



BALZER
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July 22, 2022

Kinsey O'Shea
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Whipple Drive Townhomes PRD - Revisions

Dear Kinsey,

Per our e-mail sent on July 21, 2022, we are providing updates to address comments discussed at the Planning Commission Work Session on July 19, 2022.

Revisions included are:

- 1) We have added a Sight Distance Exhibit (Sheet Z7).
- 2) We have relocated the first two (2) parking spots at the entrance in order to provide a minimum throat length of 50'.
- 3) We have shifted the southern crosswalk to be located at an island and provided a sidewalk connection from this crosswalk to the covered bike parking and mail center.
- 4) We have removed the secondary (side) walkways from Building 1.
- 5) We have provided additional easements to ensure there is ample space for all water and sanitary laterals.
- 6) We have made plan adjustments to remove all encroachments into public utility easements.
- 7) We have added a note addressing the requirement for CG-12 ramps at the termination of all crosswalks.
- 8) We have added clarity in the landscape section of the text document that references the type of planting that will be specified adjacent to units that could impact the solar arrays. Sheet Z6 has also been updated to reference this.
- 9) We have clarified the proffer regarding solar power systems and their ongoing maintenance/replacement.
- 10) We have revised the proffer statement to include more detailed information about rental restriction and HOA responsibilities.
- 11) We have added a new proffer that includes a minimum HERS rating of 55.

Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President