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Lynchburg

December 6, 2021

Kali Casper
Town of Blacksburg
400 South Main Street
Blacksburg, VA 24073

RE: Rugby Field Townhomes CUP - Revisions

Dear Kali,

Per our telephone conversation last week, we wanted to provide updates in this supplemental package that address a few of the comments we discussed. Others are in process of being revised and will be provided to Planning Commission at our work session next week. With the quick turnaround to have this to you by the end of the day today, our Architect has not had enough time to make the changes to the building & signage.

Revisions included are:

- 1) We have included a Trail Relocation Exhibit so the extent of the trail changes are easier to read.
- 2) Sheet CUP2 has been updated with a note to state that no HVAC units serving Building 15 will face Country Club Drive.
- 3) Sheet CUP3 has been updated to include the required street tree plantings along Country Club Drive.
- 4) Pictures of some of the built examples that provided inspiration for the unit design area attached to this letter.
- 5) We would also like to request an additional exception to the Townhome Use and Design Standards.

Section 4231(b)(4): "Sidewalks shall connect each townhouse to the parking area serving that townhouse, to other buildings within the site, and to other buildings or uses on adjacent lots."

Exception Requested: Proposed Buildings 1-6 do not have a sidewalk across their frontage.

Description: Each unit in the development has a hardscaped route from their driveway to their entry door that is either concrete or asphalt. The townhome buildings within the internal loop road also have sidewalks that connect to the parking lot areas. The buildings along Country Club Drive and Rugby Way have sidewalks along those roads to connect to their front doors. Buildings 1-6 are on the southern and western perimeter of the site. The road section serving these



buildings will typically have limited traffic, so simply walking across the drive aisle to reach the interior sidewalk loop is very accessible. There are also multiple cross walk locations shown to encourage using those locations to cross. Buildings 1-4 are adjacent to the multi-use trail which connects across First and Main. Buildings 5 & 6 have yard space between the units and the First and Main development that would allow for a short walk to the existing sidewalk along Rugby Lane. Based on the limited green area in the yards adjacent to the driveways of these units, additional sidewalk in these areas will appear disjointed and only add to the impervious area onsite.

The architect intends to provide additional clarification to the following:

- 1) Exterior building materials will be called out on the elevations.
- 2) Signage design for the proposed monument sign.
- 3) Additional details on the attic options for the 3.5 story units.

Thank you for reviewing this supplemental information and if you have any additional questions or comments, please feel free to contact me.

Sincerely,
BALZER AND ASSOCIATES, INC.

Steven M. Semones
Executive Vice President



16014

16018

16020

EXPLORER
SUV

PROTECTIVE
SimpliSafe





2869

2865

2861



1211



1226

1226

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Minter Pl 1200

SE
COWLEY

1240





1
2
2
5

1
2
2
5







1230

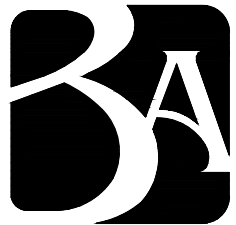


382

378

376





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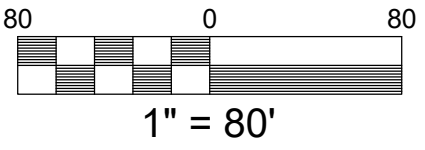
RUGBY FIELD TOWNHOMES
CONDITIONAL USE PERMIT
EXISTING CONDITIONS & PARCEL MAP

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

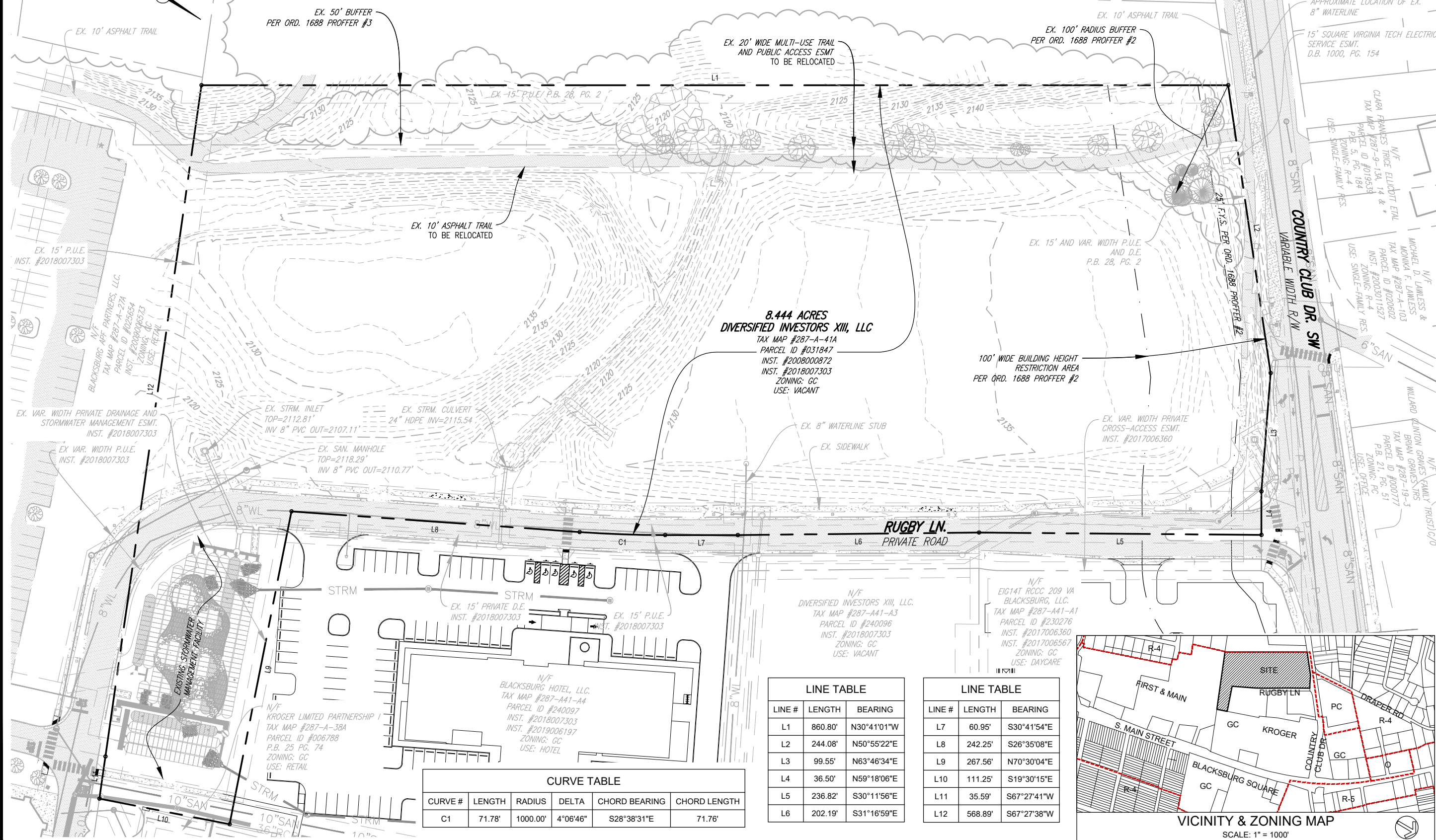
DATE 11/1/2021
SCALE 1" = 80'
REVISIONS
12/6/2021

CUP1

PROJECT NO 24210115.00



N/E
MONTGOMERY COUNTY SCHOOL BOARD
TAX MAP #287-16-1,2,3
PARCEL ID #070658
P.B. 2, PG. 150
ZONING: R-4
USE: PUBLIC SCHOOL



8.444 ACRES
DIVERSIFIED INVESTORS XIII, LLC
TAX MAP #287-A-41A
PARCEL ID #031847
INST. #200800872
INST. #2018007303
ZONING: GC
USE: VACANT

100' WIDE BUILDING HEIGHT
RESTRICTION AREA
PER ORD. 1688 PROFFER #2

CURVE TABLE

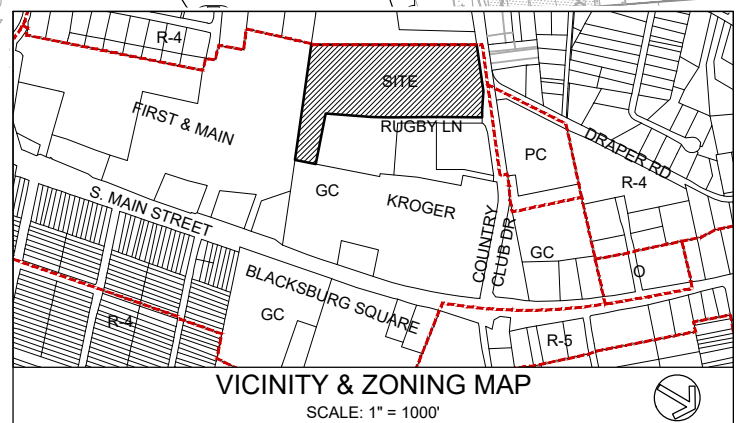
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.78'	1000.00'	4°06'46"	S28°38'31"E	71.76'

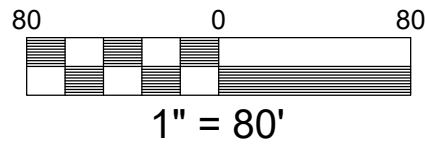
LINE TABLE

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

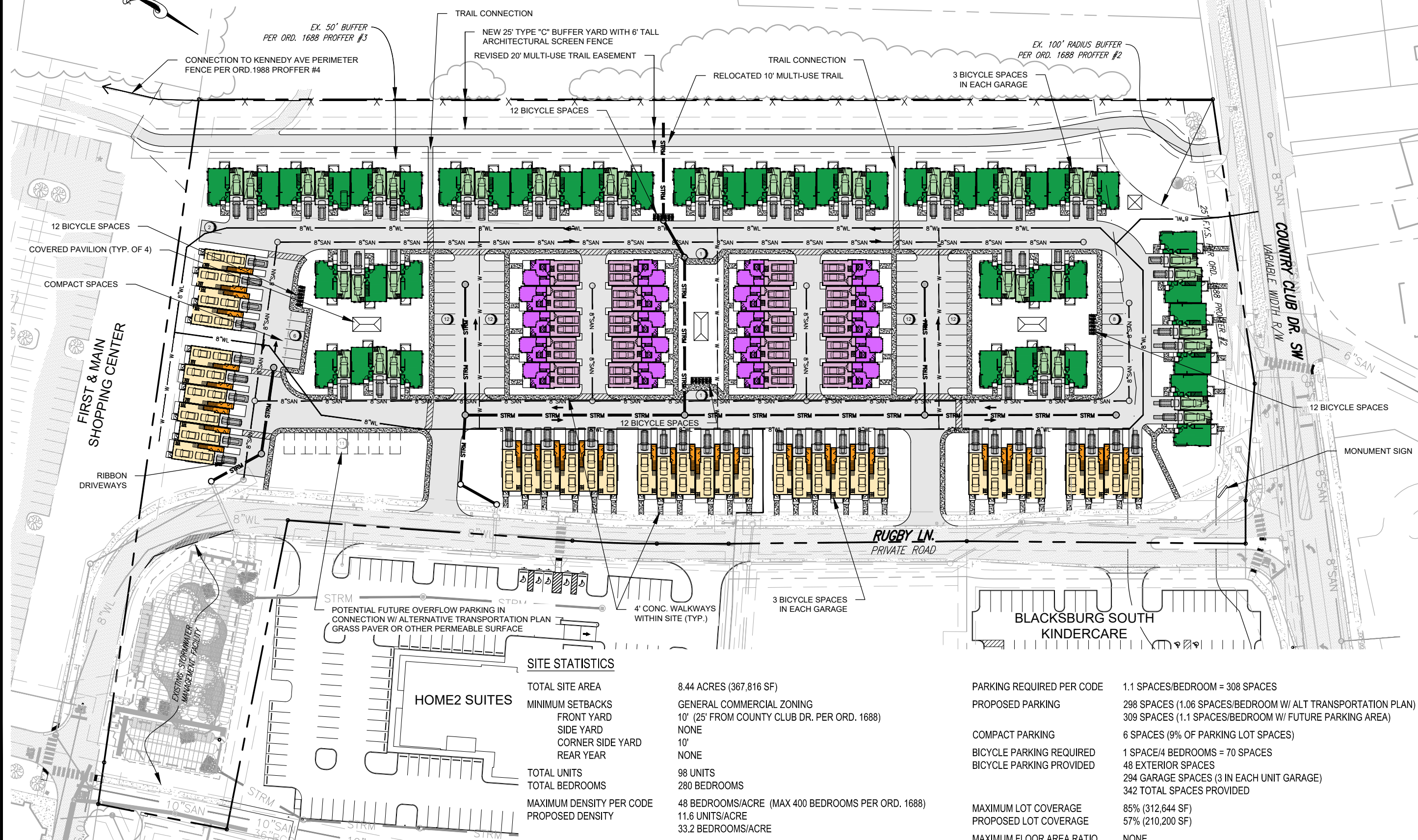




**MARGARET BEEKS
ELEMENTARY SCHOOL**

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.
3. GROUND MOUNTED HVAC UNITS WILL BE SCREENED AS PER TOWN CODE. HVAC UNITS ON BUILDING 15 WILL BE LOCATED AT THE REAR OF THE UNITS AND NOT FACING COUNTRY CLUB DRIVE.



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



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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
12/6/2021

CUP2

PROJECT NO 24210115.00



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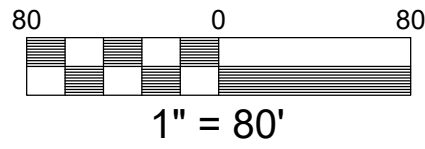
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RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 OPEN SPACE PLAN

TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

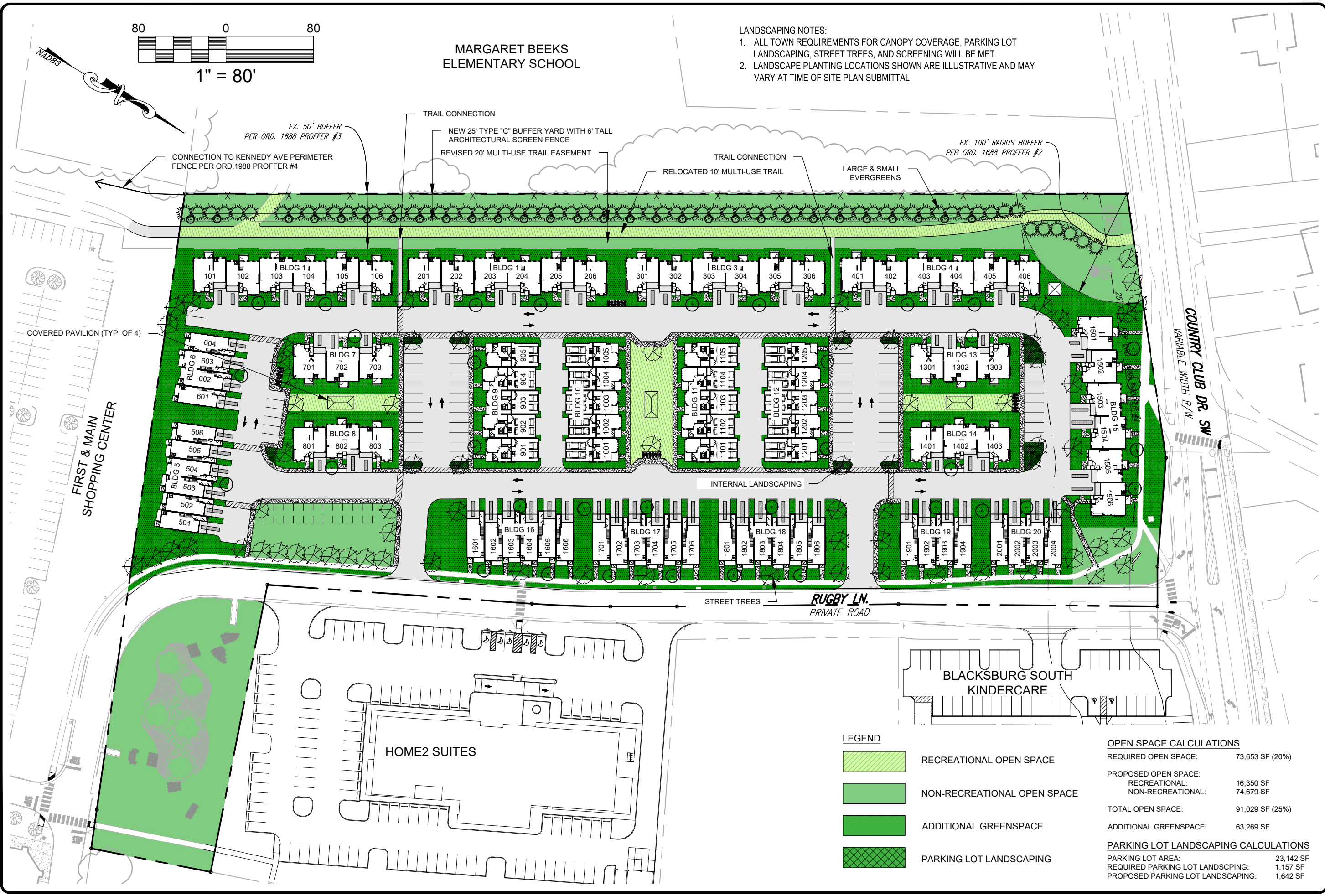
DATE 11/1/2021
 SCALE 1" = 80'
 REVISIONS
 12/6/2021

CUP3
 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.



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



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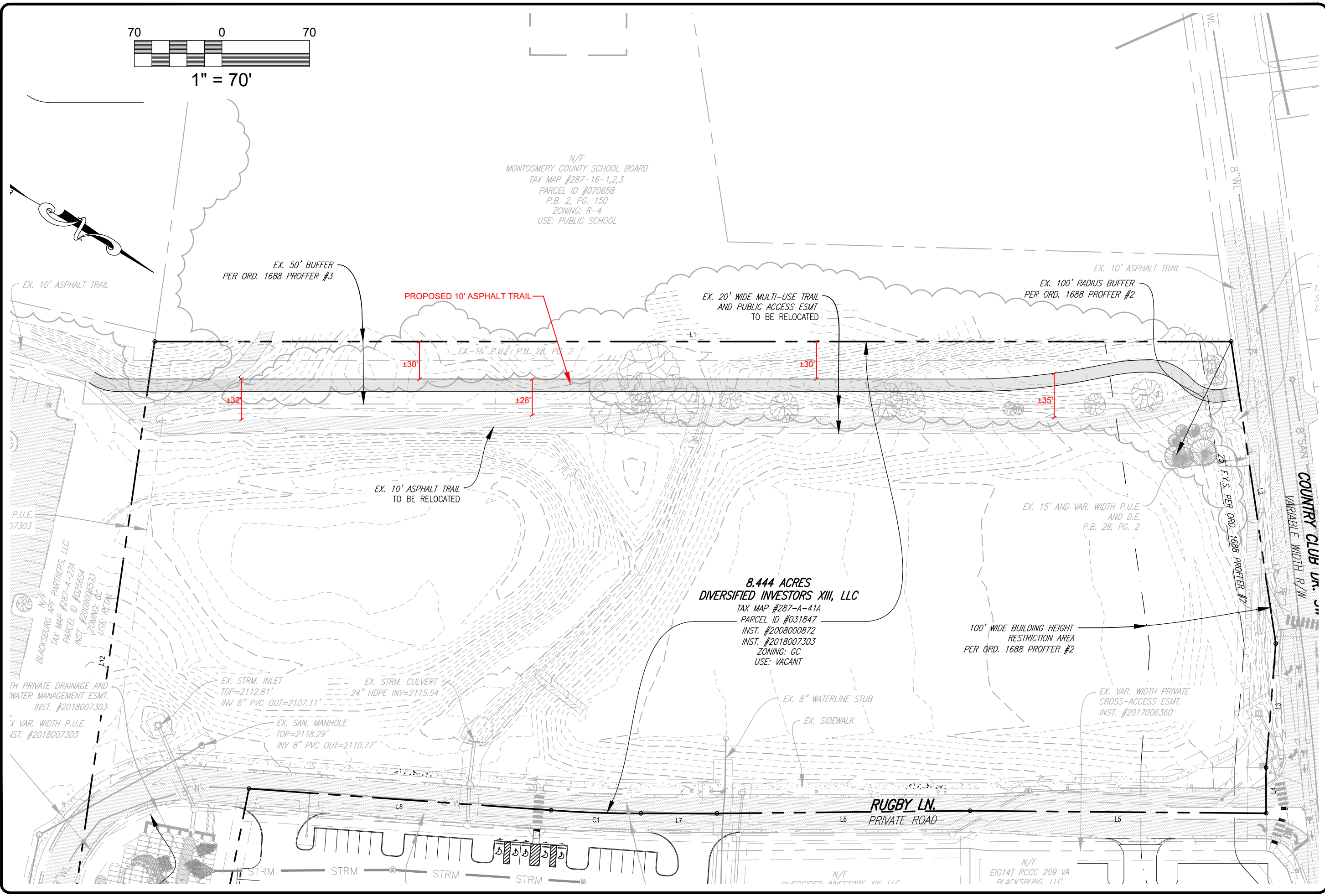
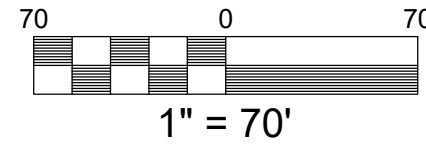
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RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 TRAIL RELOCATION EXHIBIT

TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
 SCALE 1" = 70'
 REVISIONS
 12/6/2021

CUP4
 PROJECT NO 24210115.00



N/F
 MONTGOMERY COUNTY SCHOOL BOARD
 TAX MAP #287-16-1,2,3
 PARCEL ID #070658
 P.B. 2, PG. 150
 ZONING: R-4
 USE: PUBLIC SCHOOL

8.444 ACRES
DIVERSIFIED INVESTORS XIII, LLC
 TAX MAP #287-A-41A
 PARCEL ID #031847
 INST. #2008000872
 INST. #2018007303
 ZONING: GC
 USE: VACANT

N/F
 BLACKSBURG APF PARTNERS, LLC
 TAX MAP #287-A-27A
 PARCEL ID #025654
 INST. #20080006573
 ZONING: GC
 USE: RETAIL

TH PRIVATE DRAINAGE AND
 WATER MANAGEMENT ESMT.
 INST. #2018007303
 X VAR. WIDTH P.U.E.
 INST. #2018007303

EX. STRM. INLET
 TOP=2112.81'
 INV 8" PVC OUT=2107.11'

EX. STRM. CULVERT
 24" HDPE INV=2115.54

EX. SAN. MANHOLE
 TOP=2118.29'
 INV 8" PVC OUT=2110.77'

100' WIDE BUILDING HEIGHT
 RESTRICTION AREA
 PER ORD. 1688 PROFFER #2

EX. VAR. WIDTH PRIVATE
 CROSS-ACCESS ESMT.
 INST. #2017006360

RUGBY LN.
 PRIVATE ROAD