

# ISNRV BUILDING EXPANSION

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Located at 1284 North Main Street

**SPECIAL EXCEPTION TO 4338(D)**

Located in:

**Town of Blacksburg, Virginia**

Prepared For:

**Islamic Society of New River Valley, Inc.  
1284 North Main Street  
Blacksburg, VA 24060**

Project Number: 3449.0

Date: March 1, 2023

**Revised: April 25, 2023**



ENGINEERING • LAND PLANNING • SURVEYING  
1260 Radford Street • Christiansburg, Virginia 24073  
540.381.6011 office • 540.381.2773 fax  
[www.foresightdesignservices.com](http://www.foresightdesignservices.com)

# Special Exception Request for ISNRV Building Expansion

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# Special Exception Request for ISNRV Building Expansion

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## APPLICATION

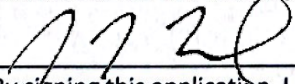
**TOWN OF BLACKSBURG CONDITIONAL USE PERMIT APPLICATION**

This application and all accompanying information must be submitted in full before the Conditional Use Permit can be accepted by Town staff. Once the Planning and Building Department accepts the application, it will be referred to the Planning Commission and Town Council for consideration. The application and all accompanying information will become conditions of approval. Any conditions of approval are binding. Other conditions may apply. Please contact the Planning and Building Department at (540) 443-1300 for application deadline or questions, or to schedule the required pre-submittal meeting.

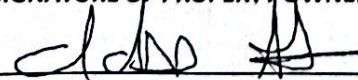
The following items **MUST** accompany this application for the Town of Blacksburg to accept this application for processing and review. Any items submitted cannot be larger than 11x17 in size:

- 1) Digital copies (PDF) of all application materials are required at the time of submittal, or within 5 working days of the submittal date.
- 2) Written, signed consent of the property owner. If the applicant is the contract purchaser, the written consent of the property owner is required (§1182)
- 3) Concept plan with surveyed boundaries for the property showing the lot, existing and proposed structures, site improvements, parking areas and spaces, and any other information necessary to determine the ability to meet the Zoning Ordinance site development standards, Use & Design standards, and compatibility with the neighborhood. A stormwater management concept plan with calculations is required. Application should also include projected water and sewer flows to determine impact to Town infrastructure
- 4) Vicinity map showing surrounding uses, zoning districts, buildings and other improvements
- 5) Building elevations for all proposed buildings, or elevations showing any changes to existing buildings
- 6) Sketch depicting any proposed signage including size, location, and materials
- 7) Completed Town of Blacksburg VDOT TIA Supplemental Form, and any other traffic information required by Town Staff as identified in the pre-submittal meeting
- 8) A list of adjacent property owners (including properties across a street) and their addresses. Reimbursement to the Town for Certified First Class Mail will be required upon Town verification of recipients and postage necessary to mail the application to all adjacent property owners.
- 9) Fee of \$500 for Conditional Use Permit or amendments to existing Conditional (special) Use Permits.
- 10) Proof of pre-submittal meeting between Town staff and applicant/agent (email correspondence or calendar appointment is sufficient) (§1182)
- 11) Prior to the initiation of an application for Conditional Use Permit, or prior to the issuance of final approval, the applicant shall produce satisfactory evidence that any delinquent real estate taxes owed, which have been properly assessed against the subject property, have been paid (§1182)
- 12) Any applicant for a Conditional Use Permit shall make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the names of stockholders, officers and directors, and in any case the names and addresses of all of the real parties of interest. The requirement of listing names of stockholders shall not apply to a corporation whose stock is traded on a national or local stock exchange, and which corporation has more than 500 shareholders (§1110)

**SIGNATURE OF APPLICANT/CONTACT PERSON + PRINTED NAME:**

 John T. Neel, P.E. DATE: 02/28/23  
By signing this application, I affirm that this application is complete and all required items are included

**SIGNATURE OF PROPERTY OWNER + PRINTED NAME:**

 Idris Adjericid DATE: 2/28/23  
By signing this application, I affirm that this application is complete and all required items are included

Location or Address of Property for Conditional Use Permit:

1264 N Main Street, Blacksburg, VA 24060

Tax Parcel Number(s): 226-(A)-327, 226-(A)-338

Acreage 3.113

Present Zoning District: GC - Small portion of the back of the site is R-5

Present Use of Property: Islamic Society of the New River Valley - Religious Assembly

Proposed Use for the Property Islamic Society of the New River Valley - Religious Assembly

Conditional Use Requested: SE for Parking in front of the Front Bldg Line Code Section 4338(d)

Is this request for an amendment to an existing Conditional (Special) Use Permit? No

Previous Conditional (Special) Use Permit Number/Resolution Number N/A

**APPLICANT/CONTACT PERSON (Contract Purchaser if applicable)**

NAME: Islamic Society of New River Valley, Inc.

ADDRESS: 1264 N Main Street

Blacksburg, VA 24060

PHONE: (540) 961-5210

EMAIL: iadjerid@gmail.com

**PROPERTY OWNER(s)** (If property is held in an LLC or other corporation, names of all partners must be disclosed. Signatures may be obtained and submitted on a separate sheet if needed)

NAME: Islamic Society of New River Valley, Inc.

ADDRESS: 1264 N Main Street

Blacksburg, VA 24060

PHONE: (540) 961-5210

EMAIL: iadjerid@gmail.com

**ENGINEER/ARCHITECT (optional)**

NAME: Foresight Design Services

ADDRESS: 1260 Radford Street

Christiansburg, VA 24073

PHONE: (540) 381-6011

EMAIL: info@foresightdesignservices.com

Please provide the following information - attach separate pages if necessary:

Description of the proposed use including any site modification

N/A

Please demonstrate how the proposed use, when complemented with additional measures, if any, will be in harmony with the purposes of the specific district in which it will be placed.

N/A

Please demonstrate how there will be no undue adverse impacts on the surrounding neighborhood in terms of public health, safety, or general welfare, and show the mitigation of impacts to achieve the goals.

N/A

Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of CUP evaluation. Identify and provide a justification for modification/exception

See attached narrative.

If the application is an amendment to an existing approved S/CUP, provide an identification of any proposed changes requested below and on a plan, and a strike-through and italic edit of any conditions proposed to be changed

N/A

# Special Exception Request for ISNRV Building Expansion

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## NARRATIVE

**1264 North Main Street  
Special Exception Request for ISNRV Building Expansion**

**Description of the proposed use (or site modification)**

The Islamic Society of the New River Valley (ISNRV) is currently located at 1284 N. Main Street in Blacksburg, Virginia. Currently there is a single existing structure on the site that hosts daily and Friday prayers for people of the Islamic Faith. The site also serves as a community hub for Muslims in the New River Valley. The ISNRV continues to grow and is in the process of planning an expansion of the existing facility. ISNRV purchased the adjacent 2.260 acre parcel from the Virginia Tech Foundation and is proposing a building and parking expansion onto this property. Due to the existing building on site, the desire to connect the new building to the existing, and the existing topography on site, the ISNRV is requesting a special exception to the requirement that all parking on site be behind the front building line.

**Any modifications or exceptions to Use and Design Standards or Development Standards must also be requested at the time of the CUP evaluation. Identify and provide a justification for modification/exception.**

A Special Exception to the requirement that all parking on site be behind the front building line is being requested.

Due to the existing facility and the overall site topography, the site design for the expanded ISNRV requires that some parking be located in front of the front building line. An overall phased conceptual plan of the proposed development has been included with this request. The existing facility is located almost 200' from the street right of way and the intention is to have a single cohesive facility to better accommodate the existing and future uses anticipated on the site. There are currently 12 existing parking spaces in front of the front building line of the existing facility. The new building and expansion of the existing facility would take place adjacent to the current building sharing a finish floor elevation and connection from the new building to the expansion of the current building.

The location of the existing and proposed building leaves almost 3/4 (25% of the total acreage) of an acre of the property in front of the front building line. Due to attendance numbers and the topography of the overall site, it is necessary to locate some parking in front of the front building line. There is approximately 32' of fall from the grade at North Main Street to the existing stream at the back of the property. This Special Exception will also allow for accessible parking users and other members of the community that might not need accessible parking but have physical challenges the opportunity to access the facility directly at the main entry level.

Proposed parking lot landscaping trees have been shown as well as required street trees per the zoning ordinance.



## **Phasing**

The proposed project will likely be phased. At this time, the proposed phases are as follows:

- Phase I – Construct full parking plan as shown while maintaining existing parking in front of the existing building.
- Phase II – Construct Multi-Purpose Building.
- Phase III – Construct Breezeway connector between buildings.
- Phase IV – Build addition onto existing building, expand breezeway connector, and complete parking.

Funding, cost of construction, and specific needs by the organization could change the above phasing plan. Phases may be combined or further broken down as the project progresses.

## **Floodplain**

A note about the impacts to the 100 year flood boundary has been placed on the concept plan. The result of the improvements shown on the concept plan along with the required grading for those improvements will not result in an impact to the 100 year flood boundary's elevation along the subject property. Calculations will be incorporated into the site plan submittal.

# Special Exception Request for ISNRV Building Expansion

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## APPENDICES

# Special Exception Request for ISNRV Building Expansion

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## APPENDIX A – SITE PLAN

X:\Drawings\3449\ENGINEERING\Design\Plans\3449\_Rezoning\_Sheets.dwg  
Phase 2 - 04/25/2023 2:37:45 PM - Seadwell - AutoCAD PDF (General Documentation).pc3, 1:1



**GENERAL NOTES:**

- OWNER/DEVELOPER: ISLAMIC SOCIETY OF NEW RIVER VALLEY INC  
1284 N MAIN STREET  
BLACKSBURG, VA. 24060  
PROJECT LOCATION: 1284 N MAIN STREET  
BLACKSBURG, VA. 24060
- TAX PARCEL NUMBER: 226-A-327, 226-A-328  
\* ALL WORK PROPOSED IN THESE PLANS IS TO BE DONE WITHIN THE ABOVE LISTED TAX PARCEL, EASEMENTS OBTAINED, OR PUBLIC RIGHTS-OF-WAY.
- ZONING DISTRICT: GC - GENERAL COMMERCIAL  
SETBACKS:  
FRONT= 10' FROM ANY STREET RIGHT-OF-WAY  
REAR= NONE  
SIDE= NONE
- LEGAL REFERENCE: D.B. 19 PG. 203 -INSTR #2020010348  
D.B. 686 PG. 3
- THIS TOPOGRAPHIC AND BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LOREN W. KNIGHTING FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUG. 08, 2021; AND THAT THIS PLAT AND/OR MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE(S) "X" BASED ON A SCALED LOCATION ON FIRM PANEL # 5112100131C EFFECTIVE DATE SEPT. 25, 2009. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.

- ZONING/PLANNING AREAS**  
TOTAL PROJECT/PARCEL AREA: 135,602 S.F. (3.113 AC.)  
TOTAL DISTURBED AREA: 90,701 S.F. (2.08 AC.)  
TOTAL BUILDING AREA: 14,190 S.F. (FOOTPRINT)  
BUILDING USE(S): RELIGIOUS ASSEMBLY (MAX 420 PEOPLE)  
BUILDING HEIGHT: LESS THAN 60 FEET  
LOT COVERAGE (% IMP): 61,763 S.F. (46.0%) MAX ALLOWED 85%
- LANDSCAPING AREAS**  
INTERIOR PRKG GREENSPACE REQ: 1,910 S.F. (5% OF ENTIRE PARKING LOT)  
INTERIOR PRKG GREENSPACE PROV: 4,700 S.F.  
INTERIOR TREES REQUIRED: 11 TREES (1 PER 10 SPACES)  
INTERIOR TREES PROVIDED: 11 TREES  
STREET TREES REQUIRED: 6 TREES (1 PER 30' OF FRONTAGE)  
STREET TREES PROVIDED: 6 TREES
- PARKING TABULATIONS**  
PARKING SPACES REQUIRED: 105 SPACES (1 SPACE PER 4 PEOPLE: [420 / 4])  
PARKING SPACES PROVIDED: 115 SPACES  
ACCESSIBLE SPACES REQUIRED: 5 SPACES  
ACCESSIBLE SPACES PROVIDED: 6 SPACES  
MOTORBIKE SPACES REQUIRED: 4 SPACES  
MOTORBIKE SPACES PROVIDED: 4 SPACES

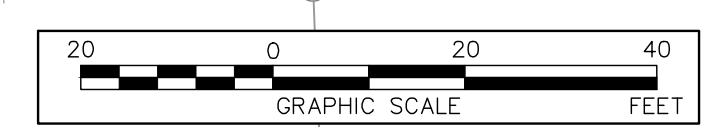
TPBC LLC  
TM 226-A-339A  
P.B. 20, PG. 11

TPBC LLC  
TM 226-A-339C  
P.B. 20, PG. 11

BELPROFO LLC  
TM 196-A-26  
P.B. 16, PG. 344  
INSTR. No. 2018007625

SAS LLC.  
TM 226-A-326  
INSTR. No. 2009005581

GILES ROAD DUPLEXES, LLC  
LOT 1A - 2D  
INSTR. No. 2009001440



**FORESIGHT**  
DESIGN SERVICES  
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**ISNRV BUILDING EXPANSION**

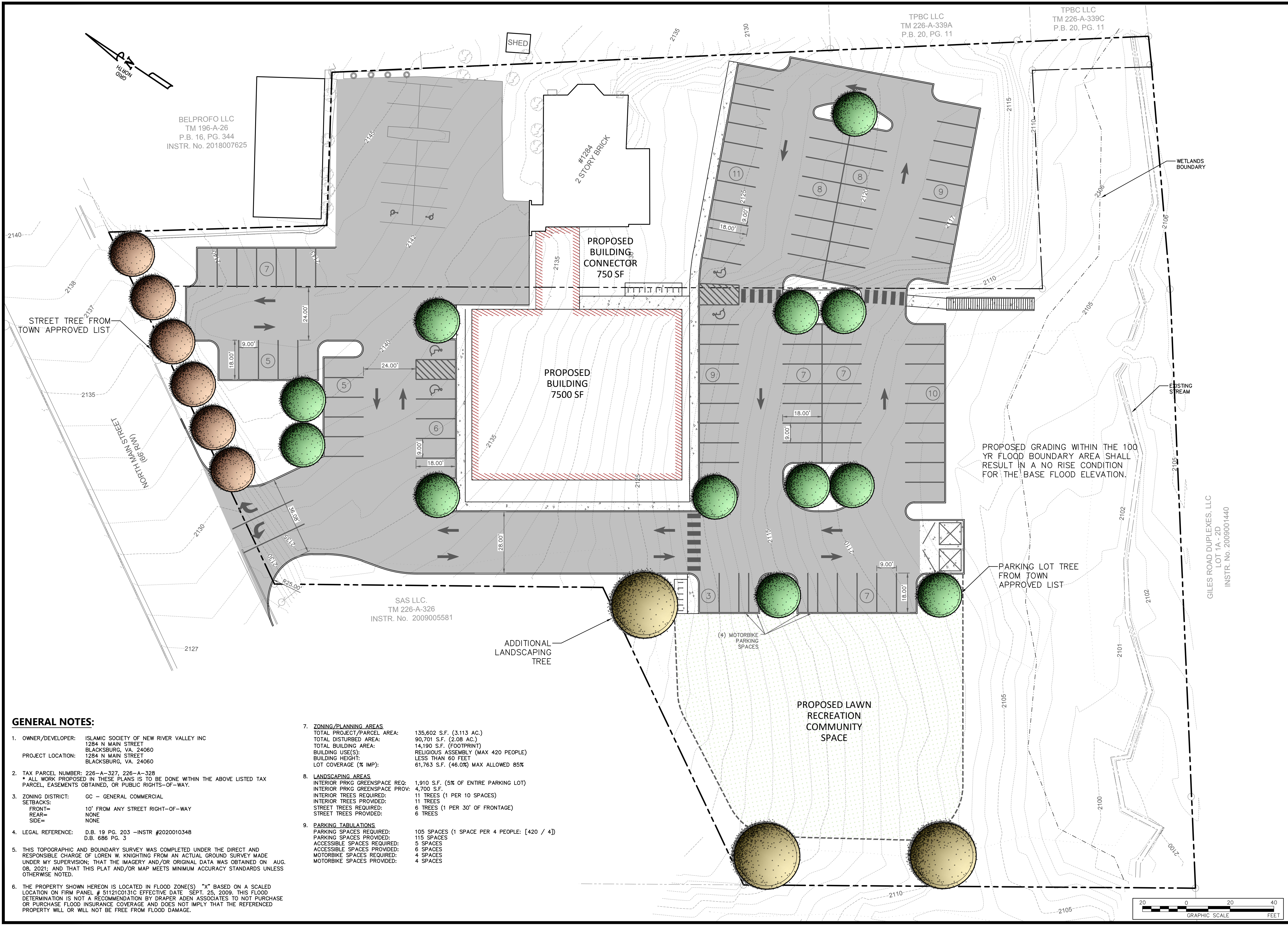
TOWN OF BLACKSBURG, VIRGINIA

**PRELIMINARY**  
NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PI	JOHN T. NEEL, PE
PM	TIMOTHY D. GUTHRIE, PE
DESIGN	SEC/TDG

ISSUE DATE	04/24/2023
FDS JOB NO.	3449
SHEET TITLE	NEW BUILDING
SHEET NUMBER	1 OF 3



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BUILDING CONNECTOR	
SHEET NUMBER	
2 OF 3	

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<b>7. ZONING/PLANNING AREAS</b>	TOTAL PROJECT/PARCEL AREA: 135,602 S.F. (3.113 AC.) TOTAL DISTURBED AREA: 90,701 S.F. (2.08 AC.) TOTAL BUILDING AREA: 14,190 S.F. (FOOTPRINT) BUILDING USE(S): RELIGIOUS ASSEMBLY (MAX 420 PEOPLE) BUILDING HEIGHT: LESS THAN 60 FEET LOT COVERAGE (% IMP): 61,763 S.F. (46.0%) MAX ALLOWED 85%
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P.B. 16, PG. 344  
INSTR. No. 2018007625

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TM 226-A-339A  
P.B. 20, PG. 11

TPBC LLC  
TM 226-A-339C  
P.B. 20, PG. 11

EXISTING BUILDING EXPANSION  
4775 SF

PROPOSED BUILDING CONNECTOR  
1950 SF

PROPOSED BUILDING  
7500 SF

SAS LLC.  
TM 226-A-326  
INSTR. No. 2009005581

ADDITIONAL LANDSCAPING TREE

PROPOSED LAWN RECREATION COMMUNITY SPACE

PROPOSED GRADING WITHIN THE 100 YR FLOOD BOUNDARY AREA SHALL RESULT IN A NO RISE CONDITION FOR THE BASE FLOOD ELEVATION.

PARKING LOT TREE FROM TOWN APPROVED LIST

WETLANDS BOUNDARY

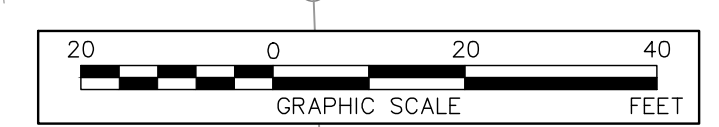
EXISTING STREAM

GILES ROAD DUPLEXES, LLC  
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INSTR. No. 2009001440

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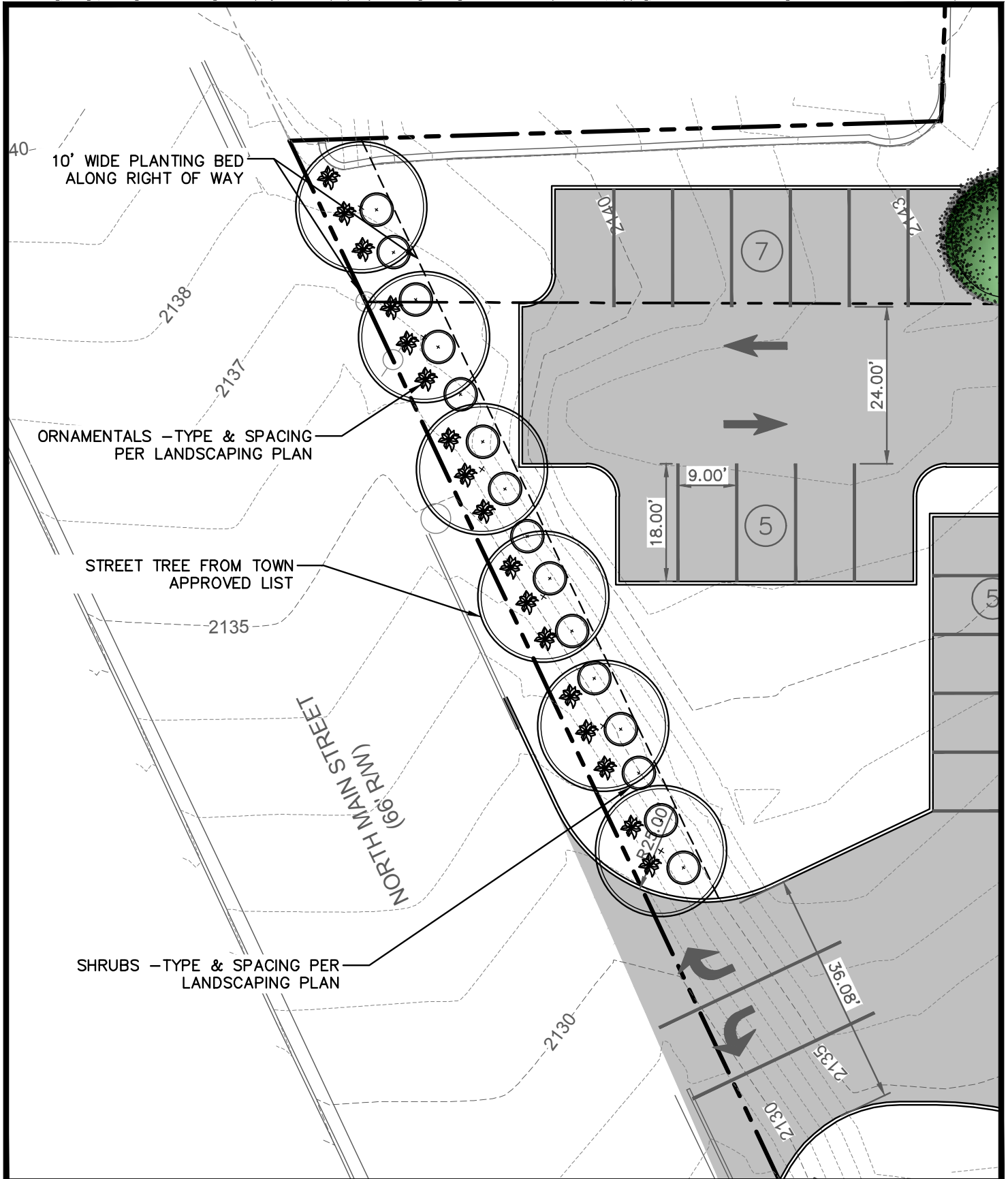
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NO.	COMMENTS	DATE

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PM	TIMOTHY D. GUTHRIE, PE
DESIGN	SEC/TDG
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SHEET NUMBER	
3 OF 3	



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 Christiansburg, Virginia 24073  
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**PLANTING BED EXHIBIT**

ISNRV BUILDING EXPANSION

TOWN OF BLACKSBURG, VIRGINIA

REVISIONS	

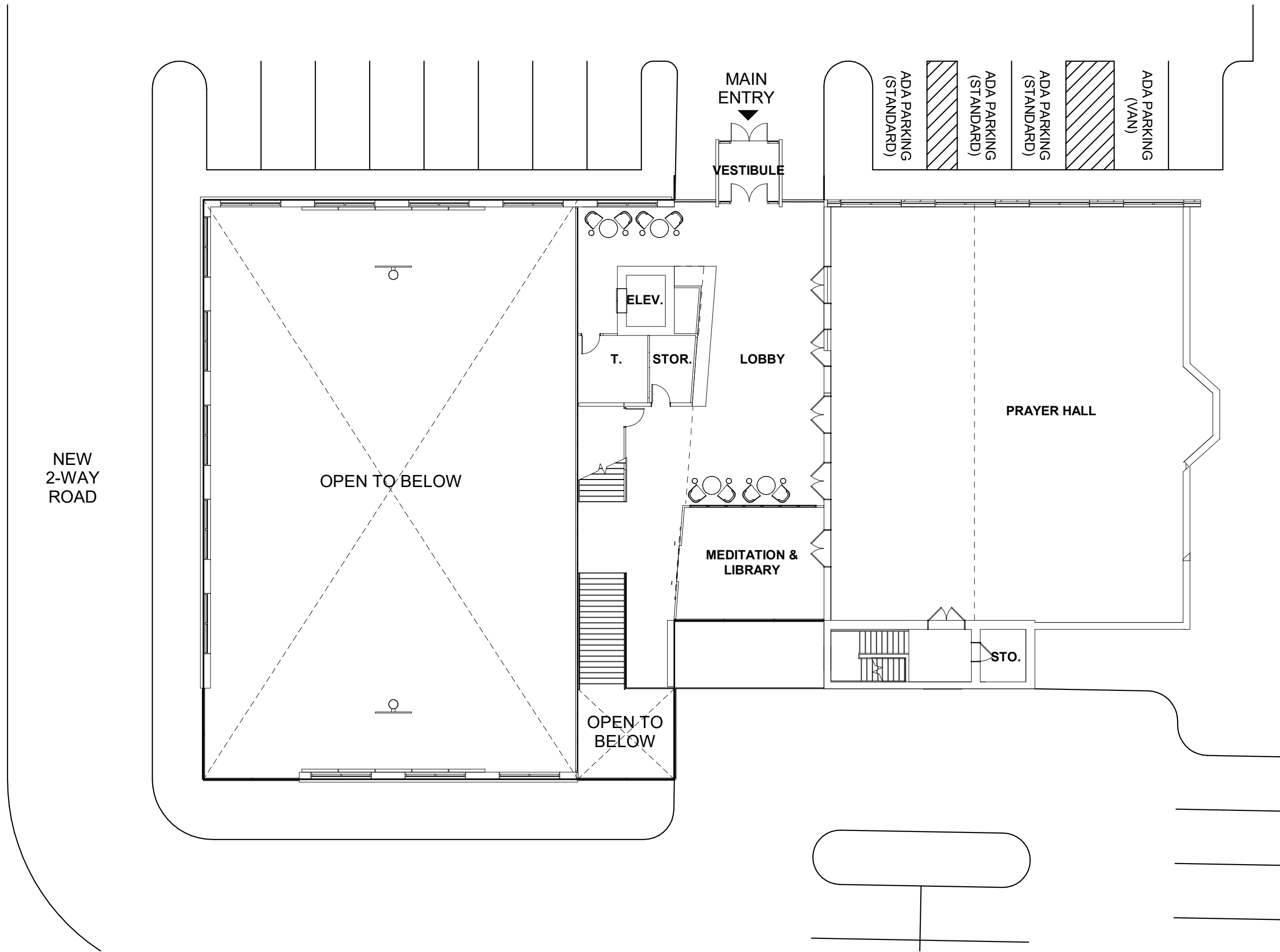
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PIC	JOHN T. NEEL, PE	
PM	TIMOTHY D. GUTHRIE, PE	
DSGN	SEC/TDG	
DATE	FDS JN	SHEET
04/24/2023	3449	1 OF 1

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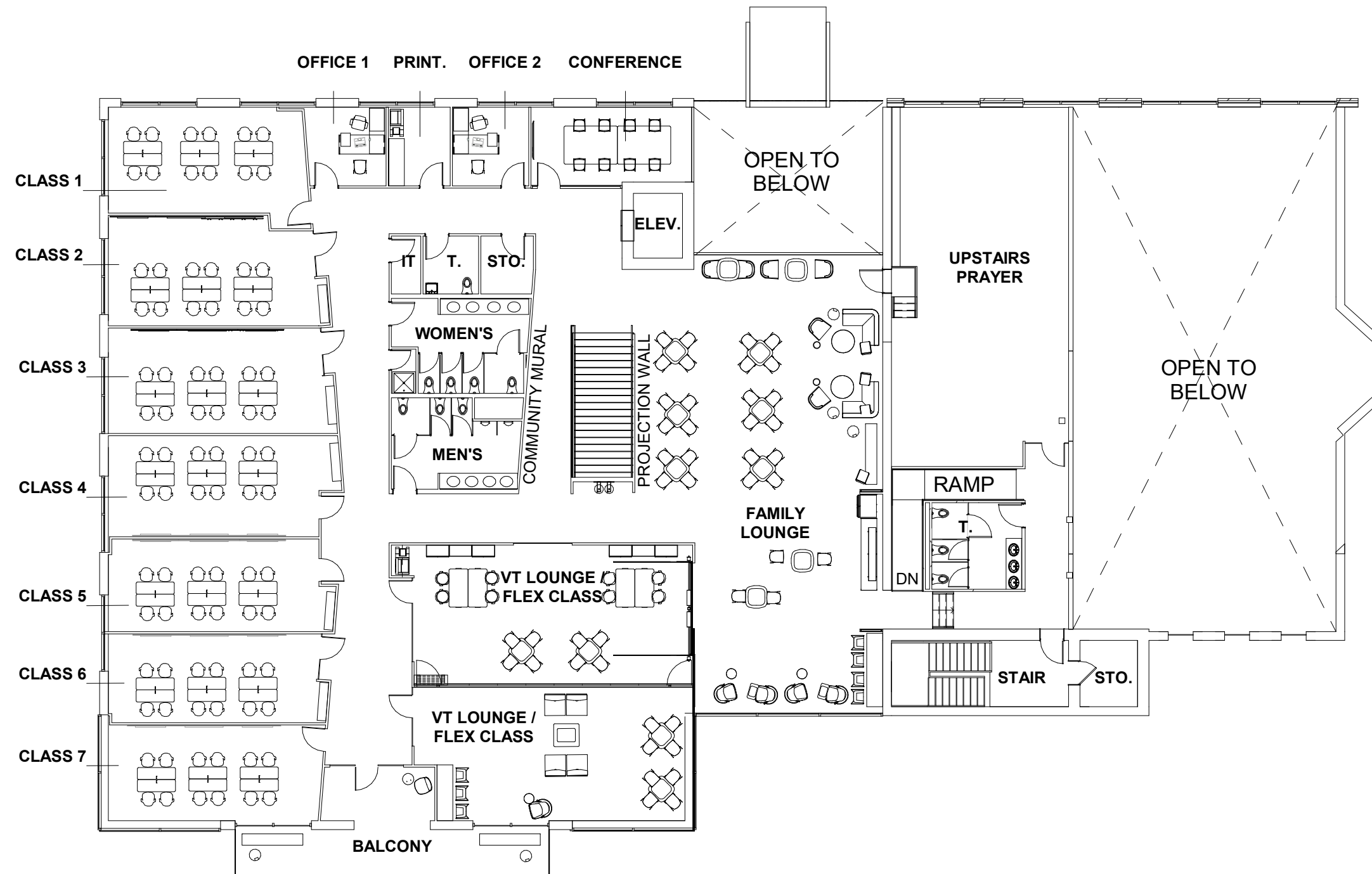
## APPENDIX B – BUILDING FLOOR PLANS





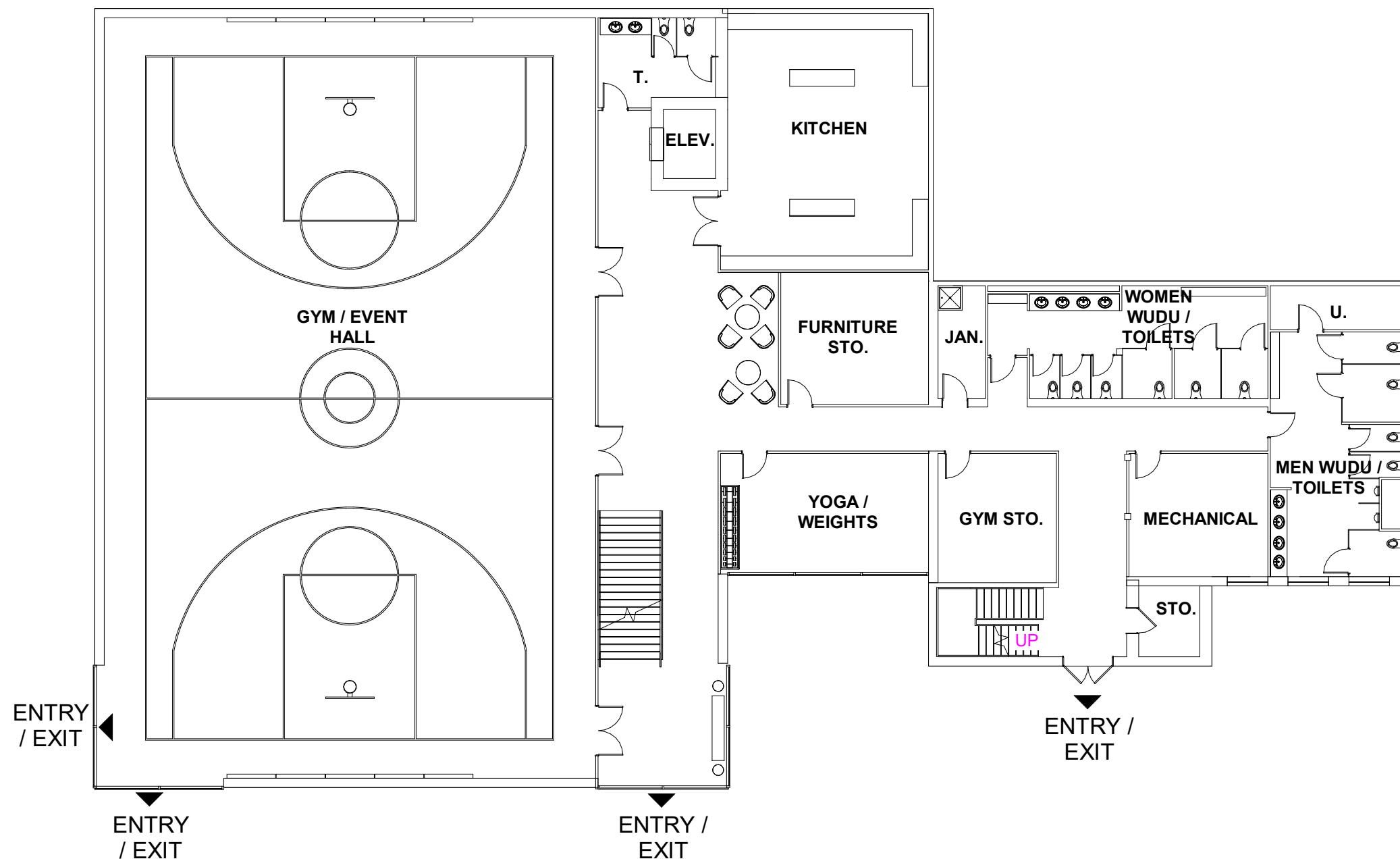
Note - Building Floor Plans are conceptual in nature and subject to change during final design.





Note - Building Floor Plans are conceptual in nature and subject to change during final design.





Note - Building Floor Plans are conceptual in nature and subject to change during final design.



# Special Exception Request for ISNRV Building Expansion

---

## APPENDIX C – BUILDING ELEVATIONS



Note - Building  
Elevation  
Views are  
conceptual in  
nature and  
subject to  
change during  
final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.





Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building  
Elevation  
Views are  
conceptual in  
nature and  
subject to  
change during  
final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.



Note - Building Elevation Views are conceptual in nature and subject to change during final design.

# Special Exception Request for ISNRV Building Expansion

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## APPENDIX D – STREET 3D VIEWS









# Special Exception Request for ISNRV Building Expansion

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## APPENDIX E – ADJACENT PROPERTY OWNERS

1216 North Main Street  
Map Number: 226-A-326  
Owner: SAS, LLC  
P.O. Box 10397  
Blacksburg, VA 24062

1280 North Main Street  
Map Number: 196-A-26  
Owner: Belprofo, LLC  
1100 Wythe Street, 1165  
Alexandria, VA 22313

801 Giles Road  
Map Number: 226-39-1A  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

803 Giles Road  
Map Number: 226-39-2A  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

805 Giles Road  
Map Number: 226-39-1B  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

807 Giles Road  
Map Number: 226-39-2B  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

809 Giles Road  
Map Number: 226-A-327C  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

807 Giles Road  
Map Number: 226-39-2B  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

813 Giles Road  
Map Number: 226-39-1D  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

815 Giles Road  
Map Number: 226-39-2D  
Owner: Rentburg, LLC  
107 Knoll Ct.  
Radford, VA 24141

901 Giles Road  
Map Number: 226-A-339C  
Owner: 901 Giles, LLC  
750 Den Hill Road  
Christiansburg, VA 24073

901 Giles Road  
Map Number: 226-A-339C  
Owner: 903-905 Giles, LLC  
750 Den Hill Road  
Christiansburg, VA 24073

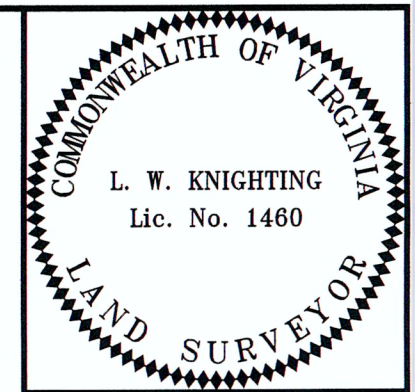
# Special Exception Request for ISNRV Building Expansion

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## APPENDIX F – EXISTING SURVEY

**NOTES:**

- 1.) SOURCE OF MERIDIAN: VIRGINIA STATE PLANE, SOUTH ZONE, NAD 83 BASED UPON: GPS OBSERVATIONS.
- 2.) VERTICAL DATUM: NAVD 88 BASED UPON: GPS OBSERVATIONS.
- 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE REPORT AND ALL EASEMENTS AND ENCUMBRANCES THAT MIGHT BE DISCLOSED IN A TITLE SEARCH MAY NOT BE SHOWN.
- 4.) UTILITIES SHOWN ARE BASED UPON:
  - \_\_\_ SUE QUALITY LEVEL D, ASCE 38-02 - COMPILED RECORDS ONLY
  - \_\_\_ SUE QUALITY LEVEL C, ASCE 38-02 - VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
  - \_\_\_ X SUE QUALITY LEVEL B, ASCE 38-02 - FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY MISS UTILITY, TICKET # B121200046; AND VISIBLE EVIDENCE IN CONJUNCTION WITH COMPILED RECORDS.
  - \_\_\_ SUE QUALITY LEVEL A, ASCE 38-02 - TEST PITS AT LOCATIONS SHOWN HEREON PERFORMED BY (DAA; OTHER) IN CONJUNCTION WITH FIELD DESIGNATION OF UNDERGROUND UTILITIES PERFORMED BY (DAA; MISS UTILITY, TICKET # \_\_\_\_\_ OTHER), VISIBLE EVIDENCE AND COMPILED RECORDS.
  - \_\_\_ NO SUE WAS PERFORMED OR REQUESTED FOR THIS SURVEY. UTILITIES SHOWN HEREON ARE BASED ON FIELD OBSERVATION ONLY.
- 5.) THIS TOPOGRAPHIC AND BOUNDARY SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF LOREN W. KNIGHTING FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON AUG. 08, 2021; AND THAT THIS PLAT AND/OR MAP MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 6.) CONTOUR INTERVAL: 1'.
- 7.) THIS SURVEY WAS PREPARED FOR DEVELOPMENT CONSULTING SERVICES, PLC. DRAPER ADEN ASSOCIATES ASSUMES NO LIABILITY FOR REUSE OR MODIFICATION OF THIS DOCUMENT.
- 8.) PROPERTY LINES SHOWN HEREON ARE: COMPILED FROM RECORD INFORMATION AND ORIENTED TO CURRENT FIELD TIES.
- 9.) DRAPER ADEN ASSOCIATES PROVIDES BENCHMARKS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THESE PLANS. ALL OTHER EXISTING ELEVATIONS ARE FOR REFERENCE TO EXISTING CONDITIONS ONLY. DO NOT USE SPOT ELEVATIONS, FINISH FLOOR ELEVATIONS, ELEVATIONS ON MANHOLES, ELEVATIONS ON SURVEY NAILS, SURVEY HUBS, CONTROL POINTS (HORIZONTAL POINTS PROVIDED) OR ANY OTHER POINTS FOR CONSTRUCTION OTHER THAN THE PROVIDED BENCHMARKS. FAILURE TO UTILIZE AND VERIFY THE PROVIDED BENCHMARKS COULD RESULT IN DAMAGES AND ADDITIONAL COST THAT ARE THE CONTRACTOR'S RESPONSIBILITY.
- 10.) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE(S) "X" BASED ON A SCALED LOCATION ON FIRM PANEL # 51121C0131C EFFECTIVE DATE SEPT. 25, 2009. THIS FLOOD DETERMINATION IS NOT A RECOMMENDATION BY DRAPER ADEN ASSOCIATES TO NOT PURCHASE OR PURCHASE FLOOD INSURANCE COVERAGE AND DOES NOT IMPLY THAT THE REFERENCED PROPERTY WILL OR WILL NOT BE FREE FROM FLOOD DAMAGE.
- 11.) MATTERS PERTAINING TO ARCHEOLOGICAL OR HISTORIC FEATURES, WETLANDS OR FLOOD CONDITIONS, IF ANY, HAVE NOT BEEN ADDRESSED AS PART OF THIS SURVEY.



**Draper Aden Associates**  
 Engineering • Surveying • Environmental Services

2206 South Main Street  
 Blacksburg, VA 24060  
 540-552-0444 Fax: 540-552-0291  
 www.daa.com

• Raleigh, NC  
 • Fayetteville, NC  
 • Northern Virginia  
 • Virginia Beach, VA

• Richmond, VA  
 • Charlottesville, VA  
 • Hampton Roads, VA

**TOPOGRAPHIC SURVEY**  
**ISLAMIC SOCIETY OF**  
**NEW RIVER VALLEY PROPERTIES**  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

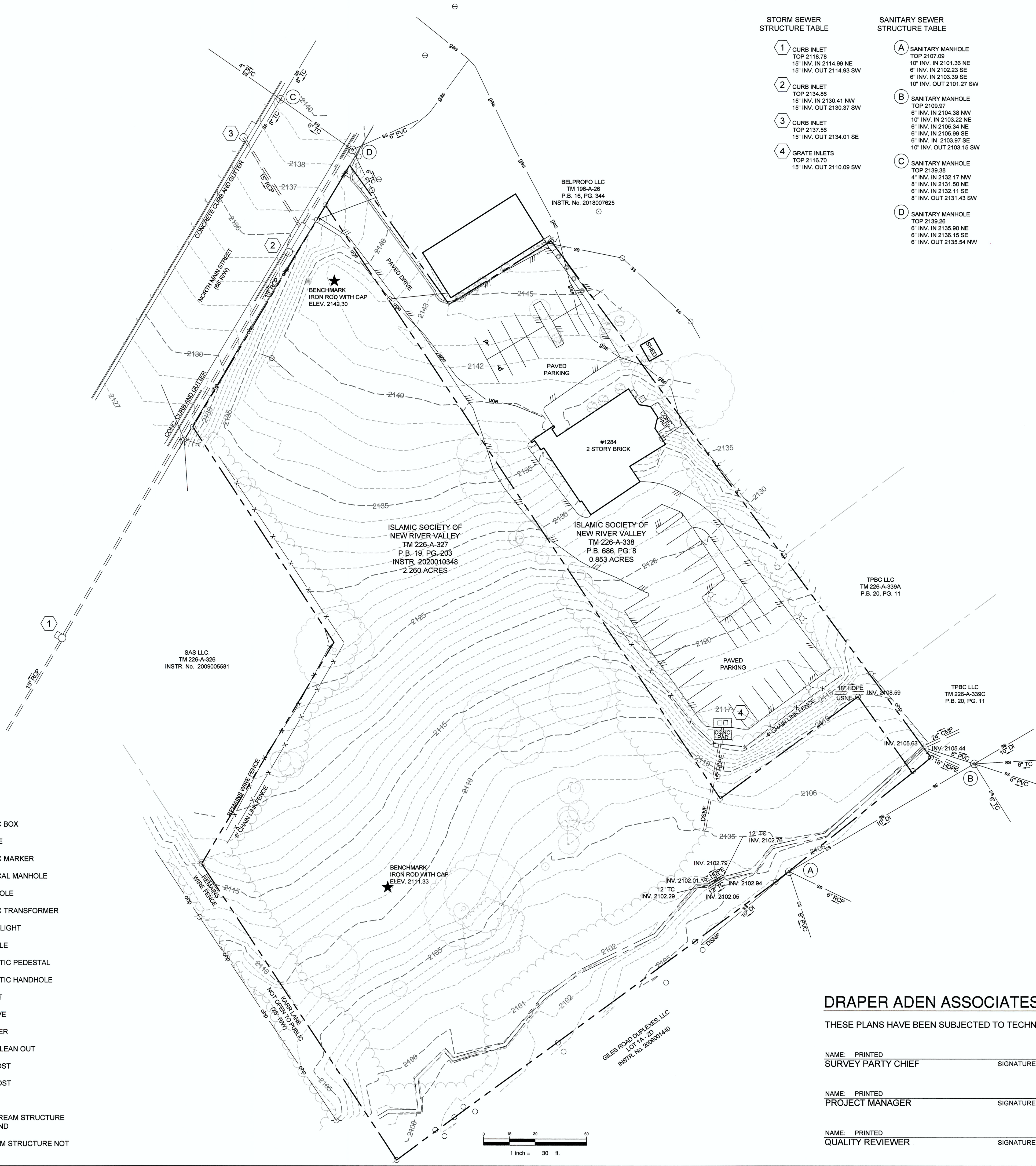
REVISIONS	
DESIGNED BY:	N/A
DRAWN BY:	JFF
CHECKED BY:	LWK
SCALE:	1" = 30'
DATE:	08/08/21
PROJECT NUMBER:	2101518
<b>SHEET</b>	
<b>1 OF 1</b>	

**STORM SEWER STRUCTURE TABLE**

1	CURB INLET TOP 2118.78 15" INV. IN 2114.99 NE 15" INV. OUT 2114.93 SW
2	CURB INLET TOP 2134.86 15" INV. IN 2130.41 NW 15" INV. OUT 2130.37 SW
3	CURB INLET TOP 2137.56 15" INV. OUT 2134.01 SE
4	GRATE INLETS TOP 2116.70 15" INV. OUT 2110.09 SW

**SANITARY SEWER STRUCTURE TABLE**

A	SANITARY MANHOLE TOP 2107.09 6" INV. IN 2101.36 NE 6" INV. IN 2102.23 SE 6" INV. IN 2103.39 SE 10" INV. OUT 2101.27 SW
B	SANITARY MANHOLE TOP 2109.97 6" INV. IN 2104.38 NW 10" INV. IN 2103.22 NE 6" INV. IN 2105.34 NE 6" INV. IN 2105.99 SE 10" INV. OUT 2103.15 SW
C	SANITARY MANHOLE TOP 2139.38 4" INV. IN 2132.17 NW 6" INV. IN 2131.50 NE 6" INV. IN 2132.11 SE 6" INV. OUT 2131.43 SW
D	SANITARY MANHOLE TOP 2139.26 6" INV. IN 2135.90 NE 6" INV. IN 2136.15 SE 6" INV. OUT 2135.54 NW



**LEGEND**

---	PROPERTY LINE	○	TELEPHONE PEDESTAL	⊡	ELECTRIC BOX
- - - 1000 - - -	CONTOUR	⊕	TELEPHONE MANHOLE	⊙	GUY POLE
g	GAS LINE	⊠	TELEPHONE BOX	⊕	ELECTRIC MARKER
ohp	OVERHEAD POWER	⊕	FIRE HYDRANT	⊕	ELECTRICAL MANHOLE
ss	SANITARY SEWER AND MANHOLE	⊕	WATER VALVE	⊕	UTILITY POLE
---	STORM LINE AND MANHOLE	⊕	WATER METER	⊕	ELECTRIC TRANSFORMER
---	STORM LINE AND INLET	⊕	WELL	☆	GROUND LIGHT
cabv	UNDERGROUND CABLE TV	★	BENCHMARK	⊕	LIGHT POLE
ugp	UNDERGROUND ELECTRIC	⊕	BOLLARD	⊕	FIBER OPTIC PEDESTAL
ugt	UNDERGROUND TELEPHONE	⊕	ROD FOUND	⊕	FIBER OPTIC HANDHOLE
fb	UNDERGROUND FIBER OPTIC	⊕	MONUMENT FOUND	⊕	GAS VENT
unk	UNKNOWN UTILITY	⊕	SIGN (1-POST)	⊕	GAS VALVE
w	WATERLINE	⊕	SIGN (2-POST)	⊕	GAS METER
///	ASPHALT	+ 1561.3	SPOT ELEVATION	⊕	SEWER CLEAN OUT
X	BUILDING	⊕	DECIDUOUS TREE	⊕	WOOD POST
- - -	FENCE (AS NOTED)	⊕	EVERGREEN TREE	⊕	METAL POST
---	STREAM	⊕	SHRUB	⊕	GRAVEL
---	TREELINE	⊕	CONCRETE	⊕	DSNF
---	GUY WIRE	⊕	DSNF	⊕	DOWNSTREAM STRUCTURE NOT FOUND
		⊕	USNF	⊕	UPSTREAM STRUCTURE NOT FOUND

P:\2021\1000010151805-SURV\20210808\2101518.dwg August 14, 2021 12:25:50 PM

Special Exception Request for ISNRV Building Expansion

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**APPENDIX G – LETTER REGARDING PRE-SUBMITTAL MEETING WITH TOWN STAFF**

**From:** [Kate Turner](#)  
**To:** [John Neel](#); [Kinsey O'Shea](#)  
**Cc:** [Kali Casper](#); [Shawn Caldwell](#); [Tim Guthrie](#)  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)  
**Date:** Wednesday, November 23, 2022 7:55:42 AM

---

Good Morning All:

I just wanted to check in to see if 2:30 on Friday, December 9<sup>th</sup> would work for you. Also, will you be sending out the meeting invite?

Thanks,

Kate Turner  
Foresight Design Services

---

**From:** John Neel <jneel@foresightdesignservices.com>  
**Sent:** Monday, November 21, 2022 12:37 PM  
**To:** Kinsey O'Shea <KOShea@blacksburg.gov>  
**Cc:** Kali Casper <KCasper@blacksburg.gov>; Kate Turner <kturner@foresightdesignservices.com>; Shawn Caldwell <scaldwell@foresightdesignservices.com>; Tim Guthrie <tguthrie@foresightdesignservices.com>  
**Subject:** Re: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

Could we do 2:30?

Thanks,  
John

John T. Neel  
540.239.8174

On Nov 21, 2022, at 11:50 AM, Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)> wrote:

Anytime on Friday 9<sup>th</sup>?

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>

**Sent:** Monday, November 21, 2022 9:39 AM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

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Kinsey – I've actually now got something scheduled for then. What else might work?

Thanks,  
John

***John T. Neel***

[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)

(540) 239-8174 (cell)

(540) 381-6011 (office)

---

**From:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Sent:** Monday, November 21, 2022 9:23 AM  
**To:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

Afternoon of the 7<sup>th</sup>?

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>  
**Sent:** Friday, November 18, 2022 1:41 PM



**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell  
<[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie  
<[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

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Kinsey – Just wanting to follow up on this.

Thanks,  
John

**John T. Neel**

[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)

(540) 239-8174 (cell)

(540) 381-6011 (office)

---

**From:** John Neel  
**Sent:** Tuesday, November 15, 2022 10:12 AM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell  
<[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie  
<[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

Sorry, when I say school, I mean Sunday(generically using Sunday, but they have Friday services and other days too) School for the Mosque.

They were just wanting me to get a gut reaction from a town planner on whether the request might be viewed favorably or not.

Our plan is to put together an overall concept/master/phasing plan and come sit down with you all to discuss in the near future.

Can we go ahead and give me some dates/times for the week of the 6<sup>th</sup>? We've got several folks on our client side to coordinate with as well. I'm thinking it probably needs to be the 7<sup>th</sup>/8<sup>th</sup>/9<sup>th</sup> as I'm tied up on the 5<sup>th</sup> and it looks like you all have Town Council Work Session and then we have PC Public Hearings on the 6<sup>th</sup>?

Thanks,  
John

**John T. Neel**

[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)

(540) 239-8174 (cell)

(540) 381-6011 (office)

---

**From:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>  
**Sent:** Tuesday, November 15, 2022 9:54 AM  
**To:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

John,

I am really sorry, but we are scheduling things at least a week out because we can't get together any quicker. It also sounds like there's more than just a request for parking in front of the building line? A school sounds like a CUP, without knowing much more.

With Thanksgiving next week, our first available isn't until December 1 in the morning, or December 2 in the afternoon.

**Kinsey O'Shea, AICP**  
**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department  
400 South Main Street  
540.443.1300  
[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>  
**Sent:** Tuesday, November 15, 2022 9:26 AM  
**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>  
**Cc:** Kate Turner <[kturner@foresightdesignservices.com](mailto:kturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>  
**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

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senders.

Okay. Any time tomorrow available?

**John T. Neel**

[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)

(540) 239-8174 (cell)

(540) 381-6011 (office)

---

**From:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>

**Sent:** Tuesday, November 15, 2022 9:20 AM

**To:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>; Kali Casper <[KCasper@blacksburg.gov](mailto:KCasper@blacksburg.gov)>

**Cc:** Kate Turner <[ktturner@foresightdesignservices.com](mailto:ktturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>

**Subject:** RE: Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

John,

I'm sorry, we will not have time today. We are preparing for the Planning Commission work session this afternoon.

**Kinsey O'Shea, AICP**

**Senior Planner, Current Planning & Development Administration**

Town of Blacksburg Planning & Building Department

400 South Main Street

540.443.1300

[www.blacksburg.gov](http://www.blacksburg.gov)

**From:** John Neel <[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)>

**Sent:** Monday, November 14, 2022 9:23 PM

**To:** Kinsey O'Shea <[KOShea@blacksburg.gov](mailto:KOShea@blacksburg.gov)>

**Cc:** Kate Turner <[ktturner@foresightdesignservices.com](mailto:ktturner@foresightdesignservices.com)>; Shawn Caldwell <[scaldwell@foresightdesignservices.com](mailto:scaldwell@foresightdesignservices.com)>; Tim Guthrie <[tguthrie@foresightdesignservices.com](mailto:tguthrie@foresightdesignservices.com)>

**Subject:** Town Council Work Session Tomorrow - ISNRV Parking Exception(JN3449)

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Kinsey – I was planning on coming to the Town Council work session tomorrow to listen

to the Downtown Northwest stuff. Would you possibly be available to talk about the ISNRV site and a parking exception request either before or after?

Attached is the survey base sheet for the site. Our client, ISNRV is wanting to build a school/gym building and attach it to the existing building eventually. This pushes us to have some parking up front. My read of the criteria for getting an exception is pretty aligned with what they are wanting to do. They want me to get some feedback from staff prior to spending the time and money to apply.

Thanks,  
John

***John T. Neel***

[jneel@foresightdesignservices.com](mailto:jneel@foresightdesignservices.com)

[\(540\) 239-8174](tel:(540)239-8174) (cell)

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