

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**February 13, 2013**  
**SITE VISIT AGENDA**

**4:15 PM      Depart Government Center**

**4:45 PM      4218 Oldtown Road**

Request by **Douglas W. Sink, Agent: Marvi Stine, Highland Surveys** for a Special Use Permit on 0.5 acres in an Agriculture (A-1) zoning district to allow a specialty shop less than 2,000 square feet in area. The property is located at 4218 Oldtown Rd and is identified as Tax Parcel No. 083C2-A-13 (Acct # 005003) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further identified as Medium Density Residential in the Shawsville Village Plan.

**5:30 PM      Dinner @ Amelia's, Cambria**

**6:30 PM      Return to Government Center**

**MONTGOMERY COUNTY PLANNING COMMISSION**  
**February 13, 2013 @ 7:00 P.M.**  
**Board Room, Government Center**

**AGENDA**

**CALL TO ORDER:**

**DETERMINATION OF A QUORUM:**

**APPROVAL OF AGENDA:**

**APPROVAL OF CONSENT AGENDA:**

**PUBLIC ADDRESS:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

- Joint Planning Commission Meeting Review/Discussion

**NEW BUSINESS:**

- Huckleberry Ridge Right of Way Dedication Plat Review (Steven Sandy)

**WORKSESSION:**

- Comprehensive Plan- Transportation Chapter Discussion (Steven Sandy)

**LIAISON REPORTS:**

- Board of Supervisors- Chris Tuck
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Frank Lau
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee- John Tuttle
- Public Service Authority – Joel Donahue
- Parks & Recreation- Vacant
- Radford Planning Commission- Bob Miller
- School Board- Bryan Katz
- Tourism Council- Bryan Rice
- Planning Director’s Report- Steven Sandy
  - Residential Chicken Keeping Update
  - Tourism Plan Update
- 

**MEETING ADJOURNED:**

-OVER-

**UPCOMING MEETINGS:**

- February 20, 2013 Planning Commission Regular Meeting (CANCELLED)
- March 13, 2013 Planning Commission Site Visit (To be determined)  
Planning Commission Public Hearing (7:00 pm)
- March 20, 2013 Planning Commission Regular Meeting

**MONTGOMERY COUNTY PLANNING COMMISSION  
CONSENT AGENDA  
February 13, 2013**

**A. APPROVAL OF MINUTES**

- January 9, 2013
- January 16, 2013

**ISSUE/PURPOSE:**

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

**B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON MARCH 13, 2013 AND BOARD OF SUPERVISORS ON MARCH 25, 2013**

1. Request by **Douglas W. Sink, Agent: Marvi Stine, Highland Surveys** for a Special Use Permit on 0.5 acres in an Agriculture (A-1) zoning district to allow a specialty shop less than 2,000 square feet in area. The property is located at 4218 Oldtown Rd and is identified as Tax Parcel No. 083C2-A-13 (Acct # 005003) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Village Expansion in the 2025 Comprehensive Plan and further identified as Medium Density Residential in the Shawsville Village Plan.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JANUARY 9, 2013  
IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG,  
VIRGINIA:

**CALL TO ORDER:**

Mr. Rice, Chair, called the meeting to order.

**DETERMINATION OF A QUORUM:**

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair  
Joel Donahue, Vice-Chair  
Cindy W. Disney, Secretary  
Robert Miller, Member  
Frank Lau, Member  
John Tuttle, Member  
Jeanne Stosser, Member  
Chris Tuck, Board of Supervisors Liaison  
Steven Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Brea Hopkins, Planning & Zoning Technician

Absent: Bryan Katz, Member

**APPROVAL OF AGENDA:**

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

**APPROVAL OF CONSENT AGENDA:**

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

**PUBLIC ADDRESS:**

Mr. Rice opened the public address; however, there being no speakers the address was closed.

**PUBLIC HEARING:**

An Ordinance amending Article IV, Chapter 10 entitled Zoning of the Code of the County of Montgomery, Virginia, Section 10-61, by incorporating a definition for "Residential Chicken Keeping". Amending Section 10-41 "Supplemental district regulations to include "Urban Agriculture" as a use allowed in Residential (R-1, R-2, R-3), Traditional Neighborhood Design (TND), and Planned Unit Development Residential (PUD-Res) zoning districts and incorporate use limitations for residential chicken keeping.

Mr. Rice introduced the request.

Mrs. Hopkins stated proposed amendments to the zoning ordinance regarding keeping chickens in residential areas had been discussed at length by the Planning Commission and Board of Supervisors. Based on comments from a meeting with Dr. Siegel of VT Animal & Poultry Sciences

staff drafted proposed amendments for review and comment. The proposed amendments would affect 34% of the 2,723 parcels zoned residential (greater than 1 acre), of which 255 parcels are greater than 5 acres. She reviewed the proposed amendments. A condition was added to the amendments requiring Residential Chicken Keeping to comply with Chapter 3 and Chapter 7, Article III of the County Code. The addition of that condition was based on comments from Mr. Katz, who was concerned with enforcement of the regulations.

Mr. Rice opened the public hearing; however, there being no speakers the hearing was closed.

Mr. Tuttle noted he felt the ordinance should not be amended to allow keeping chickens in residential zoning districts. Chickens in residential districts would be a nuisance.

Mr. Rice stated the amendment was appropriate; however, the minimum acre size should be increased.

Mr. Miller stated if an amendment were made to the ordinance a larger acreage would be needed; however, he felt that an amendment was un-necessary.

Ms. Stosser stated the acreage should be revised to a minimum of 2 acres. That would limit the use to areas outside of the traditional neighborhood subdivision and would mitigate the nuisance.

Ms. Disney noted a larger acreage should be required.

Mr. Lau stated the lot size should be larger. Even though effort is being made to prevent predators, the presence of chickens will cause predators so the acreage needs to be increased.

Mr. Donahue stated chicken keeping should be allowed; however, should not be regulated through zoning. The nuisance laws should deal with the issue. Many older subdivisions are larger lots and appear agriculture in use.

A motion was made by Mr. Donahue, seconded by Mr. Miller to recommend denial of the ordinance amendments as proposed.

Ayes: Disney, Donahue, Lau, Miller, Stosser, Tuttle

Nays: Rice

Abstain: None

Mr. Rice stated he felt the Board of Supervisors wanted draft language for an amendment regarding chicken keeping in residential zoning districts.

Mr. Tuttle stated he felt it was a bad idea to have language at all.

Mr. Rice noted there are people that have larger tracts. They should be allowed to have 6 chickens because neighbors would not be affected.

Ms. Stosser stated it might be possible to revise the amendments. Possibly a three (3) acre minimum, remove PUD and TND zoning districts, and adjust the required setback to 50 ft. from side or rear property lines.

Mr. Tuck noted he respected the differences of opinion; however, he has chickens and there is not a smell. He noted he did not feel it was an issue. Dogs tend to cause more problems than 6 chickens. This amendment would support part of the urban farming movement. In his opinion, citizens need to be given more rights.

## **OLD BUSINESS:**

### 2013 Liaison Appointments

Mr. Rice stated staff had prepared a report outlining the various meeting dates and times. He made the following appointments:

Ms. Disney, Christiansburg Planning Commission

Mr. Katz, School Board

Mr. Miller, AFD & Radford Planning Commission

Mr. Lau, Blacksburg Planning Commission, until his term expires

Mr. Tuttle, Economic Development Committee until his term expires, and then Ms. Stosser will be liaison.

Mr. Donahue, PSA

Parks & Rec is only vacancy at this time. Mr. Tuck stated he could report as needed.

### **NEW BUSINESS:**

### **WORKSESSION:**

### **LIAISON REPORTS:**

Board of Supervisors: Mr. Tuck reported that the appraisal is back for Prices Fork Elementary and one offer is on the table. The Planning Commission will most likely see a request in the future regarding that property. He noted he was hopeful that no tax increase will be needed next year. Delegate Yost has a bill for liquor by drink at the I-81 interchanges. Developers have indicated they have projects awaiting that approval.

Agriculture & Forestal District: No report.

Blacksburg Planning Commission: No report.

Christiansburg Planning Commission: No report.

Economic Development Committee: No report.

Public Service Authority: Mr. Donahue stated the PSA discussed the Joinder agreement. The Towns still need to approve the agreement. Warm Hearth has requested an expedition for the installation of a water line included in that agreement due to a shortage of flow needed for fire protection. Mr. Price has land on Oilwell Rd. that has been sold; however, does not have water capacity to serve the property.

Parks & Recreation: No report.

Radford Planning Commission: No report.

School Board: No report.

Tourism Council: Mr. Rice stated the first meeting was held and information was gathered. A plan will be formulated based on information gathered at the upcoming meetings.

Planning Director's Report: Mr. Sandy reminded members that disclosure forms are due the 15th of January. The Joint Planning Commission meeting will be held on January 16<sup>th</sup> at the Government Center. VDOT has scheduled public meetings on January 22<sup>nd</sup> at Elliston Fire Station regarding the Rt. 11/460 corridor and on January 23<sup>rd</sup> at the Riner Volunteer Fire Department regarding the Route 8 corridor. Both meetings will be held from 5-7pm and anyone that is interested may attend. Mr. Sandy noted that Mr. Seitz had resigned from the Planning Commission at the end of 2012 due to increased travel outside the country.

There being no further business the meeting was adjourned at 8:05 pm.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JANUARY 16, 2013 IN THE MULTIPURPOSE ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

**CALL TO ORDER:**

Mr. Rice, Chair, called the meeting to order.

**DETERMINATION OF A QUORUM:**

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair  
Cindy W. Disney, Secretary  
Bryan Katz, Member  
Robert Miller, Member  
Frank Lau, Member  
John Tuttle, Member  
Chris Tuck, Board of Supervisors Liaison  
Steven Sandy, Planning Director  
Dari Jenkins, Planning & Zoning Administrator  
Brea Hopkins, Planning & Zoning Technician

Absent: Joel Donahue, Vice-Chair  
Jeanne Stosser, Member

Mr. Sandy welcomed commission members from the Towns of Blacksburg and Christiansburg to the joint meeting.

Update from VDOT

Mr. Thomas DiGiulian, VDOT, presented information regarding the status of transportation projects such as widening of Route 114, Southgate Interchange, Route 8 and Route 11/460 Corridor study, I-81 widening, I-81 bridge replacement near Exit 105, and various other projects in the area.

Huckleberry Trail update

Mr. Dean Crane, Blacksburg Parks & Recreation Director discussed the extension of the Huckleberry Trail between the Route 460 Tunnel and Plantation Road and the completion of a segment of the Huckleberry Trail between the Prices Fork Fire Station to the property boundary of the Virginia Tech farmland on the north side of Prices Fork Road. He reported VDOT is also assisting with the construction of a bridge over 114 to allow expansion of the trail toward the Christiansburg Recreation Center.

Mr. Steve Huppert, Christiansburg Planning Commissioner gave a brief overview of the Huckleberry Trail developments in the Town of Christiansburg.

Comprehensive Plan updates

Ms. Kali Casper, Planner II, stated the Town of Christiansburg was working on transportation updates to comply with the new state regulations.

Ms. Karen Drake, Comprehensive Planner stated the Town of Blacksburg had recently adopted the 2012 Update to the Blacksburg 2046 Comprehensive Plan. The updates included policy updates as well as map updates. Due to the update being approved in December, a transportation update will not be required by VDOT.

Mr. Steven Sandy, Planning Director stated Montgomery County has been reviewing transportation plans and has notified VDOT of proposed completion date for the comprehensive plan update. Other updates have been adopted over the last couple of years such as the designation of Urban Development Areas, Route 11/460 and Route 177 Corridor plans.

#### NRV Livability Initiative Update

Mr. Kevin Byrd, Director-NRV Planning District Commission, stated that the New River Valley Livability Initiative has been taking place for over a year. After a rough start, the project has been very successful at bringing together a variety of people and ideas. He presented results of various community surveys that had been conducted through the previous year. An interim report outlining preliminary goals and the project to date has been drafted and is available on the website.

#### NRV BUILT game

Planning commissioners were divided into groups and proceeded to participate in the NRV BUILT game with NRV Planning District Commission staff.

There being no further business the meeting was adjourned at 8:35 pm.



MONTGOMERY COUNTY DEPARTMENT OF  
PLANNING & GIS SERVICES

PLANNING  
GIS & MAPPING

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

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Planning Department Staff  
**DATE:** February 6, 2013  
**RE:** **Preliminary & Final Plat Approval for Huckleberry Ridge Right-of-Way, Sight Distance, Sewer & Water Easements.**

**Background**

The proposed Huckleberry Ridge development is located off Merrimac Road. It was rezoned to Residential Multi-Family (RM-1) and Residential (R-3) in May 2011 with proffered conditions. This plat is for the dedication of right-of-way to eventually be taken over by VDOT, sight distance easements, and water and sewer easements.

Staff has reviewed the preliminary plat and found it to be in compliance with the Master Plan and proffers approved in May 9, 2011 by ordinance (see attached ORD-FY-11-14). The proffers associated with ORD-FY-11-14 state that "public streets will be designed and constructed to VDOT's Subdivision Street Standards...". All review comments were corrected as requested by Planning Staff.

The development is to be served by public water and sewer from the Public Service Authority (PSA). Staff has received notification of approval from the Montgomery County PSA. Virginia Department of Transportation has stated that the proposed right of way dedication with this plat is acceptable with the inclusion of all sight distance easements. The County GIS Analyst has reviewed the new street names and addresses have been assigned for the development. Additionally, the County Engineer has stated that all erosion and sediment control plans are satisfactory and a permit can be obtained.

**Owners:** Huckleberry Ridge, LLC.

**Consultant:** Gay and Neel, Inc.

**Draft Resolution** – The Final Plat for Right of Way, Sight Distance, Sanitary Sewer & Waterline Easement Dedications on Tax Parcels 67-12-A,B & C Hereby Creating Blackrock Drive (Gay & Neel, Inc. Job No. 1571.50 dated December 27, 2012) is recommended for approval to the Board of Supervisors subject to the following conditions:

1. The Virginia Department of Transportation (VDOT) shall approve the proposed street and associated sight distance easements.

Attachments: Plat dated December 27, 2012  
VDOT Plan Approvals dated March 1, 2012 and October 4, 2012  
Board of Supervisors ORD-FY-11-14

JN1571.5  
**RECEIVED**

OCT 08 2012



# COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PO BOX 3071

SALEM, VA 24153-0560

**GREGORY A. WHIRLEY**  
COMMISSIONER

October 4, 2012

Kevin D. Conner, LA  
Gay & Neel, Inc.  
1260 Radford Street  
Christiansburg, VA 24073

RE: HUCKLEBERRY RIDGE  
Off Route 657  
Montgomery County

Dear Mr. Conner:

We have reviewed your submittal of the referenced development and have the following comments:

- The sight distance and spacing requirements must be checked to insure they meet Virginia Department of Transportation specifications. We have supplied you with an example sight easement deed that must be executed prior to approval.
- All comments included in the March 1, 2012 correspondence are still valid.

Should you have questions, please contact John Jones at (540) 381-7198.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas E. Burton".

Douglas E. Burton, P.E.  
Area Land Use Engineer

JCJ/gat

WE KEEP VIRGINIA MOVING

RECEIVED

MAR 02 2012



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PO BOX 3071

SALEM, VA 24153-0560

GREGORY A. WHIRLEY  
COMMISSIONER

March 1, 2012

Approval letters  
for first  
set of plans.

Steve Sandy  
Montgomery County Planning & GIS Services  
755 Roanoke Street, Suite 2A  
Christiansburg, VA 24073-3181

RE: **Highlands at Huckleberry Ridge**  
**Route 657**  
**Montgomery County**  
**Approval**

Dear Mr. Sandy:

Plans for the above-mentioned development dated February 7, 2012 re-submittal and stamped preliminary have been reviewed by this office and it appears that all applicable standards and specifications have been met.

- The developer must obtain a Land Use Permit from this office before performing any work in the existing right-of-way. A construction cost estimate for all work within the existing right-of-way must be prepared and sent to the reviewer. The construction cost estimate will be for the disturbance within the existing right-of-way. The surety amount for the permit will be a minimum of \$5,000 or 110% of the estimated construction cost for the restoration of the right-of-way based upon the approved plans.
- All applicable special provisions within the Virginia Department of Transportation's LUP-SP, LUP-OC, and LUP-WZTCV must be adhered to at all times.
- The contractor is required to contact this office 48 hours in advance to schedule roadway subbase and base inspections.
- It is the responsibility of Pulaski County to ensure compliance with all appropriate stormwater management and erosion and siltation laws and regulations. We did not review this site plan for such features beyond ensuring that they would have no impacts on existing or future VDOT right-of-way.

Steve Sandy  
March 1, 2012  
Page 2 of 2

- Once the plat is recorded for this development, the engineer should submit a copy to this office. The surety will not be released until a copy of the recorded plat is received.
- The plat must include all applicable easements necessary for sight distance. All sight distance requirements must be field verified prior to releasing the surety.
- If the developer desires an identification sign for this development, they should reserve an easement outside of the normal right-of-way and not encroach on sight distance requirements.
- The developer shall be responsible for the installation and maintenance of all traffic control devices (signs, striping, etc.) required as part of this development. All traffic control devices shall be installed (including design, placement, and type) in accordance with the current Manual on Uniform Traffic Control Devices (MUTCD) and the May 2005 Virginia Work Area Protection Manual.

If you have any questions please do not hesitate to call me. Thank you.

Sincerely,



Douglas E. Burton, P.E.  
Acting Area Land Use Engineer  
VDOT, Christiansburg Area Land Use

c: Kevin D. Conner, Gay & Neel

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 9<sup>th</sup> DAY OF MAY, 2011 AT 6:30 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

**ORD-FY-11-14**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 48 ACRES FROM AGRICULTURAL (A-1) TO RESIDENTIAL MULTI-FAMILY (RM-1) AND APPROXIMATELY 15 ACRES FROM AGRICULTURAL (A-1) TO RESIDENTIAL (R-3) IN THE PRICES FORK MAGISTERIAL DISTRICT LOCATED SOUTHEAST OF THE INTERSECTION OF MERRIMAC RD. (RT. 657) AND IDENTIFIED AS TAX PARCEL NO(S) 067-A-42, 66-A-91, 92, & 67-A-229 (ACCT NO(S)# 010583, 010584, 010585, & 035616) HUCKLEBERRY RIDGE, LLC**

On a motion by William H. Brown, seconded by Mary W. Biggs 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 requirements for public necessity, convenience, general welfare and good zoning practice and therefore approves the request to rezone approximately 48 acres from Agriculture (A-1) to Residential Multi-Family (RM-1), to allow 388 multi-family residential dwellings and approximately 15 acres from Agriculture (A-1) to Residential (R-3), to allow 40 lots for single/two-family residential dwelling units. This approval is made subject to the following proffered conditions offered in writing by the property owner and agent:

**1. Code of Development and Conceptual Master Plan**

The Property will be developed substantially in accordance with the Code of Development prepared for Bluestone Land, L.L.C., dated 4/21/2011 and the Conceptual Master Plan prepared by Gay & Neel, dated 4/1/2011 (the "Conceptual Master Plan").

**2. Number of Units**

No more than 388 multi-family dwellings (apartments/condominiums) shall be constructed in the RM-1 District. No more than 40 single-family detached dwelling units, or 80 two-family attached dwelling units, or any combination of single-family and two-family dwellings shall be constructed in the R-3 District. The exteriors of the apartment buildings constructed in Phase I of the RM-1 District shall be generally in conformance with the elevations demonstrated in the rendering entitled "Huckleberry Ridge Rendering" dated 4/1/2011.

### **3. Phasing**

The Property will be developed in three Phases. Phase I will consist of 248 multi-family dwelling units, and include a community building and pool (RM-1). Construction on Phase I is anticipated to begin Spring 2012. Phases II and III shall be constructed according to market conditions.

### **4. Roads**

Public streets will be designed and constructed to VDOT's Subdivision Street Standards, latest edition. The proposed entrances will be constructed in accordance with the Recommendations in the Traffic Impact Analysis by Anderson & Associates, Inc. dated 1/26/11, revised 3/14/11 to allow for future widening of the existing road. Private streets and parking areas will be constructed of 8" of 21A base stone and 2" of SM2A asphalt and maintained by the Owner. Secondary gated emergency access to Phase I shall be provided via construction of that portion of Road "A" as depicted on the Conceptual Master Plan by Gay and Neel dated 4/1/11. All improvements shall be at the sole expense of the developer.

### **5. Storm water**

Stormwater management practices will be designed to detain the post development peak flow rate to the predevelopment peak flow rates for the 10 year and 2 year storm events as required by state Erosion and Sediment Control Law. Stormwater quality will be in accordance with the regulations in effect at the time of rezoning and the developer will obtain a VSMP permit for construction.

### **6. Open Space and Amenities**

A minimum of 25(twenty-five) percent, 15.75 acres+-, of the total gross area of the Property shall be reserved as common open space and/or recreational areas as shown on the Conceptual Master Plan. Furthermore, each individual phase shall meet the minimum open space requirements of the zoning district. Active recreation amenities shall include, but are not limited to walking/hiking trails, community building w/ pool, playground, and retention pond.

### **7. Trails**

The Property will include a walking/nature trail system traversing portions of the dedicated open space as shown on the Conceptual Master Plan. The trail system will connect to the Huckleberry Trail. 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. Trails will be six (6) feet wide, constructed with a minimum 1 ½" asphalt on top of 4" base stone.

Prior to the issuance of the first certificate of occupancy, the developer shall install additional signage at the Huckleberry Trail's crossing with Hightop Road and Merrimac Road per the attached figure from the AASHTO Guide for the development of bicycle facilities. The signage will be in accordance with the MUTCD standards, Millennium Edition.

Prior to the issuance of the first certificate of occupancy, the developer shall perform clearing in the areas indicated on the attached sketches in order to increase the sight distance for Huckleberry Trail users crossing Merrimac and Hightop Roads and submitted with this proffer statement as Attachments B1-B6 dated 4/13/2011.

Signage and clearing of vegetation on the Huckleberry Trail will be performed in consultation with VDOT, Montgomery County Parks and Recreation, and Friends of the Huckleberry.

**8. Homeowner's Association**

A homeowner's association or associations will be formed for R-3 district. The association or associations' documents will at a minimum address: maintenance of open areas, alleys, buffers, trails, active recreation spaces, and stormwater management facilities; enforcement of maintenance and all regulations set forth in the association documents, including architectural guidelines and the Code of Development.

**9. Water and Sanitary Sewer Service**

Huckleberry Ridge, LLC shall construct all water and sanitary sewer mains and appurtenances and will connect these mains to publicly owned mains. All mains and appurtenances will be dedicated to public use. The site shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available. There is a limited amount of water and sewer capacity available for development in the area before infrastructure improvements are needed to increase capacity. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property. Building 800 will only be constructed after a successful secondary water boundary amendment is achieved. Shall an amendment not be reached, Building 800 and associated required parking, will not be constructed.

**10. Landscaping**

Huckleberry Ridge, LLC will preserve existing vegetation to the greatest extent possible. Extensive landscaping such as buffers and street trees will be provided as part of proposed development. A Type 2 Landscape Buffer shall be provided between Merrimac Road and the proposed multi-family dwelling area. Existing vegetation can be

credited towards the buffer requirements. Buffer shall not impede sight distance at the proposed entrance.

The subject parcels are located south east of the intersection of Merrimac Road (Rte.657) and Hightop Road (Rte. 808) and is identified as Tax Parcel Nos. 067-A-42, 66-A-91, 92, & 67-A-229 (Acct # 010583, 010584, 010585, & 035616) in the Prices Fork Magisterial District (District E).

The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan with a proposed gross density of four (4) dwelling units per acre.

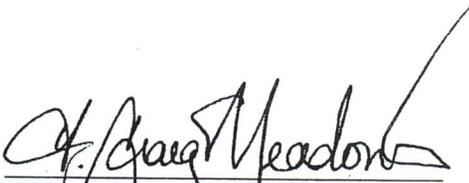
This action was commenced upon the application of Huckleberry Ridge, LLC (Agent: Bluestone Land, LLC).

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>
Mary W. Biggs	None	Gary D. Creed
Doug Marrs		John A. Muffo
Annette S. Perkins		
William H. Brown		
James D. Politis		

ATTEST:

  
F. Craig Meadows  
County Administrator

**OWNER'S STATEMENT:**

THIS IS TO CERTIFY THAT THE HEREON "PLAT SHOWING RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 7-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE", DATED 12/27/12, BEING THE PROPERTY OF HUCKLEBERRY RIDGE, L.L.C., HAS BEEN PREPARED IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THE DEDICATION OF BLACKROCK DRIVE, SIGHT DISTANCE EASEMENTS, WATERLINE AND SANITARY SEWER EASEMENTS TO MONTGOMERY COUNTY, AS SHOWN HEREON, IS HEREBY MADE. THE OWNER OF TAX PARCEL 67-(A)-230 (BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA) IS A SIGNATORY TO THIS PLAT ONLY AS IT RELATES TO THE CONSENT TO AND DEDICATION OF THE SANITARY SEWER EASEMENT, AS SHOWN HEREON, WHICH CROSSES THE RESPECTIVE PROPERTY.

FOR HUCKLEBERRY RIDGE, L.L.C.:

\_\_\_\_\_  
SEAN BELIVEAU, MANAGER DATE

FOR THE BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA:

\_\_\_\_\_  
DATE

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE

**NOTARY'S STATEMENT:**

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

STATE OF: \_\_\_\_\_

CITY / COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_, \_\_\_\_\_ BY \_\_\_\_\_

OF \_\_\_\_\_

A \_\_\_\_\_

CORPORATION ON BEHALF OF THE CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: \_\_\_\_\_

**NOTARY'S STATEMENT:**

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

STATE OF: \_\_\_\_\_

CITY / COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_, \_\_\_\_\_ BY \_\_\_\_\_

OF \_\_\_\_\_

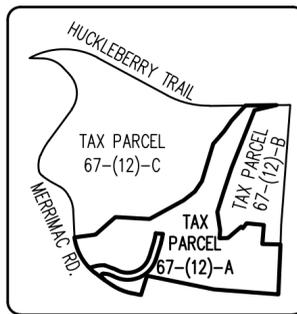
A \_\_\_\_\_

CORPORATION ON BEHALF OF THE CORPORATION.

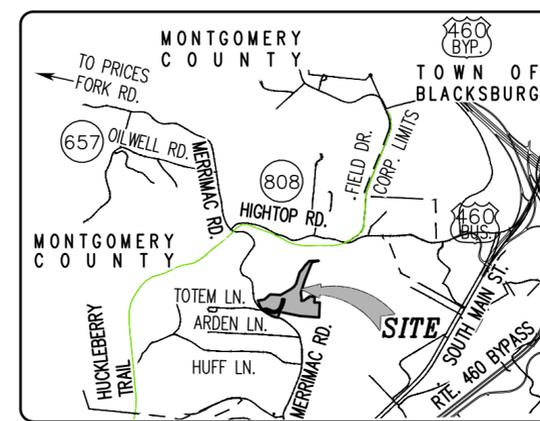
\_\_\_\_\_  
NOTARY PUBLIC REGISTRATION No.

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT SHOWING  
RIGHT-OF-WAY, SIGHT DISTANCE,  
SANITARY SEWER AND WATERLINE  
EASEMENT DEDICATIONS  
ON  
TAX PARCELS 67-(12)-A, B & C  
HEREBY CREATING  
BLACKROCK DRIVE  
PRICES FORK MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA**



**LOCATION MAP:**  
SCALE: 1"=±1000'



**VICINITY MAP:**  
SCALE: 1"=±2000'

**AREA SUMMARY:**

BEFORE RIGHT-OF-WAY DEDICATION	AREA
TAX PARCEL 67-(12)-A	=21.140 ACRES
TOTAL AREA	=21.140 ACRES
AFTER RIGHT-OF-WAY DEDICATION	AREA
TAX PARCEL 67-(12)-A	=20.180 ACRES
RIGHT-OF-WAY DEDICATION	=0.960 ACRES
TOTAL AREA	=21.140 ACRES

**SHEET INDEX:**

- SHEET 1 OF 5: SIGNATURES, APPROVALS, NOTES, ETC.
- SHEET 2 OF 5: RIGHT-OF-WAY AND EASEMENT DEDICATIONS
- SHEET 3 OF 5: EASEMENT DEDICATIONS, LEGEND, ABBREVIATIONS
- SHEET 4 OF 5: EASEMENT DEDICATIONS
- SHEET 5 OF 5: LINE AND CURVE TABLES

**STATEMENT OF INTENT:**

THE PURPOSE OF THIS PLAT IS TO DEDICATE BLACKROCK DRIVE, A NEW PUBLIC RIGHT-OF-WAY, AND ASSOCIATED SIGHT DISTANCE EASEMENTS, AS SHOWN HEREON, FOR CONVEYANCE TO MONTGOMERY COUNTY, SO THAT IT MAY BE ACCEPTED INTO THE V.D.O.T. SECONDARY ROAD SYSTEM UPON THE COMPLETION OF ITS CONSTRUCTION, AND TO DEDICATE THE NECESSARY SANITARY SEWER AND WATERLINE EASEMENTS REQUIRED FOR THE DEVELOPMENT OF THE HIGHLANDS AT HUCKLEBERRY RIDGE, PHASE I.

**SOURCE OF TITLE:**

THIS IS TO CERTIFY THAT THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS "PLAT SHOWING RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 7-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE" DATED 12/27/12, IS A PORTION OF THE PROPERTY WHICH WAS ACQUIRED BY HUCKLEBERRY RIDGE, L.L.C. BY DEED RECORDED IN INSTRUMENT NO. 2005012782 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA; SAID DEED BEING THE LAST INSTRUMENT BY WHICH SAID OWNER ACQUIRED THEIR INTEREST IN THE SUBJECT PROPERTY.

\_\_\_\_\_  
RALPH O. CLEMENTS, L.S. LIC. #1864 DATE

**SURVEYORS CERTIFICATE:**

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 AS 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 THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCE OF MONTGOMERY COUNTY, VIRGINIA, AS APPLICABLE.

\_\_\_\_\_  
RALPH O. CLEMENTS, L.S. LIC. #1864 DATE

**NOTES:**

- THIS PLAT WAS PREPARED FOR HUCKLEBERRY RIDGE, L.L.C.
- CURRENT OWNERS: HUCKLEBERRY RIDGE, L.L.C. 111 COHEE ROAD BLACKSBURG, VA 24060  
CHIEF OFFICER: SEAN BELIVEAU 111 COHEE ROAD BLACKSBURG, VA 24060  
LEGAL REFERENCE: INSTRUMENT NO. 2005012782; PLAT REFERENCE: INSTRUMENT NO. 2012005579 (PARCEL 'A')  
TAX PARCEL NO's.: 67-(12)-A; PID #190090; 67-(12)-B; PID #190091; 67-(12)-C; PID #190092  
  
BOARD OF SUPERVISORS OF MONTGOMERY COUNTY, VIRGINIA  
D.B. 274 PG. 205; TAX PARCL NO.: 67-(A)-230; PID #110872 ("HUCKLEBERRY TRAIL")
- 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 PROPERTY.
- THIS PLAT IS BASED ON AN ACTUAL FIELD SURVEY, 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 "UNSHADED ZONE X - OTHER AREAS", AS DEFINED BY F.E.M.A. & AS SHOWN ON F.I.R.M. MAP NO. 51121C0133C, 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.
- NO KNOWN IDENTIFICATIONS OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE OBSERVED ON THE SUBJECT PROPERTY DURING THE COURSE OF THIS SURVEY.
- SUBJECT PROPERTY IS ZONED "RM-1"  
RM-1 DISTRICT: MINIMUM AREA: 2,000 SQ. FT. FOR SINGLE FAMILY (TOWNHOUSE) UNITS, 16' MINIMUM LOT WIDTH; ALL OTHER USES=6,000 SQ. FT.; MAXIMUM LOT COVERAGE: 40% OF GROSS SITE AREA; MINIMUM WIDTH: 64' AT SETBACK FOR MULTIFAMILY STRUCTURES; 16' FOR TOWNHOUSE UNITS; SETBACKS: FRONT=25'; SIDE=25'; REAR=30'; ACCESSORY BUILDINGS=10' FROM ANY SIDE OR REAR LOT LINE; MAXIMUM HEIGHT=35'  
  
THERE ARE PROFFERED CONDITIONS WHICH ACCOMPANY THE SUBJECT LANDS PER ORD-FY-11-14. DATED MAY 9, 2011.
- SETBACKS ARE NOT SHOWN FOR CLARITY PURPOSES. GAY AND NEEL, INC., AND THE SURVEYOR WHO'S NAME AND SEAL ARE AFFIXED HERETO, DOES NOT WARRANT SETBACKS AND ASSUMES NO LIABILITY FOR THE SETBACK INFORMATION SHOWN HEREON. CONSULT THE MONTGOMERY COUNTY PLANNING DEPARTMENT AND/OR BUILDING INSPECTOR PRIOR TO OBTAINING ANY BUILDING OR CONSTRUCTION PERMITS.
- TAX PARCEL 67-(12)-A IS SERVED BY A PUBLIC ROAD. PUBLIC WATER AND SEWER FACILITIES ARE AVAILABLE TO SERVE THE SUBJECT PROPERTY SHOWN HEREON.
- THE TERM "HEREBY DEDICATED" DENOTES ITEMS TO BE DEDICATED TO MONTGOMERY COUNTY UPON APPROVAL OF THIS PLAT.
- THIS RIGHT-OF-WAY DEDICATION DOES NOT INCREASE THE TOTAL NUMBER OF EXISTING LOTS.
- WETLAND DELINEATION AS SHOWN WAS PERFORMED BY GAY AND NEEL, INC, AND SUBMITTED TO THE USACE. THE USACE HAS CONFIRMED EFFECTIVE JANUARY 12, 2012, USACE PRELIMINARY JURISDICTION FOR THE WATERS AND WETLANDS ON THE SURVEYED PROPERTY.
- PLANS FOR BLACKROCK DRIVE, PREPARED BY GAY AND NEEL, INC. HAVE BEEN REVIEWED AND APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION, BY LETTERS DATED MARCH 1, 2012 AND OCTOBER 4, 2012.
- ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.

**APPROVAL AND ACCEPTANCE:**

UNDER THE AUTHORITY OF THE MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES, ACTING FOR AND ON BEHALF OF MONTGOMERY COUNTY, VIRGINIA, THE HEREON RIGHT-OF-WAY, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATION PLAT DATED, 12/27/12, IS HEREBY APPROVED FOR RECORDATION.

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

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

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

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

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

THE VIRGINIA DEPARTMENT OF TRANSPORTATION HAS REVIEWED THE PLAT SHOWING RIGHT-OF-WAY DEDICATION, SIGHT DISTANCE, SANITARY SEWER AND WATERLINE EASEMENT DEDICATIONS ON TAX PARCELS 67-(12)-A, B & C HEREBY CREATING BLACKROCK DRIVE ON THE PROPERTY OF HUCKLEBERRY RIDGE, L.L.C., DATED 12/27/12, FOR HUCKLEBERRY RIDGE, L.L.C., AS SHOWN HEREON AND PROVIDED COMMENTS TO MONTGOMERY COUNTY.

\_\_\_\_\_  
AREA LAND USE ENGINEER DATE

**20 GAY AND NEEL, INC.**  
YEARS ENGINEERING ♦ LANDSCAPE ARCHITECTURE ♦ SURVEYING

1260 Radford Street  
Christiansburg, Virginia 24073

Phone: (540) 381-6011  
Fax: (540) 381-2773

Email: info@gayandneel.com  
Web: www.gayandneel.com



PLAT SHOWING  
RIGHT-OF-WAY, SIGHT DISTANCE,  
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EASEMENT DEDICATIONS  
ON  
TAX PARCELS 67-(12)-A, B & C  
HEREBY CREATING  
BLACKROCK DRIVE  
PRICES FORK MAGISTERIAL DISTRICT  
MONTGOMERY COUNTY, VIRGINIA

**PRELIMINARY PLAT  
DO NOT RECORD**

**REVISIONS**

**PROJECT TEAM**

PM	ROC
TECH	MTM
CREW	DWS, BLB

GNI JOB NO. 1571.50 ISSUE DATE 12/27/12

SHEET NUMBER 1 OF 5



**GRID NORTH**  
 VIRGINIA STATE PLANE  
 COORDINATE SYSTEM  
 (SOUTH ZONE, NAD 83)

TAX PARCEL 67-(12)-C  
 PID #190092  
 HUCKLEBERRY RIDGE, L.L.C.  
 INST. NO. 2005012782  
 PLAT IN INST. NO. 2012005579 ("REMAINDER")

20' & VARIABLE WIDTH  
 WATERLINE EASEMENT  
 HEREBY DEDICATED

**REVISED  
 TAX PARCEL 67-(12)-A**

20' & VARIABLE WIDTH  
 SANITARY SEWER EASEMENT  
 HEREBY DEDICATED

REVISED CURVE DATA  
 FOR PRIVATE ACCESS EASEMENT:  
 A=52°24'25"  
 R=100.00'  
 L=91.47'  
 T=49.21'  
 CH=88.31'  
 CB= N 75°40'55" E

CENTERLINE OF EXISTING 24'  
 PRIVATE ACCESS EASEMENT  
 (FOR THE BENEFIT OF PARCEL "B")  
 INST. NO. 2012005579

20' & VARIABLE WIDTH  
 SANITARY SEWER &  
 WATERLINE EASEMENT  
 HEREBY DEDICATED

**REVISED  
 TAX PARCEL 67-(12)-A**

CENTERLINE OF EXISTING 24'  
 PRIVATE ACCESS EASEMENT  
 (FOR THE BENEFIT OF PARCEL "B")  
 INST. NO. 2012005579

20' & VARIABLE WIDTH  
 SANITARY SEWER &  
 WATERLINE EASEMENT  
 HEREBY DEDICATED

MATCHLINE SHEET 4

MATCHLINE SHEET 2

MATCHLINE SHEET 2

**ABBREVIATIONS:**

- AC.=ACRES
- AEPCO=AMERICAN ELECTRIC POWER COMPANY
- APPROX.=APPROXIMATE
- BLDG.=BUILDING
- CB=CHORD BEARING
- CH=CHORD DISTANCE
- D.B.=DEED BOOK
- ESMT.=EASEMENT
- EX./EXIST.=EXISTING
- F.E.M.A.=FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M.=FLOOD INSURANCE RATE MAP
- FND.=FOUND
- GNI=GAY AND NEEL, INC.
- INC.=INCORPORATED
- INST.=INSTRUMENT
- L=ARC LENGTH
- LIC.=LICENSE
- L.L.C.=LIMITED LIABILITY COMPANY/CORPORATION
- LOC.=LOCATION

- L.S.=LAND SURVEYOR
- MI.=MILE(S)
- NAD=NORTH AMERICAN DATUM
- NO./#.=NUMBER
- OHU=OVERHEAD UTILITY LINE
- PG./PGS.=PAGE/PAGES
- PID=PARCEL IDENTIFICATION
- R=RADIUS
- RD.=ROAD
- RTE.=ROUTE
- R/W=RIGHT-OF-WAY
- T=CURVE TANGENT
- U.P.=UTILITY POLE
- USACE=UNITED STATES ARMY CORPS OF ENGINEERS
- W/=WITH
- &=AND
- @=AT
- ±=PLUS OR MINUS
- Δ=DELTA ANGLE

**LEGEND:**

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ROAD/STREET RIGHT-OF-WAY
- APPROXIMATE ZONING LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING EASEMENT CENTERLINE
- TRACT LINE
- EXISTING EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- BRANCH/SPRING
- WETLAND AREA
- VACATED EASEMENT
- PROPERTY CORNER
- EASEMENT CORNER
- UTILITY POLE
- GUY WIRE
- PROPOSED FIRE HYDRANT LOCATION
- PROPOSED EMERGENCY ACCESS EASEMENT
- PROPOSED EMERGENCY ACCESS EASEMENT CENTERLINE
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED WATERLINE EASEMENT
- PROPOSED WATERLINE EASEMENT CENTERLINE
- PROPOSED SANITARY SEWER AND WATERLINE EASEMENT

TAX PARCEL 67-(12)-B  
 PID #190091  
 HUCKLEBERRY RIDGE, L.L.C.  
 INST. NO. 2005012782  
 PLAT IN INST. NO. 2012005579 (PARCEL "B")

**GAY AND NEEL, INC.**  
 20 YEARS ENGINEERING & LANDSCAPE ARCHITECTURE & SURVEYING



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 PRICES FORK MAGISTERIAL DISTRICT  
 MONTGOMERY COUNTY, VIRGINIA

**PRELIMINARY PLAT  
 DO NOT RECORD**

REVISIONS

NO.	DATE	DESCRIPTION

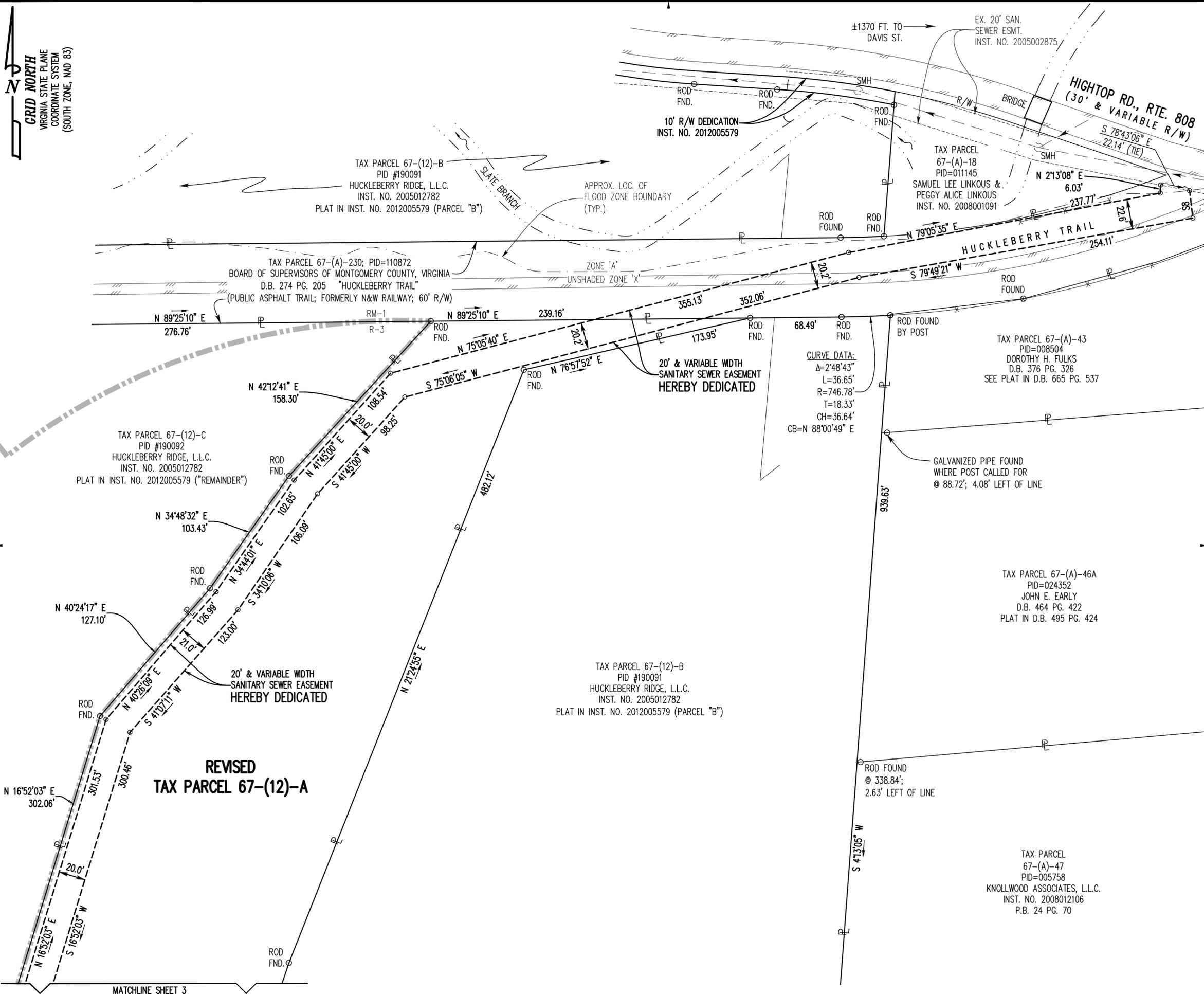
PROJECT TEAM

PM	ROC
TECH	MTM
CREW	DWS, BLB

GNI JOB NO.	ISSUE DATE
1571.50	12/27/12

SHEET NUMBER

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**20 YEARS ENGINEERING & LANDSCAPE ARCHITECTURE & SURVEYING**  
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**PRELIMINARY PLAT  
 DO NOT RECORD**

REVISIONS	
PROJECT TEAM	
PM	ROC
TECH	MTM
CREW	DWS, BLB
GNI JOB NO.	ISSUE DATE
1571.50	12/27/12
SHEET NUMBER	
4 OF 5	

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MATCHLINE SHEET 3

