

**AN ORDINANCE PERMITTING AN ENCROACHMENT
IN TOWN RIGHT-OF-WAY ON 411 DRAPER ROAD**

BE IT ORDAINED by the Council of the Town of Blacksburg:

1. That Collegiate Investment 411, LLC and Draper Road Purveyors LLC, (collectively “Collegiate”) are hereby permitted to create and maintain a right-of-way encroachment consisting of a masonry block wall with a handrail and concrete ramp (the “Improvements”) in the public alley behind a building at 411 Draper Road, S.W., Tax Map No.: 257-A 60, Parcel ID No.: 015293. This encroachment, as approved, would run for 152 feet in length parallel to the alley and encroach up to 8 feet into the public alley right-of-way, as shown in greater detail on the attached **Exhibit A**, “Alley Encroachment Exhibit,” dated June 3, 2025. The existing asphalt pavement in the alley will be restored (and maintained) to its original width.

2. That, pursuant to Virginia Code § 15.2-2010, this encroachment is revocable at the pleasure of the Town Council or the General Assembly, and Collegiate, including their successors and assigns, shall remove the Improvements within thirty (30) days from receipt of a written demand from the Town Manager to do so. If Collegiate fails to remove the Improvements on demand of the Town Manager, the Town shall, at Collegiate’s expense, remove it.

3. That Collegiate, and their successors and assigns, shall install the encroaching Improvements in accord with approved site plans and building permits governing the renovation of the building and the Improvements and prevent the Improvements, at all times, from presenting a potential hazard to pedestrians and traffic. Collegiate shall adequately maintain and promptly repair any damage to the Improvements. Permission for the encroachment authorized by this ordinance shall last until (i) the encroaching

Improvements are destroyed or removed or (ii) this encroachment is revoked as described above.

4. That Collegiate shall indemnify and hold Town, its employees, officers, or officials harmless from all claims, liability, judgment, or demand asserted against Town, its employees, officers, or officials, growing out of the existence of this encroachment.

5. Collegiate, by their signatures below, and in consideration of the permission granted, agrees to the terms of this ordinance, which shall be binding on the heirs, successors and assigns of Collegiate.

Mayor

ATTEST:

Town Clerk

Introduction: _____

Public Hearing & Action: _____

APPROVED AS TO CONTENT:

APPROVED AS TO LEGAL SUFFICIENCY:

Director of Planning and Building

Town Attorney

Collegiate Investment 411, LLC

Draper Road Purveyors, LLC

By: _____

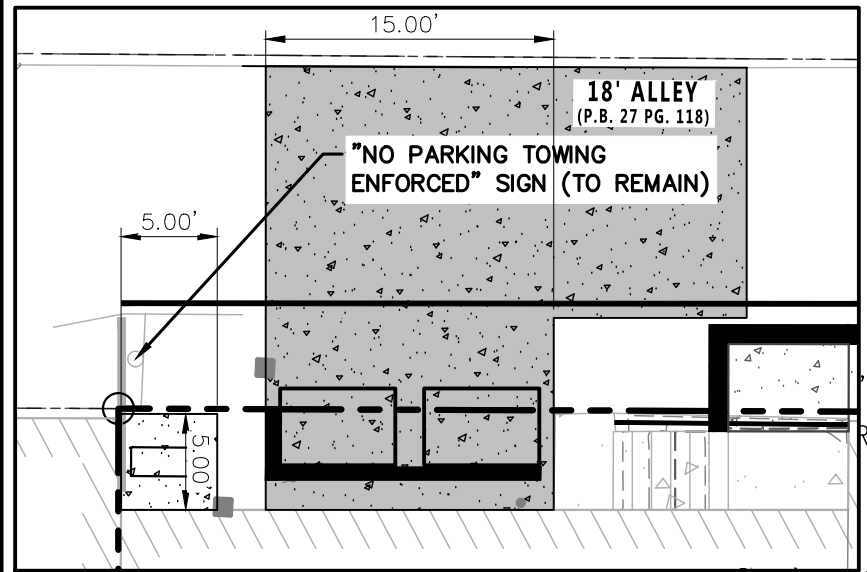
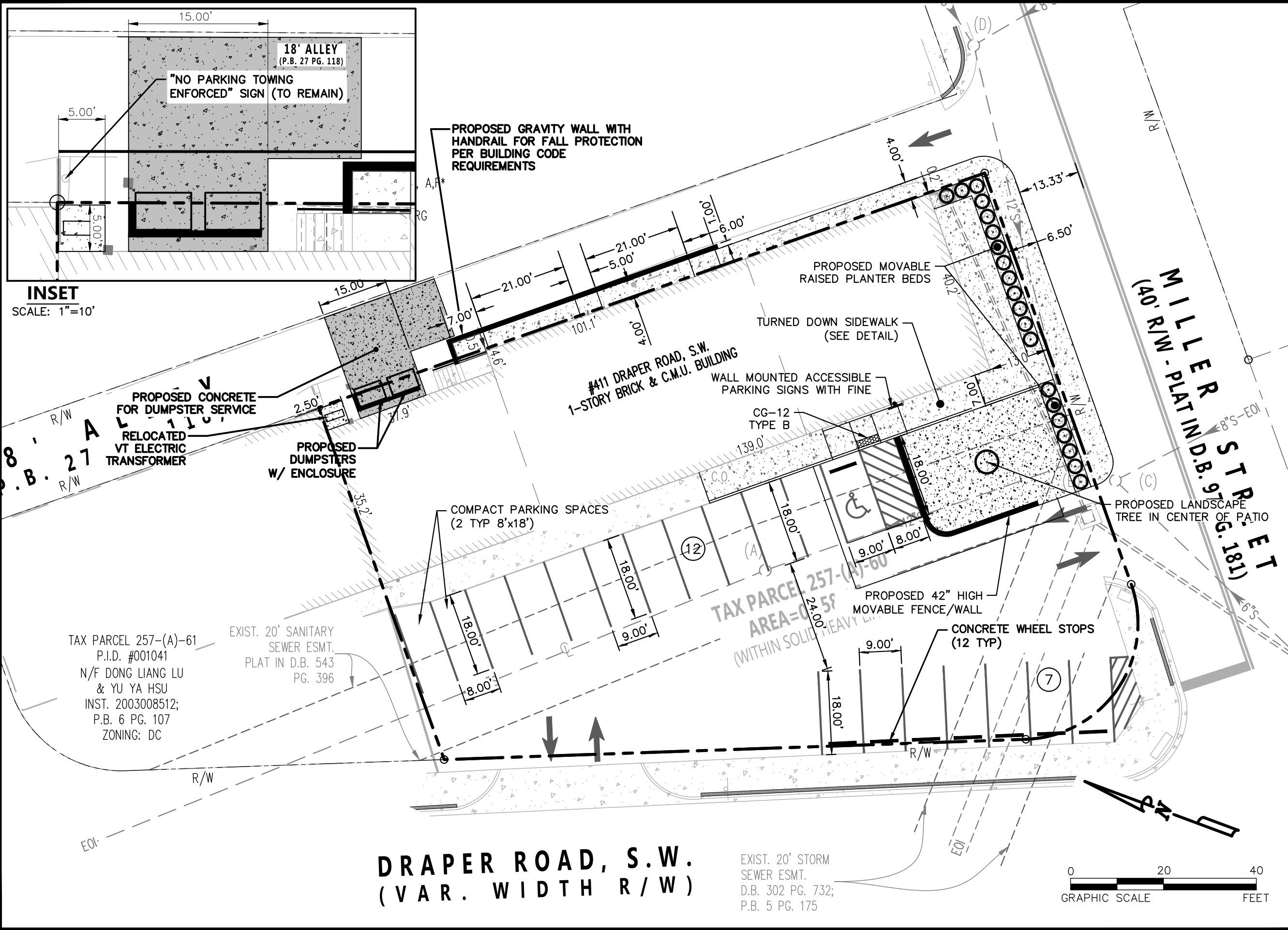
By: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____



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LIBRARY CAFE SITE LAYOUT

403 DRAPER ROAD
SITE IMPROVEMENTS

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS

NO.	COMMENTS	DATE

PROJECT TEAM

PIC	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	LMU, ADS

FDS JOB NO.	ISSUE DATE
3817	06/03/2025

SHEET NUMBER
1 OF 2

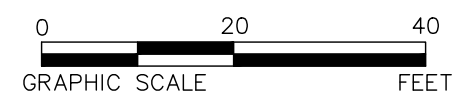
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DUMPSTER PAD LOCATION EXHIBIT, 06/03/2025 3:20:42 PM, Lunderwood, AutoCAD PDF (General Documentation).pc3, 1:1

TAX PARCEL 257-(A)-61
P.I.D. #001041
N/F DONG LIANG LU
& YU YA HSU
INST. 2003008512;
P.B. 6 PG. 107
ZONING: DC

EXIST. 20' SANITARY
SEWER ESMT.
PLAT IN D.B. 543
PG. 396

TAX PARCEL 257-(A)-60
AREA=0.58
(WITHIN SOLID HEAVY LINE)

EXIST. 20' STORM
SEWER ESMT.
D.B. 302 PG. 732;
P.B. 5 PG. 175



DRAPER ROAD, S.W.
(VAR. WIDTH R/W)

