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PLANNERS / ARCHITECTS
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Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
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
2. 8/18/22
3. 10/4/22

Z1

PROJECT NO 24210126.00



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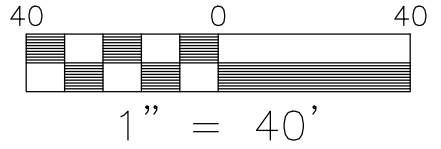
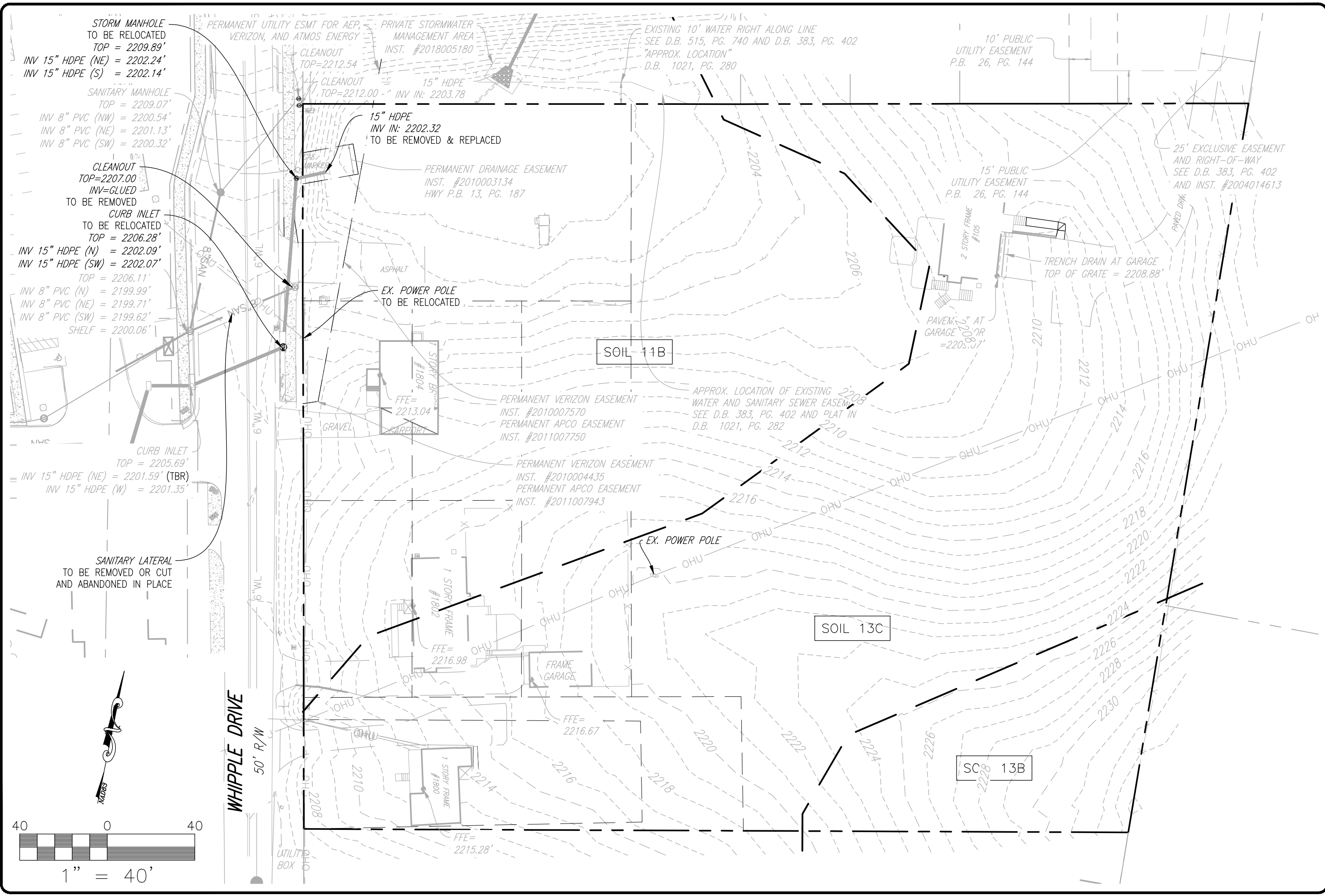
WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 EXISTING CONDITIONS & DEMOLITION PLAN

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

DATE 6/1/22
 SCALE 1"=40'
 REVISIONS
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Z2

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***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 ENCRoACH 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'

CLEANOUT
 TOP=2212.54
 CLEANOUT
 TOP=2212.00

ONE WAY TRAFFIC EXIT ONLY

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'

RELOCATED POWER POLE (EXACT LOCATION TO BE DETERMINED DURING FINAL DESIGN)

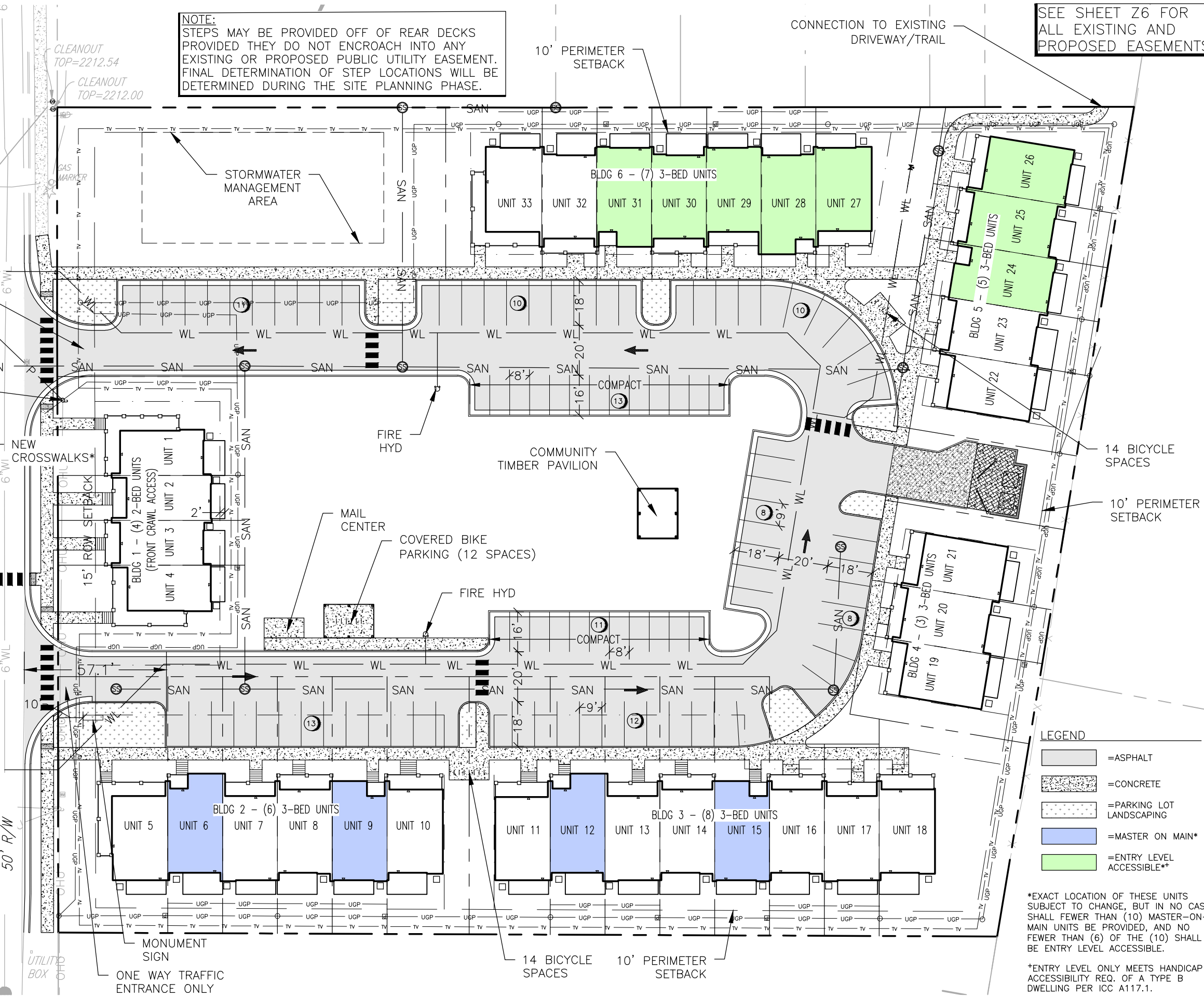
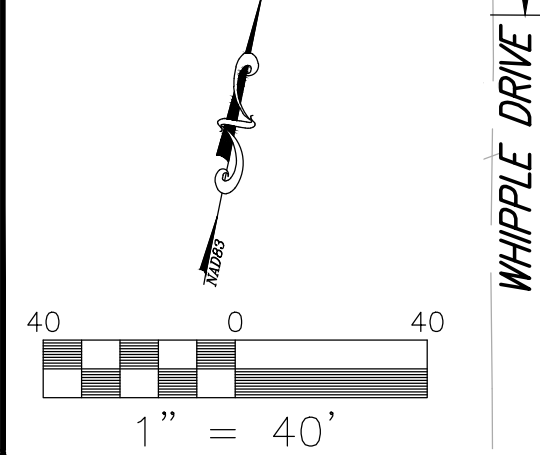
GENERAL NOTES:
 SITE AREA: 3.08 AC
 EXISTING ZONING: R-5
 PROPOSED ZONING: PRD

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

TOTAL UNITS - 33
 TOTAL BEDROOMS - 95
 DENSITY - 10.7 UNITS/AC
 30.8 BEDROOMS/ AC

PARKING PROVIDED: 96 SPACES (1.01 SP/BD)
 STANDARD PARKING: 72 SPACES
 COMPACT PARKING: 24 SPACES (25%)

BICYCLE PARKING:
 REQUIRED - 0.25 SP/BD (25 SPACES)
 PROVIDED - 0.42 SP/BD (40 SPACES)



LEGEND

- [Pattern] = ASPHALT
- [Pattern] = CONCRETE
- [Pattern] = PARKING LOT LANDSCAPING
- [Color] = MASTER ON MAIN*
- [Color] = ENTRY LEVEL ACCESSIBLE**

*EXACT LOCATION OF THESE UNITS SUBJECT TO CHANGE, BUT IN NO CASE SHALL FEWER THAN (10) MASTER-ON-MAIN UNITS BE PROVIDED, AND NO FEWER THAN (6) OF THE (10) SHALL BE ENTRY LEVEL ACCESSIBLE.

**ENTRY LEVEL ONLY MEETS HANDICAP ACCESSIBILITY REQ. OF A TYPE B DWELLING PER ICC A117.1.



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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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Z3



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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
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Z4
 PROJECT NO 24210126.00

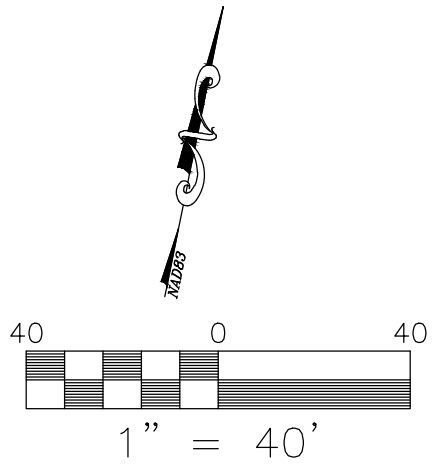


OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	26,863 SF (20%)
PROPOSED OPEN SPACE:	26,881 SF (20.0%)
RECREATIONAL:	
ADDITIONAL GREENSPACE:	31,931 SF (23.8%)
TOTAL GREENSPACE:	58,812 SF (43.8%)

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
 SCALE 1"=40'
 REVISIONS
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Z5
 PROJECT NO 24210126.00



LANDSCAPE KEY

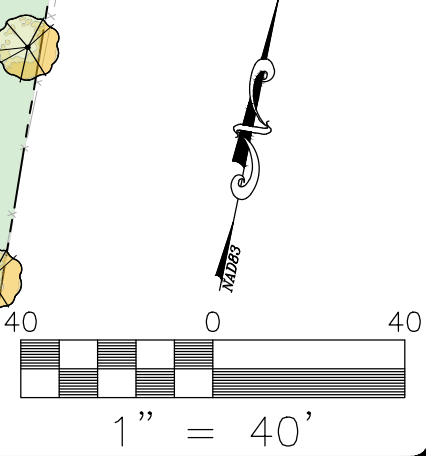
CANOPY COVERAGE
 REQUIRED: 10%
 SHOWN: ±12%

- EVERGREEN SHRUBS OR TREES
- MEDIUM COLUMNAR TREE
- LARGE DECIDUOUS TREES
- SMALL FLOWERING TREES
- PARKING ISLAND SHRUB PLANTINGS

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

WHIPPLE DRIVE
 50' R/W

UTILITY BOX





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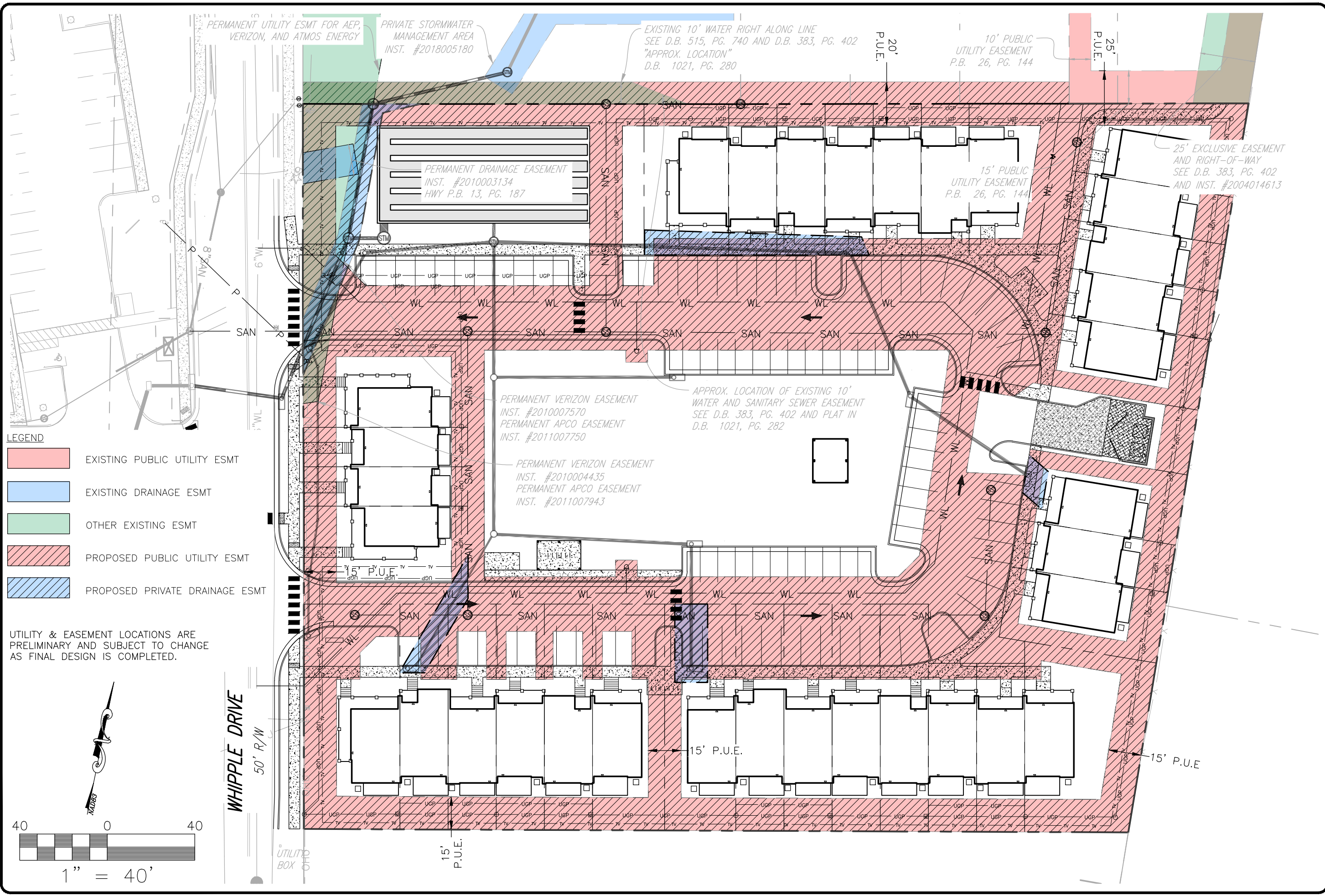
WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 EASEMENT EXHIBIT

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

DATE 6/1/22
 SCALE 1"=40'
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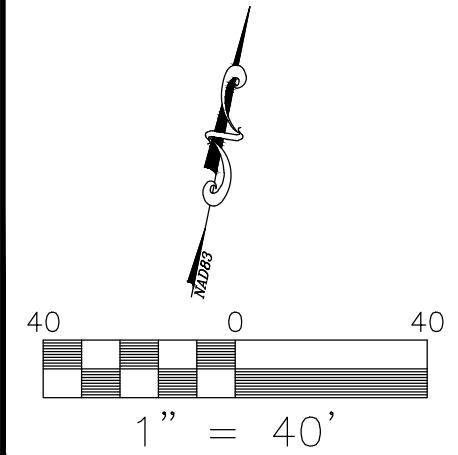
Z6

PROJECT NO 24210126.00



- LEGEND**
- EXISTING PUBLIC UTILITY ESMT
 - EXISTING DRAINAGE ESMT
 - OTHER EXISTING ESMT
 - PROPOSED PUBLIC UTILITY ESMT
 - PROPOSED PRIVATE DRAINAGE ESMT

UTILITY & EASEMENT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AS FINAL DESIGN IS COMPLETED.





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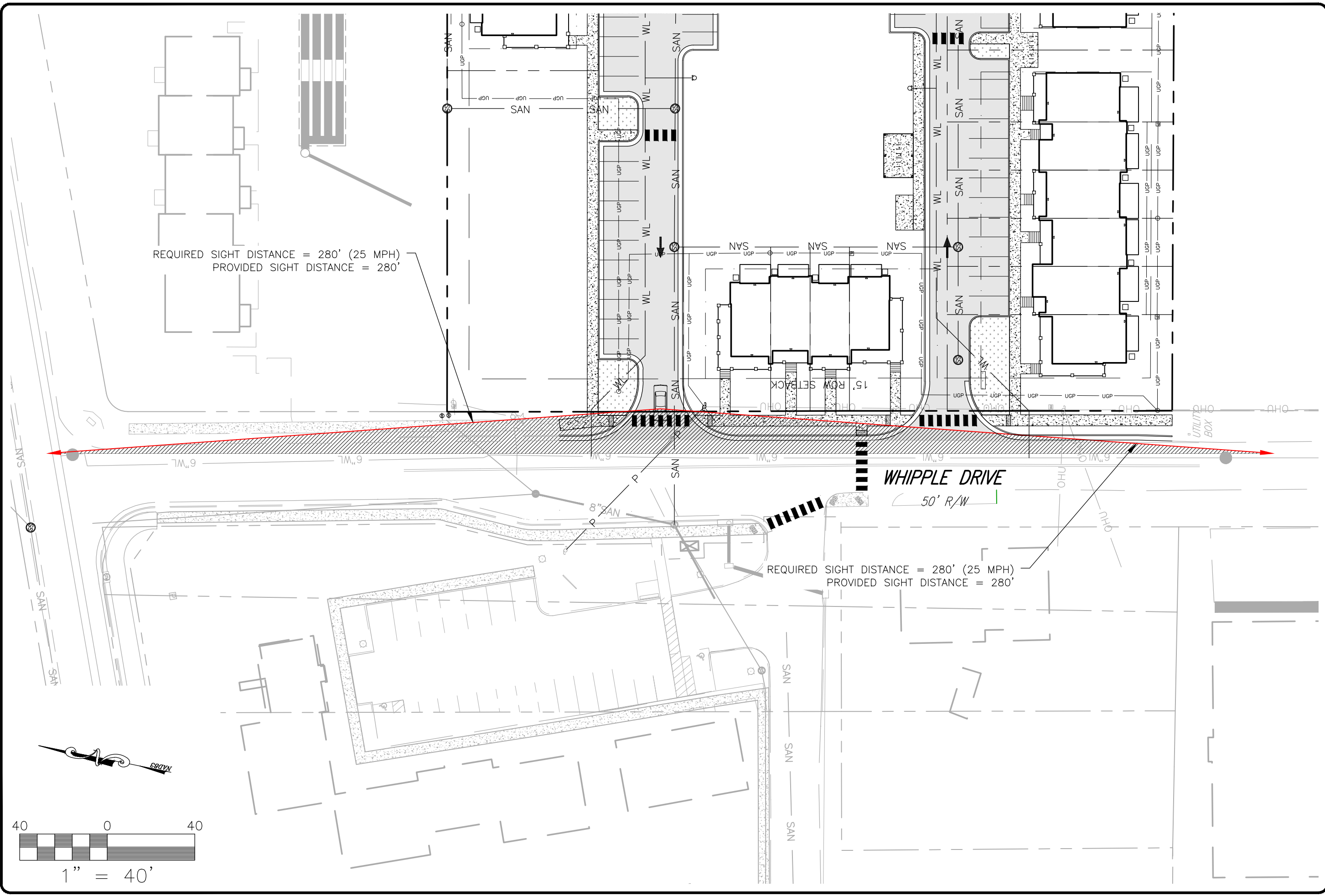
WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 SIGHT DISTANCE EXHIBIT

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

DATE 6/1/22
 SCALE 1"=40'
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Z7

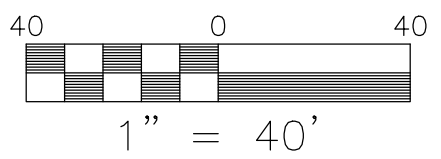
PROJECT NO 24210126.00



REQUIRED SIGHT DISTANCE = 280' (25 MPH)
 PROVIDED SIGHT DISTANCE = 280'

REQUIRED SIGHT DISTANCE = 280' (25 MPH)
 PROVIDED SIGHT DISTANCE = 280'

WHIPPLE DRIVE
 50' R/W





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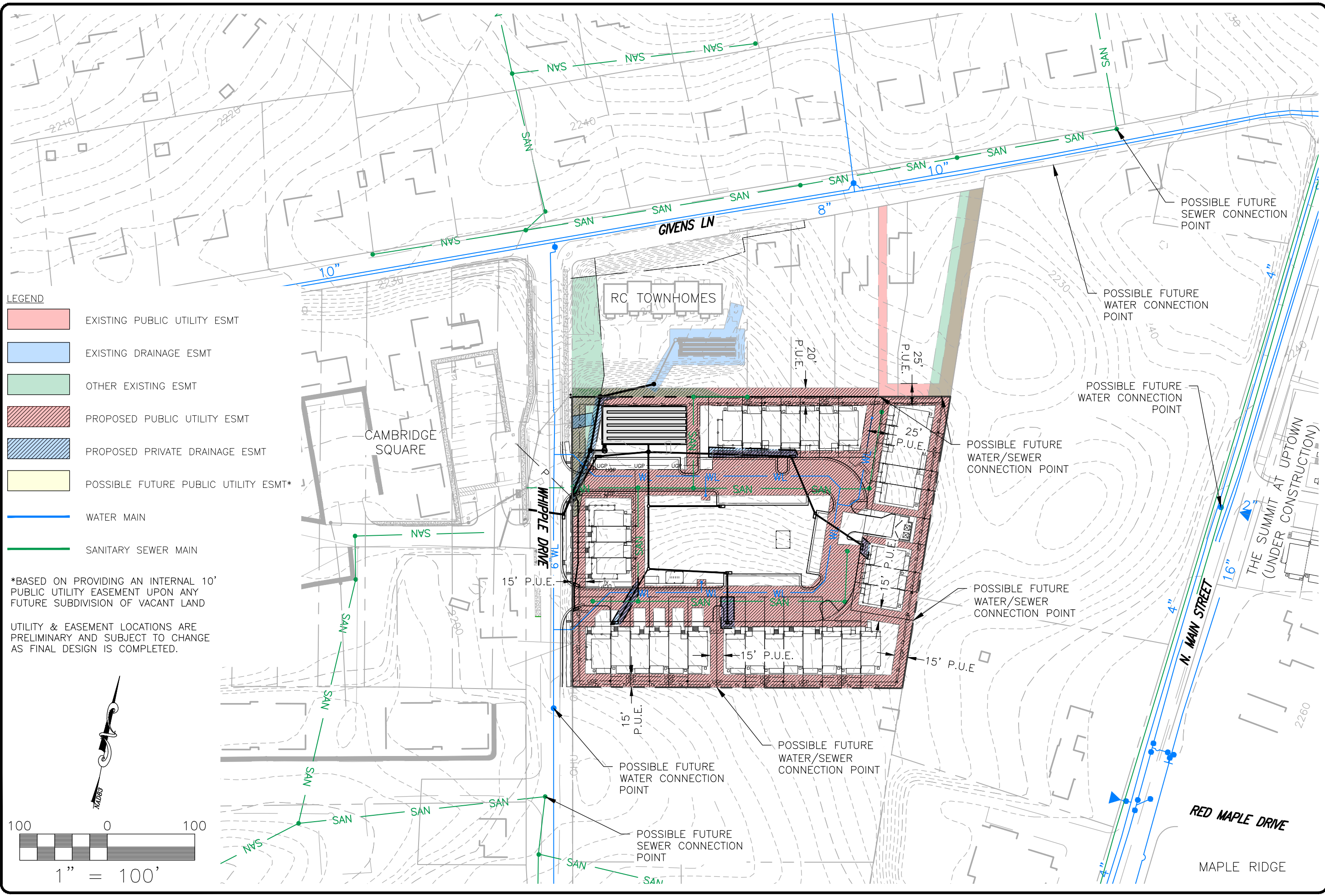
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WHIPPLE DRIVE TOWNHOMES
 PLANNED RESIDENTIAL DEVELOPMENT
 FUTURE DEVELOPMENT EXHIBIT

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

DATE 6/1/22
 SCALE 1"=100'
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 3. 10/4/22

Z8
 PROJECT NO 24210126.00



- LEGEND**
- EXISTING PUBLIC UTILITY ESMT
 - EXISTING DRAINAGE ESMT
 - OTHER EXISTING ESMT
 - PROPOSED PUBLIC UTILITY ESMT
 - PROPOSED PRIVATE DRAINAGE ESMT
 - POSSIBLE FUTURE PUBLIC UTILITY ESMT*
 - WATER MAIN
 - SANITARY SEWER MAIN

*BASED ON PROVIDING AN INTERNAL 10' PUBLIC UTILITY EASEMENT UPON ANY FUTURE SUBDIVISION OF VACANT LAND

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