

STAFF UPDATE MEMO

TO: Planning Commission

FROM: Kali Casper, *AICP*, Assistant Planning Director

DATE: September 1, 2023

SUBJECT: ROW23-0001 Request to vacate approximately 20,439 square feet of Town-Owned Right-of-Way (adjacent to Tax Parcel 347-8 1) at 2600 Research Center Drive by Gretchen Merix of Balzer & Associates (applicant) on behalf of Snyder-Hunt Company, LLP (owner).

At the August 15, 2023 Planning Commission work session, the ROW vacation application was discussed including:

- Public and private utility easements
- Potholing for water utility locations
- Stormwater management areas
- Staff recommended ROW vacation conditions
- Relationship to the adjacent school and parking provided

In response, the applicant has submitted revisions to the application dated August 31, 2023 including:

- Revision Letter
- Updated Row Vacation Exhibit
- Easement Exhibit
- Waterline Markup Exhibit
- Memorandum of Understanding with adjacent school

The provided revisions address the outstanding issues from the work session and are discussed below.

Public Utility Easements

Based on discussion with Town staff, the applicant has provided a utility easement exhibit to reflect the staff recommended perimeter public utility easement. Staff has revised condition #1 to reflect this exhibit.

After further review in coordination with the submitted administrative site plan, staff has determined that a public utility easement will not be needed over the existing sanitary sewer line in the Rimrock Drive right-of-way (area to be vacated). Instead, based on the site plan, staff has removed condition #3 since the existing sanitary sewer line will be abandoned as the buildings it currently serves will be demolished.

The easement exhibit also identifies two newly depicted active public easements on the site, a 15' public utility easement and a 5' public sidewalk easement. The applicant is requesting to vacate both of these easements. Planning Commission does not take action on the vacation of the active public easements; only the right-of-way vacation request. Town Council will consider these easement vacations on the same schedule as the ROW vacation request.

Water

The applicant has provided confirmation of the existing waterline depth to Town engineering staff. *The variance request can now be considered as part of the site plan review process.*

Parking for Adjacent Parcel

In response to questions at work session, the applicant has provided the Memorandum of Understanding (MOU) between the property owner and the adjacent parcel owner for the Mine, Me, and Us Montessori School. The MOU provides for the school's use of 17 parking spaces that will be constructed as part of the site plan for the Blue Ridge Cancer Care expansion.

REVISED CONDITIONS

Staff and the Town Attorney recommend the following language and *revised* conditions, if the ROW vacation is approved.

The following conditions must be met on or before one (1) year from Town Council's adoption of this ordinance:

1. *The applicant shall dedicate a perimeter public utility easement along the property line as shown in the Easement Exhibit dated August 31, 2023.*
2. The applicant shall dedicate a public utility easement or private easement for private utilities contained in the right-of-way, or otherwise demonstrate that the private utilities will not be affected.
3. The applicant shall dedicate a sidewalk easement for any existing portions of sidewalk serving Research Center Drive.
4. The applicant shall vacate all existing interior lot lines.

Attachments

Revised application materials dated August 31, 2023



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

8/31/2023

Matthew Sampa
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Rimrock Drive Right of Way Vacation - Revisions

Dear Matthew,

We are providing the following updates to address comments discussed in the Staff Report and at the Planning Commission Work Session on August 15, 2023.

Revisions included are:

- 1) Waterline markup providing depths found during potholing
- 2) Memorandum of Understanding between Snyder Hunt, LLP and Mine, Me and Us Montessori School
- 3) Easement revisions as discussed with staff
- 4) Shifting existing water meter for the school to the property line

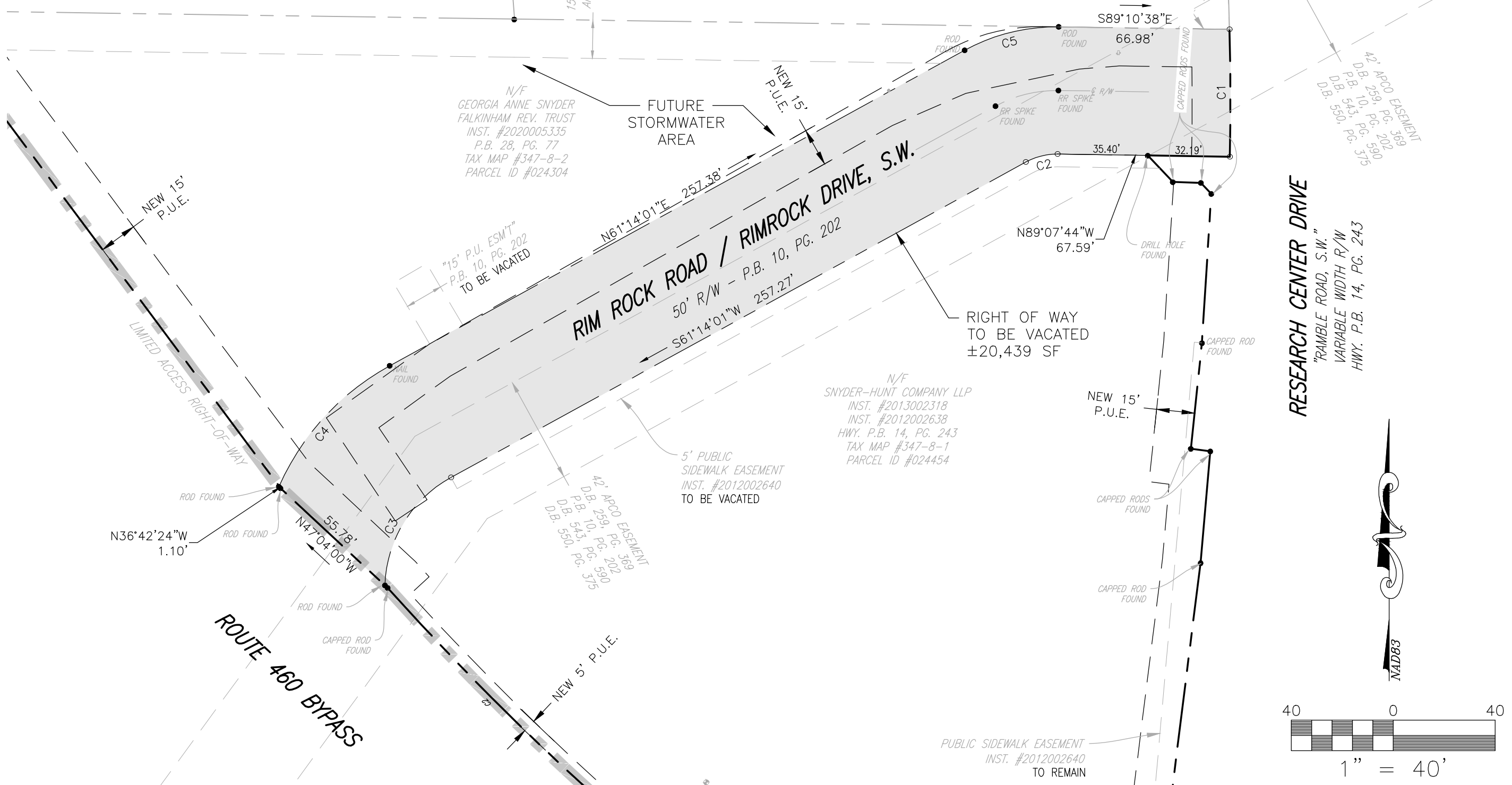
Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Gretchen L. Merix, P.E.
Associate

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.01'	1099.11'	2°36'24"	N0°08'13"W	50.00'
C2	13.03'	25.44'	29°20'22"	N75°54'12"E	12.89'
C3	51.96'	50.04'	59°29'54"	N31°29'04"E	49.66'
C4	65.33'	100.00'	37°25'47"	S42°31'08"W	64.17'
C5	38.51'	74.57'	29°35'21"	S76°01'41"W	38.08'



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

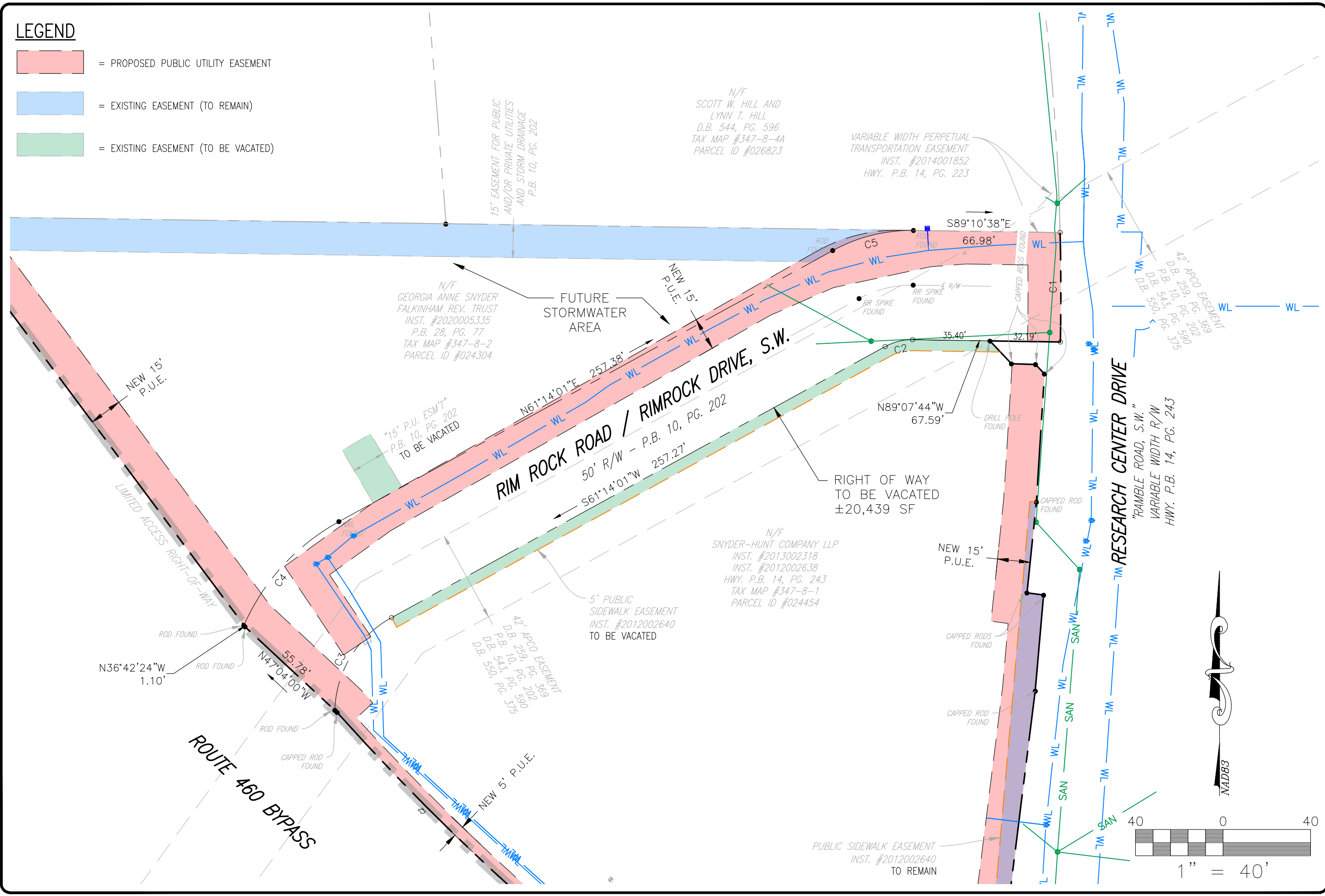
RIMROCK DRIVE
 PROPOSED RIGHT-OF-WAY VACATION

PRICES FORK MAGISTERIAL DISTRICT
 2600 RESEARCH CENTER DRIVE

DATE 4/13/23
 SCALE 1" = 40'
 REVISIONS
 1. 8/31/23

LEGEND

- = PROPOSED PUBLIC UTILITY EASEMENT
- = EXISTING EASEMENT (TO REMAIN)
- = EXISTING EASEMENT (TO BE VACATED)



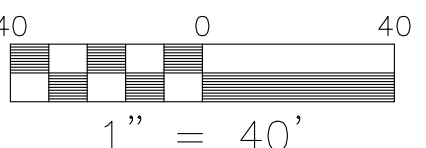
BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley
www.balzer.cc
 80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

**RIMROCK DRIVE
 EASEMENT EXHIBIT**

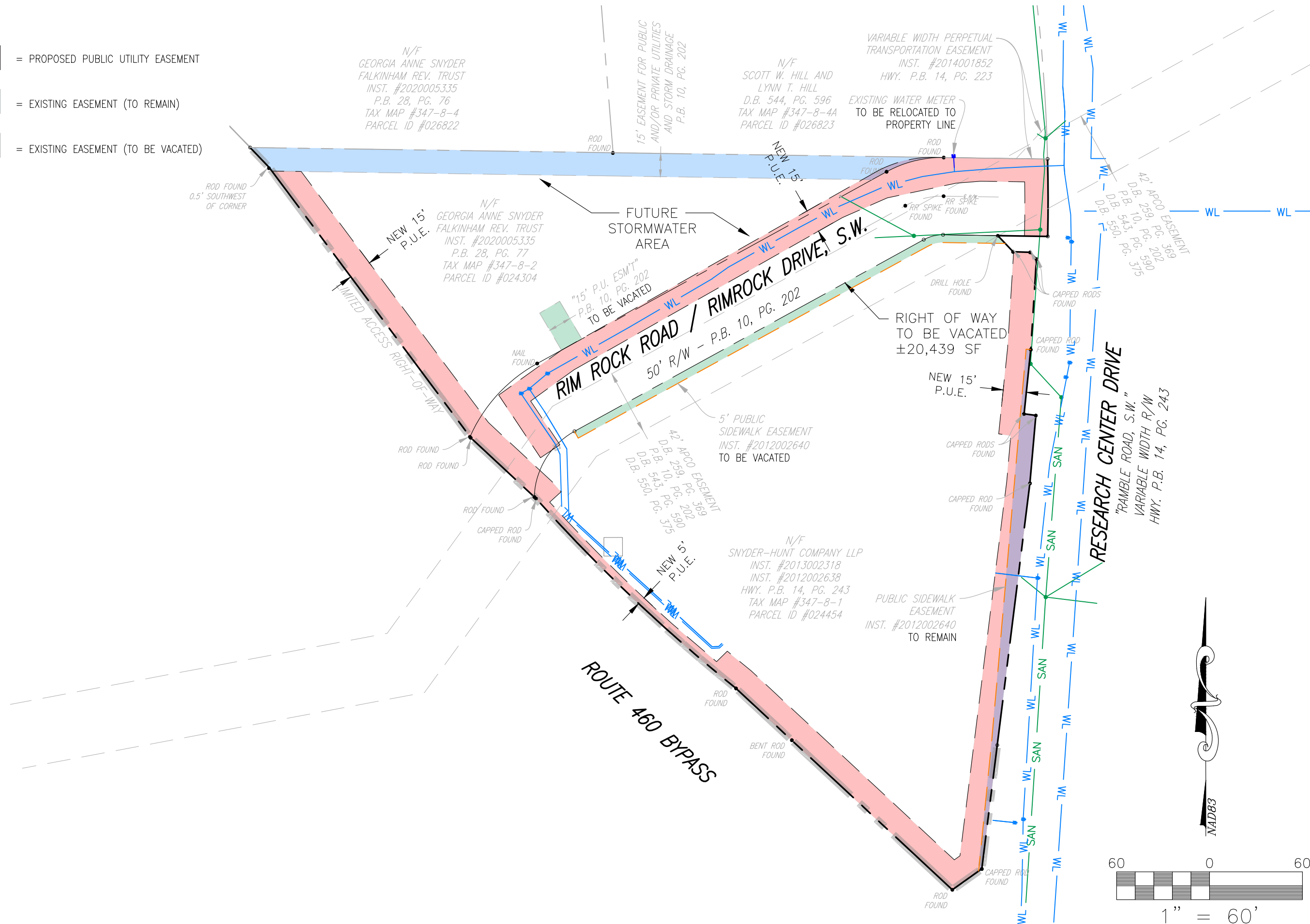
PRICES FORK MAGISTERIAL DISTRICT
 2600 RESEARCH CENTER DRIVE

DATE 4/13/23
 SCALE 1" = 40'
 REVISIONS
 1. 8/31/23



LEGEND

- = PROPOSED PUBLIC UTILITY EASEMENT
- = EXISTING EASEMENT (TO REMAIN)
- = EXISTING EASEMENT (TO BE VACATED)



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley

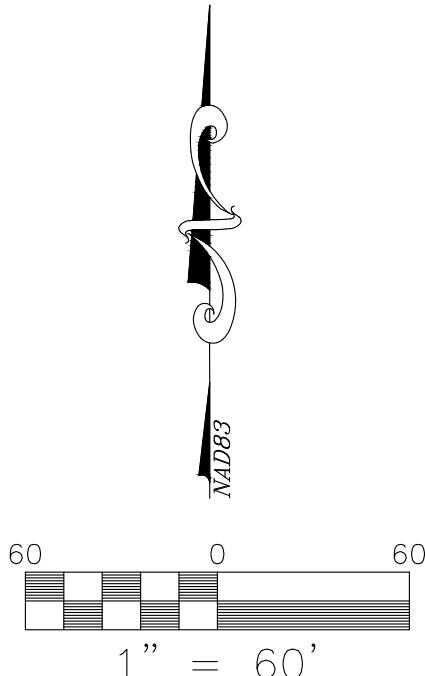
www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

RIMROCK DRIVE
 EASEMENT EXHIBIT

PRICES FORK MAGISTERIAL DISTRICT
 2600 RESEARCH CENTER DRIVE

DATE 4/13/23
 SCALE 1" = 60'
 REVISIONS
 1. 8/31/23



SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON MARCH 8, 2022 TO MARCH 16, 2022. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - BALZER AND ASSOCIATES, INC. 2022
OFF-SITE (REGIONAL PLAN) - TOWN OF BLACKSBURG, 2017

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOC., INC. 2022

BENCHMARK INFORMATION: SEE THIS SHEET

SOILS INFORMATION

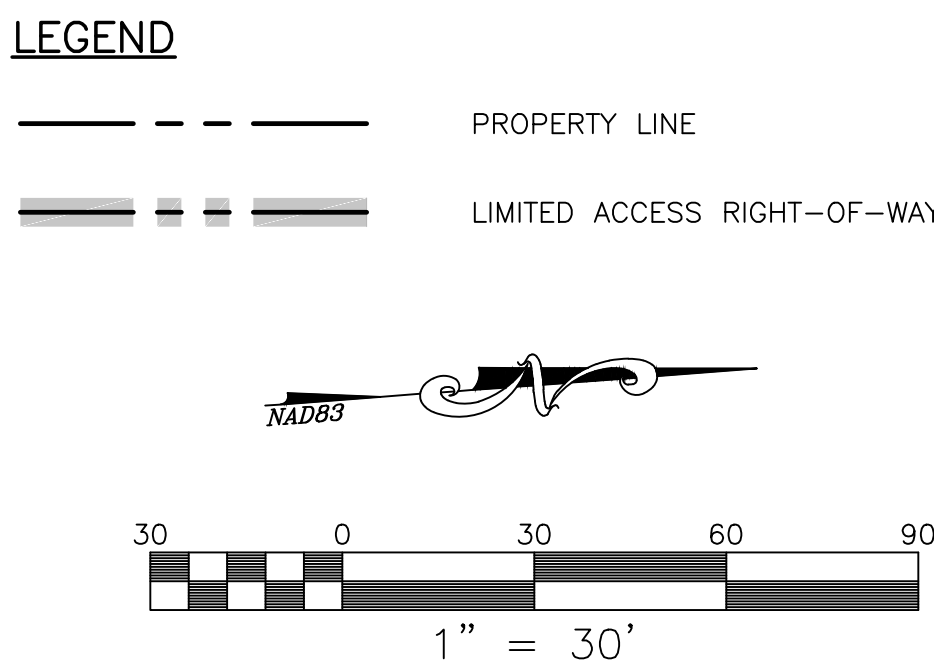
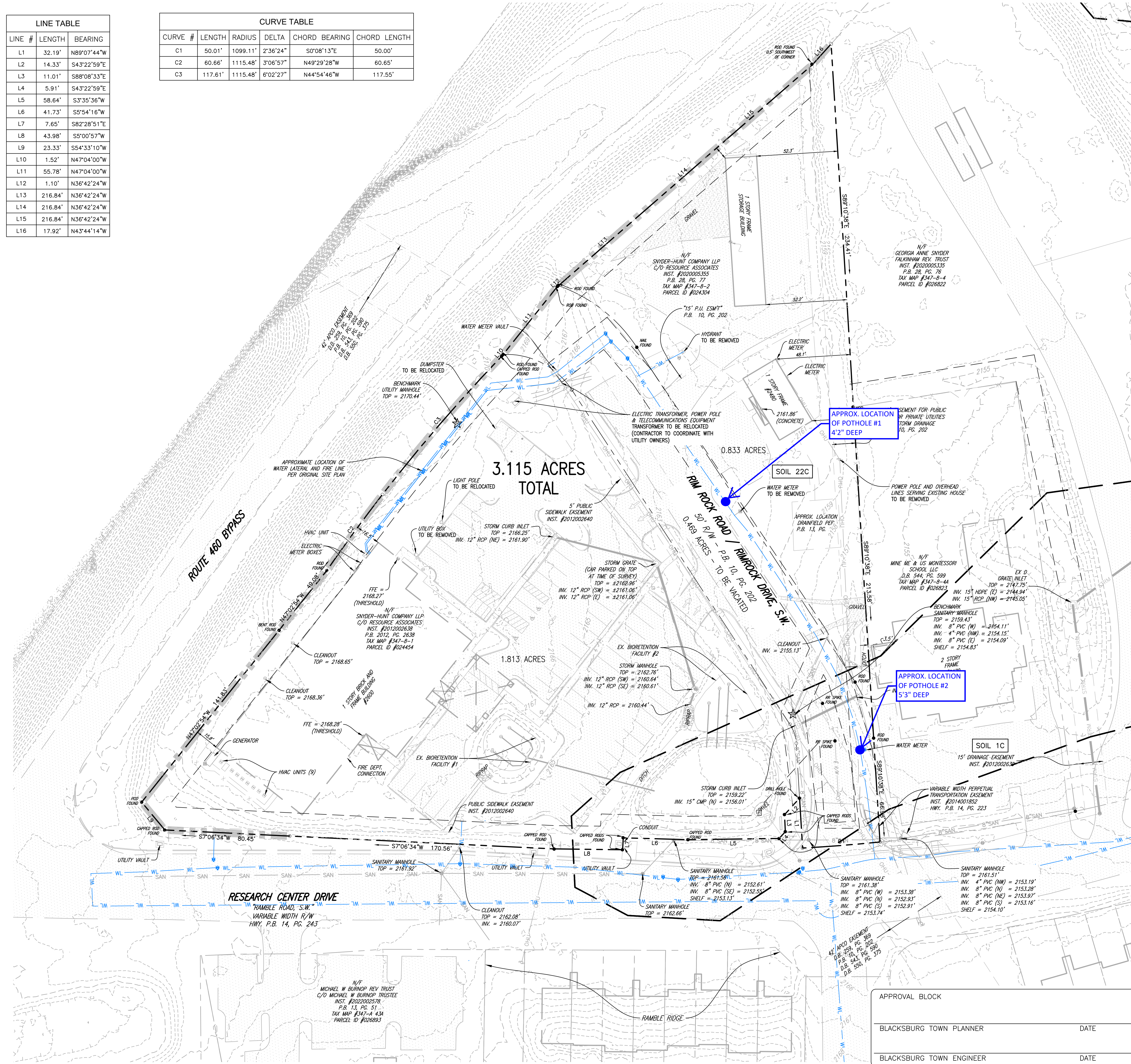
- 1C - BERKS-CLYMER COMPLEX, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.20
TEXTURE: CHANNERY SILT LOAM
HYDROLOGIC SOIL GROUP: B
- 22C - JEFFERSON SOILS, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.20
TEXTURE: GRAVELLY LOAM
HYDROLOGIC SOIL GROUP: A

STANDARD DEMOLITION NOTES

- DEMOLITION SHALL INCLUDE, UNLESS OTHERWISE NOTED ON PLAN, THE REMOVAL OF EXISTING OBJECTS AND IMPROVEMENTS WITHIN THE LIMITS OF DISTURBANCE, WHETHER INDICATED ON THE DRAWINGS OR NOT, THAT WOULD, IN THE OPINION OF THE CONTRACTOR, PREVENT OR INTERFERE WITH THE PROGRESS OR COMPLETION OF THE PROPOSED WORK.
- PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
- WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES IN DEMOLITION OF EXISTING PAVEMENT, CURBS AND GUTTERS, DRAINAGE STRUCTURES AND UTILITIES AS MAY BE REQUIRED.
- ALL EXISTING UTILITY SERVICE LINES SHALL BE DISCONNECTED, PLUGGED, OR CAPPED PER TOWN OR UTILITY STANDARDS PRIOR TO REMOVAL.
- CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.
- CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND VOIDS FROM DEMOLITION OR REMOVAL OF STRUCTURES (UNDERGROUND FUEL STORAGE TANK, BASEMENTS, WELLS, ETC.) USING APPROVED SELECT FILL MATERIAL.
- ALL EXISTING CURBING, CONCRETE SIDEWALK, ENTRANCES, BUILDING FOUNDATIONS AND TREES AND BRUSH THAT ARE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR. BUILDING DEBRIS, ETC. SHALL NOT BE USED AS FILL MATERIAL ON THE SITE.
- CONTRACTOR SHALL ENSURE SUFFICIENT AREA IS RESERVED FOR BYPASSING VEHICULAR TRAFFIC WHEN WORKING WITHIN SHARED ACCESS DRIVES OR TOWN RIGHT-OF-WAY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL MEASURES NECESSARY TO DIRECT TRAFFIC SAFELY AND EFFICIENTLY AROUND THE CONSTRUCTION AREA. ROAD/LANE CLOSURE & SAFETY PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE TOWN IF REQUIRED OR REQUESTED AT ANY POINT OF DEMOLITION OR CONSTRUCTION.
- WHERE INDICATED ON THE DRAWINGS, PAVEMENT MARKINGS SHALL BE REMOVED BY GRINDING, BLASTING, OR A COMBINATION THEREOF, OR OTHER METHODS, WITH THE APPROVAL OF THE ENGINEER IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATION SECTION 512.09 (j). CARE SHALL BE EXERCISED DURING MARKING REMOVAL NOT TO SCAR, DISCOLOR OR OTHERWISE DAMAGE THE PAVEMENT SURFACE. OVERPAINTING OR OTHER METHODS OF COVERING MARKINGS IN LIEU OF REMOVAL SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWINGS PROTECTIONS AT THE JOB SITE:
 - MAKE ARRANGEMENTS, BEFORE INITIATING DEMOLITION, FOR RELOCATING, DISCONNECTION, REROUTING, ABANDONING, OR SIMILAR ACTION AS MAY BE REQUIRED RELATIVE TO UTILITIES AND OTHER UNDERGROUND PIPING, TO PERMIT WORK TO PROCEED WITHOUT DELAY. ARRANGEMENTS SHALL BE MADE IN ACCORDANCE WITH REGULATIONS OF AUTHORITIES OF UTILITIES MENTIONED, SUCH AS OVERHEAD AND UNDERGROUND POWER AND TELEPHONE LINES AND EQUIPMENT, GAS PIPING, STORM SEWERS, SANITARY SEWERS, OR WATER PIPING. CONTRACTOR SHALL NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING AND/OR POLLUTION.
 - ENSURE SAFE PASSAGE OF PERSONS AROUND ALL AREAS OF DEMOLITION.
 - CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDINGS, STRUCTURES, OTHER FACILITIES, OR INJURY TO PERSONS.
 - PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO THE OWNER.
 - MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE, AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. PREVENT INTERRUPTION OF EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES AS ACCEPTABLE TO GOVERNING AUTHORITIES.
 - USE WATER SPRINKLING AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR TO LOWEST PRACTICAL LEVEL.
 - COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- OWNER OR CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF ANY STRUCTURES PROPOSED FOR REMOVAL CONTAIN ANY ENVIRONMENTAL HAZARDS SUCH AS ASBESTOS. ANY ABATEMENT REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNER.

LINE #	LENGTH	BEARING
L1	32.19'	N89°07'44"W
L2	14.33'	S43°22'59"E
L3	11.01'	S88°08'33"E
L4	5.91'	S43°22'59"E
L5	58.64'	S3°35'36"W
L6	41.73'	S5°54'16"W
L7	7.65'	S82°28'51"E
L8	43.98'	S5°00'57"W
L9	23.33'	S54°33'10"W
L10	1.52'	N47°04'00"W
L11	55.78'	N47°04'00"W
L12	1.10'	N36°42'24"W
L13	216.84'	N36°42'24"W
L14	216.84'	N36°42'24"W
L15	216.84'	N36°42'24"W
L16	17.92'	N43°44'14"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.01'	1099.11'	2°36'24"	S0°08'13"E	50.00'
C2	60.66'	1115.48'	3°06'57"	N49°29'28"W	60.65'
C3	117.61'	1115.48'	6°02'27"	N44°54'46"W	117.55'



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley

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

PRELIMINARY

BLUE RIDGE CANCER CARE EXPANSION
2600 RESEARCH CENTER DRIVE
EXISTING CONDITIONS & DEMOLITION PLAN

PRICES FOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: GLM/SJW
CHECKED BY: GLM
DATE: 7/10/2023
SCALE: 1" = 30'
REVISIONS:

C2
PROJECT NO. 2419048.00

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made this 13th day of April, 2023 by and between **Mine, Me, and Us Montessori School**, herein referred to as "MMUMS," and **Snyder Hunt LLP**, herein referred to as "S.H. LLP".

WITNESSETH:

WHEREAS, S.H. LLP will be the fee simple title owner of approximately 0.833 acres in the Town of Blacksburg, Virginia (Parcel ID 024304, Tax Map ID 347-8 2), herein referred to as the "S. H. LLP"

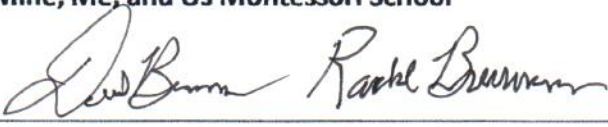
WHEREAS, S. H. LLP is the developer of the S. H. LLP land and plans an addition to the existing Blue Ridge Cancer Care Building at 2600 Research Center Drive, Blacksburg, VA 24060

NOW, THEREFORE, in consideration of One Dollar (U.S. \$1.00) cash in hand paid, and the furtherance of the public good, the receipt and sufficiency of which consideration is hereby acknowledged and agreed to, the parties hereto hereby agree as follows:

1. The sole use of the 17 parking spaces south of the property line including signage noting "MMUMS Montessori School Parking Only", as long as MMUMS operates as a school. This also includes a sidewalk extending to MMUMS property. (See exhibit A, Area 1).
2. While construction is underway on the Rim Rock Road. Right of Way, MMUMS has the use of the gravel parking area north of their property. (See exhibit A, Area 2, parcel # 026822).
3. MMUMS will have use of the "grass area" on same property as above north of the property line. (See exhibit A, Area 3, parcel # 026822).
4. The contact for the project is Michael Snyder (540-320-6509).
5. If the project doesn't move forward due to any reason, this agreement is null and void.

IN WITNESS of their agreement to terms and conditions stated herein, the parties hereto have caused this MOU to be executed by their duly authorized representatives.

Mine, Me, and Us Montessori School

By:  _____

Name: David and Rachel Brunnsma

Snyder Hunt LLP

By:  _____

Name: Michael Snyder