

30-R AT CRC PLANNED RESIDENTIAL DISTRICT



Preliminary Development Master Plan Blacksburg, Virginia

**Original Application Dated:
30 March 2018**

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Table of Contents

1 Land Use Plan.....	4
1.1 Proposed Development	4
1.2 Surveyed ALTA/NSPS Map	4
1.3 Legal Description	4
2 Preliminary Layout	5
2.1 Structures	5
2.2 Permitted Uses	5
2.3 Conceptual Master Plan	5
2.4 Height, Lot Setback, & Coverage Ratios	5
2.5 Occupancy	6
3 Uses of Other Portions of the Property	6
3.1 Landscaping & Buffers	6
3.2 Parking.....	6
4 Public Utilities	7
4.1 Water	7
4.2 Sanitary Sewer	7
4.3 Storm Drainage.....	7
4.4 Trash.....	8
4.5 Other Utilities	8
5 Traffic Circulation Pattern.....	8
5.1 Access Drives & Vehicular Traffic	8
5.2 Pedestrian Walks & Mass Transit.....	9
5.3 Relationships to External Patterns	9
6 Development Schedule	9
7 Design Principles and Concepts	9
7.1 Zoning, Existing Land Use and Comprehensive Plan Vision.....	9
7.2 Site Development	10
7.3 Building Construction.....	11
8 Comprehensive Sign Plan.....	11
9 Adjoining Landowners	12
Appendix	13

Appendix A (Survey)..... 14

 A.1 ALTA/NSPS Land Title Survey 15

 A.2 Lot Line Adjustment Plat..... 16

Appendix B (Architectural Documents)..... 17

 B.1 Architectural Site Plan (A0.02)..... 18

 B.2 Architectural Footprints (A1.01-A1.07)..... 19

 B.3 Architectural Elevations (A2.01-A2.06) 26

 B.4 Architectural Renderings (A10.1-A10.2)..... 32

Appendix C (Conceptual Master Plan)..... 33

 C.1 Conceptual Site Master Plan 34

 C.2 Open Space Plan 35

 C.3 Preliminary Utility Plan 36

Appendix D (Supporting Documents) 37

 D.1 Supporting Mapping 38

1 Land Use Plan

1.1 Proposed Development

This application requests the rezoning of one parcel located on Research Center Drive to “Planned Residential”. Currently the vacant land is zoned “Research and Development”. This planned residential development will include three multi-family buildings with supporting offices and amenity areas that seek to complement and support its neighbor, Virginia Tech’s Corporate Research Center (CRC). This development offers access to both Blacksburg Transit and walking/biking access with the extension of the CRC walking/biking trail.

The population of Montgomery County has grown faster than the rest of the New River Valley for the past twenty years. The Virginia Employment Commission expects this trend to continue which will create a steady demand for new housing developments, employment, labor, and commercial/industrial development as shown in the Town of Blacksburg’s Comprehensive Development Plan. Blacksburg’s housing is currently dominated by student housing and high-end real estate which leaves young professionals, families, married students, graduate/professional students to seek housing in the surrounding localities. This proposed development intends to create housing for the aforementioned groups that meets the development standards of Blacksburg while supporting Blacksburg’s sustainability commitment to environment, the economy, and social equity.

1.2 Surveyed ALTA/NSPS Map

An ALTA/NSPS Land Title Survey was prepared by Parker Design Group, Inc. of Roanoke, Virginia. The survey map has been provided and is located in Appendix A1. The legal description for the parcel included in this application is described below.

1.3 Legal Description

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY LINE OF RESEARCH CENTER DRIVE; THENCE LEAVING THE SAID RIGHT OF WAY LINE AND WITH THE NORTHERN PROPERTY LINE OF THE PROPERTY OWNED BY VA TECH CORP RESEARCH CENTER INC AS RECORDED IN PLAT BOOK 27, PAGE 129, AND PLAT BOOK 17, PAGE 64, THE FOLLOWING FIVE (5) COURSES, N 83°51'32" W 291.44' TO A POINT; N 43°25'15" W 23.92' TO A POINT; S 48°32'52" W 21.01' TO A POINT; N 83°51'32" W 426.88' TO AN IRON PIN FOUND; THENCE N 06°32'11" E 590.63' TO AN IRON PIN FOUND ON THE SOUTHERN BOUNDARY LINE OF THE PROPERTY OWNED BY VPI BUILDINGS AND LAND AS RECORDED IN DEED BOOK 2010, PAGE 3159; THENCE WITH THE SAID VPI BUILDINGS AND LAND PROPERTY, S 74°02'32" E 375.15' TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF THE PROPERTY OWNED BY VIRGINIA TECH FOUNDATION INC., AS RECORDED IN DEED BOOK 1252, PAGE 377; THENCE WITH SAID VIRGINIA TECH FOUNDATION INC. PROPERTY FOR THE FOLLOWING TWO (2) CALLS; S 06° 34'04" W 222.61' TO AN IRON PIN FOUND; S 83°28'33" E 380.06' TO AN IRON PIN FOUND ON THE WESTERN RIGHT OF WAY OF RESEARCH CENTER DRIVE; THENCE WITH SAID RIGHT OF WAY S 06°28'35" W 265.45' TO AN IRON PIN FOUND; THENCE S 06°28'35" W 36.06' THE PLACE OF BEGINNING, AND CONTAINING 7.383 ACRES.

2 Preliminary Layout

2.1 Structures

The buildings shall be devoted to residential use with supporting amenities and administration areas. The maximum number of bedrooms associated with the residential portion of the buildings shall be 425 bedrooms (57.56 per acre) within 207 proposed units (28.04 per acre). A unit matrix has been provided on the Conceptual Site Master Plan located in Appendix C1. All building elevations will complement the adjoining CRC facilities. Building footprints, elevations, and perspectives are located in Appendix B.

Building A located along Research Center Drive shall include administrative offices and amenities as well as an optional area for commercial office space should the need for this use become supportive to the community. The indoor offices and amenities will occupy a portion of the first floors as seen in Appendix B. Mail infrastructure will be internal to Building A. It is intended for these areas to provide both service and convenience for the residents.

2.2 Permitted Uses

The following uses are permitted by right within “Planned Residential” district:

Residential

Multi-Family Dwelling

Civic

Community Recreation

Open Space

Office

General Office

Medical Office

Commercial

Business Support Services

Personal Services

2.3 Conceptual Master Plan

The Conceptual Master Plan located in Appendix C includes the following detailed drawings: Conceptual Site Master Plan, Open Space Plan, and Preliminary Utility Plan. The Conceptual Master Plan shows the proposed location of the following items: buildings, parking lots, access driveways, sidewalks, amenities, utilities and stormwater management areas.

2.4 Height, Lot Setback, & Coverage Ratios

The following chart details the site’s height requirements, setbacks, and lot coverage information.

<i>Building Structures Height Requirements</i>	
Maximum Building Height	60 feet
FAA Elevation Limitation	Below 2284’ Elevation

<i>Building Setbacks</i>	
Front	35 feet
Side	15 feet
Rear	25 feet
<i>Lot Coverage</i>	
Maximum Impervious Area	80% of total site district area
Minimum Open Space	20% of total district area
Floor to Area Ratio	1.00
Maximum Bedrooms	425

2.5 Occupancy

This planned residential development shall have a maximum occupancy of a family plus two persons unrelated to the family; or no more than four unrelated persons as stated in Section 3113 (h) of the Blacksburg Zoning Ordinance.

3 Uses of Other Portions of the Property

3.1 Landscaping & Buffers

The site and parking lot shall be landscaped using the Town of Blacksburg Zoning Ordinance as a minimum standard. The majority of open space is to remain available for utilities, stormwater, and landscaping. The landscaping of this site will improve the aesthetic quality of pedestrian environment while contributing to the sustainability of the site and town. The acreage of this development will allow for landscaping that surpasses the requirements set forth by that of the Town's Zoning Ordinance. This development's landscaping will be done in a manner that remains aesthetically pleasing while effectively and efficiently using open space to maximize tree coverage.

3.2 Parking

This application is proposing a reduced parking to bedroom ratio of 0.85 spaces per bedroom. Typically, the minimum parking required for multi-family dwellings is 1.1 spaces per bedroom with no maximum limit on parking as stated by section 5220 (a) of the Town's Zoning Ordinance, but changes may be approved as stated by section 3113(f) of the Town's Zoning Ordinance. These units are being marketed towards CRC employees, their families, and other young professionals. The multiple bedroom apartments could be occupied by individual roommates; however, it is likely it will be occupied by young couples or families that will not utilize a space per bedroom. The proposed development's location reduces the need for a vehicle with adequate access to mass transit and walking/biking routes. The Blacksburg Transit's CRC route runs along Research Center Drive in front of the proposed development with the nearest stop located across Research Center Drive in front of The Reserve at Knollwood.

The proposed parking lot will be accessible through both Research Center Drive and Kraft Drive. The common parking lot area will be comprised of 9'x18' standard, 10'x20' parallel, and 8'x16' compact spaces. The minimum reserved spaces for the handicapped shall comply with federal regulations pursuant to the Americans with Disabilities Act and the Virginia Statewide Building Code. The proposed parking layout is shown on the Conceptual Site Master Plan which located in Appendix C1.

4 Public Utilities

The Preliminary Utility Plan is located in Appendix C3. All utilities shall be constructed to Town standards, and where appropriate, be dedicated to the Town. Public utility easements will be dedicated along water distribution and sewer collection lines outside of the road right-of-way. Average daily flow has been estimated based on the Town of Blacksburg Standards and Virginia Department of Health Standards below.

$$\text{Water \& Sewer residential usage} = (418 \text{ Units}) \times (100 \text{ gal/day per person}) = 41,800 \text{ gal/day}$$

$$\text{Estimated Water Usage} = 41,800 \text{ gal/day}$$

$$(\text{Length of New Sewer Pipe}) \times (\text{Infiltration Factor}) = (\pm 1,500') \times (1.5 \text{ gpd/ft}) = 2,250 \text{ gal/day}$$

$$\text{Estimated Sewer Usage} = 44,050 \text{ gal/day}$$

4.1 Water

All water systems shall be installed according to Town standards. The domestic water and fire flow shall be brought into the site from the existing 8-inch water main from Research Center Drive. The proposed waterline will be looped as shown on the Preliminary Utility Plan located in Appendix C3. Fire hydrants will be placed within the site according to Town ordinance and fire code requirements. The Town's Engineering Department has been contacted to ensure there is adequate pressure and flow in existing waterlines which will be confirmed by the Town Water Resources Department at the time of site plan development.

4.2 Sanitary Sewer

All sanitary sewer systems shall be installed according to Town standards. All of the development's sanitary sewer shall be collected on site and routed west to the existing sanitary sewer running along Kraft Drive. The Town's Engineering Department has been contacted to ensure there is adequate capacity in the existing downstream sanitary sewer which will be confirmed by the Town Wastewater Engineer at the time of site plan development.

4.3 Storm Drainage

A Stormwater Concept plan has been submitted in conjunction with this document addressing stormwater quality and quantity requirements of the Town and State. The submittal details the stormwater project narrative, pre-development conditions, post-development conditions, downstream conditions, and maintenance/inspection plans. The SCS/TR-55 method is utilized to calculate stormwater runoff, peak discharge, hydrographs, and storage

volumes. Information for calculations such as soil descriptions and precipitation data were gathered from the NRCS Web Soil Survey and NOAA Precipitation Frequency Data Server respectively.

The stormwater system consists of a series of drop inlets that collect all on-site stormwater, traveling through an underground detention system which outfalls to a new pond located off of Kraft Drive. The stormwater then travels from this pond through a culvert running under Kraft Drive to an existing pond located off of Pratt Drive. The following are explored in the submittal package: pre-developed hydrologic conditions, post-developed hydrologic conditions, storm system calculations, channel calculations, and runoff reduction calculations. In summation, this site's 1, 2, and 10-year post-developed runoff rates will be less than or equal to their pre-development storm events.

4.4 Trash

General dumpster pads and dumpsters will be conveniently located to provide for trash and recycling pickup. The location of these dumpster pads and dumpsters are shown on the Conceptual Site Master Plan located in Appendix C1.

4.5 Other Utilities

Utility connections such as power, phone, cable televisions, gas, and any other miscellaneous utilities serving this community shall be located underground. In order to avoid impacts to adjoining properties, coordination with the Virginia Tech Electric Service, ATMOS Gas Service, and private utility companies is necessary and will be handled appropriately.

5 Traffic Circulation Pattern

5.1 Access Drives & Vehicular Traffic

The parking area for the multi-family dwellings will be accessed via Research Center Drive. A cross connection near the south end of the site to the adjoining CRC parking lot would allow for access via Kraft Drive. However, it is intended for this cross section to be utilized for emergencies only. The access driveway and cross connection to the CRC can be seen on the Conceptual Site Master Plan located in Appendix C1.

A Virginia Department of Transportation (VDOT) Traffic Impact Analysis (TIA) Supplemental Application for the Town of Blacksburg and a Turn Lane Warrant Analysis were submitted in conjunction with this document. Bi-directional trip data was collected on Research Center Drive for this development. A trip generation spreadsheet was created utilizing the collected data and information from the Institute of Transportation Engineer's *Trip Generation Manual, 10th Edition*. This spreadsheet and other calculations located in the Turn Lane Warrant Analysis confirm that a TIA, right turn lane, left turn lane, and tapers are not warranted for this site. The following table is a summary of the data collected and calculated trips generated:

<i>Trip Generation for Research Center Drive</i>							
		<i>Calculated Peak Hour Trips</i>					
ITE Use #	Units	Weekday 7-9 AM	Weekday AM Gen.	Weekday 4-6 PM	Weekday PM Gen.	Saturday	Sunday
221	207	75	66	91	85	91	81

5.2 Pedestrian Walks & Mass Transit

There is currently an existing trail that runs along Research Center Drive at both ends of the site. The 2016 Town of Blacksburg Comprehensive Plan Land Use Map Series Map D: Paths to the Future October 14, 2014, currently shows a proposed public route running along the front of the site. This proposed trail from the paths to the future map can be seen in Appendix D1. The proposed development intends to connect the existing CRC trail with a sidewalk leading to the site. The sidewalk off of the main trail will connect all multi-family dwellings and amenity areas. The proposed trail and on-site sidewalk are shown in the Conceptual Site Master Plan located in Appendix C1. The trail will be 10' in width while the sidewalk connecting the multi-family dwellings and amenities will be 5' in width.

This residential development provides adequate access to Blacksburg Transit (BT) bus service. The BT's CRC route runs throughout the CRC and to Virginia Tech's main campus. The closest bus stop is located near the southeast corner of the site in front of The Reserve at Knollwood. A crosswalk across Research Center Drive near the corner of Sheliah Court has been proposed. This crosswalk would provide safe and easy access to the BT bus stop along with connecting the CRC trail system.

5.3 Relationships to External Patterns

Traffic from this development will be directed via parking lot access to Research Center Drive. The connection to the adjoining CRC is to be used only in emergencies and will not direct traffic onto Kraft Drive. The VDOT Six Year Plan contained in the Comprehensive Development Plan contains a \$16 million CRC/VT interchange project. The proposed interchange at US-460 at Southgate Drive has been completed and created a direct connection from US-460 to VT and the CRC. This interchange project also relocated Research Center Drive in order to expand the airport and connect Innovation Drive in the CRC to a roundabout intersection at Duckpond Drive via a new bridge over US-460.

All pedestrian traffic from the development will be directed to Research Center Drive.

6 Development Schedule

Construction of the multi-family dwellings is expected to be completed within a 2-year period. It is expected that development will begin late in 2018 and open in 2020.

7 Design Principles and Concepts

7.1 Zoning, Existing Land Use and Comprehensive Plan Vision

The property is currently zoned "Research and Development" and is vacant. The area to the south and west of the property consists of the CRC and is zoned "Research and Development". The area to the north of the site consists of the Virginia Tech Montgomery Executive Airport and Rainbow Riders Child Care Center zoned as "University" and "Research and Development" respectively. The area to the east of the site consists of Knollwood Commons and is zoned "Planned Residential". Further southeast of the site contains a large area zoned as an "Office" district.

The 2016 Town of Blacksburg Comprehensive Plan Land Use Map Series' Map A: Future Land Use October, 11, 2016, has this development located in the "Research and Development" area. The areas to the north, west, and south remaining in "Research and Development" areas as well. The areas to the east of the site contain high density residential, low impact commercial, and park land/open space/resource protection. To the southeast of the site are mixed use areas G and F which, in the future, look to support local residents and employees of the CRC.

The *Changing Housing Market* section of the Comprehensive Development Plan states the following: "On average, real estate in Blacksburg is often priced higher than elsewhere in the New River Valley, largely due to demand to be located close to Virginia Tech and the Corporate Research Center. Many groups, such as young professionals, young families, married students, and graduate/professional students are forced to find housing in surrounding localities and commute into Blacksburg. Additionally, the market is often challenging for retirees who wish to downsize and to continue living in Blacksburg. Housing and Neighborhood Services has been addressing the issue of affordable workforce housing in Blacksburg, but there are still opportunities to increase the availability of affordable housing for these population segments and the other demographics discussed earlier in this chapter."

The development is currently classified as a "Commercial & Employment" area as shown by Map C of the Comprehensive Development Plan. The Town's Comprehensive Development Plan has a list of issues, policies, and objectives facing commercial and employment areas that our development has reviewed in order to fit the vision of Blacksburg 2046. The following are examples of how this development will fit into the sustainable, flourishing vision of Blacksburg:

- The connectivity to the CRC and VT of this development allows for residents to work, live, shop, and play locally reducing the need for vehicles.
- The site's utilities and layout will utilize the land effectively and efficiently in order to promote technologic infrastructure and maximize landscaping.
- This development recognizes that the Town's population is steadily growing, changing, and diversifying and looks to provide sustainable housing.
- Needed services such as a hospital, childcare, and commercial services are all located within 2.5-mile radius.

7.2 Site Development

The Conceptual Site Master Plan shows a multi-family community connected to the CRC. The architectural design of this property resembles that of the CRC in order for the development to appear as a continuation of the CRC. The layout of the site has taken into account the existing topography efficiently utilizing the buildable portion of the property.

Open space will cover a minimum of 20% of the property following the Town's Zoning Ordinances. The designated open space will be used for recreation and landscaping and shall remain relatively untouched except for utilities and stormwater management where necessary.

The Conceptual Master Plan provides a fluid and simple circulation for vehicles. Vehicles will mainly enter and exit from Research Center Drive; however, the connection to the Corporate Research Center provides access for residents to enter and exit from Kraft Drive. Parking lots have been designed for safe and convenient access for the residents. The Conceptual Master Plan intends to accommodate vehicles in a functional and aesthetically pleasing manner while minimalizing external effects on adjacent land uses.

7.3 Building Construction

The multi-family dwellings will be composed of various floorplans including one, two, and three-bedroom units. The overall architectural design will follow the simple, contemporary aesthetic of the CRC. These four-story dwellings shall not exceed a height of 60 feet from elevation of the main entrance of the buildings. The dwellings and amenity areas have been rendered and are located in Appendix B3.

The exterior and interior amenity space architecture is intended to be a faceted counter point to the predominantly rectilinear forms and planes. The main interior amenity areas provide a transparent connection through strong visual presence to the outside audience. Hard lines are blurred through soft landscape adjacent to the glass wall and interior textile finishes. The exterior use of brick and limestone flow seamlessly between the external and visceral.

8 Comprehensive Sign Plan

One free-standing sign will be constructed at the southeast corner of the site near the entrance on Research Center Drive. The sign will not exceed 50 square feet and will be no taller than 8 feet. All freestanding signs will have a base and meet Section 5523(e) and 5525 of the Town of Blacksburg Zoning Ordinance.

9 Adjoining Landowners

Owners of land adjoining the site are shown in the following chart and are listed by tax map parcel numbers with the name and mailing addresses:

30-R AT CRC PLANNED RESIDENTIAL DISTRICT		
Adjacent Property Owners		
Tax Parcel	Owner	Address
003989 317- 3 A	Virginia Tech Foundation Inc.	141 Pack Building Blacksburg, Virginia 24061
070905 256- A 1	VPI BLDGS & LAND	
035228 317- 9 4	VA Tech Corp Research Center Inc	1872 Pratt Drive Blacksburg, Virginia 24060
035217 317- 9 5	VA Tech Corp Research Center Inc	1872 Pratt Drive Blacksburg, Virginia 24060
010405 317- A 20	William C Harris Monica M Harris	Route 720 Onemo, Virginia 23130
180333 317- 8 1A	Knollwood Development LLC	P.O. Box 10397 Blacksburg, Virginia 24062

Appendix

Appendix A (Survey)

A.1 ALTA/NSPS Land Title Survey

A.2 Lot Line Adjustment Plat

SOURCE OF TITLE:
 THE PROPERTIES ADJUSTED HEREON ARE THE PROPERTIES KNOWN AS LOT 5, OWNED BY VIRGINIA TECH CORPORATE RESEARCH CENTER, INC. AS SHOWN ON "PLAT OF BOUNDARY LINE ADJUSTMENT" FOR PROPERTIES OWNED BY JOHN W. OLVER & VIRGINIA TECH CORPORATE RESEARCH CENTER RECORDED IN PLAT BOOK 27, PAGE 129 & THE PROPERTY OWNED BY JOHN W. OLVER AS SHOWN ON ABOVE MENTIONED PLAT WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID PROPERTIES.

ALAN CLEMONS, L.S. #002823 DATE _____

LEGEND:
 ○ MONUMENT FOUND
 ○ DEEDED CORNER
 -X- FENCE
 P.U.E. PUBLIC UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT

STATE OF VIRGINIA OF _____ TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOHN W. OLVER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC, DATE & SEAL

REGISTRATION #: _____

ORIGINALLY - 16.065 ACRES
 LESS 0.350 ACRES BEING CONVEYED
 TO TAX PARCEL 317-3 13
15.715 ACRES REMAINING

NEW 15' P.U.E. & D.E. RELOCATED

STATE OF VIRGINIA OF _____ TO WIT:

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT JOE MEREDITH, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAVE PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC, DATE & SEAL

REGISTRATION #: _____

ORIGINALLY - 7.033 ACRES
 PLUS 0.350 ACRES BEING CONVEYED
 FROM TAX PARCEL 317-9 5
CREATING 7.383 ACRES

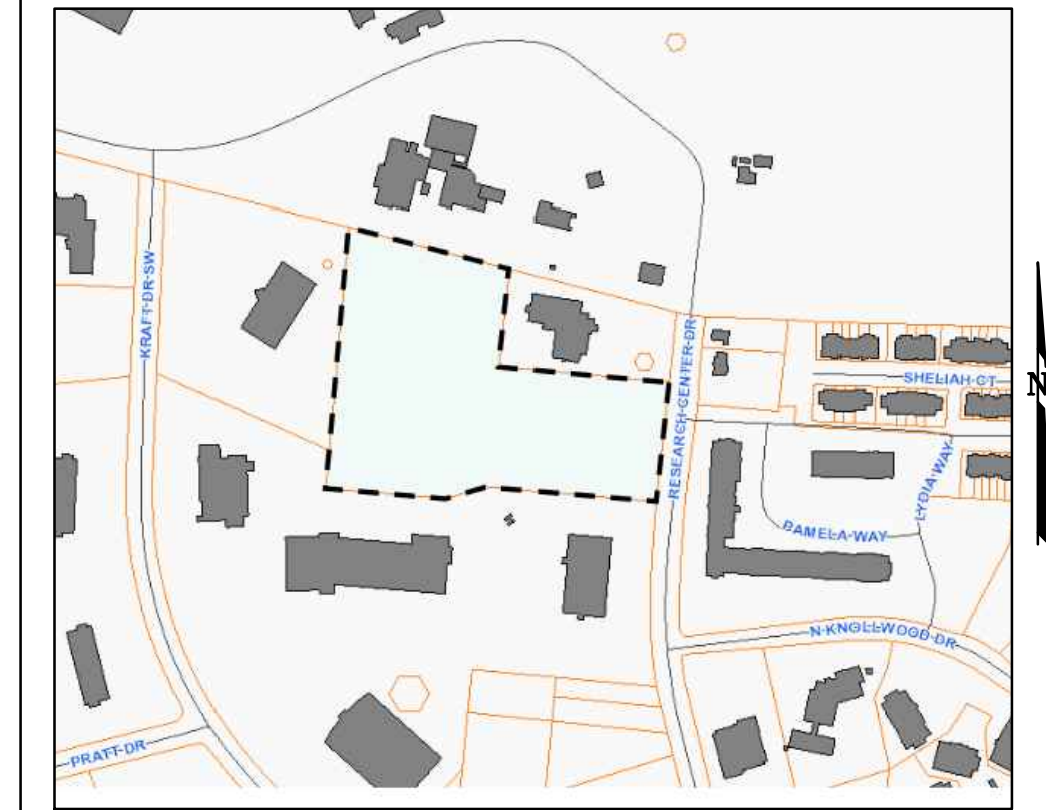
CREATING 7.383 ACRES

CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	293.62'	1179.00'	147.57'	14°16'08"	S 0°56'10" E	292.86'
C2	874.47'	941.89'	471.61'	53°11'41"	S 22°50'45" E	843.40'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 43°25'15" W	23.92'
L2	N 48°32'52" E	21.01'



LOCATION MAP (BY MONTGOMERY COUNTY GIS) NO SCALE

GENERAL NOTES:

- OWNER ADDRESS FOR VTCRC: 1872 PRATT DRIVE, BLACKSBURG, VIRGINIA 24060
- OWNER ADDRESS FOR JOHN W. OLVER: 806 DRAPER ROAD, BLACKSBURG, VIRGINIA 24060
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51121C0113 C, EFFECTIVE DATE SEPTEMBER 25, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND FROM RECORDS. JOHN W. OLVER (D.B. 27, PG 129) AND VA TECH RESEARCH CENTER INC (P.B. 27, PG. 129) ARE THE OWNERS OF RECORD.

LOT LINE ADJUSTMENT FOR
JOHN W. OLVER & VIRGINIA TECH CORPORATE RESEARCH CENTER, INC.

TAKING 0.350 ACRES FROM TAX PARCEL 317-3 13 AND COMBINING IT WITH TAX PARCEL 317-9 5 CREATING NEW TAX PARCEL 317-3 13 (15.715 ACRES) AND NEW TAX PARCEL 317-9 5 (7.383 ACRES)
 TOWN OF BLACKSBURG
 MONTGOMERY COUNTY, VIRGINIA
 SCALE: 1"=100'

TAX #: 317-9 5, AND 317-3 13 DATE: FEBRUARY 09, 2018
 DRAWN: MAC W.O.: 17-0117:02
 CALC.: MAC

2122 Carolina Avenue, S.W.
 Roanoke, Virginia 24014
parker
 DESIGN GROUP
 ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS
 Phone: 540-387-1153
 Fax: 540-389-5767
 www.parkerdg.com

CONFORMING STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNERS PROPOSE TO ESTABLISH ALL THE BOUNDARY LINE ADJUSTMENTS AS SHOWN HEREON TO CONFORM TO ALL THE REQUIREMENTS AND PROVISIONS OF THE SUBDIVISION AND ZONING ORDINANCES OF THE TOWN OF BLACKSBURG.

VIRGINIA TECH CORPORATE RESEARCH CENTER, INC.

JOE MEREDITH, PRESIDENT DATE _____

JOHN W. OLVER DATE _____

OWNERS' CONSENT AND DEDICATION:

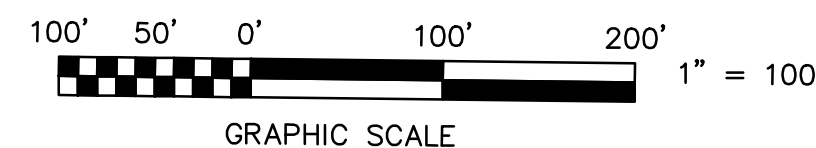
THIS IS TO CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT PLAT HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS. THE OWNERS HEREBY DEDICATE TO THE TOWN OF BLACKSBURG THE EASEMENTS SHOWN ON THIS PLAT.

VIRGINIA TECH CORPORATE RESEARCH CENTER, INC.

JOE MEREDITH, PRESIDENT DATE _____

JOHN W. OLVER DATE _____

TOWN ENGINEER	DATE
TOWN PLANNER	DATE



Appendix B (Architectural Documents)

B.1 Architectural Site Plan (A0.02)

B.2 Architectural Footprints (A1.01-A1.07)

B.3 Architectural Elevations (A2.01-A2.06)

B.4 Architectural Renderings (A10.1-A10.2)



1 SITE PLAN
 1" = 30'-0"

ISSUE DATE: 3/23/2018

NO.	DATE	DESCRIPTION

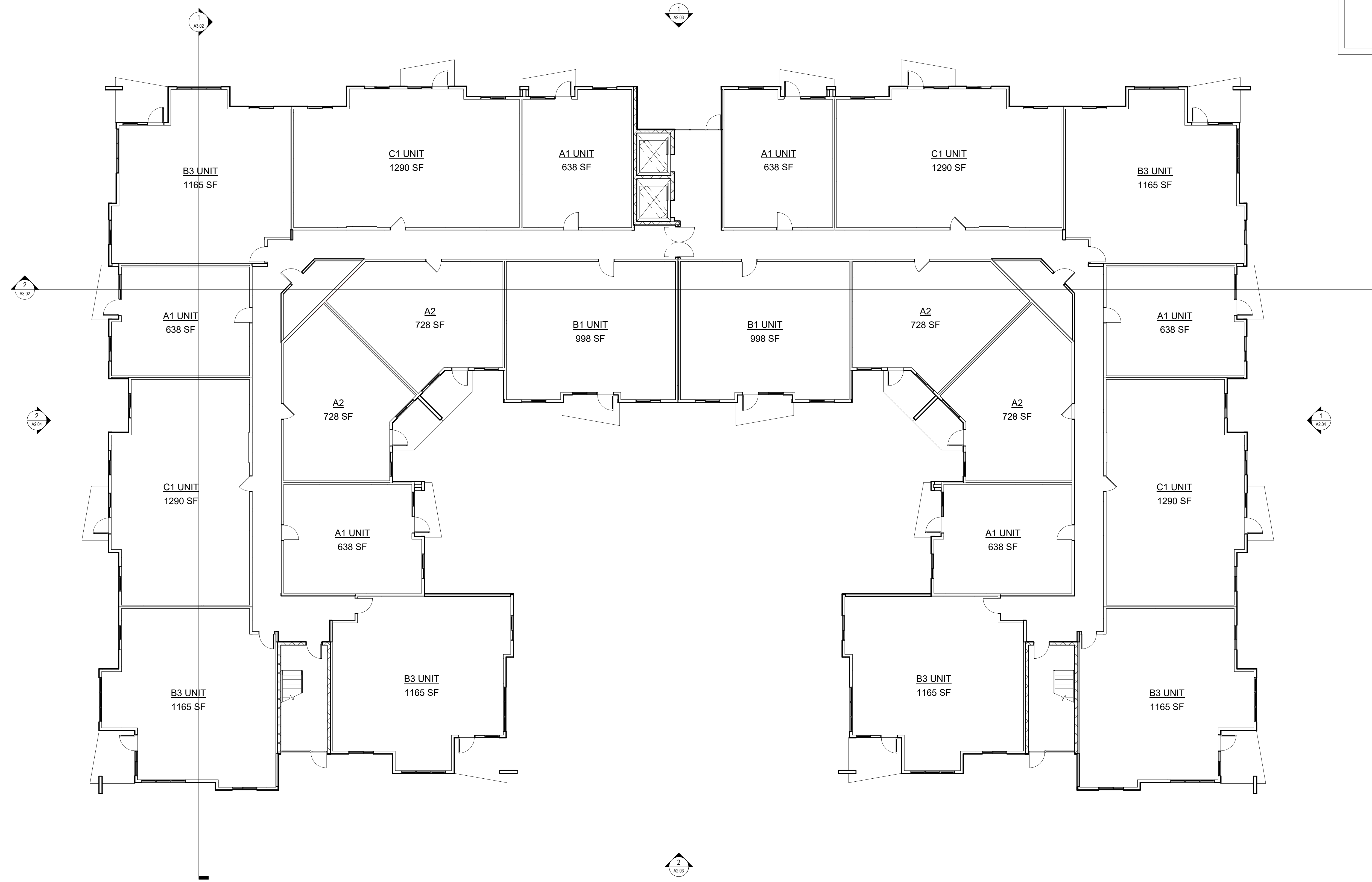
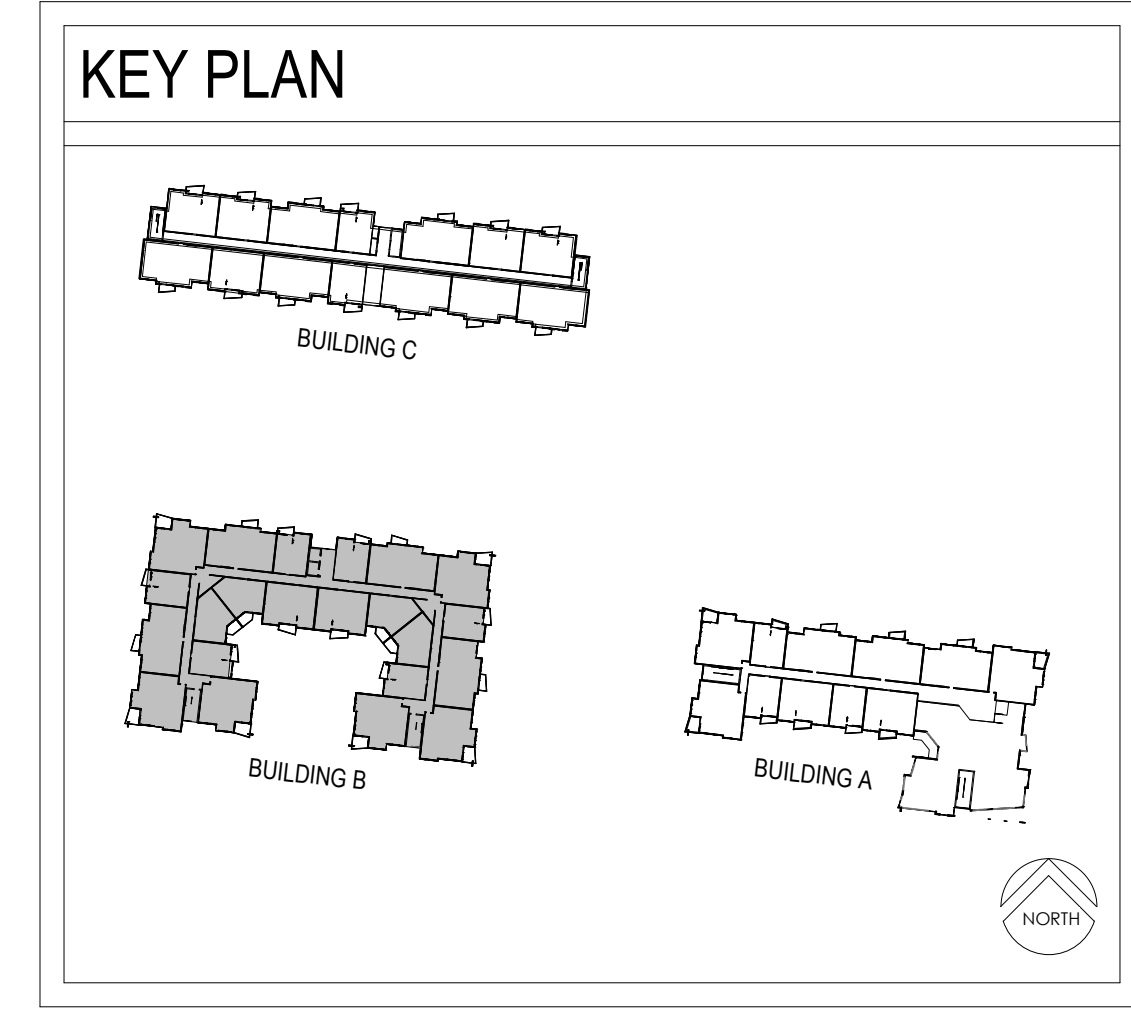
30-R SITE AT CRC

BSB DESIGN

www.bsbdesign.com

1616 Camden Road, Suite 200
 Charlotte, North Carolina 28203
 704.786.2328

JOB NO: MR170552 PROJ MGR: PM
 DESIGN: CHW CHECKED: CHW
 ARCHITECTURAL SITE PLAN



1 BUILDING B - LEVEL 1
3/32" = 1'-0"

ISSUE DATE: 3/23/2018

NO.	REVISIONS

30-R SITE AT CRC

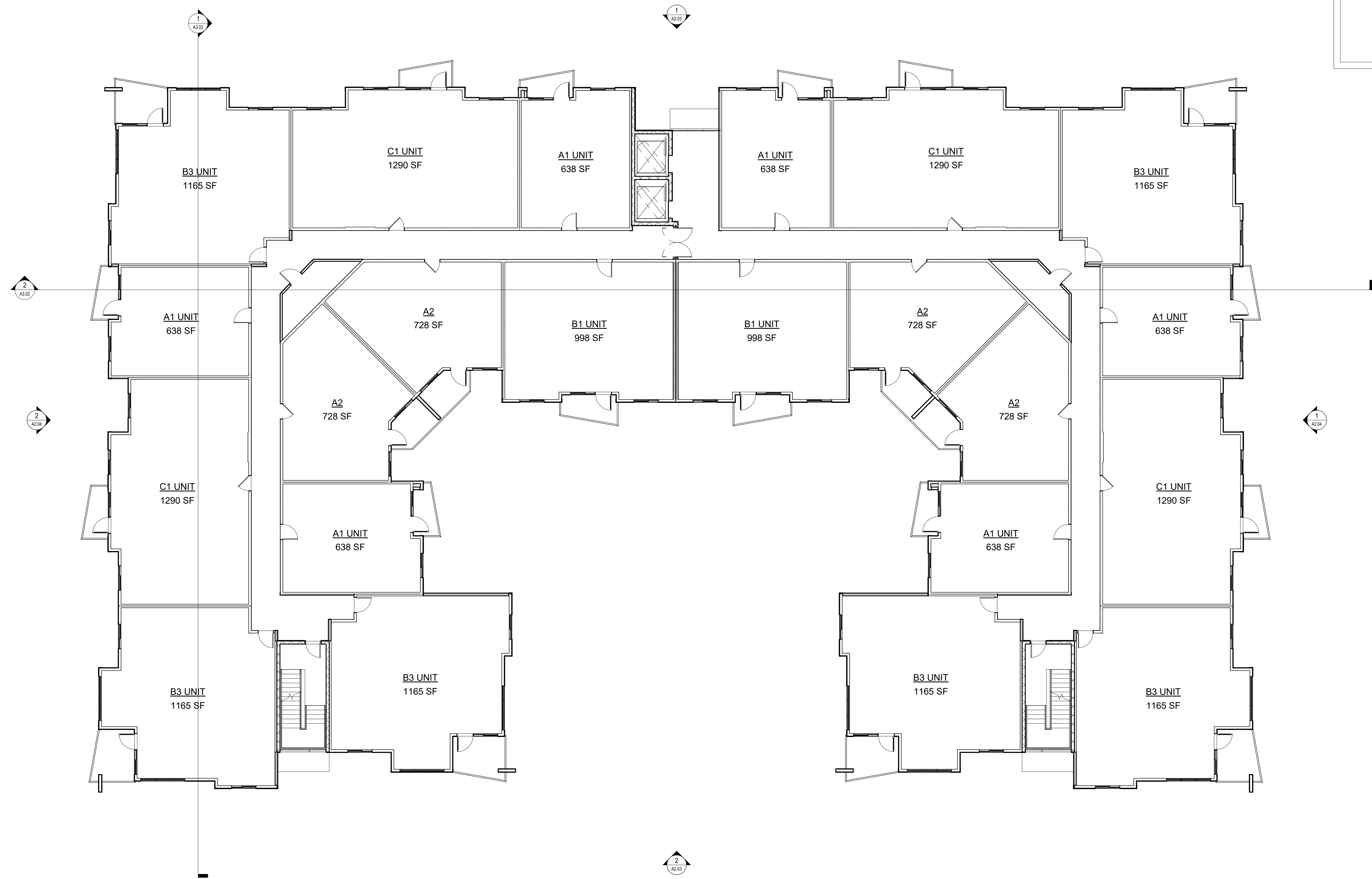
3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



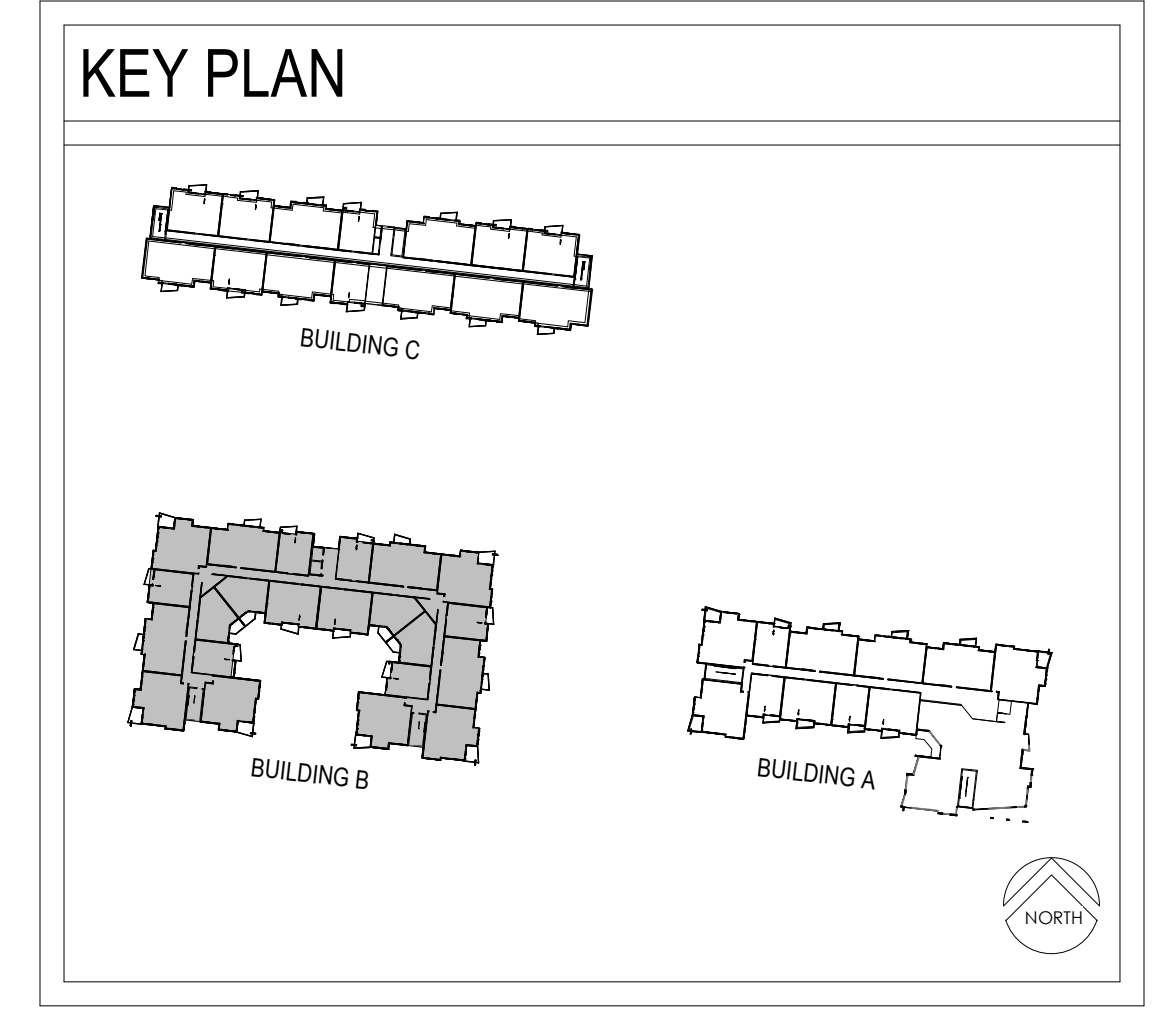
www.bsbdesign.com
1616 Camden Road, Suite 200
Charlotte, North Carolina 28203
704.786.2328

JOB NO: MR170552 PROJ MGR: PM
DRAWN: DRW CHECKED: CHK
BUILDING B - PLAN - LEVEL
1

A1.03



1 BUILDING B - LEVELS 2-4
3/32" = 1'-0"



ISSUE DATE: 3/23/2018

NO.	DESCRIPTION

PREPARED BY: J. B. BISHOP
 CHECKED BY: J. B. BISHOP
 DATE: 3/23/2018

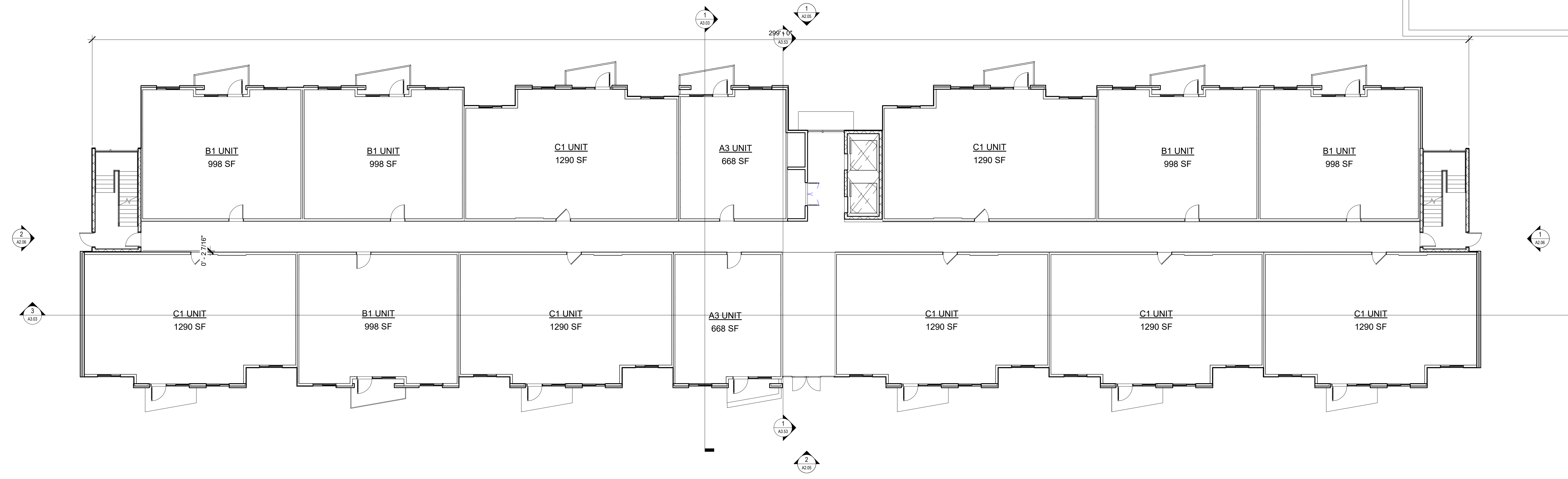
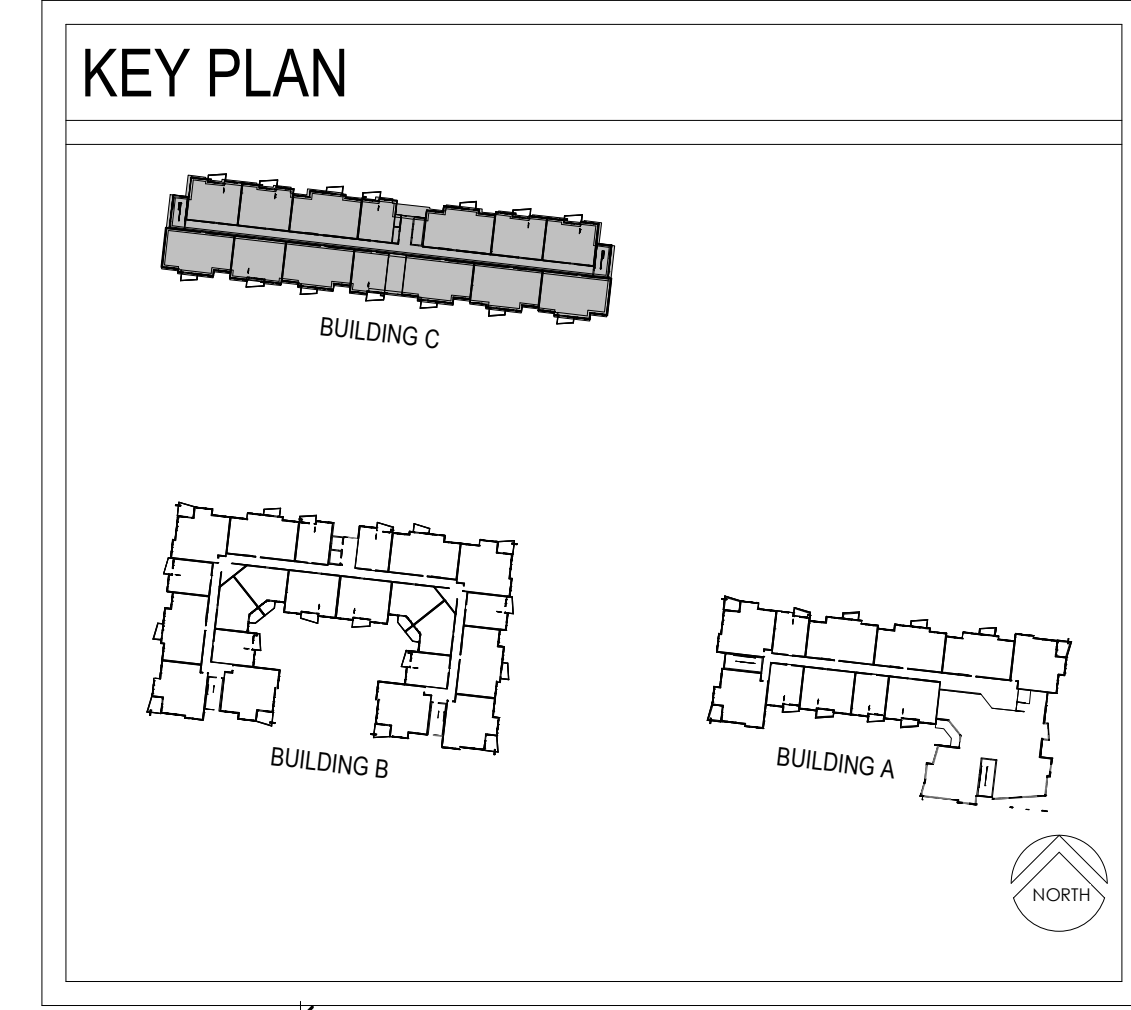
3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

30-R SITE AT CRC

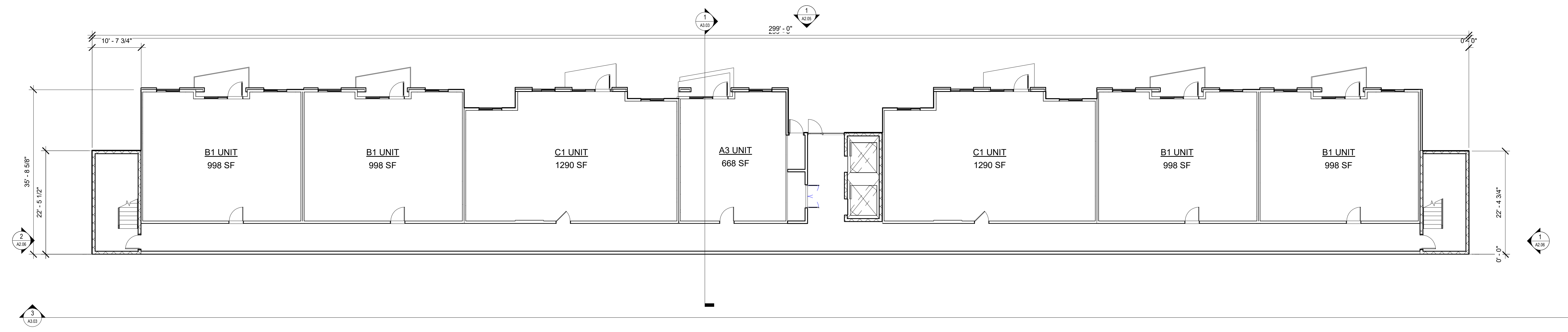


www.bsbdesign.com
 1616 Camden Road, Suite 200
 Charlotte, North Carolina 28203
 704.786.2328

JOB NO: MR170552 PROJ MGR: PM
 03/24/2018 09:51 CHECKED: CHK
 BUILDING B - PLAN -
 LEVELS 2-4



2 BUILDING C - LEVEL 1
3/32" = 1'-0"



1 BUILDING C - BASEMENT
3/32" = 1'-0"

ISSUE DATE: 3/23/2018

NO.	DESCRIPTION

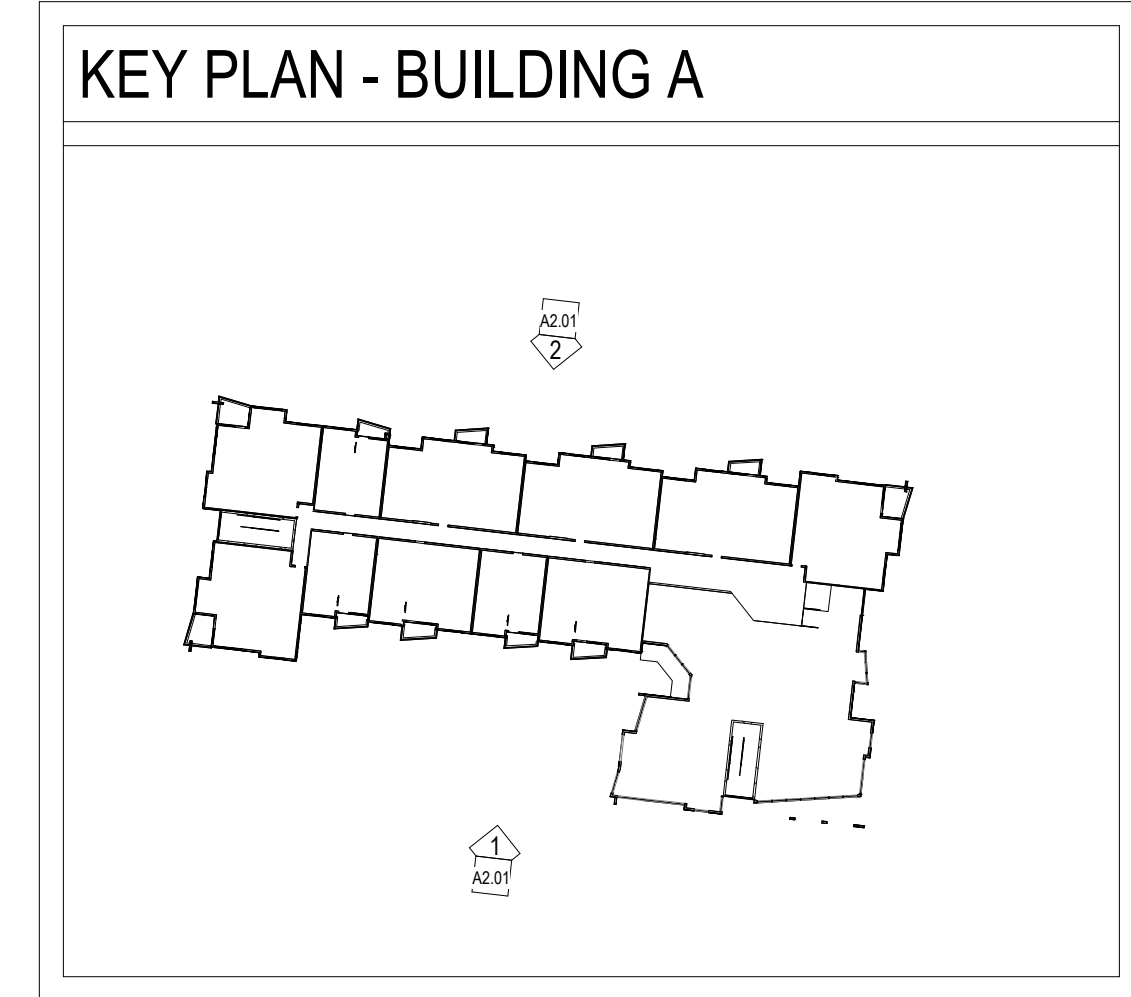
30-R SITE AT CRC

3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION



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Chapel Hill, NC 27514
704.796.2328

JOB NO: MR170552 PROJ MGR: PM
3/23/2018 10:51 AM CHECKED: CHK
BUILDING C - PLAN -
BASEMENT AND LVL 1



ISSUE DATE: 3/23/2018

NO.	DESCRIPTION

BSB DESIGN INC. 1516 CANTON ROAD, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28203
 704.786.2328
 www.bsbdesign.com



2 BUILDING A - NORTH ELEVATION
3/32" = 1" = 0"



1 BUILDING A - SOUTH ELEVATION
3/32" = 1" = 0"

3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

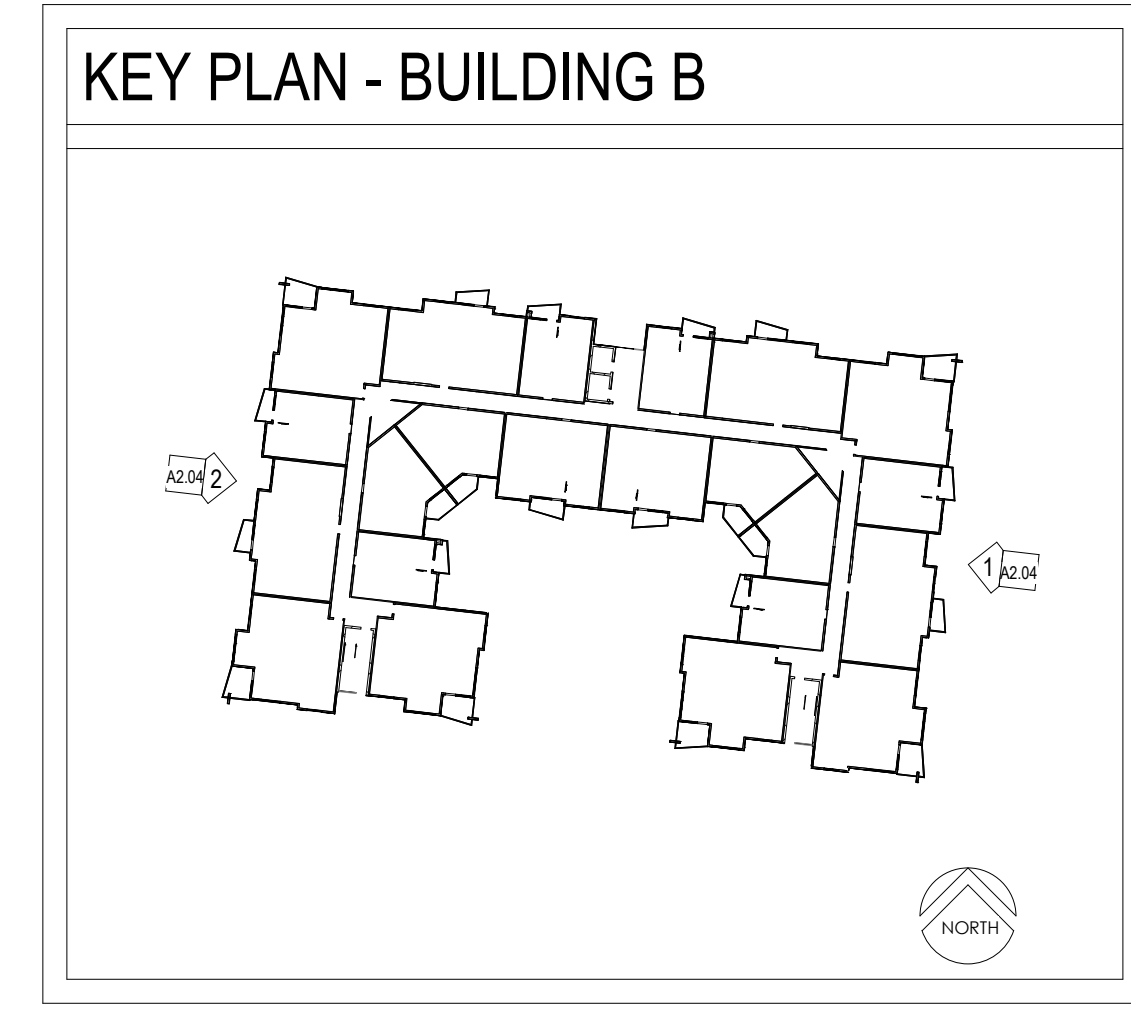
30-R SITE AT CRC



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 1516 Canton Road, Suite 200
 Charlotte, North Carolina 28203
 704.786.2328

JOB NO: MR170552 PROJ MGR: PM
 DESIGN: DRW CHECKED: CHK
 BUILDING A - ELEVATIONS

A2.01



ISSUE DATE: 3/23/2018

NO.	DESCRIPTION



2 BUILDING B - WEST ELEVATION
3/32" = 1'-0"



1 BUILDING B - EAST ELEVATION
3/32" = 1'-0"

3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

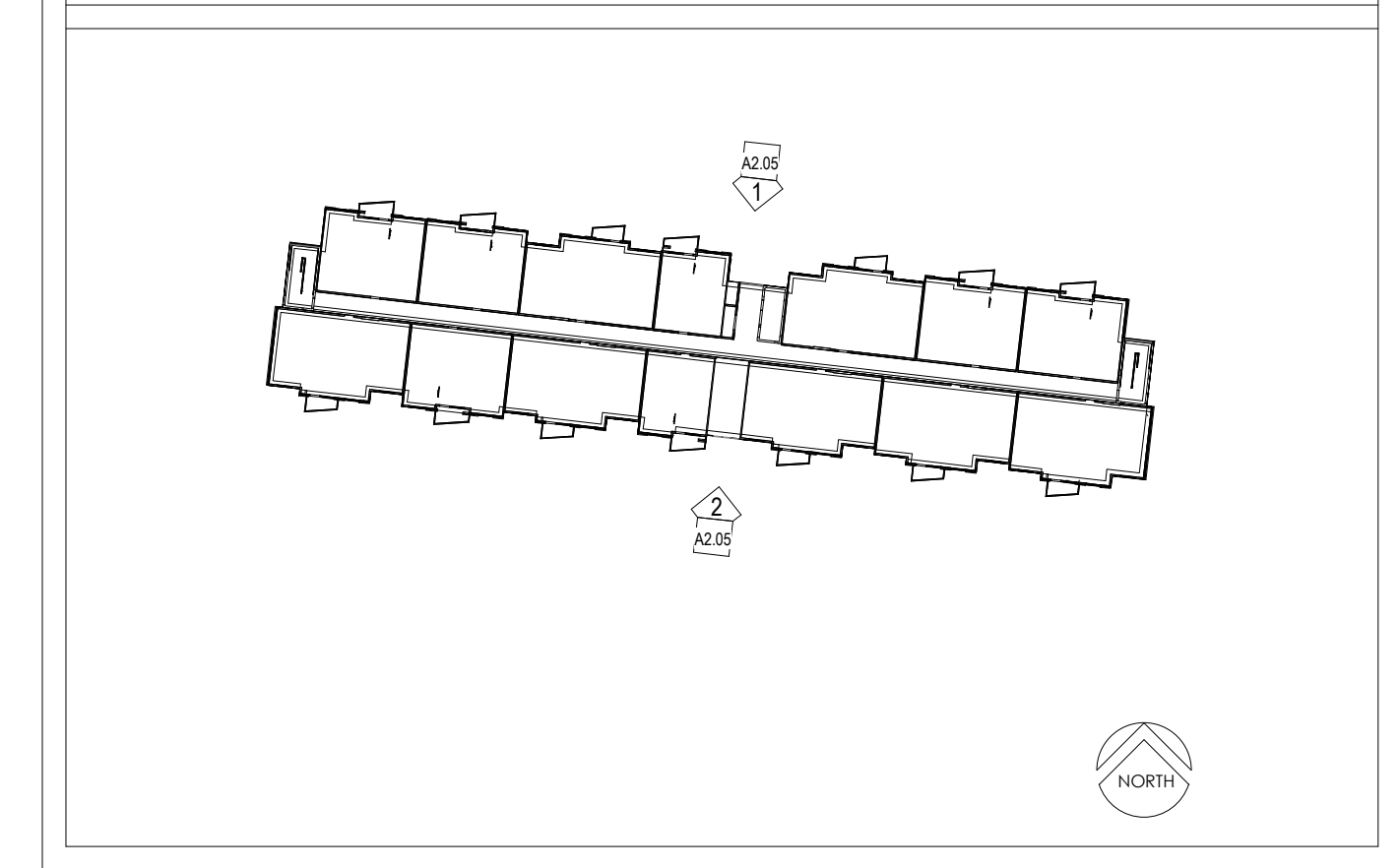
30-R SITE AT CRC



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JOB NO: MR170552 PROJ MGR: PM
DRAWN: DRW CHECKED: CHK
BUILDING B - ELEVATIONS

KEY PLAN - BUILDING C



ISSUE DATE: 3/23/2018

REVISIONS

1. 03/23/2018
2. 03/23/2018
3. 03/23/2018
4. 03/23/2018
5. 03/23/2018
6. 03/23/2018
7. 03/23/2018
8. 03/23/2018
9. 03/23/2018
10. 03/23/2018



2 BUILDING C - SOUTH ELEVATION
3/32" = 1'-0"

STOREFRONT



1 BUILDING C - NORTH ELEVATION
3/32" = 1'-0"

BRICK

CANOPY

3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

30-R SITE AT CRC

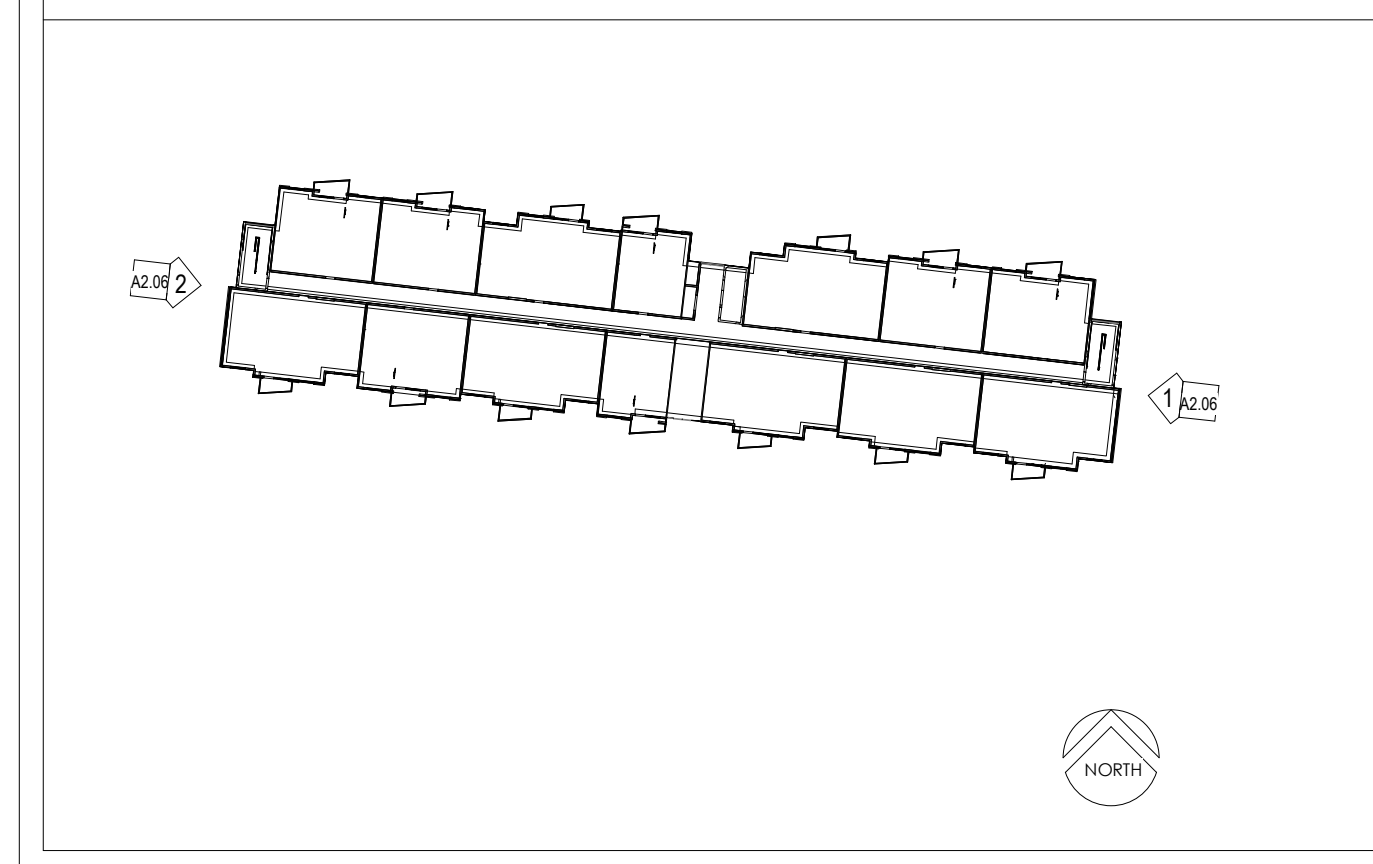


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704.796.2328

JOB NO: MR170552 PROJ MGR: PM
DRAWN: DRW CHECKED: CHK
BUILDING C - ELEVATIONS

A2.05

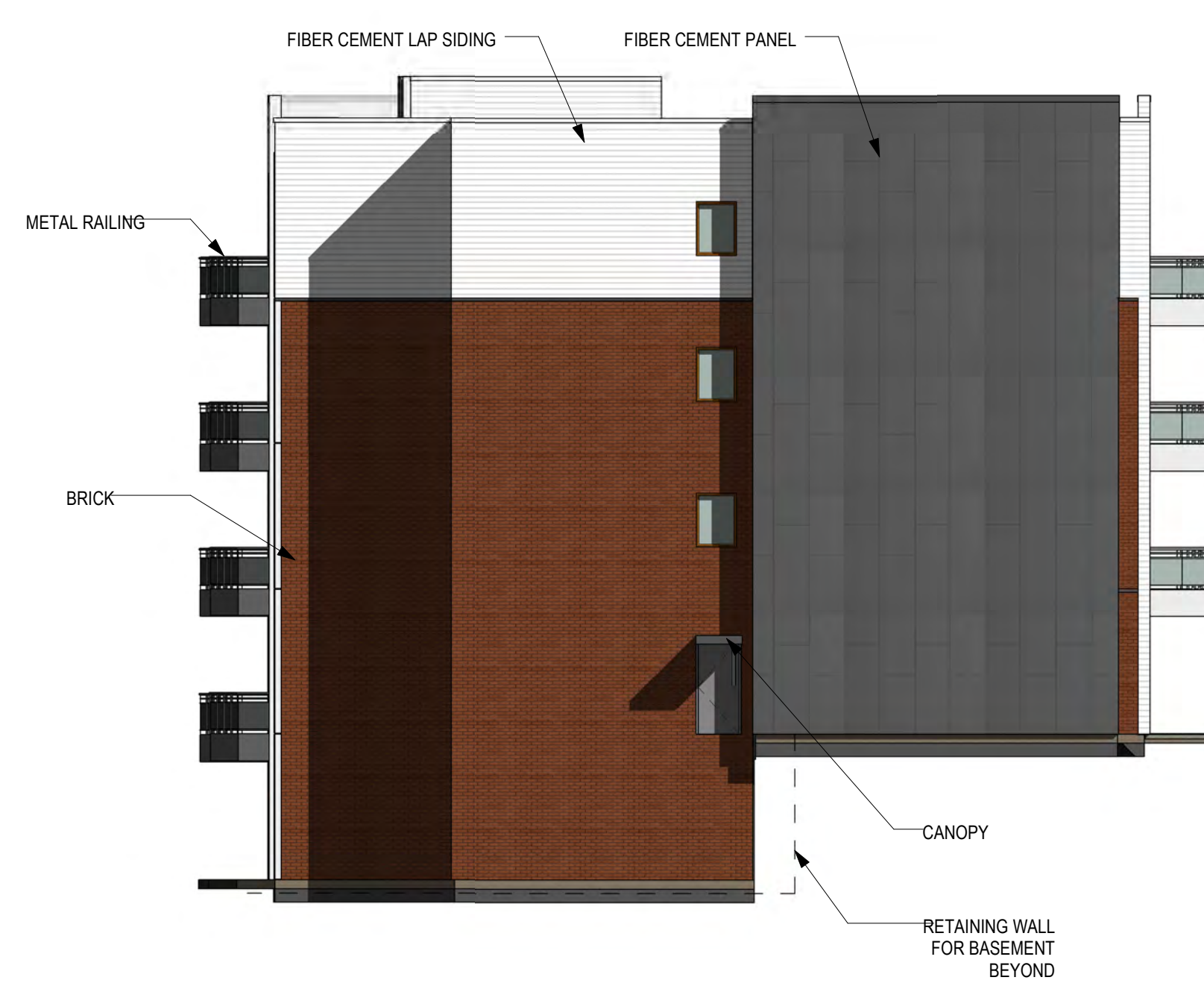
KEY PLAN - BUILDING C



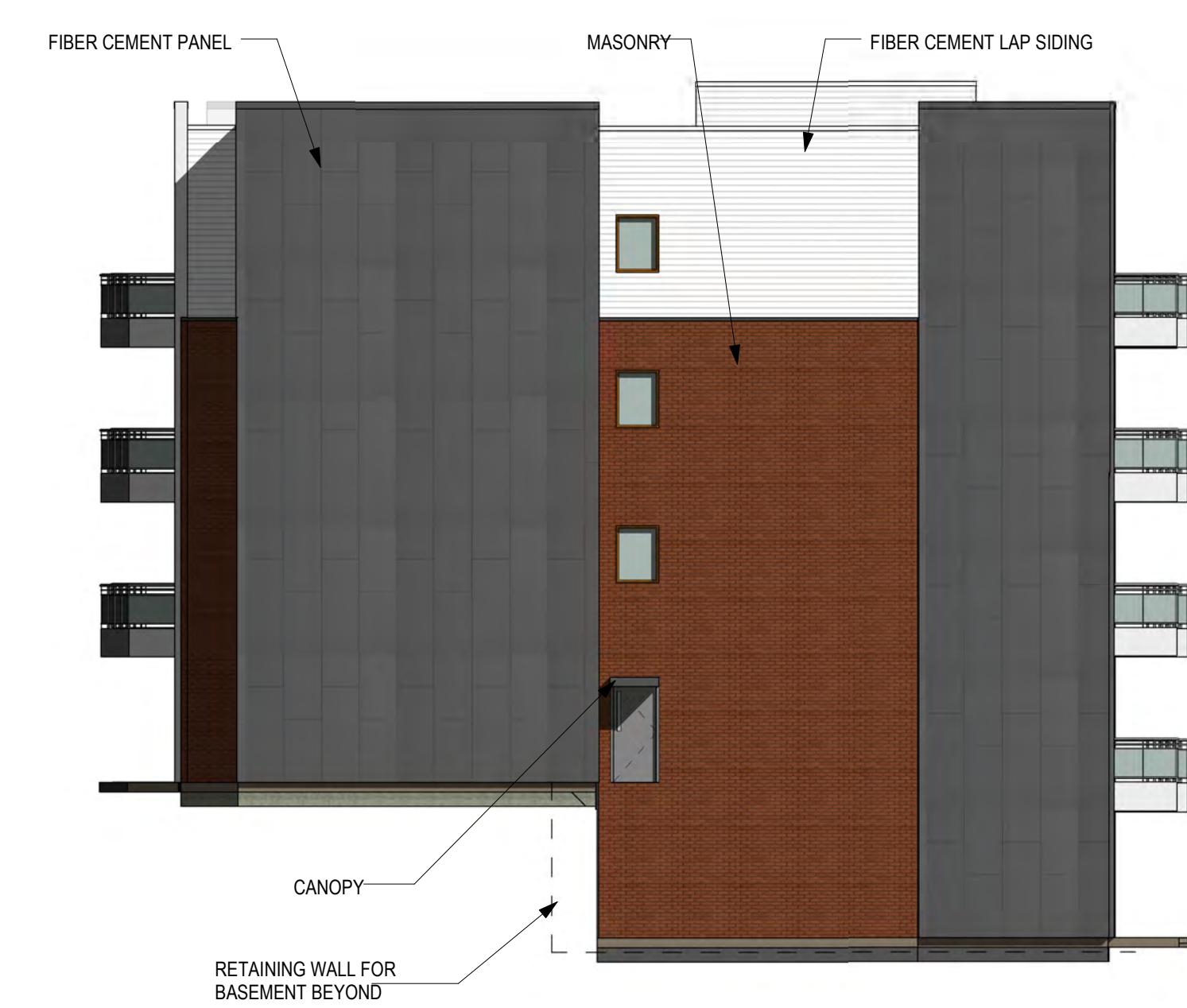
ISSUE DATE: 3/23/2018

NO.	DESCRIPTION

100% FOR PERMITTING AND CONSTRUCTION
 90% FOR PERMITTING AND CONSTRUCTION
 75% FOR PERMITTING AND CONSTRUCTION
 50% FOR PERMITTING AND CONSTRUCTION
 25% FOR PERMITTING AND CONSTRUCTION



2 BUILDING C - WEST ELEVATION
 3/32" = 1'-0"



1 BUILDING C - EAST ELEVATION
 3/32" = 1'-0"

3/23/2018 - SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

30-R SITE AT CRC



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JOB NO: MR170552 PROJ MGR: PM
 DRAFTER: DRW CHECKED: CHK
 BUILDING C - ELEVATIONS



1 - BUILDING A - SCENE 1

Appendix C (Conceptual Master Plan)

C.1 Conceptual Site Master Plan

C.2 Open Space Plan

C.3 Preliminary Utility Plan

N/F
VPI BUILDINGS AND LAND
TAX #256-A 1
DEED BOOK 2010, PAGE 003159

SITE STATISTICS:
 Tax Number: 317-3 13 & Portion of 317-9 5
 Parcel Total Area: 7.033 Ac of 317-3 13 and 0.350 Ac of 317-9 5
 Current/Proposed Zoning: Research & Development / Planned Residential District
 Proposed Use: Multi-Family Apartments
 Proposed Units:
 Building Units:
 (Unit A1) 638 SF 1-Bedroom/1-Bath 38 Units
 (Unit A2) 724 SF 1-Bedroom/2-Bath 16 Units
 (Unit B1) 998 SF 2-Bedroom/2-Bath 50 Units
 (Unit B2) 1,130 SF 2-Bedroom/2-Bath 3 Units
 (Unit B3) 1,152 SF 2-Bedroom/2-Bath 42 Units
 (Unit C1) 1,284 SF 3-Bedroom/3-Bath 58 Units
 Total Net SF: 211,974SF
 Total of Units: 207
 Total # of Beds: 418

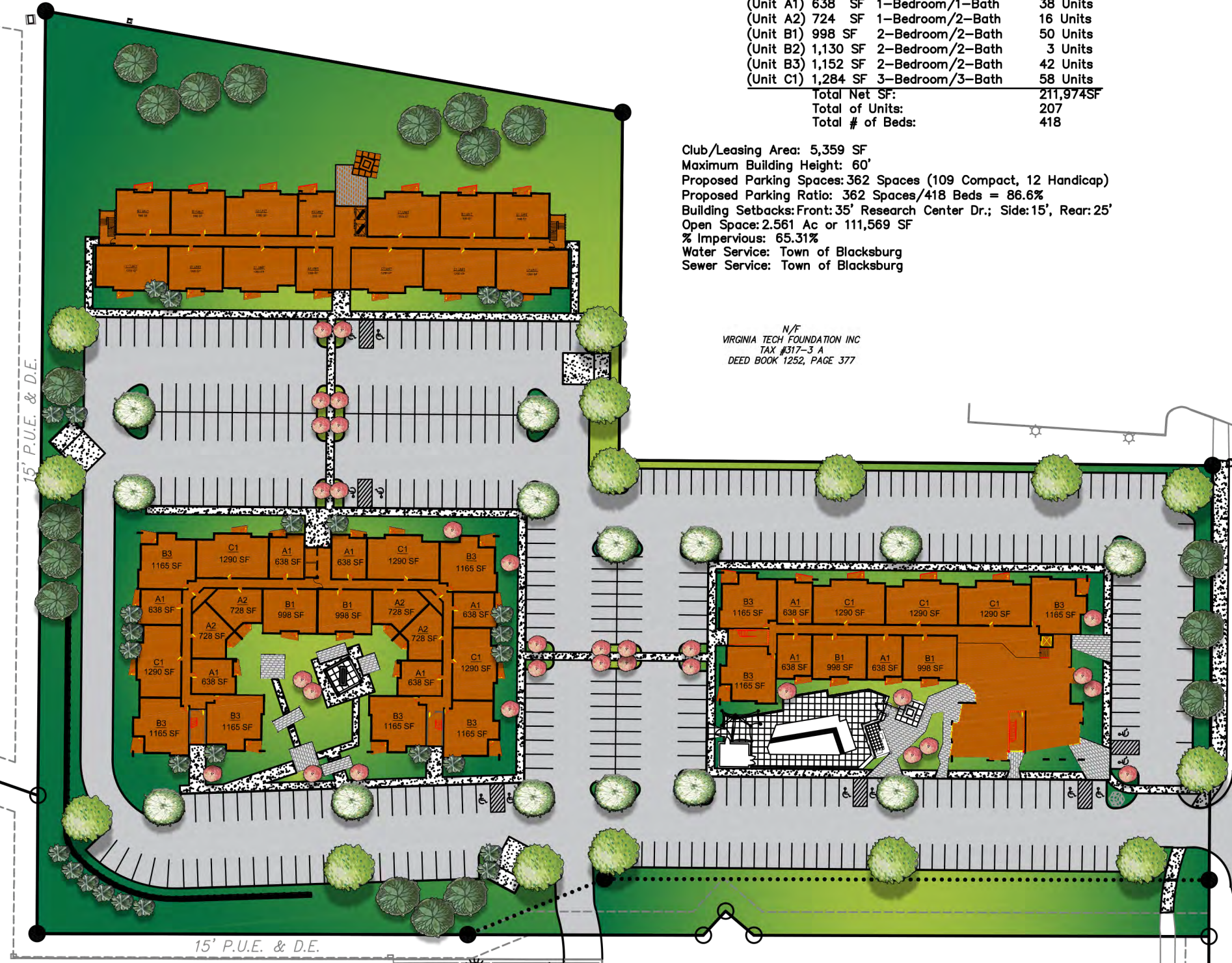
Club/Leasing Area: 5,359 SF
 Maximum Building Height: 60'
 Proposed Parking Spaces: 362 Spaces (109 Compact, 12 Handicap)
 Proposed Parking Ratio: 362 Spaces/418 Beds = 86.6%
 Building Setbacks: Front: 35' Research Center Dr.; Side: 15', Rear: 25'
 Open Space: 2.561 Ac or 111,569 SF
 % Impervious: 65.31%
 Water Service: Town of Blacksburg
 Sewer Service: Town of Blacksburg

N/F
VIRGINIA TECH FOUNDATION INC
TAX #317-3 A
DEED BOOK 1252, PAGE 377

N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 4
PLAT BOOK 17, PAGE 64

N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 5
PLAT BOOK 27, PAGE 129

N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 5
PLAT BOOK 27, PAGE 129

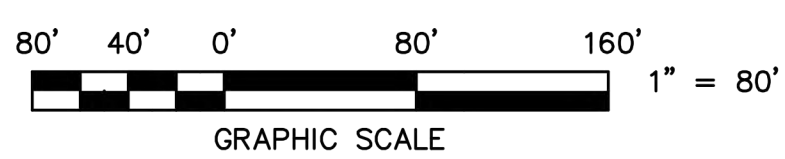


15' P.U.E. & D.E.

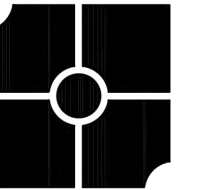
30.0' P.U.E. & D.E.

15' P.U.E. & D.E.

RESEARCH CENTER DRIVE
66' R/W



2122 Carolina Avenue., SW
Roanoke, Virginia 24014
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerdg.com



30-R at CRC Residential Development
Re-Zoning Application
Conceptual Site Master Plan
Town of Blacksburg, VA

SCALE: 1" = 80'
 PROJECT NO. 17-0117
 DATE: 03/30/2018
 APPENDIX C.1

DESIGN GROUP, INC.
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

N/F
VPI BUILDINGS AND LAND
TAX #256-A 1
DEED BOOK 2010, PAGE 003159

N/F
VIRGINIA TECH FOUNDATION INC
TAX #317-3 A
DEED BOOK 1252, PAGE 377

N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 4
PLAT BOOK 17, PAGE 64

30.0' P.U.E.
& D.E.




15' P.U.E. & D.E.

15' P.U.E. & D.E.

N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 5
PLAT BOOK 27, PAGE 129

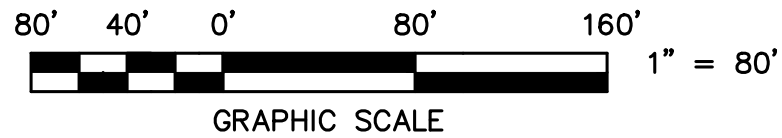
N/F
VA TECH CORP RESEARCH CENTER INC
TAX #317-9 5
PLAT BOOK 27, PAGE 129

LEGEND:

-  OPEN SPACE
-  SIDEWALK/DUMPSTER PAD
-  BUILDING/AMENITIES
-  PARKING LOT

OPEN SPACE CALCULATIONS:

OPEN SPACE	-	111,569 SF
TOTAL SPACE	-	321,603.5 SF
% IMPERVIOUS	-	65.31%



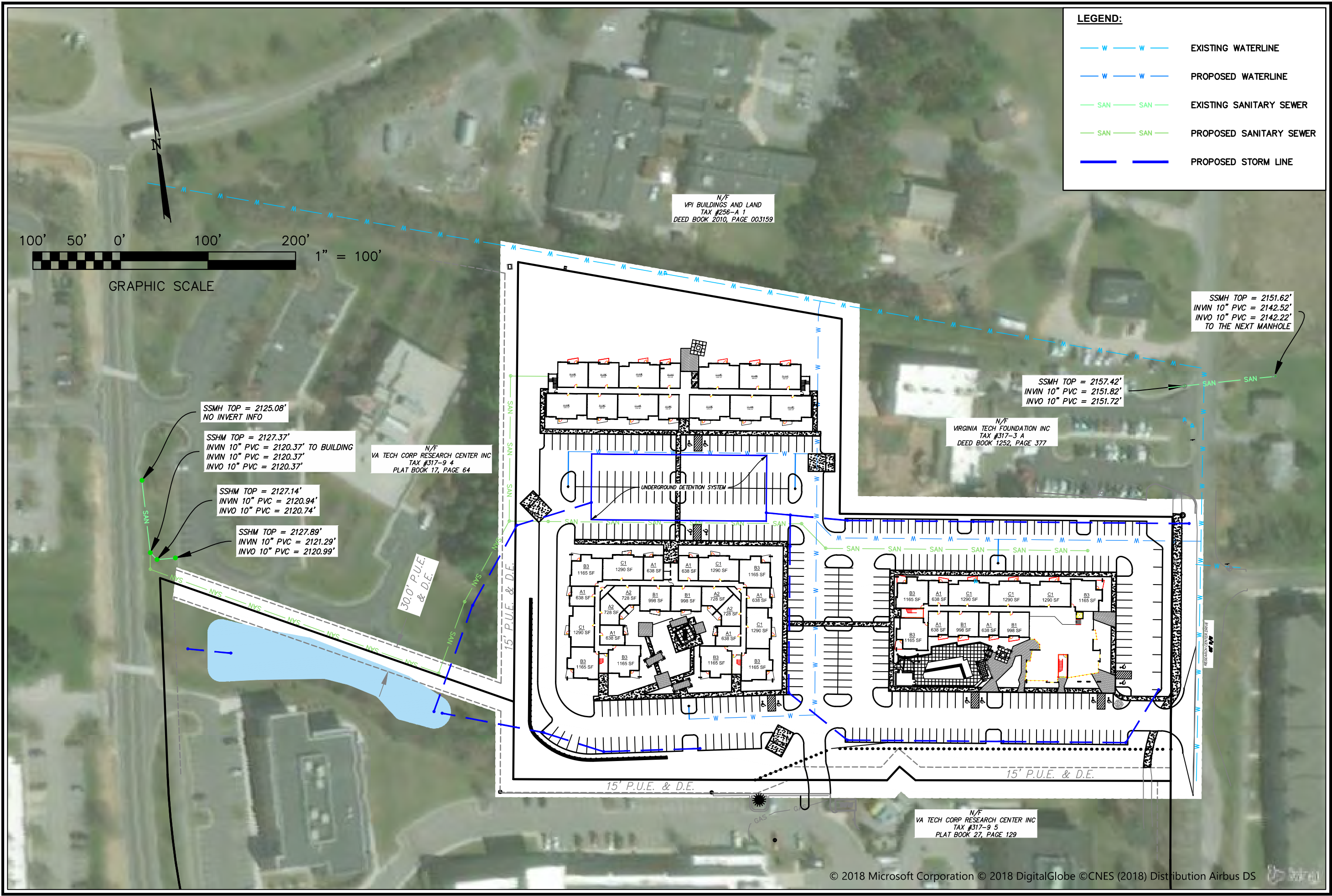
RESEARCH CENTER DRIVE
66' R/W

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Roanoke, Virginia 24014
Phone: 540-387-1153
Fax: 540-389-5767
www.parkerd.com

parker
DESIGN GROUP, INC.
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

**30-R at CRC Residential Development
Re-Zoning Application
Open Space Plan
Town of Blacksburg, VA**

SCALE: 1" = 80'
PROJECT NO. 17-0117
DATE: 03/30/2018
APPENDIX C.2



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Roanoke, Virginia 24014
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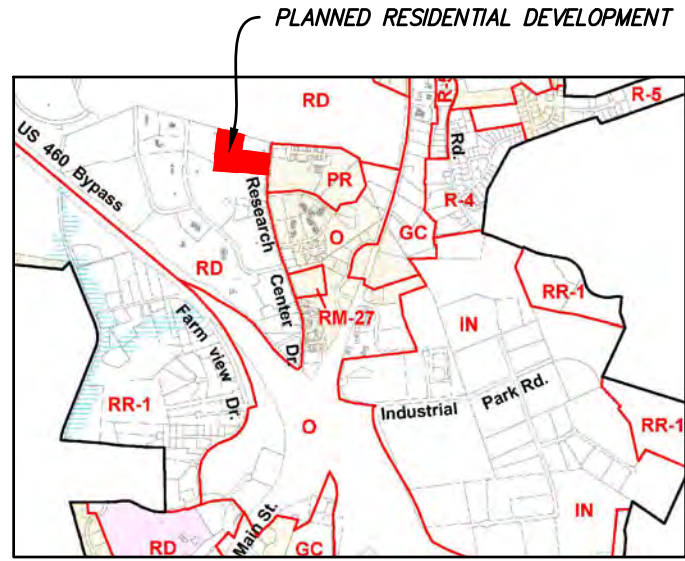
parker
DESIGN GROUP, INC.
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

30-R at CRC Residential Development
Re-Zoning Application
Preliminary Utility Plan
Town of Blacksburg, VA

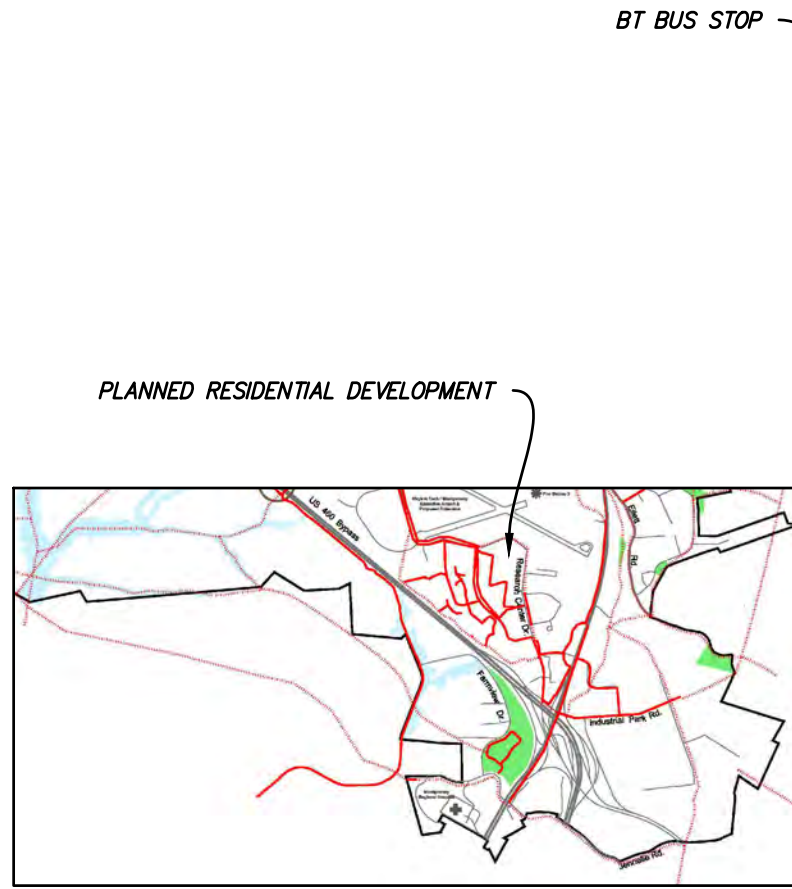
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PROJECT NO. 17-0117
DATE: 03/03/2018
APPENDIX C-3

Appendix D (Supporting Documents)

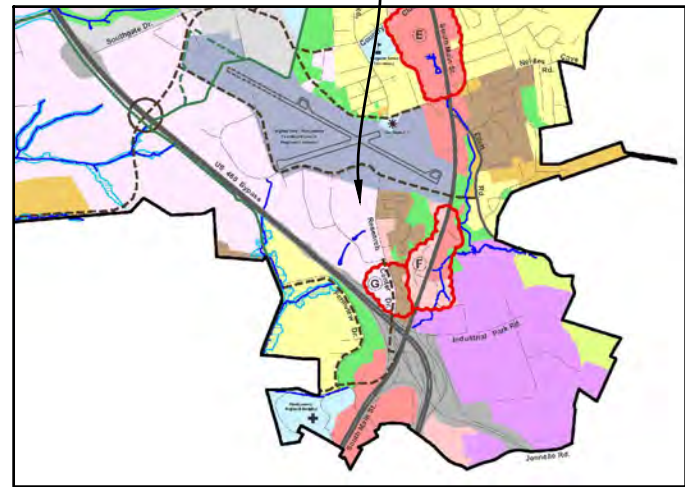
D.1 Supporting Mapping



CURRENT ZONING DISTRICT MAP
(NOT TO SCALE)



PATHS TO THE FUTURE MAP
(NOT TO SCALE)



FUTURE LAND USE MAP
(NOT TO SCALE)



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SURROUNDING BLACKSBURG TRANSIT STOPS
(SCALE: 1"=200')



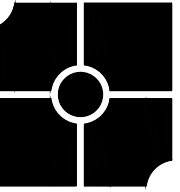
SCALE: 1"=200'

PROJECT NO. 17-0117

DATE: 03/30/2018

APPENDIX D.1

30-R at CRC Residential Development
Re-Zoning Application
Supporting Mapping
Town of Blacksburg, VA



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