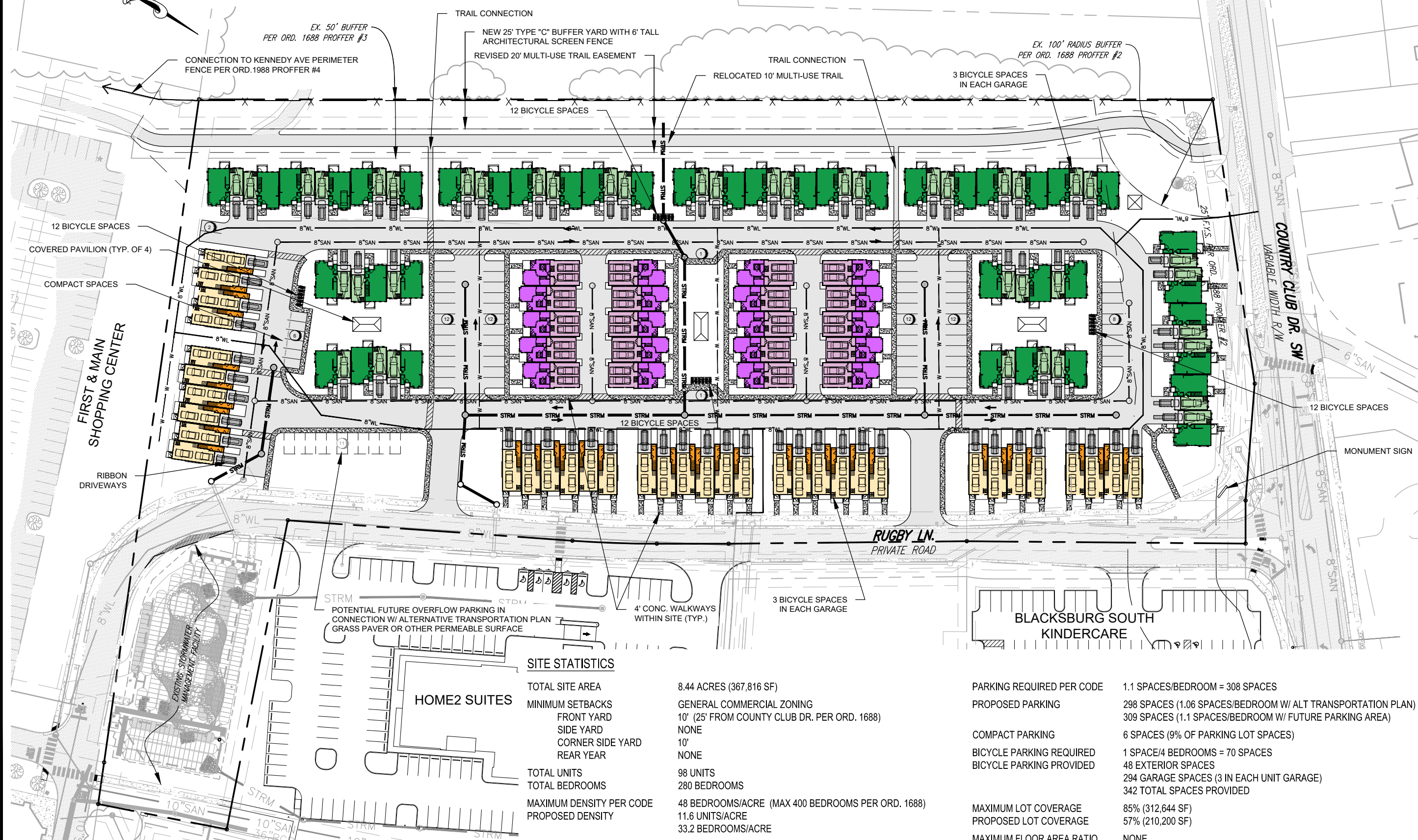


**MARGARET BEEKS
ELEMENTARY SCHOOL**

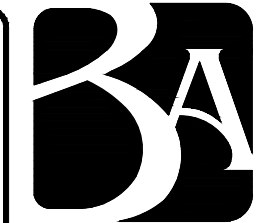
- MASTER PLAN NOTES:**
- GARBAGE AND RECYCLING COLLECTION VIA CURBSIDE PICKUP.
 - ALL UNITS WILL BE SUBDIVIDED IN ACCORDANCE WITH THE TOWN OF BLACKSBURG SUBDIVISION ORDINANCE.



SITE STATISTICS

TOTAL SITE AREA	8.44 ACRES (367,816 SF)
MINIMUM SETBACKS	GENERAL COMMERCIAL ZONING
FRONT YARD	10' (25' FROM COUNTRY CLUB DR. PER ORD. 1688)
SIDE YARD	NONE
CORNER SIDE YARD	10'
REAR YARD	NONE
TOTAL UNITS	98 UNITS
TOTAL BEDROOMS	280 BEDROOMS
MAXIMUM DENSITY PER CODE	48 BEDROOMS/ACRE (MAX 400 BEDROOMS PER ORD. 1688)
PROPOSED DENSITY	11.6 UNITS/ACRE 33.2 BEDROOMS/ACRE

PARKING REQUIRED PER CODE	1.1 SPACES/BEDROOM = 308 SPACES
PROPOSED PARKING	298 SPACES (1.06 SPACES/BEDROOM W/ ALT TRANSPORTATION PLAN) 309 SPACES (1.1 SPACES/BEDROOM W/ FUTURE PARKING AREA)
COMPACT PARKING	6 SPACES (9% OF PARKING LOT SPACES)
BICYCLE PARKING REQUIRED	1 SPACE/4 BEDROOMS = 70 SPACES
BICYCLE PARKING PROVIDED	48 EXTERIOR SPACES 294 GARAGE SPACES (3 IN EACH UNIT GARAGE) 342 TOTAL SPACES PROVIDED
MAXIMUM LOT COVERAGE	85% (312,644 SF)
PROPOSED LOT COVERAGE	57% (210,200 SF)
MAXIMUM FLOOR AREA RATIO	NONE



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg

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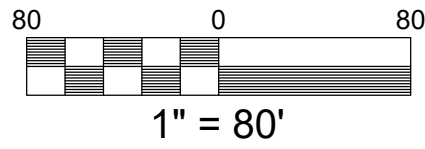
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

RUGBY FIELD TOWNHOMES
CONDITIONAL USE PERMIT
MASTER PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

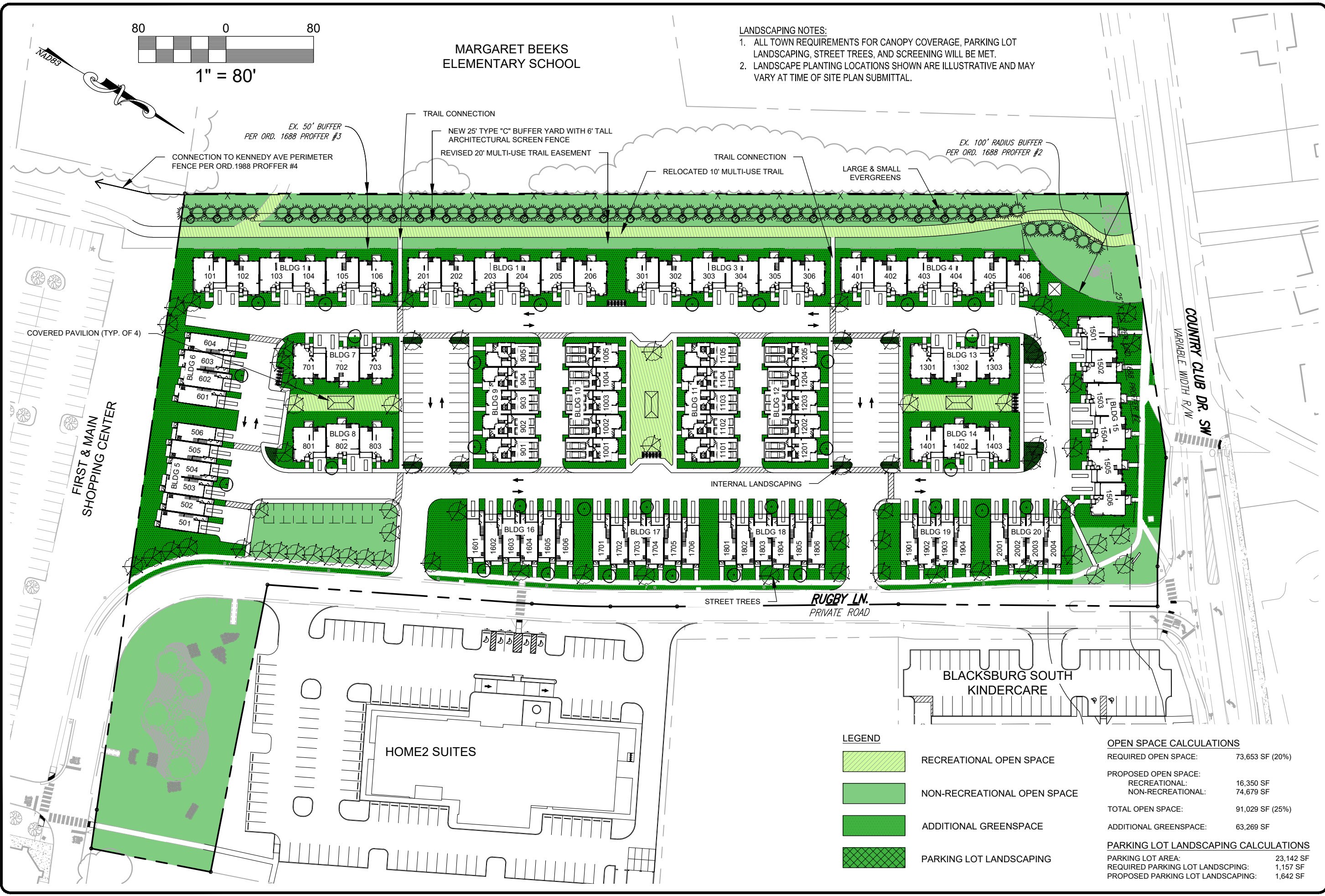
DATE 11/1/2021
SCALE 1" = 80'
REVISIONS

CUP2
PROJECT NO 24210115.00



**MARGARET BEEKS
ELEMENTARY SCHOOL**

- LANDSCAPING NOTES:**
1. ALL TOWN REQUIREMENTS FOR CANOPY COVERAGE, PARKING LOT LANDSCAPING, STREET TREES, AND SCREENING WILL BE MET.
 2. LANDSCAPE PLANTING LOCATIONS SHOWN ARE ILLUSTRATIVE AND MAY VARY AT TIME OF SITE PLAN SUBMITTAL.



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RUGBY FIELD TOWNHOMES
CONDITIONAL USE PERMIT
OPEN SPACE PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
SCALE 1" = 80'
REVISIONS

LEGEND

	RECREATIONAL OPEN SPACE
	NON-RECREATIONAL OPEN SPACE
	ADDITIONAL GREENSPACE
	PARKING LOT LANDSCAPING

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	73,653 SF (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	16,350 SF
NON-RECREATIONAL:	74,679 SF
TOTAL OPEN SPACE:	91,029 SF (25%)
ADDITIONAL GREENSPACE:	63,269 SF

PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT AREA:	23,142 SF
REQUIRED PARKING LOT LANDSCAPING:	1,157 SF
PROPOSED PARKING LOT LANDSCAPING:	1,642 SF

CUP3
PROJECT NO 24210115.00