



BALZER
& ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

80 College Street
Suite H
Christiansburg VA 24073
540.381.4290
www.balzer.cc

Roanoke
Richmond
New River Valley
Shenandoah Valley

August 18, 2022

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

RE: Whipple Drive Townhomes PRD - Revisions

Dear Kinsey,

We are providing the following updates to address comments discussed at the Planning Commission Work Session on August 16, 2022.

Revisions included are:

- 1) We have increased the number of accessible units and committed to a minimum number of these units (Sheet Z3).
- 2) We have revised the units with a master on the main to be Type B accessible on the ground floor (see floor plans and application text).
- 3) We have corrected the perimeter public utility easements to remove any breaks (Sheet Z6).
- 4) We have provided an additional sheet to show the existing utilities in the area as well as multiple connection points for future development (Sheet Z8).
- 5) We have added occupancy regulations to the application text.
- 6) We have revised the proffer statement to include more specific information about the solar panels and included an additional page with a reason for each proffer.

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