

OAK FOREST MOBILE HOME PARK

REZONING APPLICATION

Located in:

Montgomery County, Virginia

Project Number: 459.2

Date: December 2, 2019

Revised: December 31, 2019



Oak Forest Mobile Home Park

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REZONING APPLICATION



Preliminary Review Meeting Rezoning, Conditional Zoning, Proffer Amendment Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Contact Person: Owner Contract Purchaser Other (Agent)

Name: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: baltizer@gayandneel.com

Subject Property Description:

Address/Location: (Describe in relation to nearest intersection) 1070 Hightop Road		
Parcel ID Number(s): 66-(A)-99	Existing Zoning: A-1 Agricultural District	Acreage: 7.537
Property Owner(s): Oak Forest MHC, LLC	Existing Use: Undeveloped	

Amendment to Proffers

Existing Proffers: (Please attach applicable proffers and rezoning case number)
Proposed Proffer Amendment: (Please attach proposed amendments)

Description of Proposed Development and Uses: *The requested information below MUST be submitted*

A. Proposed Zoning Districts (Please list proposed zoning districts and acreage of each District below): Planned Mobile Home Residential Park, PMR	
B. Proposed Uses (check all that applies): For Rezoning applications that are not conditional, uses permitted within the proposed district with the highest traffic trip generation will be assumed	
<input checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>23</u> Total Multi-Family # of Units: _____ <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____	<input type="checkbox"/> Mixed Use (Residential and Commercial) Total # of Residential Units: _____ Commercial uses Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

Applicant Signature: _____ **Date:** _____

FOR INTERNAL STAFF USE ONLY

VDOT Requirements

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527.

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** No larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** 8 ½" x 11" copies of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**

Applicant's Signature/Printed Name

Date

Staff Signature (Planning)

Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application



Rezoning Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below for Rezoning, Conditional Rezoning, and Amendment to Proffers. Applications will **NOT** be accepted without the following attachments:

- ✓ **Application Form.** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.
- ✓ **Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

Villages and Village Expansion Areas. If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting rezoning applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Specific criteria for evaluating rezoning applications included in PLU 2.1, including location, public utilities, road access, public facilities and amenities, inter-parcel access, and buffers.
- c) Describe, in specific detail, how the rezoning request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- d) If the proposed rezoning requires the addition of a road, the proposal needs to address how the new transportation facilities fit with the transportation policies (specifically interconnectivity and subdivisions) included in the transportation chapter. (TRN 1.3, TRN 1.4)
- e) If the proposed rezoning requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)
- f) If the proposed rezoning is part of a subdivision request, the cover letter needs to address how the proposed subdivision will meet the policies outlined in the Housing Resources chapter. (HSG 1.1, HSG 1.3)
- g) Current & future educational facility and program needs in County resulting from proposed rezoning.

- ✓ **Concept Development Plan. Required for all rezoning requests (excluding A-1 and C-1 districts).** A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

A professional site planner or engineer should prepare concept plans. The level of needed detail may vary depending on the nature, size and complexity of the proposed project. The following items shall be addressed with a concept plan submittal:

Existing Site Features:

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.
- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Vicinity sketch.
- e) Zoning and existing use of property and all adjoining properties.
- f) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- g) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.
- h) Industrial/ commercial and large-scale residential developments must include contour intervals (maximum 20' intervals).

Proposed Site Features:

- i) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- j) Structures: dimensions, use and the general types of exterior materials. Outside lighting: general location, height and type, and shielding.
- k) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- l) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.
- n) If project is to be phased, please show proposed phase(s).

- **Voluntary Proffer Statement (if Conditional Rezoning is requested).** Refer to “Rezoning Process and Procedures (Packet 1)” for details regarding proffer statements. Proffer statements shall be submitted on the form provided with this application.

- ✓ **Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to “ Treasurer of Montgomery County”.

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- ✓ **Completed Preliminary Review Meeting Application, Preliminary Review Meeting- Application Checklist, and Items determined necessary in Preliminary Review Meeting.** Preliminary Review meetings are required Forms are included in “Rezoning Process and Procedures (Packet 1)”.

- ✓ **Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.

- ✓ **Ensure all applicable items identified in “Rezoning Requirements” (pg 4) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.



Rezoning Application Form

Rezoning, Conditional Zoning, Proffer Amendment

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Application Request: (Please check one) Conditional Rezoning Rezoning Amend Proffers

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Applicant Name: Owner Contract Purchaser/Lessee	Address:
Telephone:	Email:

Representative Name and Company: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: baltizer@gayandneel.com

Property Description:

Location or Address: (Describe in relation to nearest intersection) 1070 Hightop Road		
Parcel ID Number(s): 66-(A)-99	Acreage: 7.537	Existing Zoning: A-1 Agricultural District
Comprehensive Plan Designation: Urban Expansion	Existing Use: Undeveloped	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Zoning (Include Acreage):	PMR - 7.537 Acres
Proposed Use: Mobile Home Park	

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.

Owner 1 Signature Date

Owner 2 Signature (for add'l owners please attach separate sheet) Date

Applicant Signature Date

Representative/Agent Signature Date

Oak Forest Mobile Home Park

REZONING APPLICATION JUSTIFICATION

Section 10-54(1)(k)(4), Montgomery County Zoning Ordinance

4. Zoning Map Amendments. If the application is for a reclassification of property to a different zoning district classification on the Zoning Map, the applicant shall address all the following in its statement of justification or plat unless not applicable. The Planning Commission shall give reasonable consideration to the following matters:

a) Whether the proposed zoning district classification is consistent with the Comprehensive Plan.

RESPONSE: On page 44 of the Comprehensive Plan, the 2025 Comprehensive Plan Policy Map indicates that the area is designated to be Urban Expansion. As indicated on page 24 of the Comprehensive Plan, Urban Expansion is intended to accommodate approximately one third of the County's expected growth. Proceeding with this rezoning will allow more residents to acquire housing in Montgomery County.

b) Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.

RESPONSE: The parcel that is being proposed to PMR, is currently bordered on two sides by Oak Forest Mobile Home Park, which is also PMR. Rezoning this parcel would extend the Mobile Home Park thus strengthening the community by allowing new residents to be apart of the Oak Forest Mobile Home Park and providing an opportunity for the park to become more diverse. Additionally, with the close proximity to Blacksburg and the lack of affordable housing in Blacksburg, this project will serve to provide affordable housing closer to the jobs available in Blacksburg.

c) Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity.

RESPONSE: As previously mentioned in Statement Response B, the parcel is currently surrounded by Oak Forest Mobile Home Park. Rezoning this parcel would allow for the expansion of the park.

d) Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.

RESPONSE: The existing Mobile Home Park has adequate utility, sewer, and water access. The existing S.U.P on the Mobile Home Park provides a school bus stop along the entrance to Maddy Drive.

e) The effect of the proposed rezoning on the County's ground water supply.

RESPONSE: The proposed development will feature no lots with well water, thus resulting in no impact to the ground water supply.

f) The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.

RESPONSE: USGS Soils Data has been collected and is included. From the soil survey, which showed predominantly B soils, it was determined that the area would be adequate for the development.

g) The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.

RESPONSE: The proposed expansion is relatively minor in comparison to the overall existing mobile home park. The proposed expansion access point is close to Hightop Road and no significant negative impacts are anticipated.

h) Whether a reasonably viable economic use of the subject property exists under the current zoning.

RESPONSE: There currently are no viable economic opportunities available for the parcel under the current zoning of A1. There is no available frontage on Hightop Road, this precludes the ability to develop the property with a new public road. With rezoning, a private road could connect the existing private road that serves Oak Forest Mobile Home Park.

i) The effect of the proposed rezoning on environmentally sensitive land or natural features, wildlife habitat, vegetation, water quality and air quality.

RESPONSE: The land proposed is general upland with no sensitive land, natural features, gravesites, endangered species, wetlands or other sensitive features.

j) Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.

RESPONSE: N/A

k) Whether the proposed rezoning considers the needs of agriculture, industry, and businesses in future growth.

RESPONSE: N/A

l) Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.

RESPONSE: The proposed rezoning would provide housing to serve the overall population growth of the County.

m) Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.

RESPONSE: With the existing mobile home park adjacent to the parcel, the rezoning is the most appropriate use of the parcel. If not rezoned, the parcel is unlikely to ever be developed and will not be able to meet its goal in the Comprehensive Plan as Urban Development.

n) Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the county.

RESPONSE: With the impending growth of Montgomery County, it is crucial that all affordable housing options are considered. This rezoning will fill the need for housing thus allowing the County to grow accordingly.

o) The effect of the proposed rezoning on the provision of moderate housing by enhancing opportunities for all qualified residents of Montgomery County.

RESPONSE: **The rezoning will serve a demographic in Montgomery County that is not served elsewhere.**

p) The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.

RESPONSE: **N/A**

Oak Forest Mobile Home Park

COMPREHENSIVE PLAN JUSTIFICATION

Comprehensive Plan Justification

Introduction:

Any development within Montgomery County is viewed by the Board of Supervisors, Planning Commission, County Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns with the vision, goals, and objectives of the comprehensive plan. Please note that below are excerpts from the adopted 2025 Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of Urban Expansion. The text below is from the Comprehensive Plan, with the bold text demonstrating how the proposal meets the guidelines.

Overview:

The project proposes to have 20 new units that will be singlewide or doublewide. Note that three existing units will be relocated within the existing mobile home park to accommodate the new street. The expansion area will provide approximately 4.24 acres of open space, which equates to about 56% of the new area. There is an existing house located in the southeast corner of the property that is not part of the area to be rezoned and will remain. A boundary line adjustment will be made to resize the existing parcel to just include that house while simultaneously adding the additional area to Oak Forest Mobile Home Park. Stormwater Management will be achieved through the use of an onsite detention facility. Stormwater Quality will be handled by the dedication of open space on the site and/or and nutrient credits. The new units will be served by both public water and sewer systems extended from the existing park.

Policy Chapters:

Planning and Land Use

PLU Goal 1.0 Balance Growth: The County will maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

Discussion – This project meets the county’s desire for urban growth. The project is within an Urban Expansion district, identified to accommodate one third of the county’s expected growth and will connect to an existing Mobile Home Park. The site is currently served by public water and sewer.

PLU 1.8 Urban Expansion Areas: These are areas adjacent to the Town of Blacksburg, the Town of Christiansburg and the City of Radford that are planned for a broad range and mix of uses at urban development densities and intensities. Urban Expansion areas are served by or planned for central sewer and water service and will serve as natural expansion areas for uses occurring within town and cities boundaries.

Discussion – The project is closest to the Town of Blacksburg and will have public sewer and public water provided by the Montgomery County PSA.

PLU 1.8.3 Urban Expansion Area Land Use: a. Urban Expansion Areas are the preferred location for new residential development.

Discussion – The project lies within the preferred area of residential expansion.

PLU 1.8.3 Urban Expansion Area Land Use: b. Urban Expansion will accommodate a full range of residential unit types and densities.

Discussion – The project will provide much needed affordable housing to the residents of Montgomery County. The proximity to Blacksburg which has a lack of affordable housing units makes this project an ideal compliment to the existing housing stock in Blacksburg.

PLU 1.8.5 Urban Expansion Area Facilities and Utilities: a. Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.

Discussion – This project will be served by both public sewer and public water provided by the Montgomery County PSA.

ENV 2.1 Private Open Space: Encourage the preservation of the rural and agricultural character of private land within the County through cooperative efforts with local landowners.

Discussion – The project currently dedicates more than 50% of the area to open space, which is substantially more than the required 15% for this zoning district.

HHS 2.1 Affordable Housing: Montgomery County should promote affordable housing and liveable neighborhoods and communities.

Discussion – This project promotes this goal by providing an additional 20 affordable housing units for residents of the county adjacent to the Town of Blacksburg which is lacking in affordable housing opportunities.

HSG 1.2 Manufactured Housing and Housing Parks: Actively encourage the development and maintenance of livable manufactured housing parks in order to facilitate a community ethos.

Discussion – The Oak Forest Mobile Home Park is one of the nicest mobile home parks in Montgomery County. It provides public utilities, named street system for 911 response, a playground, as well a community bus stop for children. This project would seek to add to this Mobile Home Park and provide more affordable housing opportunities for the county.

SFY 1.4.2 Street Signs and Housing Numbers: Work with county departments e.g. General Services (street signs) and Building Inspector (house numbers) to ensure that new structures can be easily located in the field by emergency and law enforcement personnel.

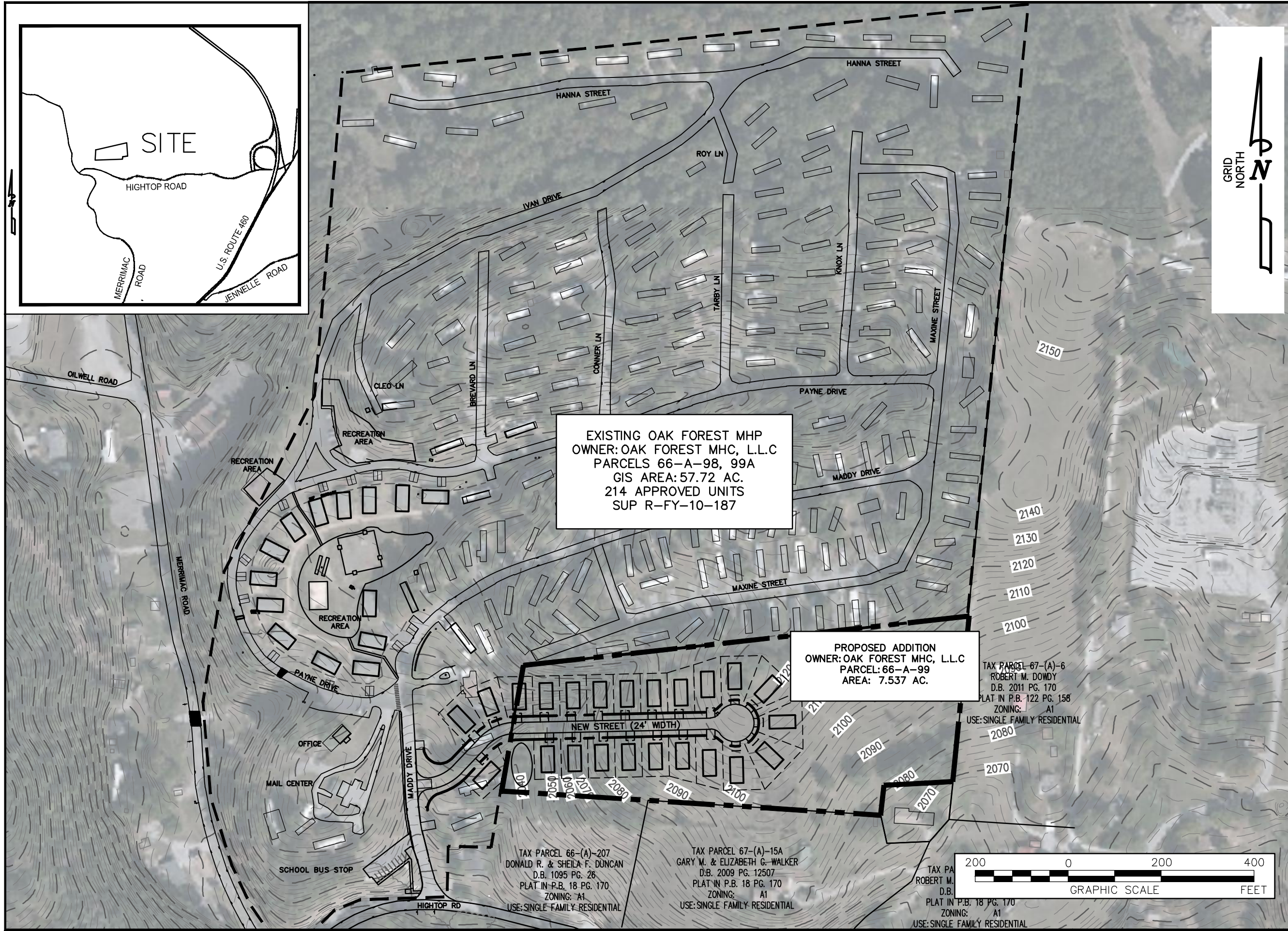
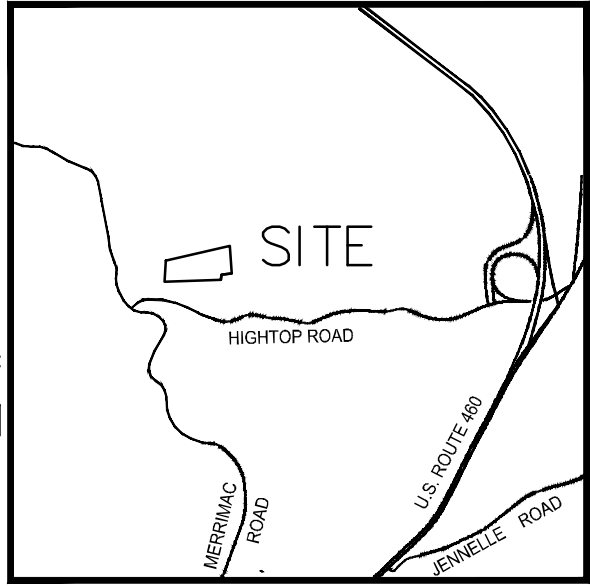
Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.

Conclusion:

With Christiansburg and Blacksburg readily expanding, there is a need for more affordable, well maintained housing to accommodate the continued growth. This addition to the Oak Forest Mobile Home park is an important step in furthering the growth and urbanization of this area. It will provide housing to help accommodate the growth of these areas by adding an additional 20 mobile home units.

Oak Forest Mobile Home Park

EXHIBITS



EXISTING OAK FOREST MHP
 OWNER: OAK FOREST MHC, L.L.C
 PARCELS 66-A-98, 99A
 GIS AREA: 57.72 AC.
 214 APPROVED UNITS
 SUP R-FY-10-187

PROPOSED ADDITION
 OWNER: OAK FOREST MHC, L.L.C
 PARCEL: 66-A-99
 AREA: 7.537 AC.

TAX PARCEL 67-(A)-6
 ROBERT M. DOWDY
 D.B. 2011 PG. 170
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 66-(A)-207
 DONALD R. & SHEILA F. DUNCAN
 D.B. 1095 PG. 26
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A
 GARY M. & ELIZABETH G. WALKER
 D.B. 2009 PG. 12507
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15B
 ROBERT M. DOWDY
 D.B. 2011 PG. 170
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL



GAY AND NEEL, INC.
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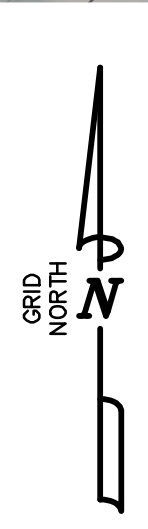
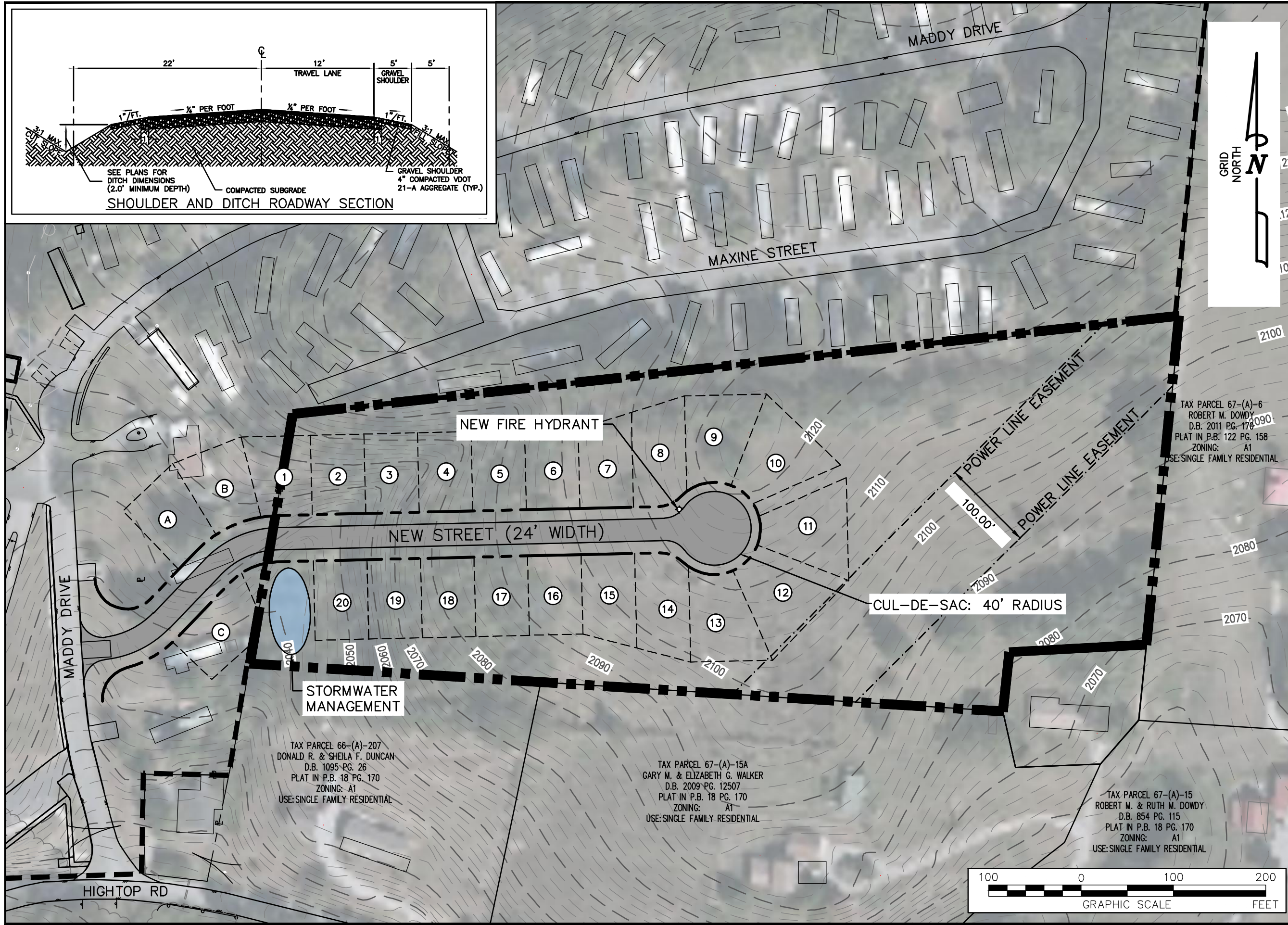
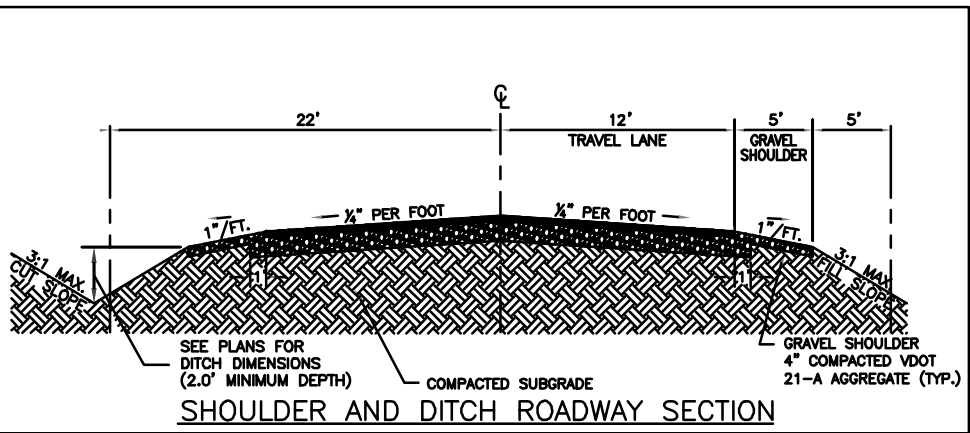
OAK FOREST ADDITION
 OVERALL MASTER PLAN
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	12-31-2019

SHEET NUMBER
 1 OF 1



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 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
 1260 Radford Street
 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
 Web: www.gayandneel.com

OAK FOREST ADDITION
 CONCEPTUAL SITE PLAN
 MONTGOMERY COUNTY, VIRGINIA

TAX PARCEL 67-(A)-6
 ROBERT M. DOWDY
 D.B. 2011 PG. 178
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 66-(A)-207
 DONALD R. & SHEILA F. DUNCAN
 D.B. 1095 PG. 26
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A
 GARY M. & ELIZABETH G. WALKER
 D.B. 2009 PG. 12507
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

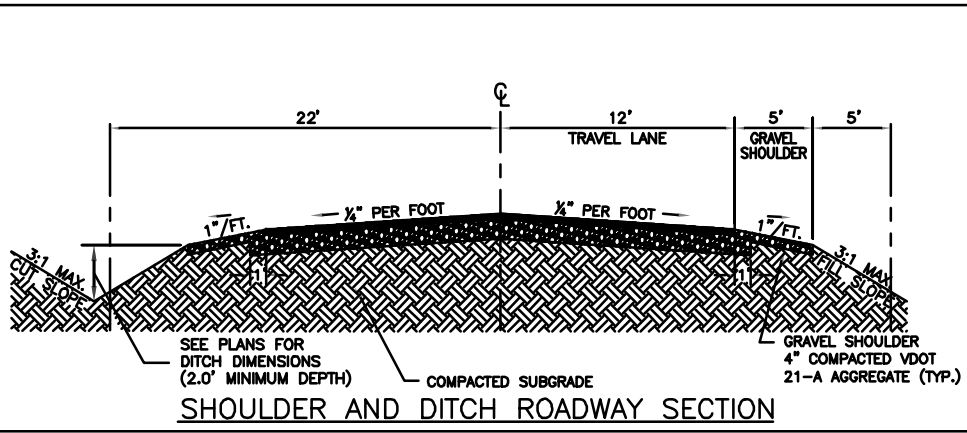
TAX PARCEL 67-(A)-15
 ROBERT M. & RUTH M. DOWDY
 D.B. 854 PG. 115
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

REVISIONS		
NO.	COMMENTS	DATE

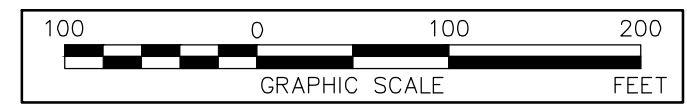
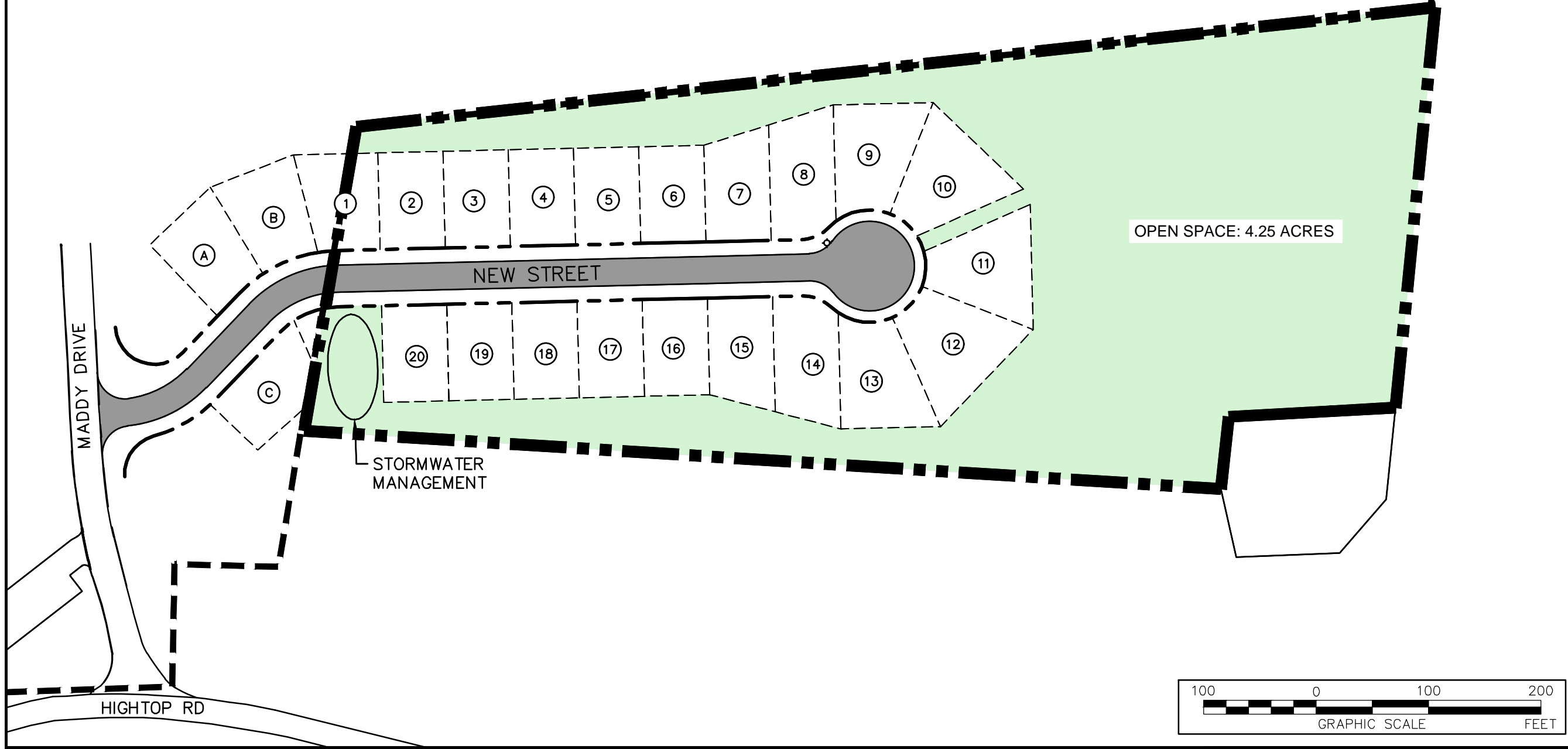
PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
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SHEET NUMBER
 1 OF 1



- NOTES:
1. 20 LOTS PROPOSED, 3 EXISTING LOTS REALIGNED
 2. DENSITY = $20/7.537 = 2.65$ HOMES PER ACRE
 3. OPEN SPACE = 4.25 ACRES (56%)
 4. EXISTING ZONING: A-1, AGRICULTURAL
 5. PROPOSED REZONING: PMR, PLANNED MOBILE HOME RESIDENTIAL PARK
 6. BOUNDARY LINE ADJACENT TO EXISTING PARK WILL BE REMOVED
 7. UNITS MAY BE EITHER SINGLE OR DOUBLE WIDE AS SPECIFIC SITE CONDITIONS ON INDIVIDUAL LOTS ALLOW.



GAY AND NEEL, INC.
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 1260 Radford Street
 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
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OAK FOREST ADDITION
 OPEN SPACE CONCEPT
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	12-31-2019

SHEET NUMBER
 1 OF 1

Oak Forest Mobile Home Park

SOILS

Custom Soil Resource Report for Montgomery County, Virginia



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:1,670 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Virginia
 Survey Area Data: Version 12, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2012—Feb 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1C	Berks-Clymer complex, 7 to 15 percent slopes	4.0	50.0%
5D	Berks-Weikert complex, 15 to 25 percent slopes	2.0	24.8%
6E	Berks and Weikert soils, 25 to 65 percent slopes	0.2	2.4%
7D	Berks and Weikert very stony soils, 15 to 35 percent slopes	1.0	12.1%
22C	Jefferson soils, 7 to 15 percent slopes	0.8	10.7%
Totals for Area of Interest		7.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Montgomery County, Virginia

1C—Berks-Clymer complex, 7 to 15 percent slopes

Map Unit Setting

National map unit symbol: kc2c
Elevation: 1,700 to 3,000 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 117 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Berks and similar soils: 50 percent
Clymer and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Hills
Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Side slope, interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 7 inches: channery silt loam
H2 - 7 to 23 inches: very channery silt loam
H3 - 23 to 33 inches: extremely channery silt loam
H4 - 33 to 79 inches: bedrock

Properties and qualities

Slope: 7 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Forage suitability group: Droughty Soils (G128XB012VA)
Hydric soil rating: No

Description of Clymer

Setting

Landform: Hills

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Landform position (two-dimensional): Backslope, summit
Landform position (three-dimensional): Side slope, interfluvium
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Sandstone, siltstone, and shale residuum

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 21 inches: clay loam
H3 - 21 to 32 inches: channery sandy clay loam
H4 - 32 to 49 inches: very channery sandy loam
H5 - 49 to 79 inches: bedrock

Properties and qualities

Slope: 7 to 15 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Forage suitability group: Acid Soils (G128XM004VA)
Hydric soil rating: No

5D—Berks-Weikert complex, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: kc37
Elevation: 1,700 to 3,000 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 117 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Berks and similar soils: 50 percent
Weikert and similar soils: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Hills

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Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 7 inches: channery silt loam
H2 - 7 to 23 inches: very channery silt loam
H3 - 23 to 33 inches: extremely channery silt loam
H4 - 33 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Forage suitability group: Droughty Soils (G128XB012VA)
Hydric soil rating: No

Description of Weikert

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 4 inches: very channery silt loam
H2 - 4 to 13 inches: very channery silt loam
H3 - 13 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 25 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Natural drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: D
Hydric soil rating: No

6E—Berks and Weikert soils, 25 to 65 percent slopes

Map Unit Setting

National map unit symbol: kc38
Elevation: 1,700 to 3,000 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 117 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Berks and similar soils: 50 percent
Weikert and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 7 inches: channery silt loam
H2 - 7 to 23 inches: very channery silt loam
H3 - 23 to 33 inches: extremely channery silt loam
H4 - 33 to 79 inches: bedrock

Properties and qualities

Slope: 25 to 65 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.5 inches)

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Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Forage suitability group: Steep, Droughty Soils (G128XB013VA)
Hydric soil rating: No

Description of Weikert

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 4 inches: very channery silt loam
H2 - 4 to 13 inches: very channery silt loam
H3 - 13 to 79 inches: bedrock

Properties and qualities

Slope: 25 to 65 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Natural drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Hydric soil rating: No

7D—Berks and Weikert very stony soils, 15 to 35 percent slopes

Map Unit Setting

National map unit symbol: kc39
Elevation: 1,700 to 3,000 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 117 to 185 days
Farmland classification: Not prime farmland

Map Unit Composition

Berks and similar soils: 50 percent

Weikert and similar soils: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Berks

Setting

Landform: Hills

Landform position (two-dimensional): Backslope, summit

Landform position (three-dimensional): Side slope, interfluve

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 7 inches: channery silt loam

H2 - 7 to 23 inches: very channery silt loam

H3 - 23 to 33 inches: extremely channery silt loam

H4 - 33 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent

Percent of area covered with surface fragments: 1.5 percent

Depth to restrictive feature: 20 to 40 inches to lithic bedrock

Natural drainage class: Well drained

Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very low (about 2.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: B

Forage suitability group: Droughty Soils (G128XB012VA)

Hydric soil rating: No

Description of Weikert

Setting

Landform: Hills

Landform position (two-dimensional): Backslope, summit

Landform position (three-dimensional): Side slope, interfluve

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Shale, siltstone, and sandstone residuum

Typical profile

H1 - 0 to 4 inches: very channery silt loam

H2 - 4 to 13 inches: very channery silt loam

H3 - 13 to 79 inches: bedrock

Properties and qualities

Slope: 15 to 35 percent
Percent of area covered with surface fragments: 1.5 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Natural drainage class: Somewhat excessively drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D
Hydric soil rating: No

22C—Jefferson soils, 7 to 15 percent slopes

Map Unit Setting

National map unit symbol: kc2g
Elevation: 1,700 to 3,000 feet
Mean annual precipitation: 30 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 117 to 185 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Jefferson and similar soils: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Jefferson

Setting

Landform: Fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Acid sandstone, shale, and siltstone colluvium

Typical profile

H1 - 0 to 8 inches: gravelly loam
H2 - 8 to 31 inches: gravelly clay loam
H3 - 31 to 79 inches: gravelly sandy clay loam

Properties and qualities

Slope: 7 to 15 percent

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Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 7.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: A

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group (459-2)

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

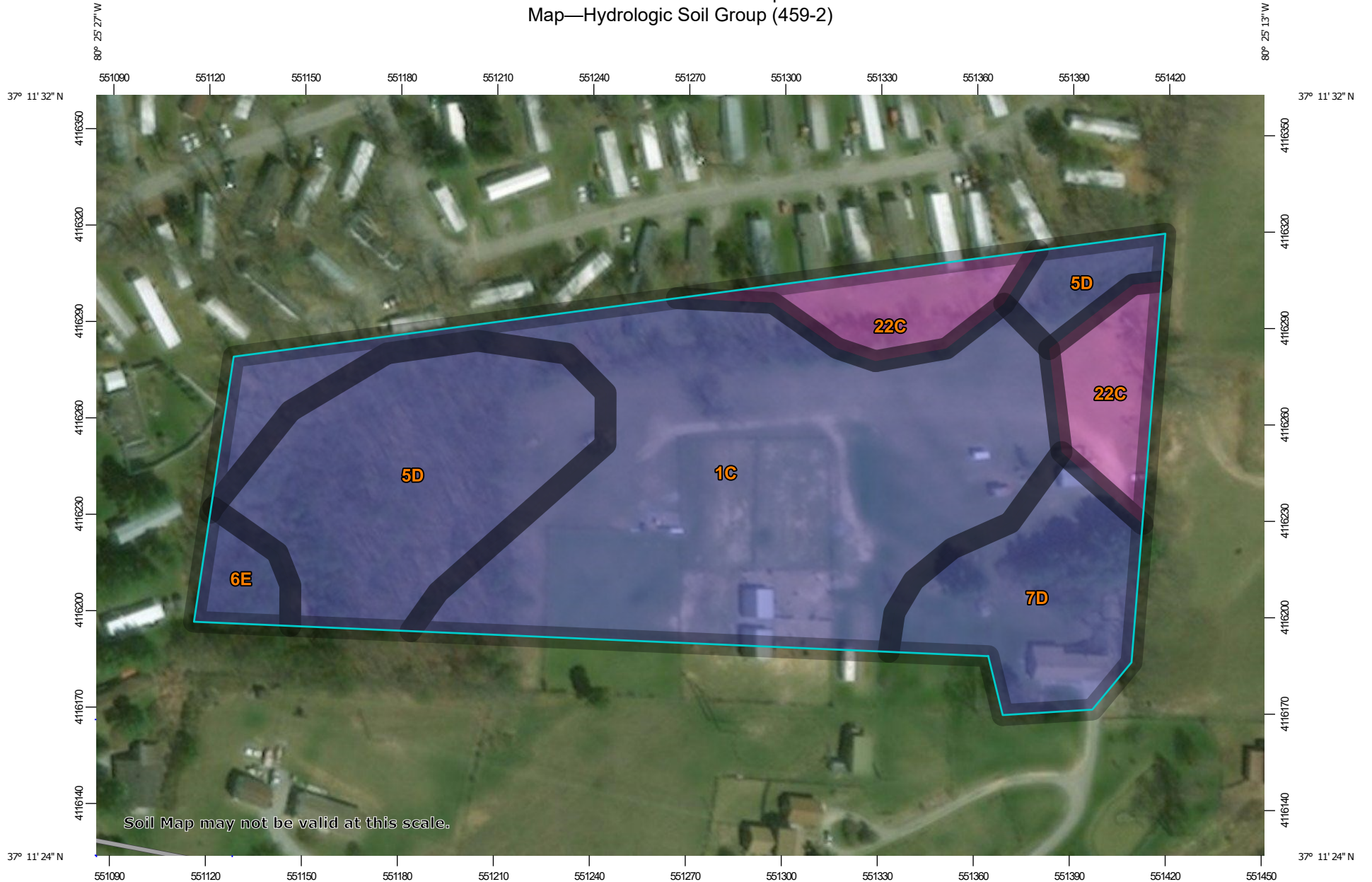
Custom Soil Resource Report

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

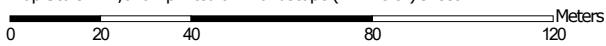
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group (459-2)




Map Scale: 1:1,670 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84











MAP LEGEND









Area of Interest (AOI)
 Area of Interest (AOI)

Soils





Soil Rating Polygons

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available






Soil Rating Points

-  A
-  A/D
-  B
-  B/D


Water Features

-  Streams and Canals





Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

Soils

-  C
-  C/D
-  D
-  Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Montgomery County, Virginia
 Survey Area Data: Version 12, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 22, 2012—Feb 5, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group (459-2)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C	Berks-Clymer complex, 7 to 15 percent slopes	B	4.0	50.0%
5D	Berks-Weikert complex, 15 to 25 percent slopes	B	2.0	24.8%
6E	Berks and Weikert soils, 25 to 65 percent slopes	B	0.2	2.4%
7D	Berks and Weikert very stony soils, 15 to 35 percent slopes	B	1.0	12.1%
22C	Jefferson soils, 7 to 15 percent slopes	A	0.8	10.7%
Totals for Area of Interest			7.9	100.0%

Rating Options—Hydrologic Soil Group (459-2)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
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- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

OAK FOREST MOBILE HOME PARK

SPECIAL USE PERMIT

Located in:

Montgomery County, Virginia

Project Number: 459.2

Date: December 2, 2019

Revised: December 31, 2019



GAY AND NEEL, INC.

ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
1260 Radford Street • Christiansburg, Virginia 24073
540.381.6011 office • 540.381.2773 fax
www.gayandneel.com • info@gayandneel.com

Oak Forest Mobile Home Park

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EXHIBITS

Oak Forest Mobile Home Park

SPECIAL USE PERMIT APPLICATION



Special Use Permit Application Checklist

The applicant shall submit ten (10) copies of all required materials listed below. Applications will **NOT** be accepted without the following attachments:

✓ **Application Form (pg 10).** The application form must be signed by all of the property owners. If ownership is in the name of any type of legal entity or organization including, but not limited to, a name of a corporation, partnership, or association, or in the name of a trust, or in a fictitious name, a document acceptable to the County must be submitted certifying that the person signing the application has the authority to do so. If the application is submitted by an agent of the owner, the agent shall sign the application as well.

✓ **Comprehensive Plan Justification.** References should be made to the Comprehensive Plan Policy sections in the text portion of the plan. The Comprehensive Plan map provides an overview of the future land use policy areas, but does not provide a guide to the specific land use policies adopted by Montgomery County.

Land use policies are articulated in the Planning and Land Use portion of [Montgomery County, 2025](#) (chapter 2). available at the Planning & GIS Services Department or on the web. If the proposed development, rezoning, or special use permit is located in a village or village expansion area not covered by an adopted village plan, then the proposal needs to be consistent with the overall Comprehensive Plan.

Villages and Village Expansion Areas. If the proposed development, rezoning, or special use permit is located in a village or village expansion area covered by an adopted Village Plan, the proposal needs to be consistent with both the overall county Comprehensive Plan and with the village plan.

Information that must be addressed concerning the County Comprehensive Plan when submitting special use permit applications includes:

- a) Compliance with required lot minimums, district minimums, and availability of water and sewer
- b) Describe, in specific detail, how the request fits with the land use policies included under the appropriate land use policy area. There are seven land use policy areas: Resource Stewardship (PLU 1.2), Rural (PLU 1.3), Rural Communities (PLU 1.4), Residential Transition (PLU 1.5), Villages (PLU 1.7), Village Expansion Areas (PLU 1.6), and Urban Expansion Areas (PLU 1.8). Each area has specific policies covering land uses, community design, and community facilities and utilities.
- c) If the proposed request requires an E and S permit (land disturbance of more than 10,000 square feet) or with large areas of impervious surface (paved parking areas, etc.), the proposal will need to address groundwater, surface water, and stormwater runoff concerns included in the Environmental Resources Chapter. (ENV6.5, ENV5.6)

✓ **Concept Development Plan.** Required for all special use permit requests. A concept plan is an initial plan, which shows the general nature of the land use change or development, which is intended. It differs from the final site plan, or, plot plan, which is required prior to the issuance of zoning approval and a building permit.

The level of needed detail may vary depending on the nature, size and complexity of the proposed project; however, the following items shall be addressed with a concept plan submittal:

Existing Site Features:

- a) Name of all landowners, applicant (if different), developer, engineer/ party preparing the plans.

- b) Date, revision date(s), scale and north point of plan.
- c) Lot size in acres and/or square feet, property lines and dimensions and any easements.
- d) Zoning and existing use of property and all adjoining properties.
- e) All existing buildings, and streets and/or other adjacent improved or unimproved rights-of-way.
- f) All existing physical features such as tree cover, natural watercourses, recorded drainage easements, and 100-year floodplain limits.

Proposed Site Features:

- g) Location of proposed access areas, loading zones, SWM facilities and streets or other rights-of-way.
- h) Structures: dimensions, use and the general types of exterior materials.
- i) Outside lighting: general location, height and type, and shielding.
- j) General landscaping plan. Existing trees and shrubs are recommended to be maintained wherever possible.
- k) General location and type of screening (fences, walls, vegetation), signs and trash enclosures.

- Filing Fee.** The application fee shall be paid when the application is submitted. Fees are determined by the current fee schedule. Contact Planning & GIS staff for assistance calculating fees. Checks should be payable to “Treasurer of Montgomery County”.

Please note: In addition to the application fee, an invoice will be sent to the applicant/owner for fees associated with legal advertisements as required by the Commonwealth of Virginia.

- Digital Submission of Application and all exhibits.** Applications will not be considered complete until digital items are received. An Adobe PDF document format is preferred for compatibility.

- Ensure all applicable items identified in “Special Use Permit Requirements” (pg 11) are addressed in the application package (concept plan, justification statement, etc).** It may be necessary to attach additional documentation.

- Completed Preliminary Review Meeting Application & Preliminary Review Meeting-Application Checklist Forms (pg 8-9 if required).**

- Items determined necessary in Preliminary Review Meeting (pg 9)**



Preliminary Review Meeting Request

Special Use Permit

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Contact Information: Owner Contract Purchaser Other (Please list: Agent)

Name: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: baltizer@gayandneel.com

Subject Property Description:

Location: (Describe in relation to nearest intersection)		
Address: (if applicable) 1070 Hightop Road	Existing Zoning: A-1	Acres: 7.537
Parcel ID Number(s): 66-(A)-99; 66-(A)-98; 66-(A)-99A	Property Owner(s): Oak Forest MHC, LLC	
Existing Use: Undeveloped		

Description of Proposed Development and Uses:

The requested information below MUST be submitted

A. Proposed Use(s): Mobile Home Park
B. Proposed Use Details (check all that applies): <input checked="" type="checkbox"/> Residential Total Single Family # of Units: <u>23</u> Total Multi-Family # of Units: _____ <input type="checkbox"/> Commercial Use _____ S.F. _____ Use _____ S.F. _____ Use _____ S.F. _____

Applicant Signature: _____ **Date:** _____

FOR INTERNAL STAFF USE ONLY

VDOT Requirements

In accordance with the Code of Virginia §15.2-2222.2 and 24 VAC 30-155, the project:

- Will require a Traffic Impact Analysis (TIA) submission and review by VDOT. TIA must be submitted with rezoning application.
- Applicant will be required to coordinate a Scope of Work Meeting with VDOT (Project will generate 1,000 or more vehicle trips per peak hour.)

This determination is based upon the information provided by the applicant on the submitted Preliminary Review Request Form. Determination is subject to change based upon changes to the request.

Information and VDOT forms regarding the VDOT's Traffic Impact Analysis Regulations Administrative Guidelines can be obtained online at www.virginiadot.org/projects/chapter527.

- Documentation of Community Meeting.** Community meetings can be held after submitting application. County staff should be notified a least a week in advance of meeting date.
- Survey Plat.** Copies no larger than 11"x17"
- Traffic Impact Analysis (TIA) - County:** Based upon the proposed use and location, the project may substantially affect roadways and the County may require a traffic impact analysis.
- Elevations:** Copies reduced to 8 ½" x 11" of proposed buildings must be submitted in addition to an electronic copy in ".pdf" format.
- Other:**

Applicant's Signature/Printed Name

Date

Staff Signature (Planning)

Date

This form is to verify completion of the required Preliminary Review Meeting and must be submitted at the time of filing of applications. Based upon the proposed development, County staff has determined the information checked on this form must be submitted in addition to regular submission requirements for Rezoning, Provisional Use Permit, or Amendment to Proffer Application



Special Use Permit Application Form

Montgomery County, Virginia

755 Roanoke St. Suite 2A, Christiansburg, VA 24073;
540-394-2148; mcplan@montgomerycountyva.gov

Applicant Information: (PLEASE PRINT – if additional owners, please attach additional sheets)

Owner of Record (attach separate page for add'l owners): Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Applicant Name: Owner Contract Purchaser/Lessee Oak Forest MHC, LLC	Address: PO Box 2427, Christiansburg, VA 24068
Telephone:	Email:

Representative Name and Company: Gay and Neel, Inc.	Address: 1260 Radford Street, Christiansburg, VA 24073
Telephone: (540) 381-6011	Email: baltizer@gayandneel.com

Property Description:

Location or Address: <i>(Describe in relation to nearest intersection)</i> 1070 Hightop Road		
Parcel ID Number(s): 66-(A)-99; 66-(A)-98; 66-(A)-99A	Acreage: Approx. 65.25	Existing Zoning: A-1
Comprehensive Plan Designation: Urban Expansion	Existing Use: Undeveloped	

Description of Request: (Please provide additional information on attached sheet if necessary)

Proposed Use(s) including acreage: PMR - 7.537 Acres + Approx 57.71 Acre PMR

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.

Owner 1 Signature	Date
Owner 2 Signature (for add'l owners please attach separate sheet)	Date
Applicant Signature	Date
Representative/Agent Signature	Date

Oak Forest Mobile Home Park

COMPREHENSIVE PLAN JUSTIFICATION

Comprehensive Plan Justification

Introduction:

Any development within Montgomery County is viewed by the Board of Supervisors, Planning Commission, County Staff, and Citizens through the prism of the comprehensive plan. The following narrative and analysis will address points within the comprehensive plan and discuss how the proposed development aligns with the vision, goals, and objectives of the comprehensive plan. Please note that below are excerpts from the adopted 2025 Comprehensive Plan and one should refer to the Plan for the full text.

The subject property is identified in the Comprehensive Plan as having a future land use of Urban Expansion. The text below is from the Comprehensive Plan, with the bold text demonstrating how the proposal meets the guidelines.

Overview:

The project proposes to have 20 new units that will be singlewide or doublewide. Note that three existing units will be relocated within the existing mobile home park to accommodate the new street. The expansion area will provide approximately 4.24 acres of open space, which equates to about 56% of the new area. There is an existing house located in the southeast corner of the property that is not part of the area to be rezoned and will remain. A boundary line adjustment will be made to resize the existing parcel to just include that house while simultaneously adding the additional area to Oak Forest Mobile Home Park. Stormwater Management will be achieved through the use of an onsite detention facility. Stormwater Quality will be handled by the dedication of open space on the site and/or and nutrient credits. The new units will be served by both public water and sewer systems extended from the existing park.

Policy Chapters:

Planning and Land Use

PLU Goal 1.0 Balance Growth: The County will maintain a balance between urban and rural areas by planning for orderly growth to occur in areas with adequate resources and services to support growth.

Discussion – This project meets the county’s desire for urban growth. The project is within an Urban Expansion district, identified to accommodate one third of the county’s expected growth and will connect to an existing Mobile Home Park. The site is currently served by public water and sewer.

PLU 1.8 Urban Expansion Areas: These are areas adjacent to the Town of Blacksburg, the Town of Christiansburg and the City of Radford that are planned for a broad range and mix of uses at urban development densities and intensities. Urban Expansion areas are served by or planned for central sewer and water service and will serve as natural expansion areas for uses occurring within town and cities boundaries.

Discussion – The project is closest to the Town of Blacksburg and will have public sewer and public water provided by the Montgomery County PSA.

PLU 1.8.3 Urban Expansion Area Land Use: a. Urban Expansion Areas are the preferred location for new residential development.

Discussion – The project lies within the preferred area of residential expansion.

PLU 1.8.3 Urban Expansion Area Land Use: b. Urban Expansion will accommodate a full range of residential unit types and densities.

Discussion – The project will provide much needed affordable housing to the residents of Montgomery County. The proximity to Blacksburg which has a lack of affordable housing units makes this project an ideal compliment to the existing housing stock in Blacksburg.

PLU 1.8.5 Urban Expansion Area Facilities and Utilities: a. Urban Expansion Areas are or will be served by public sewer and water service provided by the County or by the towns and the City, by mutual agreement.

Discussion – This project will be served by both public sewer and public water provided by the Montgomery County PSA.

ENV 2.1 Private Open Space: Encourage the preservation of the rural and agricultural character of private land within the County through cooperative efforts with local landowners.

Discussion – The project currently dedicates more than 50% of the area to open space, which is substantially more than the required 15% for this zoning district.

HHS 2.1 Affordable Housing: Montgomery County should promote affordable housing and liveable neighborhoods and communities.

Discussion – This project promotes this goal by providing an additional 20 affordable housing units for residents of the county adjacent to the Town of Blacksburg which is lacking in affordable housing opportunities.

HSG 1.2 Manufactured Housing and Housing Parks: Actively encourage the development and maintenance of livable manufactured housing parks in order to facilitate a community ethos.

Discussion – The Oak Forest Mobile Home Park is one of the nicest mobile home parks in Montgomery County. It provides public utilities, named street system for 911 response, a playground, as well a community bus stop for children. This project would seek to add to this Mobile Home Park and provide more affordable housing opportunities for the county.

SFY 1.4.2 Street Signs and Housing Numbers: Work with county departments e.g. General Services (street signs) and Building Inspector (house numbers) to ensure that new structures can be easily located in the field by emergency and law enforcement personnel.

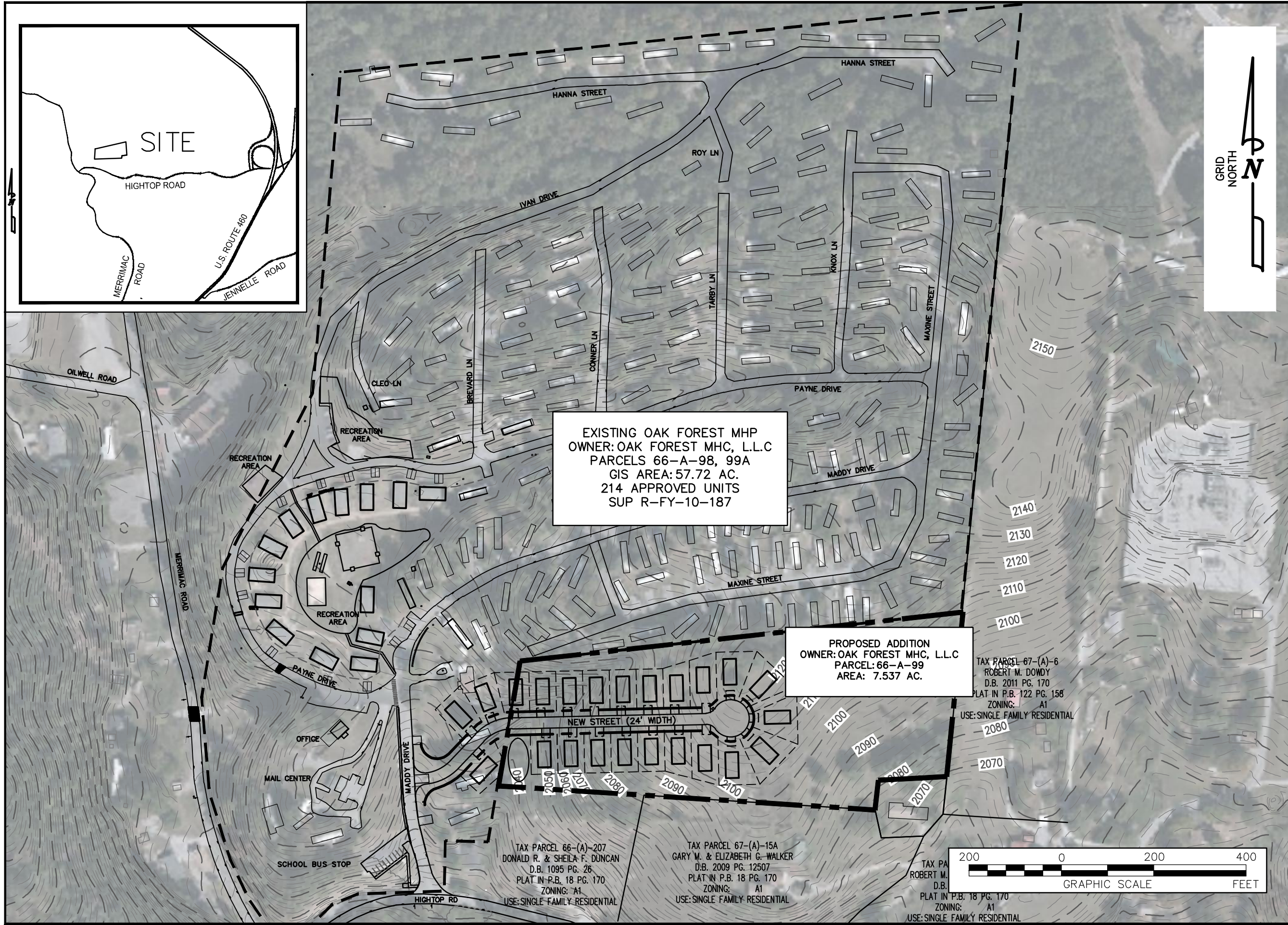
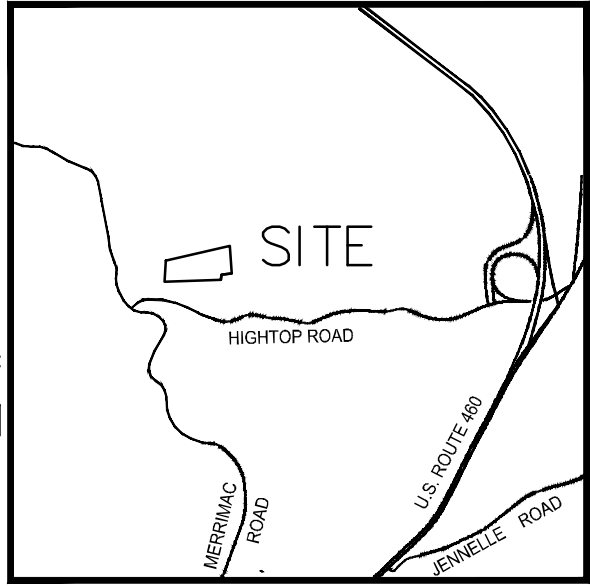
Discussion – This project will include a new named street and numbers for all the new units so that emergency services and law enforcement can easily locate residents in need of assistance.

Conclusion:

With Christiansburg and Blacksburg readily expanding, there is a need for more affordable, well maintained housing to accommodate the continued growth. This addition to the Oak Forest Mobile Home park is an important step in furthering the growth and urbanization of this area. It will provide housing to help accommodate the growth of these areas by adding an additional 20 mobile home units.

Oak Forest Mobile Home Park

EXHIBITS



EXISTING OAK FOREST MHP
 OWNER: OAK FOREST MHC, L.L.C
 PARCELS 66-A-98, 99A
 GIS AREA: 57.72 AC.
 214 APPROVED UNITS
 SUP R-FY-10-187

PROPOSED ADDITION
 OWNER: OAK FOREST MHC, L.L.C
 PARCEL: 66-A-99
 AREA: 7.537 AC.

TAX PARCEL 67-(A)-6
 ROBERT M. DOWDY
 D.B. 2011 PG. 170
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 66-(A)-207
 DONALD R. & SHEILA F. DUNCAN
 D.B. 1095 PG. 26
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A
 GARY M. & ELIZABETH G. WALKER
 D.B. 2009 PG. 12507
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15B
 ROBERT M. DOWDY
 D.B. 2011 PG. 170
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL



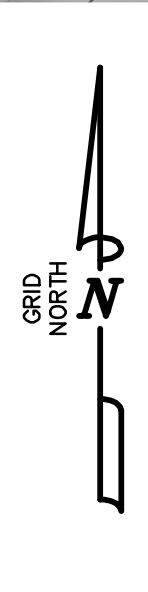
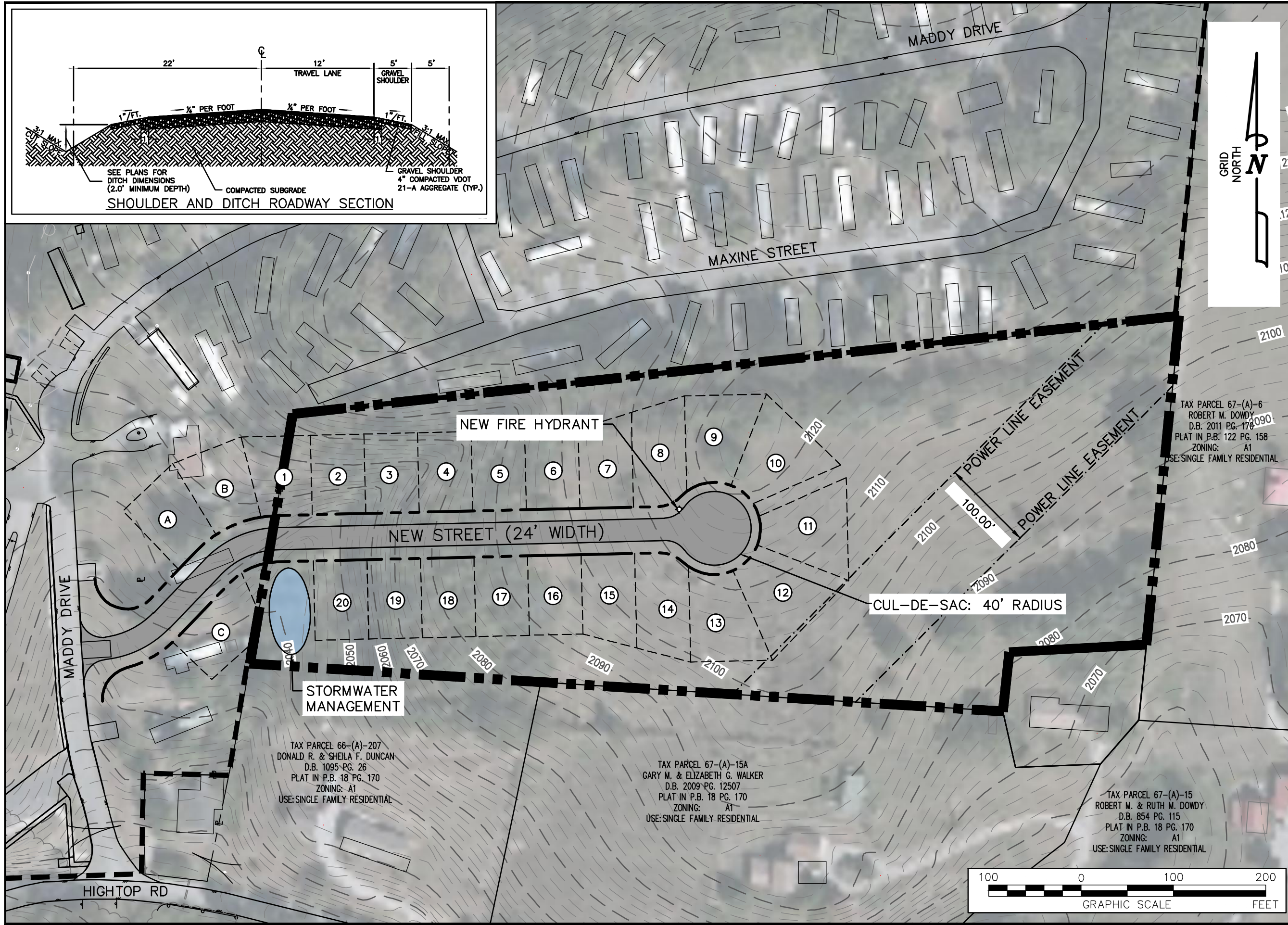
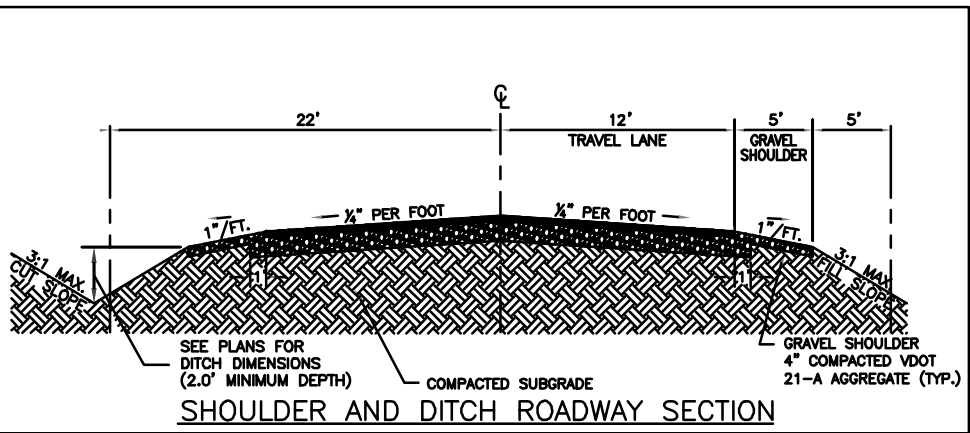
GAY AND NEEL, INC.
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 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
 Web: www.gayandneel.com

OAK FOREST ADDITION
OVERALL MASTER PLAN
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	12-31-2019



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OAK FOREST ADDITION
 CONCEPTUAL SITE PLAN
 MONTGOMERY COUNTY, VIRGINIA

TAX PARCEL 67-(A)-6
 ROBERT M. DOWDY
 D.B. 2011 PG. 178
 PLAT IN P.B. 122 PG. 158
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 66-(A)-207
 DONALD R. & SHEILA F. DUNCAN
 D.B. 1095 PG. 26
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

TAX PARCEL 67-(A)-15A
 GARY M. & ELIZABETH G. WALKER
 D.B. 2009 PG. 12507
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

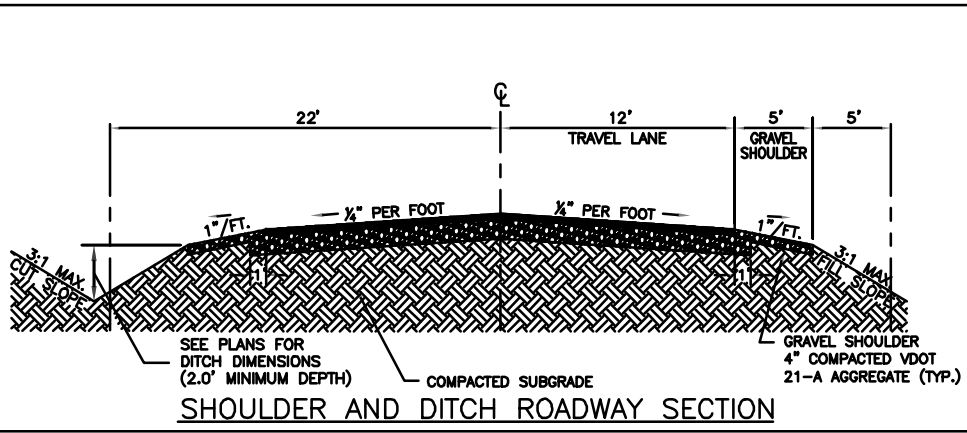
TAX PARCEL 67-(A)-15
 ROBERT M. & RUTH M. DOWDY
 D.B. 854 PG. 115
 PLAT IN P.B. 18 PG. 170
 ZONING: A1
 USE: SINGLE FAMILY RESIDENTIAL

REVISIONS		
NO.	COMMENTS	DATE

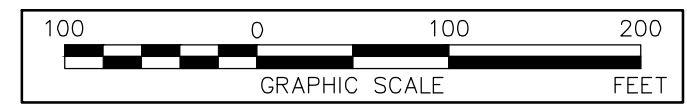
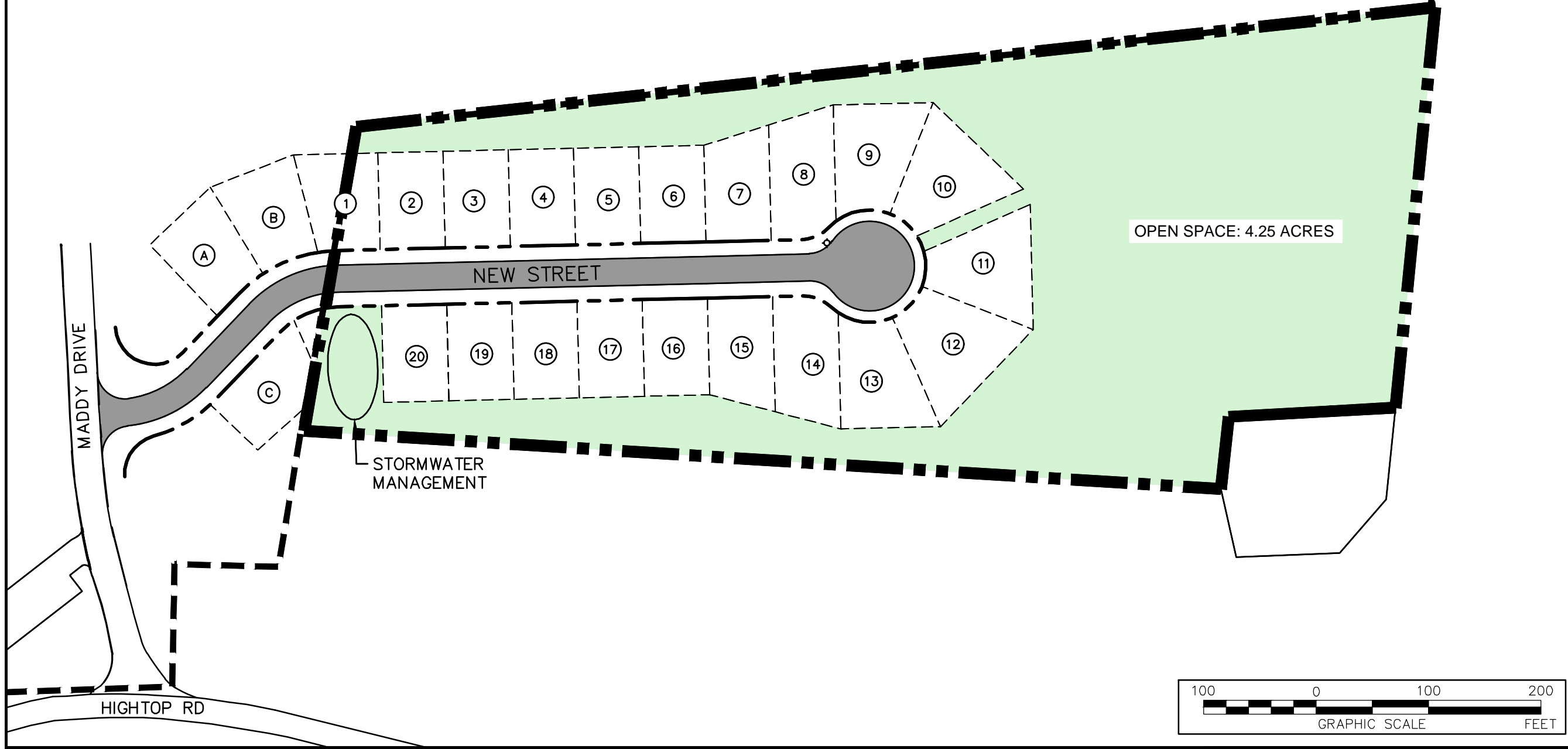
PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	12-31-2019

SHEET NUMBER
 1 OF 1



- NOTES:
1. 20 LOTS PROPOSED, 3 EXISTING LOTS REALIGNED
 2. DENSITY = $20/7.537 = 2.65$ HOMES PER ACRE
 3. OPEN SPACE = 4.25 ACRES (56%)
 4. EXISTING ZONING: A-1, AGRICULTURAL
 5. PROPOSED REZONING: PMR, PLANNED MOBILE HOME RESIDENTIAL PARK
 6. BOUNDARY LINE ADJACENT TO EXISTING PARK WILL BE REMOVED
 7. UNITS MAY BE EITHER SINGLE OR DOUBLE WIDE AS SPECIFIC SITE CONDITIONS ON INDIVIDUAL LOTS ALLOW.



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 ENGINEERING ♦ LAND PLANNING ♦ SURVEYING
 1260 Radford Street
 Christiansburg, Virginia 24073
 Email: info@gayandneel.com
 Web: www.gayandneel.com

OAK FOREST ADDITION
 OPEN SPACE CONCEPT
 MONTGOMERY COUNTY, VIRGINIA

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIC	JOHN T. NEEL, P.E.
PM	BRYANT H. ALTIZER, P.E., L.S.
DESIGN	ESD, MBL, MWM

GNI JOB NO.	ISSUE DATE
459.2	12-31-2019

SHEET NUMBER
 1 OF 1

December 31, 2019

Ms. Brea Hopkins
Montgomery County
Department of Planning & GIS Services
755 Roanoke Street, Suite 2A
Christiansburg, VA 24073-3177

RE: Oak Forest Mobile Home Park Addition
Job No. 459.2

Dear Brea:

Please find enclosed a resubmittal of a rezoning application package for the above referenced project. Below is a list of the enclosures in this package.

- Ten (10) copies of the Rezoning Application dated December 31, 2019.
- Ten (10) copies of the Special Use Permit dated December 31, 2019.

Application(s):

1. *The application is not complete:*

- a. *Comment: Please provide the name and title of the person signing the form on behalf of Oak Forest MHC, LLC. This is required for the attorney to verify the legally required signatures are valid.*

Response: Jimmy Radford, Managing Member, signed the application as the Owner.

- b. *Comment: The rezoning application is for a single parcel; however, the Special Use Permit, is for the entire park. All parcels need to be identified in the application.*

Response: Acknowledged. Our assumption was that this SUP application was to incorporate this additional property into the existing SUP, however, creating a new SUP for the overall park works as well.

Narrative Comments:

1. *Comment: The comprehensive plan justification is not complete. Please provide details (amenities, housing, public utilities, street network, etc.) regarding how this expansion is in conformance with the plan.*

Response: We have revised the Comprehensive Plan Justification section.

2. *Comment: The narrative provides no details regarding the number of units that will be added, the plan for rearranging the existing units, street details, type of units (singlewide or doublewide, both), stormwater management, if recreation and open space requirements will be met, etc.*

Response: We have provided additional details.

3. *Comment: Impacts of the proposed expansion should be discussed. (Schools, public utilities, emergency services, environmental, etc.)*

Response: The impacts of the proposed expansion have been incorporated into the narrative.

Conceptual Plan:

1. *Comment: The ordinance and existing SUP require an updated master plan to be submitted. This should show the entire park, with all amenities, and the proposed expansion.*

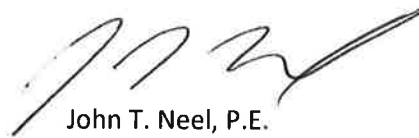
Response: The master plan has been updated.

2. *Comment: Two individual properties are shown. Lots will need to be located entirely on one parcel. Will they be combined? Please indicate this in the narrative.*

Response: The property line between the two tax parcels shall be relocated or vacated.

All items will be submitted digitally. Thank you for your time in reviewing this project. If you have any questions, please feel free to contact me.

Sincerely,
Gay and Neel, Inc.



John T. Neel, P.E.
President

Enclosures

cc: Jimmy Radford

JTN/scw