

PRELIMINARY PLAT FOR GLADE SPRING CROSSING SUBDIVISION

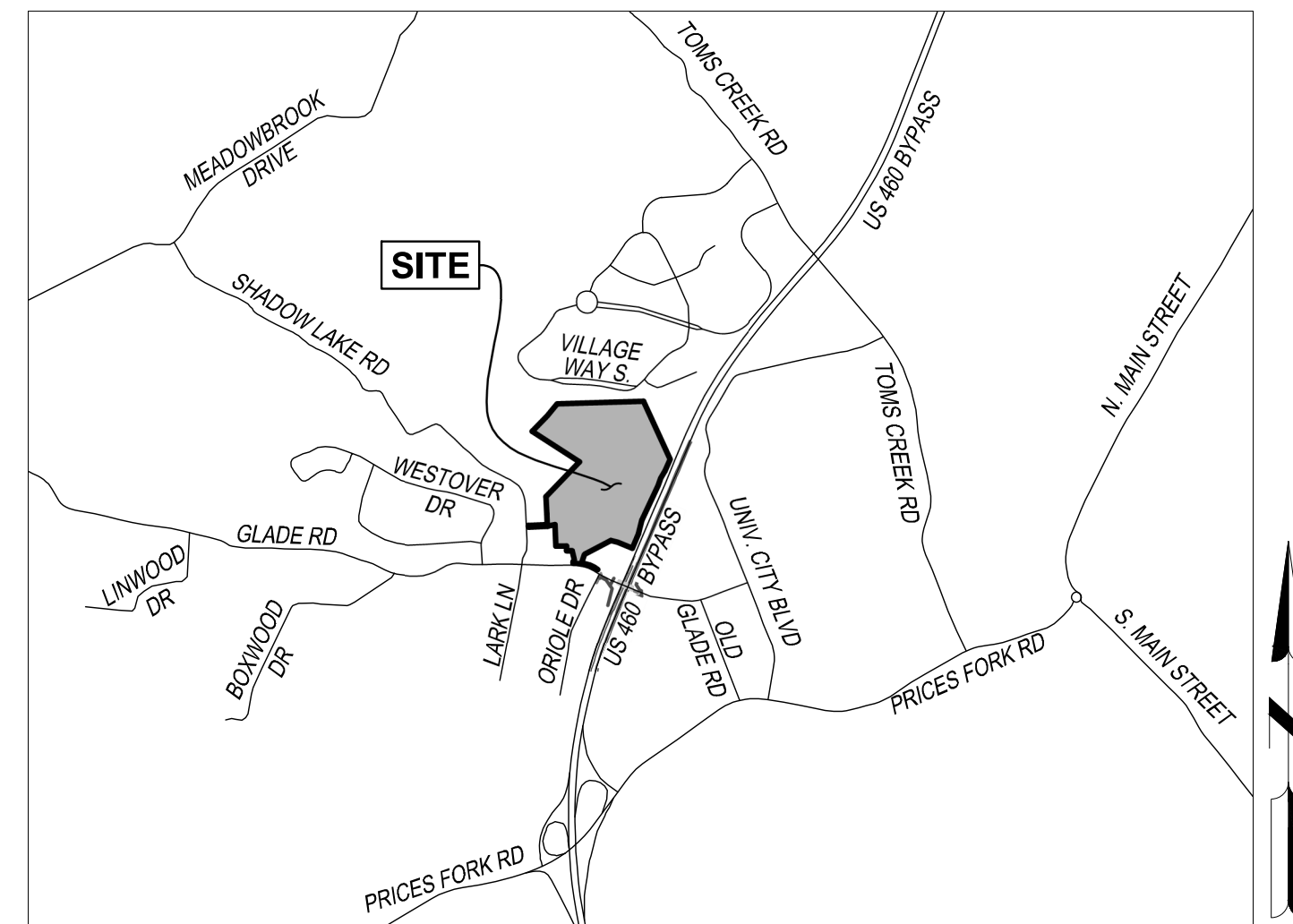
SITUATED ALONG GLADE ROAD
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

02/01/2024

OWNER INFORMATION:
OWNER: GLADE SPRING CROSSING, LLC
ADDRESS: 707 SOUTH MAIN STREET, BLACKSBURG, VA 24060

OWNER/DEVELOPER CERTIFICATION
THE UNDERSIGNED IS AWARE OF THE DESIGN REQUIREMENTS IMPOSED BY THE PLAN AND OTHER APPLICABLE TOWN CODES, AND AGREES TO COMPLY WITH THE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH THE CODE OF THE TOWN OF BLACKSBURG, VIRGINIA.
Cary Hopper
LEGAL ENTITY: GLADE SPRING CROSSING, LLC DATE: 02/01/24
BY: CARY HOPPER ITS: MANAGING MEMBER

- IMPACTED PARCELS: TAX MAP NUMBER: 225-(A)-3 PARCEL ID NUMBER: 011232 41.822 ACRES
TAX MAP NUMBER: 225-(A)-4 PARCEL ID NUMBER: 015305 3.033 ACRES
TAX MAP NUMBER: 224-(A)-57 PARCEL ID NUMBER: 011210 0.319 ACRES
TOTAL IMPACTED ACREAGE: 45.174 ACRES
 - EVIDENCE OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL IS DOCUMENTED ON THE PROPERTY.
 - ZONE DISTRICT: GLADE SPRING CROSSING RESIDENTIAL - RZN 22-0004 / ORDINANCE 2007 WITH PROFFERS AND EXCEPTIONS AS SHOWN.
 - WATER: TOWN OF BLACKSBURG
 - SANITARY SEWER: TOWN OF BLACKSBURG - GRAVITY SYSTEM AND PUMP STATION
 - PLANNED USE: 100% RESIDENTIAL USE
 - PERMITTED USES:
 - A. RESIDENTIAL: SINGLE FAMILY DETACHED, TWO-FAMILY DWELLING, TOWNHOUSE
 - B. CIVIC: OPEN SPACE AND UTILITY SERVICES, MINOR
 - C. MISCELLANEOUS: DETACHED PRIVATE GARAGE, SHED, ROOF-MOUNTED SOLAR PANELS NOT EXCEEDING 5' ABOVE THE HIGHEST POINT OF THE ROOF GROUND-MOUNTED SOLAR PANELS MEETING THE PRINCIPAL BUILDING SETBACK REQUIREMENTS OTHER USES / STRUCTURES FOUND SIMILAR IN SCOPE, SIZE, AND IMPACT BY THE ZONING ADMINISTRATOR
 - OPEN SPACE: MINIMUM 35%
 - OPEN SPACE PROVIDED: 17.762/45.174=39.3%
- | OPEN SPACE TABULATION | |
|-----------------------|-----------|
| PARCEL NO. | AREA (AC) |
| 177 | 0.512 |
| 178 | 0.101 |
| 179 | 0.323 |
| 180 | 6.146 |
| 181 | 10.636 |
| 182 | 0.044 |
| TOTAL | 17.762 |
- PARKING: ALL LOTS CONTAINING GARAGES SHALL PROVIDE FOR 1 ADDITIONAL OFF-STREET PARKING SPACE. LOTS WITHOUT GARAGES SHALL PROVIDE FOR 2 OFF-STREET PARKING SPACES
 - MAXIMUM DWELLING UNIT OCCUPANCY: FAMILY PLUS 2 PERSONS UNRELATED TO THE FAMILY OR NO MORE THAN 3 UNRELATED PERSONS.
 - THIS PROJECT IS ANTICIPATED TO BE DEVELOPED IN TWO (2) PHASES. PHASE LINES ARE SHOWN.
 - UNLESS OTHERWISE NOTED, A HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF ALL OPEN SPACE AREAS TO INCLUDE TREE MAINTENANCE, STORMWATER MANAGEMENT, AND GRASSED TRAILS. PAVED TRAILS ARE DEDICATED TO THE TOWN OF BLACKSBURG WITHIN A GREENWAY EASEMENT AS SHOWN.
 - ROADS ARE DESIGNED TO 25 MPH WITH MAXIMUM LONGITUDINAL SLOPE MEETING TOWN STANDARDS. A POSTED SPEED LIMIT OF 15 MPH IS TO BE ENACTED BY THE TOWN OF BLACKSBURG.



VICINITY MAP
(1" = 2000')

SURVEY NOTES

- SOURCE OF PROPERTY BOUNDARY INFORMATION: "TOPOGRAPHIC & BOUNDARY SURVEY OF TAX PARCEL 225-(A)-3, 225-(A)-4, 224-(A)-57 & SURROUNDING AREAS" SEALED 04/17/2023 BY RALPH O. CLEMENTS FOR FORESIGHT DESIGN SERVICES. HORIZONTAL DATUM IS BASED ON GRID NORTH, VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (NA2011) EPOCH 2010.00. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.
- GLADE SPRING CROSSING, LLC IS THE OWNER BY INSTRUMENT NUMBER 2022006021.
- THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF RALPH O. CLEMENTS, L.S. LIC. #1864, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; AND FROM PHOTOGRAMMETRIC MAPPING PREPARED UNDER DIRECT AND RESPONSIBLE CHARGE OF JOSEPH M. KOVACH, SURVEYOR PHOTOGRAMMETRIST LIC. NO. 56. THE IMAGERY WAS OBTAINED ON 02/09/2022 AND THE ORIGINAL FIELD DATA WAS OBTAINED DURING APRIL AND MAY, 2022; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA USING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- EXISTING UTILITY LOCATIONS ARE BASED ON HISTORIC SURVEYS, RECORDS, AND VISUAL INSPECTION ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN A F.E.M.A. DESIGNATED 0.2% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA ("SFHA"). SAID PORTION OF THE SUBJECT PROPERTY LIES IN "SHADED ZONE 'X' - OTHER HAZARD AREAS"; THE REMAINDER OF THE SUBJECT PROPERTY LIES IN "ZONE 'X' - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO'S. 51121C0127C & 51121C0131C, EFFECTIVE DATE OF 09/25/2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY.

SUBDIVISION NOTES

- A TOTAL OF 182 PARCELS ARE PROPOSED AS PART OF THIS SUBDIVISION.
- 6 OF THE 182 PARCELS ARE TO SERVE AS OPEN SPACE OWNED AND MAINTAINED BY THE FUTURE HOMEOWNER'S ASSOCIATION.
- 132 OF THE 182 PARCELS ARE RESIDENTIAL LOTS LOCATED WITHIN THE "SOUTH DEVELOPMENT AREA."
- 44 OF THE 182 PARCELS ARE RESIDENTIAL LOTS LOCATED WITHIN THE "NORTH DEVELOPMENT AREA."

SHEET INDEX		
SHEET NO.	SHEET ID	SHEET TITLE
1	C1	COVER SHEET
2	C2	PROFFERS
3	C3	EXISTING EASEMENTS
4-14	C4-C14	GENERAL LOT CONFIGURATION SHEETS
15	C15	OPEN SPACE CONFIGURATION
16	C16	LOT SUMMARY TABLES
17-27	C17-C27	GEOMETRIC, GRADING, AND UTILITY PLAN SHEETS
28-33	C28-C33	STREET PROFILES
34	C34	VILLAGE TRAIL CONNECTION PLAN AND PROFILE
35	C35	CREEK VALLEY TRAIL PLAN AND PROFILE
36	C36	POND C ACCESS PATH PLAN AND PROFILE
37	C37	SHADOW LAKE TRAIL PLAN AND PROFILE
38	C38	GENERAL DETAILS
39	C39	WATERLINE A PROFILE
40	C40	WATERLINE A (CONT.) AND B PROFILES
41	C41	WATERLINE C AND D PROFILES
42	C42	WATERLINE E, F, G AND HYDRANT PROFILES
43-44	C43-C44	SEWER FORCEMAIN PROFILE SHEETS
45-56	C45-C56	GRAVITY SEWER PROFILE SHEETS
57-69	C57-C69	STORMWATER PROFILE SHEETS
70	C70	STORMWATER POND C PLAN AND DETAILS
71	C71	LANDSCAPING AND OPEN SPACE PLAN
72-76	C72-C76	INTERSECTION SIGHT DISTANCE
		TOPOGRAPHIC & BOUNDARY SURVEY (BY OTHERS)
77-86	1-10 OF 10	TOPOGRAPHIC & BOUNDARY SURVEY SHEETS

LOT STANDARDS		
REQUIREMENT	NORTH AREA	SOUTH AREA
MIN. LOT AREA	NO MIN. SIZE	NO MIN. SIZE
MIN. LOT FRONTAGE	40'	15'
SETBACKS		
FRONT	20'	20'
SIDE	NON-CORNER: 10' CORNER: 15'	NON-CORNER: 5' CORNER: 15' MIN. BUILDING SEPARATION: 17' TWO-FAMILY AND TOWNHOUSE INTERIOR ATTACHED UNITS: 0'
REAR	20'	10'
MAX. LOT COVERAGE	LOTS 11,000 SF OR LESS: 40% LOTS OVER 11,000 SF: 35%	SINGLE-FAMILY DETACHED, TWO-FAMILY DWELLINGS, AND TOWNHOUSE END UNITS: 65% INTERIOR TOWNHOUSE UNITS: 90%
FLOOR AREA RATIO	LOTS ≤ 9,000 SF: 0.65 LOTS >9,000 SF, ≤ 13,000 SF: 0.55 LOTS > 13,000 SF: 0.40	SINGLE-FAMILY DETACHED: 0.7 TWO-FAMILY AND TOWNHOUSE END UNITS: 1.0 INTERIOR TOWNHOUSE UNITS: 1.3
MAX. GROSS FLOOR AREA	N/A	2,250 SF (AT BUILDING PERMIT ISSUANCE)
MAX. BUILDING HEIGHT	MAXIMUM HEIGHT OF BUILDINGS SHALL BE FORTY-TWO (42) FEET MEASURED FROM THE ADJOINING GRADE AT THE FRONT ENTRANCE OF THE BUILDING OR STRUCTURE TO THE HIGHEST POINT OF THE STRUCTURE. FOR CORNER LOTS THE BUILDING HEIGHT SHALL BE THE AVERAGE OF THE FRONT HEIGHT DEFINED ABOVE AND THE BUILDING SIDE HEIGHT ADJACENT TO THE STREET. THE BUILDING SIDE HEIGHT SHALL BE DEFINED AS THE VERTICAL DISTANCE MEASURED FROM THE LOWEST ADJOINING GRADE ON THE SIDE ADJACENT TO THE STREET TO THE HIGHEST POINT OF THE STRUCTURE. UTILITY POLES MAY HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET.	
ACCESSORY STRUCTURES	- MUST BE LOCATED BEHIND FRONT BUILDING LINE - A 3' SETBACK SHALL APPLY TO ALL LOT LINES FOR SHEDS. A 10' SETBACK SHALL APPLY FOR ALL OTHER ACCESSORY STRUCTURES. - THE CUMULATIVE AREA OF ALL ACCESSORY BUILDINGS OR STRUCTURES SHALL NOT EXCEED 50% OF THE GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE. - ANY ACCESSORY BUILDING OR STRUCTURE EXCEEDING 20% OF THE SQUARE FOOT AREA OF THE PRINCIPAL STRUCTURE SHALL BE COMPATIBLE IN ARCHITECTURAL STYLE, COLOR, AND EXTERIOR FACING MATERIAL TO THE PRINCIPAL STRUCTURE.	

LOT EQUIVALENCY MATRIX			
	PRELIM. PLAT	REZONE	NOTES
PHASE 1	1-15	51-65	SOUTH DEV. AREA, GLADE SPRING DRIVE / STREET A (EASTSIDE)
	17-18	131-132	SOUTH DEV. AREA, GLADE SPRING DRIVE / STREET A (EASTSIDE)
	19-22	66-69	SOUTH DEV. AREA, GLADE SPRING DRIVE / STREET A (WESTSIDE)
	23-32	100-109	SOUTH DEV. AREA, GLADE SPRING DRIVE / STREET A (WESTSIDE)
	133-136	133-136	NORTH DEV. AREA, GLADE SPRING DRIVE / STREET A (EASTSIDE)
	137-149	137-149	NORTH DEV. AREA, GLADE SPRING DRIVE / STREET A (WESTSIDE)
PHASE 2	150-155	150-155	NORTH DEV. AREA, GLADE SPRING DRIVE / STREET A (EASTSIDE)
	16	130	SOUTH DEV. AREA, PRISM COURT / STREET D (EASTSIDE)
	33-83	1-50	SOUTH DEV. AREA, MAYPOLE COURT / STREET B; NET CHANGE +1
	84-112	70-99	SOUTH DEV. AREA, AZURE COURT / STREET C; NET CHANGE -1
	113-117	110-114	SOUTH DEV. AREA, PRISM COURT / STREET D (WESTSIDE)
	118-132	115-129	SOUTH DEV. AREA, PRISM COURT / STREET D (EASTSIDE)
156-176	156-176	NORTH DEV. AREA, WELLSRING COURT / STREET E	

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



NOT FOR CONSTRUCTION
COVER SHEET

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF Scale: AS SHOWN
Checked By: WGB Date: 02/01/2024
Sheet No. 1 of 76 C1

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

Pursuant to Virginia Code § 15.2-2298 and Blacksburg Zoning Ordinance § 1160, Glade Spring Crossing LLC the owner ("Owner") of the property that is the subject of this Application (Tax Parcel # 225-(A)-3, 225-(A)-4, and 224-(A)-57), will develop the property in accordance with the following voluntarily proffered conditions.

- 1. The property shall be developed in substantial conformance, as determined by the Zoning Administrator, with the submitted rezoning application entitled, "Glade Spring Crossing Planned Residential District and Rezoning" dated November 30, 2022 (the "Application"), last revised May 5, 2023.
- 2. A Property Owner's Association (the "Association"), as defined by Virginia Code § 55.1-1800, or any successor statute, shall be established by the owner that will enforce proffers, and application requirements.
- 3. Open Space shall be in substantial conformance with the Open Space Management Land Use Exhibit, and will include the following elements:
 - a. A minimum of 35% of the district shall be provided as open space.
 - b. Private grass trails, public sidewalk, and paved public trails will be constructed as shown on the Pedestrian Circulation and Trail Exhibit.
 - c. All open space will be owned and maintained by the Association, unless otherwise stated in the Development Agreement, and shall contain the elements shown on the Open Space Management Land Use Exhibit.
 - d. The Association shall hire a person holding relevant qualifications such as a biologist, master naturalist, ecologist, natural resource manager, or person with similar credentials to annually visit, review, analyze, and make recommendations for the continued maintenance of the Managed Successional areas. The Association shall implement any recommendations provided as a result of the review within the timeframe suggested by the professional. The Association will be required to log the recommendations, suggested timeframe, and actions taken by the Association to implement the recommendations. The log shall be presented at its annual meeting and therefore on record for review by the Town if requested.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- 4. Landscaping shall be installed throughout the development in substantial conformance with the Open Space Landscaping Exhibit and the Open Space Management Land Use Exhibit, with the following elements:
 - a. Canopy coverage: minimum of twenty (20) percent of the total parcel area shall contain canopy coverage, and shall be calculated as described below:
 - i. By Overall Area (square footage): Managed Successional, Existing Woodlands Retained, and Pond Edge Shade Tree Successional areas as designated on the Open Space Management Land Use Exhibit. Within these areas, canopy shall be calculated by estimating the square footage contained within the dripline of groups of vegetation such as trees and shrubs, as well as the approximate square footage of managed areas that are not to be regularly mowed or bush-hogged.
 - ii. By Tree Canopy Coverage Per Tree (square footage): Professionally Managed Landscape Areas, Street Trees, Recreational Areas, and Yard Landscaping as designated on the Open Space Management Land Use Exhibit. Canopy coverage in these areas shall be calculated per tree based on the particular species' mature canopy coverage.
 - b. Street trees: Street trees shall be planted in the right-of-way or on a private lot within 10' of the right-of-way edge. The Association shall require the tree to be replaced by the homeowner if removed by the homeowner within a year of notifying the owner in writing when the street tree is located on private property.
 - i. South area: one (1) street tree for every one hundred (100) feet of street frontage. Each tree shall have a minimum mature canopy of 177 square feet at 20 years.
 - ii. North area: one (1) street tree for every eighty (80) feet of street frontage. Each tree shall have a minimum mature canopy of 177 square feet at 20 years.
 - c. Managed Successional
 - i. Planting suitable trees (indicator status Facultative - FAC- National Wetland Plant list) in the Riparian Corridor area (as shown on the Open Space Management Land Use Exhibit) at a rate of approximately one (1) tree every fifty (50) linear feet along an 890 linear foot corridor of stream with a minimum mature tree canopy of 250 square feet at 20 years.

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Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- 6. The owner shall construct trails in substantial conformance with the Pedestrian Circulation and Trail Exhibit as follows:
 - a. 10' wide paved multiuse trail connecting to the existing trail at the Village at Tom's Creek, Parcel ID 035966, and to the existing trail on this property adjacent to development Parcel ID 006038.
 - b. 10' wide paved multiuse trail internal to the development in the open space along the creek area connecting from Street A west to the adjoining Parcel ID 012579.
 - c. 10' wide paved multiuse trail along the west connecting Shadow Lake Road to Street B.
 - d. 10' wide paved multiuse trail connecting Street E to the "North/South Connector Trail."
 - e. Additional open space connections will be provided by grass trails from Streets B, C, and to A for alternate connections to the open space and recreational areas. Signage will be installed at the entrance to these trails notifying residents of their location.
- 7. Construction vehicles shall only be permitted to enter and exit the site on Glade Road for all phases of the development. The owner shall install barricades at the new emergency entrance on Village Way South during Phase 1 of construction until Street A and the emergency access is accepted by the Town. Construction traffic shall be prohibited from using the emergency access road and written notice shall be posted.
- 8. The owner shall construct the following 24 units (Hereinafter referred to as the "Affordable Units").
 - a. Ten (10) units will be sold to households with incomes no more than 80% of the Area Median Income (AMI) in the first phase of the development in the South area.
 - b. Ten (10) units will be sold to households with incomes no more than 100% of the Area Median Income (AMI). These may be built during any phase, and shall be mixed throughout the South Area.
 - c. Four (4) units will be sold to households with incomes no more than 120% of the Area Median Income (AMI). These may be built during any phase, and shall be mixed throughout the South Area.
 - d. All 24 Affordable Units will be single-family detached.

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Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- e. All 24 Affordable Units will meet minimum energy standards as outlined in the Affordable Housing Development Fund Request for Proposal (1142-22) issued by the Town of Blacksburg on October 24, 2022. If the homes are not EarthCraft certified, these homes will undergo a plan review by the designated Land Trust and must meet a third-party tested HERS rating of 55 or better.
- f. The 24 Affordable Units will be sold directly to income eligible buyers. Upon sale, the lots will be transferred to the designated Land Trust to ensure their permanent affordability.
- g. The final sales price of all 24 affordable units will be determined at the time of market readiness and based on the formula outlined in the Affordable Housing Development Agreement using updated income limits published by HUD annually, and interest rates and fees as agreed upon by the designated Land Trust 60 days prior to the Certificate of Occupancy.
- h. The ten (10) homes affordable to households earning up to 80% AMI will be completed and sold in accordance with the Town's American Rescue Plan Act deadline. The remaining fourteen (14) homes affordable to households earning between 80%-120% AMI will be completed as specified in the Development Agreement.
- 9. South area mixed-income housing requirements:
 - a. Single-family detached units shall comprise a minimum of 20% of the units on each of Streets A, B, C, and D.
 - b. Individual Two-family attached units shall comprise a minimum of 20% of the units on each of Streets A, B, C, and D.
 - c. Individual Townhouse units shall comprise no more than 28 total units.
 - d. At the issuance of the initial Certificate of Occupancy for any new dwelling, the maximum permitted gross floor area shall be 2250 square feet.
 - e. All units must meet a third-party tested HERS rating of 65 or better, except those that are governed by the Affordable Unit energy requirements.

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Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- ii. Planting trees at a rate of two trees per quarter (0.25) acre with a minimum mature 20-year canopy of 177 square feet as shown in the Managed Successional areas on the Open Space Management and Land Use Exhibit. The exact area will be provided and a specific number of trees will be calculated and included on the preliminary plat for the development.
- d. Pond Edge Shade Trees in the Successional area will be planted at a rate of one (1) shade tree per fifty (50) linear feet with a minimum 20-year tree canopy of 250 square feet at 20 years.
 - i. Pond Edge Shade Trees shall not be planted on any pond embankment or in any areas of fill.
- e. Yard Landscaping:
 - i. South Area: A minimum of one (1) tree, (to include street trees), either in the front yard, side yard, or rear yard, shall be planted on each lot. Trees in the front yard shall be placed within 10' of the right-of-way edge but no closer than 5' from the sidewalk. Trees shall have a 100 square foot minimum mature canopy coverage at 20 years. In addition to the above requirements, each lot shall contain a minimum of two (2) shrubs, or one (1) additional tree. The combination and species is at the builders' discretion.
 - ii. North Area: A minimum of one (1) tree, (to include street trees), shall be planted in the front yard within 10' of the right-of-way edge. Trees shall have a 100 square foot minimum mature canopy coverage at 20 years. In addition to the above requirements, lots shall contain a minimum of four (4) shrubs and/or trees. The combination and species is at the builders' discretion.
- f. Timing:
 - i. A minimum of 25% of the total canopy coverage required (approximately 95,000 square feet) shall be achieved within 3 years after the first certificate of occupancy in Phase 1 by calculating Existing Woodlands Retained, all new plantings, and established Managed Successional areas.
 - ii. A minimum of 35% of the total canopy required (approximately 134,000 square feet) shall be achieved within 3 years after the first certificate of occupancy in Phase 2. The calculation includes all existing trees planted in Phase 1, all new

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- 10. North area housing requirements:
 - a. North area shall contain only single-family detached units comprising 100% of the units on Streets A and E.
 - b. All units shall be built with solar readiness components including roof hooks and chase runs. Conditioned crawlspaces (except for basements) and minimum 16 SEER HVAC systems will be utilized.
- 11. Two phases for the project described as follows:
 - a. Phase one is generally shown on the Development Phasing Exhibit to include Street A and lots currently shown as 51-65, 66-68, 100-109, 131-149, 150-155, and all necessary supporting infrastructure. Included in the first phase are the sanitary sewer pump station, force main, and gravity mains supporting lots; water systems to support the lots, and waterline replacement; all three stormwater management facilities and storm systems required for Street A; trail along the creek from Street A to the western property Parcel ID 012579 and portions of the trail paralleling Street A shown on the map in Phase 1. The passive recreational area will be installed in Phase 1.
 - b. Phase two is generally described as the remainder of development lots including the cul-de-sac streets and remaining infrastructure. This includes remaining sewer mains, water mains, storm drains and ditches, road infrastructure to serve the remaining lots; multi-use trails and grass trails shown on the plan in the Phase 2 area. One active recreational area will be completed prior to the first CO in Phase 2. The second active recreational area will be completed within one year after the first CO in Phase 2.
- 12. The Glade Spring Crossing Covenants and Restrictions shall govern the rental of the dwellings. Rental to a single family shall be allowed for a limited periods only. The Covenants shall not permit any homeowner to lease the home, except as described in the provisions below:
 - a. The term of a conventional lease shall not be less than twelve (12) months or more than twenty-four (24) months. Property may be rented no more than twenty-four (24) months in any consecutive six (6) year period.
 - b. Short-term leases of one (1) week or less are limited to four (4) per calendar year, and shall not coincide with conventional leases, shall prohibit subleasing, and is subject to the

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Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- plantings including those in Managed Successional areas, Existing Woodlands Retained, and established Managed Successional areas.
- iii. The Developer shall hire a person holding relevant qualifications such as a biologist, master naturalist, ecologist, natural resource manager, or person with similar credentials to do a site visit and evaluate the start-up action items for the undisturbed Managed Successional areas of the project within 6 months of receipt of a land disturbance permit on Phase 1 construction from the Town. The Developer will be responsible for carrying out the action items within the first year of development to allow the Managed Successional areas to begin transformation. The site visit evaluation by the qualified individual will occur annually, and the Developer will be required to implement any recommendations provided within the timeframe suggested by the professional until such time as the Association is established and assumes responsibility for maintenance. The Developer shall keep a record of the evaluation, recommendations, and actions taken and provide it to the Town for the Managed Successional areas.
- iv. Areas of land disturbance that are to become Managed Successional areas shall be accepted by and maintained by the Association within one year after acceptance of the Phase 2 infrastructure by the Town.
- g. All trees planted at Glade Spring Crossing shall conform to Zoning Ordinance § 5429 Tree Species or as approved by the Zoning Administrator.
- 5. The owner shall install Recreational Amenities as identified on the Open Space Management Land Use Exhibit as follows:
 - a. Active:
 - i. A primary playground with play equipment will be installed in either Recreational Area B or C in Phase 2.
 - ii. A secondary playground with play equipment will be installed in the Recreational Area labeled A in Phase 2.
 - b. Passive: A community gathering area along Street A will be installed in phase 1. This area will contain an amenity such as benches, hardscape, or a gazebo.

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Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

- Short Term Rental regulations in the Town of Blacksburg homestay program, or other successor Town ordinances governing short term rentals.
- c. The Association shall
 - i. reserve the right to remove the privilege of home rentals and
 - ii. take measures to enforce these leasing provisions.
- 13. The owner shall re-calculate the 100-year floodplain elevations to include trail and pump station grading prior to the preliminary plat approval. Owner understands that under Zoning Ordinance §3247 (f), Flood Hazard Overlay, no-rise is permitted in post-developed 100-year elevations as compared to pre-development elevations. If that is unachievable through other grading solutions, the owner agrees to relocate the pump station and trail outside of the 100-year floodplain to meet the Town standard.
- 14. The owner shall install 15 mph signage on all streets inside the Glade Spring Crossing development.

Proffer Statement of Glade Spring Crossing LLC: Rezoning 22-0004

The undersigned hereby warrants that all of the owners of a legal interest in the subject property have signed this proffer statement, that they have full authority to bind the property to these conditions, that the proffers contained in this statement are not "unreasonable" as that term is defined by Virginia Code 15.2-2303.4, and that the proffers are entered into voluntarily.

Should any provision of this proffer statement be determined to be invalid by a court of competent jurisdiction, that determination shall not affect the validity of the remainder of the provisions in this document.

Glade Spring Crossing, LLC

By: *Cary W Hoppe* Date: *5-3-23*
Cary W Hoppe
Managing Member

State of Virginia

County of Montgomery

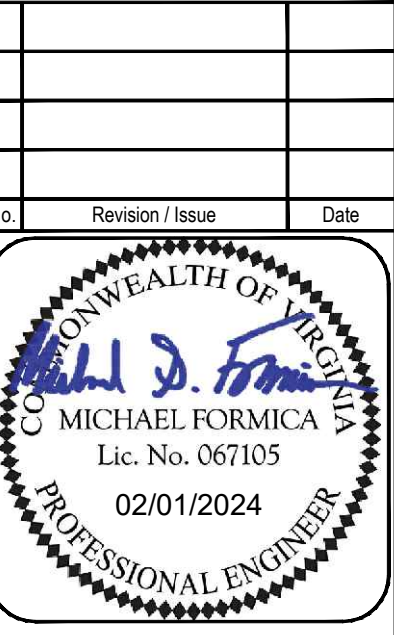
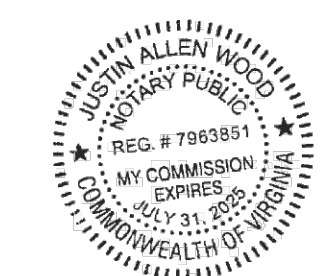
Acknowledged before me this 5 day of May, 2023

Justin Allen Wood
Notary Public

My commission expires: 7/31/2025

Registration No.: 7963851

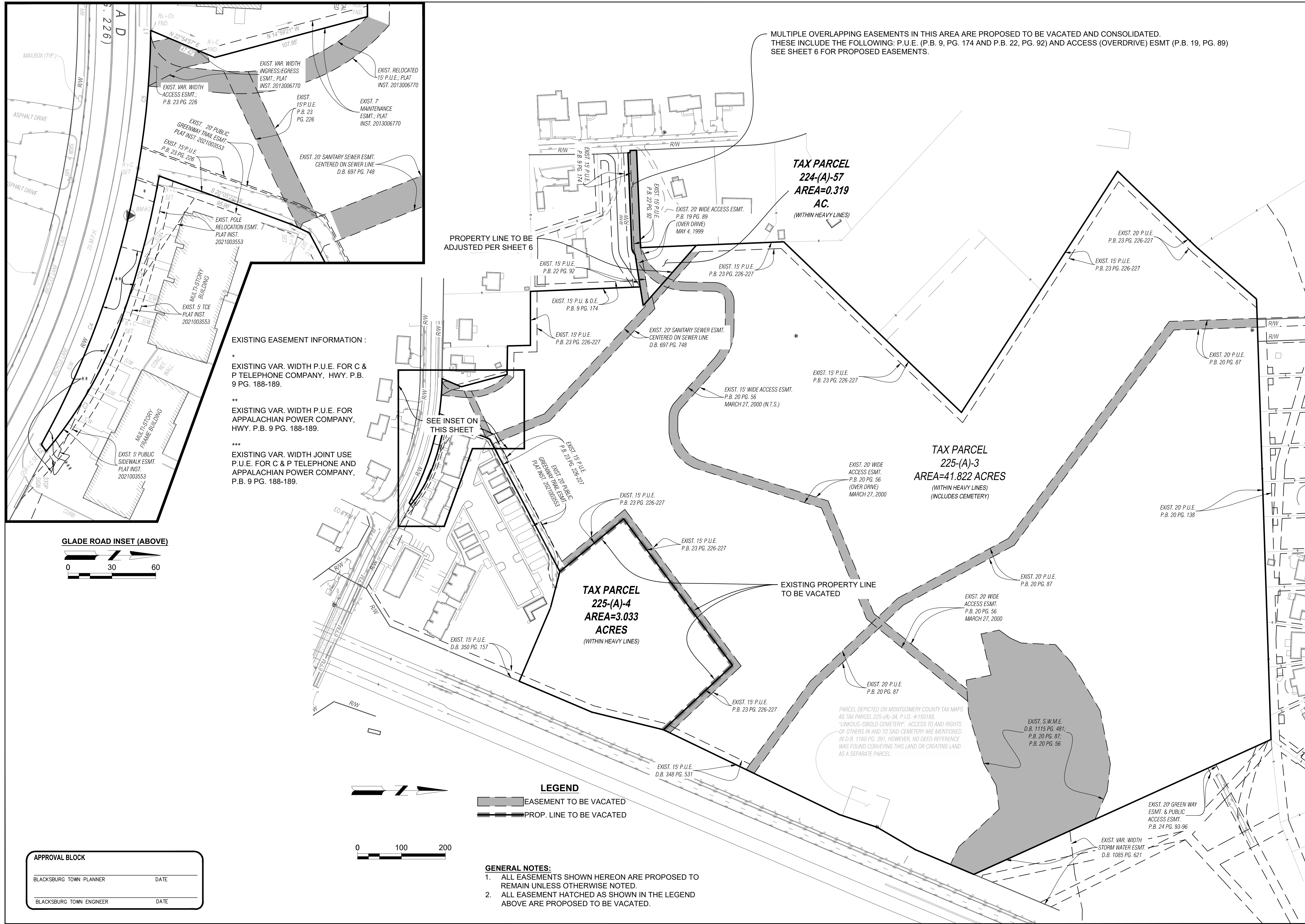
APPROVAL BLOCK
BLACKSBURG TOWN PLANNER _____ DATE _____
BLACKSBURG TOWN ENGINEER _____ DATE _____



NOT FOR CONSTRUCTION
PROFFERS

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 2 of 76	C2



MULTIPLE OVERLAPPING EASEMENTS IN THIS AREA ARE PROPOSED TO BE VACATED AND CONSOLIDATED. THESE INCLUDE THE FOLLOWING: P.U.E. (P.B. 9, PG. 174 AND P.B. 22, PG. 92) AND ACCESS (OVERDRIVE) ESMT (P.B. 19, PG. 89) SEE SHEET 6 FOR PROPOSED EASEMENTS.

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

No. _____ Revision / Issue _____ Date _____

PROFESSIONAL ENGINEER
MICHAEL FORMICA
Lic. No. 067105
02/01/2024

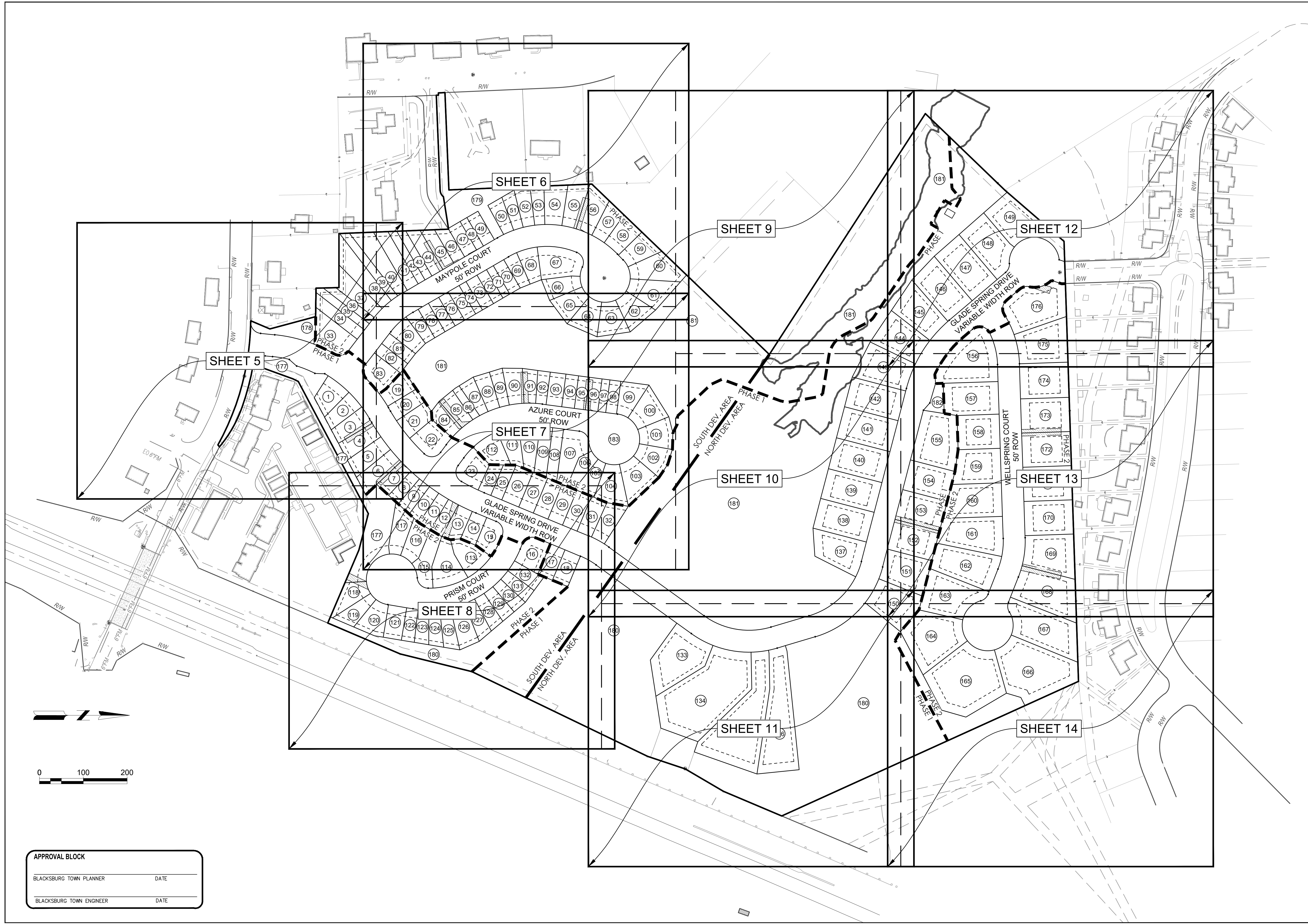
EXISTING EASEMENTS

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007

PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225(A)-3, 225(A)-4, & 224(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
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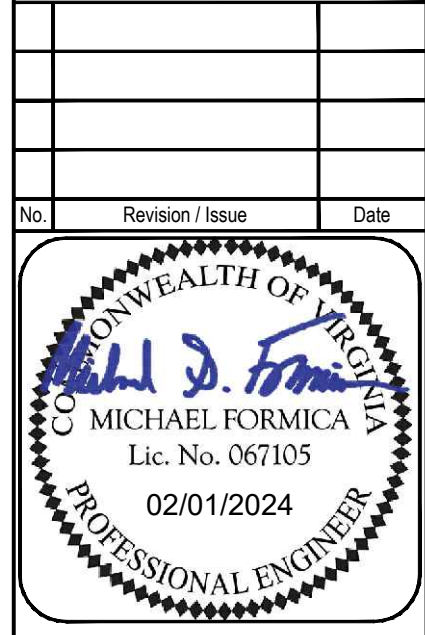
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Checked By:	Date:
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Sheet No.	
3 of 76	C3

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870







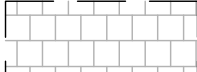


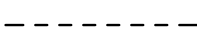


NOT FOR CONSTRUCTION
GENERAL LOT CONFIGURATION - INDEX

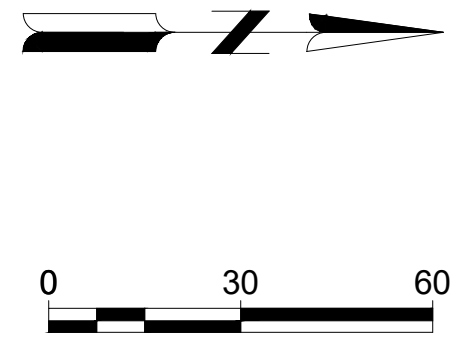
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 4 of 76	C4

LEGEND

-  PROPOSED PUBLIC UTILITY EASEMENT (PUE)
-  PROPOSED WATERLINE EASEMENT (WLE) TO THE TOWN OF BLACKSBURG
-  PROPOSED SANITARY SEWER EASEMENT (SSE) TO THE TOWN OF BLACKSBURG
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-  PROPOSED PRIVATE DRAINAGE EASEMENT TO HOA
-  PROPOSED PRIVATE STORMWATER MANAGEMENT AND DRAINAGE EASEMENT TO HOA
-  SETBACK LINE

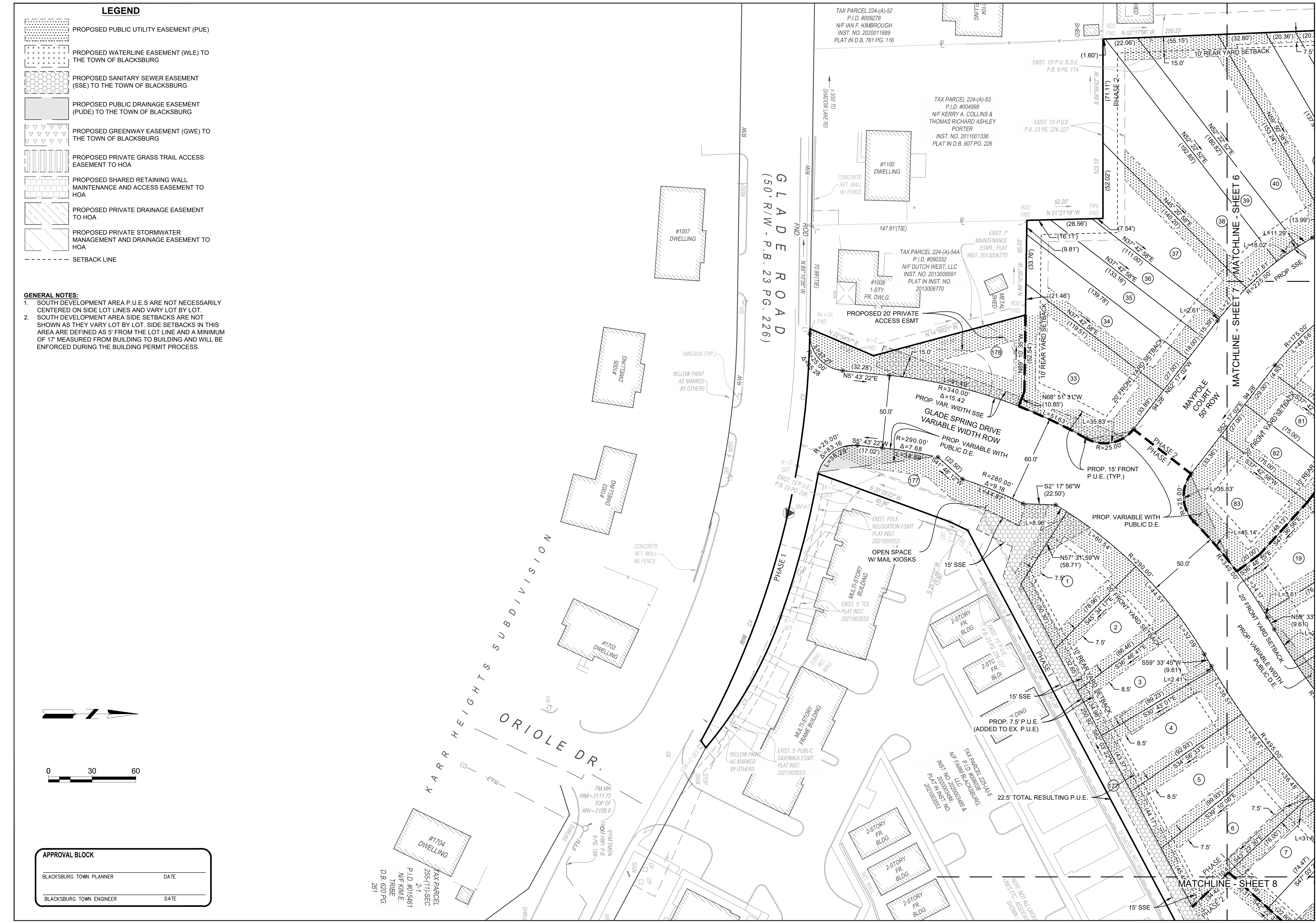
- GENERAL NOTES:**
1. SOUTH DEVELOPMENT AREA P.U.E.S ARE NOT NECESSARILY CENTERED ON SIDE LOT LINES AND VARY LOT BY LOT.
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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

TAX PARCEL 225-A-11-SEC 2-1
 N/E KIM E. TRIBE
 D.B. 620 PG. 281

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WK DICKSON
 community infrastructure consultants
 1700 KRAFT DRIVE, SUITE 2350
 BLACKSBURG, VIRGINIA 24060
 VOICE 540-617-0870

STATE OF VIRGINIA
 MICHAEL FORMICA
 Lic. No. 067105
 02/01/2024
 PROFESSIONAL ENGINEER

GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
 PROPERTY OF GLADE SPRING CROSSING, LLC
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Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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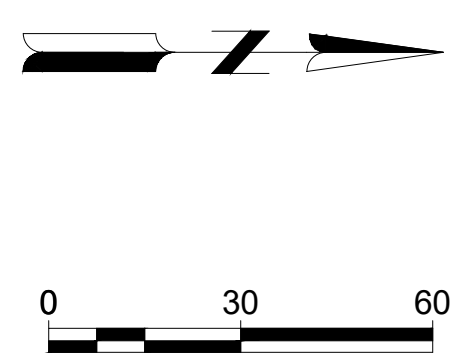
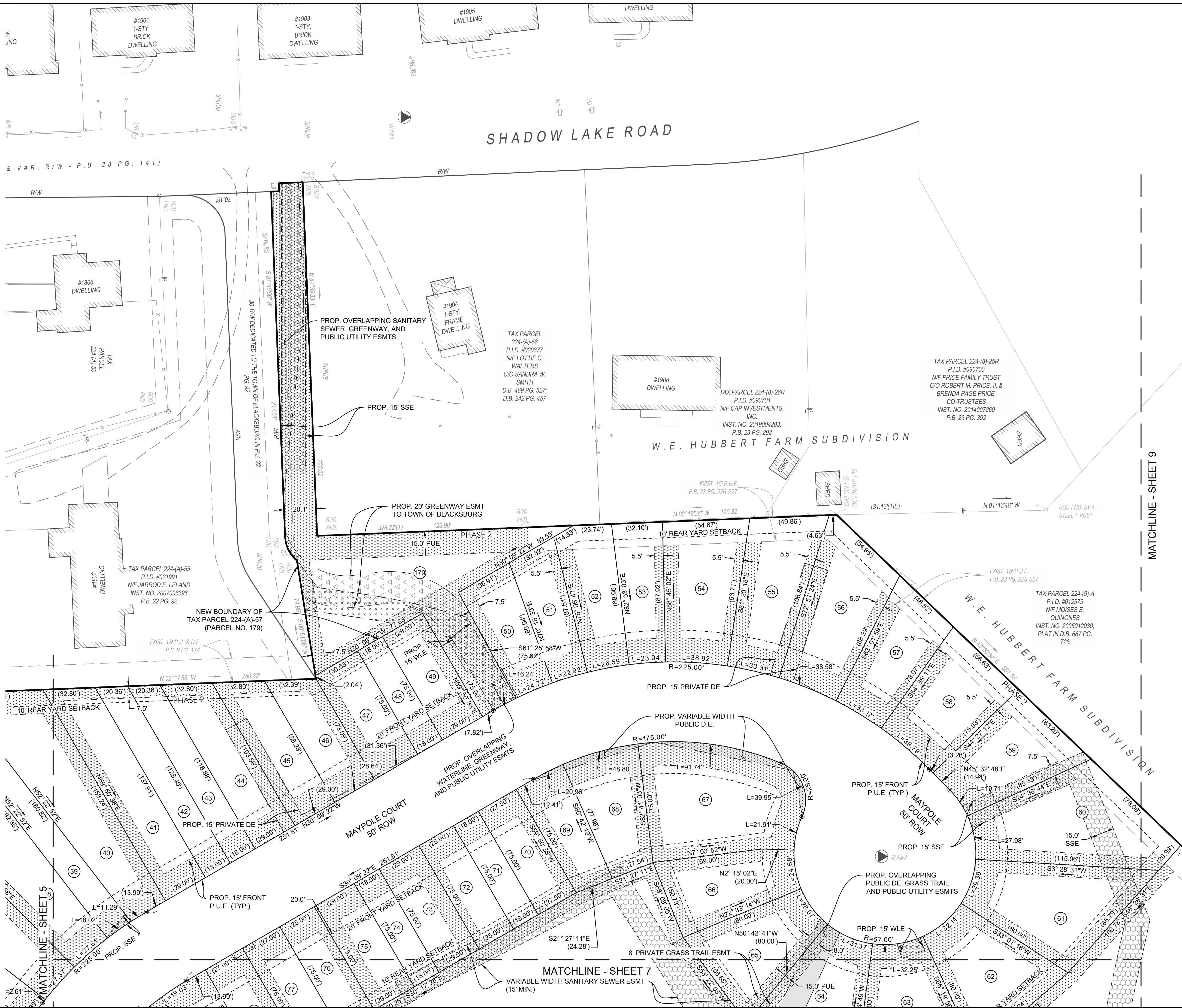
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LEGEND

- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
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BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
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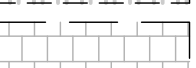

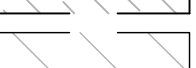
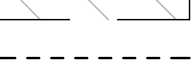
STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
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TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

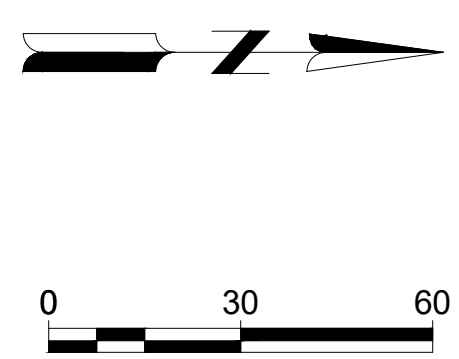
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WGB	02/01/2024
Sheet No.	
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LEGEND

-  PROPOSED PUBLIC UTILITY EASEMENT (PUE)
-  PROPOSED WATERLINE EASEMENT (WLE) TO THE TOWN OF BLACKSBURG
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BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants

1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

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GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007



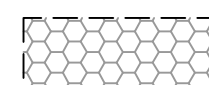
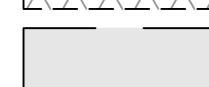






PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45, 0976 AC.

TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

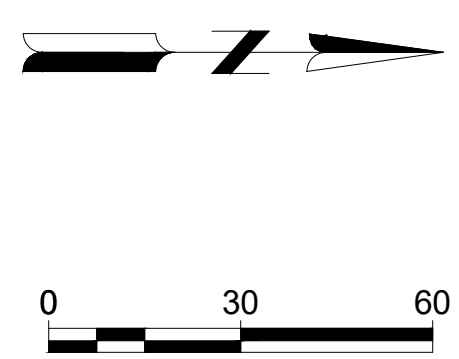
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LEGEND

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BLACKSBURG TOWN PLANNER	DATE
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WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

STATE OF VIRGINIA
Michael J. Formica
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER




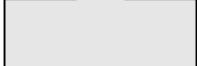


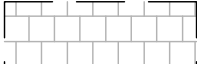


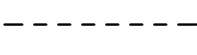
GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
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PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

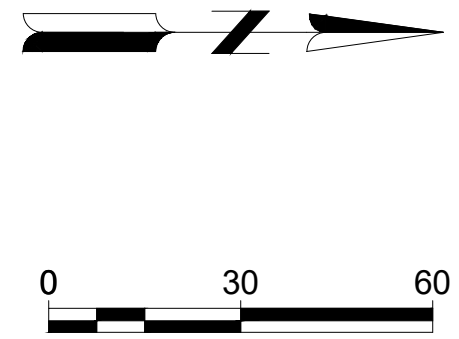
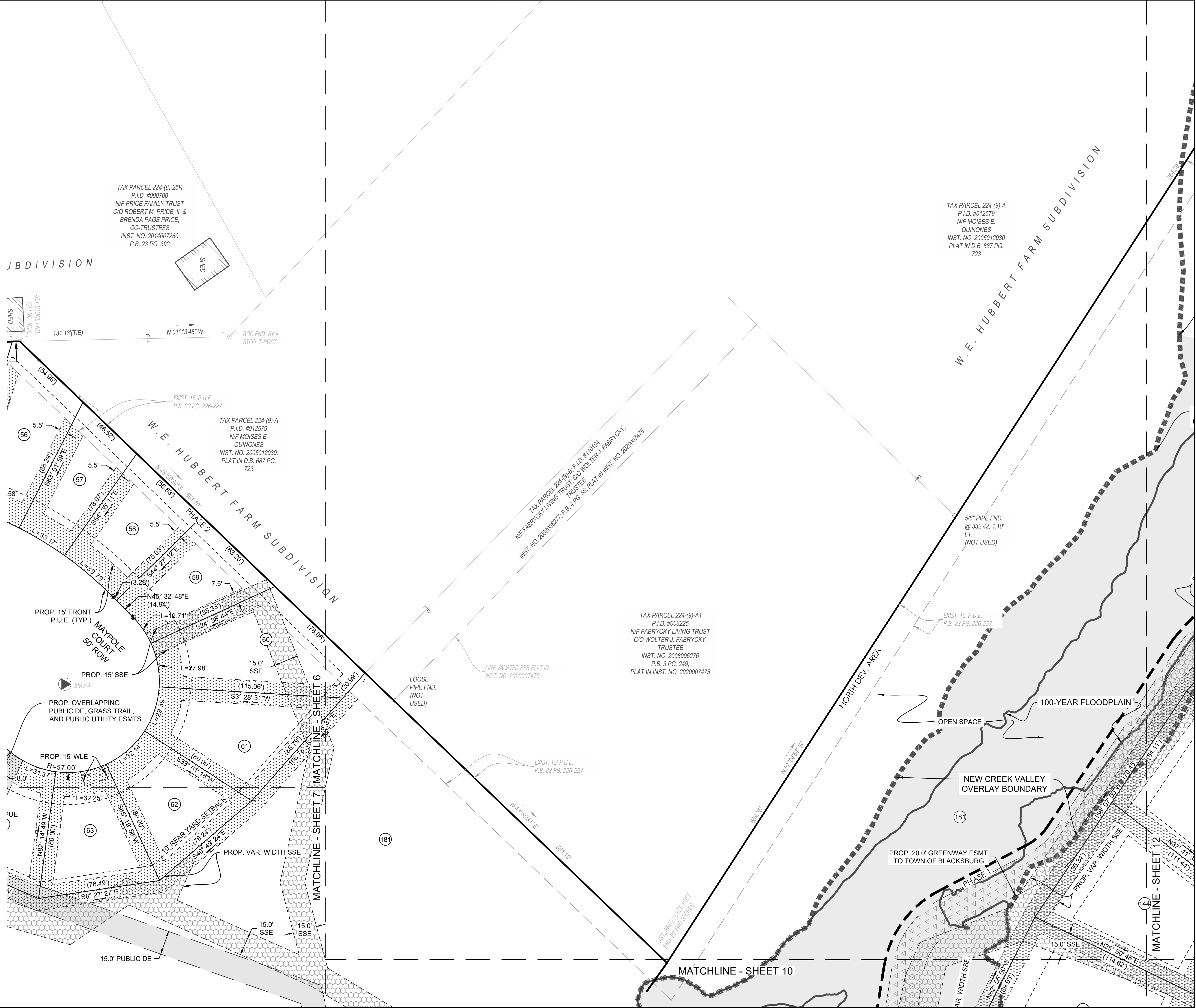
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LEGEND

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WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
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VOICE 540-617-0870




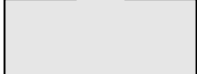


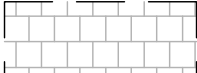


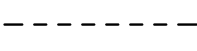
STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
GENERAL LOT CONFIGURATION

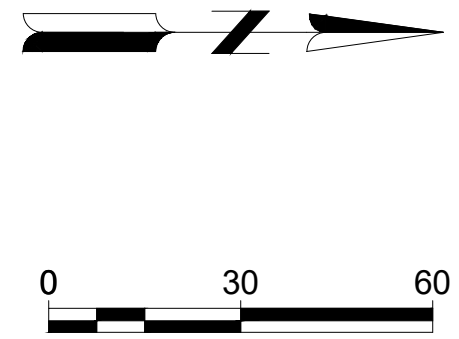
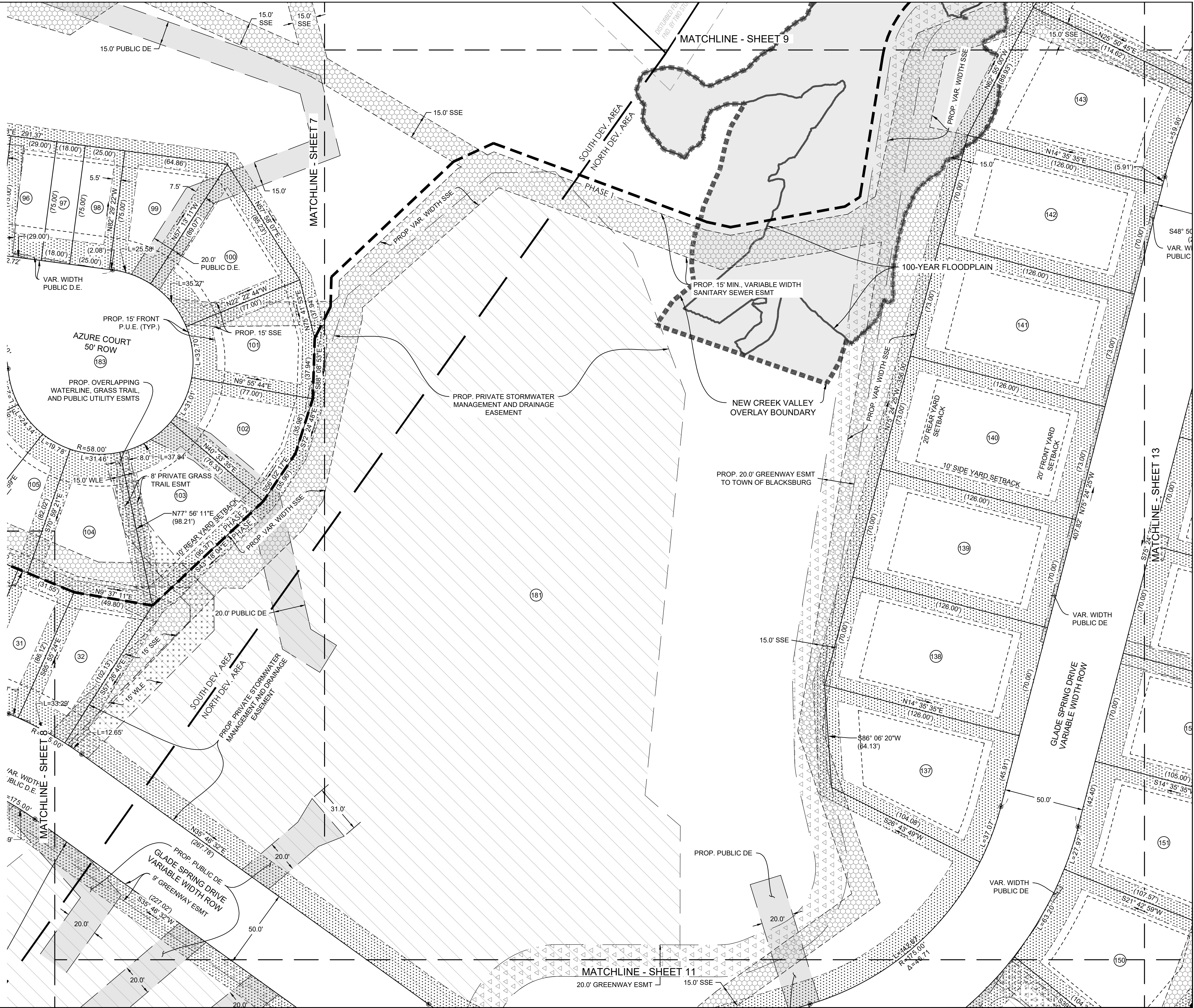
PROPOSED DEVELOPMENT OF
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ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
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TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	Scale:
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WGB	02/01/2024
Sheet No.	
9 of 76	C9

LEGEND

-  PROPOSED PUBLIC UTILITY EASEMENT (PUE)
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WK DICKSON
 community infrastructure consultants
 1700 KRAFT DRIVE, SUITE 2350
 BLACKSBURG, VIRGINIA 24060
 VOICE 540-617-0870

Professional Engineer Seal for Michael Formica, License No. 067105, dated 02/01/2024.

NOT FOR CONSTRUCTION
GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
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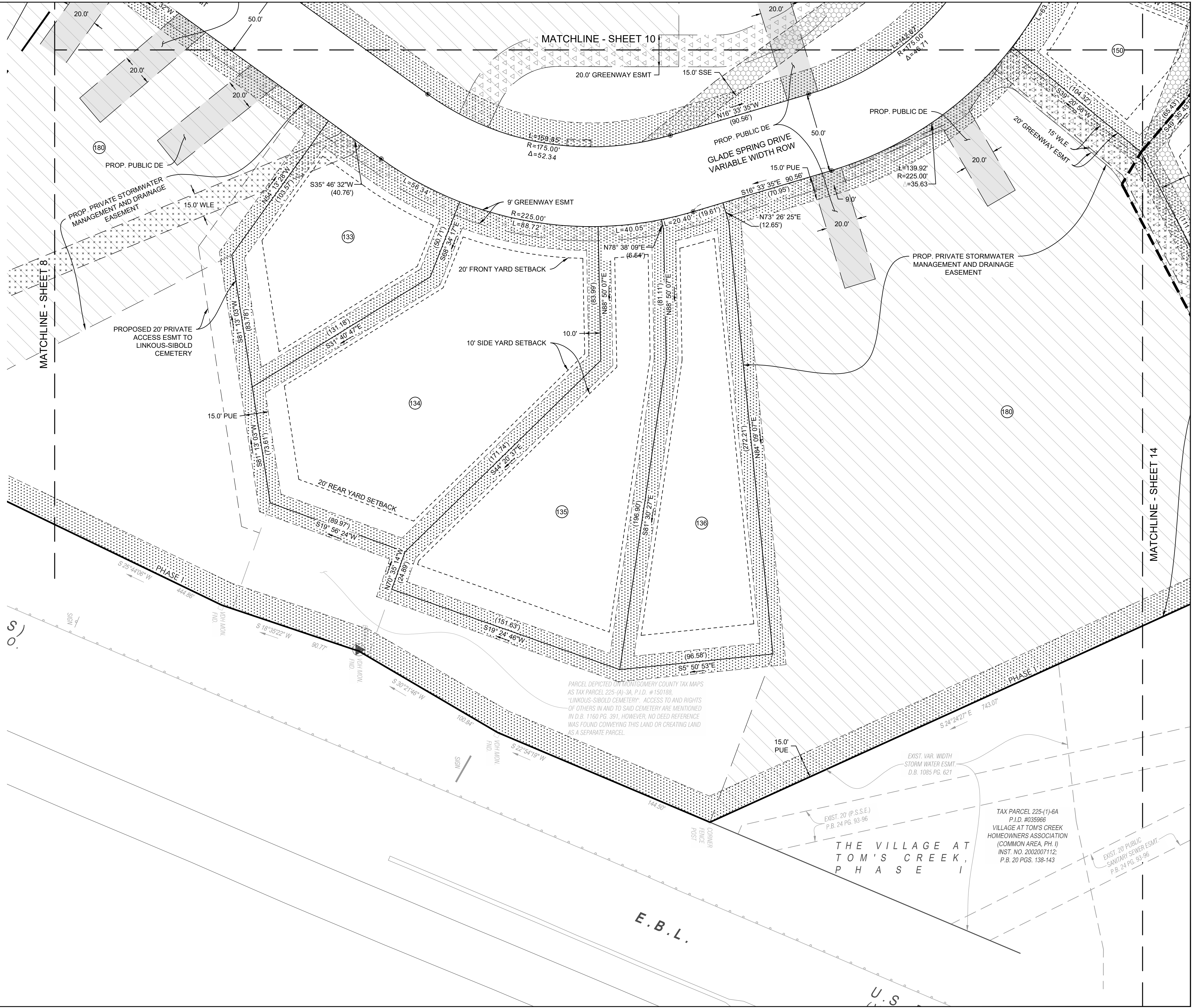
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community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
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VOICE 540-617-0870

NOT FOR CONSTRUCTION

GENERAL LOT CONFIGURATION

NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
MICHAEL FORMICA
Lic. No. 067105
02/01/2024

PROPOSED DEVELOPMENT OF
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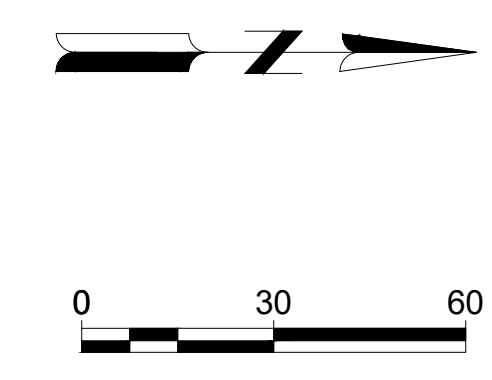
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LEGEND

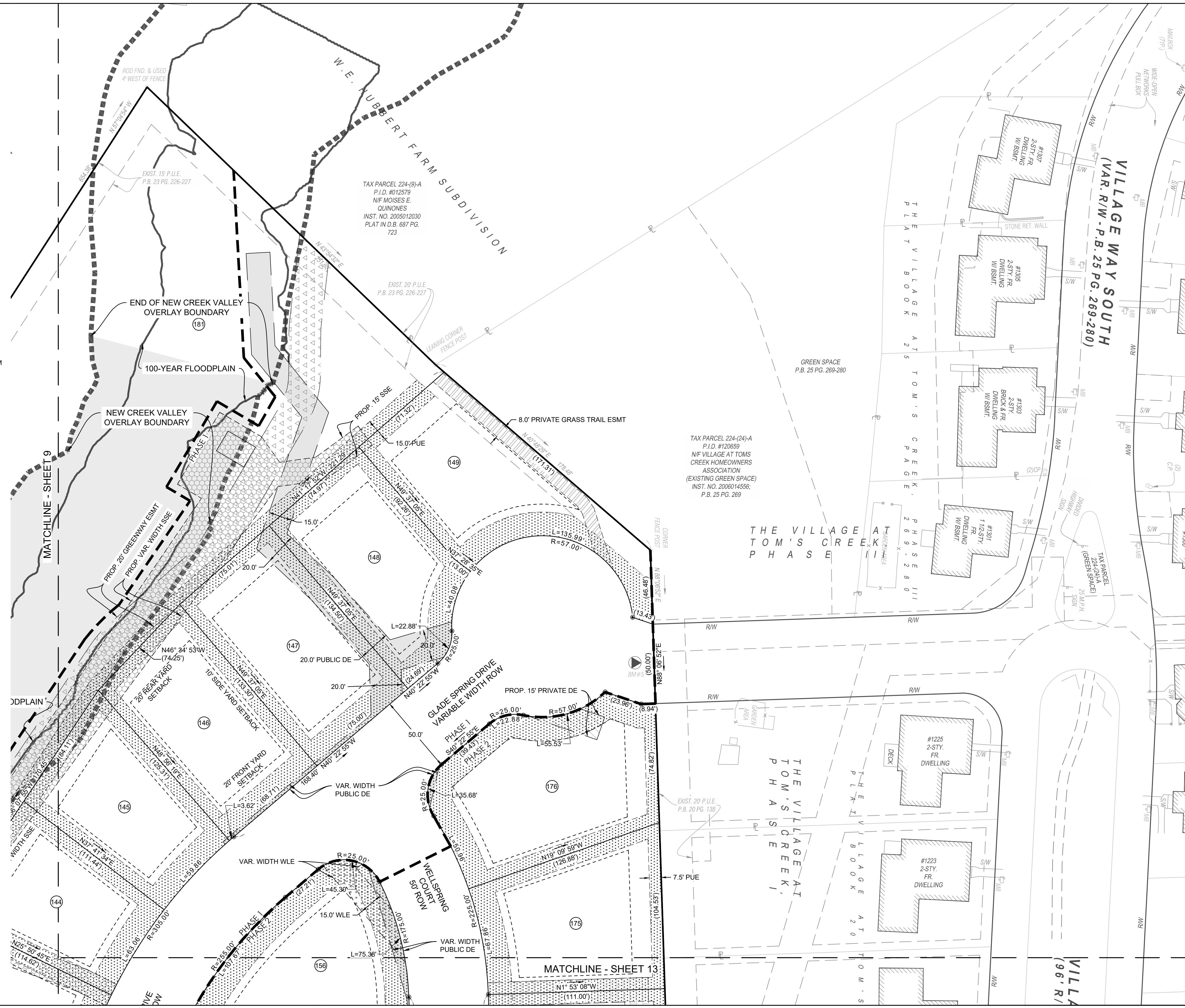
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED WATERLINE EASEMENT (WLE) TO THE TOWN OF BLACKSBURG
- PROPOSED SANITARY SEWER EASEMENT (SSE) TO THE TOWN OF BLACKSBURG
- PROPOSED PUBLIC DRAINAGE EASEMENT (PUDE) TO THE TOWN OF BLACKSBURG
- PROPOSED GREENWAY EASEMENT (GWE) TO THE TOWN OF BLACKSBURG
- PROPOSED PRIVATE GRASS TRAIL ACCESS EASEMENT TO HOA
- PROPOSED SHARED RETAINING WALL MAINTENANCE AND ACCESS EASEMENT TO HOA
- PROPOSED PRIVATE DRAINAGE EASEMENT TO HOA
- PROPOSED PRIVATE STORMWATER MANAGEMENT AND DRAINAGE EASEMENT TO HOA
- SETBACK LINE

GENERAL NOTES:

1. SOUTH DEVELOPMENT AREA P.U.E.S ARE NOT NECESSARILY CENTERED ON SIDE LOT LINES AND VARY LOT BY LOT.
2. SOUTH DEVELOPMENT AREA SIDE SETBACKS ARE NOT SHOWN AS THEY VARY LOT BY LOT. SIDE SETBACKS IN THIS AREA ARE DEFINED AS 5' FROM THE LOT LINE AND A MINIMUM OF 17' MEASURED FROM BUILDING TO BUILDING AND WILL BE ENFORCED DURING THE BUILDING PERMIT PROCESS.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

Professional Engineer Seal for Michael Formica, License No. 067105, State of Virginia, dated 02/01/2024.

NOT FOR CONSTRUCTION
GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	Scale:
MSF	AS SHOWN
Checked By:	Date:
WGB	02/01/2024
Sheet No.	
12 of 76	C12

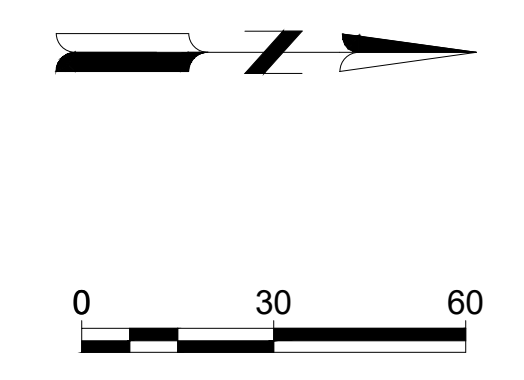
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LEGEND

- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED WATERLINE EASEMENT (WLE) TO THE TOWN OF BLACKSBURG
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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

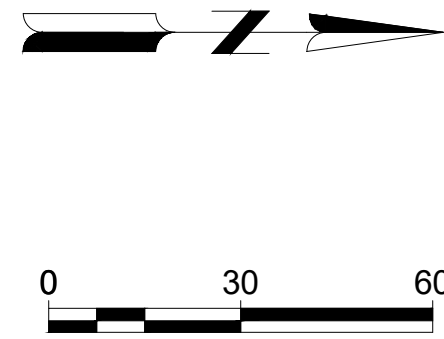
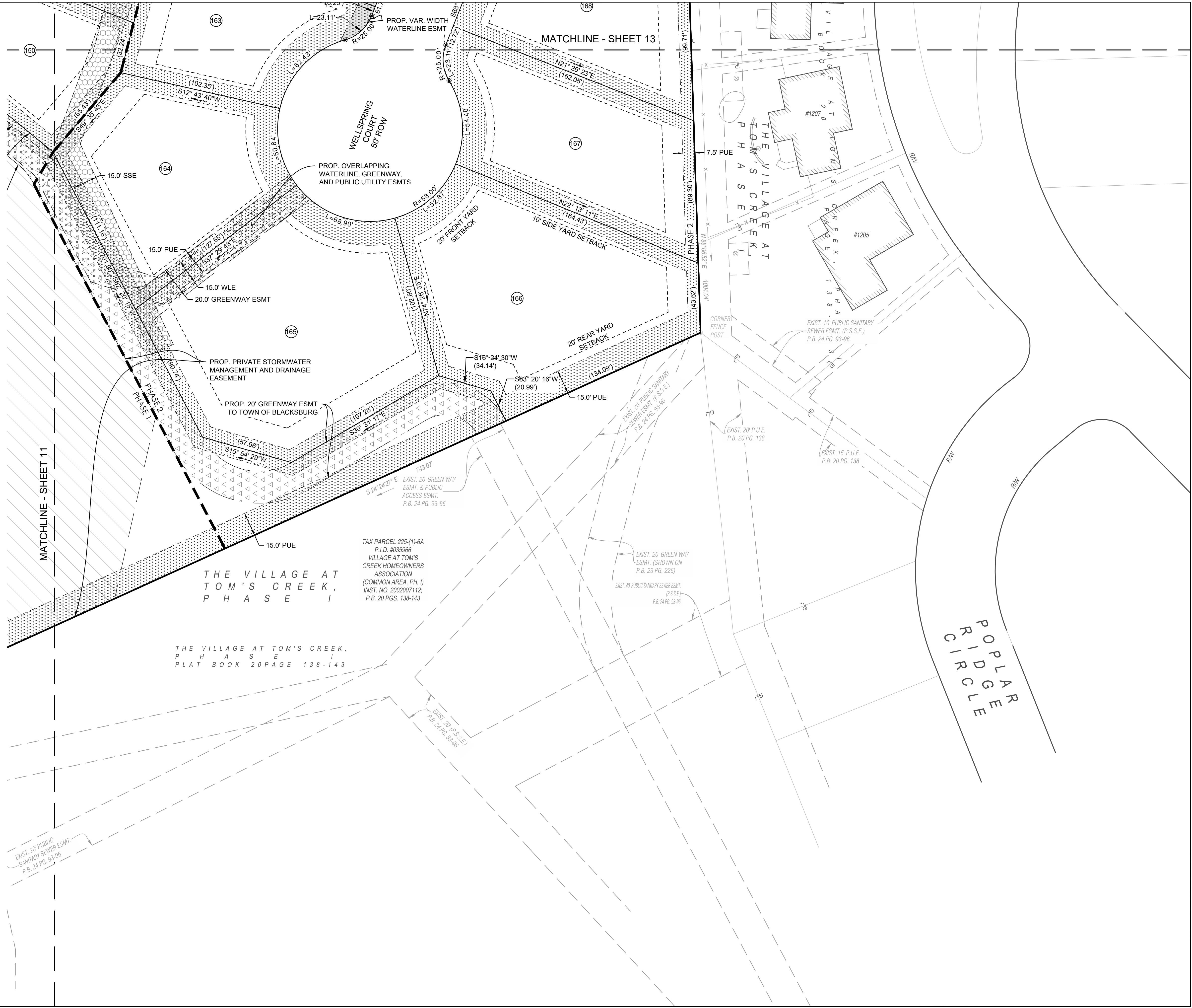
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MSF	AS SHOWN
Checked By:	Date:
WGB	02/01/2024
Sheet No.	
13 of 76	C13

LEGEND

- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED WATERLINE EASEMENT (WLE) TO THE TOWN OF BLACKSBURG
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APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

NO. _____ REVISION / ISSUE _____ DATE _____

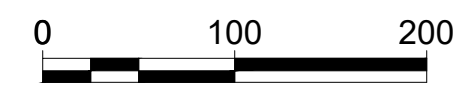
NOT FOR CONSTRUCTION

GENERAL LOT CONFIGURATION

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 14 of 76	C14

OPEN SPACE TABULATION	
PARCEL NO.	AREA (AC)
177	0.512
178	0.101
179	0.323
180	6.146
181	10.636
182	0.044
TOTAL	17.762



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



NOT FOR CONSTRUCTION

OPEN SPACE CONFIGURATION

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ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
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TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
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SOUTH DEV. AREA UNIT TYPE INVENTORY							
STREET	SINGLE-FAMILY DETACHED		TWO-FAMILY		TOWNHOUSE		TOTAL
	QUANTITY	PERCENT	QUANTITY	PERCENT	QUANTITY	PERCENT	
A	23	74.2%	8	25.8%	0	0.0%	31
B	17	33.3%	14	27.5%	20	39.20%	51
C	13	44.8%	10	34.5%	6	20.70%	29
D	9	42.9%	12	57.1%	0	0.0%	21
TOTAL	62	47.0%	44	33.3%	26	20.0%	132

NORTH DEV. AREA UNIT TYPE INVENTORY							
STREET	SINGLE-FAMILY DETACHED		TWO-FAMILY		TOWNHOUSE		TOTAL
	QUANTITY	PERCENT	QUANTITY	PERCENT	QUANTITY	PERCENT	
A	23	100.0%	0	0.0%	0	0.0%	23
E	21	100.0%	0	0.0%	0	0.00%	21
TOTAL	44	100.0%	0	0.0%	0	0.0%	44

LOT NUMBER	MIN. SEWERABLE FLOOR ELEV.	LOT NUMBER	MIN. SEWERABLE FLOOR ELEV.	LOT NUMBER	MIN. SEWERABLE FLOOR ELEV.	LOT NUMBER	MIN. SEWERABLE FLOOR ELEV.
1	2091.2	51	2086.9	101	2018.3	151	2029.9
2	2087.7	52	2086.3	102	2021.1	152	2028.4
3	2085.1	53	2086.0	103	2024.4	153	2026.1
4	2081.5	54	2085.1	104	2030.1	154	2025.2
5	2078.7	55	2078.5	105	2033.6	155	2023.2
6	2076.1	56	2078.2	106	2034.8	156	2015.8
7	2073.6	57	2077.8	107	2037.8	157	2018.4
8	2072.3	58	2077.0	108	2040.4	158	2024.8
9	2070.6	59	2071.6	109	2042.3	159	2024.7
10	2068.2	60	2065.8	110	2045.4	160	2025.6
11	2066.3	61	2062.3	111	2049.5	161	2027.8
12	2064.6	62	2053.7	112	2054.7	162	2029.6
13	2062.1	63	2056.7	113	2056.5	163	2030.9
14	2056.3	64	2064.0	114	2063.4	164	2034.0
15	2055.3	65	2072.6	115	2064.3	165	2043.2
16	2048.4	66	2077.4	116	2066.2	166	2050.1
17	2038.5	67	2078.2	117	2068.8	167	2048.4
18	2037.2	68	2081.4	118	2073.7	168	2045.7
19	2073.5	69	2084.8	119	2071.1	169	2044.2
20	2070.4	70	2086.6	120	2066.7	170	2042.2
21	2067.2	71	2087.6	121	2063.7	171	2040.2
22	2065.9	72	2088.5	122	2062.1	172	2035.9
23	2059.7	73	2090.5	123	2061.3	173	2031.1
24	2056.2	74	2091.5	124	2059.8	174	2026.4
25	2052.1	75	2092.4	125	2057.3	175	2022.3
26	2046.1	76	2091.2	126	2055.4	176	2021.0
27	2041.9	77	2090.2	127	2053.7		
28	2038.2	78	2088.3	128	2052.8		
29	2035.1	79	2087.0	129	2049.0		
30	2033.5	80	2084.8	130	2047.0		
31	2031.8	81	2080.9	131	2042.6		
32	2033.1	82	2077.1	132	2040.5		
33	2094.4	83	2087.2	133	2036.8		
34	2094.7	84	2066.2	134	2037.9		
35	2095.0	85	2063.5	135	2038.3		
36	2095.3	86	2062.2	136	2038.1		
37	2095.6	87	2060.9	137	2015.8		
38	2096.3	88	2057.8	138	2011.3		
39	2096.5	89	2056.3	139	2009.6		
40	2096.8	90	2052.7	140	2008.2		
41	2094.4	91	2048.8	141	2006.6		
42	2094.1	92	2046.3	142	2003.5		
43	2094.5	93	2044.2	143	2005.5		
44	2093.0	94	2042.0	144	2005.0		
45	2091.8	95	2041.0	145	2000.6		
46	2091.3	96	2039.2	146	2000.2		
47	2090.1	97	2038.0	147	2000.2		
48	2089.6	98	2036.4	148	2008.4		
49	2088.9	99	2035.6	149	2010.5		
50	2087.3	100	2017.8	150	2031.9		

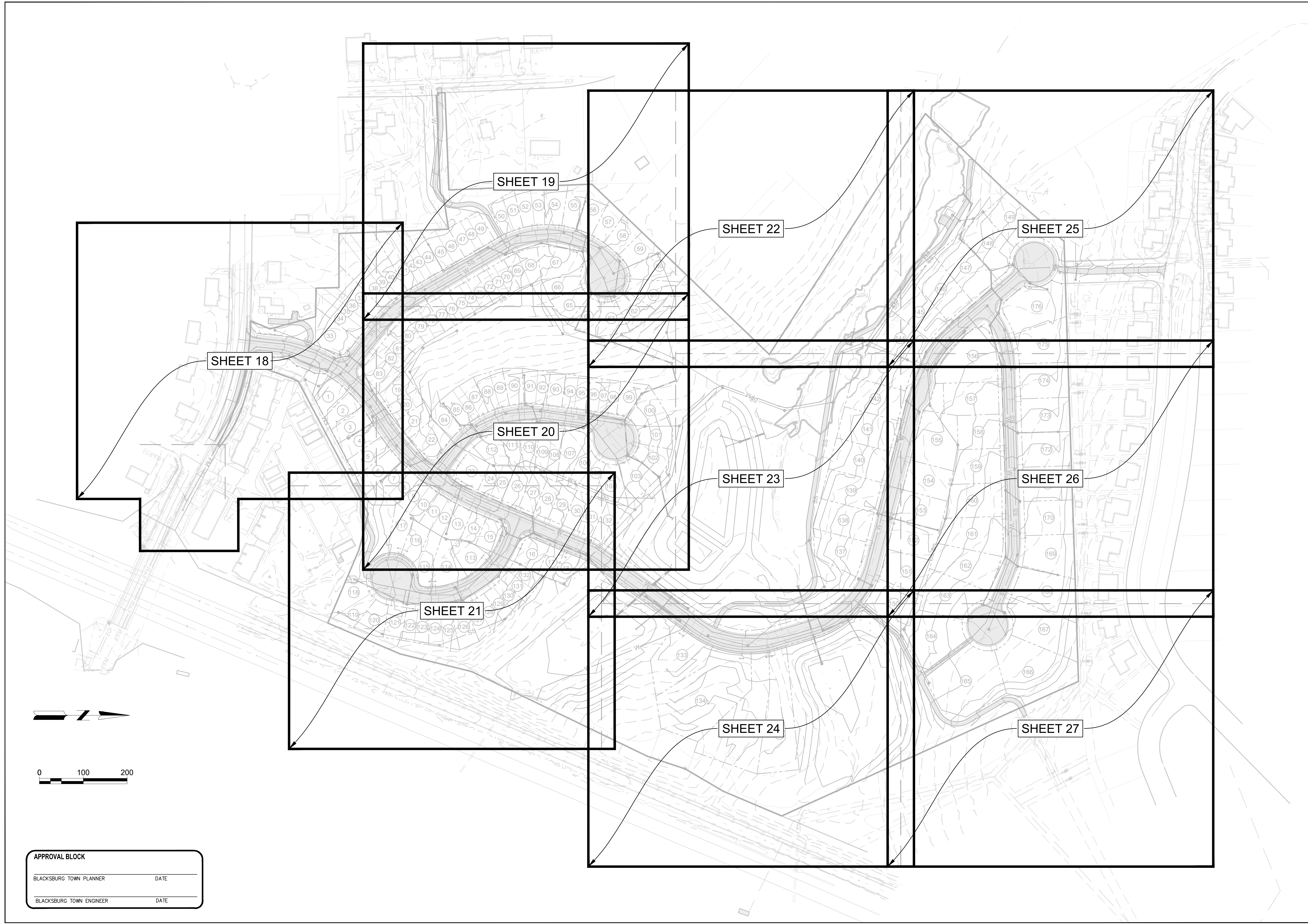
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

PARCEL TABLE			
PARCEL	AREA (SF)	AREA (AC)	DESCRIPTION
1	3,720.61	0.085	SINGLE-FAMILY DETACHED
2	3,170.33	0.073	SINGLE-FAMILY DETACHED
3	3,480.15	0.080	SINGLE-FAMILY DETACHED
4	3,619.48	0.083	SINGLE-FAMILY DETACHED
5	3,851.60	0.088	SINGLE-FAMILY DETACHED
6	4,231.81	0.097	SINGLE-FAMILY DETACHED
7	2,555.30	0.059	TWO-FAMILY
8	2,079.45	0.048	TWO-FAMILY
9	2,383.10	0.055	TWO-FAMILY
10	2,214.96	0.051	TWO-FAMILY
11	2,293.06	0.053	TWO-FAMILY
12	2,246.29	0.052	TWO-FAMILY
13	2,943.02	0.068	SINGLE-FAMILY DETACHED
14	2,462.47	0.057	SINGLE-FAMILY DETACHED
15	3,334.52	0.077	SINGLE-FAMILY DETACHED
16	4,090.13	0.094	SINGLE-FAMILY DETACHED
17	2,700.00	0.062	SINGLE-FAMILY DETACHED
18	2,850.00	0.065	SINGLE-FAMILY DETACHED
19	3,195.53	0.073	SINGLE-FAMILY DETACHED
20	2,869.88	0.066	SINGLE-FAMILY DETACHED
21	3,456.31	0.079	SINGLE-FAMILY DETACHED
22	4,551.85	0.104	SINGLE-FAMILY DETACHED
23	4,413.62	0.101	SINGLE-FAMILY DETACHED
24	2,108.39	0.048	TWO-FAMILY
25	2,178.49	0.050	TWO-FAMILY
26	3,612.00	0.083	SINGLE-FAMILY DETACHED
27	3,096.00	0.071	SINGLE-FAMILY DETACHED
28	3,096.00	0.071	SINGLE-FAMILY DETACHED
29	3,096.00	0.071	SINGLE-FAMILY DETACHED
30	3,096.00	0.071	SINGLE-FAMILY DETACHED
31	3,152.22	0.072	SINGLE-FAMILY DETACHED
32	3,756.97	0.086	SINGLE-FAMILY DETACHED
33	5,849.41	0.134	SINGLE-FAMILY DETACHED
34	3,500.33	0.080	TOWNHOUSE
35	2,535.40	0.058	TOWNHOUSE
36	2,197.37	0.050	TOWNHOUSE
37	4,257.58	0.098	TOWNHOUSE
38	6,290.93	0.144	TOWNHOUSE
39	3,360.91	0.077	TOWNHOUSE
40	6,002.37	0.138	TOWNHOUSE
41	4,221.61	0.097	TOWNHOUSE
42	2,396.74	0.055	TOWNHOUSE
43	2,225.50	0.051	TOWNHOUSE
44	3,225.35	0.074	TOWNHOUSE
45	2,780.87	0.064	TWO-FAMILY
46	2,309.82	0.053	TWO-FAMILY
47	2,351.59	0.054	TOWNHOUSE
48	1,350.00	0.031	TOWNHOUSE
49	2,175.00	0.050	TOWNHOUSE
50	2,376.67	0.055	TWO-FAMILY
51	2,268.91	0.052	TWO-FAMILY
52	2,872.11	0.066	TWO-FAMILY
53	2,429.10	0.056	TWO-FAMILY
54	4,204.12	0.097	SINGLE-FAMILY DETACHED
55	4,052.39	0.093	SINGLE-FAMILY DETACHED
56	4,620.40	0.106	SINGLE-FAMILY DETACHED
57	3,241.85	0.074	SINGLE-FAMILY DETACHED
58	3,765.48	0.086	SINGLE-FAMILY DETACHED
59	3,757.11	0.086	SINGLE-FAMILY DETACHED
60	5,792.25	0.133	SINGLE-FAMILY DETACHED

PARCEL TABLE			
PARCEL	AREA (SF)	AREA (AC)	DESCRIPTION
61	4,974.30	0.114	SINGLE-FAMILY DETACHED
62	4,100.04	0.094	SINGLE-FAMILY DETACHED
63	4,112.13	0.094	SINGLE-FAMILY DETACHED
64	4,014.25	0.092	SINGLE-FAMILY DETACHED
65	3,630.14	0.083	SINGLE-FAMILY DETACHED
66	3,201.77	0.074	SINGLE-FAMILY DETACHED
67	6,373.30	0.146	SINGLE-FAMILY DETACHED
68	2,934.99	0.067	TWO-FAMILY
69	2,207.45	0.051	TWO-FAMILY
70	2,062.50	0.047	TOWNHOUSE
71	1,350.00	0.031	TOWNHOUSE
72	1,875.00	0.043	TOWNHOUSE
73	2,175.00	0.050	TOWNHOUSE
74	1,350.00	0.031	TOWNHOUSE
75	2,175.00	0.050	TOWNHOUSE
76	1,875.00	0.043	TWO-FAMILY
77	2,025.00	0.046	TWO-FAMILY
78	2,029.16	0.047	TWO-FAMILY
79	2,172.82	0.050	TWO-FAMILY
80	3,258.13	0.075	SINGLE-FAMILY DETACHED
81	2,175.00	0.050	TWO-FAMILY
82	2,025.00	0.046	TWO-FAMILY
83	4,272.93	0.098	SINGLE-FAMILY DETACHED
84	2,727.02	0.063	SINGLE-FAMILY DETACHED
85	2,845.40	0.065	TOWNHOUSE
86	1,482.43	0.034	TOWNHOUSE
87	2,485.20	0.057	TOWNHOUSE
88	2,821.79	0.065	TWO-FAMILY
89	2,249.09	0.052	TWO-FAMILY
90	3,255.92	0.075	SINGLE-FAMILY DETACHED
91	2,406.95	0.055	TWO-FAMILY
92	1,977.20	0.045	TWO-FAMILY
93	2,700.00	0.062	SINGLE-FAMILY DETACHED
94	2,175.00	0.050	TWO-FAMILY
95	1,875.00	0.043	TWO-FAMILY
96	2,175.00	0.050	TOWNHOUSE
97	1,350.00	0.031	TOWNHOUSE
98	1,875.00	0.043	TOWNHOUSE
99	3,588.93	0.082	SINGLE-FAMILY DETACHED
100	4,648.77	0.107	SINGLE-FAMILY DETACHED
101	4,122.07	0.095	SINGLE-FAMILY DETACHED
102	3,902.67	0.090	SINGLE-FAMILY DETACHED
103	5,271.65	0.121	SINGLE-FAMILY DETACHED
104	4,906.90	0.113	SINGLE-FAMILY DETACHED
105	2,832.71	0.065	TWO-FAMILY
106	2,588.71	0.059	TWO-FAMILY
107	5,753.66	0.132	SINGLE-FAMILY DETACHED
108	2,950.75	0.068	TWO-FAMILY
109	3,213.90	0.074	TWO-FAMILY
110	3,704.04	0.085	SINGLE-FAMILY DETACHED
111	3,461.93	0.079	SINGLE-FAMILY DETACHED
112	3,725.88	0.086	SINGLE-FAMILY DETACHED
113	4,417.12	0.101	SINGLE-FAMILY DETACHED
114	5,785.20	0.133	SINGLE-FAMILY DETACHED
115	4,422.20	0.102	SINGLE-FAMILY DETACHED
116	3,624.92	0.083	SINGLE-FAMILY DETACHED
117	4,060.01	0.093	SINGLE-FAMILY DETACHED
118	3,561.97	0.082	TWO-FAMILY
119	2,986.87	0.069	TWO-FAMILY
120	3,910.73	0.090	SINGLE-FAMILY DETACHED

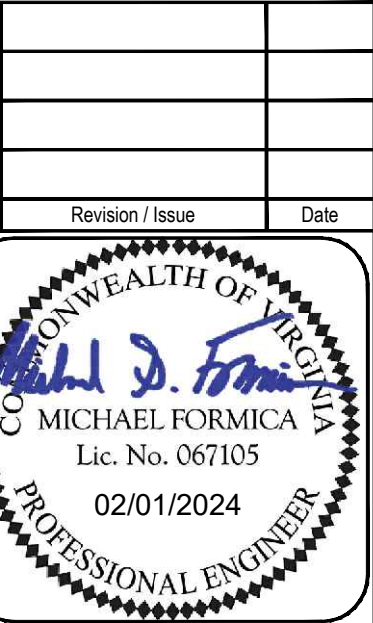
PARCEL TABLE			
PARCEL	AREA (SF)	AREA (AC)	DESCRIPTION
121	3,150.00	0.072	SINGLE-FAMILY DETACHED
122	2,094.43	0.048	TWO-FAMILY
123	2,230.04	0.051	TWO-FAMILY
124	2,422.26	0.056	TWO-FAMILY
125	2,755.67	0.063	TWO-FAMILY
126	3,877.60	0.089	SINGLE-FAMILY DETACHED
127	2,615.96	0.060	TWO-FAMILY
128	2,347.20	0.054	TWO-FAMILY
129	2,214.32	0.051	TWO-FAMILY
130	2,214.32	0.051	TWO-FAMILY
131	2,218.47	0.051	TWO-FAMILY
132	2,422.25	0.056	TWO-FAMILY
133	12,916.39	0.297	SINGLE-FAMILY DETACHED
134	27,993.77	0.643	SINGLE-FAMILY DETACHED
135	21,980.62	0.505	SINGLE-FAMILY DETACHED
136	17,756.88	0.408	SINGLE-FAMILY DETACHED
137	8,195.90	0.188	SINGLE-FAMILY DETACHED
138	8,820.00	0.202	SINGLE-FAMILY DETACHED
139	8,820.00	0.202	SINGLE-FAMILY DETACHED
140	9,198.00	0.211	SINGLE-FAMILY DETACHED
141	9,198.00	0.211	SINGLE-FAMILY DETACHED
142	8,820.00	0.202	SINGLE-FAMILY DETACHED
143	9,198.68	0.211	SINGLE-FAMILY DETACHED
144	8,320.17	0.191	SINGLE-FAMILY DETACHED
145	8,344.27	0.192	SINGLE-FAMILY DETACHED
146	9,450.26	0.217	SINGLE-FAMILY DETACHED
147	10,042.49	0.231	SINGLE-FAMILY DETACHED
148	9,405.90	0.216	SINGLE-FAMILY DETACHED
149	10,910.90	0.250	SINGLE-FAMILY DETACHED
150	8,659.68	0.199	SINGLE-FAMILY DETACHED
151	8,109.42	0.186	SINGLE-FAMILY DETACHED
152	7,350.00	0.169	SINGLE-FAMILY DETACHED
153	7,350.00	0.169	SINGLE-FAMILY DETACHED
154	7,350.00	0.169	SINGLE-FAMILY DETACHED
155	11,417.78	0.262	SINGLE-FAMILY DETACHED
156	13,173.92	0.302	SINGLE-FAMILY DETACHED
157	9,221.68	0.212	SINGLE-FAMILY DETACHED
158	7,488.00	0.172	

Z:\PROJECTS\GLADE SPRING CROSSING LLC\2023046704CL - GLADE SPRING CROSSING\DWG\PRELIM PLAT CAD\GEOMETRY AND UTILITY PLAN SHEETS.DWG
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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



NOT FOR CONSTRUCTION

**GEOMETRY, GRADING &
UTILITY PLAN - INDEX**

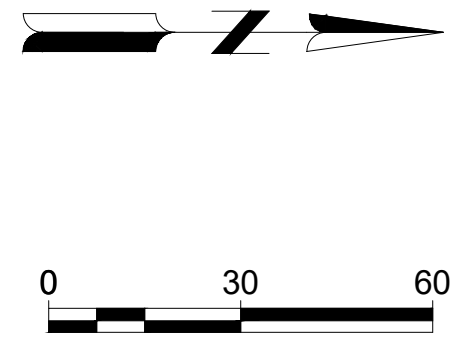
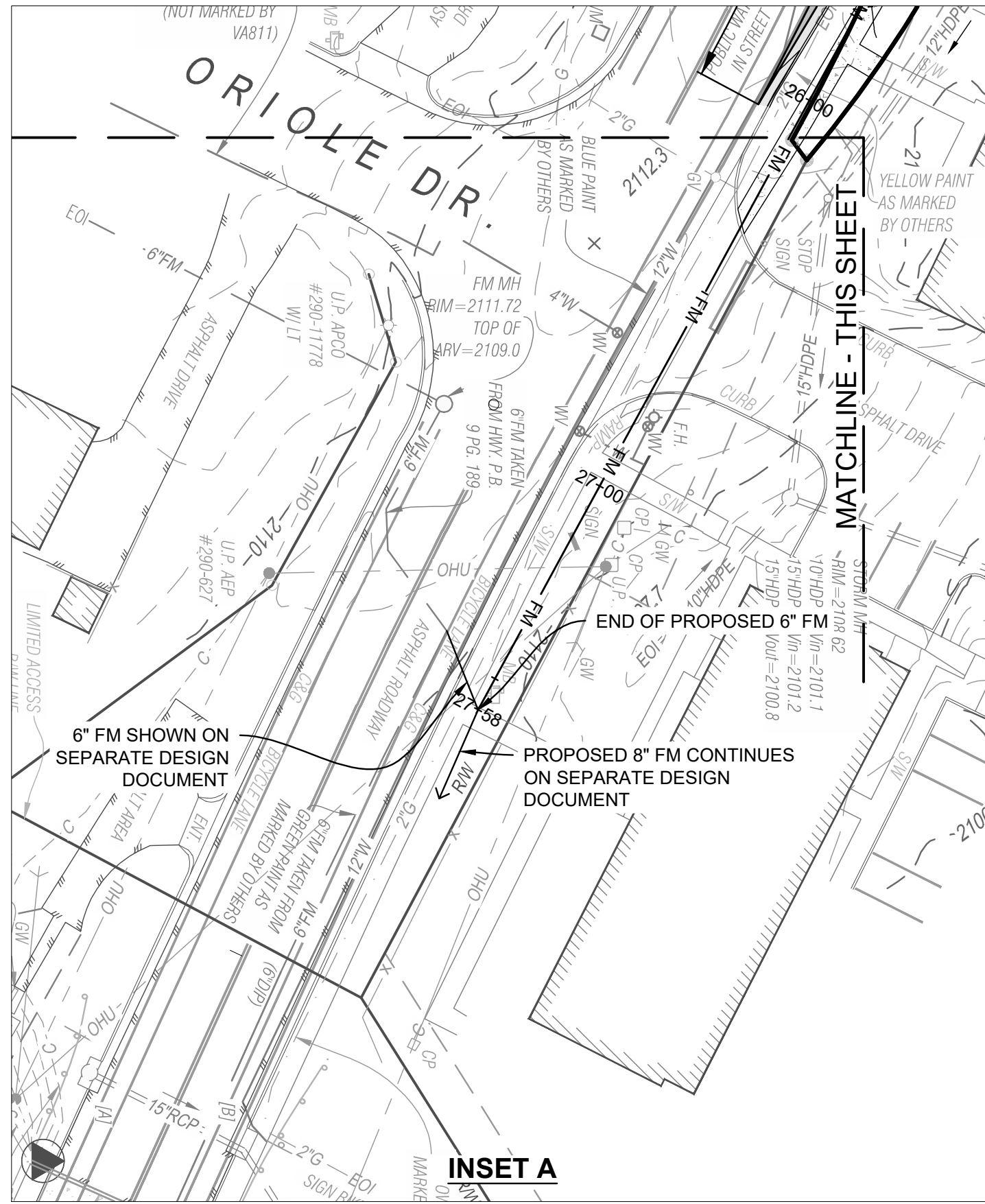
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 17 of 76	C17

LEGEND

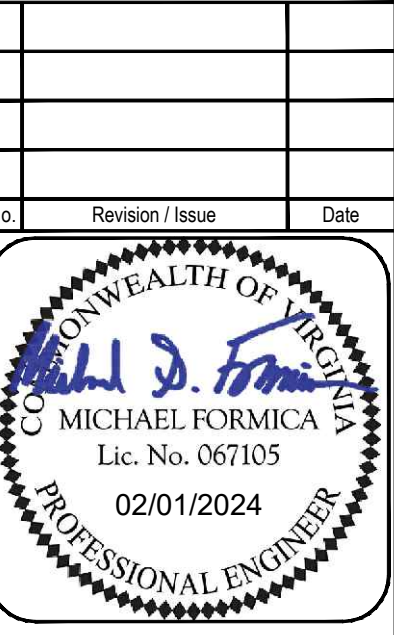
- PROP. STORM DRAIN AND CURB INLET
- PROP. STORM DRAIN AND MANHOLE
- PROP. GRAVITY SEWER
- PROP. WATER LINE
- PROP. SEWER FORCE MAIN
- CREEK VALLEY OVERLAY
- INTERSECTION DRIVEWAY PROHIBITION AREA
- PROP. WATER METER

- GENERAL NOTES:**
- STORM DRAIN AND SANITARY SEWER STRUCTURE ARE DENOTED BY D# AND S# RESPECTIVELY. GENERALLY STRUCTURES NUMBERED 1-99 ARE PROPOSED TO BE CONSTRUCTED IN PHASE ONE. STRUCTURES WITH NUMBERS EXCEEDING 100 ARE PROPOSED TO BE CONSTRUCTED IN PHASE TWO.
 - ROLL TOP ("ROLL") CURB IS PROPOSED ON ALL STREETS. VDOT CG-6 CURB SHALL BE USED AS NEEDED ALONG THE PROPOSED TURNLANE. NO ROADSIDE DITCHES ARE PROPOSED.
 - MUTCD-COMPLIANT CROSSWALK SIGNAGE SHALL BE INSTALLED ALONG GLADE SPRING DRIVE AHEAD OF CROSSWALKS.



APPROVAL BLOCK

BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE





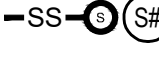
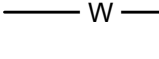

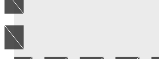


NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
 PROPERTY OF GLADE SPRING CROSSING, LLC
 TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
 TOWN OF BLACKSBURG - PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

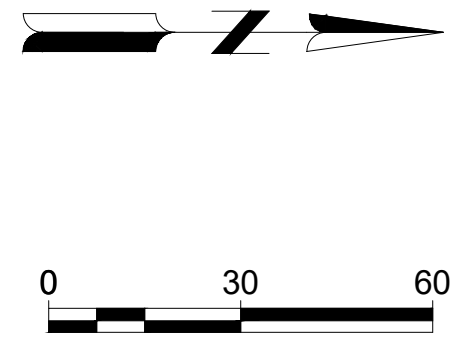
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Checked By:	Date:
WGB	02/01/2024
Sheet No.	
18 of 76	C18

LEGEND

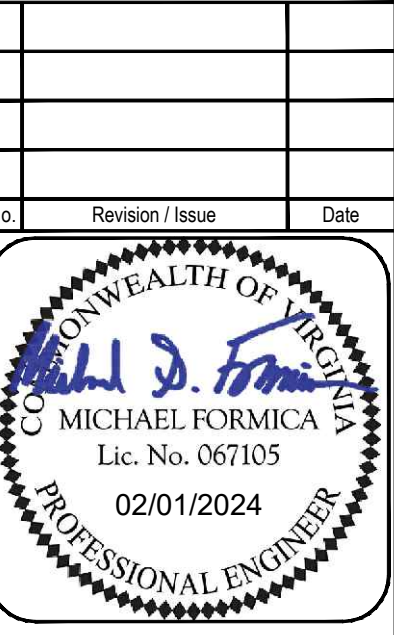
-  PROP. STORM DRAIN AND CURB INLET
-  PROP. STORM DRAIN AND MANHOLE
-  PROP. GRAVITY SEWER
-  PROP. WATER LINE
-  PROP. SEWER FORCE MAIN
-  CREEK VALLEY OVERLAY
-  INTERSECTION DRIVEWAY PROHIBITION AREA
-  PROP. WATER METER

GENERAL NOTES:

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3. MUTCD-COMPLIANT CROSSWALK SIGNAGE SHALL BE INSTALLED ALONG GLADE SPRING DRIVE AHEAD OF CROSSWALKS.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE





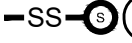
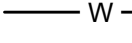
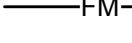
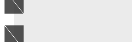


NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

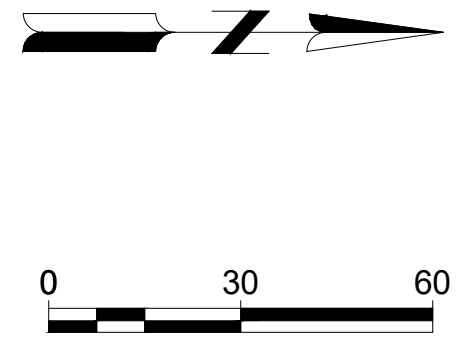
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 19 of 76	C19

LEGEND

-  PROP. STORM DRAIN AND CURB INLET
-  PROP. STORM DRAIN AND MANHOLE
-  PROP. GRAVITY SEWER
-  PROP. WATER LINE
-  PROP. SEWER FORCE MAIN
-  CREEK VALLEY OVERLAY
-  INTERSECTION DRIVEWAY PROHIBITION AREA
-  PROP. WATER METER

- GENERAL NOTES:**
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 3. MUTCD-COMPLIANT CROSSWALK SIGNAGE SHALL BE INSTALLED ALONG GLADE SPRING DRIVE AHEAD OF CROSSWALKS.




APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants

1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

No. _____ Revision / Issue _____ Date _____



MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

GEOMETRY, GRADING &
UTILITY PLAN

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007

PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	Scale:
MSF	AS SHOWN
Checked By:	Date:
WGB	02/01/2024
Sheet No.	
20 of 76	C20

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LEGEND

- PROP. STORM DRAIN AND CURB INLET
- PROP. STORM DRAIN AND MANHOLE
- PROP. GRAVITY SEWER
- PROP. WATER LINE
- PROP. SEWER FORCE MAIN
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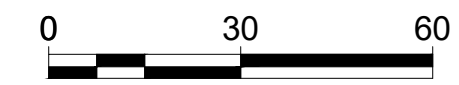
GV TO REMAIN CLOSED AFTER CONSTRUCTION. TWO LENGTHS OF PIPE TO BE PROVIDED BEYOND VALVE

INSTALL PER SS STANDARD 1.44.H.1 SHOULD 10' HORIZ. SEP. NOT BE PRACTICABLE

APPROX. LOCATION OF EX. 12" WATERLINE PER HISTORIC RECORDS AND GIS

APPROX. LOCATION OF EX. 12" WATERLINE PER HISTORIC RECORDS AND GIS (SOUTH OF SHOWN WW)

LOCATION OF EX. 12" WATERLINE PER PROJECT SURVEY (NORTH OF SHOWN WW)



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

STATE OF VIRGINIA
Michael Formica
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER



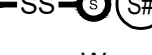
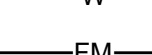




NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

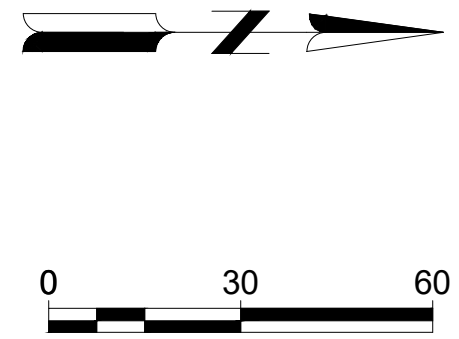
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 21 of 76	C21

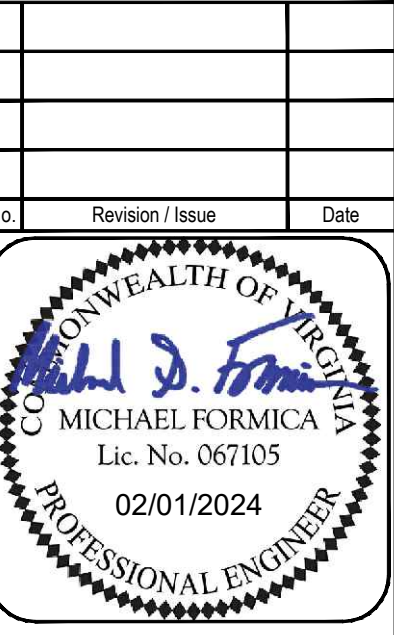
LEGEND

-  PROP. STORM DRAIN AND CURB INLET
-  PROP. STORM DRAIN AND MANHOLE
-  PROP. GRAVITY SEWER
-  PROP. WATER LINE
-  PROP. SEWER FORCE MAIN
-  CREEK VALLEY OVERLAY
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-  PROP. WATER METER

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

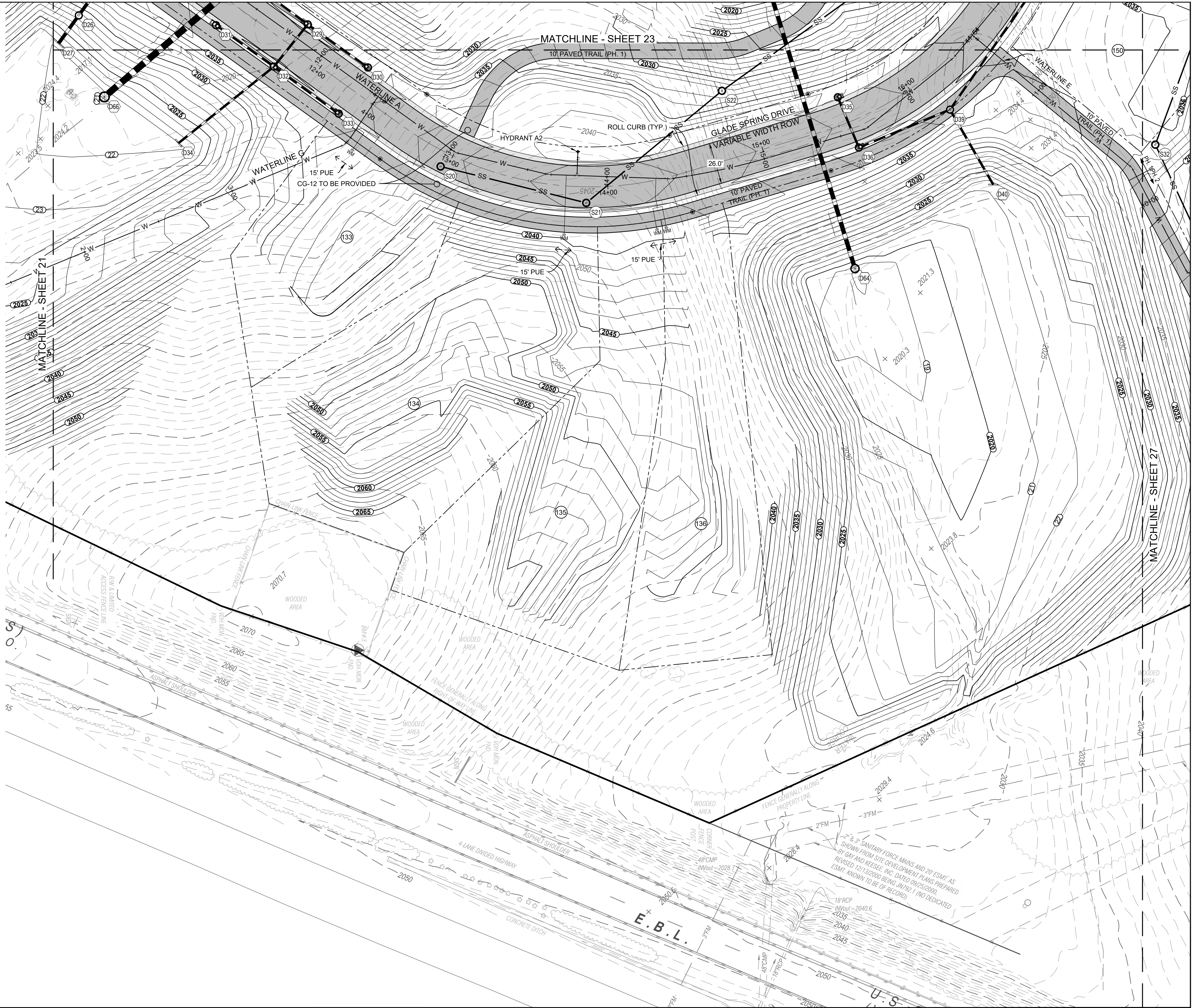
PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
 ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
 PROPERTY OF GLADE SPRING CROSSING, LLC
 TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
 TOWN OF BLACKSBURG - PRICES FORK DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 23 of 76	C23

LEGEND

- PROP. STORM DRAIN AND CURB INLET
- PROP. STORM DRAIN AND MANHOLE
- PROP. GRAVITY SEWER
- PROP. WATER LINE
- PROP. SEWER FORCE MAIN
- CREEK VALLEY OVERLAY
- INTERSECTION DRIVEWAY PROHIBITION AREA
- PROP. WATER METER

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

No.	Revision / Issue	Date

STATE OF VIRGINIA
Michael J. Formica
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER



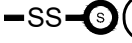
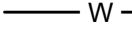
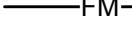
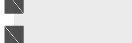


NOT FOR CONSTRUCTION

**GEOMETRY, GRADING &
UTILITY PLAN**

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

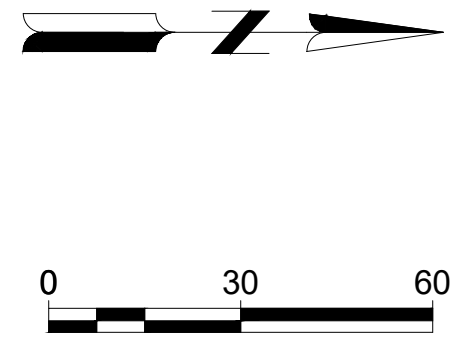
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Checked By: WGB	Date: 02/01/2024
Sheet No. 24 of 76	C24

LEGEND

-  PROP. STORM DRAIN AND CURB INLET
-  PROP. STORM DRAIN AND MANHOLE
-  PROP. GRAVITY SEWER
-  PROP. WATER LINE
-  PROP. SEWER FORCE MAIN
-  CREEK VALLEY OVERLAY
-  INTERSECTION DRIVEWAY PROHIBITION AREA
-  PROP. WATER METER

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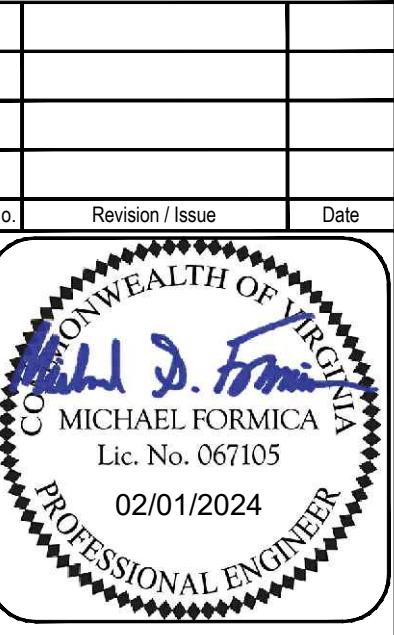
- PUMP STATION NOTES:**
1. APPROPRIATE ODOR AND PATHOGENIC VECTOR CONTROLS SHALL BE EVALUATED DURING THE SITE PLAN PROCESS AND INSTALLED IN THE PUMP STATION.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



STATE OF VIRGINIA
MICHAEL FORMICA
Lic. No. 067105
02/01/2024
PROFESSIONAL ENGINEER



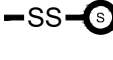
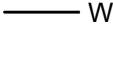

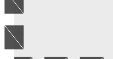


NOT FOR CONSTRUCTION

**GEOMETRY, GRADING &
UTILITY PLAN**

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45,0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By: MSF	Scale: AS SHOWN
Checked By: WGB	Date: 02/01/2024
Sheet No. 25 of 76	C25

LEGEND

-  PROP. STORM DRAIN AND CURB INLET
-  PROP. STORM DRAIN AND MANHOLE
-  PROP. GRAVITY SEWER
-  PROP. WATER LINE
-  PROP. SEWER FORCE MAIN
-  CREEK VALLEY OVERLAY
-  INTERSECTION DRIVEWAY PROHIBITION AREA
-  PROP. WATER METER

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870

Professional Engineer Seal for Michael Formica, License No. 067105, dated 02/01/2024.

NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
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TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

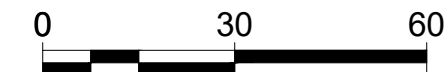
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Sheet No. 26 of 76	C26

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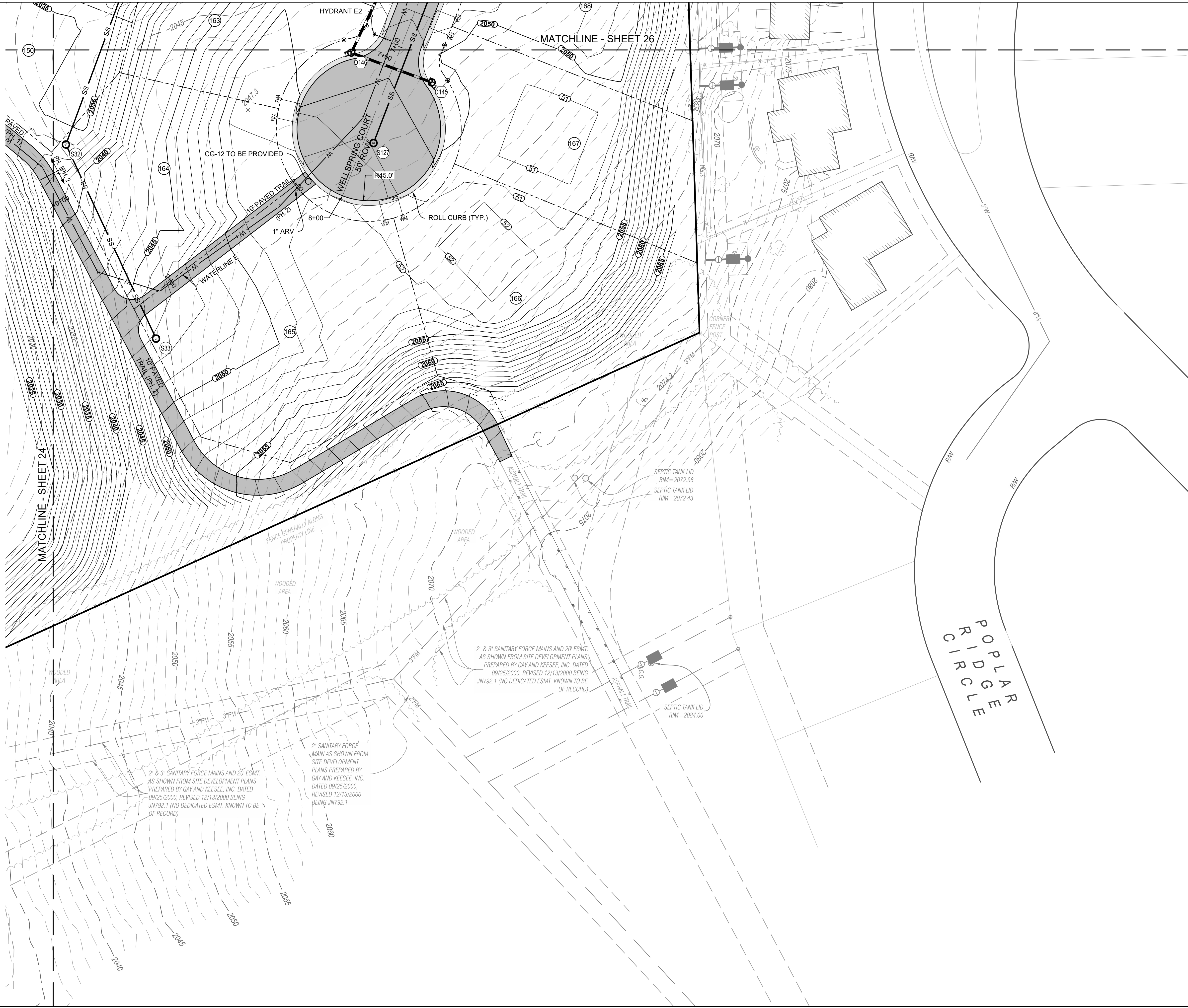
- D# PROP. STORM DRAIN AND CURB INLET
- M# PROP. STORM DRAIN AND MANHOLE
- S# PROP. GRAVITY SEWER
- W — PROP. WATER LINE
- FM — PROP. SEWER FORCE MAIN
- ▭ CREEK VALLEY OVERLAY
- ▭ INTERSECTION DRIVEWAY PROHIBITION AREA
- WM PROP. WATER METER

GENERAL NOTES:

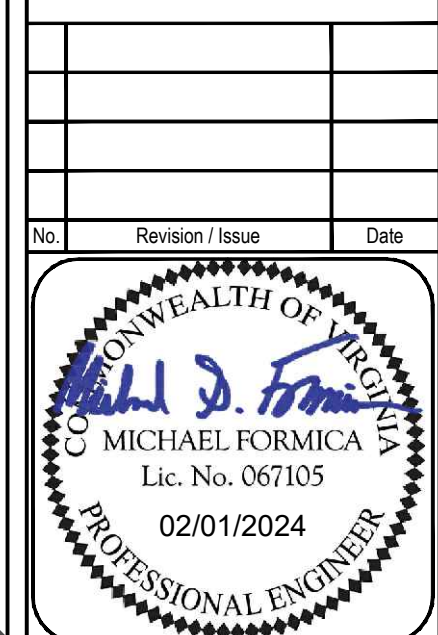
1. STORM DRAIN AND SANITARY SEWER STRUCTURE ARE DENOTED BY D# AND S# RESPECTIVELY. GENERALLY STRUCTURES NUMBERED 1-99 ARE PROPOSED TO BE CONSTRUCTED IN PHASE ONE. STRUCTURES WITH NUMBERS EXCEEDING 100 ARE PROPOSED TO BE CONSTRUCTED IN PHASE TWO.
2. ROLL TOP ("ROLL") CURB IS PROPOSED ON ALL STREETS. VDOT CG-6 CURB SHALL BE USED AS NEEDED ALONG THE PROPOSED TURNLANE. NO ROADSIDE DITCHES ARE PROPOSED.
3. MUTCD-COMPLIANT CROSSWALK SIGNAGE SHALL BE INSTALLED ALONG GLADE SPRING DRIVE AHEAD OF CROSSWALKS.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



WK DICKSON
community infrastructure consultants
1700 KRAFT DRIVE, SUITE 2350
BLACKSBURG, VIRGINIA 24060
VOICE 540-617-0870



NOT FOR CONSTRUCTION

GEOMETRY, GRADING & UTILITY PLAN

PROPOSED DEVELOPMENT OF
GLADE SPRING CROSSING
ZONED PLANNED RESIDENTIAL - ORDINANCE 2007
PROPERTY OF GLADE SPRING CROSSING, LLC
TM# 225-(A)-3, 225-(A)-4, & 224-(A)-57, 45, 0976 AC.
TOWN OF BLACKSBURG - PRICES FORK DISTRICT
MONTGOMERY COUNTY, VIRGINIA

Drawn By:	MSF	Scale:	AS SHOWN
Checked By:	WGB	Date:	02/01/2024
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