

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**June 9, 2010 @ 7:00 P.M.**  
**Board Room, Government Center**

**AGENDA**

**CALL TO ORDER:**

**DETERMINATION OF A QUORUM:**

**PUBLIC ADDRESS:**

**APPROVAL OF AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

- Walnut Creek Phase 4B Major Subdivision, Preliminary & Final Approval
- Urban Development Area (UDA) Grant Update
- Update on State Code changes affecting Land Use & Zoning

**LIAISON REPORTS:**

- Board of Supervisors- John Muffo
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – John Tuttle
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- David Moore
- Public Service Authority – Malvin Wells
- Parks & Recreation- Walt Haynes
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz
- Transportation Safety Committee- Malvin Wells
- Planning Director's Report- Steven Sandy

**MEETING ADJOURNED:**

**UPCOMING MEETINGS:**

- |               |   |
|---------------|---|
| June 16, 2010 | Planning Regular Meeting <b>CANCELLED</b>   |
| July 14, 2010 | Planning Commission Regular Meeting   |
| July 21, 2010 | Planning Commission Site Visit (to be determined)<br>Planning Regular Meeting (7:00 pm) |

**MONTGOMERY COUNTY PLANNING COMMISSION  
CONSENT AGENDA  
June 9, 2010**

**A. APPROVAL OF MINUTES**

- March 10, 2010
- March 17, 2010

**ISSUE/PURPOSE:**

The above listed minutes are before the Planning Commission for approval.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 10, 2010 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Thum, Secretary called the meeting to order and established the presence of a quorum.

Present: Bryan Rice, Chair (arrived at 7:20 pm)  
Ryan Thum, Secretary  
Robert Miller, Member  
John Tuttle, Member  
Malvin Wells, Member  
Frank Lau, Member  
David Moore, Member  
John Muffo, Board of Supervisors Liaison  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Brea Hopkins, Zoning Technician  
Jamie MacLean, Development Planner

Absent: William Seitz, Vice Chair  
Walt Haynes, Member

**CALL TO ORDER:**

**DETERMINATION OF A QUORUM:**

**PUBLIC ADDRESS:**

Mr. Thum opened the public address session. There being no speakers, the public address session was closed.

**APPROVAL OF AGENDA:**

On a motion by Mr. Miller, seconded by Mr. Wells, and unanimously carried the agenda was approved.

**PUBLIC HEARING:**

A request by WTB Partnership (Agent: Sarah Finkner) for a special use permit to allow a commercial kennel. The property is located at 3740 and 3750 South Main Street, and is identified as Tax Parcel Nos. 67A-A-4,5,6 (Acct # 015065, 015066, 009666) in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

Mr. Thum introduced the request.

Mrs. MacLean reviewed the location, maps, and photos of the property. There are three parcels included in the request; however, the business will be located only on the parcel that contains the brick structure. The proposed kennel operations will consist of pet sitting and dog daycare services. The building has been used for commercial businesses in the past. The building will be remodeled and the building official has counseled the applicant that an engineer will be needed to inspect the building in order to ensure it is adequate for the proposed use. The applicant has indicated business hours will be 7:30am-6:30pm; there will be no more than 2 employees; and no more than 20 dogs per day. The use is estimated to generate less than 25 vehicle trips per day and VDOT has stated the proposed Davis St. entrance is adequate. Waste will be disposed of in the dumpster and will not be emptied into septic. A

portion of the property will be fenced; dogs will not be left unsupervised. The yard will be used as an exercise area and restroom facilities for the dogs. The Town of Blacksburg has stated they are in support of the request. Staff has not received calls or correspondence from adjoining neighbors.

Mr. Tuttle stated since the entrance is a shared site with the Tobacco Store, they should be made aware of the request.

Mr. Miller asked the process for the disposal of waste in the outdoor area.

Ms. Finkner, NRV Varmints owner, stated the shared entrance and drive have always been shared with the Tobacco Store and they are aware of the proposed use. The waste outside will be bagged and disposed of in the waste management container. The area will also be sprayed daily.

Mr. Thum asked how the staff had devised the recommendations regarding limits on dogs and hours.

Mrs. MacLean stated that the limit on the number of dogs was recommended based on the size of the facility and the hours were requested by the applicant to maintain their current operations.

Mr. Rice arrived at the meeting at 7:20 pm.

Mr. Thum noted a limit to number of dogs may not be necessary and could potentially limit business opportunities.

Ms. Finkner stated the standards are 70-100 sq. feet per dog, which is how the number recommended by staff was developed. Dog daycare is a new business model and there is not a lot of material regarding criteria and there is not a nationwide criteria established. This calculation has been taken from other models and publications. The site is approximately 1100-1200 square feet per floor so the twenty (20) dog limitation is acceptable. There is also a desire to keep down the number of staff and allow for better control of the dogs during social times. The overall goal is to remain a small business.

Mr. Miller noted the existing facility is well run and clean.

Mr. Rice noted he was concerned with the appearance of the wire fencing in the front yard.

Ms. Finkner stated she chose the wire fencing in the front so it would not obstruct the building. The building only has a front door, so the fencing was proposed in the front yard approximately 15 feet from the structure as a safety barrier for animals entering/exiting the facility. The fence will be picket fencing with wire behind it.

Mr. Rice opened the public hearing.

Ms. Finkner discussed the difference between a commercial kennel and dog daycare. Each area of the daycare is cleaned consistently and is open to the public. Dogs are not crated to reduce anxiety and minimize barking. A member of staff will be with the dogs constantly. The business has flourished since opening in Blacksburg and there is amazing potential for this location.

There being no other speakers, the public hearing was closed.

On a motion by Mr. Thum, seconded by Mr. Miller and carried by a 7-0 vote the Planning Commission recommended approval of the request by WTB Partnership (Sarah Finkner) for a special use permit to allow a commercial kennel with the following conditions:

1. In accordance with section 10-52(9)(c) of the Montgomery County Code a site plan prepared by a licensed engineer, architect, or land surveyor shall be submitted to the Zoning Administrator for approval. Site plan approval shall be required prior to the issuance of a certificate of occupancy.
2. No more than twenty (20) dogs or household pets shall be permitted on site at any given time.

3. This special use permit is intended for a dog daycare facility; therefore no overnight boarding of dogs shall be permitted. The typical hours of operation shall be 7:00 AM to 7:00 PM, Monday through Saturday.
4. Animals shall not be permitted outside of the building for restroom or outdoor play time until the proposed fencing has been installed. The type of fencing used on the site shall be consistent with the photographs provided.
5. No caging or chaining of animals in the outdoor area shall be permitted. Any animals utilizing the proposed outdoor facilities shall be accompanied by a NRV Varmints staff member.

An Ordinance amending Chapter 10, entitled Zoning, Sections 10-21, 10-28, 10-29 and 10-61 of the Code of the County of Montgomery, Virginia by allowing a school of special instruction by right in the General Business (GB) and Community Business (CB) zoning districts and by special use permit in the Agriculture (A-1) zoning district and by clarifying that the list of skills and activities provided in the definition of school of special instruction is not all inclusive.

Ms. Jenkins reviewed the proposed amendments to allow a school of special instruction as a use permitted by right in the General Business (GB) and Community Business (CB) zoning districts and to allow the use by Special Use Permit in the Agriculture (A1) zoning district. The amendments would allow these uses in the appropriate zoning districts and change the definition to include "similar uses". The amendments would not allow transition homes or boarding houses and will not create additional regulations or design standards for this school of special instruction. The gentleman who requested this use be added to the Agriculture (A-1) zoning district wants to conduct search and rescue training on his property.

Mr. Rice discussed his concerns that the definition may be too broad.

Mr. Sandy noted there was no way to make it more definitive without excluding something.

Ms. Jenkins suggested it could be allowed by special use permit in all zoning districts if there was a concern.

Mr. Miller noted that it was an appropriate by-right use in the business districts; however, a special use permit should be obtained for the Agriculture district.

Mr. Rice opened the public hearing.

Mr. Speiden, 657 Coal Hollow Road, stated this request was initiated by him to allow search and rescue training. He stated he was a state instructor for the Department of Emergency Management and taught search and rescue around the country. It is his desire to provide training at his own property. He noted his wife instructs yoga so this would allow an expansion of her business as well.

There being no further comments the public hearing was closed.

On a motion by Mr. Thum, seconded by Mr. Tuttle, and carried by a 7-0 vote the planning commission recommended approval of the Ordinance amending Chapter 10, entitled Zoning, Sections 10-21, 10-28, 10-29 and 10-61 of the Code of the County of Montgomery, Virginia by allowing a school of special instruction by right in the General Business (GB) and Community Business (CB) zoning districts and by special use permit in the Agriculture (A-1) zoning district and by clarifying that the list of skills and activities provided in the definition of school of special instruction is not all inclusive.

There being no further business, the meeting was adjourned at 8:10 pm.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON MARCH 17, 2010 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Rice, Chair called the meeting to order and Mr. Thum established the presence of a quorum.

Present: Bryan Rice, Chair  
Ryan Thum, Secretary  
Frank Lau, Member  
David Moore, Member  
Robert Miller, Member  
Malvin Wells, Member  
John Muffo, Board of Supervisors Liaison  
Steve Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Jamie MacLean, Development Planner

Absent: John Tuttle, Member  
William Seitz, Vice Chair  
Walt Haynes, Member  
Brea Hopkins, Zoning Technician

**PUBLIC ADDRESS:**

Mr. Rice opened the public address session; however, since no members of the public were present to speak the session was closed.

**APPROVAL OF AGENDA:**

On a motion by Mr. Wells, seconded by Mr. Miller, and unanimously carried the agenda was approved.

**APPROVAL OF CONSENT AGENDA:**

On a motion by Mr. Miller, seconded by Mr. Thum and unanimously carried the consent agenda was approved.

**OLD BUSINESS:**

Budget Update

Mr. Sandy discussed the proposed budget. He explained that some of the budget may be subject to change based on the actions of the governor and the general assembly. At the time Mr. Meadows drafted the budget there was a \$3.4 million dollar shortfall. The budget was drafted based on a 4 cent increase in real estate taxes. Approximately thirteen (13) positions have been frozen, training dollars decreased, and the elimination of ten (10) additional positions has been proposed. The Treasurer and Commissioner of Revenue are facing staff reductions as the governor has proposed eliminating funding for staff other than the constitutional officers themselves. Mr. Meadows has provided some information about what will need to be cut if the four (4) cent increase is not adopted. Mr. Sandy noted that planning commissioner compensation is something that could be cut if that increase is not adopted. A complete copy of the proposed budget is available online.

## **LIAISON REPORTS:**

### Board of Supervisors

Mr. Muffo stated more information regarding the budget will be available after the next Board of Supervisors meeting. The funding of the local jail will not be known until a later date.

### Agriculture & Forestal District

No report.

### Blacksburg Planning Commission

No report.

### Christiansburg Planning Commission

No report.

### Economic Development Committee

No report.

### Public Service Authority

Mr. Wells stated the PSA met and discussed financial reports.

### Parks & Recreation

No report.

### Radford Planning Commission

No report.

### School Board

No report.

### Transportation Safety Committee

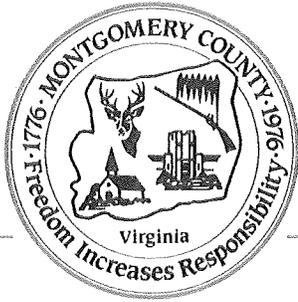
No report.

### Planning Director's Report

Mr. Sandy stated census forms have been sent out. Everyone should complete the form in order to obtain an accurate count and assist with obtaining grants and other funding opportunities.

Planning commissioner training will be held at the end of April. All commissioners were encouraged to attend.

There being no further business, the meeting was adjourned at 7:30 pm.



MONTGOMERY COUNTY  
PLANNING & GIS SERVICES

755 ROANOKE STREET, SUITE 2A, CHRISTIANSBURG, VIRGINIA 24073-3177

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Planning Department Staff *Jen*  
**DATE:** June 3, 2010  
**RE:** **Preliminary & Final Plat Approval for The Preserve at Walnut Creek (Phase IV) Subdivision, Lots 14-28.**

**Background** – Walnut Creek Phase IV Subdivision (Lots 14-28) is located off Houchins Road just outside the Town of Christiansburg Corporate Limits. It was rezoned to Planned Unit Residential (PUD-RES) in November 2005 with proffered conditions. (See attached Ordinance ORD-FY-06-10). Phase 1 consisting of 36 lots was platted in May 2006 and Phase II consisting of 21 lots was approved in July 2007, The Preserve at Walnut Creek Phase III consisted of 19 lots and was approved in October 2008. This phase of the subdivision, The Preserve at Walnut Creek Phase IV, will consist of 15 lots.

Lots 14-28, proposed with this phase, are to be served by public water from the Town of Christiansburg and public sewer from the Public Service Authority (PSA). Staff has received notification of approval from the Town of Christiansburg as well as the Montgomery County PSA. Virginia Department of Transportation has also signed the plat for lots 14-28 indicating approval of the plan. Additionally, the County Engineer has stated that all erosion and sediment control plans are satisfactory. The County GIS Analyst has approved new street names and addresses shown on the plat.

**Developer:** Blue Ridge Development Group, Inc.  
**Consultant:** Gay and Neel, Inc.

**Draft Resolution** – The Final Plat for Walnut Creek (The Preserve) Phase IV (Lots 14-28) (Gay & Neel, Inc. Job No. 1803.5 dated April 28, 2010) is recommended for approval to the Board of Supervisors subject to the following conditions:

1. The County Attorney shall review and approve the private covenants and storm water maintenance agreement prior to the County signing the plat.
2. Subdivision review fee of \$622.20 shall be paid prior to the County signing the plat.

Attachments: Plat dated April 28, 2010  
Board of Supervisors ORD-FY-06-10

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 16<sup>th</sup> DAY OF NOVEMBER, 2005 AT 6:00 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

**ORD-FY-06-10**  
**AN ORDINANCE AMENDING THE ZONING**  
**CLASSIFICATION OF 108 ACRES**  
**FROM AGRICULTURE (A-1) TO**  
**PLANNED UNIT DEVELOPMENT RESIDENTIAL (PUD-RES)**  
**WALNUT CREEK DEVELOPMENT**

On a motion by James D. Politis, seconded by Doug Marrs and carried unanimously,

BE IT ORDAINED, By the Board of Supervisors of Montgomery County, Virginia that it hereby finds that the proposed rezoning is in compliance with the Comprehensive Plan and meets the requirement for public necessity, convenience, general welfare and good zoning practice, and therefore the zoning classification of that certain tracts or parcels of land consisting of 108 acres of land is hereby amended and rezoned from the zoning classification of Agriculture (A-1) to Planned Unit Development Residential (PUD-Res) with the following proffered conditions:

**1. Zoning Regulations and Conceptual Layout.**

The Property will be developed substantially in accordance with the "Recommended Regulations and Narrative Summary for Walnut Creek" and the Conceptual Layout prepared by Gay & Neel, dated September 20, 2005 (the "Conceptual Layout") as contained within the Regulations.

**2. Number of Units.**

No more than 325 residential dwelling units shall be constructed on the Property of which not more than 157 dwelling units shall be single-family detached units and not more than 168 dwelling units shall be single-family attached units (Townhouses).

**3. Phasing.**

To mitigate school population issues Applicant agrees as follows:

- (a) Not to sell more than 35 lots within one year from the date of final approval of its rezoning application;
- (b) Not to sell any of the Phase III (Townhomes) sites until two years after the date of final approval of its rezoning application; and

- (c) During the first six years of development of the Property, no more than 50 building permits shall be issued in any year (as defined below) for dwelling units to be constructed on the Property.
- (d) As used in this Proffer, each "year" commences with and includes the day of or the anniversary of the day that Applicant's rezoning application was finally approved and includes the following 364 days. For example, if the Applicant's rezoning application were finally approved on November 16, 2005, then the first year would commence November 16, 2005 and end November 15, 2006; the second year would commence on November 16, 2006 and end November 15, 2007; the third year would commence November 16, 2007 and end November 15, 2008; and so forth in the same manner.

#### **4. Water Mains and Appurtenances.**

The Property will be served by a public water system. Applicant will construct or cause to be constructed at no expense to the County or Town of Christiansburg (the "Town") all water mains and appurtenances on the Property and will connect these water mains to publicly owned water mains. All water mains will be constructed to the higher of the standards of the County or the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances will be dedicated to public use.

#### **5. Sewer Facilities.**

The Property will be served by a public sewer system. Applicant will construct or cause to be constructed at no expense to the County or Town all sewer facilities on the Property and will connect these sewer facilities to publicly owned sewer facilities. Sewer facilities to be provided by Applicant include a gravity sewer system within the development, a sewage pump station, and force main connection to the existing Town sewer system. All sewer facilities will be constructed to the higher of the standards of the County or the Town and will comply with the regulations and standards of all other applicable regulatory authorities. All sewer facilities will be dedicated to public use.

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#### **6. Access Road.**

Houchins Road will be improved from Brammer Lane to the entrance to the Property, a total distance of approximately 2,250 feet, by construction of an asphaltic concrete paved surface of 24 feet in width. Applicant will contribute sufficient right-of-way contiguous to the Property to provide for a 50' right-of-way width. All improvements will be to Virginia Department of Transportation Secondary Road standards.

Construction of the improvements will take place in two phases. Phase one will provide for the widening of the roadway, placement of base stone, and application of tack coat for dust control. Phase one will be completed prior to the issuance of the first certificate of occupancy for a residence on the Property. Phase two will provide for the installation of a 2" SM9.5A, or equal, surface course on the previously widened roadbed. Phase two will be

completed prior to the issuance of the 20th certificate of occupancy for a residence on the Property.

#### **7. Intersection Improvements.**

While the Town has indicated that no intersection improvements are required, the intersection of Roanoke Street and Houchins Road will be improved by the creation of right and left turn lanes of approximately 400 linear feet each and according to VDOT standards before the tenth Certificate of Occupancy is issued during Phase I. The striping will consist of a center double line and a single line separating the left and right turn lanes as shown on an attachment to the Conceptual Layout.

The Town of Christiansburg will provide the striping per e-mail dated September 26, 2005 from Lance Terpenney, Town Manager.

#### **8. Emergency Access.**

Emergency access to the Property will be provided through the Christiansburg Industrial Park. The access will be for use by official emergency vehicles only and will be posted with signs stating "For Use By Emergency Vehicles Only". The Applicant will, at no cost to the Town, construct the emergency access prior to issuance of the first Certificate of Occupancy for Phase One. Applicant will grade and provide a 12 foot wide gravel access road for emergency access as shown on the conceptual layout or in another location mutually agreed upon between the Applicant and Town. The gravel road may be paved during road construction in the Phase Three development, while maintaining the emergency access route.

The emergency access point will be constructed with removable or collapsible bollards or other similar devices to prevent non-emergency use. The gravel road will be of sufficient thickness to allow for use by fire trucks and other heavy emergency equipment. The Applicant will provide CBR tests to confirm required base stone thickness. Access will be provided from Industrial Drive to Houchins Road.

#### **9. Neighbor Fences.**

Applicant will repair or cause to be repaired at its sole expense any damage caused to the fences of adjoining owners by Applicant, including the construction of a new fence to replace the existing fence along the private road adjacent to the Rake's property. The new fence will be constructed with the same type of gauge of wire as the existing fence, will use the same size posts, will be constructed with the same post spacing, and will include a gate at the approximate location of the cul-de-sac in Phase I as shown on the Conceptual Layout.

#### **10. Stormwater.**

Stormwater management practices will be designed to detain the post development peak flow rate to 60% of the pre-development peak flow rates for the 10 year, 2 year, and 1 year storm events. Furthermore, the post-development peak flow rate of the 25 year storm will be detained to the 10 year pre-development peak flow rate. All requirements of state Erosion and Sediment Control Law will be met. The common area will include a 50' wide riparian buffer to protect the existing stream as shown on the Conceptual Layout.

### **11. Open Space.**

A minimum of 23.87 acres (22 percent) of the total gross area of the Property shall be reserved as common open space and/or recreational areas as shown on the Conceptual Layout. (Minimum required is 21.7 acres, or 20 percent)

A minimum of 9.57 acres (40.1 percent) of the common open space shall be suitable for active recreational usage, including both 20,000 square foot and 88,000 +/- square foot contiguous active recreational areas, all as shown on the Conceptual Layout. Additionally, a 10,300 +/- foot linear walking/nature trail corridor will offer 309,000 +/- square feet of active recreation. Total active recreation area will be 417,000 +/- square feet, or 9.57 acres. (Minimum required is 7.161 acres, or 30 percent)

Active recreation amenities will include the walking/nature trail (\$47,625), an asphalt basketball court (\$3,700), outdoor swing sets (\$8,592), benches and picnic tables (\$13,460) in both the 20,000 square foot and 88,000 +/- square foot contiguous active recreation areas and along the walking/nature trail, and appropriate landscaping (\$11,500). This figure represents expenditures of \$261.16 per unit (\$216.76 in 1997 dollars). Active recreation amenities will also be provided within Phase III of the development. There will be 8 amenities throughout Phase III that are maintained by the Homeowner's Association and will be available for use by all residents within the development.

### **12. Trails.**

The Property will include an 8' wide hardwood mulch walking/nature trail system traversing portions of the dedicated open space as shown on the Conceptual Layout. The phased foot trail system will be constructed within each phase prior to the issuance of the 15th certificate of occupancy within each phase. The foot trails within the open space will be constructed in conjunction with the phase that is the most geographically adjacent to the proposed trail.

### **13. Use Restrictions.**

Applicant will not construct any commercial or office buildings on the Property, except for use as a model home or temporary office.

### **14. Homeowner's Association.**

A homeowner's association or associations will be formed for the development. The association or associations' documents will at a minimum address:

- Maintenance of open areas, buffers, trails, active recreation spaces, emergency access point and stormwater management facilities.
- Enforcement of maintenance and all regulations set forth in the association documents.

### **15. Design guidelines.**

A design guidelines book will be completed and enforced by an appointed committee. This book will address architectural design and character of all structures.

**16. Buffers.**

The Townhouses (Phase III) will be buffered by a Type 4 Rear Landscape Buffer of 25 feet in width (consisting of natural and installed plant materials) as shown on the Conceptual Layout. A natural vegetative buffer of 50 feet in width will be maintained between the Property and the Christiansburg Industrial Park as shown on the Conceptual Layout. Additionally an existing vegetative buffer of 66 feet in width will remain undisturbed along the existing AFD-7 district, including the exception of the proposed 225' right-of-way along the AFD-7 district (as shown on the Conceptual Layout). This buffer may be on open space or proposed lots.

**17. Access for Adjoining Owners.**

Applicant will not deny or diminish adjoining owners existing access to their property.

This action was commenced upon the application of Walnut Creek Development (Agent: Gay & Keesee, Inc.).

The property is located on the West side of Houchins Road approximately 1650 feet North of the Brammer Lane intersection and is identified as Tax Parcel Nos. 80-A-40,42,43 (Acct ID #'s 018438, 018439, 018440) in the Shawsville Magisterial District. The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

This ordinance shall take effect upon adoption.

The vote on the foregoing ordinance was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
John A. Muffo	None	Gary D. Creed
Mary W. Biggs		
Annette S. Perkins		
James D. Politis		
Doug Marrs		
Steve L. Spradlin		

ATTEST:

B. Clayton Goodman, III

B. Clayton Goodman, III  
County Administrator

**OWNERS CONSENT & DEDICATION STATEMENT:**

THE "PLAT OF MAJOR SUBDIVISION OF LOTS 14 - 28 OF THE PRESERVE AT WALNUT CREEK A PORTION OF TAX PARCEL NO.'S 80-(A)-40 & 42 PREPARED FOR BLUE RIDGE DEVELOPMENT GROUP, INC." DATED 04/28/10, AS APPEARS ON THIS PLAT, HAS BEEN MADE WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AS SHOWN HEREON, IS HEREBY MADE.

*Michael Copeland* 6/2/10 DATE  
BLUE RIDGE DEVELOPMENT GROUP, INC. MICHAEL COPELAND

**NOTARY'S STATEMENT:**

FOR A PERSON WHO IS SIGNING ON BEHALF OF A CORPORATION:

STATE OF: Virginia  
CITY /COUNTY OF: Montgomery  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS June 2, 2010 BY Michael Copeland OF Blue Ridge Development Group, Inc. A Virginia

CORPORATION ON BEHALF OF THE CORPORATION.  
*Sarah C. Viger* 282428 REGISTRATION No.  
NOTARY PUBLIC



**LIST OF ADDRESSES:**

- LOT 14= #1014 ST. CLAIR LANE
- LOT 15= #1020 ST. CLAIR LANE
- LOT 16= #1026 ST. CLAIR LANE
- LOT 17= #1032 ST. CLAIR LANE
- LOT 18= #1036 ST. CLAIR LANE
- LOT 19= #1044 ST. CLAIR LANE
- LOT 20= #1048 ST. CLAIR LANE
- LOT 21= #1052 ST. CLAIR LANE
- LOT 22= #1053 ST. CLAIR LANE
- LOT 23= #1049 ST. CLAIR LANE
- LOT 24= #1041 ST. CLAIR LANE
- LOT 25= #1035 ST. CLAIR LANE
- LOT 26= #1027 ST. CLAIR LANE
- LOT 27= #1021 ST. CLAIR LANE
- LOT 28= #1015 ST. CLAIR LANE

**APPROVAL AND ACCEPTANCE:**

UNDER AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON SHOWN PLAT IS HEREBY APPROVED FOR RECORDATION.

CHAIRMAN, MONTGOMERY COUNTY BOARD OF SUPERVISORS \_\_\_\_\_ DATE

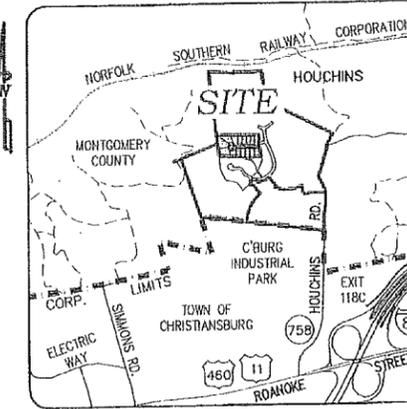
CHAIRMAN, MONTGOMERY COUNTY PLANNING COMMISSION \_\_\_\_\_ DATE

MONTGOMERY COUNTY ENGINEER \_\_\_\_\_ DATE

MONTGOMERY COUNTY SUBDIVISION AGENT \_\_\_\_\_ DATE

**PLAT OF MAJOR SUBDIVISION OF LOTS 14 - 28 of THE PRESERVE AT WALNUT CREEK**

**A PORTION OF TAX PARCEL NO.'S 80-(A)-40 & 42 PREPARED FOR BLUE RIDGE DEVELOPMENT GROUP, INC. SHAWSVILLE MAGISTERIAL DISTRICT MONTGOMERY COUNTY, VIRGINIA**



VICINITY MAP: SCALE: 1"=2000'

**V.D.O.T. APPROVAL:**

THIS IS TO CERTIFY THAT THE VIRGINIA DEPARTMENT OF TRANSPORTATION HAS EXAMINED THIS "PLAT OF MAJOR SUBDIVISION OF LOTS 14 - 28 OF THE PRESERVE AT WALNUT CREEK A PORTION OF TAX PARCEL NO.'S 80-(A)-40 & 42 PREPARED FOR BLUE RIDGE DEVELOPMENT GROUP, INC." AS SHOWN HEREON AND THAT THE SUBDIVISION, AS SHOWN HEREON, IS IN COMPLIANCE WITH THE EXISTING REGULATIONS AND REQUIREMENTS.

*J. J. [Signature]* 5-27-10 DATE  
STAFF ENGINEER

**INDEX OF SHEETS:**

- SHEET 1 OF 4: SIGNATURE BLOCKS
- SHEET 2 OF 4: NOTES, LEGEND, ABBREVIATIONS, TABLES
- SHEET 3 OF 4: SUBDIVISION LAYOUT, OVERALL SITE, CONTOURS
- SHEET 4 OF 4: SUBDIVISION OF LOTS, EXISTING EASEMENTS

**SOURCE OF TITLE:**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS PLAT TITLED "PLAT OF MAJOR SUBDIVISION OF LOTS 14 - 28 OF THE PRESERVE AT WALNUT CREEK A PORTION OF TAX PARCEL NO.'S 80-(A)-40 & 42 PREPARED FOR BLUE RIDGE DEVELOPMENT GROUP, INC." DATED APRIL 28, 2010, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY BLUE RIDGE DEVELOPMENT GROUP, INC. BY DEED RECORDED IN INSTRUMENT NO. 2008011651 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, SAID DEED IS THE LAST INSTRUMENT BY WHICH THE OWNERS ACQUIRED THEIR INTEREST IN THE CHAIN OF TITLE TO SUBJECT PROPERTY.

*Ralph O. Clements* 04/28/10 DATE  
RALPH O. CLEMENTS, L.S. LIC. #1664

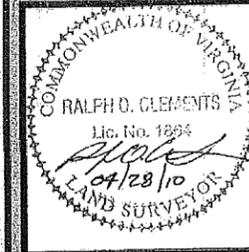
**SURVEYORS CERTIFICATE & CONFORMING STATEMENT:**

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY MADE BY ME AT THE DIRECTION OF THE OWNERS; THAT THE MONUMENTS SHOWN HEREON HAVE ACTUALLY BEEN PLACED AND THEIR LOCATION AND CHARACTER ARE CORRECTLY SHOWN; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS, AND THAT THIS PLAT HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AND PROMISONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.

*Ralph O. Clements* 04/28/10 DATE  
RALPH O. CLEMENTS, L.S. LIC. #1664

**GAY AND NEEL, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
SURVEYING  
1260 Radford Street  
Christiansburg, Virginia 24073  
Phone: (540) 381-6011 Fax: (540) 381-2773  
Email: info@gayandneel.com

Plat of Major Subdivision of  
Lots 14 - 28 of  
The Preserve at Walnut Creek  
A Portion of Tax Parcel No.'s  
80-(A)-40 & 42 Prepared For  
Blue Ridge  
Development Group, Inc.  
Shawsville Magisterial District  
Montgomery County, Virginia



REVISED:

DESIGNED/CALC.: KJD  
CHECKED: JBC  
DRAWN: KJD  
SCALE: NONE  
DATE: 04/28/10

JOB NO. 1803.5  
SHEET 1 OF 4

X:\Drawings\1803-5\dwg\SURVEY Dwg\C3D-1803.SS\SUBD-PH IV-lots 14-28.dwg, Model: 5/26/2010 8:58:54 AM, Igd, Dstgnjet 500 Surveyors.pc3, 150

X:\Drawings\1803-54dwg\Survey Dwg\C3D-1803-55\JOB-PH IV\Job 14-28.dwg, Model, 5/25/2010 7:19:59 AM, Kld, Design\jld 500 Surveyors.pcs, 1:50

**NOTES:**

- OWNER/DEVELOPER: BLUE RIDGE DEVELOPMENT GROUP, INC.  
CHIEF OFFICER: MR. COURT ROSEN, MANAGER  
#5226 ALLENDALE ST., SW, ROANOKE, VA. 24014
- LEGAL REFERENCE: PART OF TAX PARCEL NO.'S 80-(A)-40 & 42; PARCEL ID #01843B; INST. NO. 2005006111; P.B. 18 PG. 107; SEE PLAT OF SURVEY OF TAX PARCEL NO.'S 80-(A)-40 & 80-(A)-42 PREPARED FOR WALNUT CREEK DEVELOPMENT GROUP, L.L.C. BY GAY AND NEEL, INC. DATED 12/07/05 AND REVISED 12/14/05 FOR BOUNDARY SURVEY; P.B. 26 PG. 111-119; P.B. 26 PG. 163; P.B. 27 PG. 202-205.
- CURRENT SUBJECT ZONING: MONTGOMERY COUNTY, PUD-RES - UNDERLYING ZONING R-3. ADJACENT ZONING: TOWN OF CHRISTIANSBURG I-2. PROJECT IS SUBJECT TO THE PROFFERED CONDITIONS, PER REZONING ORD-FY-06-10, DATED NOVEMBER 16, 2005, AT 6:00 P.M..
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES AND EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTIES.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY BY GAY AND NEEL, INC., USING MONUMENTS FOUND TO EXIST AND THEREFORE MAY NOT CONFORM TO PREVIOUS DEEDS OR PLATS OF RECORD.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A F.E.M.A. DESIGNATED 100-YEAR FLOOD HAZARD ZONE. THE SUBJECT PROPERTY LIES WITHIN "ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0165C, EFFECTIVE DATE OF SEPTEMBER 25, 2009. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS ONLY. NO ELEVATION STUDY HAS BEEN PERFORMED AS A PART OF THIS PROJECT.
- BUILDING SETBACKS FOR SINGLE-FAMILY DWELLINGS PER MONTGOMERY COUNTY ZONING: FRONT: 20', SIDE: 10, REAR: 25'. SETBACK LOCATIONS ARE SHOWN ON SHEET 4 AND ARE BASED ONLY ON THE OPINION OF THIS SURVEYOR AND ARE NOT WARRANTED. PLEASE CONTACT MONTGOMERY COUNTY ZONING OFFICE PRIOR TO CONSTRUCTION OF BUILDINGS FOR OFFICIAL DETERMINATION OF SETBACK LOCATIONS AND DISTANCES FOR SPECIFIC LOTS WITHIN THIS SUBDIVISION.
- HEIGHT PER MONTGOMERY COUNTY ZONING: BUILDINGS MAY BE ERRECTED UP TO 35' IN HEIGHT.
- THIS SUBDIVISION CONSISTS OF A TOTAL OF 15 SINGLE-FAMILY DWELLING LOTS.
- AREA TABULATION IS AS FOLLOWS:  
TOTAL AREA WITHIN THIS PHASE = 5.702 ACRES; TOTAL AREA IN LOTS = 5.702 ACRES;  
15 LOTS / 5.702 ACRES = 2.63 UNITS/ACRE.
- MINIMUM LOT AREA: PROVIDED = 0.275 ACRE (11,995 SQ. FT.)  
MINIMUM LOT AREA REQUIRED = 0.230 ACRE (10,000 SQ. FT.)  
MAXIMUM LOT AREA = 0.711 ACRE (30,975 SQ. FT.)  
AVERAGE LOT AREA = 0.380 ACRE (16,553 SQ. FT.)  
PREVIOUSLY DEDICATED OPEN SPACE: 0.434 ACRES / 29,236 ACRES = 28.85%  
PREVIOUS EXISTING PHASE I ACTIVE RECREATIONAL OPEN SPACE: 0.459 ACRE  
PREVIOUSLY REVISED EXISTING PHASE I ACTIVE RECREATIONAL OPEN SPACE: 0.459 ACRE + 0.003 ACRE = 0.462 ACRE / 19,600 ACRES = 2.36%
- IRON RODS TO BE SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN HEREON. IRON RODS WERE PREVIOUSLY FOUND AND/OR SET AT THE CORNERS AS SHOWN ON THIS SUBDIVISION PLAT.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND. ALL PUBLIC UTILITY EASEMENTS PREVIOUSLY DEDICATED WERE DEDICATED TO MONTGOMERY COUNTY AND MAY ALSO BE USED BY WATER, SEWER, GAS, TELEPHONE AND ELECTRIC COMPANIES. PUBLIC WATER AND SEWER ARE AVAILABLE TO SUBJECT PROPERTY. ALL UTILITIES TO BE MAINTAINED BY THE COUNTY SHALL BE WITHIN DEDICATED RIGHTS-OF-WAY OR EASEMENTS.
- THE TERM "HEREBY DEDICATED" DENOTES ITEMS DEDICATED TO MONTGOMERY COUNTY BY RECORDATION OF THIS PLAT.
- THERE ARE NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- THE OWNER/DEVELOPER LISTED ABOVE AND ANY SUCCESSIVE LOT OWNER DEVELOPING AN INDIVIDUAL LOT SHALL BE SUBJECT TO ALL FEDERAL, STATE, AND LOCAL PERMIT REQUIREMENTS.
- SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC WATER, SEWER SYSTEM & STREETS.
- PREVIOUSLY DEDICATED 15' PUBLIC UTILITY EASEMENTS WERE DEDICATED, CENTERED ON COMMON BOUNDARY LINES BETWEEN ADJOINING LOTS OF AND INTERIOR TO EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION, IN ADDITION TO THE EASEMENTS AS SHOWN HEREON. THESE EASEMENTS EXIST EXCEPT WHERE DRAINAGE EASEMENTS ARE SHOWN. DRAINAGE EASEMENTS MUST BE UNENCUMBERED. DRAINAGE EASEMENTS THAT CROSS PUBLIC UTILITY EASEMENTS SHALL BE CLOSE TO PERPENDICULAR AS POSSIBLE. PROPOSED DRAINAGE EASEMENTS, AS SHOWN ON SHEET 4, ARE SHOWN IN THE APPROXIMATE LOCATIONS AND SHALL CONFORM TO THE IN CENTERLINE OF THE DITCHES AS INSTALLED. THE EXISTING PRIVATE SANITARY SEWER EASEMENTS, AS DELETED BY PLUS HATCHING AND AS SHOWN HEREON, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS. THE EXISTING PRIVATE SANITARY SEWER EASEMENTS SHALL CONFORM TO THE CENTER OF THE SANITARY SEWER LATERAL AS INSTALLED, FROM THE PUBLIC UTILITY EASEMENT TO LOTS OF 14 THRU 27 AND MAY NOT CONFORM TO THE LOCATIONS SHOWN HEREON.
- THE HOMEOWNER'S ASSOCIATION (H.O.A.) IS RESPONSIBLE FOR THE STORMWATER MANAGEMENT FACILITY, OPEN AREAS, BUFFERS, TRAILS, ACTIVE RECREATION SPACES AND EMERGENCY ACCESS EASEMENT MAINTENANCE & LIABILITY. SEE THE H.O.A. DOCUMENTS FOR DETAILS.
- TOPOGRAPHY SHOWN ON SHEET 3 HEREON IS DERIVED FROM MONTGOMERY COUNTY LIDAR DATA AND ON-SITE VERIFICATION BY FIELD SURVEY. VERTICAL DATUM USED IS NAVD 88; CONTOUR INTERVAL IS 2 FT. CURRENT GRADING ON THE SUBJECT PROPERTY HAS BEEN PERFORMED SINCE THE TOPOGRAPHY WAS PROVIDED. THE TOPOGRAPHY, AS SHOWN ON SHEET 3, MAY OR MAY NOT REFLECT SUBSEQUENT CONDITIONS.

**ABBREVIATIONS:**

- AC.=ACRE(S)
- A.E.=ACCESS EASEMENT
- APOC=APPALACHIAN POWER COMPANY
- AVE.=AVENUE
- C=CHORD
- CB=CHORD BEARING
- CR.=CIRCLE
- CRK.=CREEK
- CO.=COMPANY
- CORP.=CORPORATE
- COORD.=COORDINATE
- D.B.=DEED BOOK
- DED.=DEDICATED; DEDICATION
- D.E.=DRAINAGE EASEMENT
- DR.=DRIVE
- ESMT.=EASEMENT
- EX.=EXISTING
- EXIST.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- FND.=FOUND
- FT.=FOOT / FEET
- INC.=INCORPORATED
- INST.=INSTRUMENT
- J.N.=JOB NUMBER
- J.R.=JUNIOR
- L=ARC LENGTH
- LIC.=LICENSE
- LN.=LANE
- NAVD=NORTH AMERICAN VERTICAL DATUM
- NO.=NUMBER
- P.B.=PLAT BOOK
- PED.=PEDESTRIAN
- PG.=PAGE
- PL.=PROPERTY LINE
- P.O.=POST OFFICE
- P.S.S.E.=PUBLIC SANITARY SEWER ESMT.
- P.U.=PUBLIC UTILITY
- P.U.E.=PUBLIC UTILITY EASEMENT
- R=RADIUS
- R&C=ROD & CAP
- RD.=ROAD
- REC.=RECREATION
- RT.=ROUTE
- R/W=RIGHT OF WAY
- S.S.E.=SANITARY SEWER EASEMENT
- ST.=SAINT
- SQ. FT.=SQUARE FEET (TYP.)=TYPICAL
- U.S.=UNITED STATES
- VA.=VIRGINIA
- VAR.=VARIABLE
- WM=WATER METER
- W/=WITH
- (T)=TOTAL
- ±=PLUS/MINUS

**WIDTH SUMMARY:**

(AT SETBACK LINE - CHORD)

LOT 14=90.21'
LOT 15=74.23'
LOT 16=74.17'
LOT 17=75.03'
LOT 18=75.13'
LOT 19=83.64'
LOT 20=72.39'
LOT 21=72.77'
LOT 22=74.09'
LOT 23=114.88'
LOT 24=83.14'
LOT 25=83.11'
LOT 26=80.32'
LOT 27=76.61'
LOT 28=87.27'

**WIDTH SUMMARY:**

(AT R/W LINE - CHORD)

LOT 14=81.70'
LOT 15=74.14'
LOT 16=74.18'
LOT 17=75.01'
LOT 18=75.12'
LOT 19=72.31'
LOT 20=70.01'
LOT 21=42.00'
LOT 22=42.79'
LOT 23=105.88'
LOT 24=83.16'
LOT 25=83.02'
LOT 26=80.31'
LOT 27=75.22'
LOT 28=83.43'

**LOT AREA TABULATION:**

LOT 14=	0.275	AC.,	11,995	SQ. FT.
LOT 15=	0.302	AC.,	13,173	SQ. FT.
LOT 16=	0.294	AC.,	12,814	SQ. FT.
LOT 17=	0.292	AC.,	12,715	SQ. FT.
LOT 18=	0.294	AC.,	12,822	SQ. FT.
LOT 19=	0.376	AC.,	16,370	SQ. FT.
LOT 20=	0.590	AC.,	25,714	SQ. FT.
LOT 21=	0.711	AC.,	30,975	SQ. FT.
LOT 22=	0.636	AC.,	27,698	SQ. FT.
LOT 23=	0.294	AC.,	12,798	SQ. FT.
LOT 24=	0.300	AC.,	13,068	SQ. FT.
LOT 25=	0.330	AC.,	14,367	SQ. FT.
LOT 26=	0.353	AC.,	15,363	SQ. FT.
LOT 27=	0.307	AC.,	13,352	SQ. FT.
LOT 28=	0.348	AC.,	15,144	SQ. FT.
<b>LOTS 14-28</b>	<b>5.702</b>	<b>AC.,</b>	<b>248,368</b>	<b>SQ. FT.</b>

**LEGEND:**

- PROPERTY LINE
- x— EXISTING FENCE
- PROPERTY CORNER
- EASEMENT CORNER
- SETBACK LINE
- P— ADJACENT PROPERTY
- EXISTING EASEMENT LINE
- EXIST. PRIVATE SANITARY SEWER ESMT. (INST. NO. 2008011650)
- EXIST. DRAINAGE EASEMENT (INST. NO. 2008011650)
- 24.15' SPECIFIC DISTANCE
- TRIBUTARY OF FALLING BRANCH
- EXIST. TEMP. GRADING & SLOPE MAINT. EASEMENT (INST. NO. 2008011650)
- PHASE I BOUNDARY
- PROPOSED FUTURE PHASES
- EXIST. PUBLIC UTILITY ESMT. (WATER) (INST. NO. 2008011650)
- EXIST. PUBLIC UTILITY ESMT. (SANITARY) (INST. NO. 2008011650)

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 76°44'43" W	52.86'
L2	S 48°55'16" W	31.32'
L3	S 48°55'16" W	10.50'
L4	N 16°52'35" W	23.87'

**CURVE TABLE**

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	2°57'29"	6.20'	120.00'	3.10'	6.19'	S 50°01'05" W
C2	33°51'29"	76.82'	130.00'	39.57'	75.71'	N 65°28'05" E
C3	12°40'07"	28.74'	130.00'	14.43'	28.69'	N 88°43'53" E
C4	0°57'16"	16.99'	1020.00'	8.49'	16.99'	N 85°24'41" W
C5	4°12'52"	75.03'	1020.00'	37.53'	75.01'	N 87°59'45" W
C6	4°13'14"	75.13'	1020.00'	37.58'	75.12'	S 87°47'12" W
C7	2°36'21"	46.39'	1020.00'	23.20'	46.39'	S 84°22'24" W
C8	52°45'38"	23.02'	25.00'	12.40'	22.22'	S 70°32'57" E
C9	4°14'58"	3.71'	50.00'	1.85'	3.71'	N 46°17'36" W
C10	88°51'46"	77.55'	50.00'	49.02'	70.01'	S 87°09'03" W
C11	49°40'09"	43.34'	50.00'	23.14'	42.00'	S 175°3'05" E
C12	50°40'23"	44.22'	50.00'	23.67'	42.79'	S 32°17'11" E
C13	92°48'16"	80.99'	50.00'	52.51'	72.42'	N 75°58'30" E
C14	53°31'57"	23.36'	25.00'	12.61'	22.52'	S 56°20'20" W
C15	0°38'23"	10.94'	980.00'	5.47'	10.94'	S 83°25'30" W
C16	4°51'49"	83.19'	980.00'	41.62'	83.16'	S 86°10'36" W
C17	4°51'19"	83.05'	980.00'	41.55'	83.02'	N 88°57'50" W
C18	1°36'07"	27.40'	980.00'	13.70'	27.40'	N 85°44'07" W
C19	8°35'54"	25.51'	170.00'	12.78'	25.48'	S 89°14'00" E
C20	28°24'27"	84.28'	170.00'	43.03'	83.43'	N 72°15'49" E

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