

N/F RATCLIFF CORNER LLC
INST. #2016008867
INST. #2018005180
TAX MAP #167-24-50
PARCEL ID #015625

N/F RATCLIFF CORNER LLC
INST. #2018006212
INST. #2007002401
TAX MAP #167-24-48,49
PARCEL ID #015612

N/F RATCLIFF CORNER LLC
INST. #2018006212
INST. #2007002401
TAX MAP #167-24-48,49
PARCEL ID #015612

N/F GILMER PROPERTIES LLC
INST. #2019001870
INST. #2005004054
TAX MAP #167-24-47
PARCEL ID #120122

RMP INVESTMENTS LLC
INST. #2019009848
P.B. 26, PG. 144
TAX MAP #167-24-46A
PARCEL ID #130408

N/F JJB PROPERTIES LLC
INST. #2018003557
D.B. 515, PG. 740
TAX MAP #167-24-53A
PARCEL ID #006143

0.310 ACRE

N/F JJB PROPERTIES LLC
INST. #2020000129
TAX MAP #197-1 51A,52A
PARCEL ID #017085

0.313 ACRE

N/F KELLY O'ROURKE
INST. #2003000207
P.B. 4, PG. 180
TAX MAP #197-1 51B,52B
PARCEL ID #011084

0.309 ACRE

N/F JJB PROPERTIES LLC
INST. #2020009777
INST. #2017005785
(PARCELS 1 AND 2)
TAX MAP #197-1 50A,51C,51E
#197-1-52C,52E,53E,53E
PARCEL ID #015610

0.279 ACRE

N/F MARGARET ANN EVANS
D.B. 675, PG. 820
INST. #2017001856
TAX MAP #197-1-40B, 42A

N/F MARGARET ANN EVANS
D.B. 675, PG. 822
TAX MAP #167-A-6
PARCEL ID #006210

N/F MARGARET ANN EVANS
D.B. 675, PG. 818
TAX MAP #197-A-2
PARCEL ID #006211

ROD FOUND ON LINE @ 50.0'

ROD FOUND

ROD FOUND

ROD FOUND

RODS FOUND

ROD FOUND ON LINE @ 31.0', 0.6' RIGHT OF LINE

BENT ROD FOUND

BENT ROD FOUND

BENT ROD FOUND

BENT ROD FOUND

BENT ROD FOUND

BENT ROD FOUND ON LINE @ 175.6'

CAPPED ROD FOUND

IRON IN CONCRETE

IRON IN CONCRETE

TRACT LINE

TRACT LINE

TRACT LINE

PARCEL 1

PARCEL 2



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540.381.4290

WHIPPLE DRIVE TOWNHOMES
PLANNED RESIDENTIAL DEVELOPMENT
PARCEL MAP

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

DATE 6/1/22
SCALE 1"=40'
REVISIONS
1. 7/22/22

Z1

PROJECT NO 24210126.00



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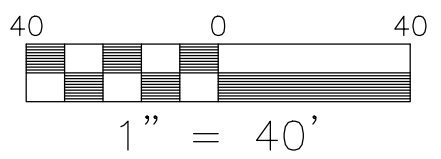
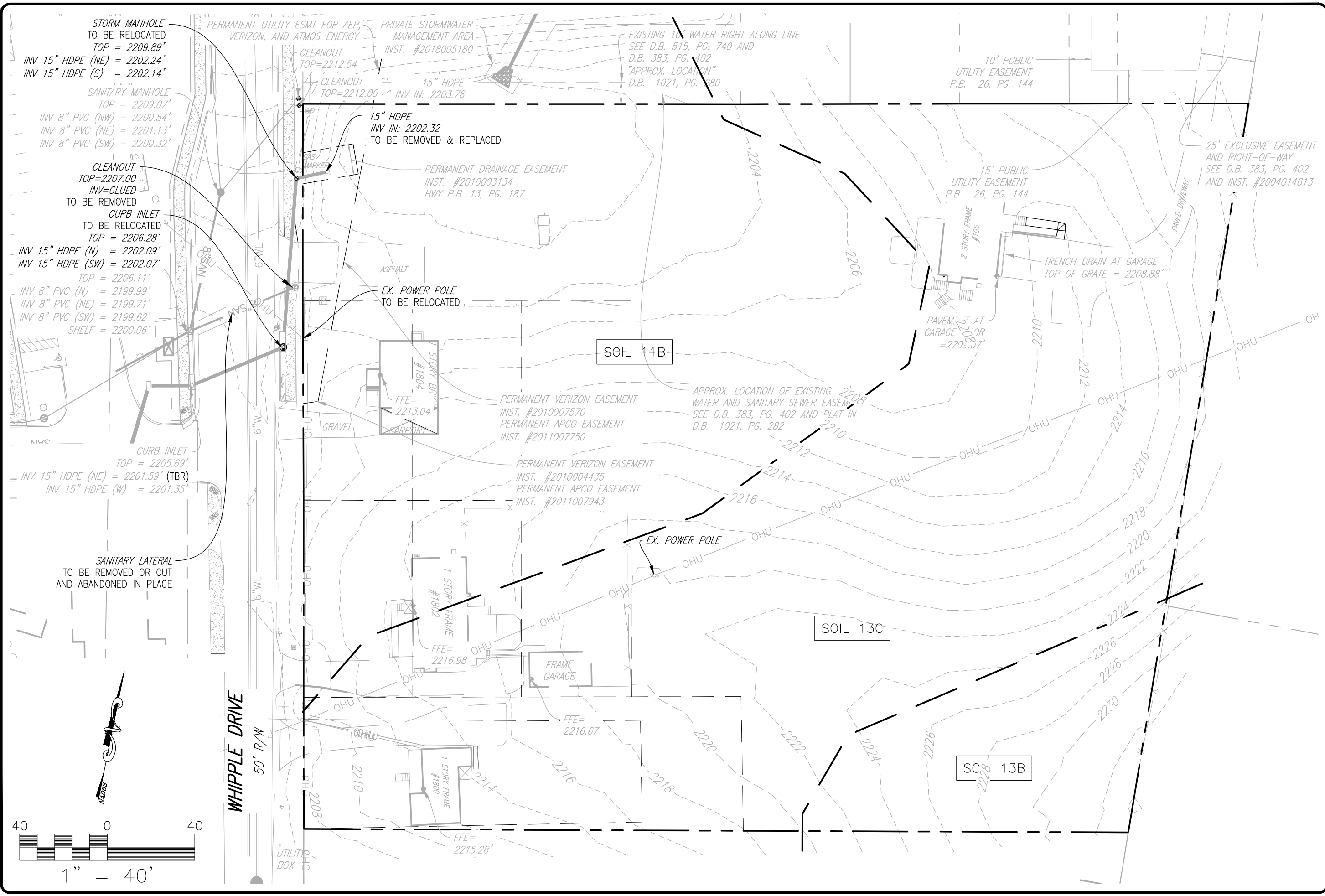
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WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 EXISTING CONDITIONS & DEMOLITION PLAN

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

DATE 6/1/22
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Z2
 PROJECT NO 24210126.00



***CROSSWALK NOTE:**
 IF A PROPOSED CROSSWALK DOES NOT
 TERMINATE AT AN EXISTING CG-12 RAMP,
 A NEW CG-12 RAMP MUST BE INSTALLED.

NOTE:
 STEPS MAY BE PROVIDED OFF OF REAR DECKS
 PROVIDED THEY DO NOT ENCR OACH INTO ANY
 EXISTING OR PROPOSED PUBLIC UTILITY EASEMENT.
 FINAL DETERMINATION OF STEP LOCATIONS WILL BE
 DETERMINED DURING THE SITE PLANNING PHASE.

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'

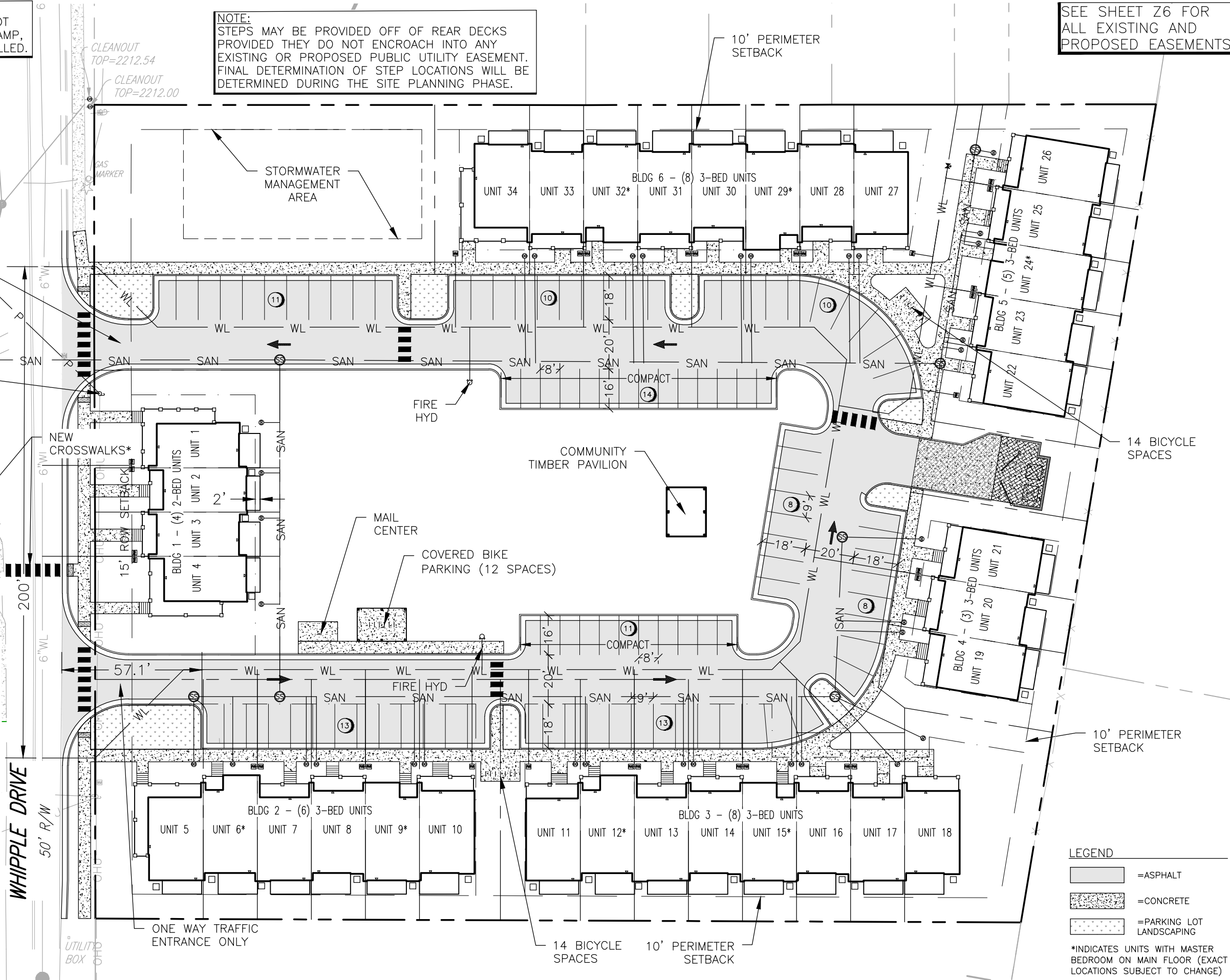
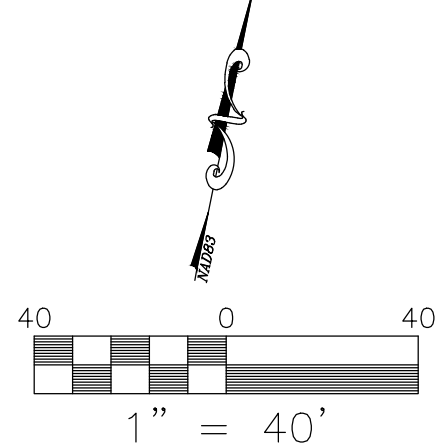
GENERAL NOTES:
 SITE AREA: 3.08 AC
 EXISTING ZONING: R-5
 PROPOSED ZONING: PRD

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: 73 SPACES
 COMPACT PARKING: 25 SPACES (25.5%)

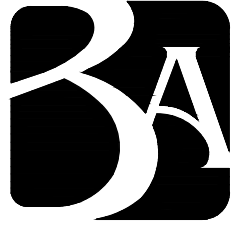
BICYCLE PARKING:
 REQUIRED - 0.25 SP/BD (25 SPACES)
 PROVIDED - 0.41 SP/BD (40 SPACES)



LEGEND

[Pattern]	= ASPHALT
[Pattern]	= CONCRETE
[Pattern]	= 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

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

DATE 6/1/22
 SCALE 1"=40'
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 1. 7/22/22



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WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 OPEN SPACE PLAN

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

DATE 6/1/22
 SCALE 1"=40'
 REVISIONS
 1. 7/22/22

Z4
 PROJECT NO 24210126.00

SEE SHEET Z5 FOR
 DETAILED PROGRAMMING
 OF OPEN SPACE

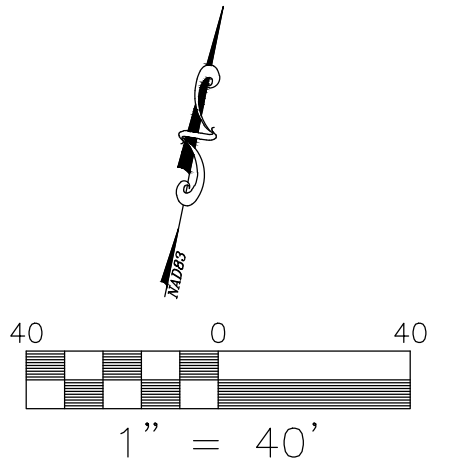


OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	26,863 SF (20%)
PROPOSED OPEN SPACE:	26,911 SF (20%)
RECREATIONAL:	
ADDITIONAL GREENSPACE:	30,271 SF (22.5%)
TOTAL GREENSPACE:	57,182 SF (42.6%)

LEGEND

	RECREATIONAL OPEN SPACE
	ADDITIONAL GREENSPACE (NOT COUNTED TOWARDS REQ.)





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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
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REVISIONS
07/22/2022

Z5
PROJECT NO 24210126.00



LANDSCAPE KEY

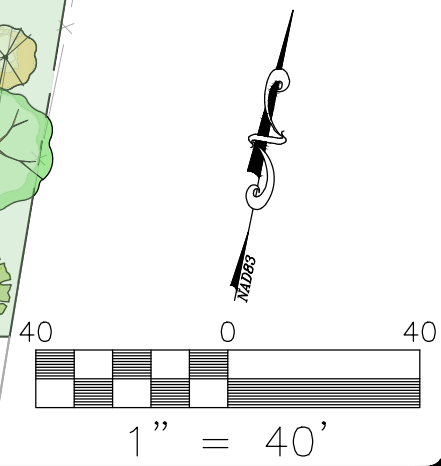
CANOPY COVERAGE
REQUIRED: 10%
SHOWN: ±14%

-  EVERGREEN SHRUBS OR TREES
-  MEDIUM COLUMNAR TREE
-  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





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WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 EASEMENT EXHIBIT

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

DATE 6/1/22
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 REVISIONS
 1. 7/22/22

Z6
 PROJECT NO 24210126.00

