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November 1, 2021

Ms. Kafi Howard
Town of Blacksburg, Town Engineer
400 South Main Street
Blacksburg, Virginia 24060

RE: Rugby Field Townhomes – Conditional Use Permit Application

Dear Kafi,

The purpose of this letter is to document the proposed plan for achieving compliance with the Town of Blacksburg stormwater management requirements for the proposed Rugby Field Townhomes. As you are aware, the Town of Blacksburg approved an infrastructure and stormwater management plan for the entirety of the “Rugby Field Property” to which the proposed development belongs.

The approved plan and calculations, last revised May 7, 2019, allocate 4.83 acres of impervious area to Lot 2 (subject parcel) and a total of 7.42 acres of impervious area to the remaining undeveloped areas. As part of these plans, storm drains were extended onto Lot 2 for the purposes of connecting to future development.

As shown on the proposed master plan, the proposed plan will capture and convey runoff from the development site into storm drains which connect into the previously installed inlets and ultimately into the existing stormwater management system. The proposed impervious area for the Rugby Field Townhomes is 4.83 acres, thus falling within the original design assumptions of the stormwater management plan and meeting the applicable requirements for water quantity and water quality.

If you have any questions or comments please feel free to call.

Thank you again for all of your and the staff’s assistance with this project.

Sincerely,
BALZER AND ASSOCIATES

James R. Taylor, P.E., M.ASCE
Associate