



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
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Roanoke / Richmond
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80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

RUGBY FIELD TOWNHOMES

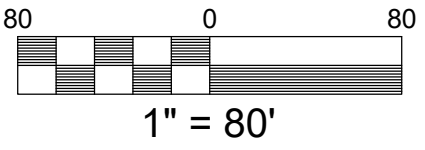
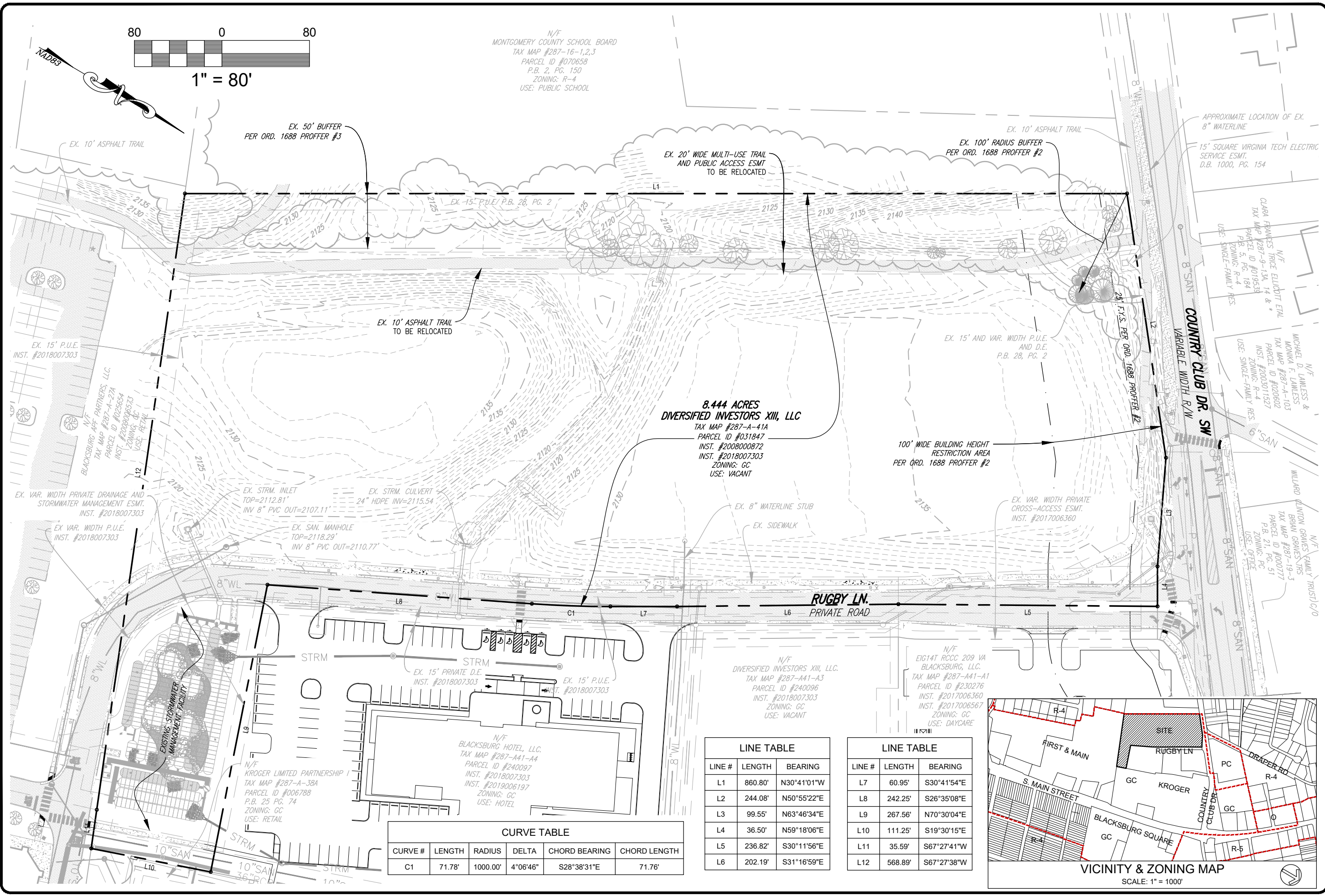
CONDITIONAL USE PERMIT EXISTING CONDITIONS & PARCEL MAP

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
SCALE 1" = 80'
REVISIONS
12/6/2021
12/28/2021

CUP1

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
DIVERSIFIED INVESTORS XIII, LLC.
TAX MAP #287-A41-A3
PARCEL ID #240096
INST. #2018007303
ZONING: GC
USE: VACANT

N/F
EIG14T RCCC 209 VA
BLACKSBURG, LLC.
TAX MAP #287-A41-A1
PARCEL ID #230276
INST. #2017006360
INST. #2017006567
ZONING: GC
USE: DAYCARE

EX. 50' BUFFER
PER ORD. 1688 PROFFER #3

EX. 100' RADIUS BUFFER
PER ORD. 1688 PROFFER #2

EX. 20' WIDE MULTI-USE TRAIL
AND PUBLIC ACCESS ESMT
TO BE RELOCATED

APPROXIMATE LOCATION OF EX.
8" WATERLINE
15' SQUARE VIRGINIA TECH ELECTRIC
SERVICE ESMT.
D.B. 1000, PG. 154

EX. 10' ASPHALT TRAIL
TO BE RELOCATED

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

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'

EX. 8" WATERLINE STUB

EX. SIDEWALK

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

EX. 15' P.U.E.
INST. #2018007303

N/F
BLACKSBURG AFF PARTNERS, LLC.
TAX MAP #287-A-27A
PARCEL ID #025654
INST. #2008000523
ZONING: GC
USE: RETAIL

EX. VAR. WIDTH PRIVATE DRAINAGE AND
STORMWATER MANAGEMENT ESMT.
INST. #2018007303

EX. VAR. WIDTH P.U.E.
INST. #2018007303

EX. VAR. WIDTH PRIVATE DRAINAGE AND
STORMWATER MANAGEMENT ESMT.
INST. #2018007303

EXISTING STORMWATER
MANAGEMENT FACILITY

N/F
KROGER LIMITED PARTNERSHIP I
TAX MAP #287-A-38A
PARCEL ID #006788
P.B. 25 PG. 74
ZONING: GC
USE: RETAIL

N/F
BLACKSBURG HOTEL, LLC.
TAX MAP #287-A41-A4
PARCEL ID #240097
INST. #2018007303
INST. #2019006197
ZONING: GC
USE: HOTEL

CURVE TABLE

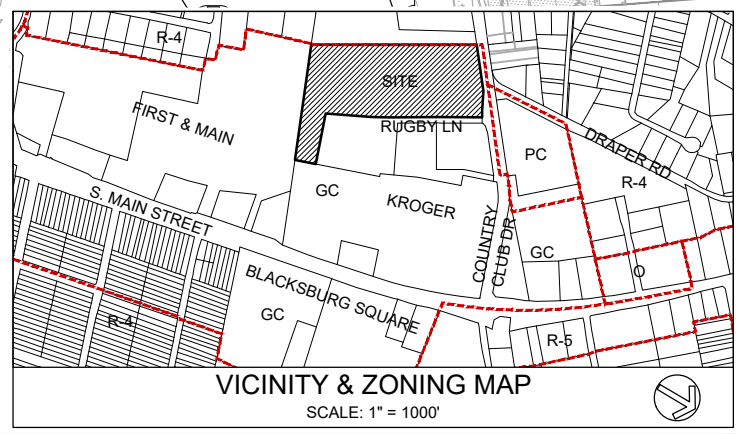
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.78'	1000.00'	4°06'46"	S28°38'31"E	71.76'

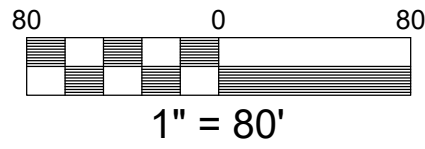
LINE TABLE

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

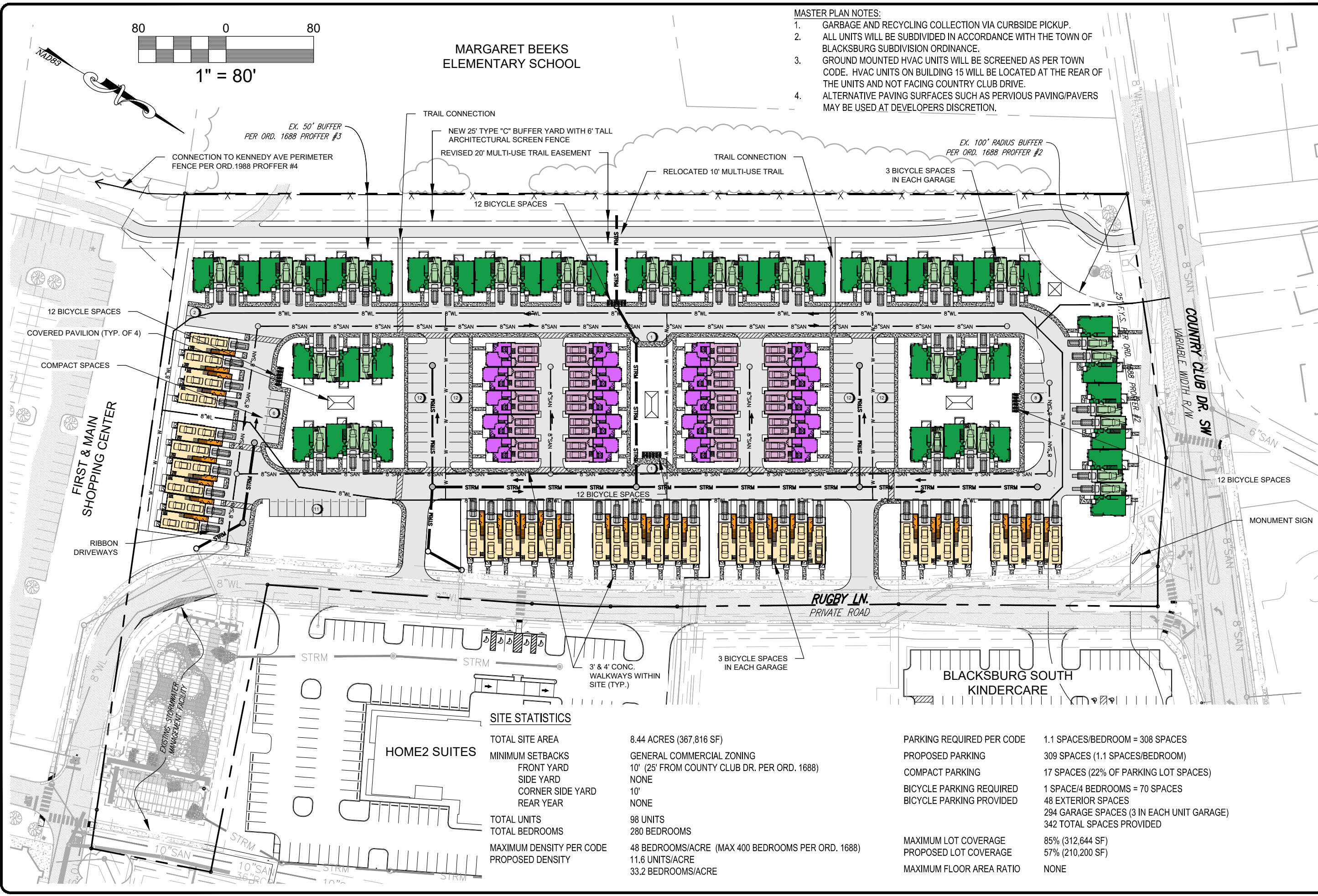




**MARGARET BEEKS
ELEMENTARY SCHOOL**

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.
4. ALTERNATIVE PAVING SURFACES SUCH AS PERVIOUS PAVING/PAVERS MAY BE USED AT DEVELOPERS DISCRETION.



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RUGBY FIELD TOWNHOMES
CONDITIONAL USE PERMIT
MASTER PLAN

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

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	309 SPACES (1.1 SPACES/BEDROOM)
COMPACT PARKING	17 SPACES (22% 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

DATE 11/1/2021
SCALE 1" = 80'
REVISIONS
12/6/2021
12/28/2021

CUP2

PROJECT NO 24210115.00



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RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 OPEN SPACE PLAN

TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

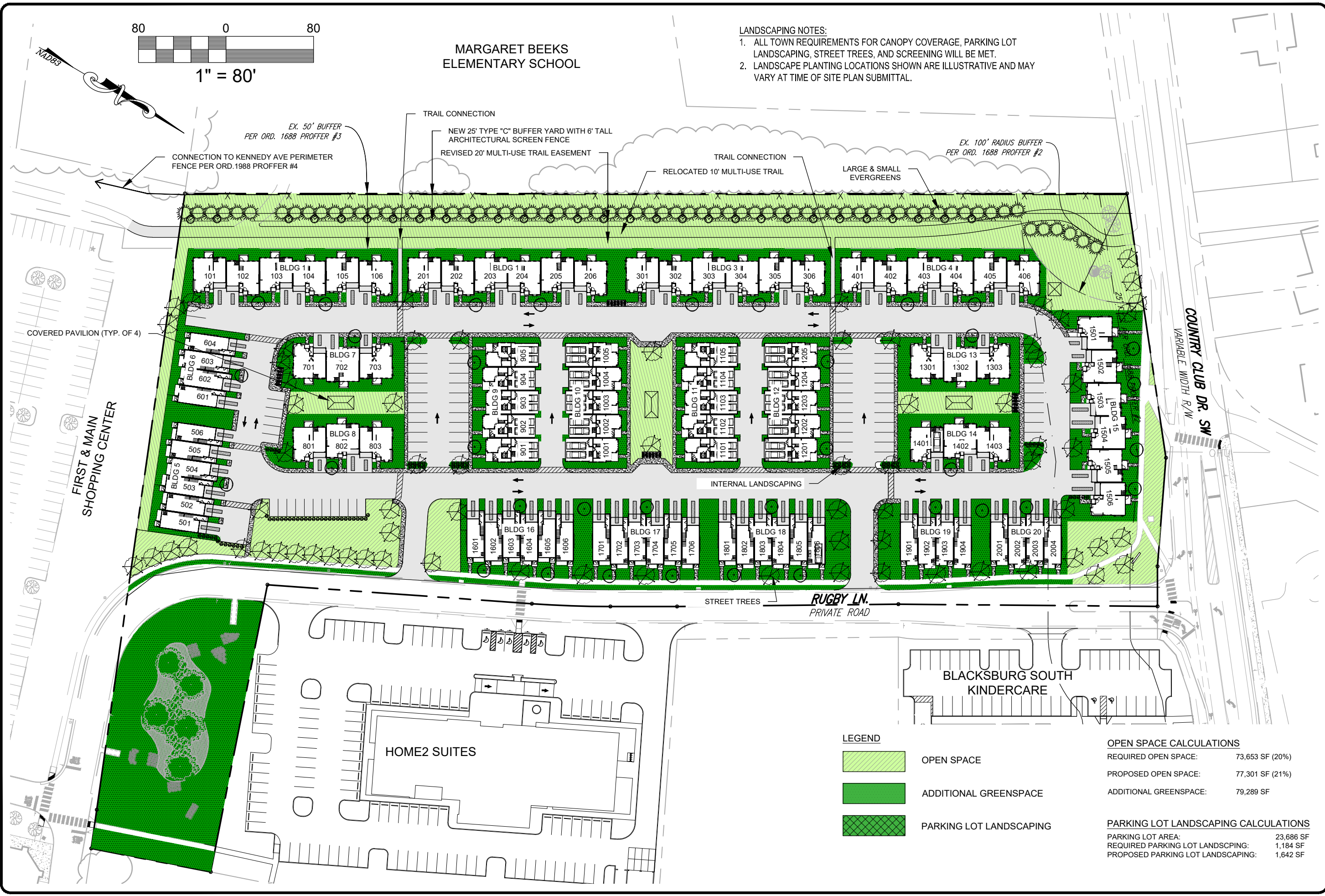
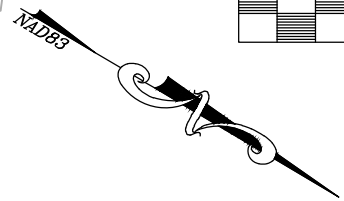
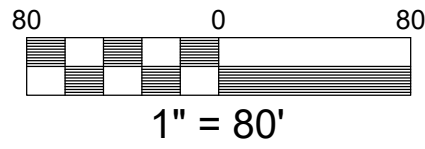
DATE 11/1/2021
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 12/28/2021

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

- OPEN SPACE
- ADDITIONAL GREENSPACE
- PARKING LOT LANDSCAPING

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	73,653 SF (20%)
PROPOSED OPEN SPACE:	77,301 SF (21%)
ADDITIONAL GREENSPACE:	79,289 SF

PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT AREA:	23,686 SF
REQUIRED PARKING LOT LANDSCAPING:	1,184 SF
PROPOSED PARKING LOT LANDSCAPING:	1,642 SF



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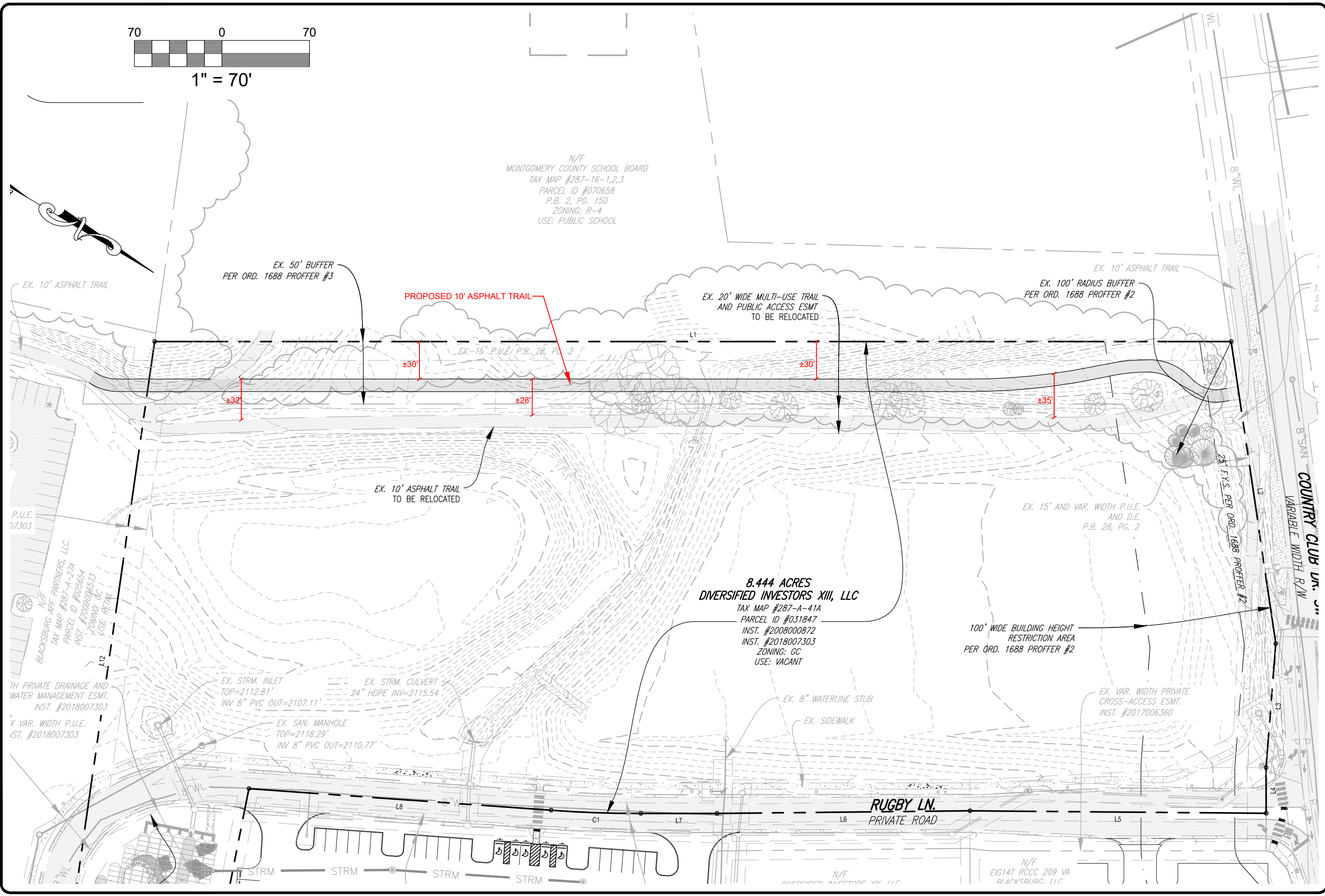
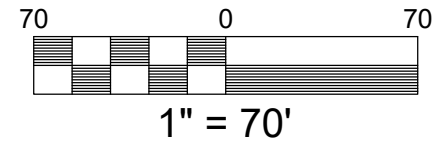
80 College Street
 Suite H
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RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 TRAIL RELOCATION EXHIBIT

TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
 SCALE 1" = 70'
 REVISIONS
 12/6/2021
 12/28/2021

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

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 USE: VACANT

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

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

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

EX. 8" WATERLINE STUB
 EX. SIDEWALK

RUGBY LN.
 PRIVATE ROAD

N/F
 EIG14T RCCC 209 VA
 BLACKSBURG, LLC