



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

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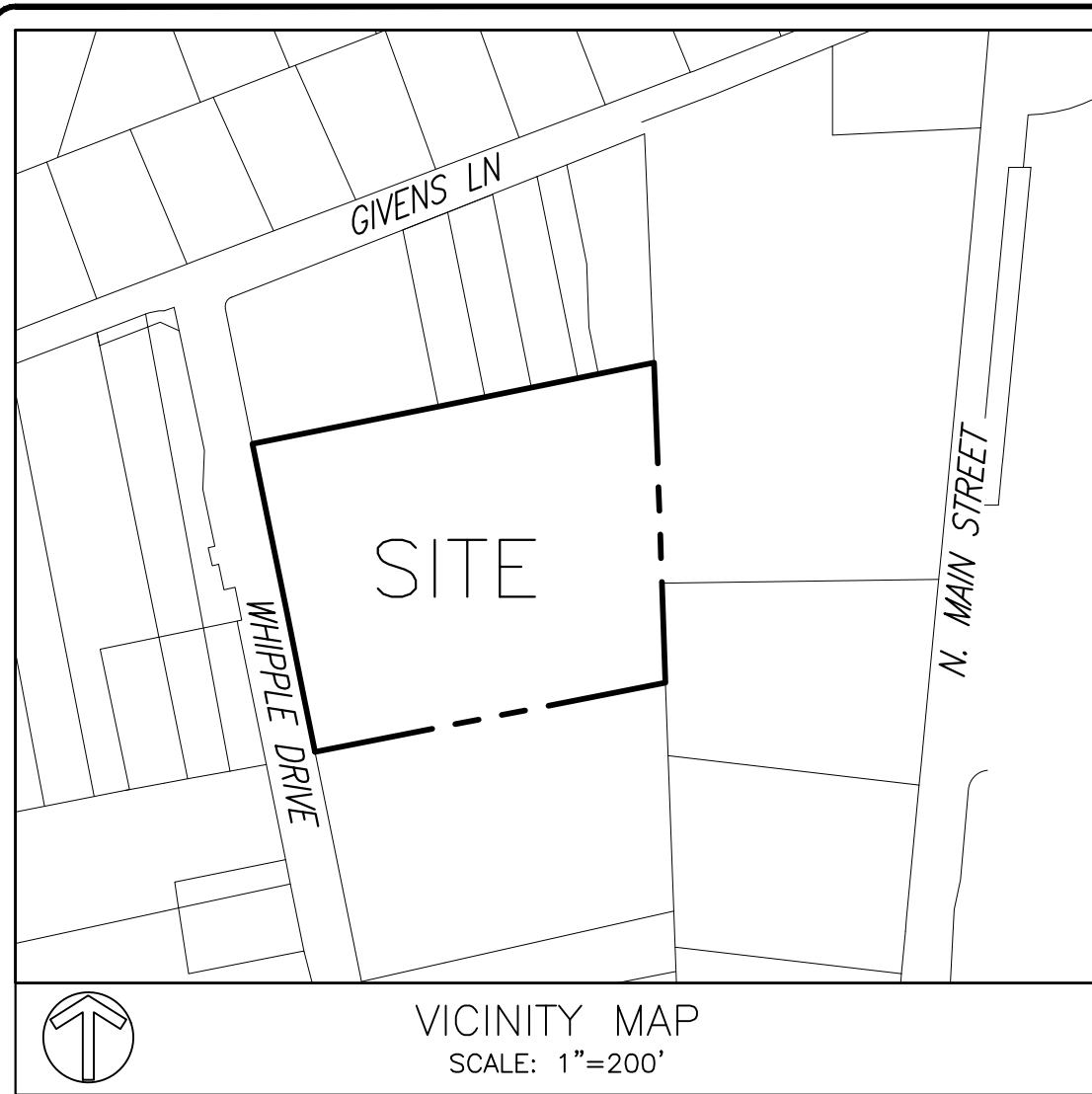


**WHIPPLE DRIVE TOWNHOMES**  
PLANNED RESIDENTIAL DEVELOPMENT  
EXISTING CONDITIONS & DEMOLITION PLAN

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: GLM  
DESIGNED BY: GLM  
CHECKED BY: SMS  
DATE: 6/1/22  
SCALE: 1" = 20'  
REVISIONS:

**SW1**  
PROJECT NO. 24210126.00



THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

**WHIPPLE DRIVE TOWNHOMES PRD**  
**STORMWATER CONCEPT PLAN**  
TOWN OF BLACKSBURG  
MONTGOMERY COUNTY, VIRGINIA

**GENERAL NOTES**

1. SITE ADDRESS: 1800-1806 WHIPPLE DRIVE; 105 GIVENS LANE  
BLACKSBURG, VIRGINIA 24060  
MOUNT TABOR MAGISTERIAL DISTRICT
2. APPLICANT: JJB PROPERTIES, LLC  
P.O. BOX 10246  
BLACKSBURG, VA 24062  
PHONE: (540) 650-1150  
CONTACT: JUSTIN BOYLE
3. AGENT: BALZER & ASSOCIATES, INC.  
80 COLLEGE STREET, SUITE H  
CHRISTIANSBURG, VA 24073  
PHONE: (540) 381-4290  
CONTACT: STEVE SEMONES
4. TAX PARCEL NO'S: 197-1 50A, 51C, 5\*  
197-1 51B, 52B, 5\*  
197-1 51A, 52A, 5\*  
167-24 53A  
197-1 46A
5. CURRENT ZONING: R-5 - TRANSITIONAL RESIDENTIAL
6. PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
7. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0045C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
8. WATER: TOWN OF BLACKSBURG
9. SEWER: TOWN OF BLACKSBURG
10. SITE AREA = 3.08 ACRES
11. APPROXIMATE LIMITS OF CLEARING AND GRADING = 3.23 ACRES  
EXISTING LOT COVERAGE = 0.36 AC. (11.1%)  
PROPOSED LOT COVERAGE = 1.82 AC. (56.3%)
12. BUILDING SETBACKS:  
R/W SETBACK: 15'  
PERIMETER SETBACK: 10'  
INTERIOR LOT LINES: 10' (ALL SIDES)
13. ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.

**SOILS INFORMATION**

- 11B - DUFFIELD-ERNEST COMPLEX, 2 TO 7 PERCENT SLOPES  
K-FACTOR: 0.28  
TEXTURE: SILT LOAM  
HYDROLOGIC SOIL GROUP: B
- 13B - FREDERICK AND VERTREES GRAVELLY SILT LOAMS, 2 TO 7 PERCENT SLOPES  
K-FACTOR: 0.24  
TEXTURE: GRAVELLY SILT LOAM  
HYDROLOGIC SOIL GROUP: B
- 13C - FREDERICK AND VERTREES GRAVELLY SILT LOAMS, 7 TO 15 PERCENT SLOPES  
K-FACTOR: 0.24  
TEXTURE: GRAVELLY SILT LOAM  
HYDROLOGIC SOIL GROUP: B

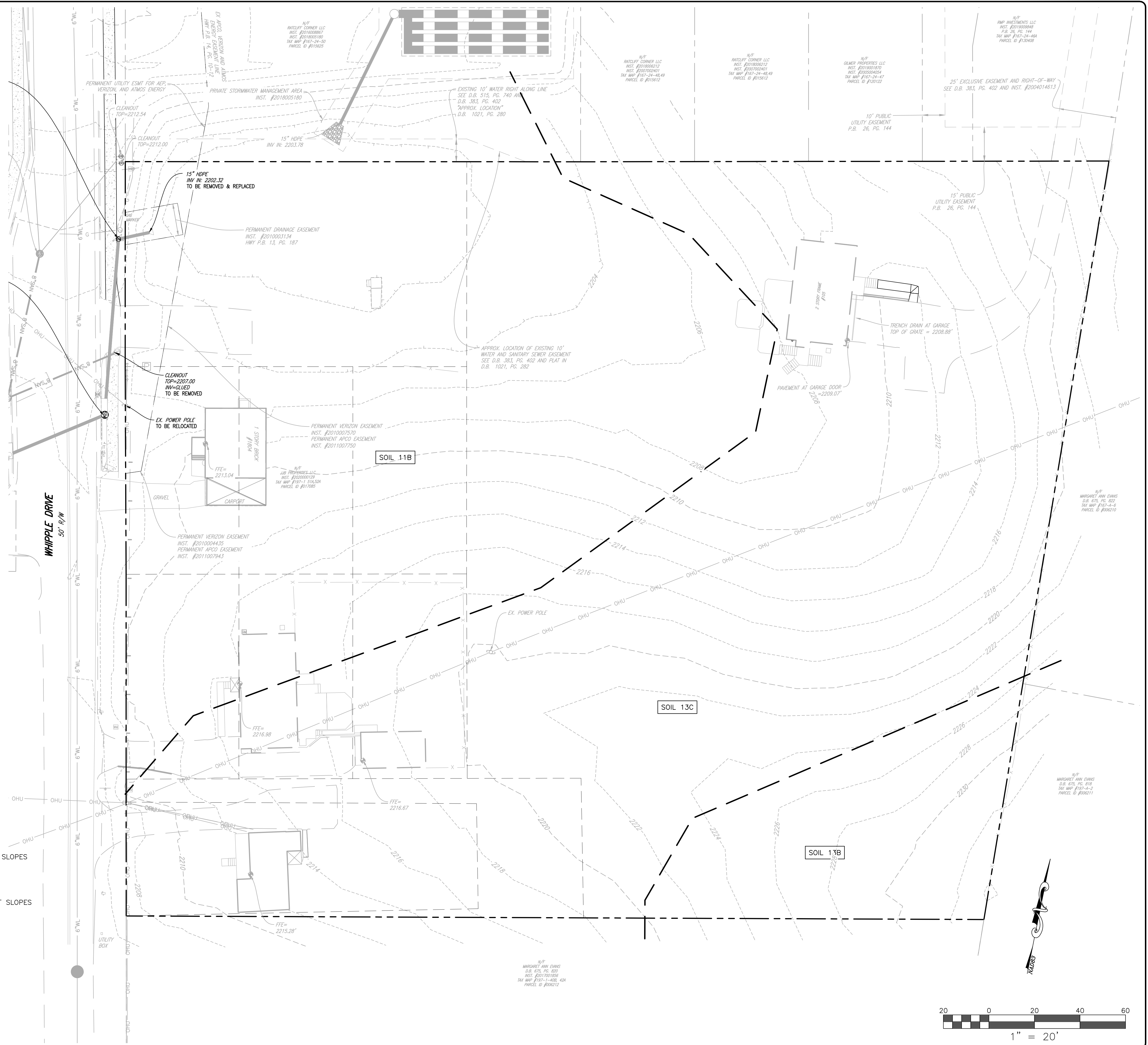
**SURVEY DATA**

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED FEBRUARY 25-MARCH 3, 2022. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)  
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:  
ON SITE - BALZER AND ASSOCIATES, INC. 2022  
OFF-SITE - TOWN OF BLACKSBURG, 2017

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOCIATES, INC. 2022



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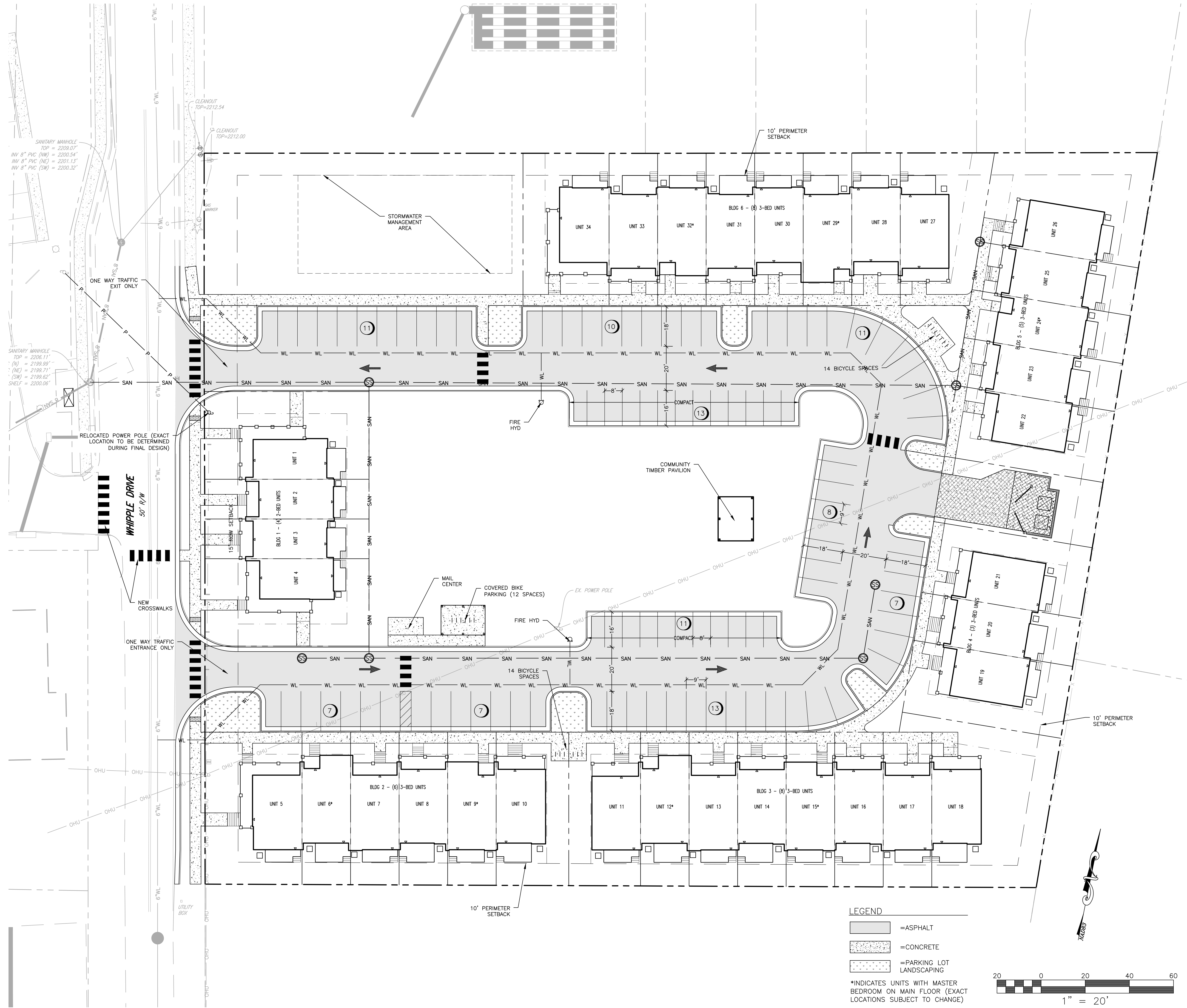
GENERAL NOTES:  
 SITE AREA: 3.08 AC  
 EXISTING ZONING: R-5  
 PROPOSED ZONING: PRD

SETBACKS:  
 ROW - 15'  
 INTERIOR LOTS - 10' (ALL SIDES)  
 PERIMETER - 10'

TOTAL UNITS - 34  
 TOTAL BEDROOMS - 98  
 DENSITY - 11 UNITS/AC  
 31.8 BEDROOMS/ AC

PARKING PROVIDED: 98 SPACES (1.00 SP/BD)  
 STANDARD PARKING: 74 SPACES  
 COMPACT PARKING: 24 SPACES (24.5%)

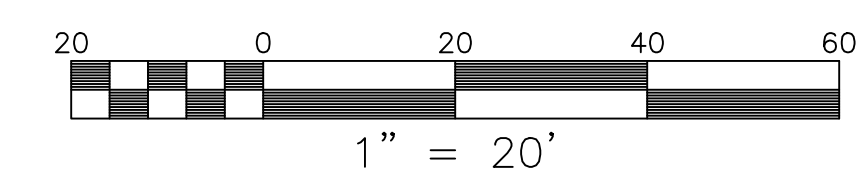
BICYCLE PARKING:  
 REQUIRED - 0.25 SP/BD (25 SPACES)  
 PROVIDED - 0.41 SP/BD (40 SPACES)



LEGEND

- = ASPHALT
- = CONCRETE
- = PARKING LOT LANDSCAPING

\*INDICATES UNITS WITH MASTER BEDROOM ON MAIN FLOOR (EXACT LOCATIONS SUBJECT TO CHANGE)



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**WHIPPLE DRIVE TOWNHOMES**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 MASTER PLAN

DRAWN BY: GLM  
 DESIGNED BY: GLM  
 CHECKED BY: SMS  
 DATE: 6/1/22  
 SCALE: 1" = 20'  
 REVISIONS:

PROJECT NO. 24210126.00

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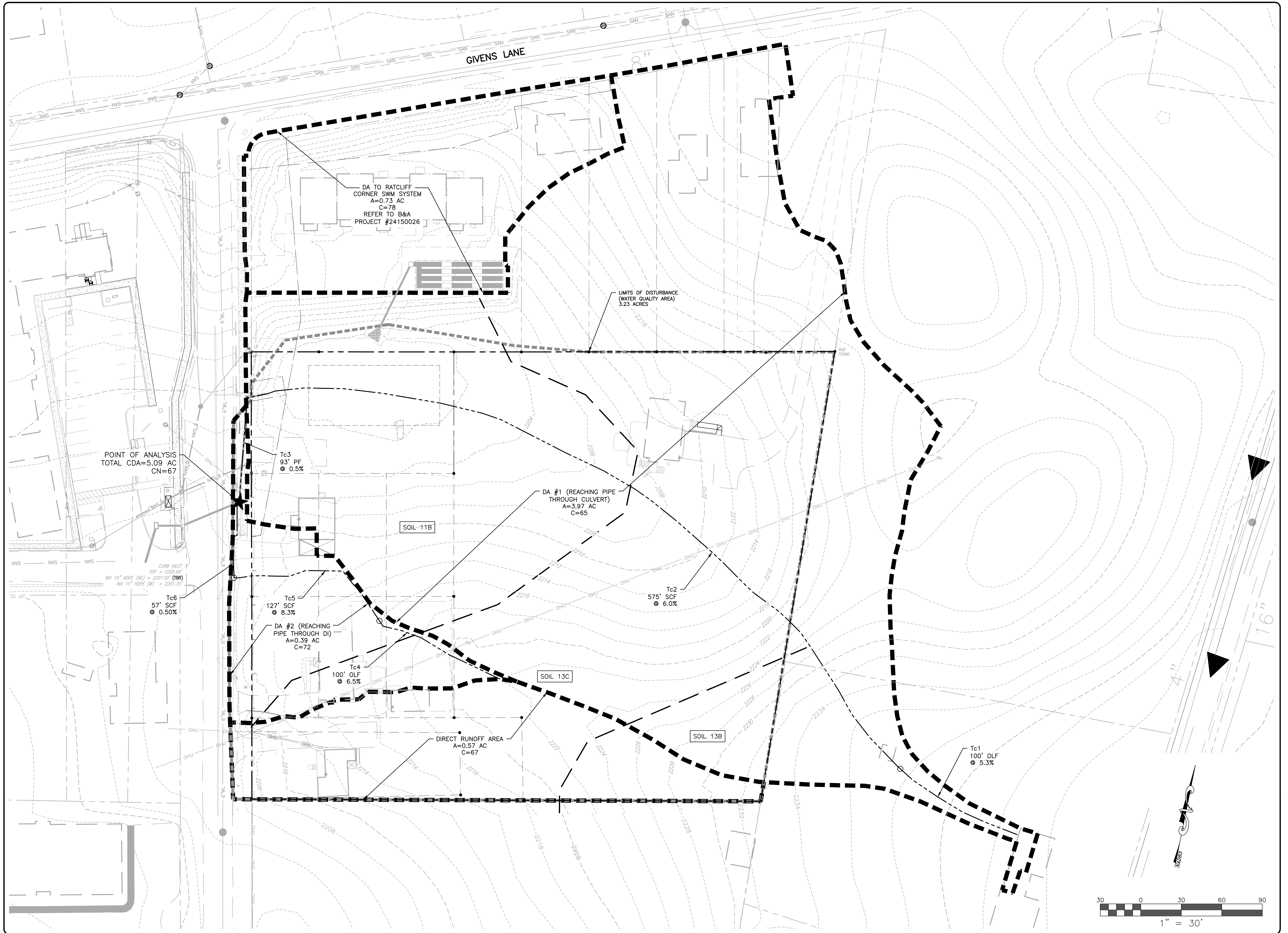
**WHIPPLE DRIVE TOWNHOMES**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 PRE-DEVELOPMENT DRAINAGE AREA MAP

MOUNT LABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	6/1/22
SCALE	1" = 30'
REVISIONS	

**SW3**

PROJECT NO. 24210126.00



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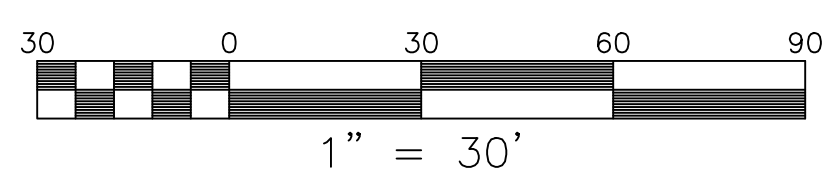
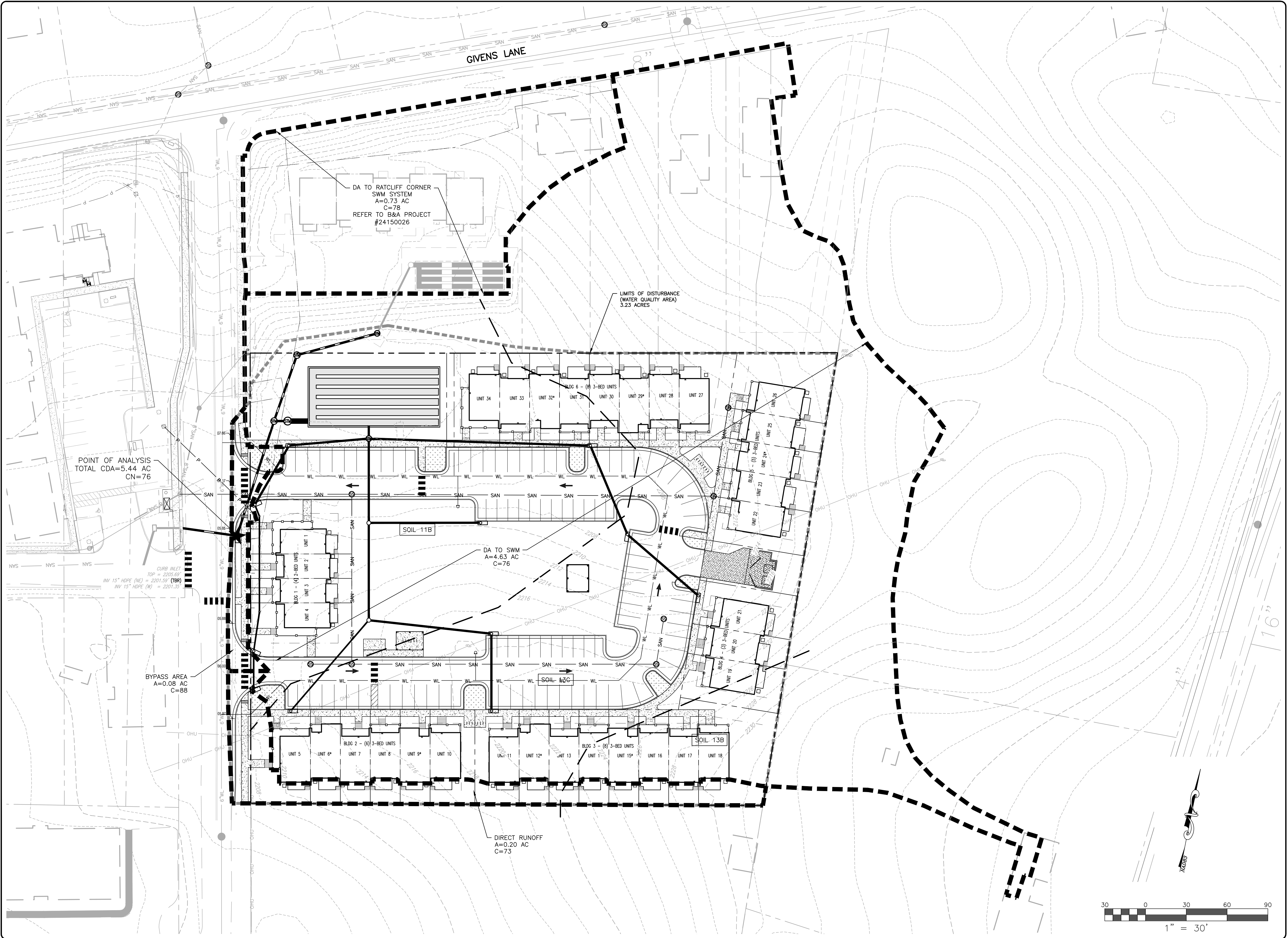


**WHIPPLE DRIVE TOWNHOMES**  
PLANNED RESIDENTIAL DEVELOPMENT  
POST-DEVELOPMENT DRAINAGE AREA MAP

MOUNT LABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DRAWN BY: GLM  
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REVISIONS:

**SW4**  
PROJECT NO. 24210126.00

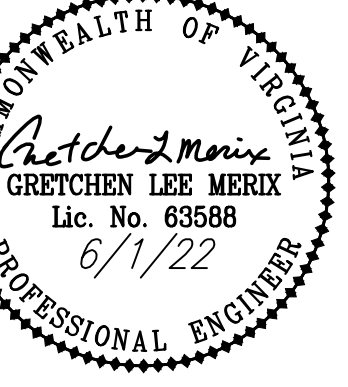


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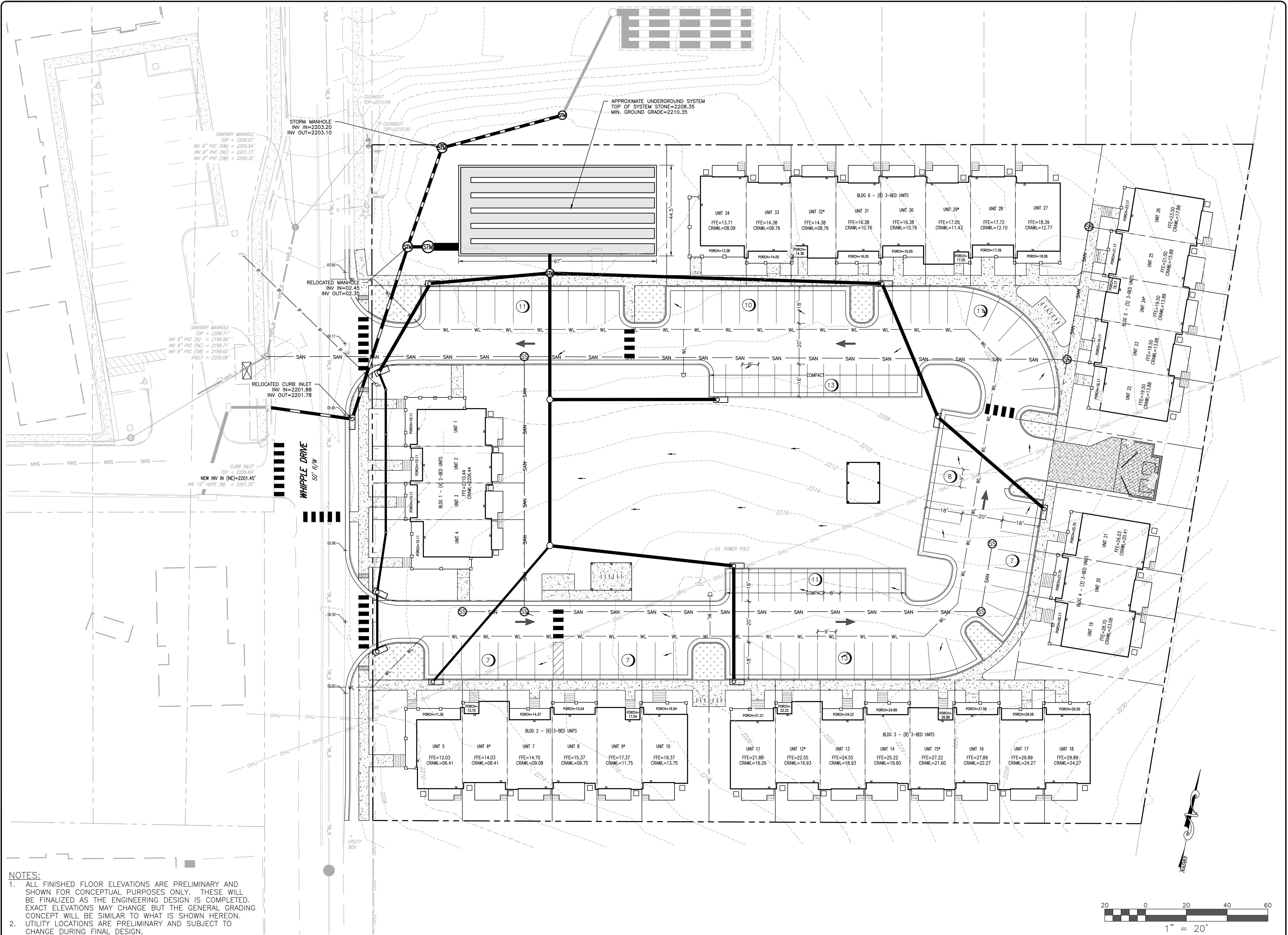


**WHIPPLE DRIVE TOWNHOMES**  
PLANNED RESIDENTIAL DEVELOPMENT  
STORMWATER MANAGEMENT PLAN

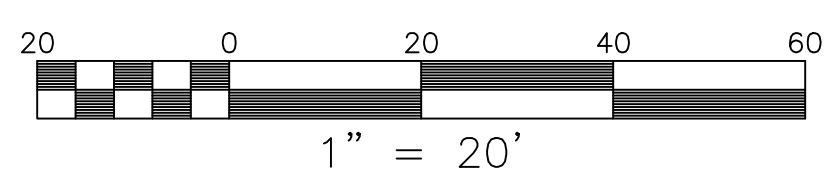
MOUNT LABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

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DATE: 6/1/22  
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REVISIONS:

**SW5**  
PROJECT NO. 24210126.00



**NOTES:**  
1. ALL FINISHED FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR CONCEPTUAL PURPOSES ONLY. THESE WILL BE FINALIZED AS THE ENGINEERING DESIGN IS COMPLETED. EXACT ELEVATIONS MAY CHANGE BUT THE GENERAL GRADING CONCEPT WILL BE SIMILAR TO WHAT IS SHOWN HEREON.  
2. UTILITY LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



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