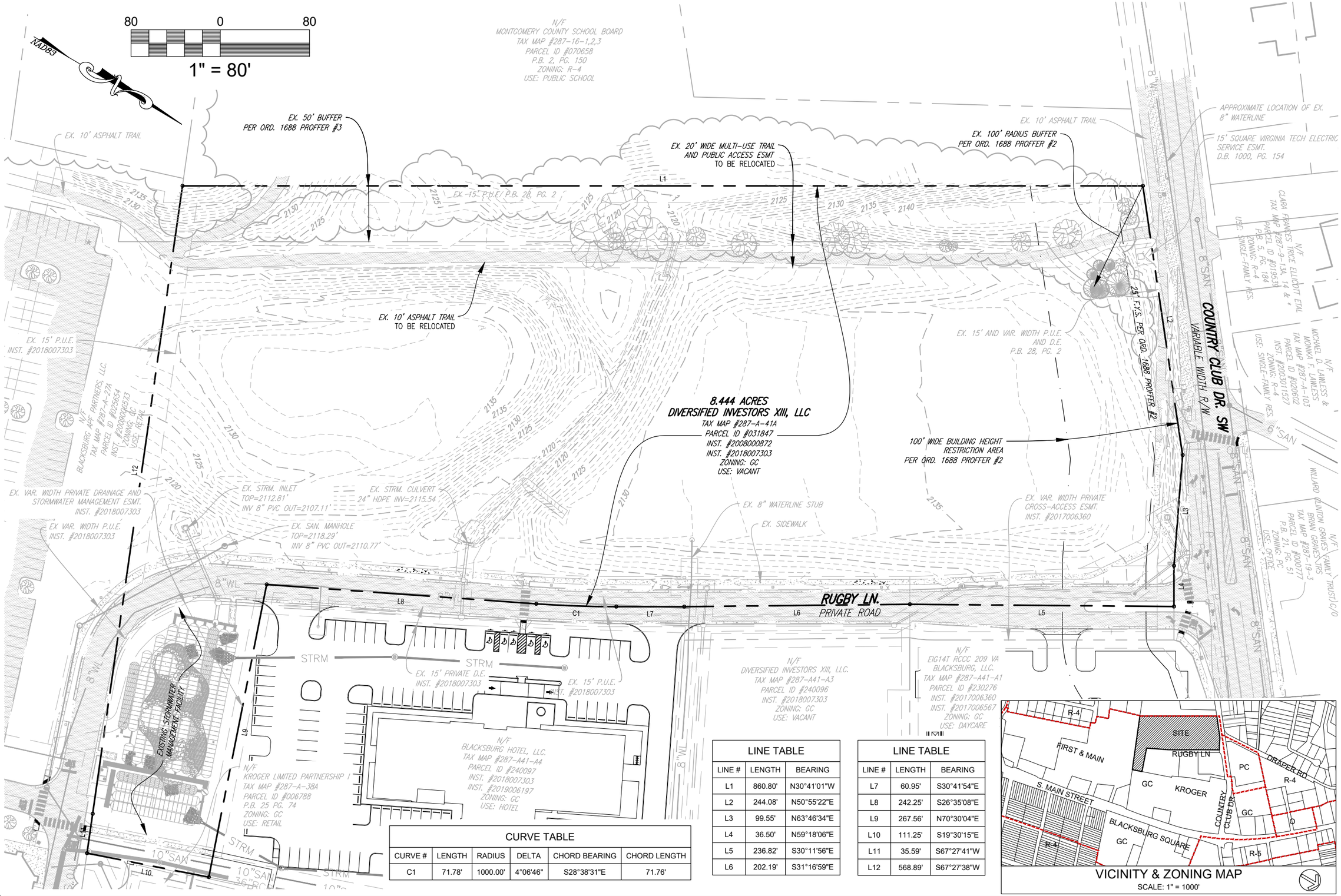

LINE TABLE		
LINE #	LENGTH	BEARING
L1	860.80'	N30°41'01"W
L2	244.08'	N50°55'22"E
L3	99.55'	N63°46'34"E
L4	36.50'	N59°18'06"E
L5	236.82'	S30°11'56"E
L6	202.19'	S31°16'59"E

LINE TABLE		
LINE #	LENGTH	BEARING
L7	60.95'	S30°41'54"E
L8	242.25'	S26°35'08"E
L9	267.56'	N70°30'04"E
L10	111.25'	S19°30'15"E
L11	35.59'	S67°27'41"W
L12	568.89'	S67°27'38"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.78'	1000.00'	4°06'46"	S28°38'31"E	71.76'

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RUGBY FIELD TOWNHOMES

CONDITIONAL USE PERMIT
EXISTING CONDITIONS & PARCEL MAP

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

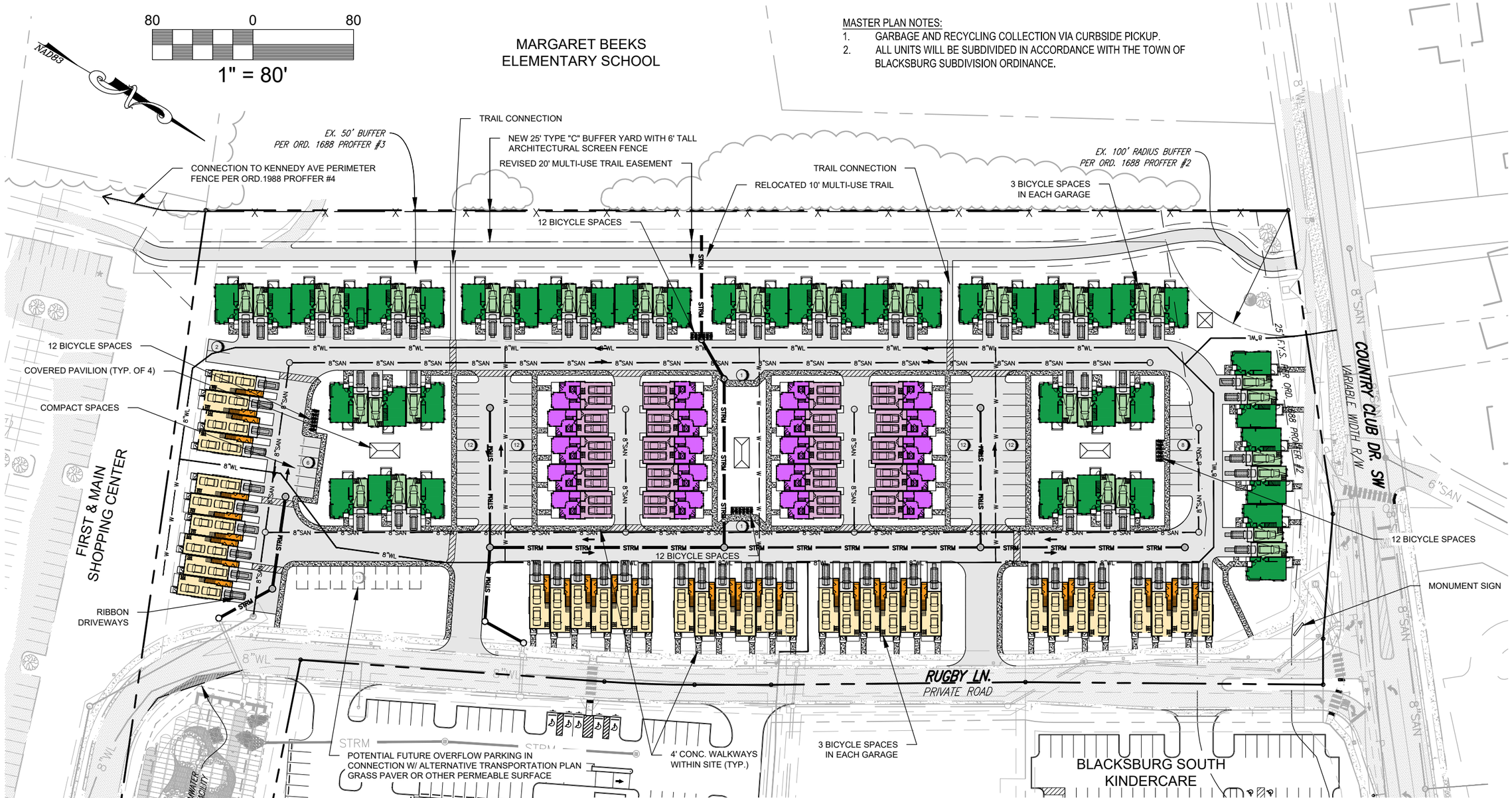
DATE	11/1/2021
SCALE	1" = 80'
REVISIONS	

CUP1

PROJECT NO 24210115.00

MASTER PLAN NOTES:

1. GARBAGE AND RECYCLING COLLECTION VIA CURBSIDE PICKUP.
2. 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 COUNTY CLUB DR. PER ORD. 1688)
SIDE YARD	NONE
CORNER SIDE YARD	10'
REAR YEAR	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

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RUGBY FIELD TOWNHOMES

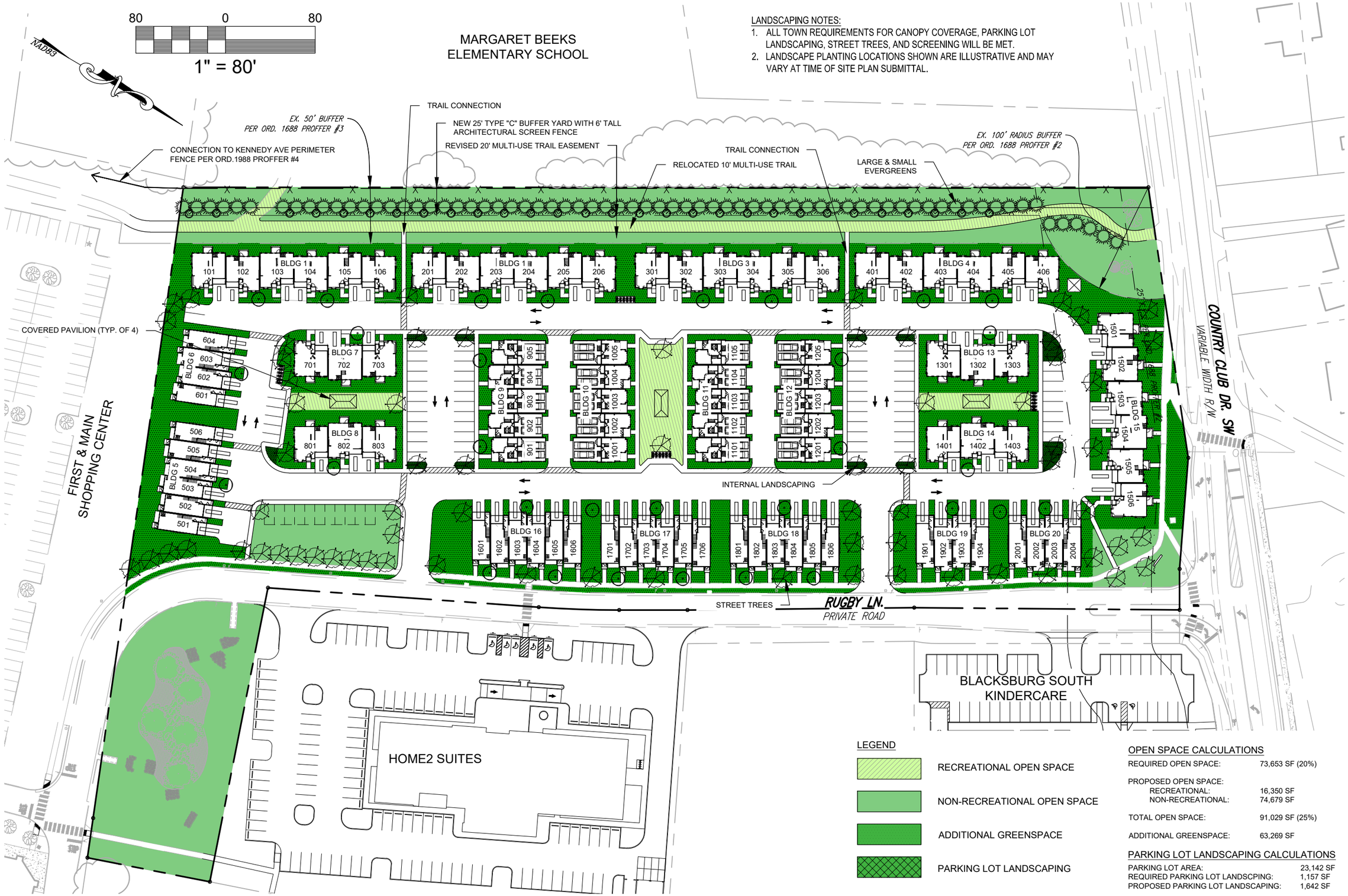
CONDITIONAL USE PERMIT
MASTER PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

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

CUP2

PROJECT NO 24210115.00



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.

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 LANDSCPING:	1,157 SF
PROPOSED PARKING LOT LANDSCAPING:	1,642 SF

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RUGBY FIELD TOWNHOMES

CONDITIONAL USE PERMIT
OPEN SPACE PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

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CUP3

PROJECT NO 24210115.00