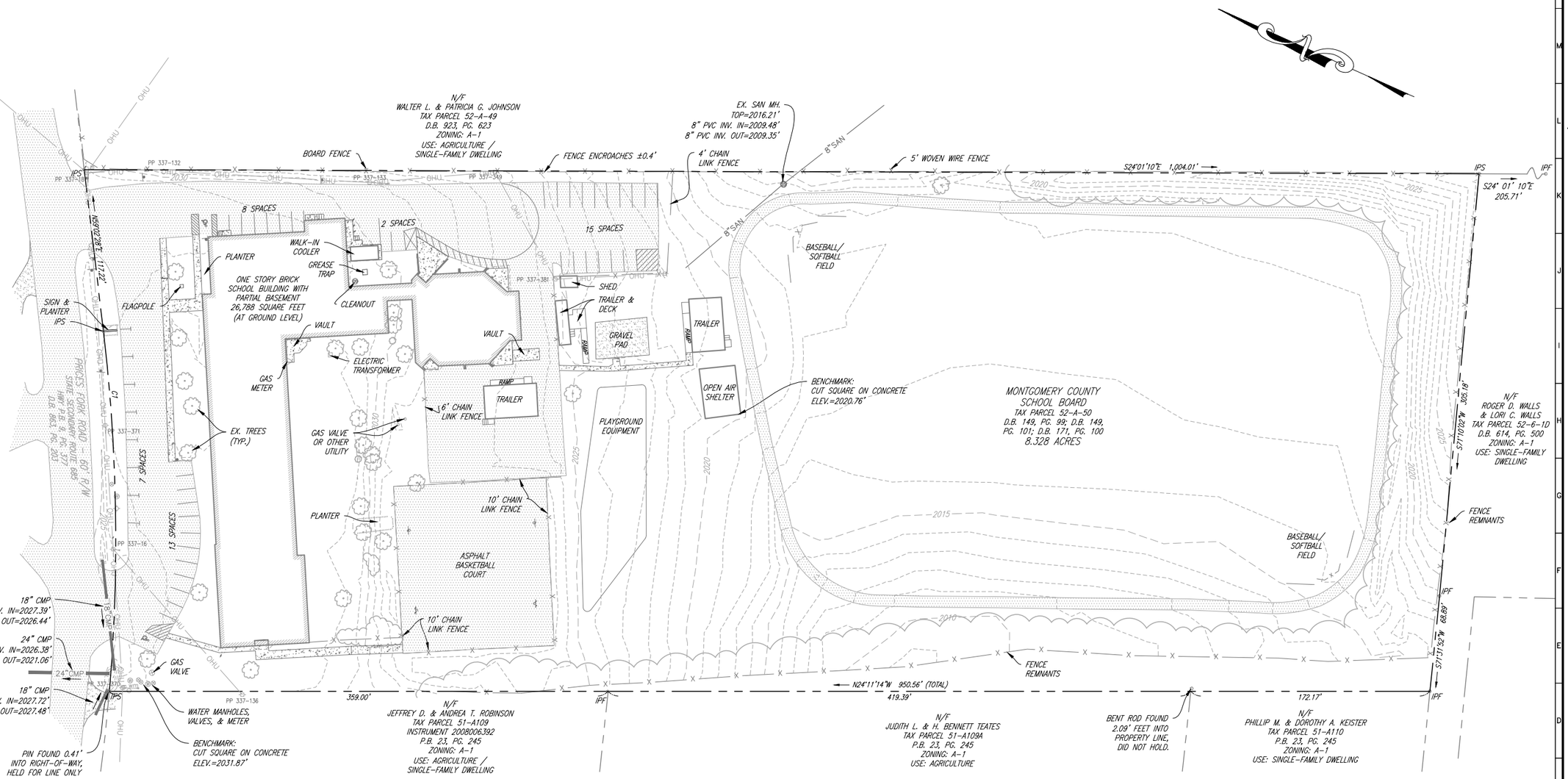


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	259.42'	1276.00'	11°38'54"	N64°51'56"E	258.97'

80 0 80 160 240

SCALE: 1" = 80'

NOTE: SURVEY INFORMATION PROVIDED TO TAYLOR HOLLOW MANAGEMENT, LLC BY ANDERSON & ASSOCIATES, INC.

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc

New River Valley
Richmond
Roanoke
Shenandoah Valley

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

OLD PRICES FORK ELEMENTARY

4237 PRICES FORK ROAD

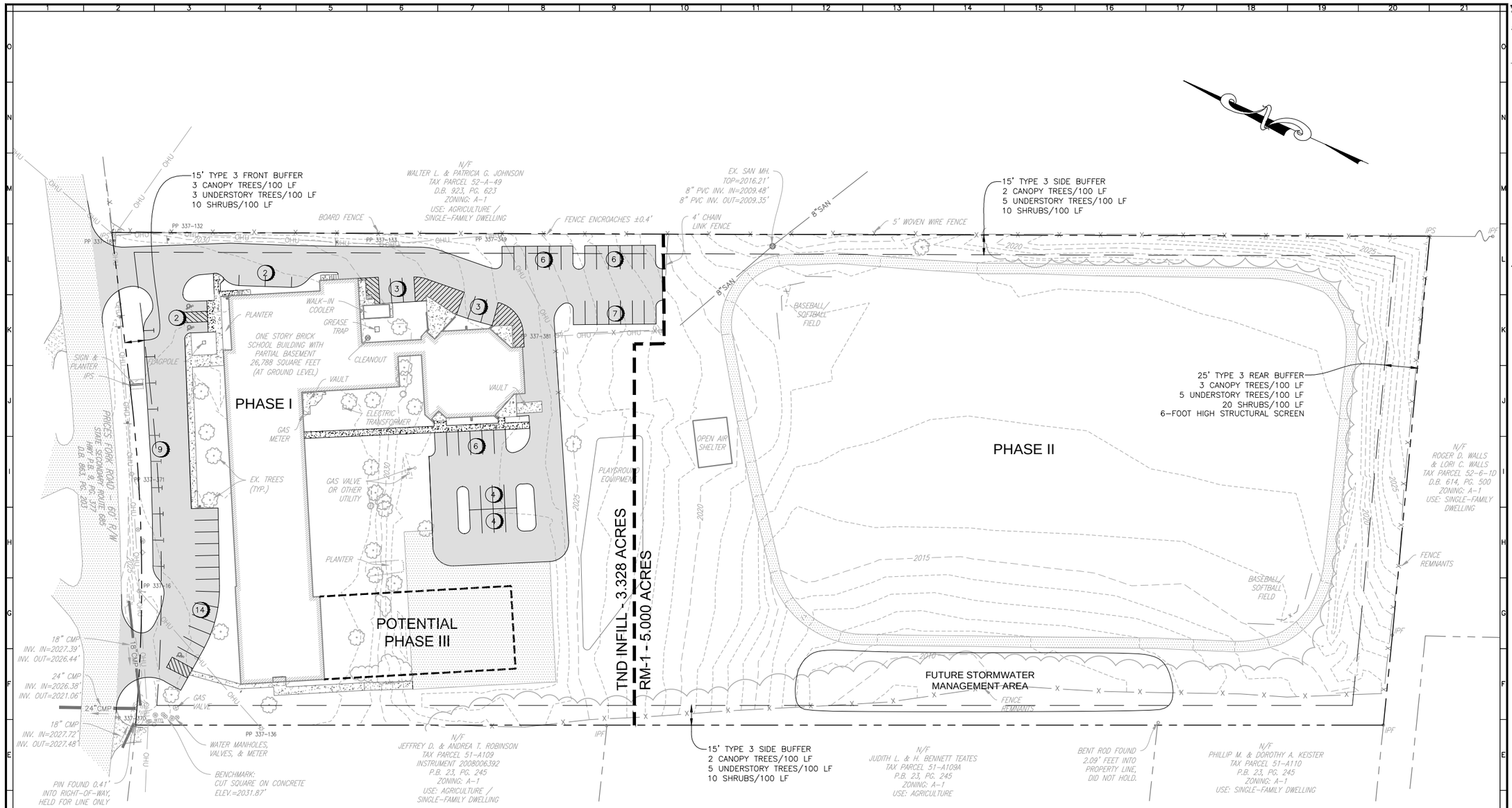
EXISTING CONDITIONS

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JRT
DESIGNED BY SMS
CHECKED BY SMS
DATE 3/3/14
SCALE 1" = 80'
REVISIONS:

SHEET NO. 1

JOB NO. B1400003.00



1. TOTAL SITE AREA: 8.328 ACRES
   TND INFILL ZONING AREA: 3.328 ACRES
   RM-1 ZONING AREA: 5.000 ACRES
2. PARKING REQUIRED:

PHASE I- 8 APARTMENTS (2 BEDROOM): 1.5 PER UNIT =	12 SPACES
14 APARTMENTS (1 BEDROOM): 1.0 PER UNIT =	14 SPACES
4,888 SF RETAIL/OFFICE: 4.0 PER 1,000 SF =	20 SPACES
4,900 SF DAYCARE (100 CHILDREN, 10 EMPLOYEES): 0.1/CHILD, 1.0/EMPL. =	20 SPACES
TOTAL REQUIRED: 66 SPACES	

3. PARKING PROVIDED: 66 SPACES

80 0 80 160 240

SCALE: 1" = 80'

BALZER AND ASSOCIATES, INC.
REFLECTING TOMORROW
www.balzer.cc
New River Valley
Richmond
Roanoke
Shenandoah Valley
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

OLD PRICES FORK ELEMENTARY
4237 PRICES FORK ROAD

MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JRT
DESIGNED BY SMS
CHECKED BY SMS
DATE 3/3/14
SCALE 1" = 80'
REVISIONS:

SHEET NO. 2

JOB NO. B1400003.00

MONTGOMERY COUNTY DEPARTMENT OF
PLANNING & GIS SERVICES

PLANNING
GIS & MAPPING

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

March 5, 2014

Montgomery County Board of Supervisors
C/O Craig Meadows, County Administrator
755 Roanoke Street, Suite 2E
Christiansburg, VA 24073

RE: A request by **Montgomery County Board of Supervisors and Taylor Hollow Management (Agent: Balzer & Associates)** for rezoning of approximately 3.328 acres from Agriculture (A1) to Traditional Neighborhood Development-Infill (TND-I) and 5.00 acres from Agriculture (A1) to Residential Multi-Family (RM-1), with possible proffered conditions, to allow multi-family residential, residential, and limited commercial uses. In addition, a special use permit (SUP) is requested in the Traditional Neighborhood Development-Infill (TND-I) District to allow senior housing and a farm market. The property is known as the former Prices Fork Elementary School and is located at **4237 Prices Fork Road**, identified as Tax Parcel No. 052-A-50, (Acct No. 070688), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Village Expansion in the Comprehensive Plan and Mixed Use in the Prices Fork Village Plan with a maximum density of four (4) dwelling units per acre.

Dear Mr. Meadows:

Your application has been received and is being processed by the Planning Department. The schedule of required meetings for your application(s) will be:

MEETING	LOCATION	DATE	TIME
Site Visit: Planning Commission	4237 Prices Fork Road Blacksburg, VA 24060	Wednesday Mar. 12, 2014	4:15 p.m.
Plan Review with County Staff and Governmental Agencies	Planning Department Conf. Room Montgomery Co. Government Center 755 Roanoke St., Christiansburg VA	Thursday Mar. 13, 2014	11:00 a.m.
Public Hearing: Planning Commission	Board Meeting Room Montgomery Co. Government Center 755 Roanoke St., Christiansburg, VA	Wednesday Apr. 9, 2014	7:00 p.m.
Public Hearing: Board of Supervisors	Board Meeting Room Montgomery Co. Government Center 755 Roanoke St., Christiansburg, VA	Monday Apr. 28, 2014	7:30 p.m.
Board Action: Board of Supervisors	Board Meeting Room Montgomery Co. Government Center 755 Roanoke St., Christiansburg, VA	Monday May 12, 2104	7:30 p.m.

Attendance is required by the owner and/or agent for the above meetings to provide information and answer questions. Please contact me at (540) 394-2148 or by email at hopkinsbg@montgomerycountyva.gov should you have any questions or need additional information.

Sincerely,

Brea Hopkins, CZA
Development Planner

C: Steve Semones, Balzer & Associates, 448 Peppers Ferry Road, Christiansburg, VA 24073