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January 3, 2022

Kali Casper, AICP, ENV SP
Assistant Planning Director
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24060

RE: Northside Park Section XII Preliminary Plat
Balzer Job #24220049.00

Dear Kali,

We are resubmitting the preliminary plat for the Northside Park Section XII subdivision based on the feedback received during our meeting with you on August 22nd, 2022. A Traffic Impact Analysis was since completed by Ramey Kemp Associates through direct coordination with Joshua Middleton and submitted to him via email on December 19th, 2022.

The following letter hereby addresses the completeness review comments provided to our office via email on August 4th, 2022 for the above project. Please find our responses to your comments below in **bold**.

Identified Deficiencies Based on Intake Review:

- Street names
Response: Proposed street names have been added to the preliminary plat. All adjacent existing/extended streets are also labeled.
- Adjoining subdivision
Response: New Sheet 5 contains a map depicting all subdivisions adjacent to the greater Northside Park subdivision.
- Existing and proposed easements – we specifically noted the existing trail easement is not included but all easements (existing and proposed) must be shown
Response: Mapping has been updated to include all existing and proposed easements.
- Bikeway (trail) – clarity on the plan set as to what is existing and proposed; trail profiles are needed for any proposed trail
Response: A profile for the proposed relocated section of trail has been added to the preliminary plat.
- Open space – clarity on the plan set as to what is existing and proposed
Response: New Sheet 4 contains an expanded graphical and tabular description of the existing and proposed open space.
- Existing contours are incorrect and should be revised
Response: It was noted that the existing topography did not depict the completed streets within Section XII Phase 2 or the trail. Existing contours have been revised to reflect these items.
- Ownership of all implicated parcels as they are currently
Response: The plan has been updated to depict the owners of the various implicated parcels: tax map #s 166-10-A, 166-10-B, 166-A-4C, 166-17-A and 166-17-B.



- Access to pump station
Response: Access to the pump station has been more clearly identified on the revised preliminary plat. The access will ultimately occur from the finished Progress Street. The plan identifies the temporary access path, which will follow the Progress Street right-of-way.
- Access to stormwater management facilities
Response: Access to the stormwater facilities has been more clearly identified on the revised preliminary plat. The access will ultimately occur from the finished Progress Street. The plan identifies the temporary access path, which will follow the Progress Street right-of-way.
- Looping of waterlines
Response: The plan has been revised to indicate a loop into the end of the existing water main near 2018 Northside Drive.
- Appropriate scale for all submitted sheets
Response: The scales depicted on Sheets 6-8 have been revised for consistency.
- Driveway grades (all lots) and driveway distance from intersections (for corner lots)
Response: A note addressing driveway grades has been added on Sheets 6-8. The plan also depicts “no driveway” zones at intersections to address §5-318(D) of the code.
- Copy of letter with signed acknowledgement from C. Givens (for variance request)
Response: The 2018 letter to the previous owner of the property was included for reference. The current owner does not have a copy of the acknowledgement signed by C. Givens, but the acknowledgement was to indicate a willingness to dedicate the Progress Street right-of-way and recreational amenities, which has since already been completed, making the acknowledgement a moot point.
- Typical cross section for Progress Street
Response: A typical cross section for Progress Street has been added on Sheet 10.
- Lot layout meeting Section 5-305 which requires continuation of existing streets and Section 5-317 relating to block design standards (example - Craig Drive, Primrose Drive)
Response: As discussed during the August 2022 meeting, the applicant is submitting a variance request to these code sections.

If you have any additional questions or comments, please feel free to contact me.

Sincerely,

BALZER AND ASSOCIATES

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