

Application to Planning Commission and Board of Supervisors

Application For: (check appropriate boxes) <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Rezoning & Special Use Permit <input type="checkbox"/> Special Use Permit	
Owner/Applicant Information: (Use current mailing/contact information for <u>all</u> property owners. An additional sheet may be attached for multiple owners.)	
Property Owner: <u>GARY D. & LINDA M. CREED</u>	Agent: <u>BALZER AND ASSOCIATES, INC</u>
Address: <u>P.O. BOX 206</u> <u>SHAWSVILLE, VA 24162</u>	Address: <u>448 PEPPERS FERRY ROAD</u> <u>CHRISTIANSBURG, VA 24073</u>
Phone 1: <u>540-392-7651</u>	Phone 1: <u>540-381-4290</u>
Phone 2: _____	Phone 2: <u>540-641-0328</u>
Email: <u>creedgd@montgomerycountyva.gov</u>	Email: <u>ssemones@balzer.cc</u>
Location of Property/ Site Address: <u>NORTHEAST CORNER OF ROUTE 11/460 AND CROZIER ROAD</u>	
Legal Record of Property: Total Area: <u>2.42</u> Acres Magisterial District <u>SHAWSVILLE</u>	
Parcel ID: <u>035191 & 200068</u> Tax Parcel Number(s): <u>059-2 1 C & 059-2 1 D</u>	
Rezoning Details: Current Zoning District: <u>A-1</u> Requested Zoning District: <u>R-3</u>	
Desired Use(s): <u>SINGLE FAMILY DETACHED RESIDENTIAL</u>	
Special Use Permit: Current Zoning District _____ Total Area/Acres: _____	
Desired Use(s): _____	
Comprehensive Plan Designation: <u>MEDIUM DENSITY RESIDENTIAL (VILLAGE OF ELLISTON)</u>	
Traffic Impact Analysis Required: <input type="checkbox"/> Yes (payment enclosed) <input checked="" type="checkbox"/> No	
<i>I certify that the information supplied on this application and on the attachments provided (maps or other information) is accurate and true to the best of my knowledge. In addition, I hereby grant permission to the agents and employees of Montgomery County and State of Virginia to enter the above property for the purposes of processing and reviewing the above application.</i>	
<u>Gary D. Creed</u> Property Owner(s) Signature	<u>5-1-15</u> Date
<u>[Signature]</u> Agent's Signature	<u>5/1/15</u> Date

Date Received: 5/1/15 **FOR OFFICE USE ONLY** Application Number: R2-2015-12945

Traffic Impact Analysis and Payment Received: Yes No Date Submitted to VDOT: _____

**REZONING APPLICATION
FOR**

GARY D. & LINDA M. CREED

CROZIER ROAD SUBDIVISION

**CROZIER ROAD
TAX PARCEL #059-2 1C & #059-2 1D**

May 1, 2015

PREPARED FOR: GARY D. AND LINDA M. CREED

PREPARED BY: BALZER & ASSOCIATES, INC.

CREED – CROZIER ROAD SUBDIVISION
COMPREHENSIVE PLAN JUSTIFICATION

The property described in the Rezoning application is currently zoned Agricultural A-1. The parcels requested for rezoning are designated as Tax Map ID# 059-2 1C and 059-2 1D and Parcel ID#s 035191 and 200068. The parcels total 2.427 acres and is currently owned by Gary D and Linda M Creed. This parcel is currently vacant and are located at the northeast corner of the intersection of Route 11/460 Roanoke Road and Crozier Road and are directly across Crozier Road for Eastern Montgomery High School. The proposal calls for the entire 2.427 acres to be rezoned to Residential R-3. This use is compatible with the Elliston/Lafayette Comprehensive Plan section and should be well received in the area.

The requested zoning change to Residential R-3 would allow for a future land use that is in keeping with the Montgomery County Comprehensive Plan and the Elliston/Lafayette Village Plan which designates this area as Village Expansion. According to the Comprehensive Plan, "Village Expansion areas are intended to provide an alternative to scattered rural residential development and to provide an opportunity to enhance the vitality of existing villages by providing for compatible expansions of residential and employment uses." These areas may contain a variety of residential housing types as well as appropriately scaled commercial uses that mainly cater to the local residents within the village area. They are also areas that typically have public water and sewer available to them or can access these utilities through redevelopment.

The project proposes seven (7) new residential lots which are all accessed by a proposed new public road. The only type of housing allowed on these lots will be single family, detached units. The masterplan shows that lots range in size from 10,000 square feet (0.23 acres) to 16,700 square feet (0.38 acres). It is important to note that the masterplan is conceptual and square footages may vary slightly based on the final survey, construction plans and subdivision plat. However, no more than seven lots will be allowed and all lots shall be a minimum of 10,000 square feet as required by the R-3 zoning ordinance requirements. All other R-3 requirements will also be met with this proposal including setbacks, impervious coverage, building coverage and building height. A small open space and stormwater management area is also shown on the masterplan. The majority of this area will be used for the stormwater management facility as required by State and County regulations. Any area not used for stormwater may be used for neighborhood amenities or included as additional acreage to the adjacent lots at the time of subdivision plan and plat approval.

Due to the property's location in the Village of Elliston and being directly across the street from Eastern Montgomery High School, the hope is that these lots will be very attractive to young families and will encourage additional growth in the Village. The subdivision will allow for a variety of housing types to be built and should be a welcome addition to community.

The elements that directly conform to the issues stated in the **Montgomery County 2025 Comprehensive Plan** are the following:

- 1) **PLU 1.6** – The development is located within an area designated Village Expansion.
- 2) **PLU 1.6.3.a** – The location of the proposed development provides development opportunity within the Village area and is an alternative to rural sprawl.
- 3) **PLU 1.6.4.b** – The development may have a range of housing types.
- 4) **PLU 1.6.5a & PLU 1.7.5a,e** – The development will have public utilities and will provide stormwater management for any new development.
- 5) **PLU 1.6.5c** – The proposed road will be designed to VDOT standards and will tie into Crozier Road.
- 6) **PLU 1.7.4.b** – The development will be appropriately scaled and will fit in with the existing development in the area of Crozier Road.
- 7) **PLU 1.7.5.c** – The new road will tie into Crozier Road and will not create another road connection to Roanoke Road.
- 8) **PLU 2.1a** – The development is located within an area designated Village Expansion.
- 9) **PLU 2.1b** – The development will be served by public water and sewer.
- 10) **PLU 2.1c** – The development will have a safe new road access. Right of way will be dedicated for the new proposed street serving the proposed 7 lots.
- 11) **PLU 2.1.d** – The development will have open space.
- 12) **ENV 1.5** – The development will utilize BMP's to protect water quality.
- 13) **ENV 3.2.4** – The development will minimize any negative effect on water quality.
- 14) **ENV 5.6** – The development will provide for stormwater management and is located in an area where public water and sewer service exists.
- 15) **ENV 6.5** – The proposed development will maintain existing drainage patterns for stormwater management.
- 16) **ENV 7.0** – The proposed development will maintain water quality and protect downstream properties with stormwater management techniques and erosion and sediment control measures.
- 17) **PRC 2.1.4** – The development will have a small open space area and the property is also directly across the street from the high school and its recreational opportunities.
- 18) **TRN 1.3.1** – The proposed development only has 7 lots so the proposed cul-de-sac will be sufficient to serve those lots.
- 19) **TRN 1.3.3** – The proposed road and right of way is designed to meet VDOT and Montgomery County Subdivision standards.
- 20) **UTL 4.0** – The project will provide for stormwater management to protect downstream properties.

The elements that directly conform to the issues stated in the Montgomery County 2025 Comprehensive Plan for the **Elliston/Lafayette Village Area** are the following:

ELV 1.1: Compliance with the Comprehensive Plan. *New development and redevelopment with the villages and village expansion areas must be compatible with the land use policies (PLU 1.6 and PLU 1.7) and community design guidelines (PLU 3.0) established in Montgomery County's adopted comprehensive plan. (See Village Plan: Appendix).*

The proposed rezoning to R-3 is in accordance with the policies listed in the Comprehensive Plan.

ELV 1.2: Village and Village Expansion Land Use Designations. Establish preferred development patterns for the Villages of Elliston and Lafayette and the Elliston-Lafayette Expansion Area in order to 1) focus growth where it can be supported by infrastructure improvements; 2) maintain existing community character by promoting the use, redevelopment, and revitalization of existing historic districts and areas of development, and promoting the use of traditional neighborhood design (TND) approaches which stress pedestrian orientation, mixed use, and variable place-specific site, bulk, and density requirements (1).

The area proposed for rezoning is within the Village Expansion area and the density requested is in compliance with the Future Land Use Map. It is also located in an area that has excellent access to main roads, adequate public water and sewer infrastructure in place and is adjacent to Eastern Montgomery High School.

ELV 1.2.2: Residential- Mixed Use Areas. Located in the Village Expansion Area, the residential-mixed use areas are areas which are deemed most appropriate for residential or residential planned unit development, however other uses may be permitted if deemed appropriate or in-character with the existing village development patterns and land uses.

The proposed rezoning is located in an area designated as Medium density residential in the Comprehensive Plan and on the Future Land Use map.

ELV 1.3: Zoning. Evaluate and revise the Montgomery County Zoning Ordinance to provide appropriate zoning classifications for the village and village expansion areas, including exploring the creation of village and village expansion area specific zoning designations.

Currently, much of the land in the six villages is zoned A- 1, which does not allow for many of the mixed land uses included in the adopted comprehensive plan. Re-evaluation of existing zoning may be necessary in order to accommodate future development and redevelopment in the Villages and Village Expansion Areas.

The area proposed for rezoning is within the Village Expansion area and the density requested is in compliance with the Future Land Use Map.

ELV 5.0: Education. Provide high quality, lifelong educational opportunities and facilities in Elliston, Lafayette, and the Elliston- Lafayette Expansion Area.

Action Steps:

- *Negotiate multi-use agreements for Elliston-Lafayette Elementary School and Eastern Montgomery High School with the Montgomery County Public Schools to provide access to community meeting and recreational facilities and establish community continuing educational opportunities.*

The applicant would be in favor of such an agreement since the proposed development is directly across Crozier Road from Eastern Montgomery High School. Residents of this subdivision would have an excellent opportunity to access the facilities and take advantage of continuing educational opportunities.

ELV 6.0: Environment. Montgomery County recognizes both the unique environmental features and the unique environmental challenges in Elliston, Lafayette, and the Elliston-Lafayette Expansion Area. These features include the Peddler Hills Natural Preserve, the Roanoke River and Brake Branch floodplains bisecting the area, and the extensive agricultural and forestall lands bordering the two villages and the expansion area. The County is committed to the wise stewardship of the environment in the Elliston-Lafayette

area while meeting long-term environmental challenges and constraints, including the longterm management of riparian features.

- *Develop a local hazard mitigation and stormwater management plan for Elliston, Lafayette, and the Elliston-Lafayette expansion area which 1) builds on the recommendations included in the New River Valley Hazard Mitigation Plan and 2) reflects flood plain and stormwater best management practices.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality. Additional recommendation above those regulations will be evaluated during the site plan process.

- *Implement the local hazard mitigation plan, including: 1) apply for Flood Mitigation Assistance Program funds (dependent on successful completion of the local hazard mitigation and stormwater management plan); 2) acquire or relocate structures from floodplain areas, 3) construct certain types of minor and localized flood control projects, 4) strengthen stormwater management regulations in order to protect and preserve the integrity of the Roanoke River and Brake Branch flood plains, and 5) develop a river greenway system to provide an area for the floodwaters, protecting other areas from inundation.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality.

- *Discourage development on slopes over 15% and encourage maintaining steep sloped areas as open space in order to minimize erosion, downstream flooding, and pollution.*

This proposed development will occur on slopes over 15%. I will however, provide all required erosion and sediment control measures during construction as well as stormwater management.

- *Work with the Roanoke River Corridor Committee to find ways to decrease the impact of flooding on Elliston and Lafayette as well as other points downstream.*

The development would be required to provide stormwater management facilities that meet or exceed the state and local guidelines for stormwater quantity and quality.

ELV 8.0 Housing. *Encourage the development of a broad range of housing options to provide choice and opportunity to households with a variety of income levels.*

The applicant will not be building on the proposed lots and selling a finished home but instead will sell just the lots once the infrastructure is installed and the plats are recorded. By just selling lots, the development has the opportunity to have a variety of housing types and serve different income levels. It is assumed that due to the property's location, the lots will be in high demand.

ELV 10.0: Recreation. *Montgomery County will work with a consortium of public and private partners to develop recreational opportunities in the Villages of Elliston and Lafayette.*

Action Steps:

- *Work with the Montgomery County Public Schools to develop a joint use agreement which provides residents with access to indoor and outdoor recreational facilities and programs through Elliston-Lafayette Elementary School and Eastern Montgomery High School*

The proposed development is directly across Crozier Road from Eastern Montgomery High School and would benefit greatly from access to the school facilities. The property's location to the school will be a large draw for potential home owners to live in the new subdivision.

ELV 12.0 Utilities. *Continue to provide public water and sewer to the Villages of Elliston and Lafayette, the Ironto Interchange, and the Elliston- Lafayette expansion area.*

Action Steps:

- *Provide public water and sewer to all residents in the village cores of Elliston and Lafayette.*
- *Require all future development in the Elliston and Lafayette expansion area to connect to public water and sewer.*

The proposed development will connect to public water and sewer to serve the new 7 lots.

Water & Sewer Service

The proposed rezoning area is at the northeast corner of the intersection of Roanoke Road and Crozier Road. Currently the site does have public water and public sewer service located adjacent to the parcel boundaries. There is an existing 10" waterline along the eastern side of Route 11 that was installed in the mid 1990's. There is also an existing 10" waterline along the south side of Crozier Road that was installed as part of the Eastern Montgomery High School Construction. This line will be the likely connection point for the extension of a waterline to serve the proposed subdivision. However, that will confirmed with the PSA during the site plan process. Any main waterline extension into the property to serve the development will be required to be an 8" waterline. All calculations to insure adequate water pressure and fire flow for hydrants will be designed by a professional engineer and submitted to the County for approval at the time of site plan and building plan approval. Gravity sanitary sewer service is currently located adjacent to the property in Crozier Road. An 8" sewer line and manhole are located near the southwest corner of the site and feed into the existing pump station located next to the property. Any future development of the property would be required to tie into this 8" sewer line. Any required mainline extensions would be required to be 8" lines as well.

Based on Virginia Department of Health Standards, an average daily flow is estimated as follows for the proposed uses:

SINGLE FAMILY RESIDENTIAL-DETACHED

Dwelling: 75 gallons per day per person

Design Assumptions and Calculations:

1. Assume 3 bedrooms per home per lot as shown on the masterplan
2. Assume 2 persons per bedroom based on 12VAC5-610-670 Table 5.1

3. Water and Sewer usage for this residential use is 75 gal/day per person = 3,150 gallons per day

TOTAL ESTIMATED WATER/SEWER USAGE BY PROPOSED DEVELOPMENT = 3,150 gallons per day

The subject property is identified in the Montgomery County Comprehensive Plan as Village Expansion. The Comprehensive Plan identifies the Elliston Village area as an area which has public utilities available to them and that new development in this area will connect to the those utilities (ELV 12.0). An Availability Letter for this property was provided to the applicant by the Montgomery County Public Service Authority on April 21, 2015.

Applicant will construct or cause to be constructed at no expense to the County all water/sewer mains and appurtenances on the Property and will connect the water/sewer mains to publicly owned water/sewer mains. All water mains and sewer mains will be constructed to the standards of the County, will comply with the regulations and standards of the County and will comply with the regulations and standards of all other applicable regulatory authorities. All water mains and appurtenances and sewer mains will be dedicated to public use.

Roads

The proposed development conceptual plan indicates that there will be one entrance to the property which will access from Crozier Road. Due to the location of the property and the configuration of the existing lot lines, the proposed road will enter the site approximately 182' east of the intersection of Crozier Road and Roanoke Road. Due to the small number of lots in this development and that the road will not continue past the subject property, a 40' right of way has been shown with a 24' pavement section. The road design and construction will also meet VDOT and county requirements in regard to new subdivision streets. It is the intent of the developer that this road will be dedicated and accepted as a public road after construction. Due to the small number of lots in the proposed development and the minimal traffic that will be generated from it, a traffic study has not been deemed necessary to perform at this time. There is already sufficient right of way along Roanoke Road and Crozier Road for future improvements such as turn lanes or sidewalks, so no additional right of way is proposed to be dedicated along those existing roads.

Project Phasing

No phasing is anticipated with this project. As the project is only 7 lots with limited infrastructure requirements, the project will be constructed in a single phase.

Homeowner's Association

A Homeowner's Association or a management association will be formed and be responsible for the maintenance of the proposed open space, any required stormwater management facilities and any active recreational uses within the R-3 zoned property.

Landscaping/Buffering

As the proposed subdivision is single family residential, it falls under Land Use Group 1 in the Zoning Ordinance Bufferyard Matrix. Land Use Group 1 uses are not required to provide buffering to adjacent land uses. However, the developer may choose to add landscaping along property lines to buffer the development from other uses or right of ways.

Housing Resources

According to the Elliston & Lafayette Village Plan, a variety of housing types and income ranges are envisioned for the Village area. Some of these housing types are single family detached homes, affordable housing and housing for the elderly. While the project proposed will only be single family residential, the style of housing and the housing costs will be greatly dictated by the future residents of this subdivision. The applicant will not be building houses to sell but will instead sell lots. There is the potential that a homebuilding company could come in and want to buy multiple (or all) lots and build spec housing however, the applicant believes it will be a development of individual lot buyers looking to build a home of their own. This further allows future homeowners to determine the costs of their home and helps create some of the income diversity mentioned in the Village Plan.

Water Quality & Stormwater Management Standards

The overall property currently drains naturally from east to west towards Roanoke Road. While a small portion of the site drains along Crozier before it reaches Roanoke Road, most drains via sheet flow to the northwestern corner of the site, over the Chacon property and into the right of way. This drainage flows to the roadside ditch along Roanoke Road and drains to the South Fork of the Roanoke River. With the development of this property, there will be an increase in impervious area which will require stormwater management techniques to be utilized. As development occurs, stormwater management will be required to control the increased water flows as they move offsite as well as treat the water quality for removal of sediment and pollutants. These stormwater management facilities would be sized to accommodate the additional stormwater runoff created by the increased impervious areas of the development. The stormwater management facilities would reduce the amount of post development runoff as well as treating the stormwater runoff for water quality purposes. The proposed stormwater management areas will conform to all applicable Department of Environmental Quality and Montgomery County regulations dealing with stormwater quantity and quality. This includes the minimum design standards for channel protection and flood protection. With these design measures in place there should be no negative impact on the groundwater supply for any adjacent well users.

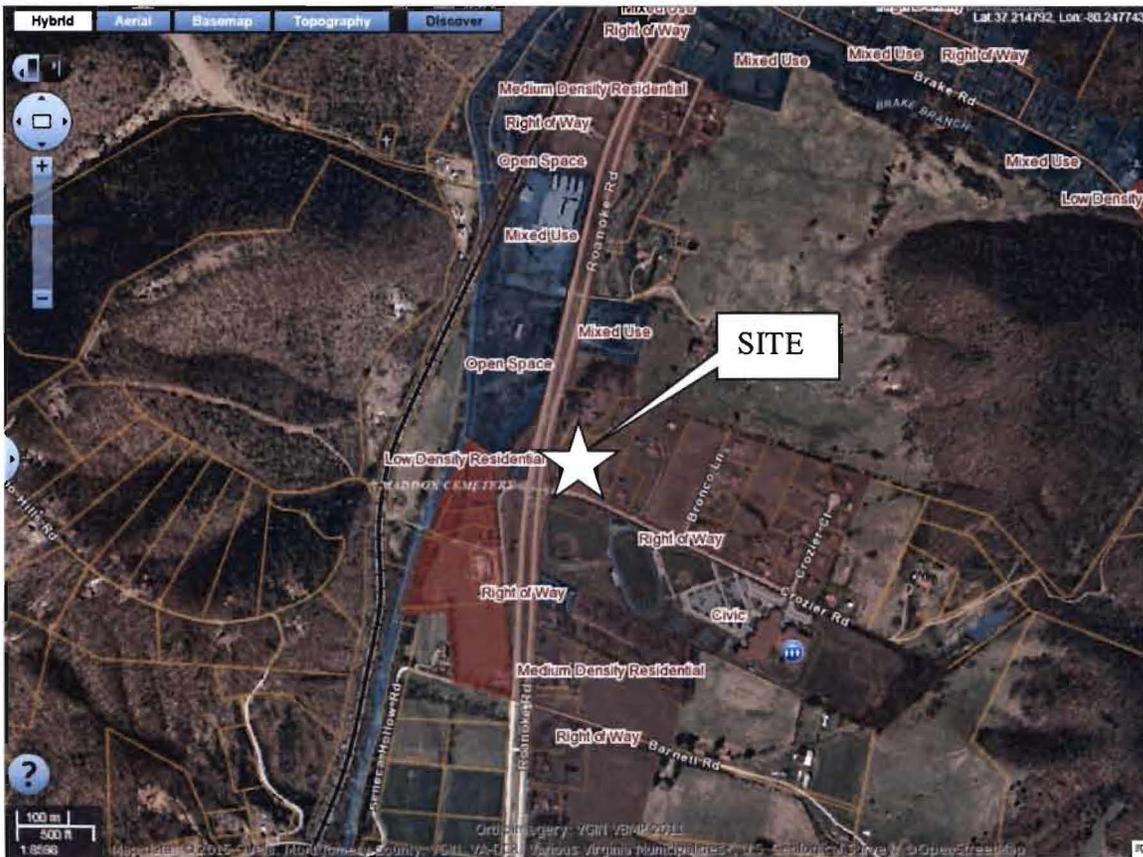
Public School Impacts

The proposed project will be seven (7) single family detached residential units and those homes will have a small impact on the public school system. Based on the national average of a single dwelling unit adding 0.6 students to the school system, the project would on average have the potential of increasing the Montgomery County Public School enrollment by 5 total students.

EXISTING ZONING MAP



FUTURE LAND USE-VILLAGE





MONTGOMERY COUNTY PUBLIC SERVICE AUTHORITY

Government Center
Suite 2I
755 Roanoke Street
Christiansburg, VA 24073-3185

William H. Brown, Chairman
Christopher A. Tuck, Vice-Chair
Mary W. Biggs, Secretary-Treasurer
Gary D. Creed, Member
Matthew R. Gabriele, Member
M. Todd King, Member
Annette S. Perkins, Member

Robert C. Fronk, PE
PSA Director

April 21, 2015

Mr. Steve Semones
Via Email: ssemones@balzer.cc

RE: Availability No. 15-12
Residential Subdivision
Crozier Road
Tax Map No. 059-2 1C & 1D
Parcel ID 035191 & 200068
Water/Sewer

Dear Mr. Semones:

Public water and sanitary sewer are available to this proposed residential subdivision along Crozier Road, Tax Map No. 059-2 1C & 1D.

Public water service can be provided by connections to the ten-inch water main located along the near side of Roanoke Road or to the ten-inch water main along the opposite side of Crozier Road adjacent to the subject property. The water meters would be located at the Roanoke Road or near side of Crozier Road right-of-way line. Road crossings for the water service lines between the water main and water meters at the Crozier Road right-of-way line will be required. The water pressure at the point of connection would be approximately 150 pounds per square inch (psi). Due to this high pressure, the PSA will install a pressure regulating valve and a pressure relief valve on the service lateral between the main and water meter to reduce the service pressure to 60 psi. The facility fee is \$2,500.00 and the connection fee is \$750.00 for a total fee of \$3,250.00 per residential unit. The fees include the connection to the main, meter box, setter, pressure regulating valve, pressure relief valve, and water meter at the Roanoke Road right-of-way line. It is your responsibility to install the service lateral from the meter to the building under the provisions of the plumbing code.

Sanitary sewer can be provided by service connections to the public sewer main crossing Crozier Road near the southwestern property corner of the subject property. ***A sewer main extension may be required to provide service to all lots of this subdivision, if the new lots are configured without direct access to the existing public sewer main.*** You must verify that there is a minimum of two feet of fall from the building service elevation to the top of the sewer main. If adequate vertical separation does not exist, you will be required to install an individual sewer pump and force main with a connection to the sewer cleanout per PSA construction standards. Be advised that this facility will discharge into a sewer system served by a public sewer pump station requiring a Sewer Pump Station Facility Fee. The sewer facility fee is \$3,000.00, Sewer Pump Station Facility fee of \$750.00 and the sewer connection fee is \$750.00 for a total cost of \$4,500.00 per residential unit. The fee includes the connection to the sewer main and sewer cleanout at the public easement line. The owner would be responsible for the complete installation of the sewer lateral from the building to the sewer cleanout under the provisions of the plumbing code.

ADMINISTRATIVE OFFICES: (540) 381-1997
BILLING & COLLECTIONS: (540) 382-6930
FAX NO. (540) 382-5703

Page Two
Mr. Steve Semones
April 21, 2015

The water and sewer facilities must be designed to PSA standards by an engineer and approved by the PSA prior to construction. The owner would be responsible for the cost of the sewer line extensions, road crossings, public easements, highway permits, and any other associated requirements. These designs should be incorporated into the site development plans for this development and submitted to the PSA for review. Payment of twenty-five percent of the water and sewer facility fees for all units of the development would be required prior to approval of the site plan.

This letter and stated fees are only valid to May 1, 2016.

Please be advised that all PSA water and sewer systems have a fixed number of available connections. Water and sewer capacity is reserved by payment of facility fees, provided service is currently available to the subject property. Also be advised that water and sewer fees would be charged for each residential unit such that a duplex would be considered as two residential units.

Also be advised that this development must also meet all Montgomery County Planning and Zoning Department requirements. The availability of water and sanitary sewer facilities does not by itself authorize the subdivision/development of this property.

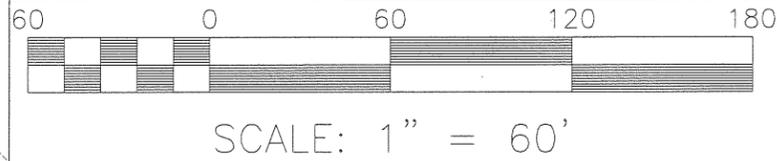
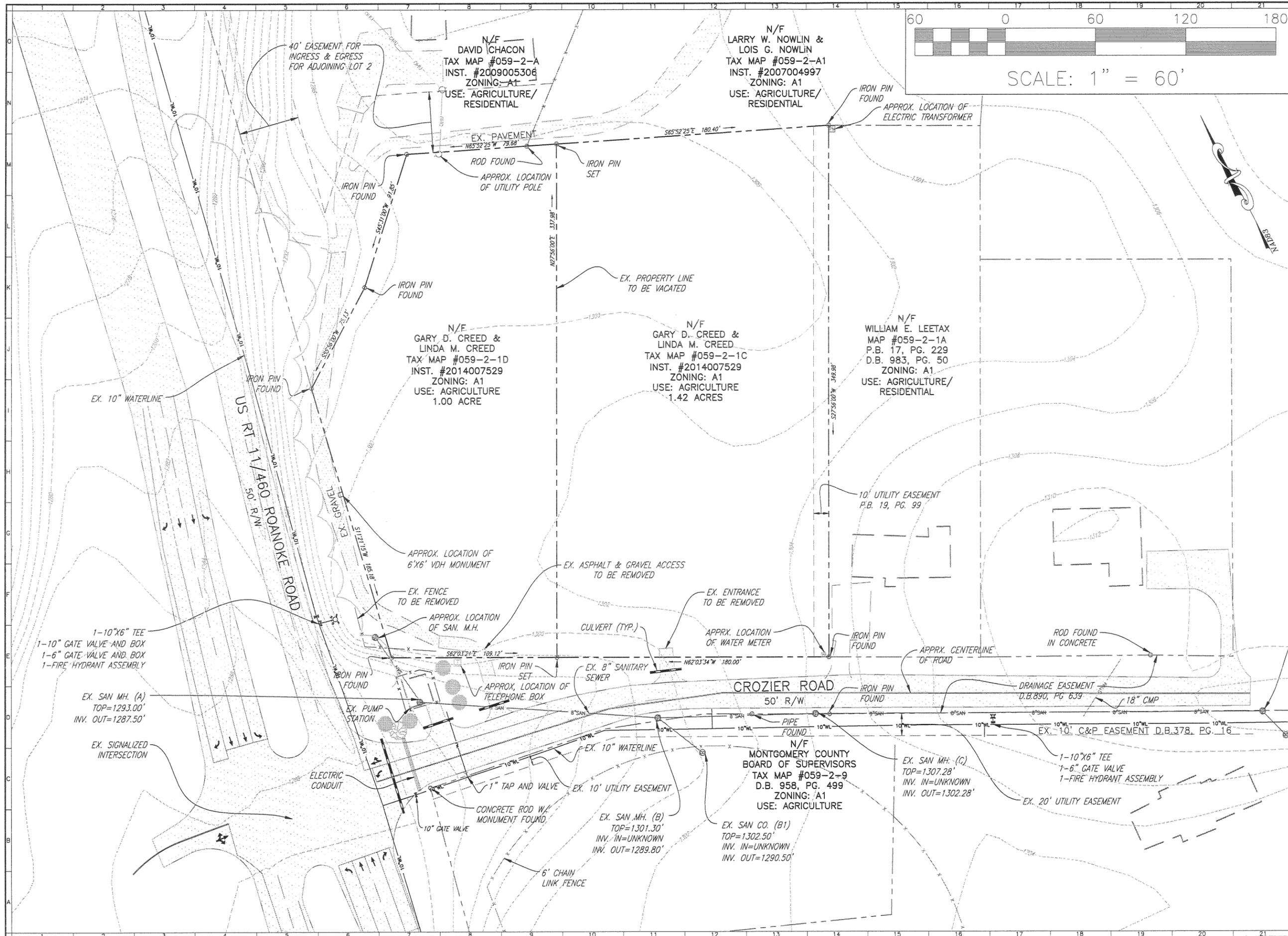
If you have questions or need additional clarification on the above information, please contact me at 381-1997.

Sincerely,



Robert C. Fronk, PE
PSA Director

cc: Montgomery Co. Planning Dept.
Utility Billing



REFLECTING TOMORROW

www.balzer.cc
 New River Valley
 Richmond
 Roanoke
 Staunton
 Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
 SITE DEVELOPMENT ENGINEERING
 LAND USE PLANNING & ZONING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 ARCHITECTURE
 STRUCTURAL ENGINEERING
 TRANSPORTATION ENGINEERING
 ENVIRONMENTAL & SOIL SCIENCE
 WETLAND DELINEATIONS & STREAM EVALUATIONS

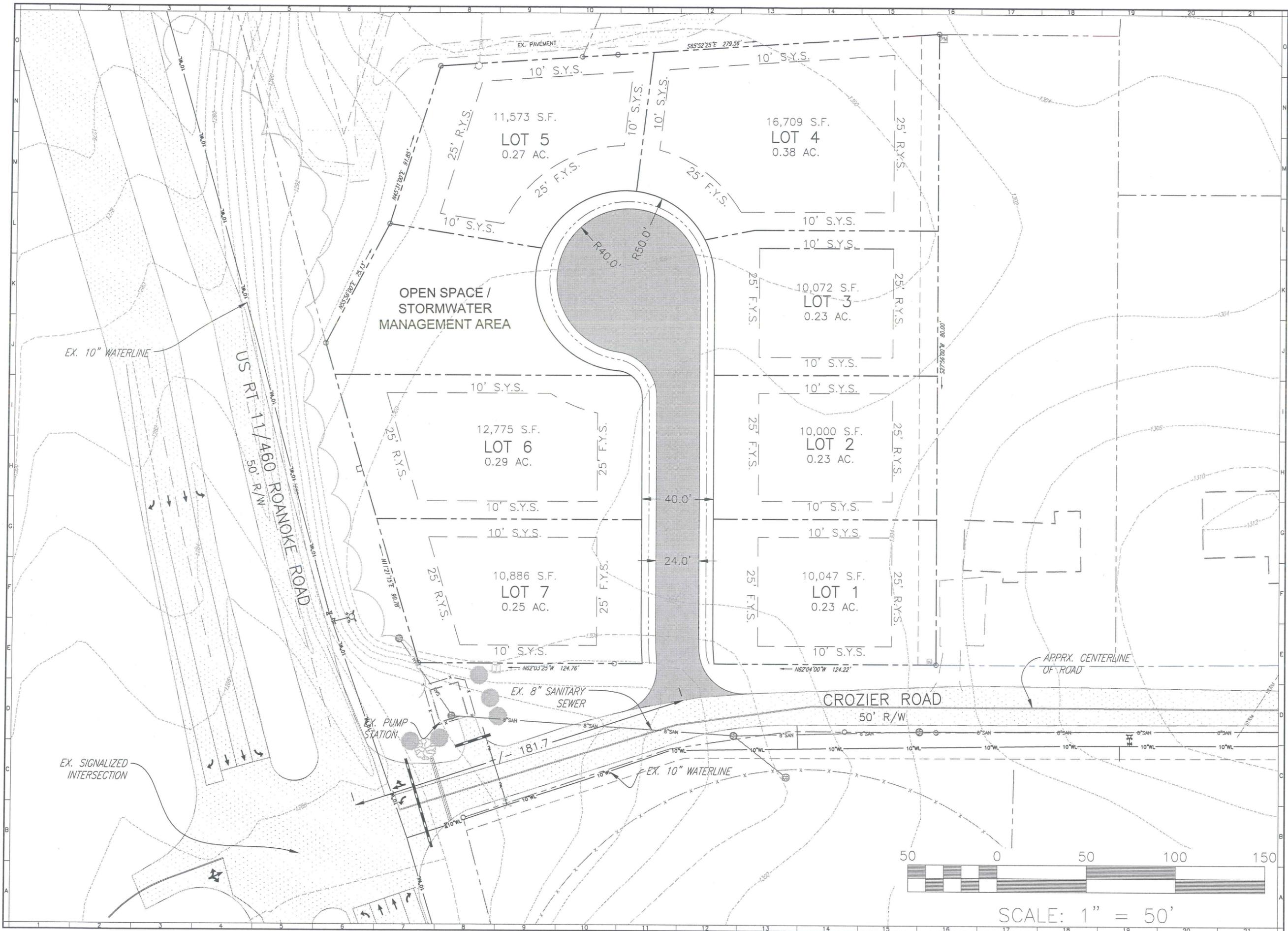
Balzer and Associates, Inc.
 448 Peppers Ferry Road, NW
 Christiansburg, VA 24073
 540-381-4290
 FAX 540-381-4291

PRELIMINARY
NOT FOR CONSTRUCTION

CREED REZONING
 CROZIER ROAD
 EXISTING CONDITIONS
 SHAWSVILLE MAGISTERIAL DISTRICT
 MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JCK
 DESIGNED BY JCK
 CHECKED BY SMS
 DATE 5/1/15
 SCALE 1" = 60'
 REVISIONS:

SHEET NO.
Z1
 JOB NO. 24150038.00



REFLECTING TOMORROW

www.balzer.cc

New River Valley
Richmond
Roanoke
Staunton
Harrisonburg

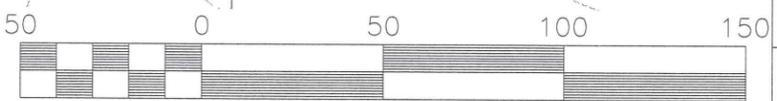
RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

PRELIMINARY
NOT FOR CONSTRUCTION

CREED REZONING
CROZIER ROAD
MASTER PLAN
SHAWVILLE MAGISTERIAL DISTRICT
COUNTY, VIRGINIA

DRAWN BY JCK
DESIGNED BY JCK
CHECKED BY SMS
DATE 5/1/15
SCALE 1" = 50'
REVISIONS:



SCALE: 1" = 50'

SHEET NO.
Z2
JOB NO. 24150038.00