from 1BR to 3BR and will have the very latest in modern features and amenities.
4. The Farm Multi-Family Development will increase the tax base for the Town of Blacksburg;
5. The Farm Multi-Family Development will appeal to all citizens due to its proximity to amenities and public features.
6. The townhomes units (and existing apartment building) are street oriented and have direct access to sidewalks which is encouraged in the Town;
7. Open floor plans of the Farm Multi-Family Development units create a “warm” inviting living environment;
8. The architectural design offers privacy and personal space while enhancing the character of the area with high-quality design and attention to detail;
9. The project will have professional property management to provide community maintenance and resident assistance;
10. The property will feature multiple bicycle racks, encouraging residents to use bikes to commute around Town;

Currently, the part of the property with address 900 Glade Road (Tax Parcel 225-A-6) contains an existing apartment building and address 1002 Glade Road (Tax Parcel 225-A-5) has an existing single-family home. The small lot with tax mapping number 225-A-7 is vacant. The total area of all three parcels is 2.869 acres. At the direction of Planning Commission, this project has worked to make an allowance for a future right turn lane into the Hopper property. As a part of that discussion, a small portion of the Hopper Property will be incorporated into this rezoning request increasing the total acreage for The Farm to 3.549 acres. The Farm Multi-Family Development is situated about one-half of a mile from the intersection of University City Boulevard and Prices Fork Road. The existing apartment building is less than a 1,700-foot walk to University City Boulevard. The current RR-1 zoning district allows for up to one dwelling per acre. Additionally, the existing zoning district allows for a maximum occupancy of a family plus two (2) unrelated people. This zoning, accompanied with the high cost of real estate in Blacksburg along with the close location to the commercial development along University City Boulevard that generates both commerce and employment, provides substantial encouragement to develop multi-family housing on the parcel. Additionally, unlike a large portion of the Tom's Creek basin zoned RR-1, this property is directly served by conventional public sewer service.

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

1. It is anticipated that some of the residents will utilize Blacksburg Transit and board from existing stops located on Old Glade Road and University City Boulevard due to the close proximity of the site to those existing stops and the existence of public sidewalk between the two points.
2. Meetings with the Town Engineer have been held to discuss impact on the Sanitary Sewer Mains. It is proposed that conventional sanitary sewer gravity lines will connect to the adjacent public main. 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. Capacity and connection viability approval from the Town of Blacksburg has been received.
3. The Town engineer will be consulted regarding capacity of the existing public water mains to serve the proposed development with domestic water service and fire water service. Capacity, adequate pressure, and connection viability approval from the Town of Blacksburg is anticipated but has not yet been received. There is an existing 12" public water main adjacent to the site and running down the eastern border of the property.
4. A Storm Water Management Concept Plan has been submitted and approved by 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.

- The Farm Multi-Family Development utilizes many of the best practices for residential infill listed in the Town's Residential Infill Development Guidelines.

- Building Orientation: The townhomes have been oriented toward the street, addressing Glade Road with an attractive building front that includes front doors, porches, landscaping, 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 Glade Road in this area. This project provides an attractive development at the beginning of the Glade Road neighborhood.

- Building Frontage/Entries: Landscaping in front of buildings and entry features, such as porches or steps, create visual interest and give the neighborhood an identifiable character. The project proposes that the eight townhomes that front Glade Road will have front porches with sidewalks that connect the porches to the existing sidewalk along Glade Road. Street trees will be installed along Glade Road and there will be adequate grass space between the sidewalk and the units for additional greenspace and landscaping.

- Off-street Parking: Parking for residential areas downplays the visual impact of development and creates pedestrian-friendly streetscape. All proposed off-street parking is behind the front building line and mostly hidden from Glade Road due to the proposed structures and topography.

- 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 area located near the community building. Located within the open space are areas designated for a community garden, yoga lawn, and a dog park.

- Walkways/connectivity: A sidewalk network has been shown around the perimeter of the parking to provide the residents with connection to the open space amenities and to the street sidewalk. A crosswalk has been provided across the parking lot where necessary.

- This property is located along Glade Road, a short distance from University City Boulevard (UCB) and the University Mall Shopping Center. Prices Fork Road is a major thoroughfare within the Town of Blacksburg's street network and is about 0.4 miles away. Additionally, this property is in close proximity to the Virginia Tech Campus.

- The property is located within an existing developed corridor that contains all the needed services that a Planned Residential Development will utilize including:
    a. Public Water
    b. Public Sewer
    c. Transportation Network
    d. Transit Service (1100 feet away from Old Glade Road)
    e. Electric Service
    f. Gas Service
    g. 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. The Farm 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. The Farm Multi-Family Development will be constructed as a development evoking a sense of community within the development and existing neighborhood through the addition of a community building and pool along with the other amenities provided in the project's open space.
3. The net density of approximately 32.97 bedrooms per acre (117/3.549) 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 255-A-5,6,7 from RR-1 (Rural Residential 1) to PRD (Planned Residential)**
January 3, 2020 **Revised January 30, 2020**

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 (Broad Street Partners, LLC) seeks to amend the zoning of Tax parcels 225-A-5, 225-A-6, and 225-A-7, and a portion of 225-A-4 (the "Property") from the existing zoning of RR-1 (Rural 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 The Farm Multi-Family Development" rezoning package dated July 31, 2019, revised October 23, 2019, and revised January 3, 2020 prepared by Gay and Neel, Inc. This includes the site development plan and architectural schematics.
2. The maximum building height for structures within the project shall be as follows:
    - Single Unit Multi-Family Dwellings: 32 feet
    - Multi-Family Dwellings: 42 feet
    - Townhomes: 32 feet
    - Community Building: 28 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.
3. The owner shall develop a parking policy and shall (i) issue parking permits/stickers to residents and (ii) implement parking enforcement measures such as signage and towing as necessary. The number of permits/stickers shall be limited to the number of parking spaces as shown on the plan. The Townhouses shall have different identifying permits/stickers for reserved parking in front of the Townhouse garages.
4. 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.
5. 4-bedroom units shall not be constructed.
6. Units will not be leased by the bedroom.
7. 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.
8. The existing building currently has six 2-bedroom units averaging $1,000 per month in rent and six 1-bedroom units averaging $750 per month in rent. A covenant, managing the maximum rents on these units is shown as attached Exhibit A. The covenant shall be recorded by the owner prior to a certificate of occupancy being issued for the property.
9. Residents in a minimum of 60% of the dwelling units shall be required to demonstrate, through a pay stub or other means, that their income is one and a half (1-1/2) times their monthly rent obligation at the time of unit rental. Non-tenant guarantors on the leases of these units are not permitted.
10. The project will obtain an Earthcraft (Viridiant) certification within 12 months of a certificate of occupancy being issued.

Broad Street 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

EXHIBIT A

**Covenant to be recorded for The Farm Planned Residential District**

The existing apartment building consists of six 2-bedroom units averaging $1,000 per month in rent and six 1-bedroom units averaging $750 per month in rent as of October 23, 2019.

These average rents shall be maintained for a period of five years from the issuance of a certificate of occupancy.

At the expiration of that five-year period, the average rental rate for the six 2-bedroom units shall not exceed $1,100 per month and the average rental rate for the six 1-bedroom units shall not exceed $825 per month. This average rental rate cap shall remain in place for an additional 5 years.

At the expiration of that five-year period, this covenant shall expire.

This covenant shall not prevent the owner of the property from changing other lease terms, evicting tenants for non-payment or other violations as allowed by law.

**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:** SGE Redevelopment

Address/Location: 900-1002 Glade Road

Tax Map Parcel: 225-A-6; 225-A-5; 225-A-7

Size of Site: 2.869 acres

Proposed Use: Residential

Current Zoning District: RR-1

Existing Future Land Use Classification: Low Density Residential

**This application is submitted in conjunction with a**

☒ Rezoning Application. Proposed Zoning District: Planned Residential District

☐ 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 4050 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:** 08/01/19

**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 The Farm 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**

   SINGLE UNIT MULTI-FAMILY DWELLING – One (1) single-family type dwelling, occupied by a maximum of 3 unrelated individuals on a common lot with other use types.

   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.

   COMMUNITY BUILDING - A building providing a central space for a development's residents to utilize for recreational activities and/or other uses for the development's residents.

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 Glade Road Multi-Family Development.

   *Residential*

   Single Unit Multi-Family Dwelling
   Multi-Family Dwelling
   Townhouse

   *Civic*

   Community Recreation, Active and Passive

*Miscellaneous*

Associated trash and recycling facilities
Community Building

**4. Site Development Regulations**

The Glade Road Multi-Family Development shall be subject to the following site development standards:

- Minimum district size: 3.549 acres, or final development area based on survey.

- Open space criteria.

  - A minimum of twenty (20) percent of the total district area shall be designated as open space.

- Minimum setback requirements:

  - Front = Twenty (20) feet
  - Side = Ten (10) feet
  - Rear = Ten (10) feet

- Floor Area Ratio: A maximum floor area ratio of 0.60 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 8'.

- Parking:

  - Vehicular Parking - A minimum of 1.33 parking spaces per bedroom for the townhomes shall be provided. Parking in front of the garages for the townhomes shall be reserved for residents and guests of the townhomes. A minimum of 0.94 parking spaces per bedroom shall be provided for all other areas of the PRD.
  - Bicycle Parking - A minimum of 0.50 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:
  - Single Unit Multi-Family Dwellings: 32 feet
  - Multi-Family Dwellings: 42 feet
  - Townhomes: 32 feet
  - Community Building: 28 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. <u>Occupancy</u>**

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. <u>Public Service and Utilities</u>**

**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 117 bedrooms. With the existing 12" 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 104 bedrooms. With the existing service lines in the vicinity, capacity in the lines has been discussed with the Town of Blacksburg Staff.

<u>Project Location</u>: 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.

Single Unit Multi-Family, Multi-Family and Townhome Residential: Maximum of 117 bedrooms
75 gal/day per person = 8,775 gpd

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 8,775 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 approved by 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. Two dumpsters with accompanying recycling containers 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. The Farm 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. Glade Road has bike lanes on both sides as well as an existing public sidewalk on the same side of the road as the proposed development.

The Paths to the Future map illustrates a potential cross country trail linking Glade Road with The Village at Tom's Creek. The map shows this trail hugging the Route 460 Bypass along the subject property. Evaluation of this area on the ground reveals significant topographic challenges as well as a proximity to the Glade Road Bridge and Route 460 Bypass that may not be desirable. Additionally, the existing apartment building is only 30' from the Route 460 Bypass R/W. Our design of an accessible route from Glade Road to the parking lot in this area also illustrates the topographic challenges on a small site. To that end, in working with the adjacent property owner, The Farm is proposing to shift the multi-use trail to the western side of the

project site. A 10' multi-use trail shall be constructed along the western edge of the project to the point at where it intersects the Hopper property. At some point in the future, the trail could be extended from this point to The Village at Tom's Creek.

**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 12/31/2019 in the Appendices.

# Planned Residential District Rezoning for The Farm Multi-Family Development

## COMPREHENSIVE PLAN ANALYSIS

### I. Introduction

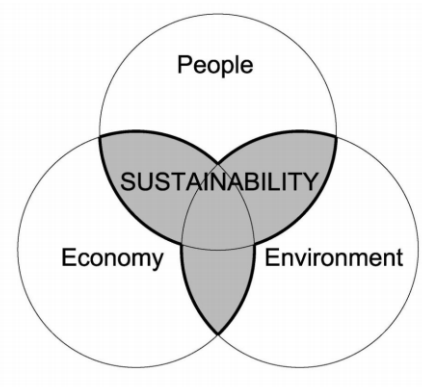
Any development within the Town of Blacksburg is viewed by the Town Council, Planning Commission, Town Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns 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 Low-Density Residential, located immediately adjacent to High-Density Residential and Low-Density Residential. 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**

The Town of Blacksburg's chapter on being a sustainable community discusses balancing economic vitality, environmental stewardship, and the well-being of citizens. A Venn diagram is provided in this chapter as shown below:




This project serves to further this intersection in a way that might not seem immediately clear. This project will serve to connect it's residents to the environment through it's proximity to the rural character of the Tom's Creek Basin and Town amenities such as the Brown Farm Park while also connecting them to the economy of Town just across the bypass through the UCB Corridor through automobile, bike, pedestrian, and transit modes. Allowing **People** to live in close proximity to both the **Environment** and the **Economy** is a hallmark of sustainability.

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 adjacent customer base for the University City Boulevard Commercial Area.**

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 unique mix of housing types provided in the development will give residents a choice in an ideal location for young professionals, young families, students, and/or 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 – The Paths to the Future Map has been included in the PRD application. While the Paths to the Future Map shows a future public route along the Bypass connecting to the existing trail terminus in The Village at Tom's Creek, we would propose to shift this further down Glade Road due to topographic challenges in the existing location shown.**

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 Town bike lanes on both sides of Glade Road. This is the ideal transportation situation for any project.**

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 Glade Road, which will allow interconnection reaching to University City Boulevard. Additionally, the project will reduce the number of curb cuts on the property from 2 to 1.***

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. The new entrance will also align with Oriole Drive across Glade Road reducing pedestrian and vehicular conflicts.***

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 pedestrians on the existing public sidewalk along Glade Road.***

T.49. The development review process ensures:

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

**Discussion – The development will be landscaped in accordance with Town standards and 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 1. Well-designed pedestrian and bicycle friendly routes and facilities are essential to the Town's identity as a walkable and bikeable community.

**Discussion – The development is to be located on Glade Road which is classified as a Connector road within the Town. Glade has both a public sidewalk and bike lanes providing pedestrian and bicycle friendly routes to University City Boulevard and beyond.**

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. 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 active and 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 Glade Road 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 Low-Density Residential land use area while being directly across the bypass from a High-Density Residential and High Impact Commercial area. The current development standards provide for 1 dwelling per acre and one family plus two (2) unrelated persons to occupy a residence. This project is located within the 'Suburban 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 across the bypass as well as the existing apartment building on the property. Transitioning from the existing apartment use to Townhouses and single-family style cottages is an ideal form for this property. 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

The Farm 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 117 bedrooms. The project incorporates design features that provide a pleasing streetscape that is inviting and provides on-site sidewalk for future Town of Blacksburg interconnection efforts. The Developer has also worked with the adjacent property owner to create a coordinated plan that seeks to enhance the overall project. The Farm 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 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

877 96
MICHAEL D EPPERLY
1002 GLADE RD
BLACKSBURG VA 24060

6/29/95

BOOK 877 PAGE 96

THIS DEED OF GIFT, made and entered into this 24th day of May, 1995, by and between RUTH I. EPPERLY, widow, also known as RUTH I. EPPERLEY, Grantor, and MICHAEL D. EPPERLY, DONALD R. EPPERLY, RUTH EPPERLY RICE and GLENNA E. JARRELL, as Joint Tenants with the Right of Survivorship as at Common Law, Grantees;

W I T N E S S E T H :

That for and in consideration of the love and affection the Grantor has for the Grantees, the said Grantor does grant and convey with covenants of GENERAL WARRANTY of Title, unto the said Michael D. Epperly, Donald R. Epperly, Ruth Epperly Rice and Glenna E. Jarrell, as Joint Tenants with the Right of Survivorship as at Common Law, all that tract or parcel of land situated, lying and being in the Price's Fork Magisterial District of Montgomery County, Virginia, bounded and described as follows:

BEGINNING at a stake standing on the south side of the Kanode Mill Road, corner to J. F. Karr and R. T. Boothe; thence running with a new line north 21° east 9 rods and 23 links across the road to a post at the corner of a garden, corner to Boothe; thence a new line with Boothe north 62° 30' east 20 rods and 17 links to a willow in a line of J. F. Karr; thence leaving Boothe and with Karr's line south 40° east 11.16 rods to a stone; thence south 54° west 23.96 rods to a stone on the east side of the road and with the east side of the said road, with Karr's line, north 72° west 10.16 rods to the BEGINNING, containing 2 5/8 acres, more or less.

LESS AND EXCEPT 0.113 acres conveyed to William H. Price and George K. Priggen from E.D. Epperly and Ruth I. Epperly, his wife, by deed dated January 27, 1969, which deed is of record in the said Clerk's Office at Deed Book 291, Page 630.

Being the same property conveyed to E. D. Epperley and Ruth

DAVID T. MULLINS
ATTORNEY AT LAW
105 WILSON AVENUE
BLACKSBURG, VA 24060
P. O. BOX 28

I. Epperley, his wife, or the survivor of them, from W. H. Epperley and Bertie Epperley, his wife, by deed dated February 5, 1941, which deed is of record in the said Clerk's Office in Deed Book 119, Page 418. E. D. Epperly, also known as E. D. Epperley, is now deceased.

The grantor hereby reserves a life estate in the property conveyed.

This conveyance is made subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

Exemption from recordation tax is hereby claimed under Section 58.1-811(D), Code of Virginia, 1950, as amended.

This conveyance is made with English covenants of title.

WITNESS the following signature and seal:

Ruth I. Epperly (SEAL)
Ruth I. Epperly

STATE OF VIRGINIA AT LARGE,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 13th day of June, 1995, by Ruth I. Epperly, widow.

Donna L. Felton
Notary Public
Donna L. Felton

My Commission Expires: January 31, 1999

VIRGINIA: In the Clerk's Office of the Circuit Court of Montgomery County
13th day of June, 1995. The foregoing instrument was this day presented in said Office and with certificate annexed admitted to record at 1:49 o'clock P.M.

Teste:
ALLAN C. BURKE, CLERK
By Tammy Akers D.C.

BOOK 877 PAGE 97

2016002011.003

| | |
|---|---|
| Prepared By: | John N. Spicer, VSB No. 68845 |
| Title Insurance: | None |
| Consideration: | $ 918,620.00 |
| Tax Assessed Value: | $ 790,000.00 |
| Tax Map Number: | 225-A-6, 225-A-7 |
| Parcel ID: | 015273, 015274 |
| Grantees Address: | P.O. Box 6, Newport, VA 24128 |

# GENERAL WARRANTY DEED

This Deed is made and entered into this 22nd day of March, 2016, by and between, **JOANN PACK SUTPHIN**, Trustee of the **JOANN PACK SUTPHIN LIVING TRUST**, Grantor, and **KEVIN GILBARTE**, Grantee.

## W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt and sufficiency all of which is hereby expressly acknowledged, the Grantor does hereby BARGAIN, SELL, GRANT AND CONVEY, with **GENERAL WARRANTY AND MODERN ENGLISH COVENANTS OF TITLE,** in fee simple unto the said Grantee, Kevin Gilbarte, all that certain lot, tract or parcel of land with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Town of Blacksburg, Prices Fork Magisterial District, County of Montgomery, Virginia, and described as:

> BEING all of Tax Parcel 225-A-6 containing 1.01 acre and Tax Parcel 225-A-7 containing 0.11 acres, as shown and described on that certain plat of survey entitled, "BOUNDARY SURVEY FOR JOANNE ECHOLS" prepared by Draper Aden Associates, Consulting Engineers/Surveyors, dated December 21, 1998, Project No.: P-7860; a copy of which plat is of record in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, in Plat Book 19, Page 003.

**TAX MAP NO.: 225-A-6 & 225-A-7;** **PARCEL ID: 015273 & 015274;**

SPICER, OLIN & ROBERTSON, PC
504 S. MAIN ST.
BLACKSBURG, VA
24060

BEING all the same property conveyed unto Joann Pack Sutphin, Trustee of the Joann Pack Sutphin Living Trust, by deed dated July 26, 2011, from James F. Rose and John D. Rose, which deed is of record in the Office of the Circuit Court Clerk of Montgomery County, Virginia as Instrument No. 2011006336.

This conveyance is made subject to all easements, restrictions and conditions of record affecting the hereinabove described property.

**WITNESS** the following signature and seal:

THE JOANN PACK SUTPHIN LIVING TRUST

By: Joann Pack Sutphin Trustee (SEAL)
Joann Pack Sutphin, Trustee

COMMONWEALTH OF VIRGINIA,

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 24th day of March, 2016, by Joann Pack Sutphin, Trustee of the Joann Pack Sutphin Living Trust.

Notary Public

My commission expires: May 31, 2018

My registration number: 7603489

## APPENDIX B – ADJACENT PROPERTY OWNERS

Appendix B

## 1002-900 GLADE ROAD
## ADJACENT PROPERTY LANDOWNERS

| TAX MAP # | Name of Property Owner | Mailing Address |
|---|---|---|
| 225-A-3,4 | Hopper Cary W | 707 S Main St, Blacksburg,VA 24060 |
| 225-11SEC-2-1 | Tribe Donald S, Tribe Kim E | 1703 Oriole Dr, Blacksburg, VA 24060 |
| 225-13-2 | Crockett James D,Crockett Arlene R | 875 N 10th St, Wytheville, VA 24382-1014 |
| 224-5-3 | Simonpietri Amy B, Simonpietri Sean C | 1005 Glade Rd, Blacksburg, VA 24060 |
| 224-5-4 | Martin David B, Martin Elizabeth N | 113 Eagle Creek TER, Zion Crossroads, VA 22942 |
| 224-A-54A | Dutch West LLC | P.O Box 101, Blacksburg VA 24063 |

## APPENDIX C – EXISTING ZONING MAP & EXISTING LAND USE MAP

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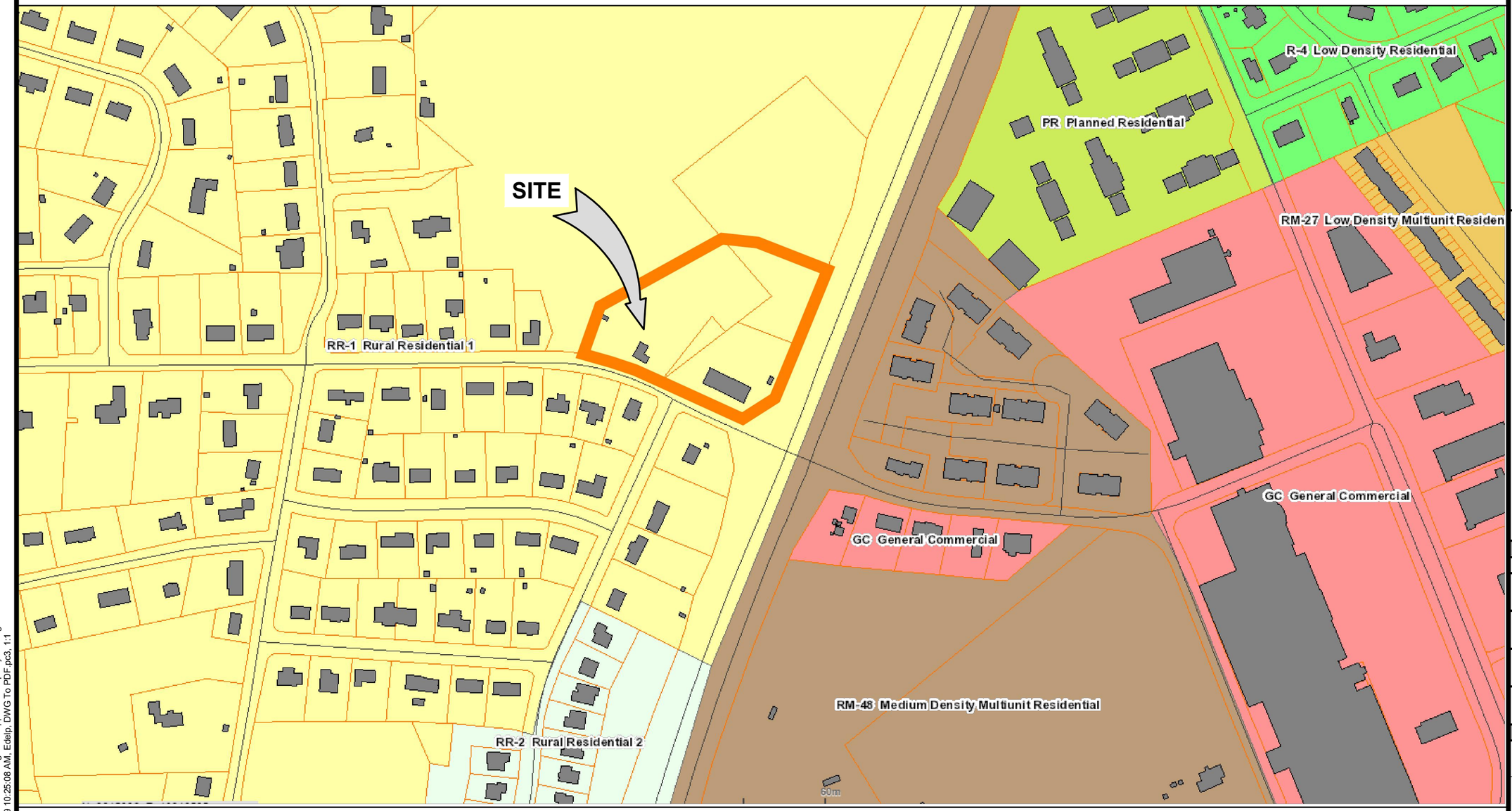
APPENDIX C
EXISTING ZONING MAP

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

THE FARM REZONING
BLACKSBURG, VA

REVISIONS

| NO. | COMMENTS | DATE |
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PROJECT TEAM

| | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
|---|---|
| 1108.7 | 12/30/19 |

SHEET NUMBER
1 OF 1

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## APPENDIX D – FUTURE LAND USE MAP

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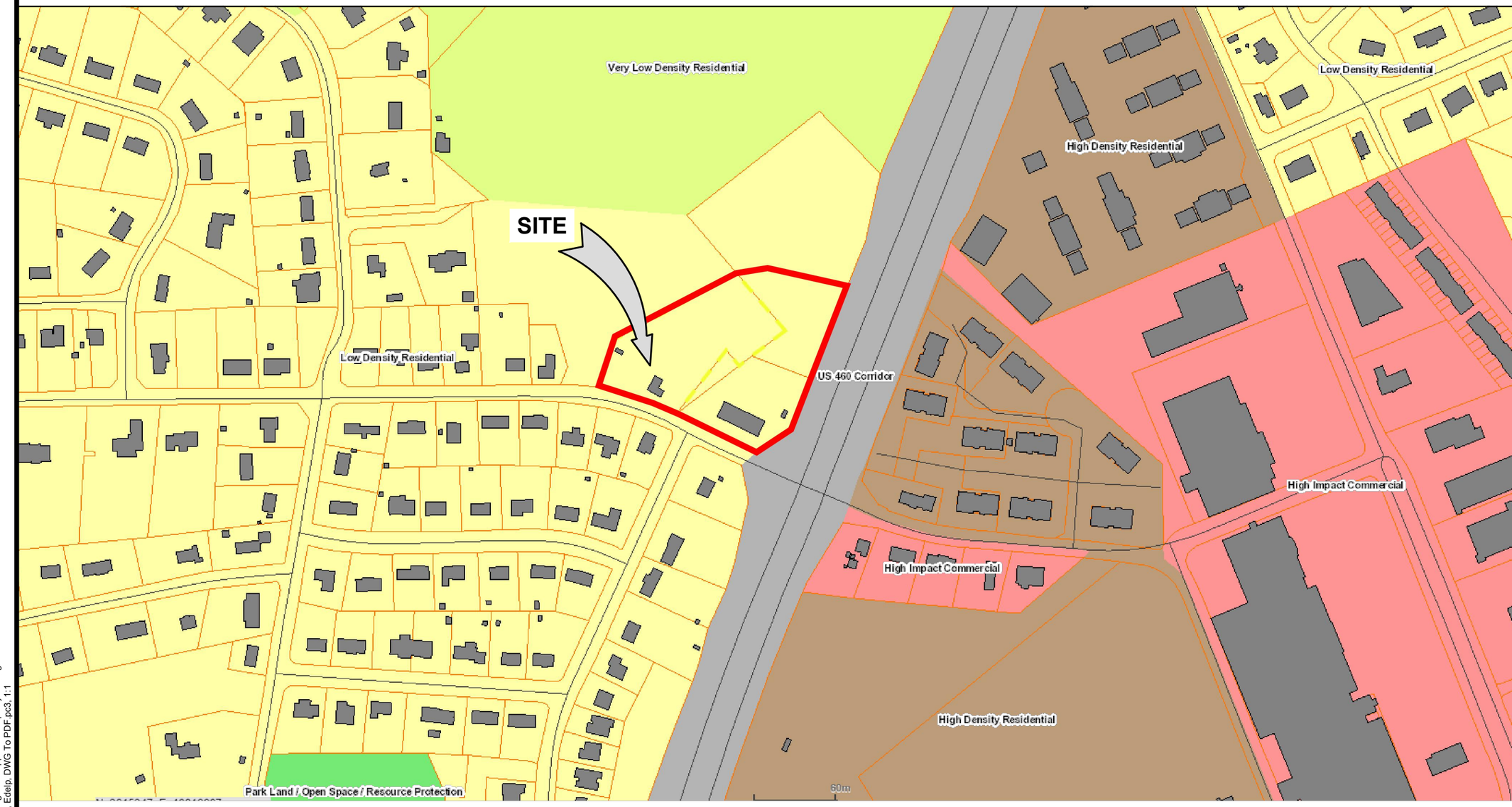
# APPENDIX D
# FUTURE LAND USE MAP

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

THE FARM REZONING

BLACKSBURG, VA

| REVISIONS | | |
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| PROJECT TEAM | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
|---|---|
| 1108.7 | 12/30/19 |

SHEET NUMBER

1 OF 1

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## APPENDIX E – MIXED USE AREA MAP

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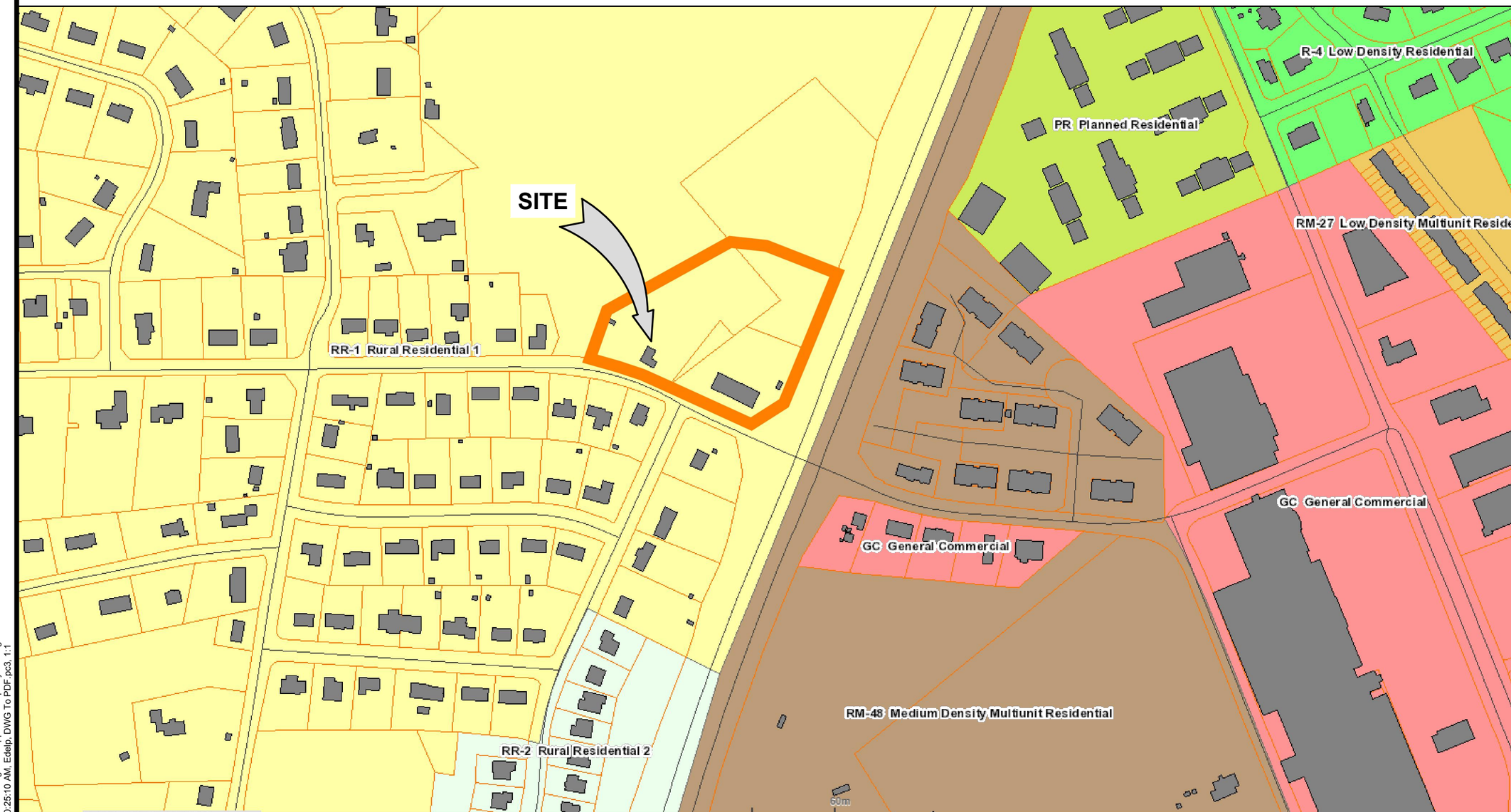
APPENDIX E
MIXED USE AREA MAP

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Email: info@gayandneel.com
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REVISIONS

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PROJECT TEAM

| | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
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| 1108.7 | 12/30/19 |

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## APPENDIX F – URBAN DEVELOPMENT AREA MAP

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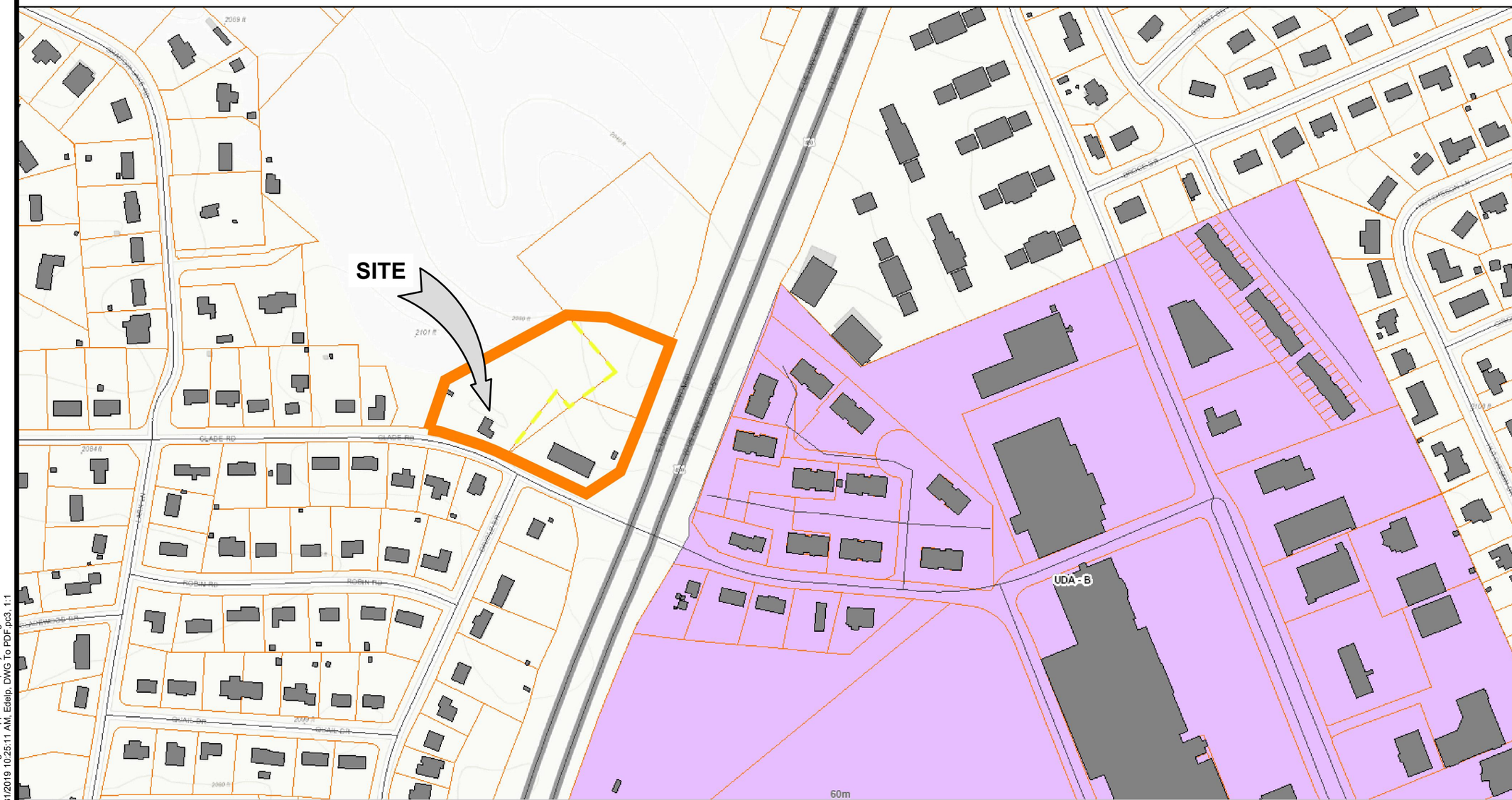
# APPENDIX F
# URBAN DEVELOPMENT AREA MAP

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| PROJECT TEAM | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
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| 1108.7 | 12/30/19 |

SHEET NUMBER

1 OF 1

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Urban Development Area Map, 12/31/2019 10:25:11 AM, Edelp, DWG To PDF.pc3, 1:1



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## APPENDIX G – BT TRANSIT STOPS MAP

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APPENDIX G
BT BUS STOP MAP

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BT Bus Stop Map, 12/31/2019 10:25:12 AM, Edelp, DWG To PDF.pc3, 1:1

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THE FARM REZONING
BLACKSBURG, VA

REVISIONS

| NO. | COMMENTS | DATE |
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PROJECT TEAM

| | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
|---|---|
| 1108.7 | 12/30/19 |

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## APPENDIX H – NEIGHBORHOOD, EMPLOYMENT, & SERVICES MAP

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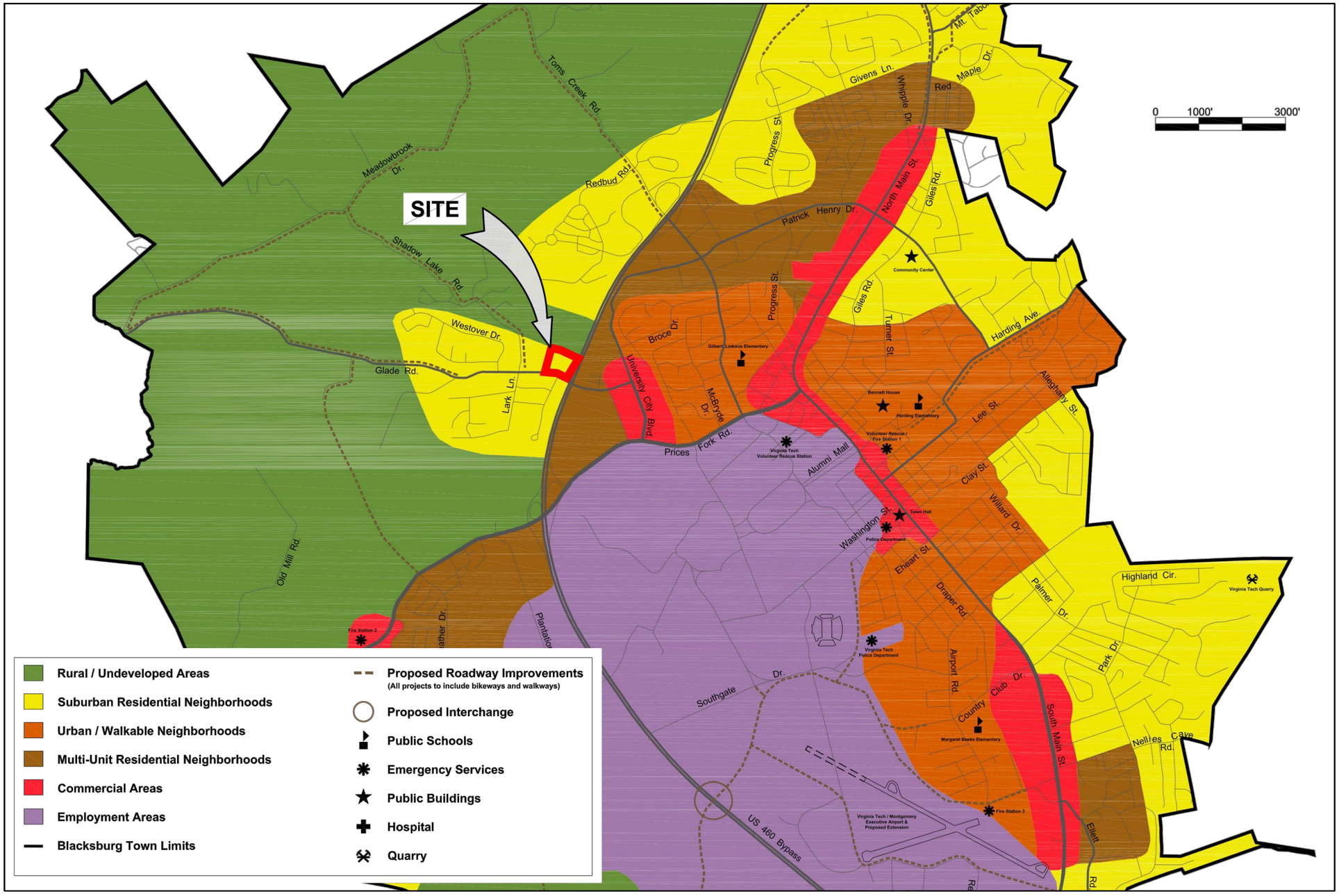
# APPENDIX H
## NEIGHBORHOOD, EMPLOYMENT, AND SERVICE MAP

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| PROJECT TEAM | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
|---|---|
| 1108.7 | 12/30/19 |

SHEET NUMBER
1 OF 1

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Neighborhood Employment And Services, 12/31/2019 10:25:13 AM, Edelp, DWG To PDF.pc3, 1:1



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## APPENDIX I – PATHS TO THE FUTURE MAP

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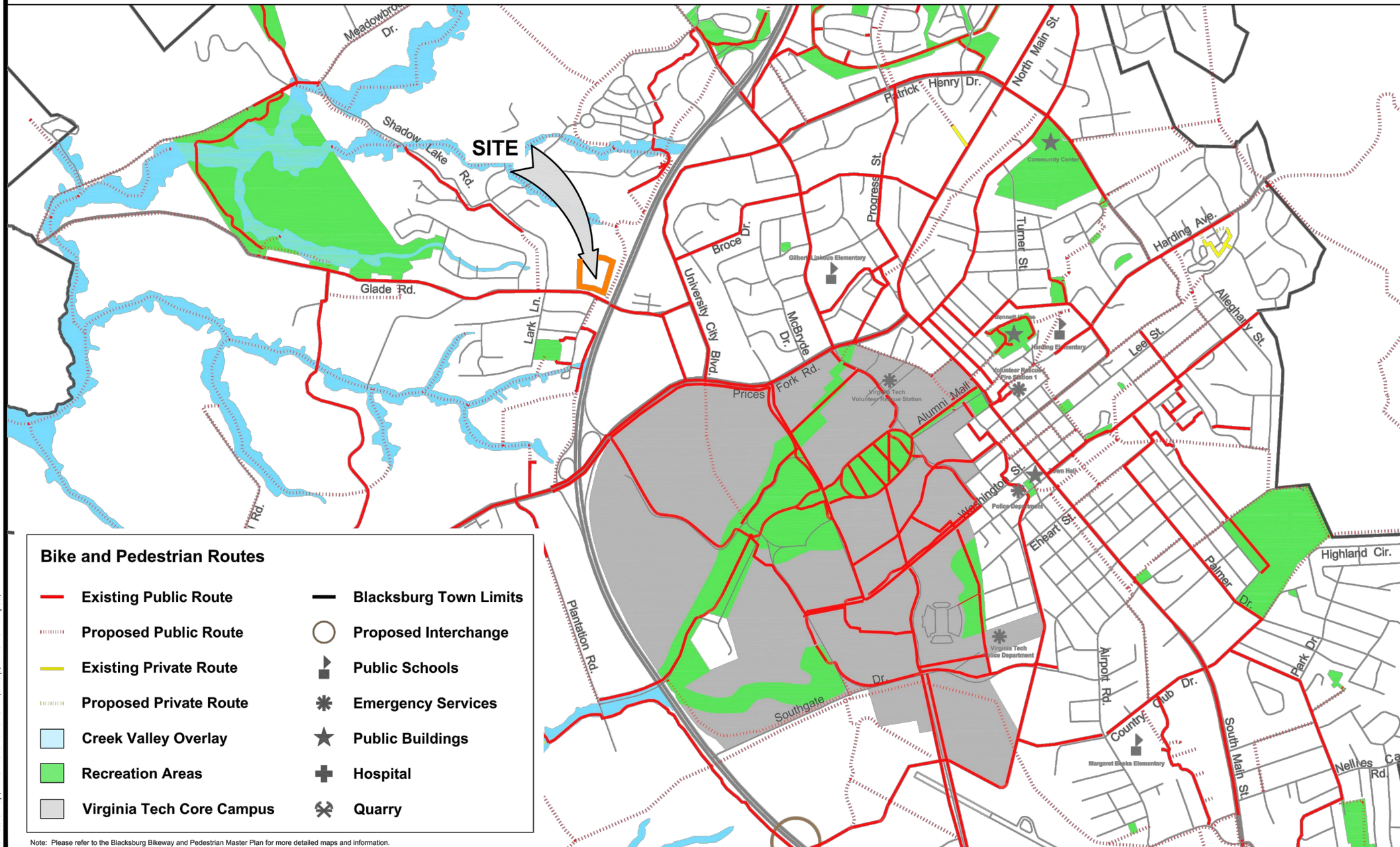
# APPENDIX I
# PATHS TO THE FUTURE




Note: Please refer to the Blacksburg Bikeway and Pedestrian Master Plan for more detailed maps and information.

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Paths To The Future Map, 12/31/2019 10:25:15 AM, Edelp, DWG To PDF.pc3, 1:1

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

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| PROJECT TEAM | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER, P.E , L.S |
| DESIGN | ESD |

| GNI JOB NO. | ISSUE DATE |
|---|---|
| 1108.7 | 12/30/19 |

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## APPENDIX J – EXISTING SURVEY

# TOPOGRAPHIC SURVEY OF
# TAX PARCELS 225-(A)-5, TAX PARCEL 225-(A)-6 & TAX PARCEL 225-(A)-7
## SITUATED ALONG
## GLADE ROAD

TOWN OF BLACKSBURG
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

## ABBREVIATIONS:

&=AND
@=AT
±=PLUS OR MINUS
AC.=ACRE(S)
APCO=APPALACHIAN POWER COMPANY
APPROX.=APPROXIMATE
ASCE=AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG.=BUILDING
BLVD.=BOULEVARD
C&G=CURB AND GUTTER
C&P=CHESAPEAKE & POTOMAC
C/O=CARE OF
CAB.=CABINET
CB=CHORD BEARING
CH=CHORD DISTANCE
CI=CONSTRUCTION INSTITUTE
CMP=CORRUGATED METAL PIPE
CO=UTILITY CLEAN OUT
CONC.=CONCRETE
D.B.=DEED BOOK
DBL.=DOUBLE
DIST.=DISTURBED
DR.=DRIVE
DWLG.=DWELLING
E / ELEC.=ELECTRIC
E=EAST
ELEV.=ELEVATION
EOI=END OF INFORMATION
ESMT.=EASEMENT
EX. / EXIST.=EXISTING
F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
F.F.E.=FINISHED FLOOR ELEVATION
F.H.=FIRE HYDRANT
F.I.R.M.=FLOOD INSURANCE RATE MAP
F/L=FLOWLINE
FND.=FOUND
G=GAS LINE PAINT MARKS
GNI=GAY AND NEEL, INC.
GV=GAS VALVE
GW=GUY WIRE
HCR=HANDICAP RAMP
HWY.=HIGHWAY
INC.=INCORPORATED
INFO.=INFORMATION
INST.=INSTRUMENT
INVin=INVERT IN
INVout=INVERT OUT
LLC=LIMITED LIABILITY COMPANY
L.P.=LIGHT POLE / LAMP POST
L.S.=LAND SURVEYOR
L=ARC LENGTH
LIC.=LICENSE
LOC.=LOCATION
M.P.H.=MILES PER HOUR
MH=MANHOLE
MON.=MONUMENT
N.F.L.=NOT FIELD LOCATED
N.W.=NORTH WEST
N/F=NOW OR FORMERLY
N=NORTH
NAD=NORTH AMERICAN DATUM
NAVD=NORTH AMERICAN VERTICAL DATUM
NO. / #=NUMBER
OHU=OVERHEAD UTILITY LINE(S)
P.B.=PLAT BOOK
P.I.D.=PARCEL IDENTIFICATION
P.O.=POST OFFICE
P.U.=PUBLIC UTILITY
P.U.E.=PUBLIC UTILITY EASEMENT
PED.=PEDESTAL
PG. / PGS.=PAGE/PAGES
PVC=POLYVINYLCHLORIDE PIPE
R/W=RIGHT-OF-WAY
R+C=CAPPED ROD
R=RADIUS
RCP=REINFORCED CONCRETE PIPE
RD.=ROAD
RD=ROOF DRAIN / DOWN SPOUT
REG.=REGISTERED
RET.=RETAINING
RTE.=ROUTE
S=SOUTH
SLD.=SLIDE
ST.=STREET
STD.=STANDARD
STY.=STORY
T=CURVE TANGENT
T=UNDERGROUND TELEPHONE
TELE.=TELEPHONE
TP=TELEPHONE PEDESTAL
U.P.=UTILITY POLE
U.S.=UNITED STATES
VA.=VIRGINIA
VAR.=VARIABLE
VDH=VIRGINIA DEPARTMENT OF HIGHWAYS
W/=WITH
W=WEST
WM=WATER METER
WV=WATER VALVE
XFMR.=TRANSFORMER

## NOTES:

1. THIS SURVEY WAS PREPARED FOR: BROADSTREET PARTNERS, LLC (C/O CRAIG STIPES)
2. CURRENT OWNERS & LEGAL REFERENCES:
   TAX PARCEL NO: 225-(A)-5; P.I.D. #006038
   RUTH I. EPPERLY LIFE ESTATE (C/O MICHAEL D. EPPERLY, ET AL)
   D.B. 877 PG. 96; HWY. P.B. 9 PG. 200.
   SITE ADDRESS: #1002 GLADE ROAD, BLACKSBURG, VA. 24060
   MAILING ADDRESS: #3008 MURRIL LAND, BLACKSBURG, VA. 24060

   TAX PARCEL NO: 225-(A)-6; P.I.D. #015273
   KEVIN GILBARTE; INST. 2016002011; P.B. 19 PG. 3
   SITE ADDRESS: #900 GLADE ROAD, BLACKSBURG, VA. 24060
   MAILING ADDRESS: P.O. BOX 6, NEWPORT, VA. 24128

   TAX PARCEL NO: 225-(A)-7; P.I.D. #015274
   KEVIN GILBARTE; INST. 2016002011; P.B. 19 PG. 3
   SITE ADDRESS: #900 GLADE ROAD, BLACKSBURG, VA. 24060
   MAILING ADDRESS: P.O. BOX 6, NEWPORT, VA. 24128
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 MAY AND AUGUST, 2019.
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 LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0127C, EFFECTIVE DATE OF 9/25/2009. 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 05/28/19 AND 07/31/19, WAS ISSUED TWO (2) TICKETS, AND WAS GIVEN THE FOLLOWING RESULTS OF THE UTILITY MARKINGS:

    TICKET #B914800073-00B
    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; CITIZENS TELEPHONE (CTC291) - NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA; MID-ATLANTIC BROADBAND (MBC485) - NO CONFLICT, UTILITY IS OUTSIDE OF STATED WORK AREA; ATMOS ENERGY (UCS437) - MARKED; VERIZON (VZN804) - MARKED

    TICKET #B921200675-00B
    APPALACHIAN POWER (AEP111) - NO CONFLICT; ACCESS MEDIA 3 (AME111) - NO CONFLICT; BLACKSBURG WATER & SEWER (BKB173) - MARKED [HOWEVER NO FIELD EVIDENCE OF PAINT OBSERVED ON 08/06/19; COMCAST (CMC503) - NO CONFLICT; CITIZENS TELEPHONE (CTC291) - NO CONFLICT; MID-ATLANTIC BROADBAND (MBC485) - NO CONFLICT; ATMOS ENERGY (UCS437) - LOCATOR AND EXCAVATOR AGREED AND DOCUMENT MARKING SCHEDULE - LINE IS NOT LOCATABLE; VERIZON (VZN804) - NO CONFLICT.

    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.

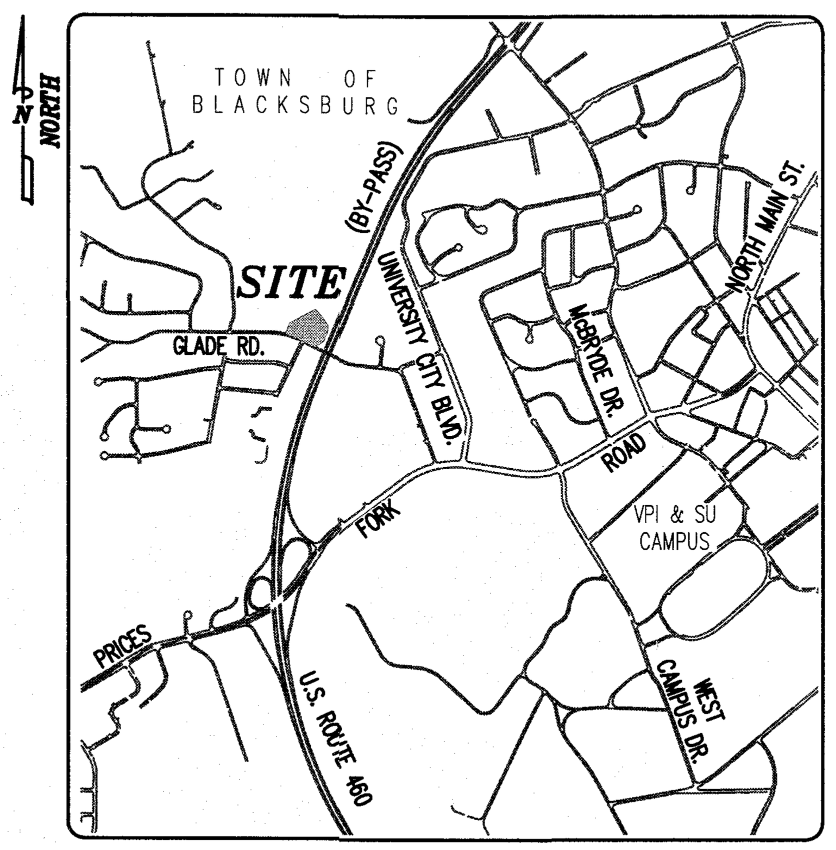
    PIPE SIZES ARE BASED ON OBSERVATIONS MADE FROM GROUND SURFACE, ARE NOT BASED ON DIRECT DIAMETER MEASUREMENTS, AND ARE APPROXIMATE.

## EXISTING EASEMENT INFORMATION:

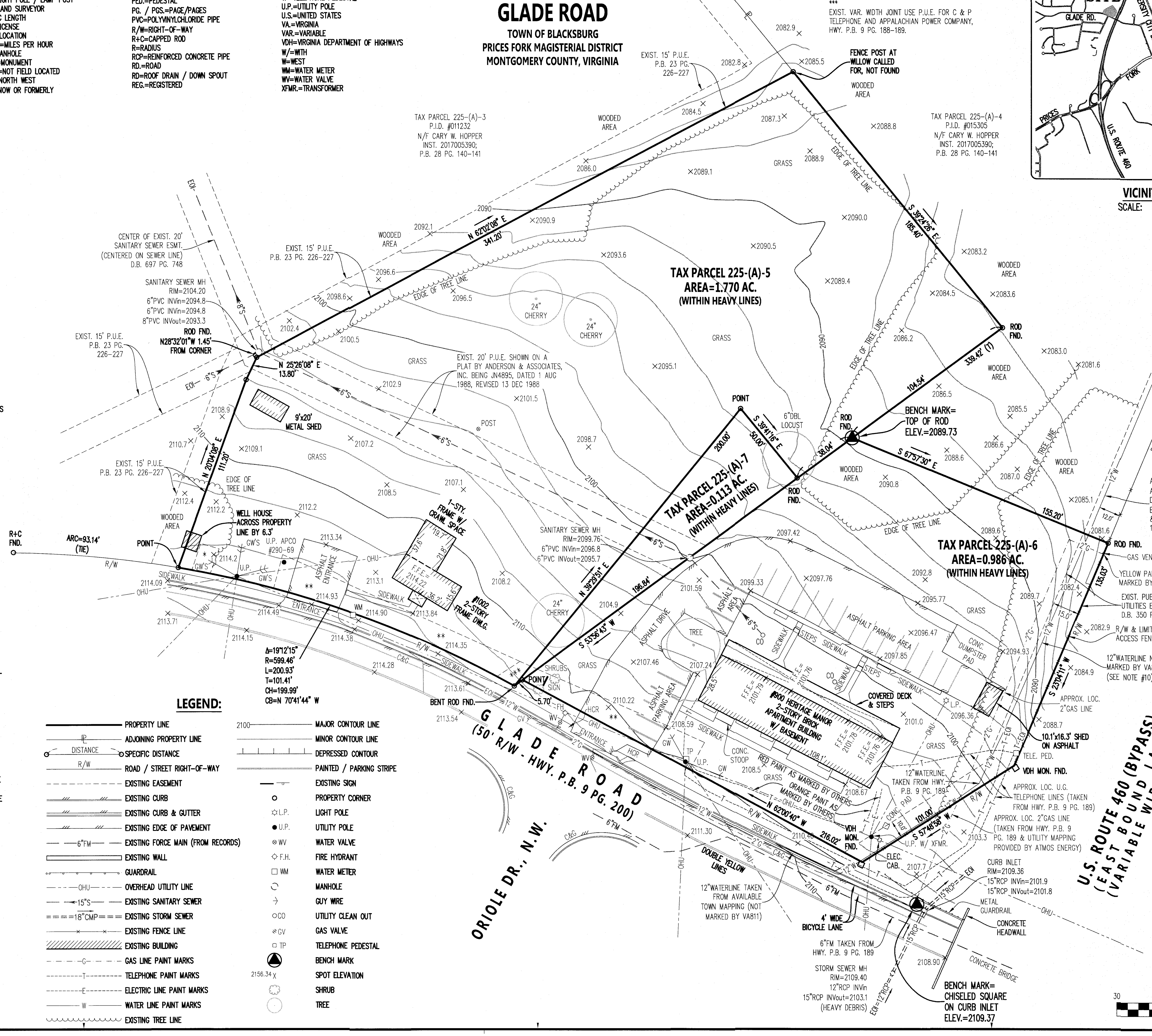
*
EXIST. VAR. WIDTH P.U.E. FOR C & P TELEPHONE COMPANY, HWY. P.B. 9 PG. 188-189.

**
EXIST. VAR. WIDTH P.U.E. FOR APPALACHIAN POWER COMPANY, HWY. P.B. 9 PG. 188-189.

***
EXIST. VAR. WIDTH JOINT USE P.U.E. FOR C & P TELEPHONE AND APPALACHIAN POWER COMPANY, HWY. P.B. 9 PG. 188-189.




**VICINITY MAP:**
SCALE: 1"=±2,000'




## LEGEND:

| | |
|---|---|
| PROPERTY LINE | MAJOR CONTOUR LINE |
| ADJOINING PROPERTY LINE | MINOR CONTOUR LINE |
| SPECIFIC DISTANCE | DEPRESSED CONTOUR |
| ROAD / STREET RIGHT-OF-WAY | PAINTED / PARKING STRIPE |
| EXISTING EASEMENT | EXISTING SIGN |
| EXISTING CURB | PROPERTY CORNER |
| EXISTING CURB & GUTTER | L.P. LIGHT POLE |
| EXISTING EDGE OF PAVEMENT | U.P. UTILITY POLE |
| 6"FM EXISTING FORCE MAIN (FROM RECORDS) | WV WATER VALVE |
| EXISTING WALL | F.H. FIRE HYDRANT |
| GUARDRAIL | WM WATER METER |
| OHU OVERHEAD UTILITY LINE | MANHOLE |
| 15"S EXISTING SANITARY SEWER | GUY WIRE |
| 18"CMP EXISTING STORM SEWER | CO UTILITY CLEAN OUT |
| EXISTING FENCE LINE | GV GAS VALVE |
| EXISTING BUILDING | TP TELEPHONE PEDESTAL |
| G GAS LINE PAINT MARKS | BENCH MARK |
| T TELEPHONE PAINT MARKS | 2156.34 SPOT ELEVATION |
| E ELECTRIC LINE PAINT MARKS | SHRUB |
| W WATER LINE PAINT MARKS | TREE |
| EXISTING TREE LINE | |


**GAY AND NEEL, INC.**
ENGINEERING ◆ LAND PLANNING ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com


TOPOGRAPHIC SURVEY OF TAX PARCELS 225-(A)-5, TAX PARCEL 225-(A)-6 & TAX PARCEL 225-(A)-7 SITUATED ALONG GLADE ROAD
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 | APP,WAB |

| GNI JOB NO. | ISSUE DATE |
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## APPENDIX K – SITE PLAN

**PREPARED FOR:** BROADSTREET PARTNERS LLC

**TAX PARCELS:** 225-A-5, 225-A-6, 225-A-7, 225-A-4 (PORTION)

**EXISTING ZONING:** RURAL RESIDENTIAL 1 (RR1)

**PROPOSED ZONING:** PLANNED RESIDENTIAL DISTRICT (PRD)

**LOT SIZE:** 3.556 ACRES (154,899 SF)

**LOT COVERAGE PROPOSED:** 58% MAXIMUM

**BUILDINGS/BEDROOMS PROVIDED:**

| | |
|---|---|
| 2BR: | 9 COTTAGES (18 BEDROOMS) |
| 3BR: | 7 COTTAGES (21 BEDROOMS) |
| APT: | 2 BLDGS ( 36 BEDROOMS) |
| 3 BR: | 8 TOWNHOMES (24 BEDROOMS) |
| EX. APT: | 1 BLDGS. (18 BEDROOMS) |

**TOTAL BEDROOMS:** 117 **DENSITY:** 32.9 BR/ACRE

**PARKING PROPOSED:** 120 SPACES

-INCLUDES 2 PARKING SPACES WITHIN THE GARAGES OF EACH TOWNHOUSE FOR RESIDENT PARKING

-INCLUDES GUEST PARKING ONLY FOR TOWNHOMES IN FRONT OF GARAGES.

**PARKING RATIO TOWNHOMES:** 1.33
**PARKING RATIO EXCLUDING TOWNHOMES:** 0.94
**OPEN SPACE REQUIRED:** 20% (30,980 SF)

**OPEN SPACE PROPOSED:** 21.7% (33,676 SF)

**MAXIMUM FLOOR AREA RATIO:** 0.45

**BIKE SPACE REQUIREMENTS :**
MINIMUM 0 .65 SPACE/BR
PROVIDED: 81 SPACES
MINIMUM 50% COVERED SPACES

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ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com



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# THE FARM MULTI-FAMILY DEVELOPMENT LAYOUT

1002 GLADE ROAD

REVISIONS

| NO. | COMMENTS | DATE |
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PROJECT TEAM

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|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER. P.E , L.S |
| DESIGN | BAP, ESD |

ISSUE DATE
01/09/2019

GNI JOB NO.
1108.7

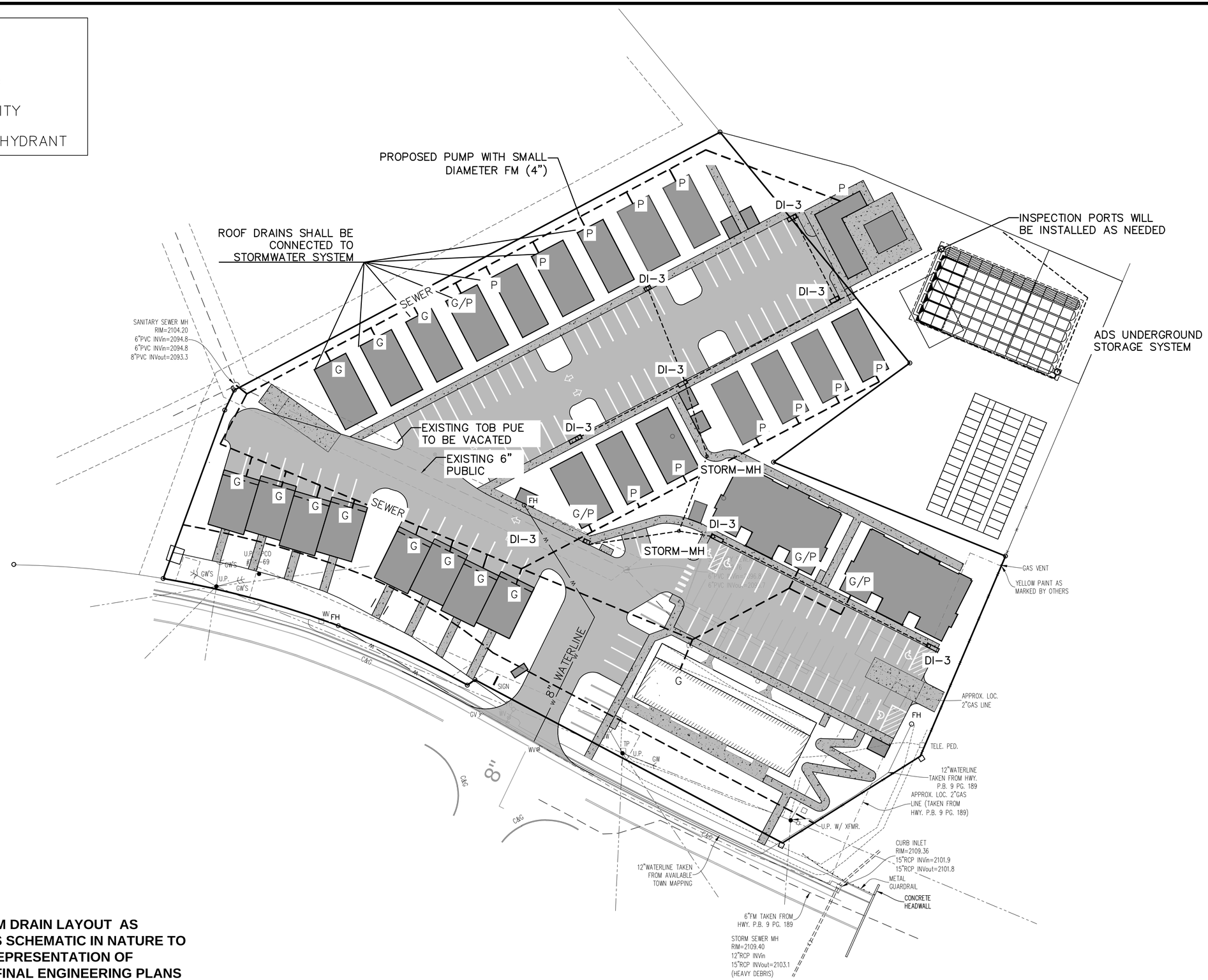
SHEET TITLE
SITE LAYOUT

SHEET NUMBER
1 OF 1

# APPENDIX L – UTILITY PLAN & STORMWATER PLAN

**LEGEND**

| | |
|---|---|
| P | PUMP |
| G | GRAVITY |
| FH | FIRE HYDRANT |




**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.**


GAY AND NEEL, INC.
ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com



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# THE FARM MULTI-FAMILY DEVELOPMENT

1002 GLADE ROAD

REVISIONS

| NO. | COMMENTS | DATE |
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PROJECT TEAM

| | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER. P.E , L.S |
| DESIGN | ESD, BAP |

ISSUE DATE: 1/3/2019

GNI JOB NO.: 1108.7

SHEET TITLE: UTILITY AND STORM PLAN LAYOUT

SHEET NUMBER: 1 of 1

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## APPENDIX M – LANDSCAPING PLAN

## PLANT MATERIALS SCHEDULE

| PLANT SYMBOL | QUANTITY | CANOPY | TOTAL CANOPY |
|---|---|---|---|
| A | 33 | 314 | 10,362 |
| B | 7 | 254 | 1,778 |
| C | 20 | 177 | 3,540 |
| | | TOTAL = | 15,680 SF (10.1%) |

GAY AND NEEL, INC.
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
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# THE FARM MULTI-FAMILY DEVELOPMENT

1002 GLADE ROAD

| REVISIONS | | |
|---|---|---|
| NO. | COMMENTS | DATE |
| | | |

| PROJECT TEAM | |
|---|---|
| PIC | JOHN T. NEEL, P.E |
| PM | BRYANT H. ALTIZER. P.E , L.S |
| DESIGN | BAP, ESD |

ISSUE DATE: 1/3/19

GNI JOB NO.: 1108.7

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 1 OF 1

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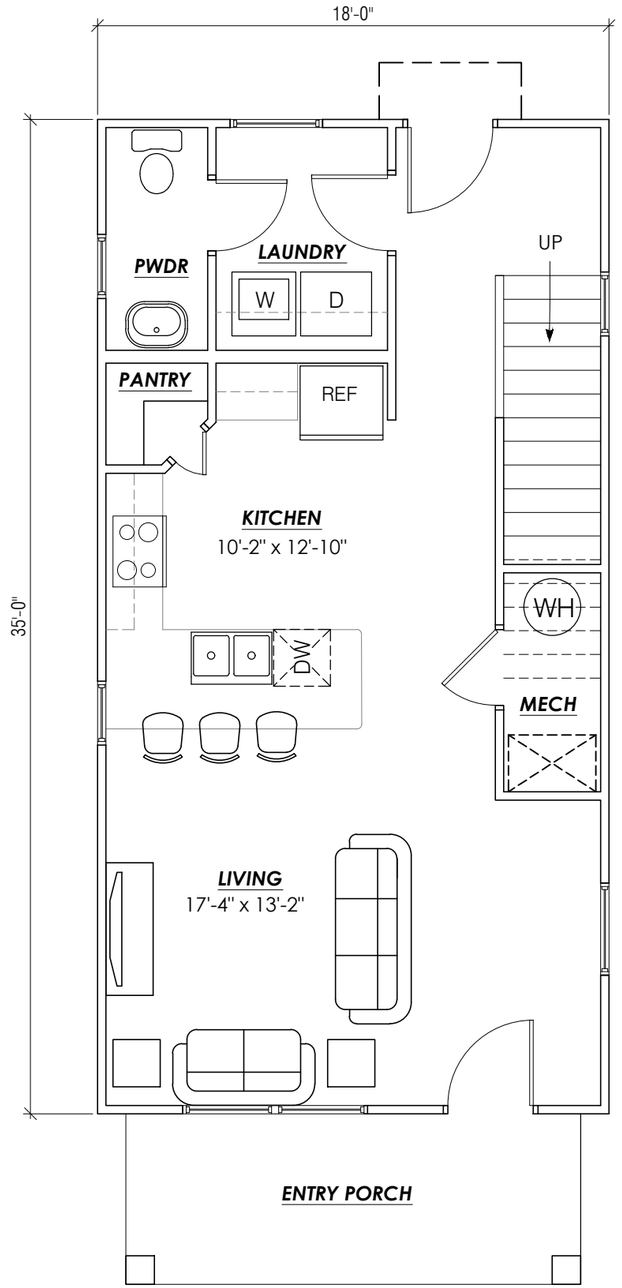
## APPENDIX N – BUILDING ELEVATIONS/PLANS

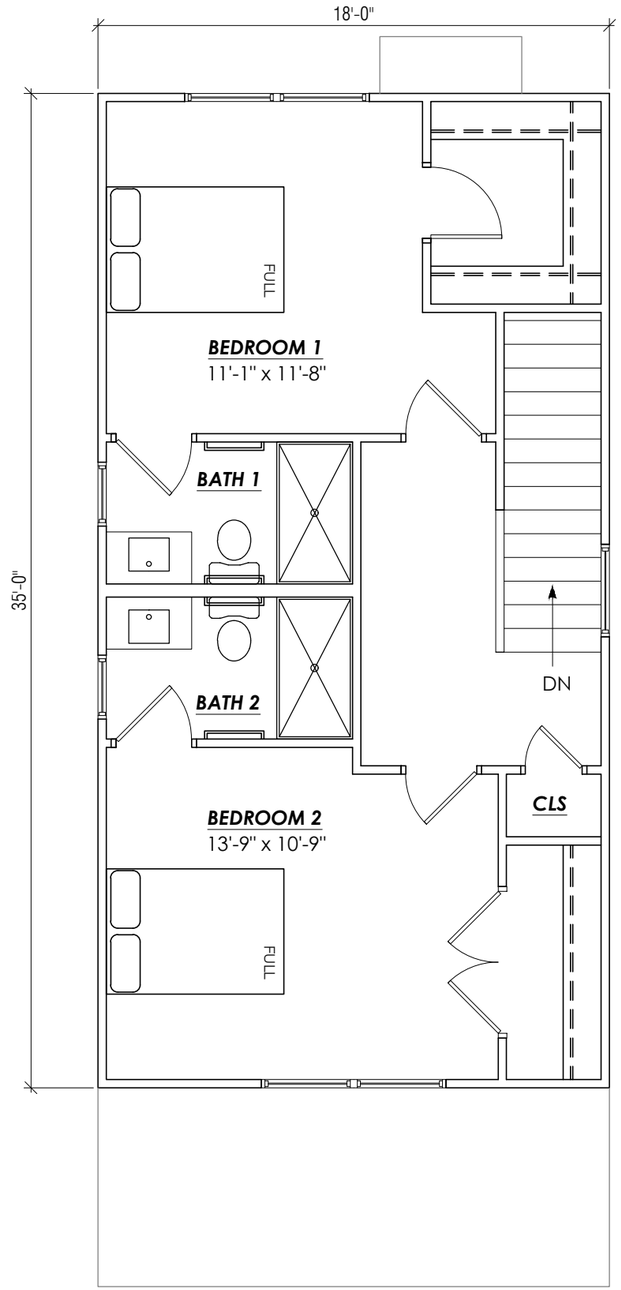
**3 FT OFFSET PROVIDED BETWEEN UNITS**

KEEL concepts

**TOWNHOUSES**
**PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT**
GLADE ROAD
BLACKSBURG, VA




1ST FLOOR

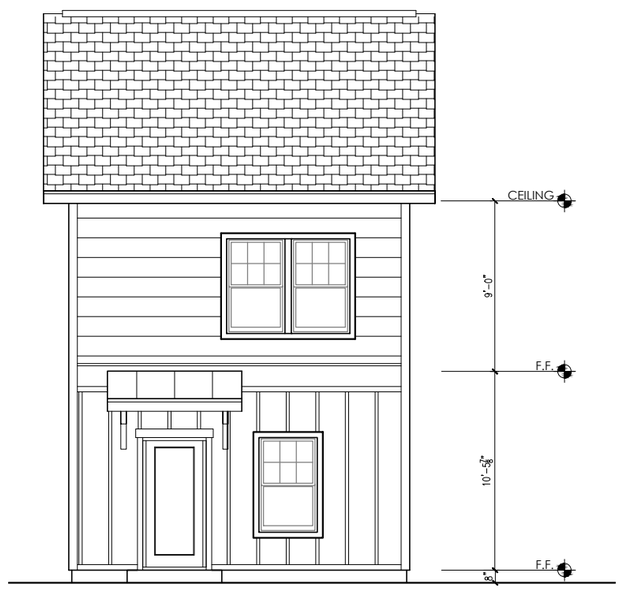



2ND FLOOR

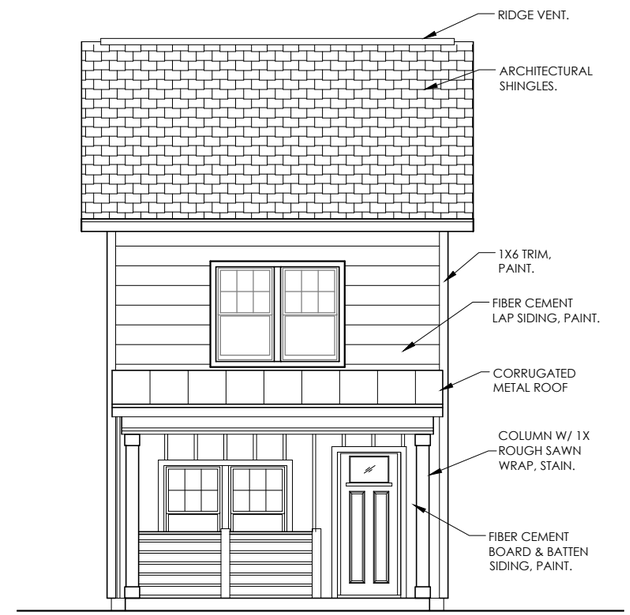
KEEL concepts

GLADE ROAD
2BR COTTAGE PLANS

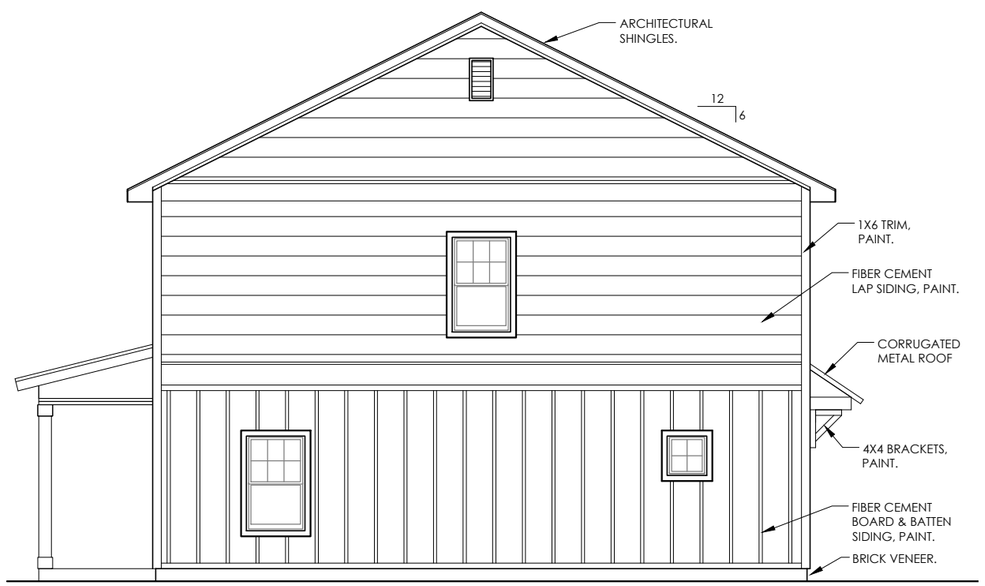
BROADSTREET PARTNERS



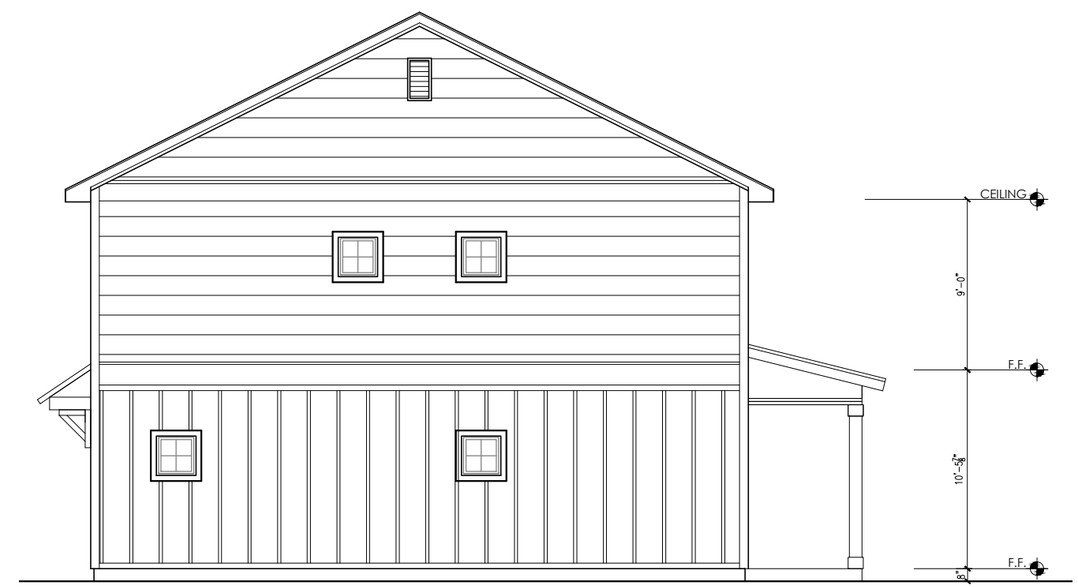

REAR ELEVATION




FRONT ELEVATION




SIDE ELEVATION

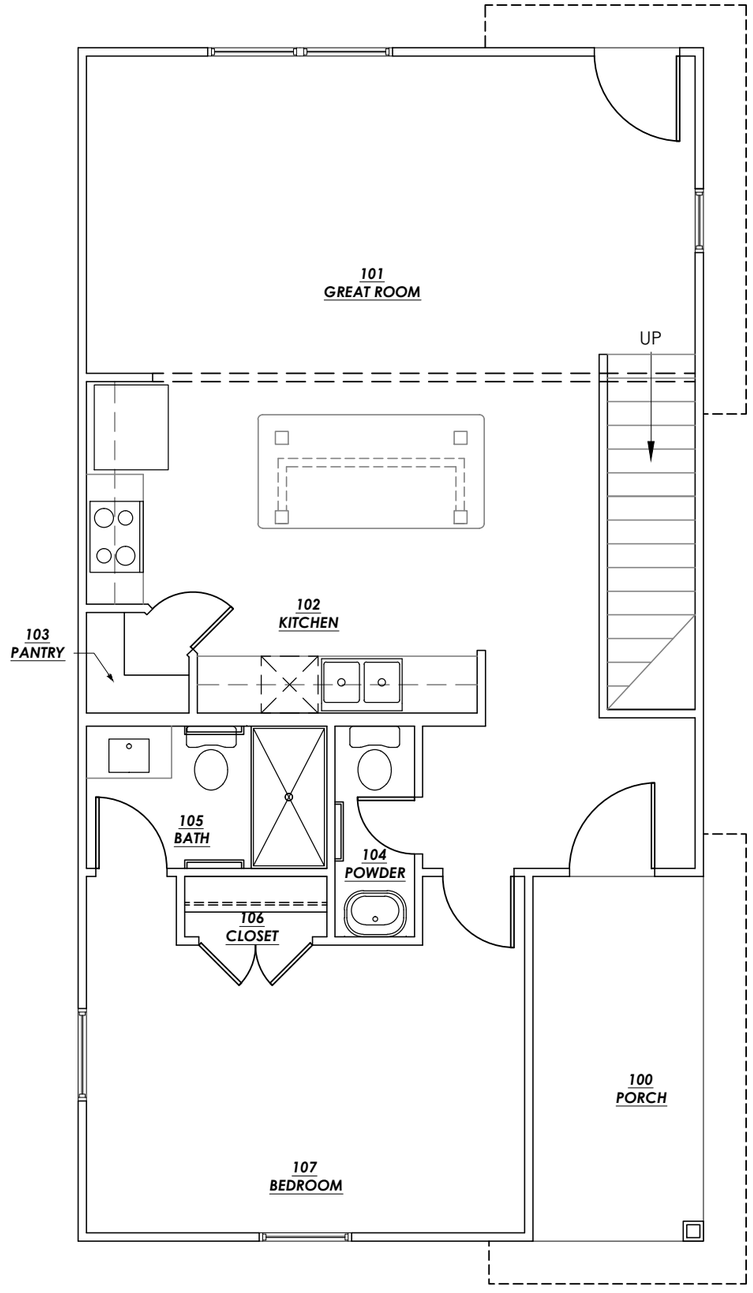



SIDE ELEVATION

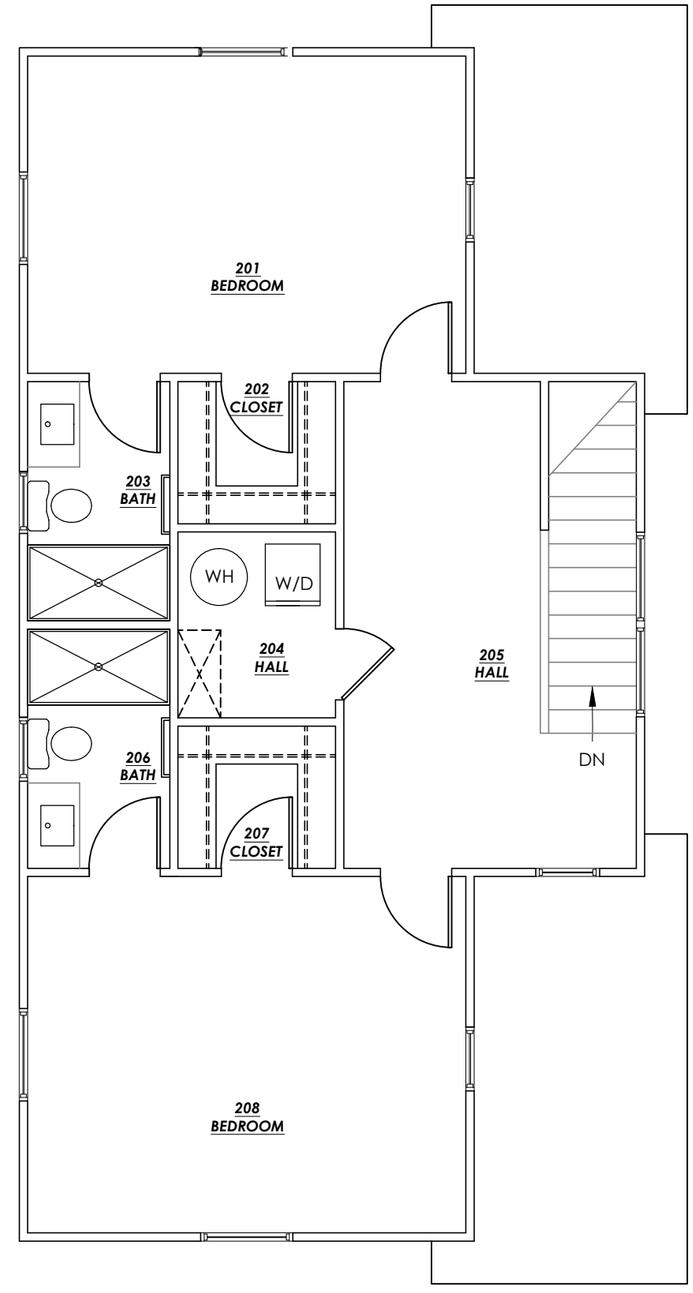
KEEL concepts

GLADE ROAD
2BR COTTAGE ELEVATIONS

BROADSTREET PARTNERS




1ST FLOOR

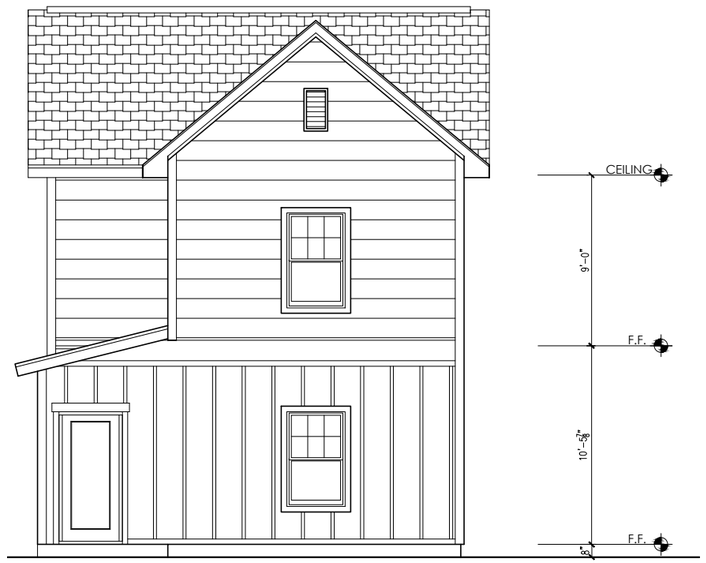



2ND FLOOR

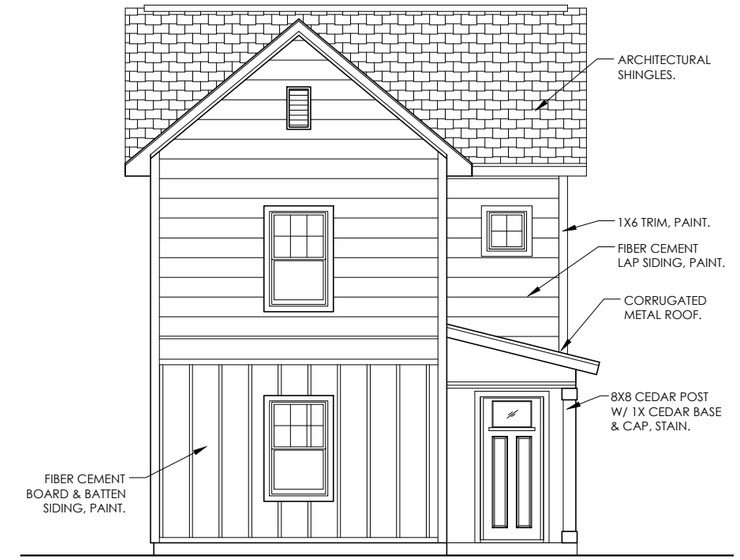
KEEL concepts

GLADE ROAD
3BR COTTAGE PLANS

BROADSTREET PARTNERS




REAR ELEVATION




FRONT ELEVATION

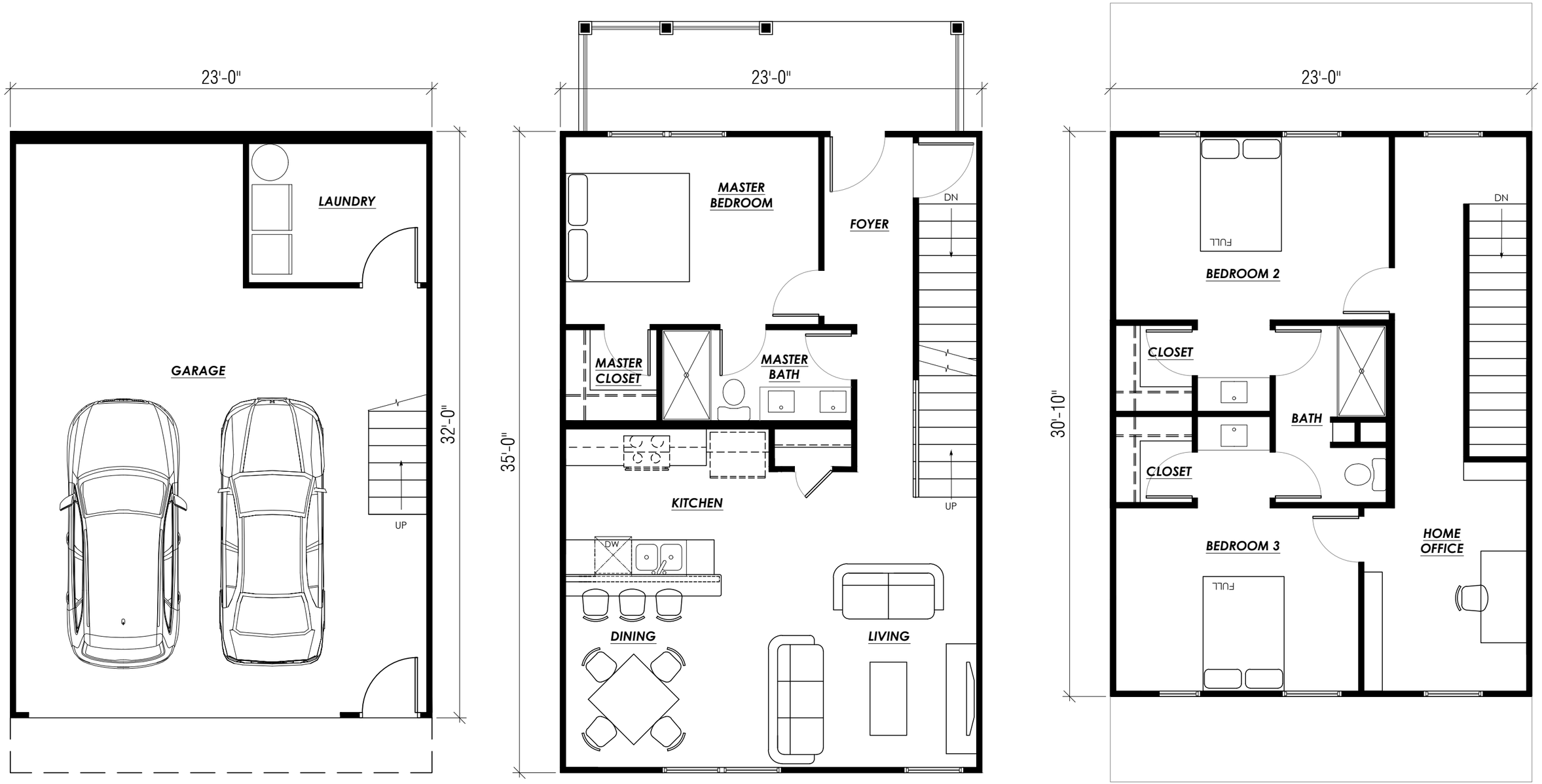
SIDE ELEVATION

SIDE ELEVATION

KEEL concepts

GLADE ROAD
3BR COTTAGE ELEVATIONS

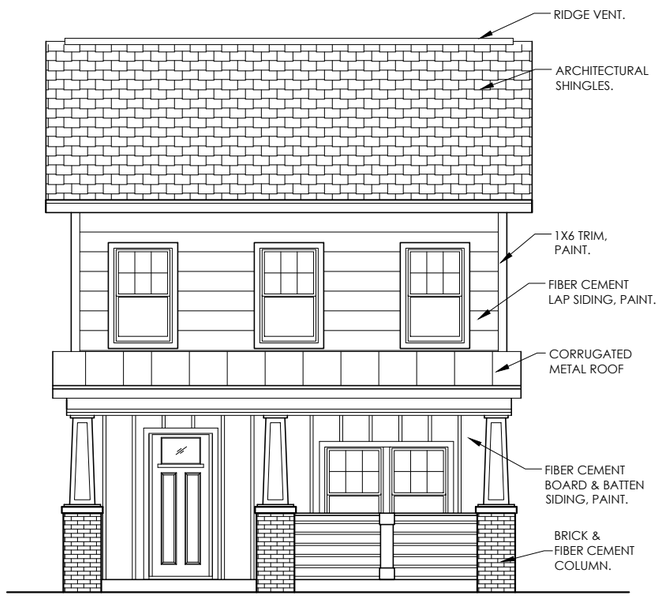
BROADSTREET PARTNERS




KEEL concepts

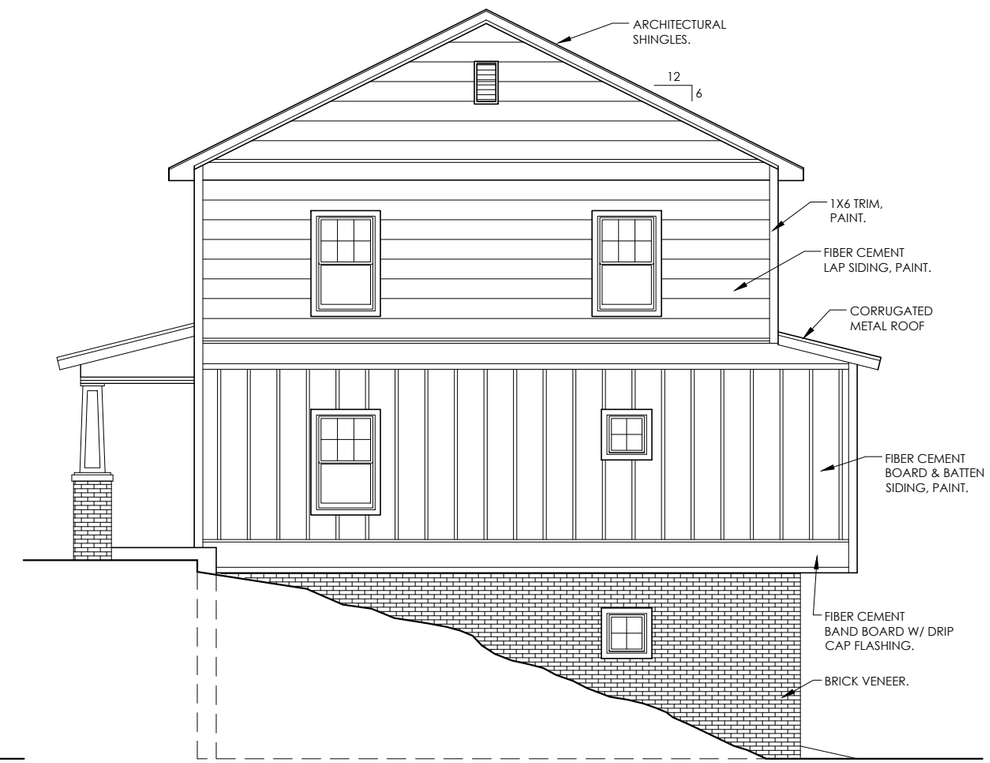
GLADE ROAD
3BR TOWNHOME

BROADSTREET PARTNERS




FRONT ELEVATION

REAR ELEVATION

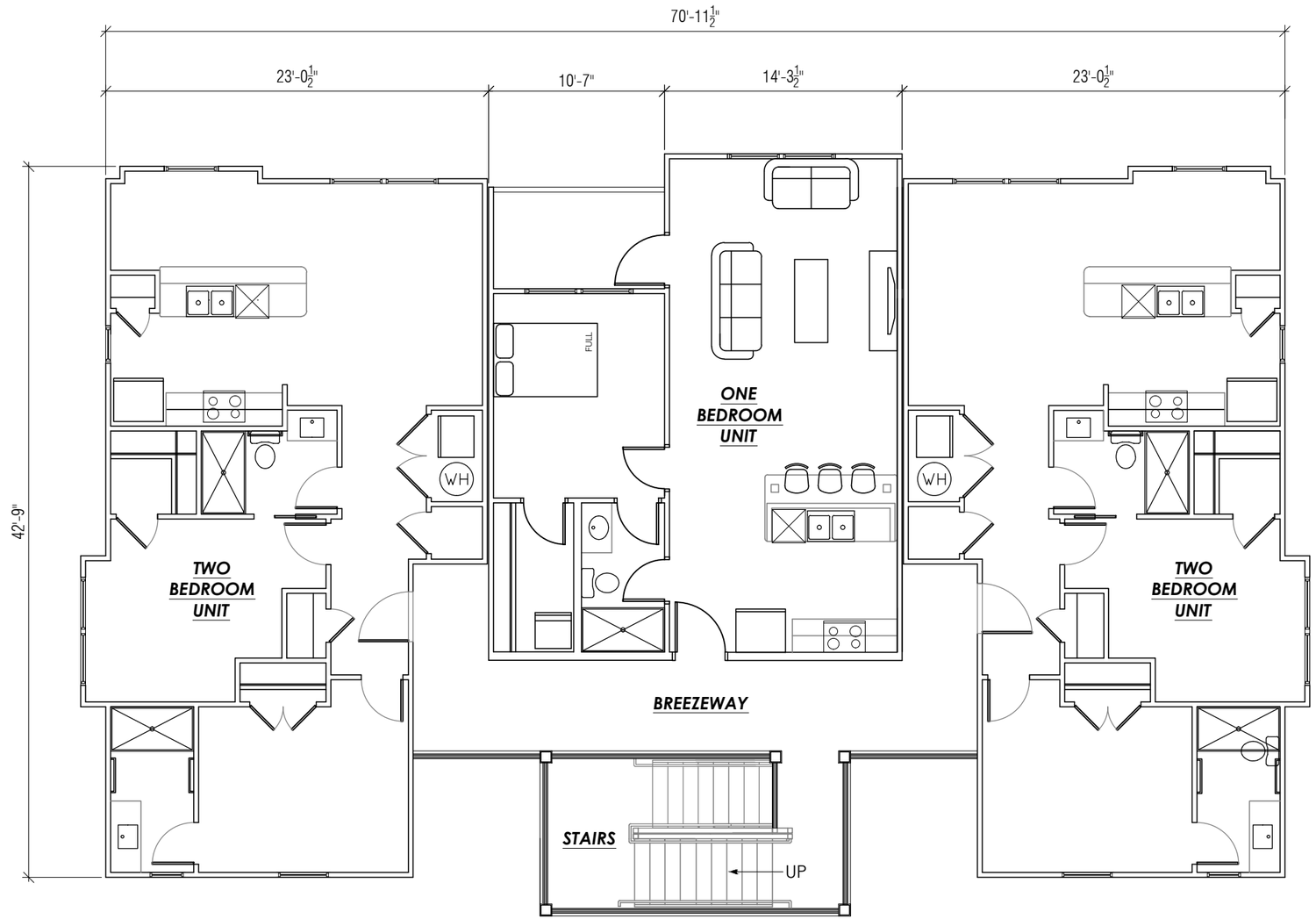



SIDE ELEVATION

KEEL concepts

GLADE ROAD
TOWNHOUSE ELEVATIONS

BROADSTREET PARTNERS




GLADE ROAD
APARTMENT FLOOR PLAN

FRONT ELEVATION

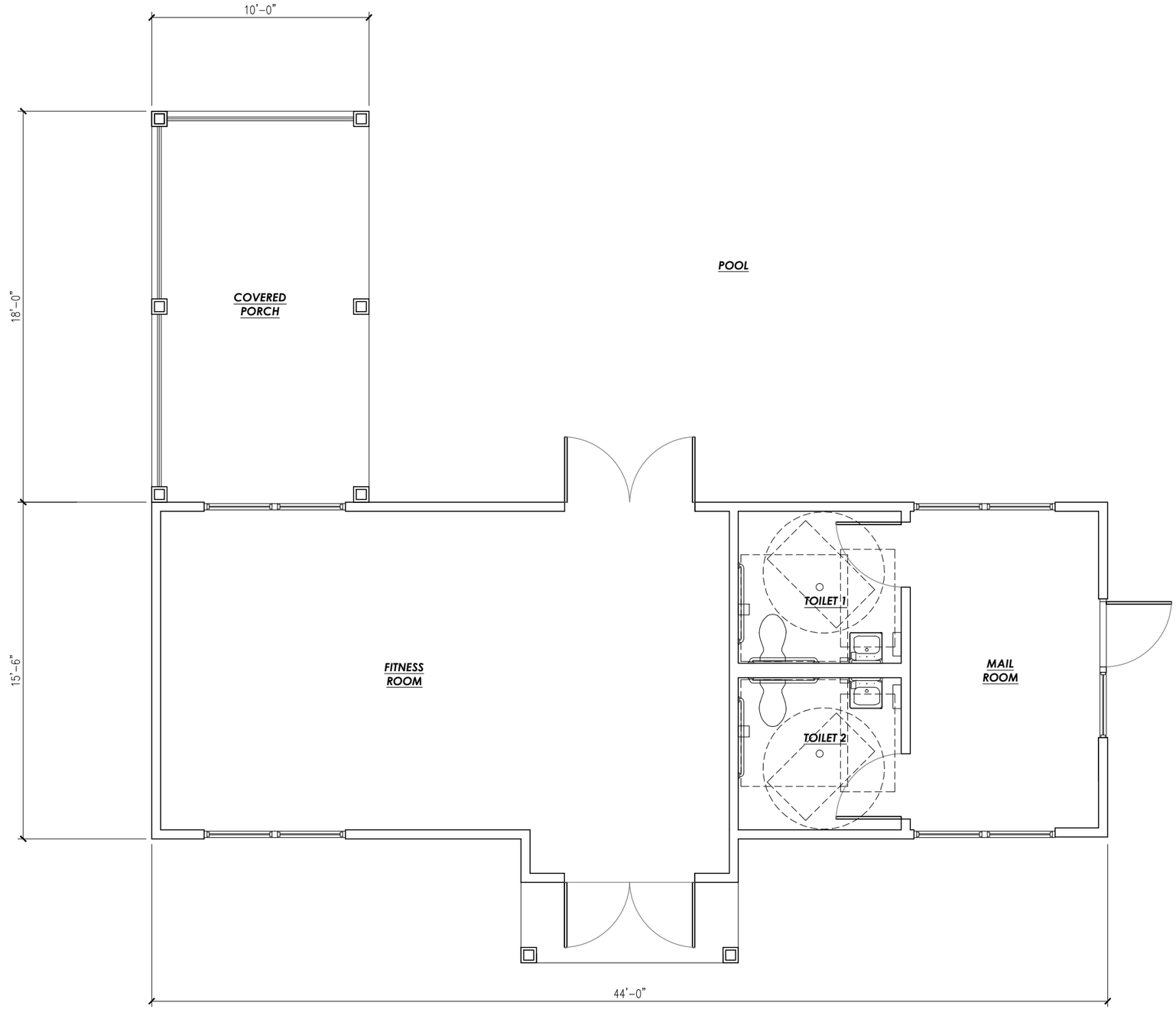
REAR ELEVATION

SIDE ELEVATION

KEEL concepts

GLADE ROAD
APARTMENT ELEVATIONS

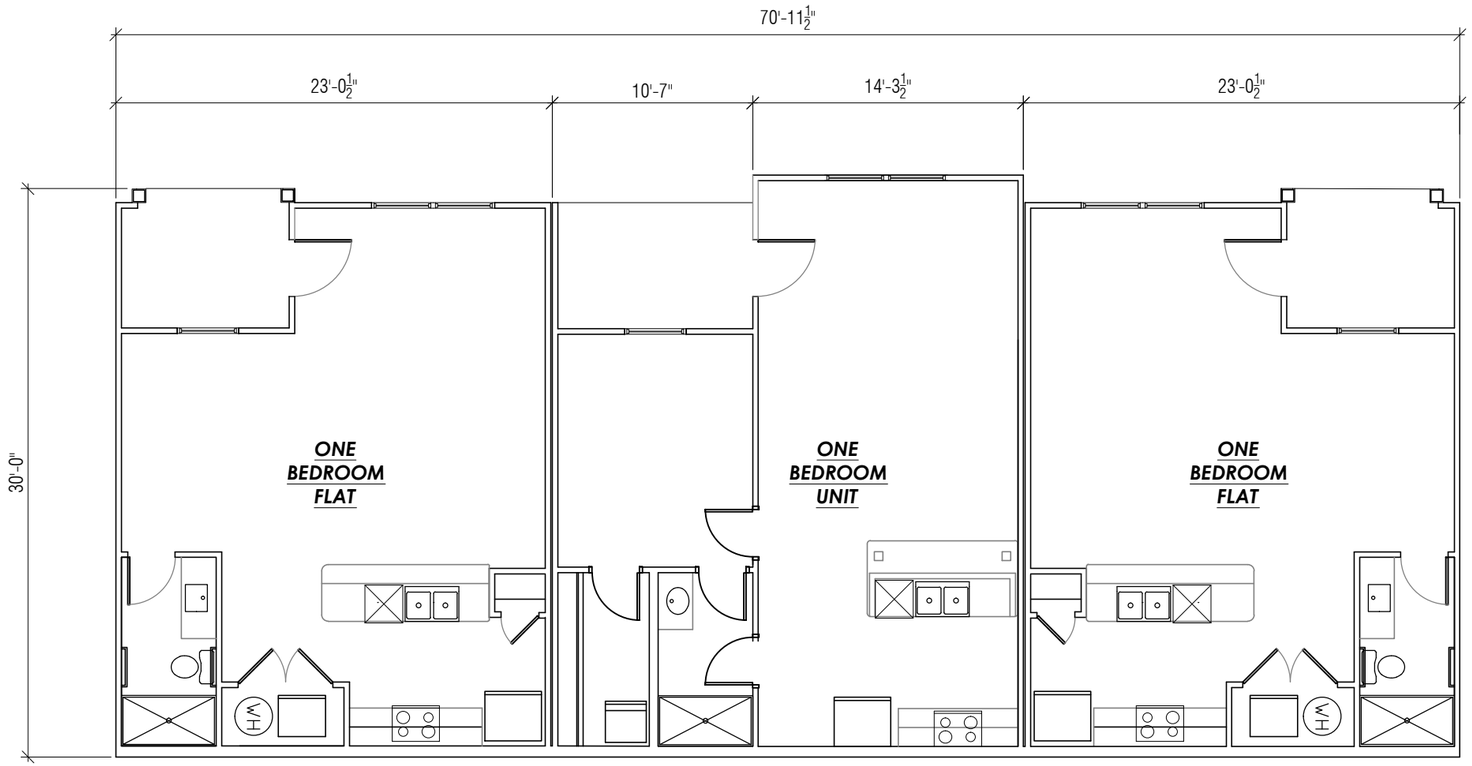
BROADSTREET PARTNERS




KEEL concepts

GLADE ROAD
CLUBHOUSE FLOOR PLAN

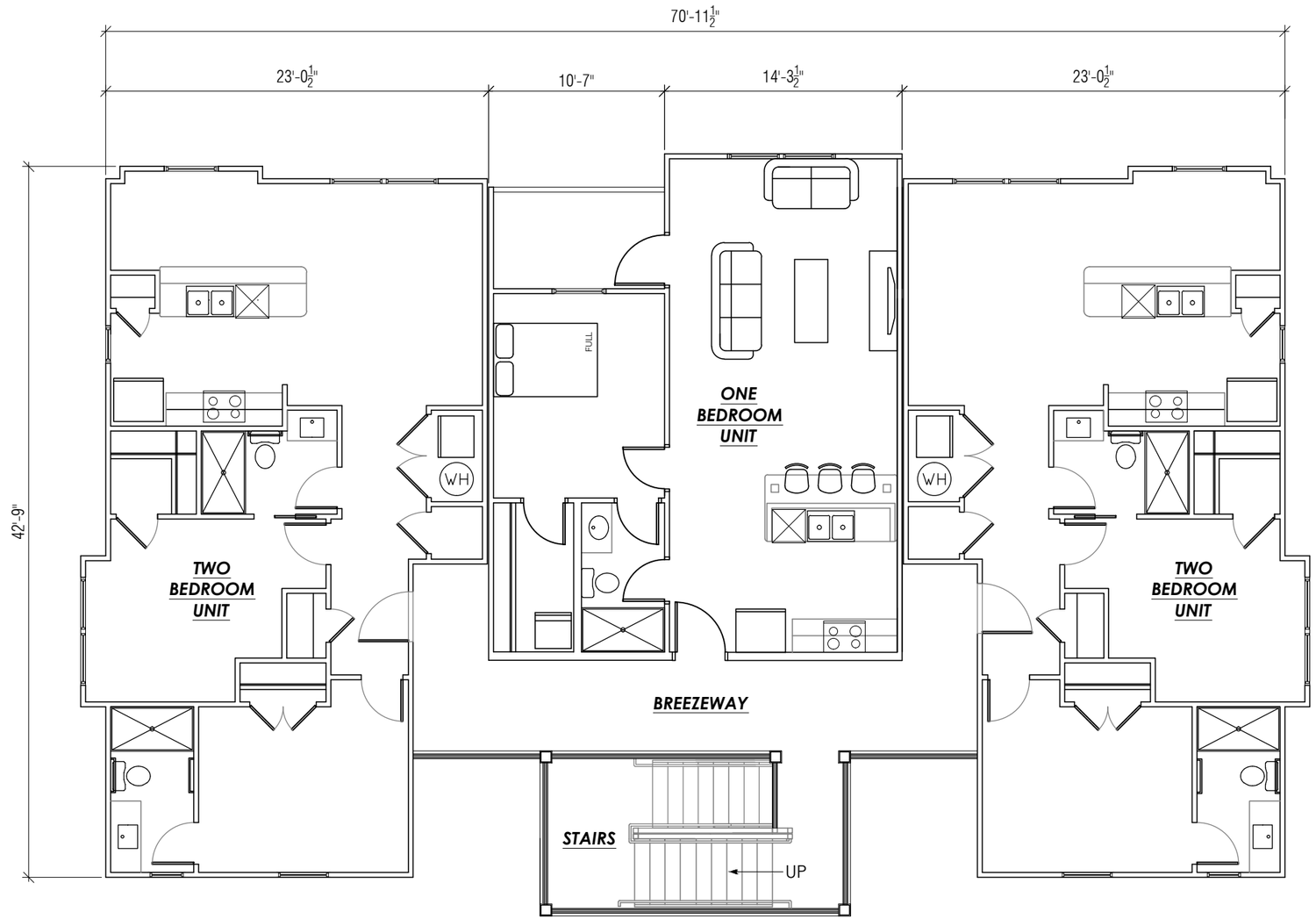
BROADSTREET PARTNERS




KEEL concepts

GLADE ROAD
APARTMENT BASEMENT FLOOR PLAN

BROADSTREET PARTNERS

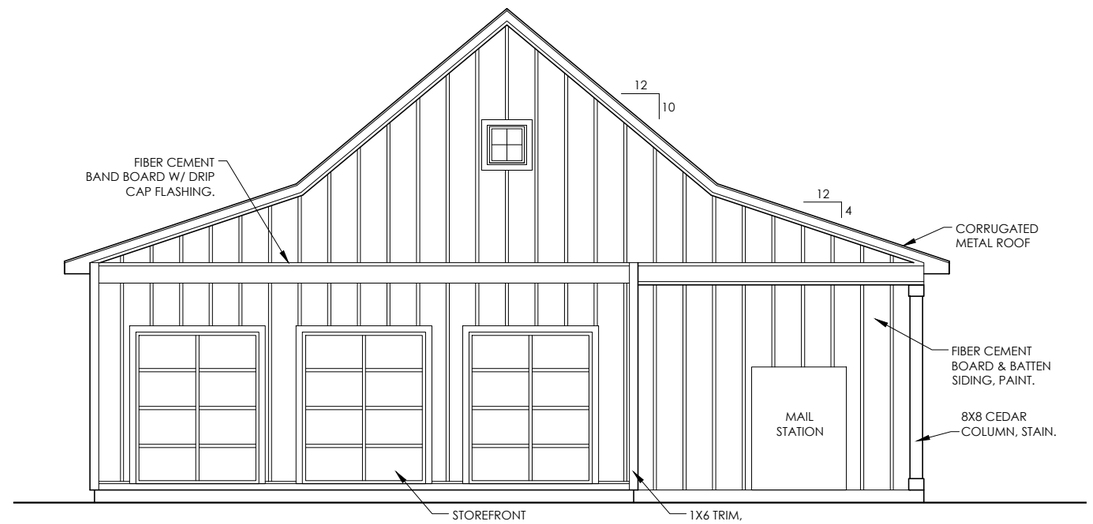



KEEL concepts

GLADE ROAD
APARTMENT UPPER FLOOR PLANS

BROADSTREET PARTNERS

SIDE ELEVATION




FRONT ELEVATION

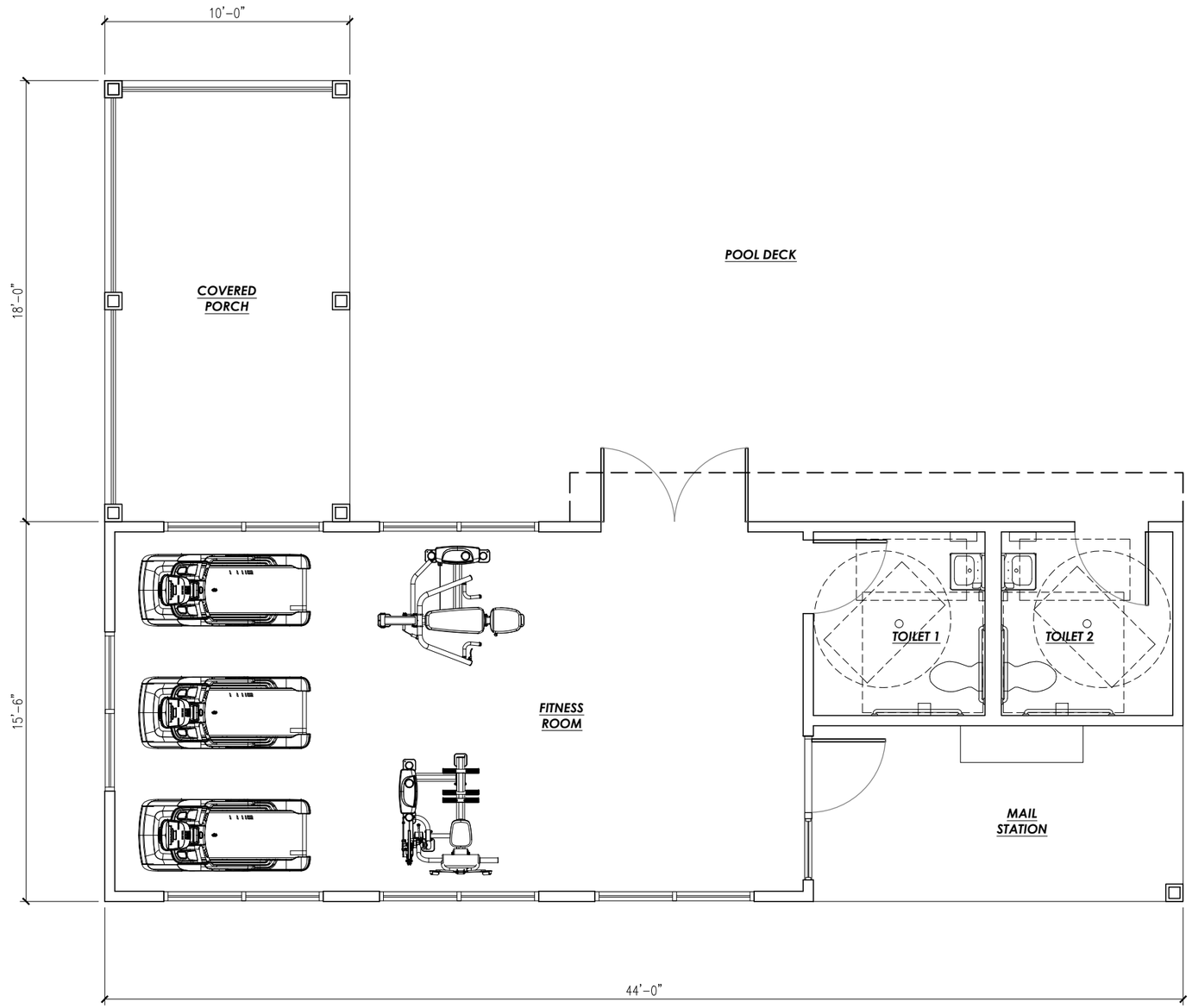
SIDE ELEVATION

REAR ELEVATION

KEEL concepts

GLADE ROAD
COMMUNITY BUILDING ELEVATIONS

BROADSTREET PARTNERS




KEEL concepts

GLADE ROAD
COMMUNITY BUILDING FLOOR PLAN

BROADSTREET PARTNERS

# APPENDIX O – TURN LANE ANALYSIS

GAY AND NEEL, INC.
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
540.381.6011 www.gayandneel.com

Job Name THE FARM
Job No. 1108.7 Time
By BAP Date 5/17/18
Record Of Communication Turn Lane Analysis Sheet No. Of

Glade Road: Boxwood Drive → Oriole Drive

* AADT: 1500
DIR Factor: 0.584
K Factor: 0.103

Multifamily Housing (Low Rise) – Peak Enters:
$T_1 = .66(x) + 1.41$ X = 93 BR units
$= .66(93) + 1.41$
$T_1 \approx 63$
(63)(.59 Enters) = 37.17 ≈ 37 Trips

OFF-Campus Student Apartment – Peak Enters:
$T_2 = 0.33(x) - 7.94$ X = 42 BR units
$= .33(42) - 7.94$
$T_2 = 5.92 \approx 6$
(6)(.52 Enters) ≈ 3 Trips

Total Trip Generation: [40 Trips]

Left Turn Analysis:

Existing:
VPH Opposing Volume – (1500)(1-0.584)(0.103) = 64 Trips
VPH Advancing Volume – (1500)(.584)(.103) = 90 Trips
*Advancing Volume Headed Towards Oriole Dr.

Peak Enters – 40 Trips
Peak Left Turn Enters (58.4%) ≈ 23 Trips
Peak Right Turn Enters (41.6%) ≈ 17 Trips
Total Opposing: 64 + 17 = 81 Enters
Total Advancing: 90 + 23 = 113 Enters
% Vehicles Making Left Turn Into Site: [23 / 113] ≈ 20% = L

Right Turn Analysis:
VPH Advancing Volume = (64 + 17) = 81 Trips [*Advancing Volume = towards Boxwood Dr.]
Peak Right Turn Enters (41.6%): 17 Trips

## WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

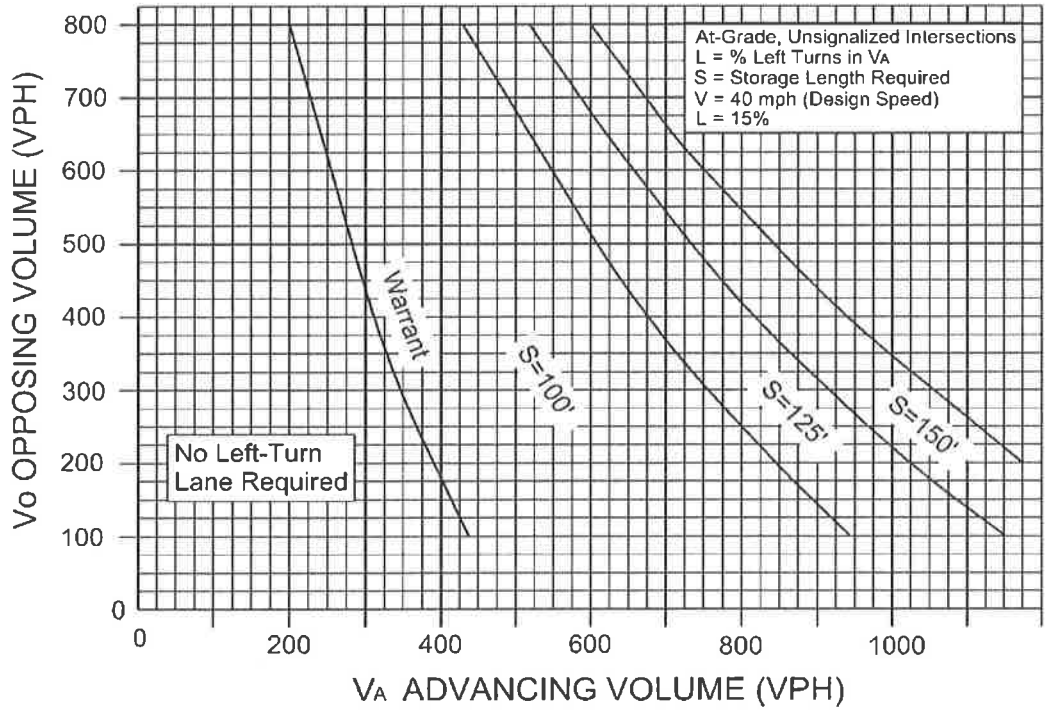



**FIGURE 3-7**

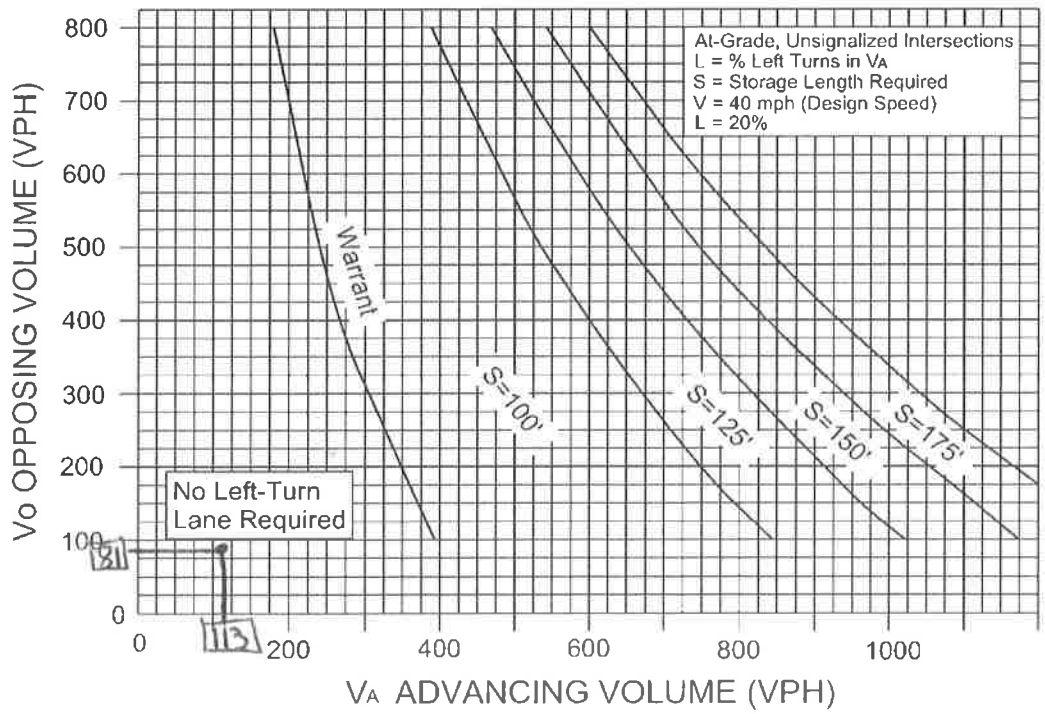
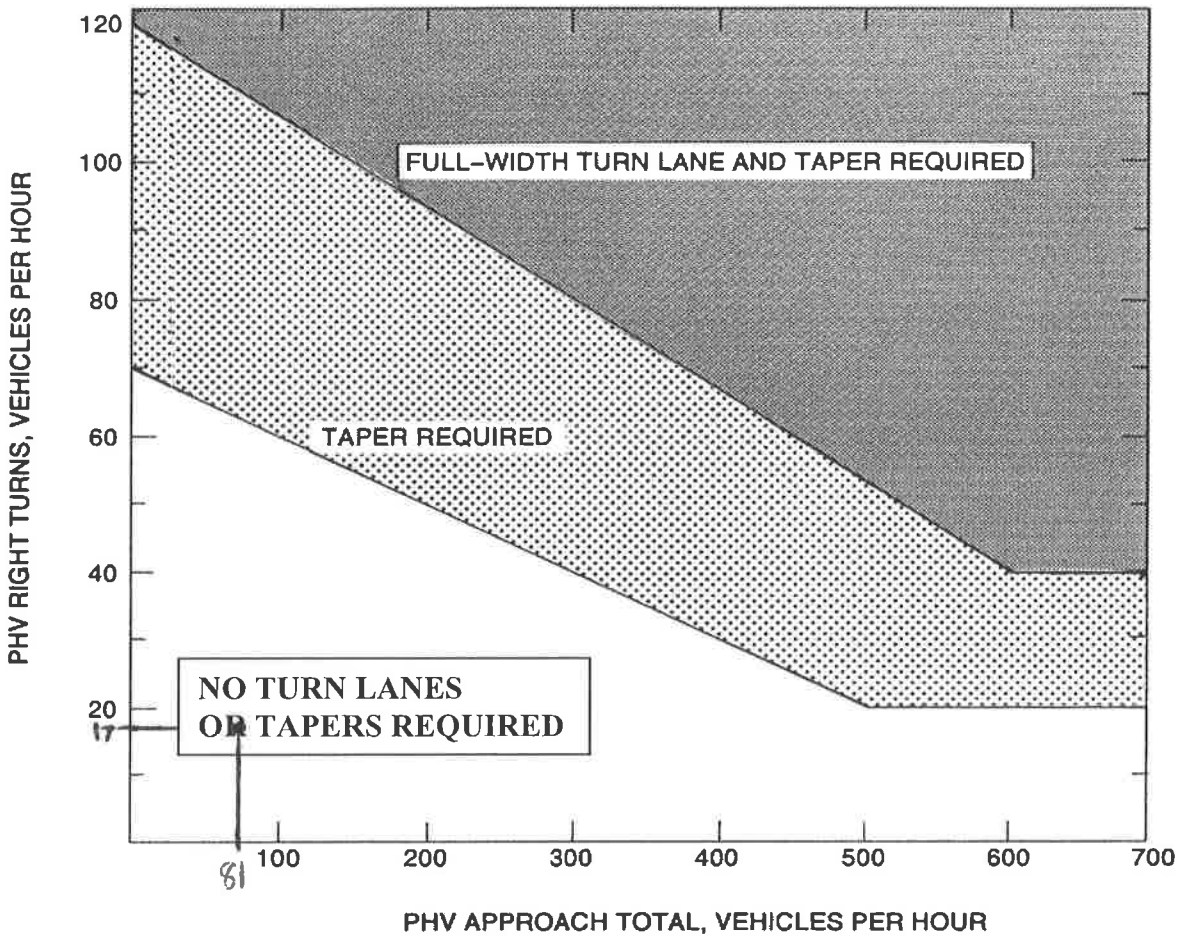



**FIGURE 3-8**




Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

## LEGEND

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

### Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

* Rev. 1/15

Virginia Department of Transportation
Traffic Engineering Division
2017
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** | | | | | | | | | | | | | | | | |
| F618 Holiday Lane | 0.03 | 40 | R | | | | | | | | NA | | | NA | | 05/08/2013 |
| From: End State Maintenance | | | | | | | | | | | | | | | | |
| To: SCL Blacksburg | | | | | | | | | | | | | | | | |
| F618 Holiday Lane | 0.09 | 120 | R | | | | | | | | NA | | | NA | | 05/08/2013 |
| From: SCL Blacksburg | | | | | | | | | | | | | | | | |
| To: Yellow Sulphur Rd | | | | | | | | | | | | | | | | |
| 2 University City Blvd | 1.11 | 8800 | G | 98% | 2% | 0% | 0% | 0% | 0% | C | 0.106 | | 0.555 | 9300 | G | 2017 |
| From: Prices Fork Rd | | | | | | | | | | | | | | | | |
| To: Toms Creek Rd | | | | | | | | | | | | | | | | |
| 3 Givens Lane | 1.57 | 1300 | G | 98% | 1% | 0% | 0% | 0% | 0% | C | 0.104 | | 0.5 | 1300 | G | 2017 |
| From: 150-3159 Chickahominy Dr | | | | | | | | | | | | | | | | |
| To: Bus US 460 North Main St | | | | | | | | | | | | | | | | |
| 4 Progress St | 0.64 | 3800 | G | 98% | 0% | 1% | 0% | 0% | 0% | F | 0.09 | | 0.529 | 4000 | G | 2017 |
| From: Bus US 460, N Main St | | | | | | | | | | | | | | | | |
| To: 150-3165 Patrick Henry Dr | | | | | | | | | | | | | | | | |
| 4 Progress St | 0.51 | 1100 | G | 98% | 0% | 1% | 0% | 0% | 0% | C | 0.109 | | 0.759 | 1200 | G | 2017 |
| From: Cherokee Dr | | | | | | | | | | | | | | | | |
| To: Northside Dr | | | | | | | | | | | | | | | | |
| 4 Progress St | 0.01 | 250 | G | 98% | 0% | 1% | 0% | 0% | 0% | F | 0.153 | | 0.507 | 270 | G | 2017 |
| From: Dead End | | | | | | | | | | | | | | | | |
| To: Bus US 460 | | | | | | | | | | | | | | | | |
| 5 Clay St | 0.92 | 2700 | G | 99% | 0% | 0% | 0% | 0% | 0% | C | 0.101 | | 0.63 | 2900 | G | 2017 |
| From: ECL Blacksburg; 60-1235, Floyd St | | | | | | | | | | | | | | | | |
| To: Southgate Dr | | | | | | | | | | | | | | | | |
| 3150 Airport Rd | 0.23 | 5500 | G | 99% | 0% | 0% | 0% | 0% | 0% | F | 0.119 | | 0.620 | 5800 | G | 2017 |
| From: Country Club Dr | | | | | | | | | | | | | | | | |
| To: Airport Rd | | | | | | | | | | | | | | | | |
| 3150 Country Club Dr | 0.40 | 4300 | G | 99% | 0% | 0% | 0% | 0% | 0% | C | 0.119 | | 0.620 | 4500 | G | 2017 |
| From: Main St | | | | | | | | | | | | | | | | |
| To: SCL Blacksburg | | | | | | | | | | | | | | | | |
| 3151 Ellett Rd | 0.71 | 5500 | G | 98% | 1% | 0% | 0% | 0% | 0% | C | 0.096 | | 0.595 | 5800 | G | 2017 |
| From: S Main St | | | | | | | | | | | | | | | | |
| To: WCL Blacksburg | | | | | | | | | | | | | | | | |
| 3152 Prices Fork Rd | 0.75 | 14000 | G | 98% | 1% | 1% | 0% | 0% | 0% | C | 0.133 | | 0.509 | 15000 | G | 2017 |
| From: Hethwood Blvd | | | | | | | | | | | | | | | | |
| To: Prices Fork Rd | | | | | | | | | | | | | | | | |
| 3152 Prices Fork Rd | 0.36 | 17000 | G | 98% | 1% | 1% | 0% | 0% | 0% | F | 0.114 | | 0.524 | 18000 | G | 2017 |
| From: Heather Dr | | | | | | | | | | | | | | | | |
| To: Hethwood Blvd | | | | | | | | | | | | | | | | |
| 3152 Prices Fork Rd | 0.58 | 24000 | G | 98% | 1% | 1% | 0% | 0% | 0% | F | 0.1 | | 0.558 | 26000 | G | 2017 |
| From: US 460 | | | | | | | | | | | | | | | | |
| To: Heather Dr | | | | | | | | | | | | | | | | |
| 3153 Airport Rd | 0.37 | 2000 | G | 98% | 1% | 1% | 0% | 0% | 0% | C | 0.129 | | 0.629 | 2100 | G | 2017 |
| From: Southgate Dr | | | | | | | | | | | | | | | | |
| To: Main Street | | | | | | | | | | | | | | | | |
| 3154 Glade Rd | 1.55 | 1100 | G | 98% | 1% | 1% | 0% | 0% | 0% | C | 0.111 | | 0.61 | 1100 | G | 2017 |
| From: WCL Blacksburg | | | | | | | | | | | | | | | | |
| To: Boxwood Dr | | | | | | | | | | | | | | | | |
| 3154 Glade Rd | 0.46 | 1500 | G | 99% | 0% | 1% | 0% | 0% | 0% | C | 0.103 | | 0.584 | 1600 | G | 2017 |
| From: Boxwood Dr | | | | | | | | | | | | | | | | |
| To: Oriole Dr | | | | | | | | | | | | | | | | |
| 3154 Glade Rd | 0.33 | 4500 | G | 99% | 0% | 1% | 0% | 0% | 0% | F | 0.104 | | 0.65 | 4800 | G | 2017 |
| From: Oriole Dr | | | | | | | | | | | | | | | | |
| To: University City Blvd | | | | | | | | | | | | | | | | |
| 3156 Roanoke St | 0.49 | 5100 | G | 98% | 0% | 2% | 0% | 0% | 0% | C | 0.1 | | 0.568 | 5500 | G | 2017 |
| From: Main St | | | | | | | | | | | | | | | | |
| To: Owen St | | | | | | | | | | | | | | | | |
| 3156 Owen St | 0.11 | 4400 | G | 98% | 0% | 2% | 0% | 0% | 0% | C | 0.104 | | 0.567 | 4700 | G | 2017 |
| From: Roanoke St | | | | | | | | | | | | | | | | |
| To: Harding Ave | | | | | | | | | | | | | | | | |
| 3156 Harding Ave | 0.11 | 4600 | G | 97% | 0% | 2% | 0% | 0% | 0% | C | 0.105 | | 0.587 | 4900 | G | 2017 |
| From: Owen St | | | | | | | | | | | | | | | | |
| To: Cork Dr | | | | | | | | | | | | | | | | |

**GAY AND NEEL, INC.**
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
540.381.6011 www.gayandneel.com

Job Name: Glade Road
Job No. 1108.7 Time
By BAP Date 5/17/19
Record Of Communication: Turn Lane Analysis Sheet No. Of

Glade Road: Boxwood Dr. → Oriole Dr.

* AADT: 3000
DIR Factor: 0.584
K Factor: 0.103

Multi Family Housing (Low Rise) – Peak Enters:
$T_1 = .66(X) + 1.41$ X = 93 BR units
$= .66(93) + 1.41$
$T_1 \approx 63 \rightarrow (63)(.59 \text{ Enters}) = 37.17 \approx$ 37 Trips

OFF-Campus Student Apartments – Peak Enters:
$T_2 = 0.33(X) - 7.94$ X = 42 BR units
$= 0.33(42) - 7.94$
$T_2 = 5.92 \approx 6 \rightarrow (6)(.52 \text{ Enters}) \approx$ 3 Trips

Total Trip Generation: [40 Trips]

Left turn Analysis: Existing:
VPH Opposing Volume – (3000)(1 − 0.584)(0.103) = 129 Trips
VPH Advancing Volume – (3000)(.584)(0.103) = 180 Trips
*Advancing Volume Headed Towards Oriole Dr.

Peak Enters – 40 Trips
Peak Left Turn Enters (58.4%) ≈ 23 Trips
Peak Right Turn Enters (41.6%) ≈ 17 Trips
Total Opposing: 129 + 17 = 146 Trips
Total Advancing: 180 + 23 = 203 Trips
% Vehicles Making Left Turn Into Site: [23/203] ≈ 10% = L

Right Turn Analysis:
VPH Advancing Volume = (129 + 17) = 146 Trips
* Advancing Volume Headed Towards Boxwood Dr.
Peak Right Turn Enters (41.6%) = 17 Trips

## WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

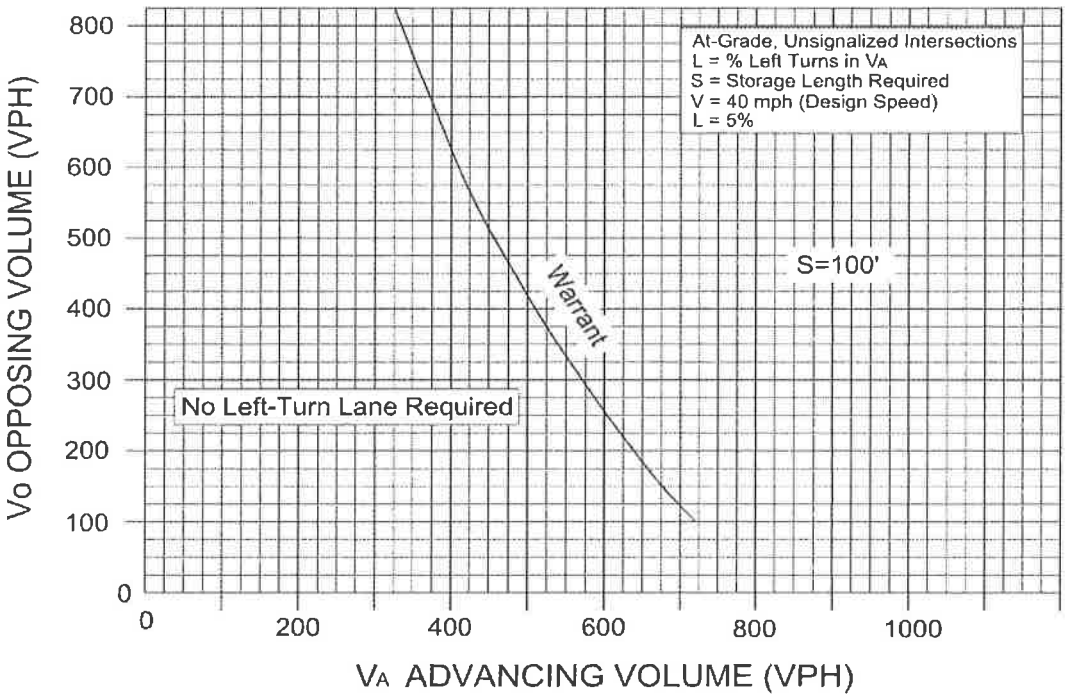



**FIGURE 3-5**

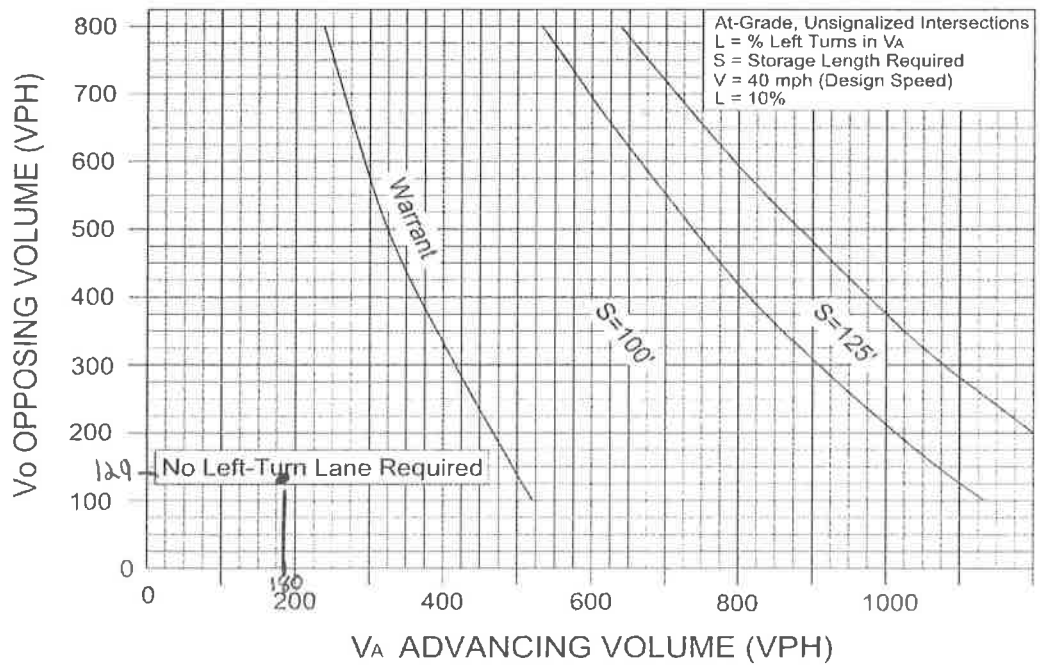
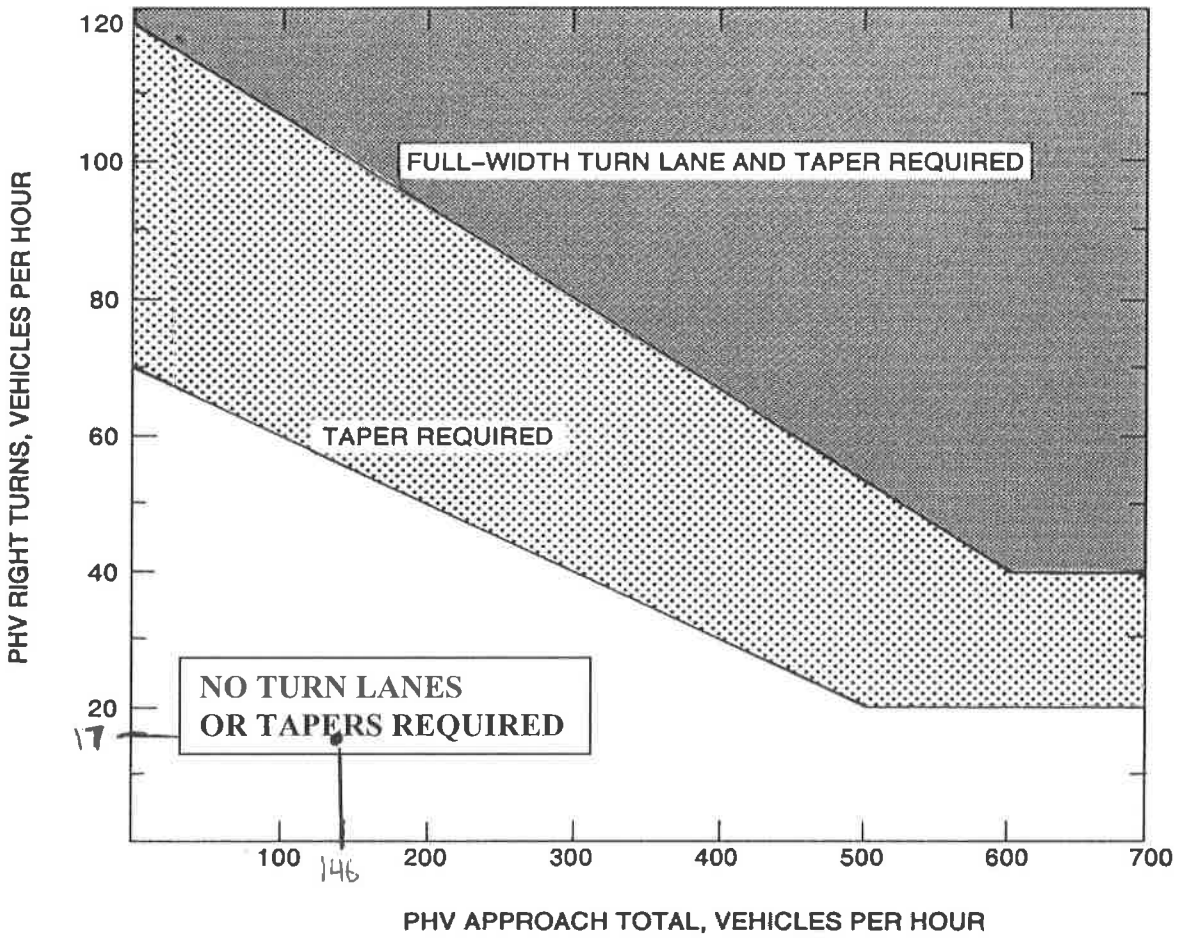



**FIGURE 3-6**




Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

## LEGEND

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

### Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

* Rev. 1/15

**GAY AND NEEL, INC.**
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
540.381.6011 www.gayandneel.com

Job Name: Glade Road
Job No. 1108.7 Time
By BAP Date 5/17/19
Record Of Communication: Turn Lane Analysis Sheet No. Of

Glade Road: Boxwood Drive → Oriole Drive

* AADT: 4500
DIR Factor: 0.584
K Factor: 0.103

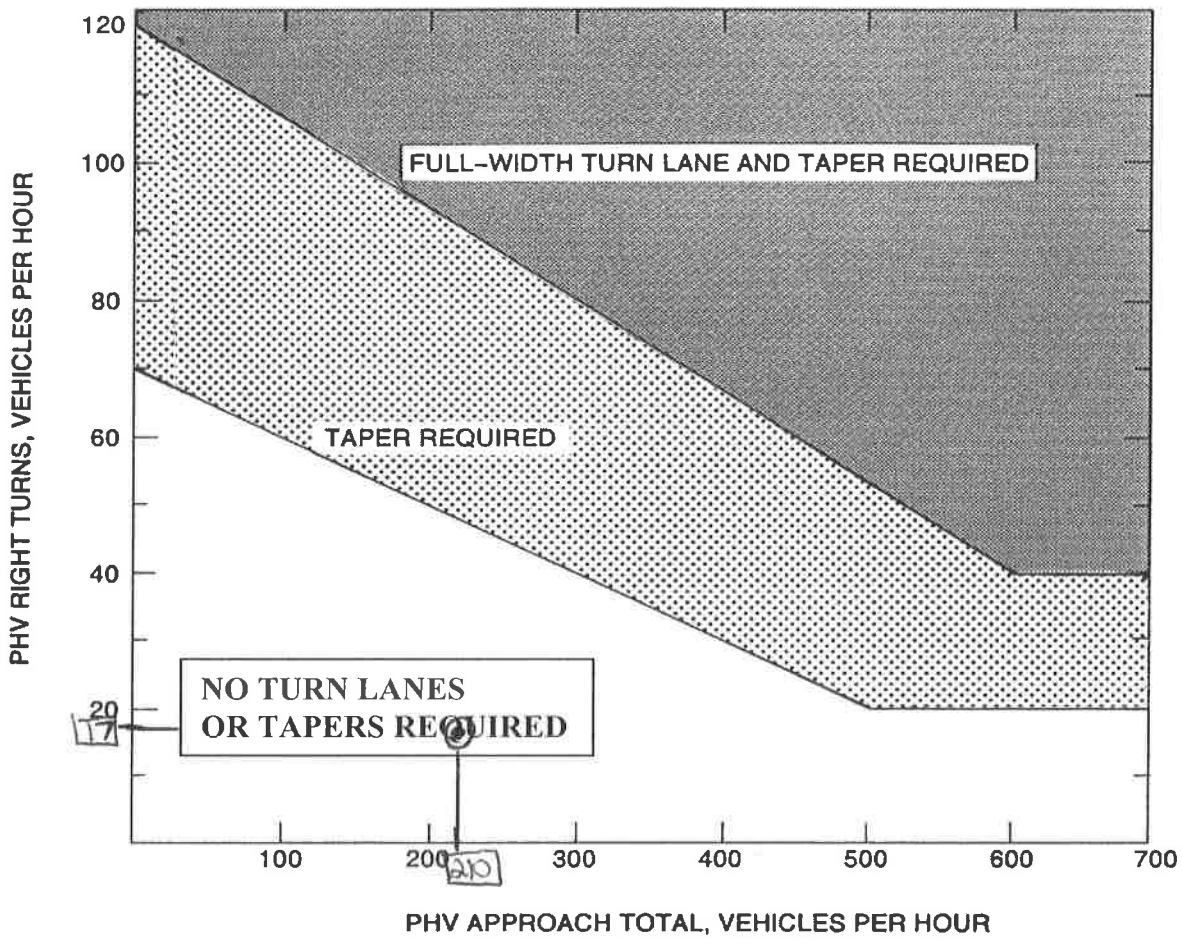
Multifamily Housing (Low Rise) – Peak Enters:
$T_1 = .66(X) + 1.41$ X = 93 BR units
$.66(93) + 1.41$
$T_1 \approx 63$ → (63)(.59 Entering) = 37.17 ≈ 37 Trips
Off-Campus Student Apartments – Peak Enters:
$T_2 = 0.33(X) - 7.94$ X = 42 BR units
$= 0.33(42) - 7.94$
$T_2 \approx 6$ → (6)(.52 Entering) ≈ 3 Trips

Total Trip Generation: [40 Trips]

Left Turn Analysis: Existing:
VPH Opposing Volume – (4500)(1 – 0.584)(0.103) = 193 Trips
VPH Advancing Volume – (4500)(.584)(.103) = 271 Trips
* Advancing Volume Headed Towards Oriole Dr.

Peak Enters – 40 Trips
Peak Left Turn Enters (58.4%) ≈ 23 Trips
Peak Right Turn Enters (41.6%) ≈ 17 Trips
Total Opposing: 193 + 17 = 210 Trips
Total Advancing: 271 + 23 = 294 Trips
% Vehicles Making Left Turn Into Site: [23/294] ≈ 10% = L

Right Turn Analysis:
VPH Advancing Volume = 193 + 17 = 210 Trips
* Advancing Volume Headed Towards Boxwood Dr.
Peak Right Turn Enters (41.6%) = 17 Trips




Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

## LEGEND

**PHV** - Peak Hour Volume (also Design Hourly Volume equivalent)

### Adjustment for Right Turns

For posted speeds at or under 45 mph, PHV right turns > 40, and PHV total < 300.
Adjusted right turns = PHV Right Turns - 20
If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occurring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

When right turn facilities are warranted, see Figure 3-1 for design criteria.*

**FIGURE 3-26 WARRANTS FOR RIGHT TURN TREATMENT (2-LANE HIGHWAY)**

* Rev. 1/15

## WARRANT FOR LEFT-TURN STORAGE LANES ON TWO-LANE HIGHWAY

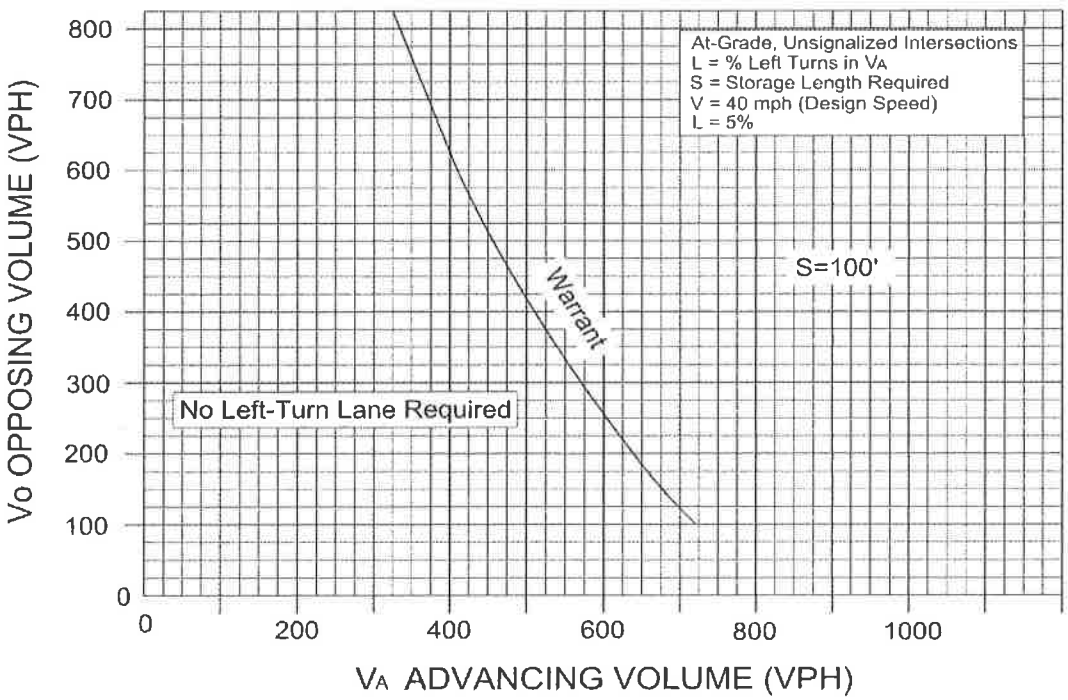



**FIGURE 3-5**

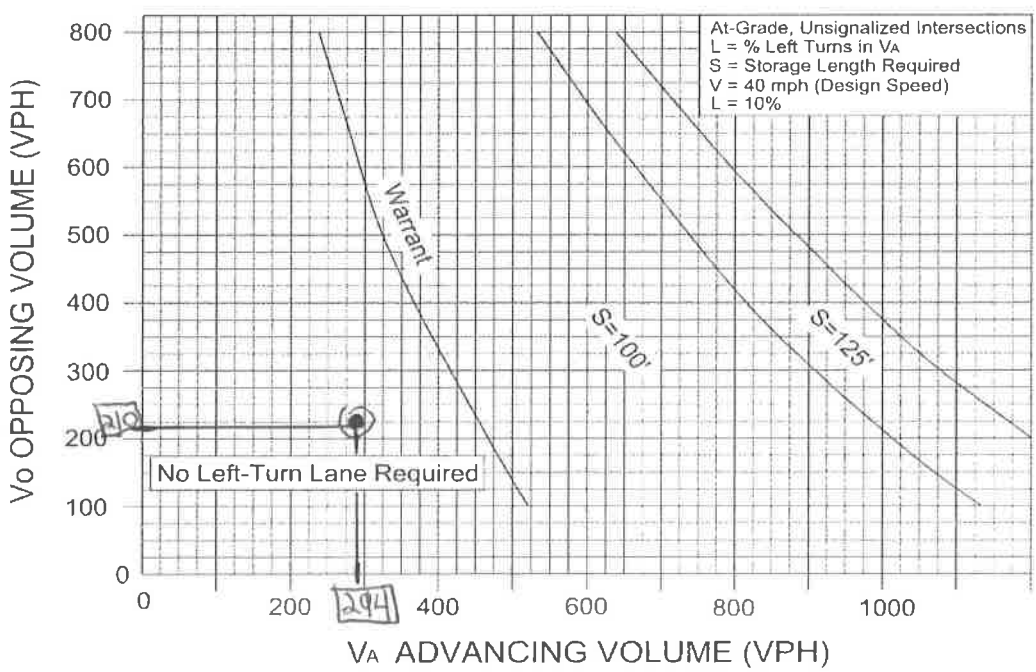



**FIGURE 3-6**

## APPENDIX P – LEGAL DESCRIPTION OF PROPERTY

**Legal Description**

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

BEGINNING at a rod situated on the west side of the U.S. Route 460 By-Pass right-of-way line, located approximately 225 feet north-northeast of the west end of the Glade Road overpass bridge, a corner to lands of Kevin Gilbarte;

THENCE, leaving the By-Pass and running with Gilbarte, North 67°57'30" West 155.20 feet to a rod at the common corner of Gilbarte and Epperly;

THENCE, leaving Gilbarte and running with Epperly, North 53°56'43" East 104.54 feet to a rod;

THENCE, continuing with Epperly, North 39°24'26" West 185.40 feet to a point where a fence post by a willow is called for, a corner to Cary W. Hopper;

THENCE, leaving Epperly, a new line through the lands of Hopper, South 75°23'02" East 85.77 feet to a point;

THENCE, continuing along another new line through Hopper, South 66°56'57' east 181.05 feet to a point on the west side of the U.S. Route 460 By-Pass right-of-way line;

THENCE, continuing with said By-Pass right-of-way line, South 23°03'03" West 185.28 feet to the BEGINNING.

Said tract or parcel contains 0.686 acres, more or less, and is a portion of land designated on Montgomery County Tax Maps as Parcel 225-(A)-4 which was acquired by Cary W. Hopper, by deed designated Instrument No. 2017005390 of record in the Montgomery County Circuit Court Clerk's Office.

## APPENDIX Q – LETTER REGARDING PRE-SUBMITTAL MEETINGS WITH TOWN STAFF

August 1, 2019

To Whom It May Concern:

The Development Team met with the Town of Blacksburg Planning and Engineering Staff for pre-submittal meetings on May 2, 2019, June 27, 2019, and July 25, 2019.

If you have any questions, please feel free to contact me.

Sincerely,
Gay and Neel, Inc.

John T. Neel, P.E.
President

JTN/scw



1260 RADFORD STREET
CHRISTIANSBURG, VA 24073

540.381.6011
INFO@GAYANDNEEL.COM
WWW.GAYANDNEEL.COM