



January 5, 2023

Ms. Kali Casper
Town of Blacksburg Planning & Engineering
400 South Main Street
P.O. Box 90003
Blacksburg, VA 24062-9003

Re: 1055 Plantation Road
CUP & Rezoning for Storage Facility
Job No. 3322.0

Dear Ms. Casper:

This letter summarizes the changes made to the documents submitted on January 3, 2023. The summary of changes is broken up by the different documents.

- Stormwater Concept Narrative / Design changes
 - Revised drainage analysis and proposed ADS StormTech detention size to meet state and local requirements including achieving the target flowrate for channel protection (energy balance for discharging to natural channel).
 - Revised outfall location from ADS system to no longer discharge into The Retreat site. It now discharges to the North on site.
 - Added storage from existing pond from old credit union site to the storage for the proposed development in order to address Kafi's comments.

- CUP Narrative / Design changes
 - Site Layout / Concept Plan revisions
 - Reduced storage building width to 110' to allow for retaining walls to be moved out of the required 15' Public Utility Easements around the perimeter of the site.
 - Added/showed proposed 15' Public Utility Easements around the entire perimeter of the site.
 - Added proposed setback information to all lot lines.
 - Corrected open space calculations including removing open space from setbacks to meet Town requirements.
 - Utility Plan
 - Revised proposed sanitary sewer for storage building to show a grinder pump / force main discharging to a manhole by Prices Fork Road which then discharges via gravity into Town sewer along Prices Fork Road. (This configuration is the same as the hotel site.) This avoids the need to connect to the Retreat's existing force main.

- Landscape Plan
 - Revised tree plantings to be outside of proposed Public Utility Easements on Western property line per Town standards.
- Added Grading Plan to demonstrate inability to connect the storage lot to the upper commercial lot due to topographic constraints.
- Building Plan / Elevation Views
 - Updated building plans and elevation views provided.
- Rezoning Narrative / Design changes
 - Same changes to the overall master plan as outlined in the CUP Narrative / Design revisions above.
 - Removed proposed increase in open space. The master plan proposes to meet the current standards of a minimum of 20% open space on both lots.
 - Revised change in uses for the PC district to only allow fast food and/or drive-thru by a Conditional Use Permit.

Thank you for your time in reviewing this project. If you have any questions, please feel free to contact me by phone or email (info@foresightdesignservices.com).

Sincerely,
Foresight Design Services



Matthew P. Tomlinson, P.E.
Senior Project Manager

MPT/kmt