PB 19 PG 203

L1 N30°17'40"E 130.50' N19°00'06"E 250.59' N29°21'36"E 150.96' N17°06'16"E 163.36' N22°53'36"E 383.40' C1 L2

24' UTILITY EASEMENT
DB 617 PG 382

15' SANITARY SEWER ESMT
DB 339 PG 780

50' X 50' ESMT FOR
PUMP STATION
DB 339-780

15' SANITARY SEWER ESMT
DB 339 PG 780

15' BELL ATLANTIC
R/W & ESMT

N42°58'14"W 281.27'

AREA TO BE REZONED
± 11.896 AC.

C2 C3 L3 C4 271.46'

N/F
STURBRIDGE SQUARE, LLC
TAX MAP #225-A 36
PARCEL ID #016814
DB 977 PG 509
PB 23 PG 51

N/F
UNITED STATES POSTAL SERVICE
TAX MAP #225-10 G
PARCEL ID #071137
DB 505 PG 165

S67°36'46"W 633.70'

S22°54'44"E 158.00'

UNIVERSITY CITY BLVD
50' PUBLIC R/W

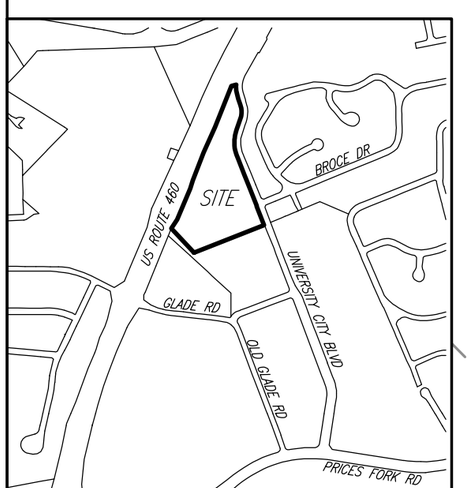
S21°03'54"E 150.00' L4

S22°16'44"E

BROCE DRIVE
50' PUBLIC R/W

1 2 3 4 5 6 7 8 9 10

FOR LINE TABLE, CURVE TABLE, AND ADJACENT PROPERTY INFORMATION, SEE SHEET Z1.1.



VICINITY MAP
SCALE: 1"=1,000'

0 100 200 300
SCALE: 1"=100'

THIS MAP IS A COMPILATION OF DEEDS, PLATS AND MAPS OF RECORD AND DOES NOT REPRESENT A LAND SURVEY WHATSOEVER.

MAP FROM RECORDS
FOR
STURBRIDGE SQUARE, LLC

SHOWING AREA PROPOSED FOR REZONING
LOCATED ON UNIVERSITY CITY BLVD.
TOWN OF BLACKSBURG
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATE: OCTOBER 3, 2016
REVISED: FEBRUARY 28, 2017
JOB #24150090
SHEET Z1.0
SCALE: 1" = 100'

TEL: 540-381-4290 FAX: 540-381-4291
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073
BALZER AND ASSOCIATES INC.
REFLECTING TOMORROW
PLANNERS ARCHITECTS ENGINEERS SURVEYORS

ADJACENT PROPERTY OWNER INFORMATION

1. N/F ONISHI, SHINZO & MITSUKO
   TAX MAP #225-1 SEC 3 9
   PARCEL ID #004843
   DB 570 PG 829

2. N/F 902 BROCE LLC
   TAX MAP #225-1 SEC 3 60
   PARCEL ID #014587
   DB 2015 PG 7875
   PB 1160 PG 853

3. N/F OWENS, SHARON K. & JOHNNY D.
   TAX MAP #225-1 SEC 3 58
   PARCEL ID #005417
   DB 1179 PG 758
   PB 769 PG 668

4. N/F JONES, STEPHEN D. & MABEL C.
   TAX MAP #225-1 SEC 3 57
   PARCEL ID# 009989
   DB 393 PG 684
   PB 3 PG 196

5. N/F SUTHERLAND, GRANT
   TAX MAP #225-1 SEC 3 56
   PARCEL ID #010786
   DB 2011 PG 4369
   PB 3 PG 196

6. N/F VAGHELA, NISHANTSINH B.
   & SHARMA, RAHUL S.
   TAX MAP #225-1 SEC 3 55
   PARCEL ID #017275
   DB 2010 PG 2599
   PB 387 PG 894

7. N/F TACZAK, MICHAEL J.
   TAX MAP #225-1 SEC 3 54
   PARCEL ID #001437
   DB 2009 PG 2284
   PB 3 PG 196

8. N/F SIMMONS, JONATHAN D.
   TAX MAP #225-1 SEC 3 53
   PARCEL ID #001138
   DB 2005 PG 2994
   PB 1023 PG 349

9. N/F RENEAU, RAYMOND B. JR & NANCY M.
   TAX MAP #225-1 SEC 3 52,5*
   PARCEL ID #008585
   DB 521 PG 456
   PB 8 PB 39

10. N/F RENEAU, RAYMOND B. JR & NANCY M.
    TAX MAP #225-1 SEC 3 52,5*
    PARCEL ID #008585
    DB 521 PG 456
    PB 8 PB 39

LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°53'36"W	3.25'
L2	N75°16'16"E	24.28'
L3	N21°12'16"E	65.85'
L4	S08°34'31"W	40.83'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	273.71'	5661.58'	136.88'	N24°16'46"E	273.69'	2°46'12"
C2	148.82'	279.00'	76.23'	S09°30'52"E	147.07'	30°33'45"
C3	183.85'	229.00'	97.20'	N01°47'44"W	178.95'	46°00'00"
C4	245.46'	324.00'	128.96'	S00°29'55"E	239.63'	43°24'21.97"

THIS MAP IS A COMPILATION OF DEEDS, PLATS AND MAPS OF RECORD AND DOES NOT REPRESENT A LAND SURVEY WHATSOEVER.

MAP FROM RECORDS

FOR

STURBRIDGE SQUARE, LLC

SHOWING AREA PROPOSED FOR REZONING
LOCATED ON UNIVERSITY CITY BLVD.
TOWN OF BLACKSBURG
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
DATE: OCTOBER 3, 2016
REVISED: FEBRUARY 1, 2017
JOB #24150090
SHEET Z1.1
SCALE: 1" = 100'

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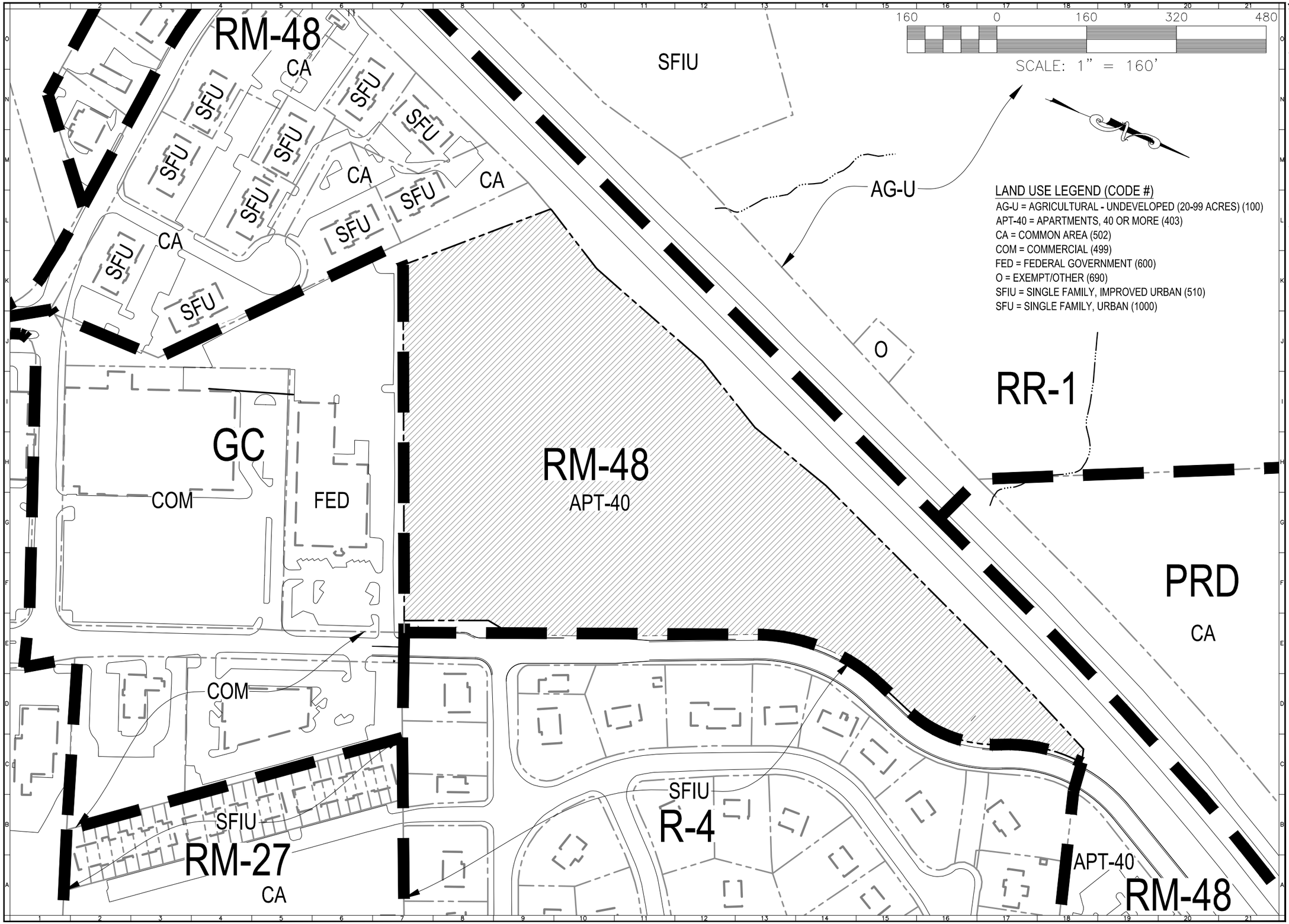

LAND USE LEGEND (CODE #)

AG-U = AGRICULTURAL - UNDEVELOPED (20-99 ACRES) (100)
APT-40 = APARTMENTS, 40 OR MORE (403)
CA = COMMON AREA (502)
COM = COMMERCIAL (499)
FED = FEDERAL GOVERNMENT (600)
O = EXEMPT/OTHER (690)
SFIU = SINGLE FAMILY, IMPROVED URBAN (510)
SFU = SINGLE FAMILY, URBAN (1000)

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EXISTING ZONING & LAND USE MAP

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 10/3/16
SCALE 1" = 160'
REVISIONS:
1. 2/28/17

SHEET NO. Z2.0
JOB NO. 24150090.00

SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON JULY 11, 2012, AND OCTOBER 8, 2013.

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - BALZER AND ASSOCIATES, INC, 2016
OFF-SITE - TOWN OF BLACKSBURG, 2009

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOC., INC, 2015

60 0 60 120 180

SCALE: 1" = 60'

SANITARY SEWER LINES & MANHOLES TO BE REMOVED

EXISTING RIPRAP CHANNEL TO BE REMOVED

SANITARY MANHOLE TO REMAIN

EX. LANDSCAPE (TYP.) TO BE REMOVED

EX. 15' BELL ATLANTIC R/W & ESMT TO BE VACATED

SANITARY SEWER LINE TO BE REMOVED

ALL EXISTING STRUCTURES, PRIVATE UTILITIES, PAVEMENT, AND OTHER IMPROVEMENTS ON SITE TO BE REMOVED UNLESS OTHERWISE NOTED

EXISTING PUMP STATION TO REMAIN

EX. GAS SERVICE TO BE REMOVED

SANITARY SEWER LINE TO BE REMOVED

UNDERGROUND POWER LINES TO BE REMOVED

PORTION OF WATER SERVICE TO PUMP STATION TO BE REMOVED

ASPHALT BASKETBALL COURT TO BE REMOVED

EX. GRATE INLETS & STORM SEWER TO BE REMOVED

END OF INFORMATION

EX. LANDSCAPING (TYP.) TO BE REMOVED

EXISTING CLEANOUTS TO BE REMOVED

EXISTING FORCEMAIN TO REMAIN

SEE SHEET Z3.1

MATCHLINE

EX. CURB CUT TO BE CLOSED

EX. PUBLIC SIDEWALK TO BE REMOVED FOR IMPROVED DRIVEWAY

PORTION OF SANITARY SEWER MAIN & MANHOLE TO BE ABANDONED
PORTION OF EASEMENT TO BE VACATED

EX. STORM SEWER TO REMAIN

EX. WATER METERS TO BE REMOVED

EXISTING SANITARY & STORM SEWERS TO REMAIN

EXISTING CURB CUT TO BE CLOSED

EX. WATER METERS TO BE REMOVED

EX. LANDSCAPE (TYP.) TO BE REMOVED

APPROX. LOCATION OF ABANDONED WATERLINE

EXISTING STORM SEWER TO BE RELOCATED

EXISTING CURB CUT TO BE CLOSED

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STURBRIDGE SQUARE
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EXISTING CONDITIONS & DEMOLITION PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	10/3/16
SCALE	1" = 60'

REVISIONS:
1. 2/28/17

SHEET NO.
Z3.0

JOB NO. 24150090.00

EX. CURB CUT
TO BE CLOSED

EX. STORM DRAIN
TO BE REMOVED

EX. STORM DRAIN
TO REMAIN

EXISTING BUILDING
TO REMAIN

EXISTING
GRINDER PUMP
TO REMAIN

EXISTING FILTER
TO REMAIN

EX. CURB CUT
TO BE CLOSED

EXISTING SIDEWALK
TO BE REMOVED

UNDERGROUND
DETENTION SY
TO REMAIN

EXISTING SIDEWAL
TO REMAIN

ALL EXISTING STRUCTURES, PRIVATE
UTILITIES, PAVEMENT, AND OTHER
IMPROVEMENTS ON SITE TO BE REMOVED
UNLESS OTHERWISE NOTED

EX. STORM DRAIN
TO REMAIN

EXISTING BUILDING
TO REMAIN

EX. PUBLIC SIDEWALK
TO BE REMOVED
FOR IMPROVED DRIVEWAY

EXISTING FORCEMAIN
TO REMAIN

EX. SEWER LINES
& MANHOLES
TO BE REMOVED

THIS SECTION OF
EXISTING FORCEMAIN
TO BE RELOCATED

EXISTING FIRE
HYDRANT

MATCHLINE – SEE SHEET Z3.0

EXISTING
CLUBHOUSE

PORTION OF FENCE
TO BE REMOVED

EXISTING FILTERRA
TO REMAIN

2 STORY BRICK
DWELLING

BUILDING "F"
3 STORY BRICK
DWELLING

2 STORY BRICK
DWELLING

EX. CLUBHOUSE,
POOL, & CONCRETE
TO BE REMOVED

EXISTING
POOL

EX. CURB CUT
TO BE CLOSED

BUILDING "F"
3 STORY BRICK
DWELLING

2 STORY BRICK
DWELLING

2 STORY BRICK
DWELLING

BUILDING "F"
3 STORY BRICK
DWELLING

2 STORY BRICK
DWELLING

60 0 60 120 180

SCALE: 1" = 60'

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EXISTING CONDITIONS & DEMOLITION PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	10/3/16
SCALE	1" = 60'

REVISIONS:
1. 2/28/17

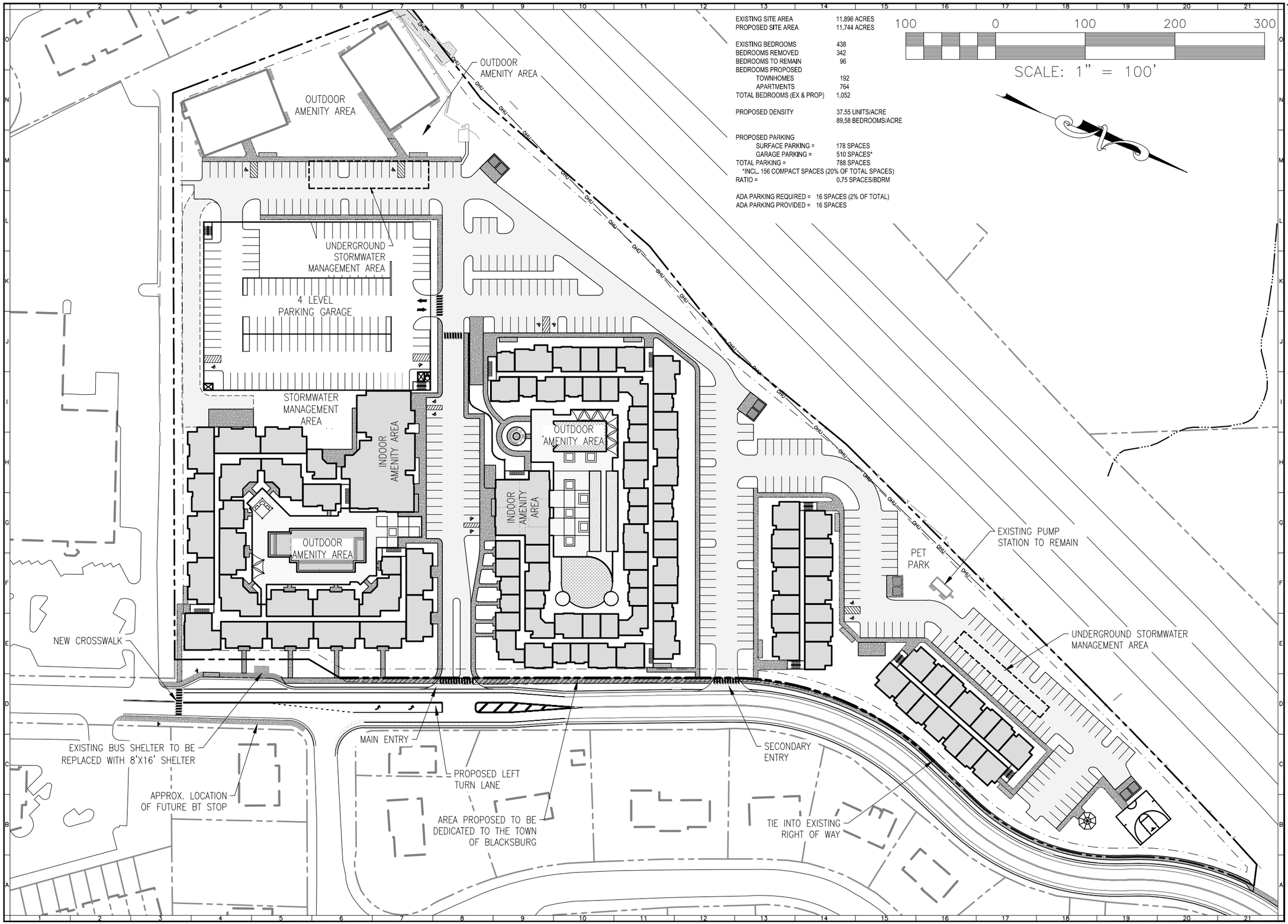
SHEET NO.
Z3.1

JOB NO. 24150090.00

EXISTING SITE AREA	11.896 ACRES
PROPOSED SITE AREA	11.744 ACRES
EXISTING BEDROOMS	438
BEDROOMS REMOVED	342
BEDROOMS TO REMAIN	96
BEDROOMS PROPOSED	
TOWNHOMES	192
APARTMENTS	764
TOTAL BEDROOMS (EX & PROP)	1,052
PROPOSED DENSITY	37.55 UNITS/ACRE
	89.58 BEDROOMS/ACRE
PROPOSED PARKING	
SURFACE PARKING =	178 SPACES
GARAGE PARKING =	510 SPACES*
TOTAL PARKING =	788 SPACES
*INCL. 156 COMPACT SPACES (20% OF TOTAL SPACES)	
RATIO =	0.75 SPACES/BDRM
ADA PARKING REQUIRED =	16 SPACES (2% OF TOTAL)
ADA PARKING PROVIDED =	16 SPACES

100 0 100 200 300

SCALE: 1" = 100'



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STURBRIDGE SQUARE

911-1011 UNIVERSITY CITY BOULEVARD

OVERALL MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	10/3/16
SCALE	1" = 100'

REVISIONS:
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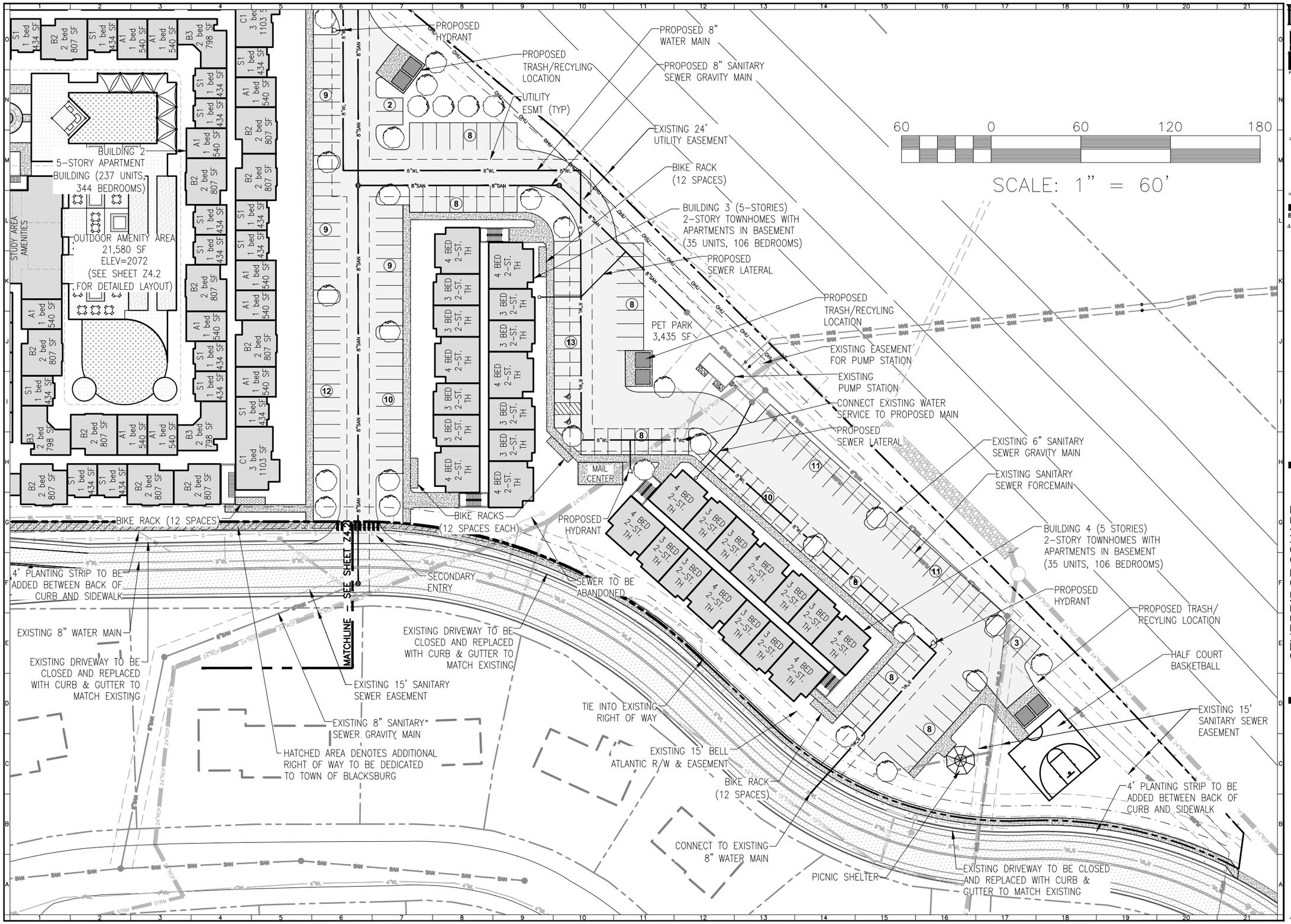
SHEET NO.
Z4.0

JOB NO. 24150090.00



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STURBRIDGE SQUARE

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MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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DATE	10/3/16
SCALE	1" = 60'

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SHEET NO.
Z4.1

JOB NO. 24150090.00

NEW CROSSWALK
BIKE RACK (12 SPACES)
10' SIDE SETBACK
20' FIRE LANE
CONNECT TO EXISTING 12" WATER MAIN
EXISTING DRIVEWAY TO BE CLOSED AND REPLACED WITH CURB & GUTTER TO MATCH EXISTING
APPROX. LOCATION OF FUTURE BT STOP
EXISTING BUS STOP REPLACE EXISTING SHELTER WITH AN 8' X 16' SHELTER
D1 4 bed 1470 SF
D2 4 bed 1392 SF
C1 3 bed 1103 SF
D3 4 bed 1515 SF
B2 2 bed 807 SF
B3 2 bed 798 SF
S1 1 bed 434 SF
A1 1 bed 540 SF
B1 2 bed 840 SF
SHADE STRUCTURE
GRILL STATION
VOLLEYBALL NET
POOL
TANNING SHELF
TRASH CHUTE/ COMPACTOR
STORMWATER MANAGEMENT AREA
OUTDOOR AMENITY AREA 13,300 SF ELEV=2084
LEASING CAFE FITNESS AMENITY
10' FRONT SETBACK
4-LEVEL PARKING DECK 559 SPACES TOTAL
BUILDING 1 4-STORY APARTMENT BUILDING (110 UNITS, 398 BEDROOMS)
CYCLE CENTER FOR BIKE STORAGE UNDER RAMP TO LEVEL 3 (CAPACITY FOR ±78 BIKES)
COMPACT
RAMP UP 6.67%
SECOND LEVEL SHOWN (ELEV 2073) SEE SHEET Z4.3 FOR OTHER LEVELS
ACCESS TO LEVEL 1 OF PARKING DECK (ELEV 2062)
BIKE RACK (12 SPACES)
PROPOSED HYDRANT
EXISTING 3-STORY BUILDING TO REMAIN (12 UNITS, 48 BEDS)
EXISTING FILTERRA TO REMAIN
POSSIBLE FUTURE FILTERRA
EXISTING 12" WATER MAIN
POSSIBLE FUTURE PARKING AREA
OUTDOOR AMENITY AREA 1,650 SF
CONNECT TO EXISTING 8" WATER MAIN
BIKE RACKS (12 SPACES EACH)
PROPOSED RETAINING WALL
MAIN ENTRY
MAIL CENTER
MATCHLINE – SEE SHEET Z4.1
ACCESS TO LEVELS 2-4 OF PARKING DECK (ELEV 2073)
TRASH CHUTE/ COMPACTOR
EXISTING HYDRANT
LOUNGE STUDY AREA AMENITIES
FIRE PIT
GRILL STATION
PLANTER (TYP)
LAWN
HAMMOCK VILLAGE
PUTTING GREEN
SHUFFLEBOARD
BOCCE BALL/CORNHOLE
EXISTING FILTERRA TO REMAIN
RELOCATED FORCEMAIN. CONNECT TO EXISTING.
PROPOSED TRASH/RECYCLING LOCATION
10' REAR SETBACK
EXISTING 24' UTILITY EASEMENT
PROPOSED 8" WATER MAIN
PROPOSED 8" SANITARY SEWER GRAVITY MAIN
UTILITY ESMT (TYP)
EXISTING DRIVEWAY TO BE CLOSED AND REPLACED WITH CURB & GUTTER AND CONCRETE SIDEWALK TO MATCH EXISTING
4' PLANTING STRIP TO BE ADDED BETWEEN BACK OF CURB AND SIDEWALK
BIKE RACK (12 SPACES)
BUILDING 2 5-STORY APARTMENT BUILDING (237 UNITS, 344 BEDROOMS)
OUTDOOR AMENITY AREA 21,580 SF ELEV=2072
BIKE RACK (12 SPACES)

60 0 60 120 180
SCALE: 1" = 60'

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STURBRIDGE SQUARE
911-1011 UNIVERSITY CITY BOULEVARD

MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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SCALE	1" = 60'

REVISIONS:
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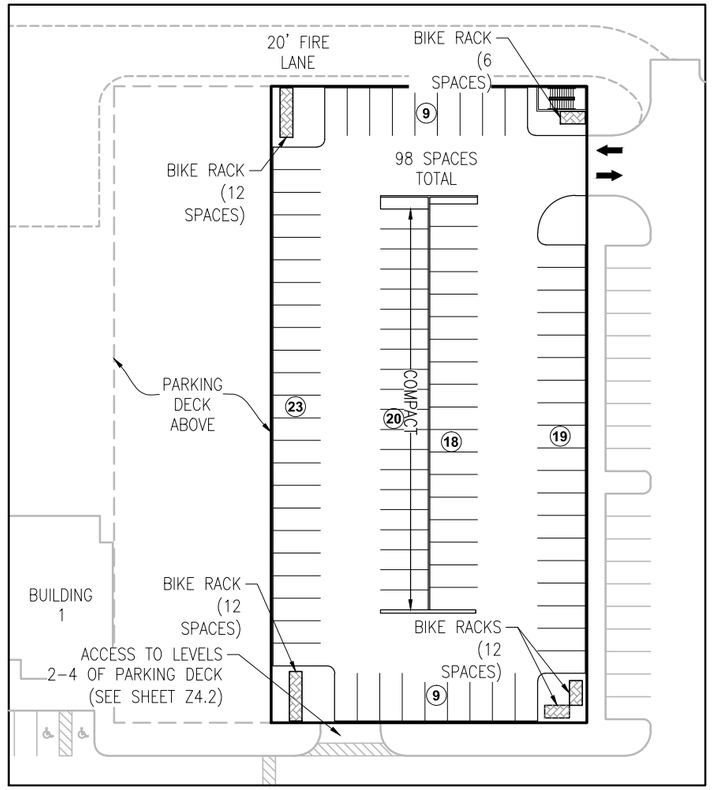
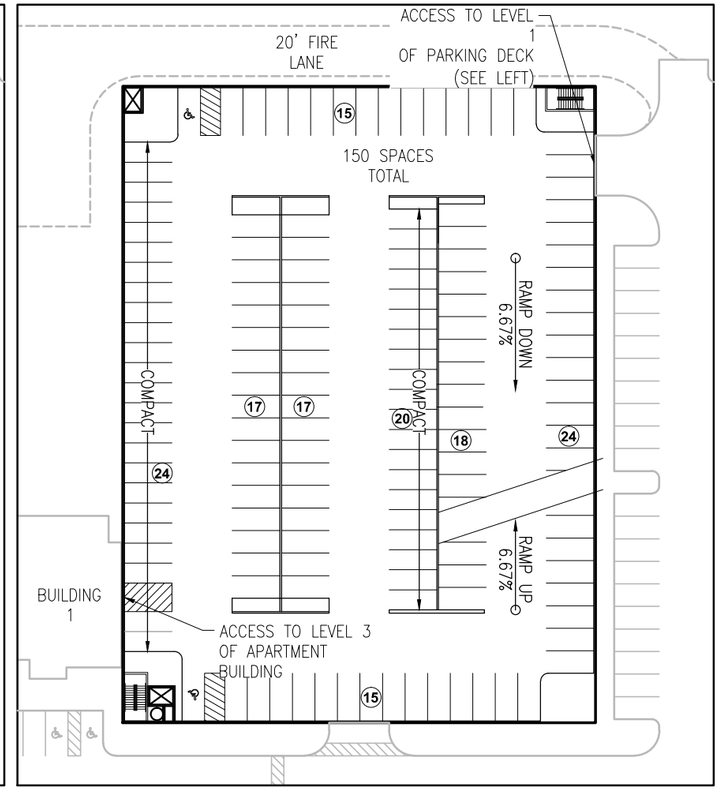
SHEET NO.
Z4.2

JOB NO. 24150090.00



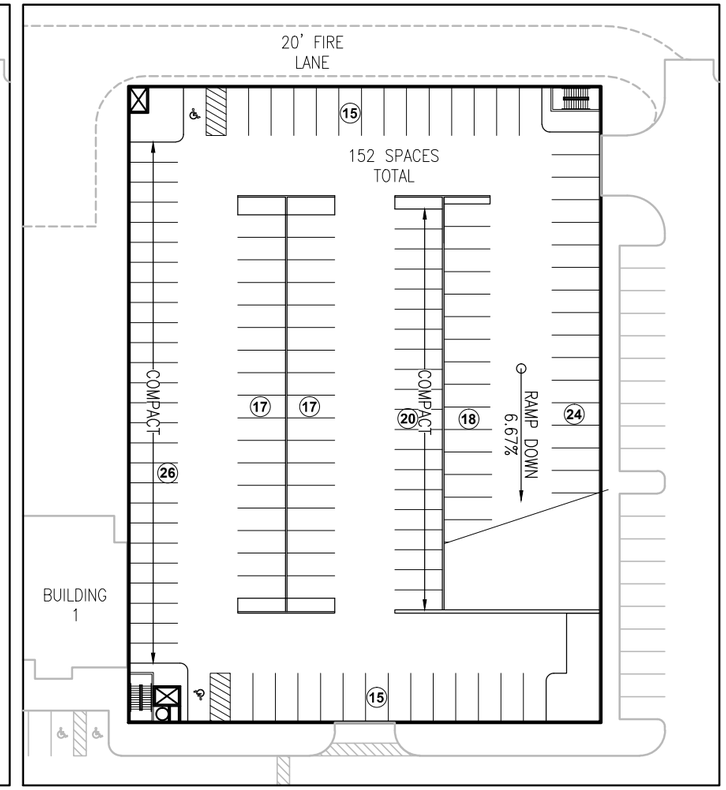
PARKING DECK LEVEL 1 (EL. 2062)

SCALE: 1"=60'



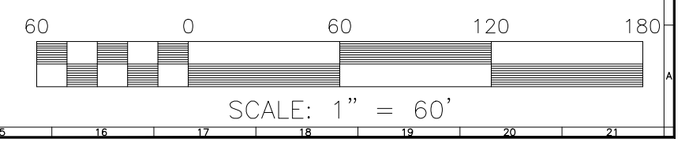
PARKING DECK LEVEL 3 (EL. 2084)

SCALE: 1"=60'



PARKING DECK LEVEL 4 (EL. 2095)

SCALE: 1"=60'



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STURBRIDGE SQUARE
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PARKING DECK LAYOUT
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 10/3/16
SCALE 1" = 60'

REVISIONS:
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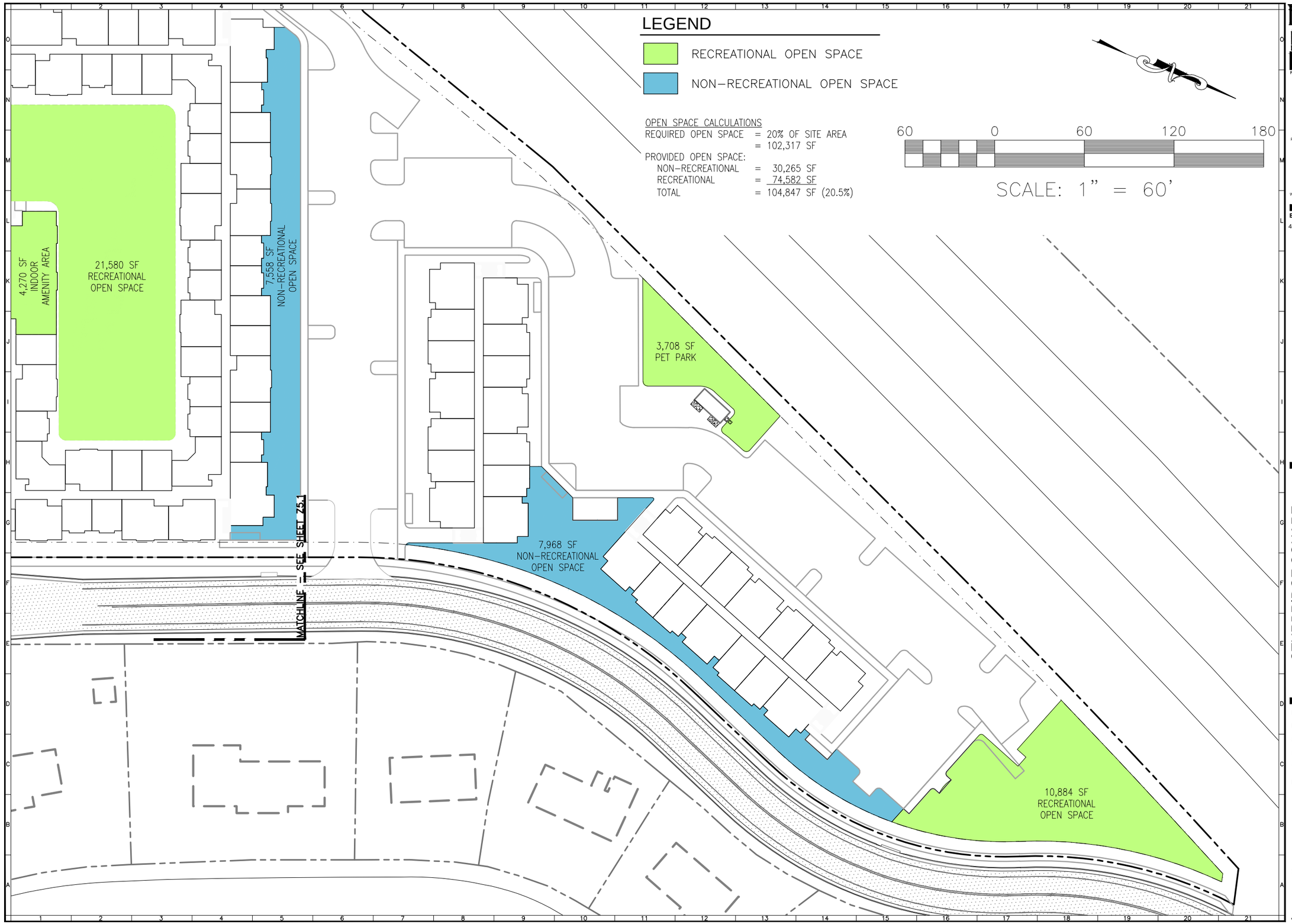
SHEET NO.
Z4.3
JOB NO. 24150090.00



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OPEN SPACE PLAN

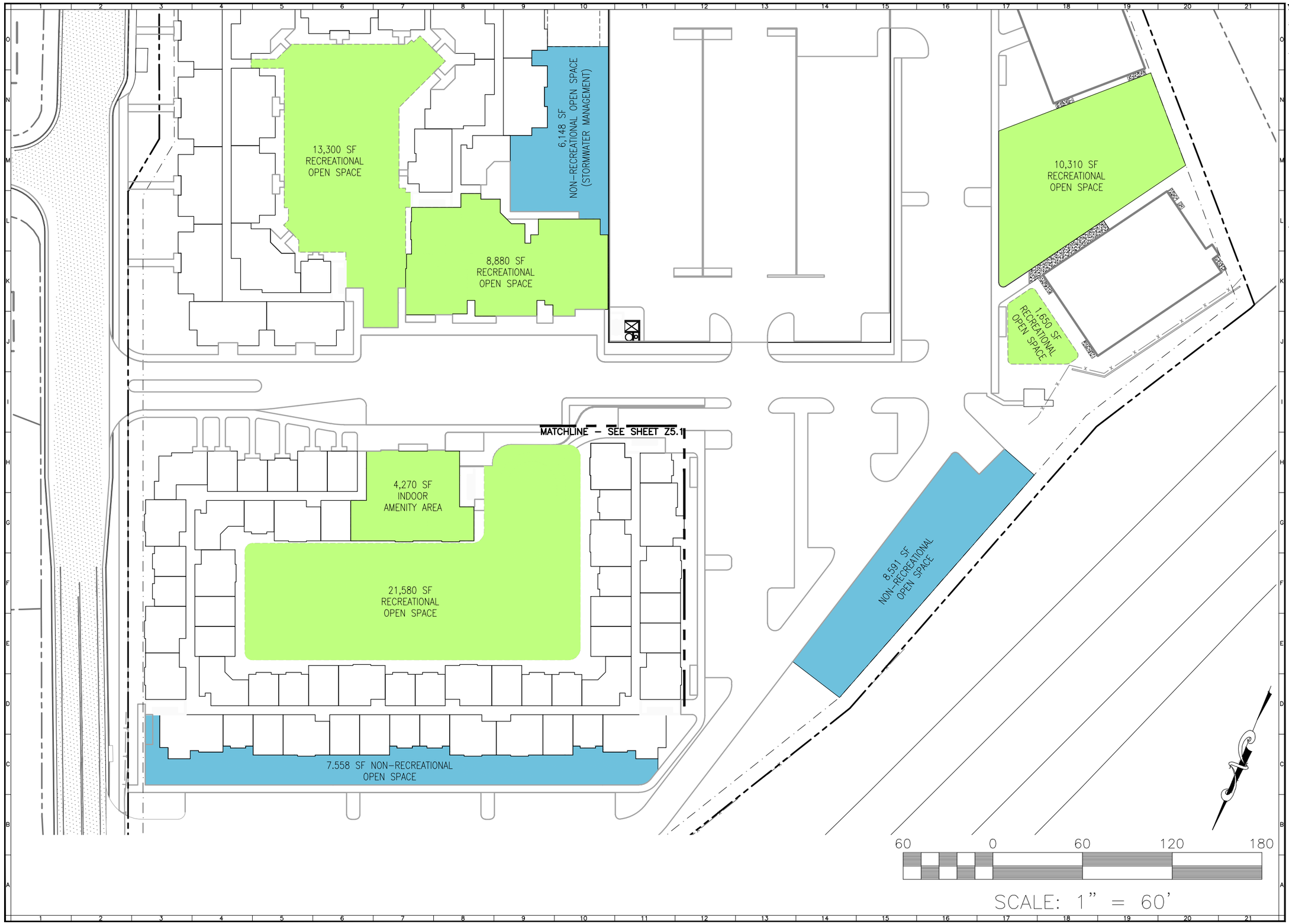
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 10/3/16
SCALE 1" = 60'

REVISIONS:
1. 2/28/17

SHEET NO.
Z5.0

JOB NO. 24150090.00



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OPEN SPACE PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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REVISIONS:
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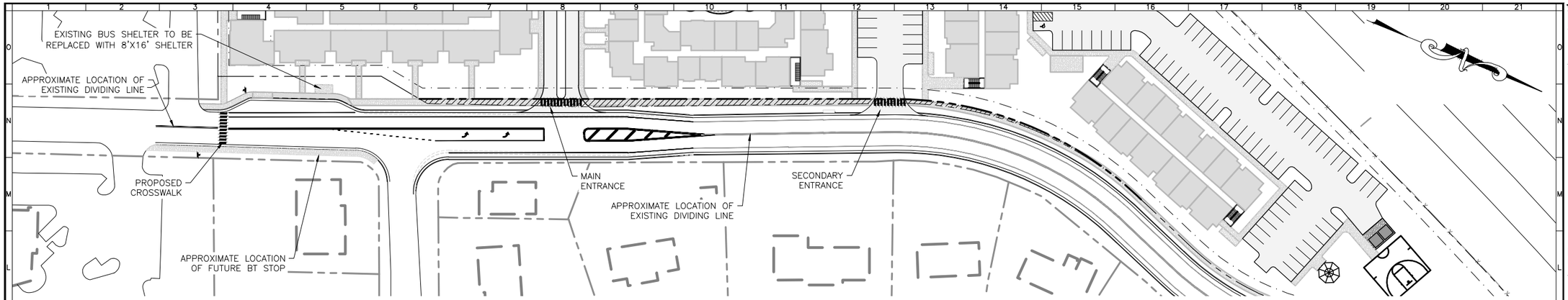
SHEET NO.
Z5.1

JOB NO. 24150090.00

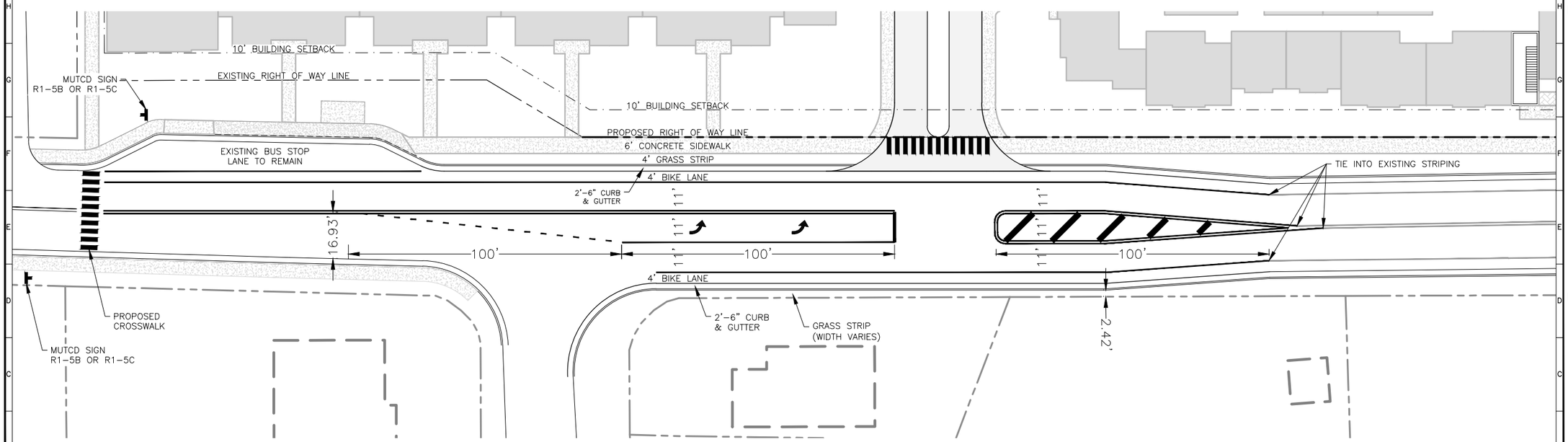


OVERALL TURN LANE LAYOUT
SCALE: 1"=100'

100 0 100 200 300
SCALE: 1" = 100'

LEGEND

= AREA TO BE TRANSFERRED FROM STURBRIDGE TO THE TOWN OF BLACKSBURG (±3,012 SF)



DETAILED TURN LANE LAYOUT
SCALE: 1"=40'

40 0 40 80 120
SCALE: 1" = 40'

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TOWN OF BLACKSBURG, VIRGINIA

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Z6.0
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