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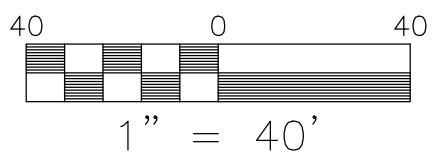
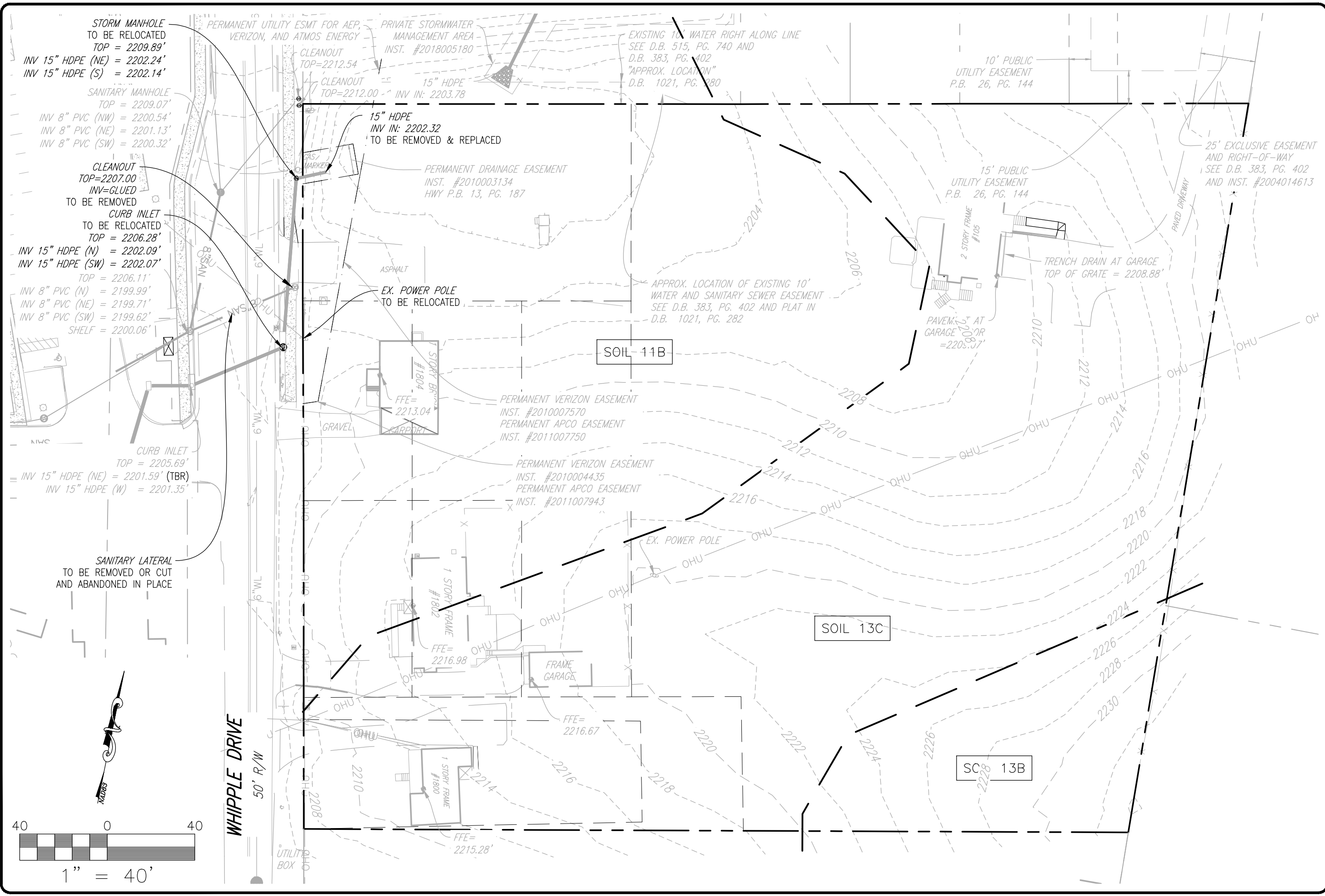
80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290

WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 EXISTING CONDITIONS & DEMOLITION PLAN

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

DATE 6/1/22
 SCALE 1"=40'
 REVISIONS

Z2
 PROJECT NO 24210126.00





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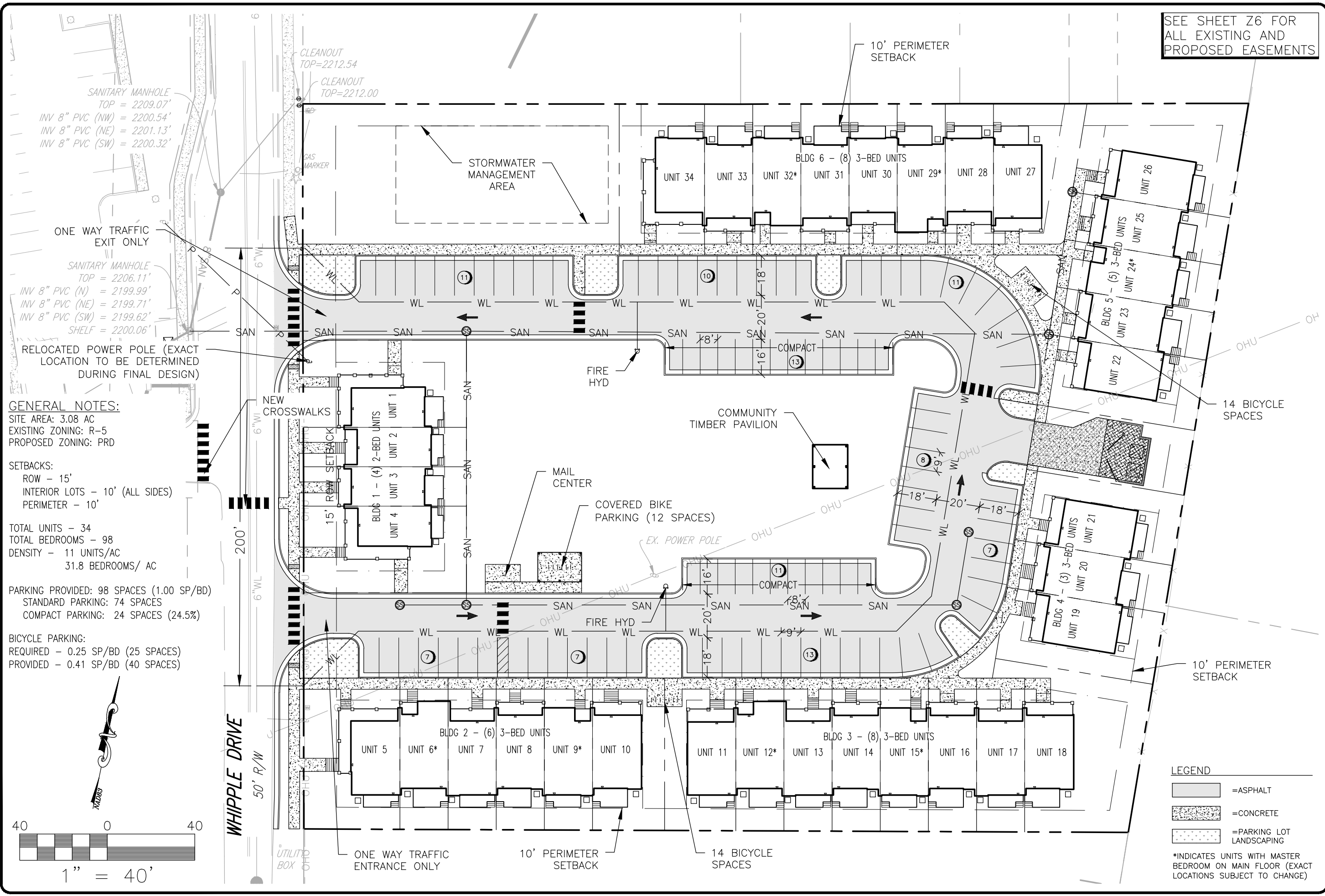
WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 MASTER PLAN

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

DATE 6/1/22
 SCALE 1"=40'
 REVISIONS

Z3
 PROJECT NO 24210126.00

SEE SHEET Z6 FOR ALL EXISTING AND PROPOSED EASEMENTS



SANITARY MANHOLE
 TOP = 2209.07'
 INV 8" PVC (NW) = 2200.54'
 INV 8" PVC (NE) = 2201.13'
 INV 8" PVC (SW) = 2200.32'

SANITARY MANHOLE
 TOP = 2206.11'
 INV 8" PVC (N) = 2199.99'
 INV 8" PVC (NE) = 2199.71'
 INV 8" PVC (SW) = 2199.62'
 SHELF = 2200.06'

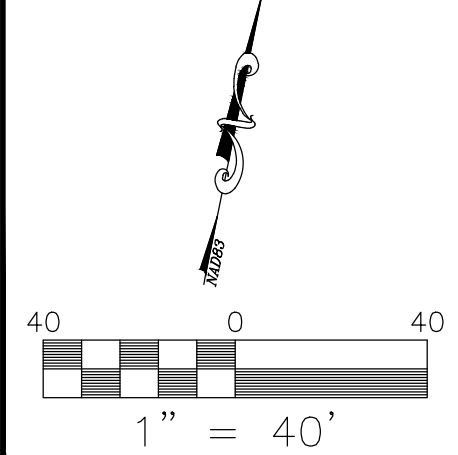
GENERAL NOTES:
 SITE AREA: 3.08 AC
 EXISTING ZONING: R-5
 PROPOSED ZONING: PRD

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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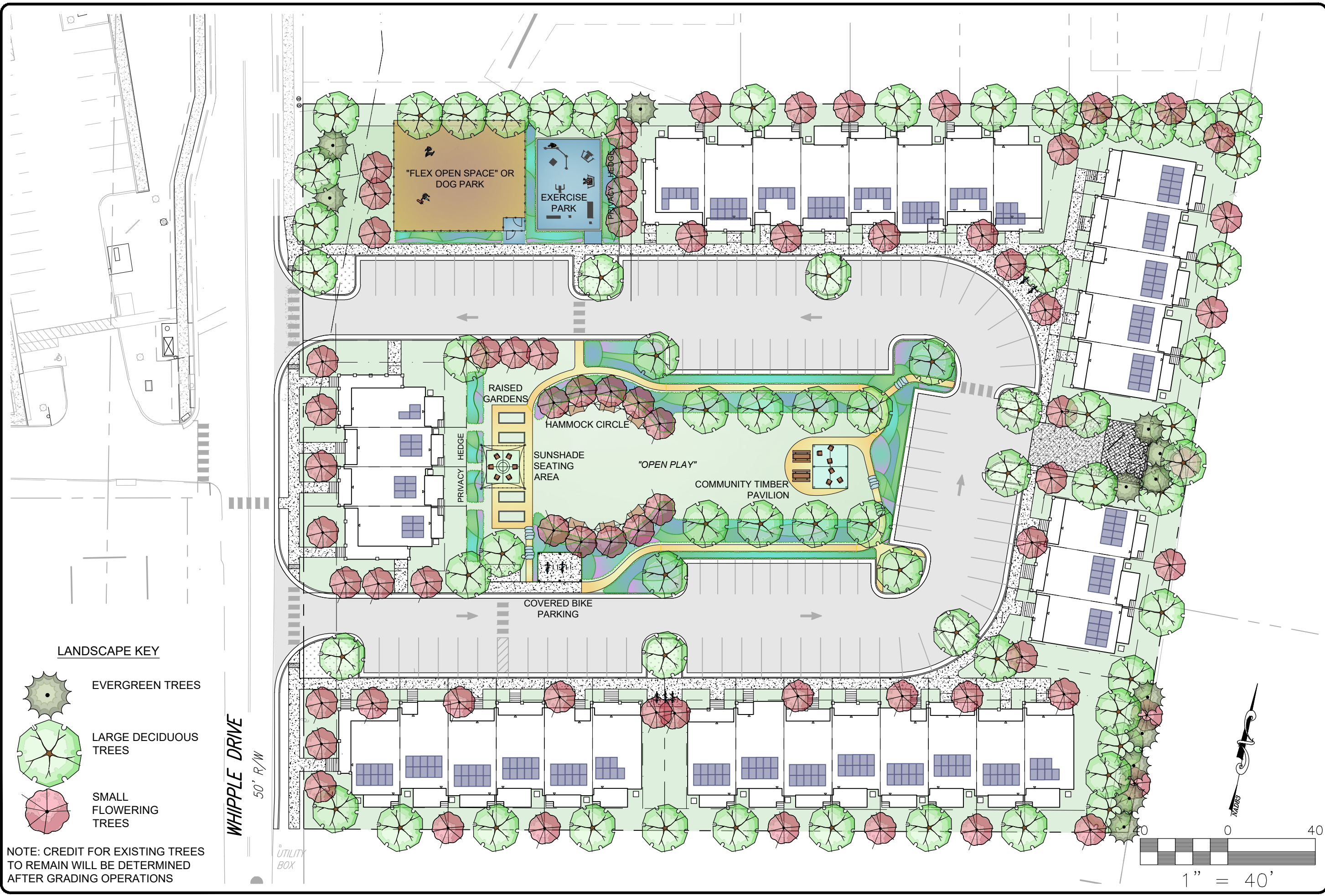
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WHIPPLE DRIVE TOWNHOMES
PLANNED RESIDENTIAL DEVELOPMENT
OPEN SPACE LAYOUT

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

DATE 6/1/22
SCALE 1"=40'
REVISIONS

Z5
PROJECT NO 24210126.00



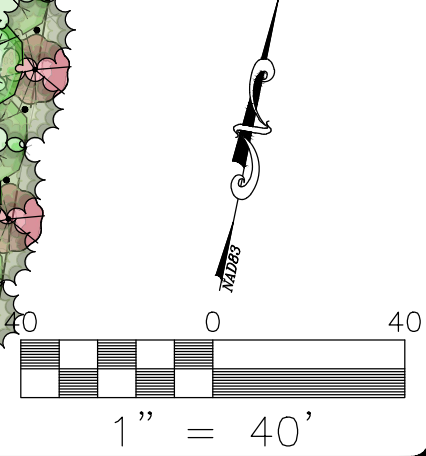
LANDSCAPE KEY

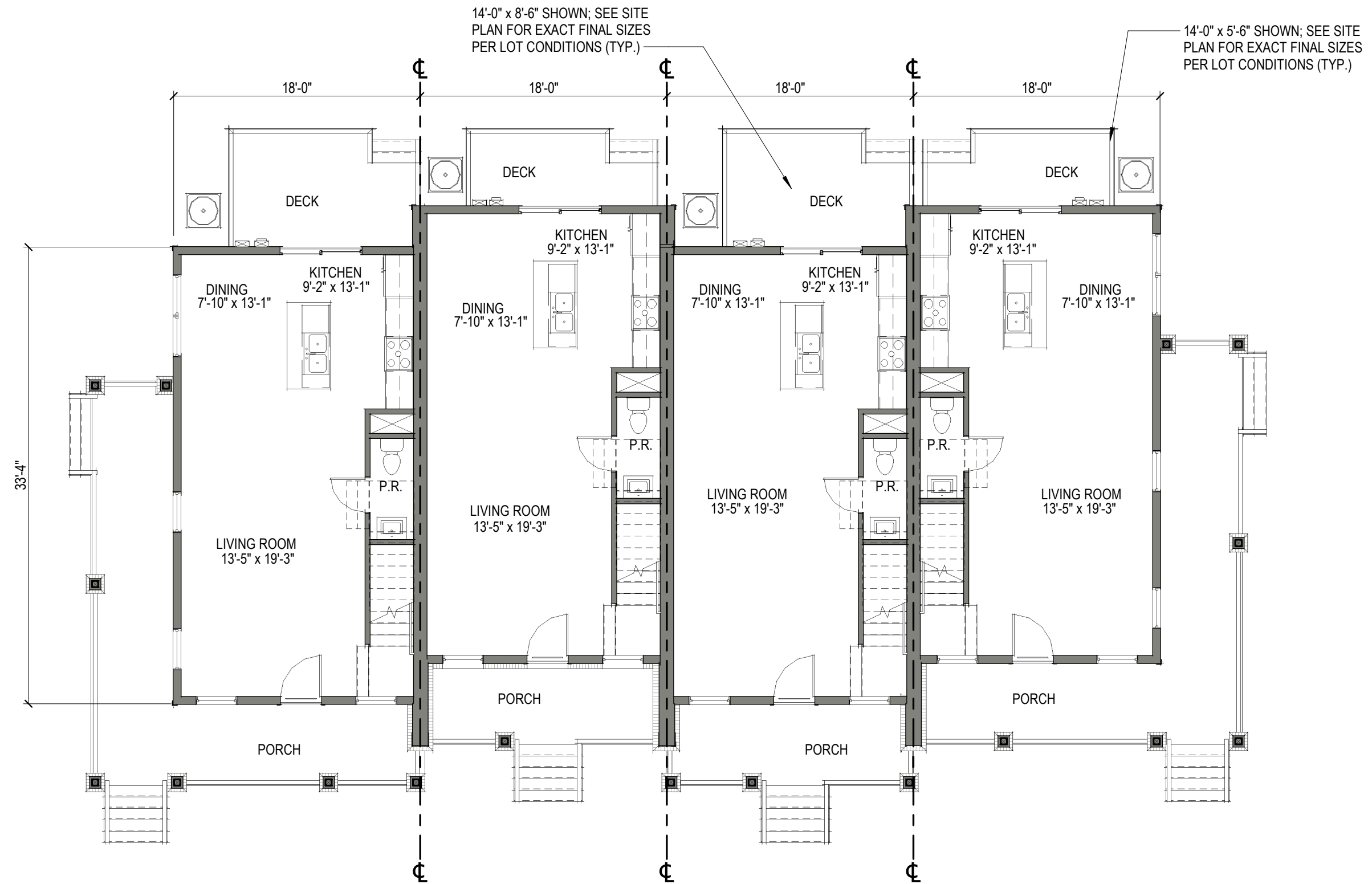
- EVERGREEN TREES
- LARGE DECIDUOUS TREES
- SMALL FLOWERING TREES

NOTE: CREDIT FOR EXISTING TREES TO REMAIN WILL BE DETERMINED AFTER GRADING OPERATIONS

WHIPPLE DRIVE
50' R/W

UTILITY BOX



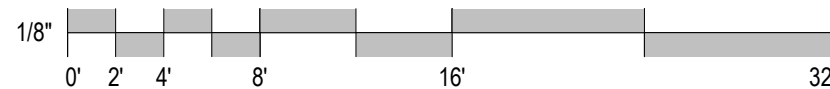


18' WIDE 2 BEDROOM UNITS

SCHEMATIC MAIN LEVEL FLOOR PLAN

WHIPPLE DRIVE TOWNHOMES

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG



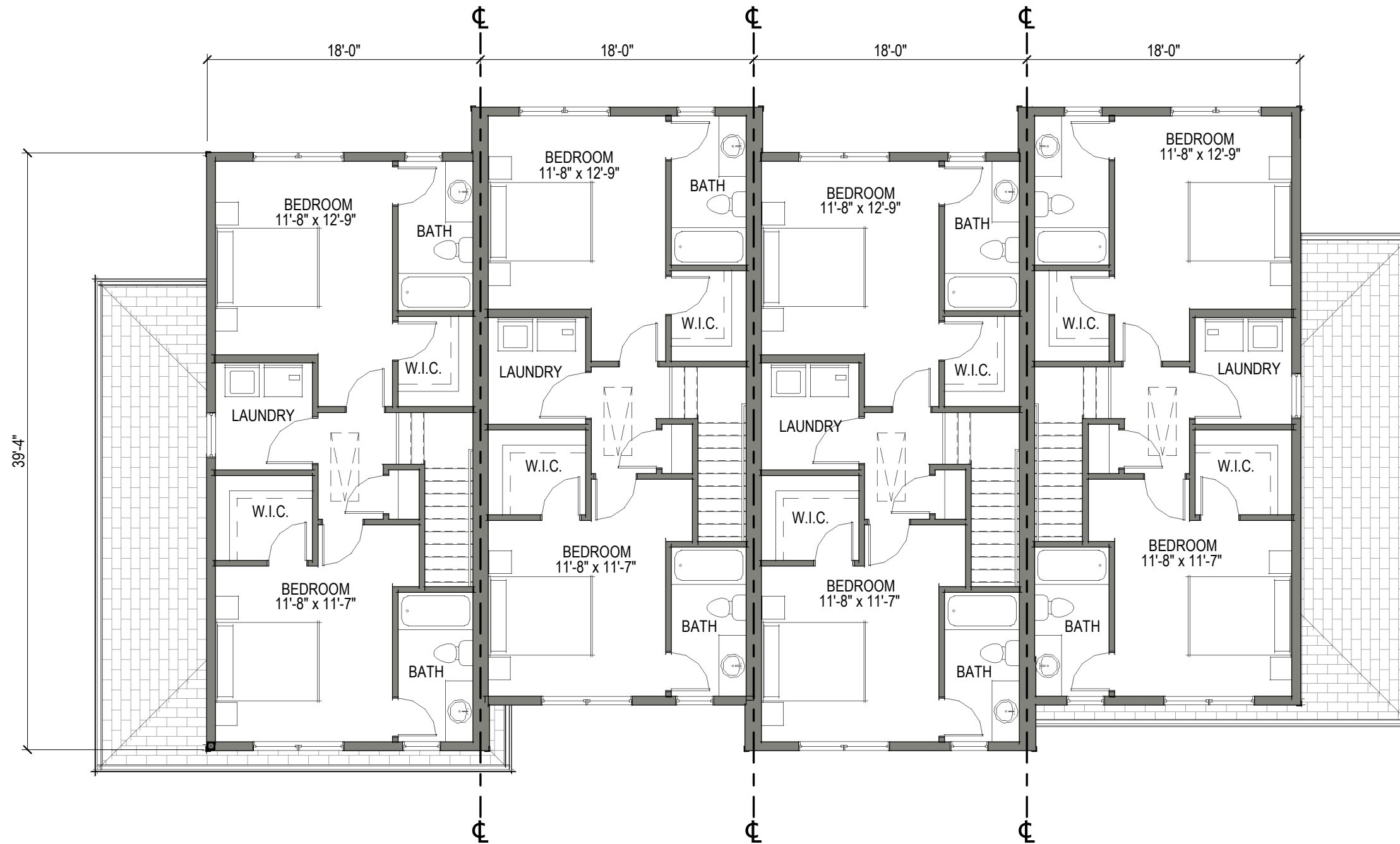
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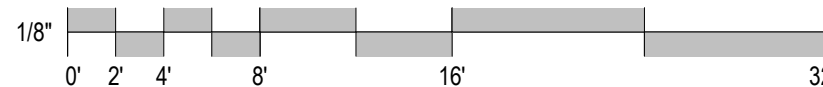


18' WIDE 2 BEDROOM UNITS

SCHEMATIC UPPER LEVEL FLOOR PLAN

WHIPPLE DRIVE TOWNHOMES

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG



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18' WIDE 2 BEDROOM UNITS
SCHEMATIC EXTERIOR ELEVATION

WHIPPLE DRIVE TOWNHOMES

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG

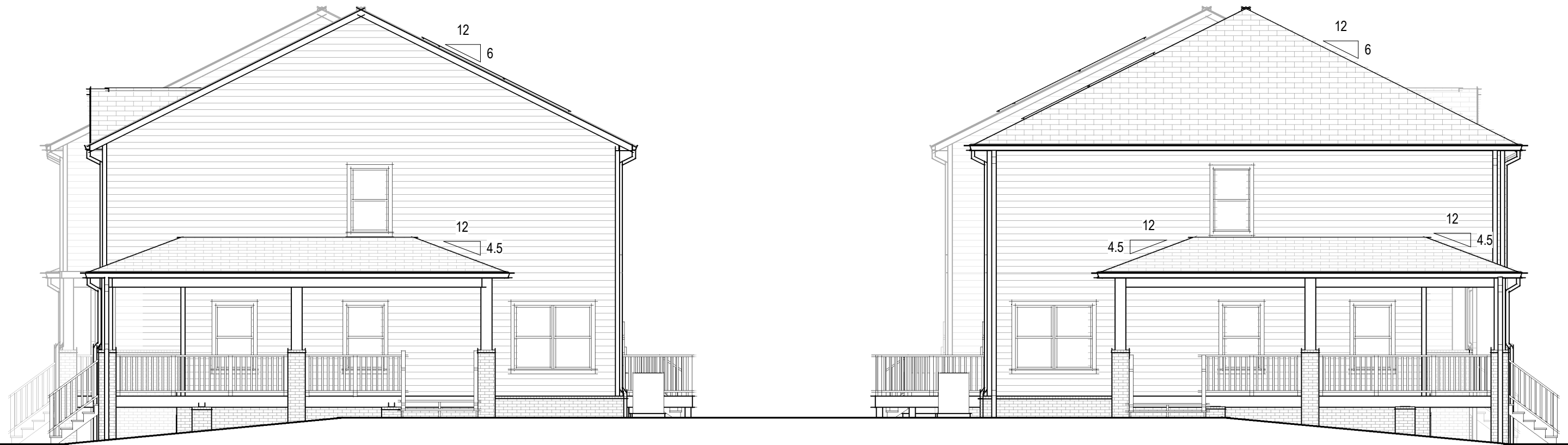
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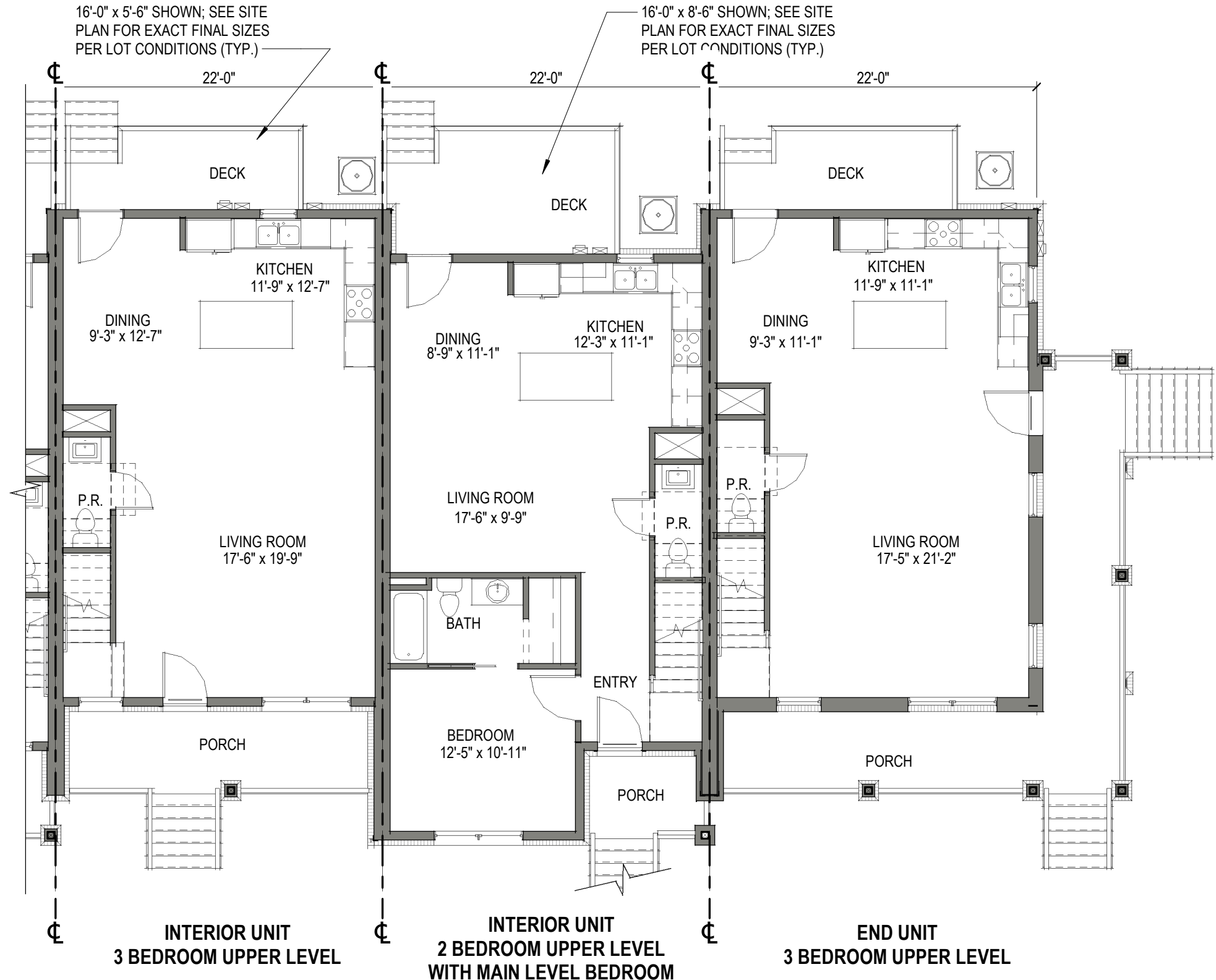
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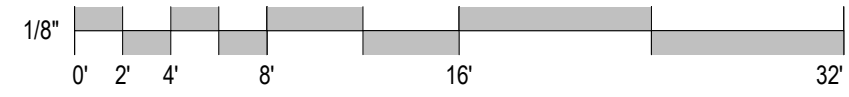
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22' WIDE 3 BEDROOM UNITS

SCHEMATIC MAIN LEVEL FLOOR PLAN

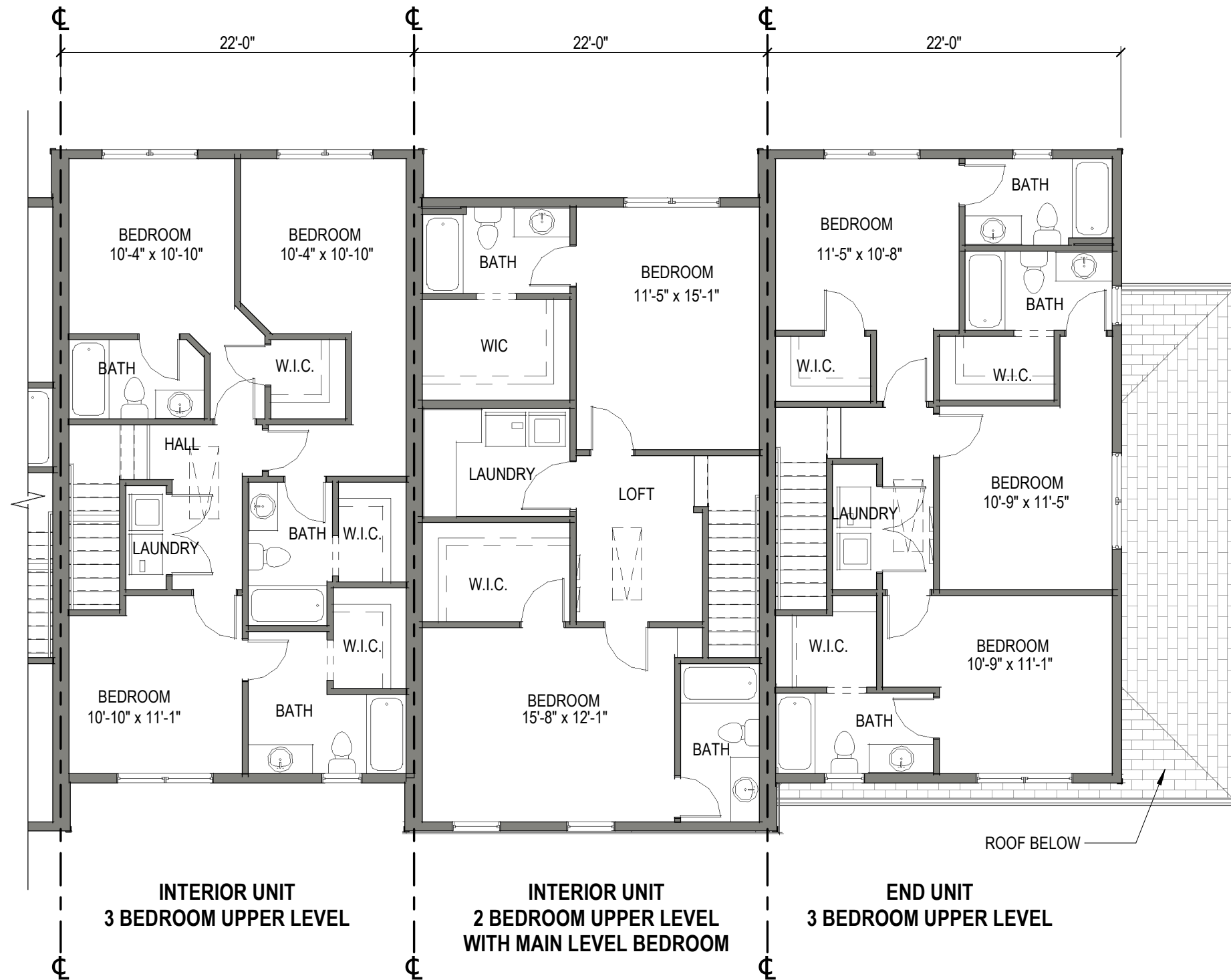


WHIPPLE DRIVE TOWNHOMES

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG

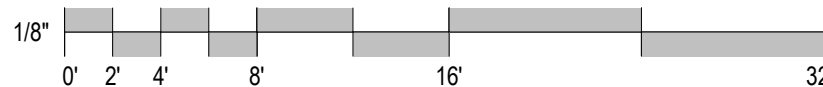
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22' WIDE 3 BEDROOM UNITS

SCHEMATIC UPPER LEVEL FLOOR PLAN



WHIPPLE DRIVE TOWNHOMES

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22' WIDE 3 BEDROOM UNITS

SCHEMATIC EXTERIOR ELEVATION

WHIPPLE DRIVE TOWNHOMES

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TOWN OF BLACKSBURG

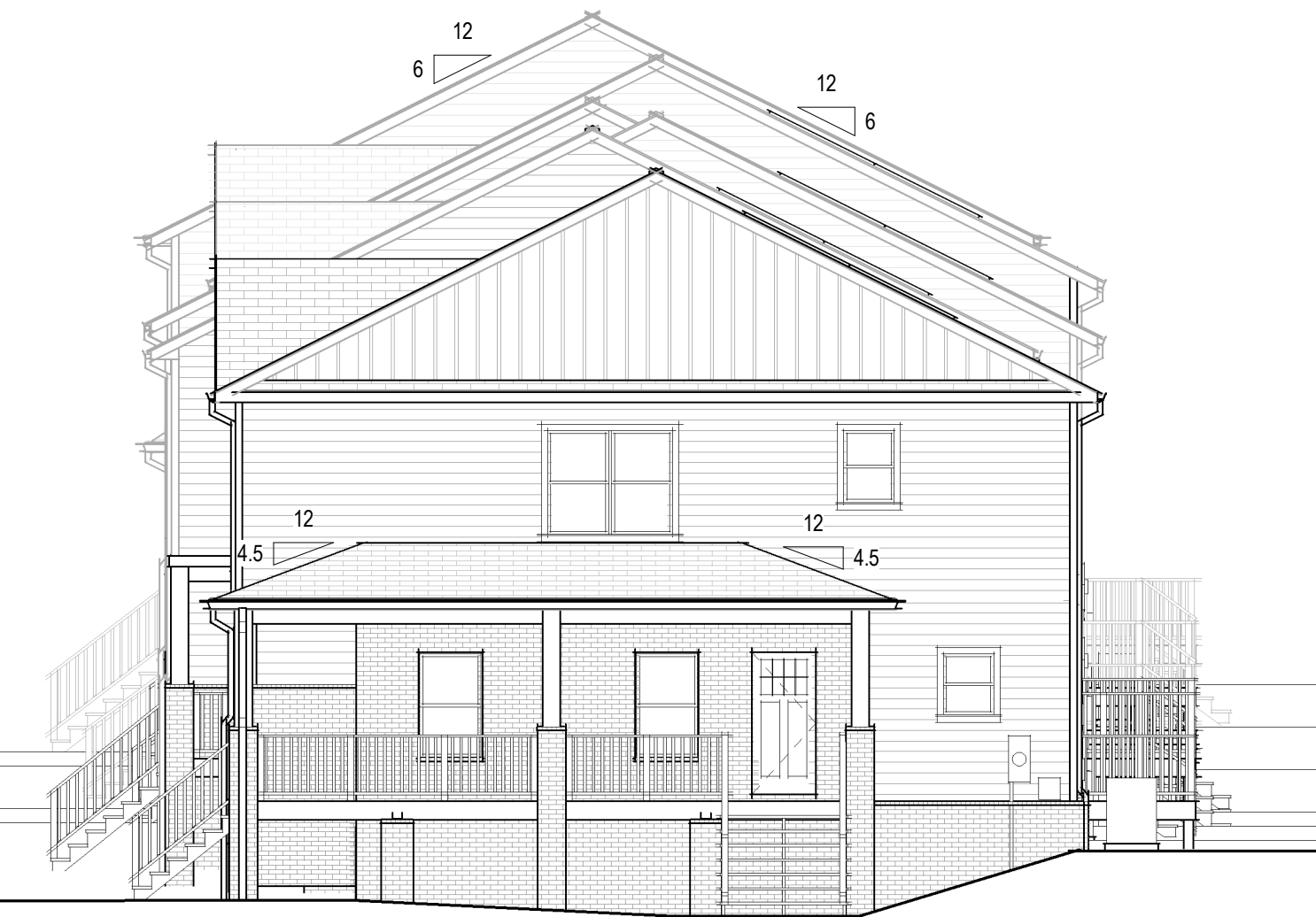
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22' WIDE 3 BEDROOM UNITS
SCHEMATIC EXTERIOR ELEVATION

WHIPPLE DRIVE TOWNHOMES

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WHIPPLE DRIVE TOWNHOMES

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG

22' WIDE 3 BEDROOM UNITS SCHEMATIC EXTERIOR ELEVATION

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WHIPPLE DRIVE TOWNHOMES

RENDERING

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG

Unit colors are shown for conceptual purposes to provide an example palette of how the finished product will appear. Individual units may not be the specific color shown on this rendering. Actual colors chosen during final design may vary but will be similar to what is shown hereon.

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WHIPPLE DRIVE TOWNHOMES

RENDERING

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TOWN OF BLACKSBURG

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