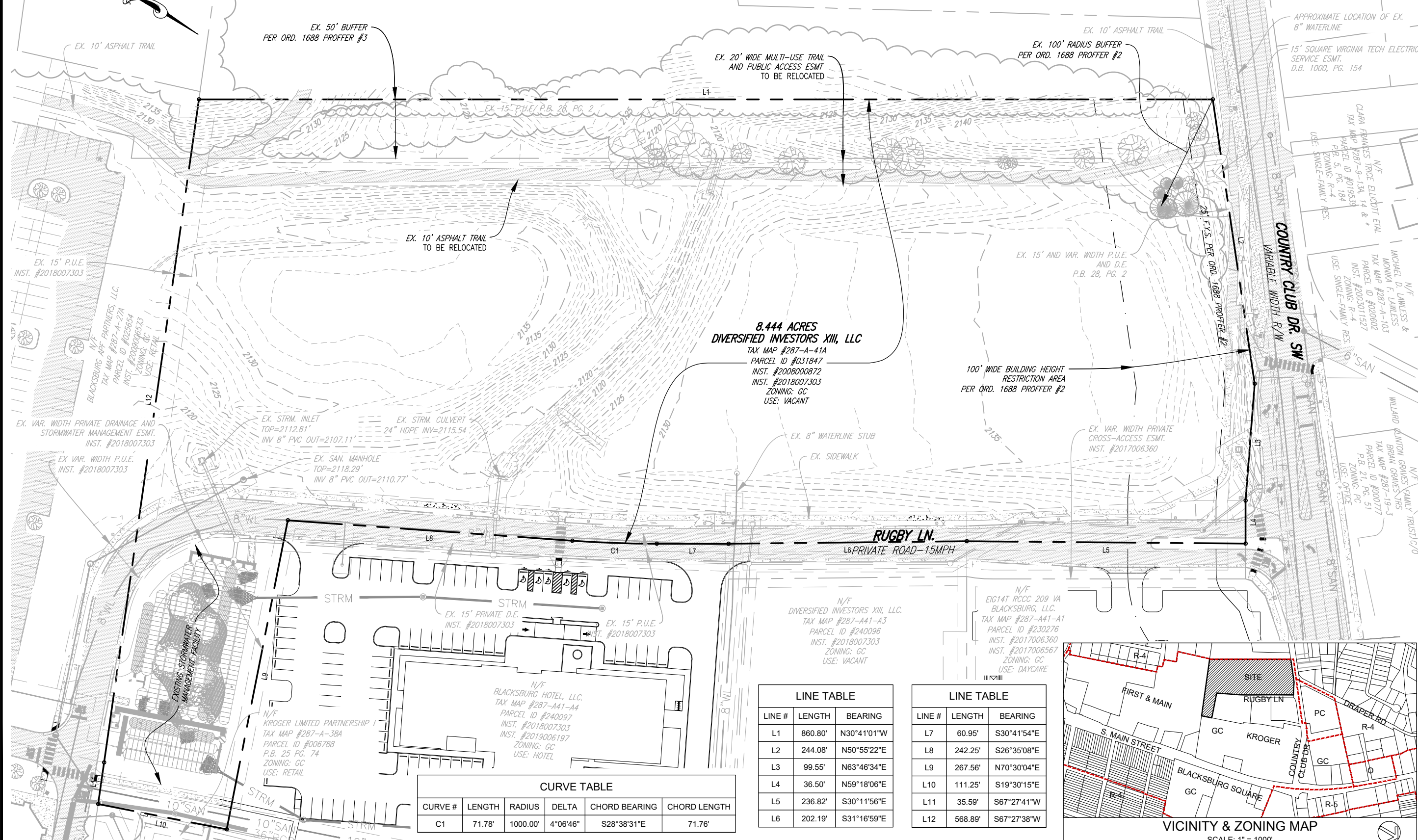


N/F
MONTGOMERY COUNTY SCHOOL BOARD
TAX MAP #287-16-1,2,3
PARCEL ID #070658
P.B. 2, PG. 150
ZONING: R-4
USE: PUBLIC SCHOOL



APPROXIMATE LOCATION OF EX. 8" WATERLINE
15' SQUARE VIRGINIA TECH ELECTRIC SERVICE ESMT. D.B. 1000, PG. 154
CLARA FRANCES TRICE ELLIOTT ET AL
TAX MAP #287-9-13, 14 & *
PARCEL ID #0196533
P.B. 5, PG. 184
ZONING: R-4
USE: SINGLE-FAMILY RES.

EX. 15' P.U.E. INST. #2018007303
BLACKSBURG AFF PARTNERS, LLC
TAX MAP #287-A-27A
PARCEL ID #025654
INST. #200800872
ZONING: GC
USE: RETAIL

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

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

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

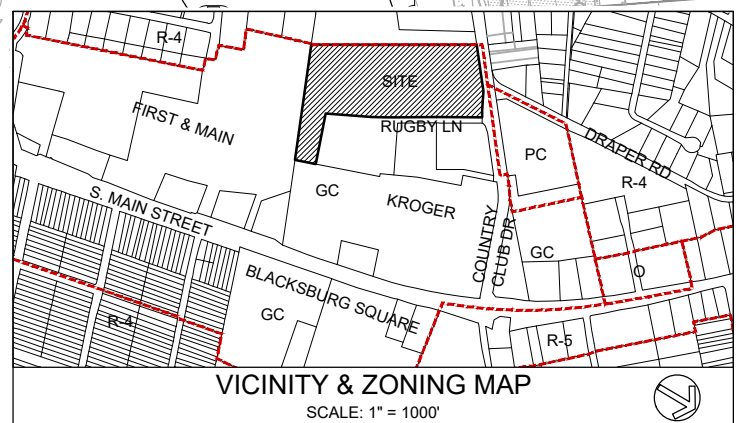
N/F
KROGER LIMITED PARTNERSHIP I
TAX MAP #287-A-38A
PARCEL ID #006788
P.B. 25 PG. 74
ZONING: GC
USE: RETAIL

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

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

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 #	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



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg

www.balzer.cc

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
1/27/2022
2/8/2022

CUP1
PROJECT NO 24210115.00



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 Shenandoah Valley
 New River Valley / Lynchburg

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

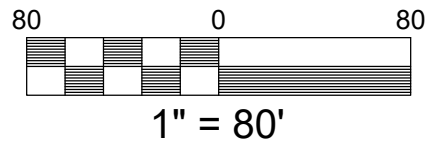
RUGBY FIELD TOWNHOMES

CONDITIONAL USE PERMIT
 MASTER PLAN

TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
 SCALE 1" = 80'
 REVISIONS
 12/6/2021
 12/28/2021
 1/27/2022
 2/8/2022

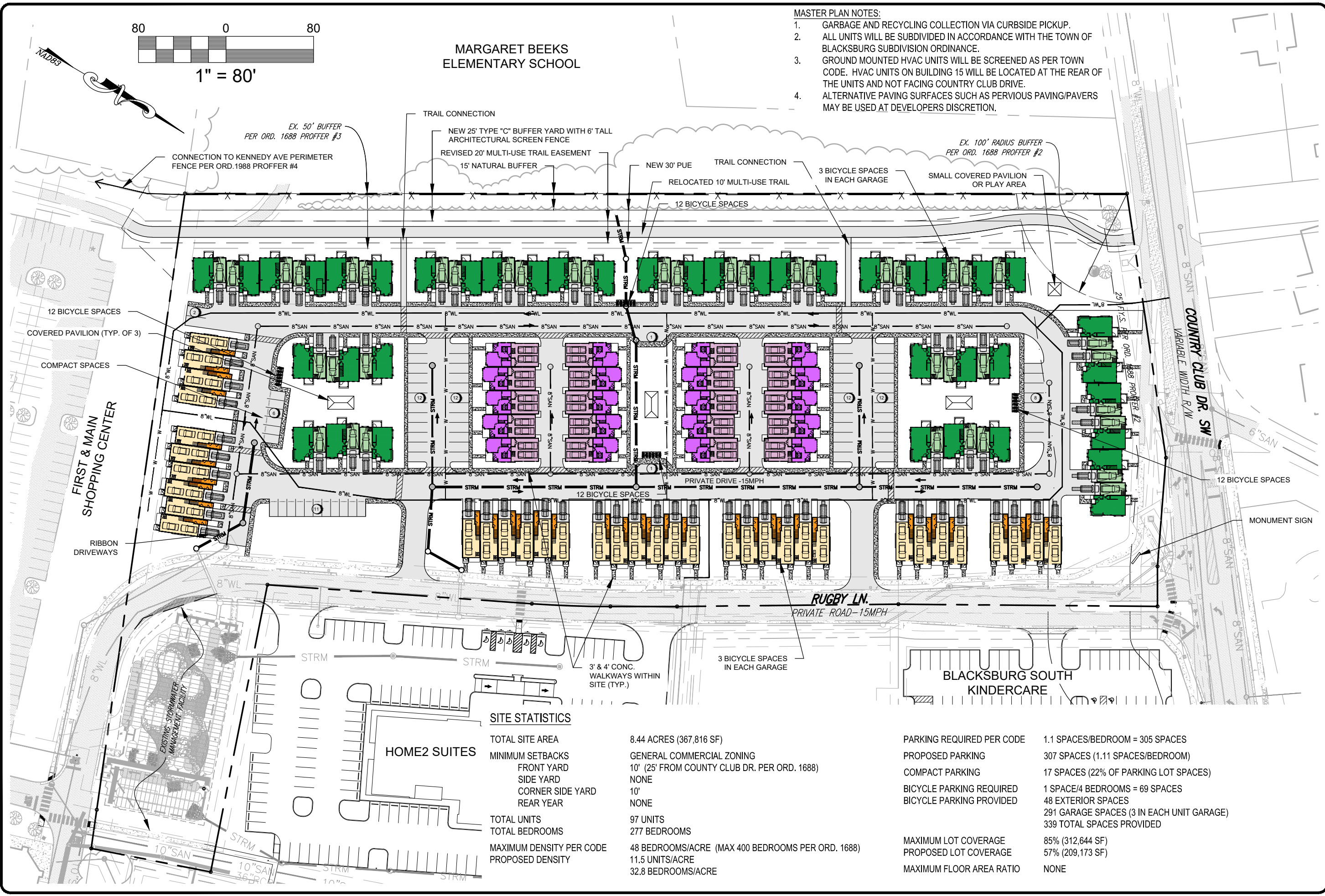
CUP2
 PROJECT NO 24210115.00



**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.



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	97 UNITS
TOTAL BEDROOMS	277 BEDROOMS
MAXIMUM DENSITY PER CODE	48 BEDROOMS/ACRE (MAX 400 BEDROOMS PER ORD. 1688)
PROPOSED DENSITY	11.5 UNITS/ACRE 32.8 BEDROOMS/ACRE

PARKING REQUIRED PER CODE	1.1 SPACES/BEDROOM = 305 SPACES
PROPOSED PARKING	307 SPACES (1.11 SPACES/BEDROOM)
COMPACT PARKING	17 SPACES (22% OF PARKING LOT SPACES)
BICYCLE PARKING REQUIRED	1 SPACE/4 BEDROOMS = 69 SPACES
BICYCLE PARKING PROVIDED	48 EXTERIOR SPACES 291 GARAGE SPACES (3 IN EACH UNIT GARAGE) 339 TOTAL SPACES PROVIDED
MAXIMUM LOT COVERAGE	85% (312,644 SF)
PROPOSED LOT COVERAGE	57% (209,173 SF)
MAXIMUM FLOOR AREA RATIO	NONE

HOME2 SUITES





BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 Shenandoah Valley
 New River Valley / Lynchburg

www.balzer.cc

80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 OPEN SPACE PLAN

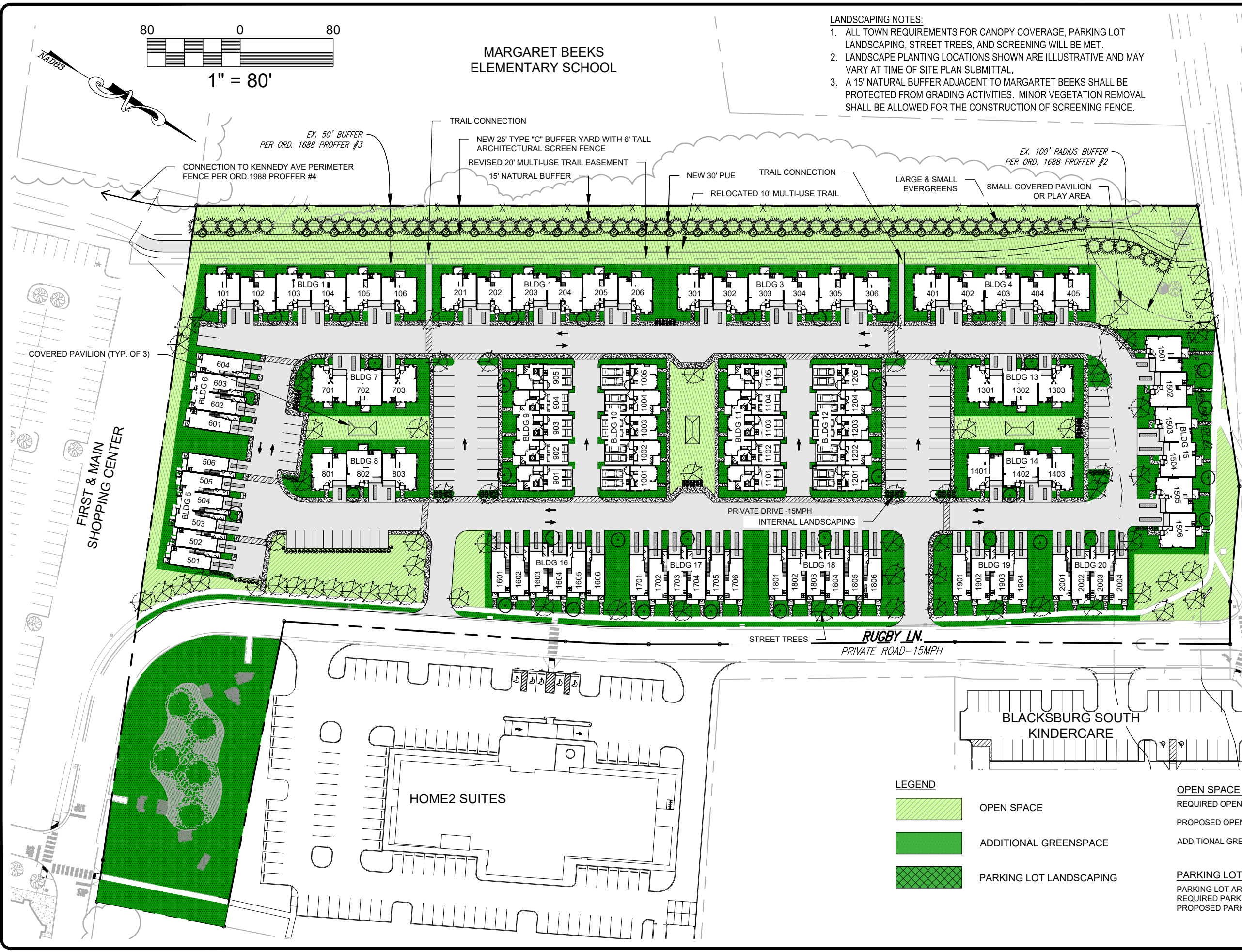
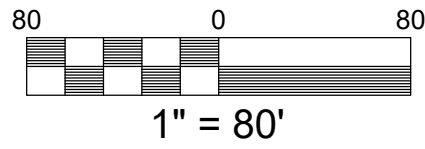
TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA

DATE 11/1/2021
 SCALE 1" = 80'
 REVISIONS
 12/6/2021
 12/28/2021
 1/27/2022
 2/8/2022




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.
 3. A 15' NATURAL BUFFER ADJACENT TO MARGARET BEEKS SHALL BE PROTECTED FROM GRADING ACTIVITIES. MINOR VEGETATION REMOVAL SHALL BE ALLOWED FOR THE CONSTRUCTION OF SCREENING FENCE.



LEGEND

	OPEN SPACE
	ADDITIONAL GREENSPACE
	PARKING LOT LANDSCAPING

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	73,653 SF (20%)
PROPOSED OPEN SPACE:	75,460 SF (21%)
ADDITIONAL GREENSPACE:	80,197 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



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 Shenandoah Valley
 New River Valley / Lynchburg

www.balzer.cc
 80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

RUGBY FIELD TOWNHOMES
 CONDITIONAL USE PERMIT
 TRAIL RELOCATION EXHIBIT

DATE 11/1/2021
 SCALE 1" = 70'
 REVISIONS
 12/6/2021
 12/28/2021
 1/27/2022
 2/8/2022

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

P.U.E.
 07303
 BLACKSBURG APT PARTNERS, LLC
 TAX MAP #287-A-21A
 INST. #2018007303

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'

EX. 8" WATERLINE STUB
 EX. SIDEWALK

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

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

RUGBY LN.
 PRIVATE ROAD-15MPH

N/F
 EIG14T RCCC 209 VA
 BLACKSBURG, LLC

