TERRACE VIEW PHASE I PRD
STORMWATER CONCEPT PLAN
TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

SURVEY DATA

HORIZONTAL SURVEY DATA WAS OBTAINED FROM ALTA/NSPS SURVEYS COMPLETED BY DRAPER ADEN ASSOCIATES ON NOVEMBER 30, 2017. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSED ONLY AND DO NOT REPRESENT AN ACTUAL FIELD SURVEY.

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE – TOWN OF BLACKSBURG, 2009
OFF-SITE – TOWN OF BLACKSBURG, 2009

SOILS INFORMATION

11B – DUFFIELD–ERNEST COMPLEX, 2 TO 7 PERCENT SLOPES
K–FACTOR: 0.28
TEXTURE: SILT LOAM
HYDROLOGIC SOIL GROUP: B

12C – FREDERICK AND VERTREES SILT LOAMS, 7 TO 15 PERCENT SLOPES
K–FACTOR: 0.37
TEXTURE: SILT LOAM
HYDROLOGIC SOIL GROUP: B

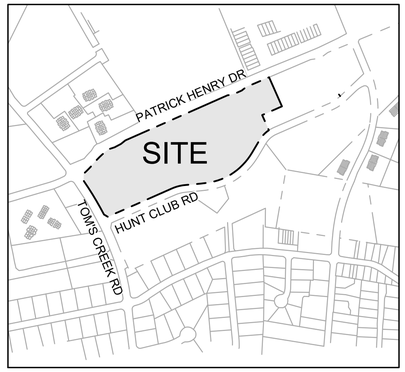
16B – GROSECLOSE AND POPLIMENTO SOILS, 2 TO 7 PERCENT SLOPES
K–FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C

16C – GROSECLOSE AND POPLIMENTO SOILS, 7 TO 15 PERCENT SLOPES
K–FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C

VICINITY MAP

SCALE: 1" =500'

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.



GENERAL NOTES

SITE ADDRESS: 1200 SNYDER LANE, 1200 TOM'S CREEK ROAD
BLACKSBURG, VIRGINIA 24060
PRICES FORK MAGISTERIAL DISTRICT

1. OWNER: CAP IX BLACKSBURG, LLC
C/O RELIANT GROUP MANAGEMENT
601 CALIFORNIA STREET, SUITE 1150
SAN FRANCISCO, CA 94108
PHONE: (415) 501–9600
FAX: (415) 788–0435
CONTACT: JOE SHERMAN

2. APPLICANT: RELIANT GROUP MANAGEMENT
601 CALIFORNIA STREET, SUITE 1150
SAN FRANCISCO, CA 94108
PHONE: (415) 501–9600
FAX: (415) 788–0435
CONTACT: JOE SHERMAN

3. AGENT: BALZER & ASSOCIATES, INC.
448 PEPPERS FERRY ROAD
CHRISTIANSBURG, VA 24073
PHONE: (540) 381–4290
FAX: (540) 381–4291
CONTACT: STEVE SEMONES

4. TAX PARCEL NO'S: #225–A–30, #196–A–8

5. CURRENT ZONING: RM–48 – MULTI–UNIT RESIDENTIAL

6. PROPOSED ZONING: PRD – PLANNED RESIDENTIAL DISTRICT

7. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0131C. (EFFECTIVE DATE SEPTEMBER 25, 2009).

8. WATER: TOWN OF BLACKSBURG

9. SEWER: TOWN OF BLACKSBURG

10. SITE AREA = 14.04 ACRES

11. APPROXIMATE LIMITS OF CLEARING AND GRADING = 16.04 ACRES
EXISTING LOT COVERAGE = 8.53 AC. (53.2%)
PROPOSED LOT COVERAGE = 11.61 AC. (72%)

12. BUILDING SETBACKS:
FRONT: 15'
SIDE: 15'
REAR: 15'

14. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND.

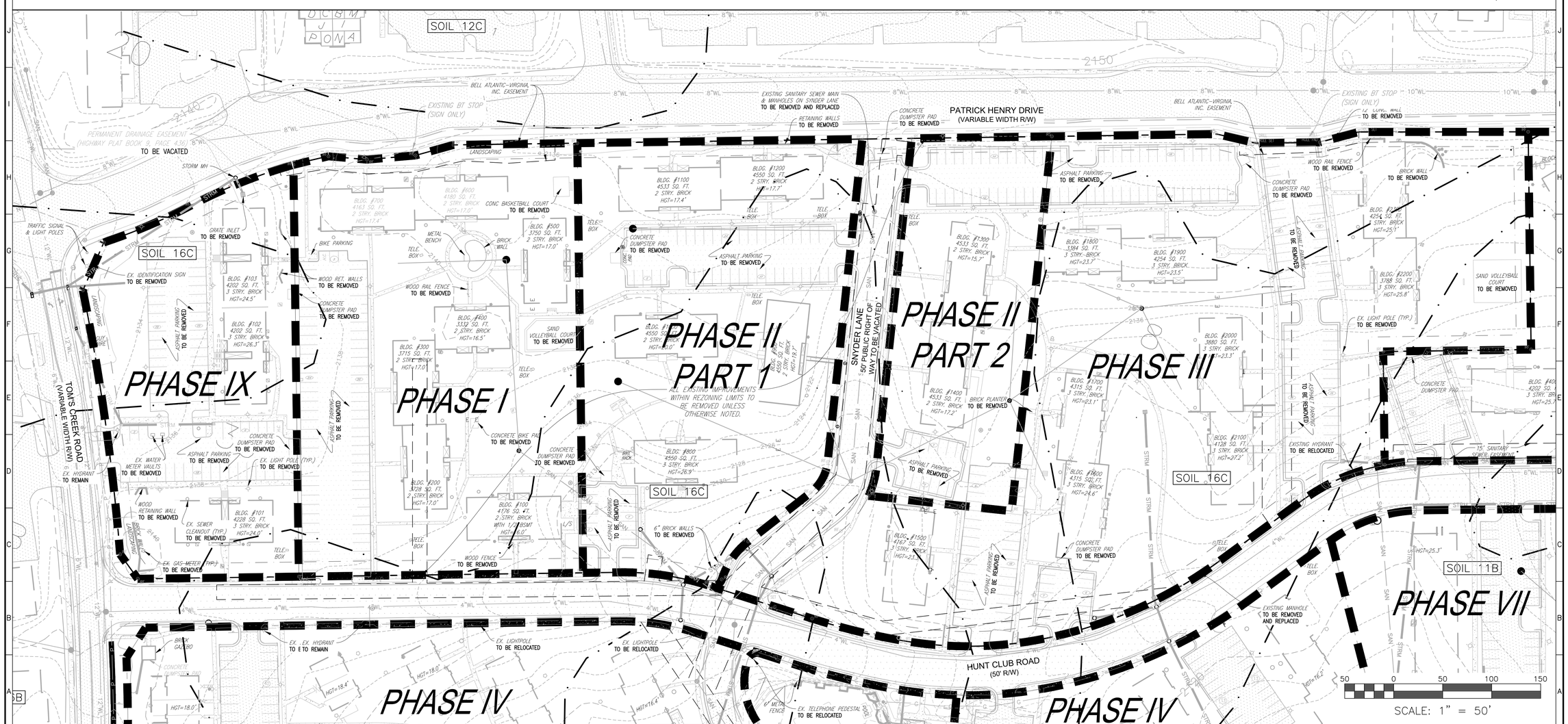
APPROVAL BLOCK

BLACKSBURG TOWN PLANNER — DATE

BLACKSBURG TOWN ENGINEER — DATE

LEGEND

- EXISTING STORM SEWER
- PROPERTY LINE
- EASEMENT LINE
- STREAM



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FAX 540-381-4291
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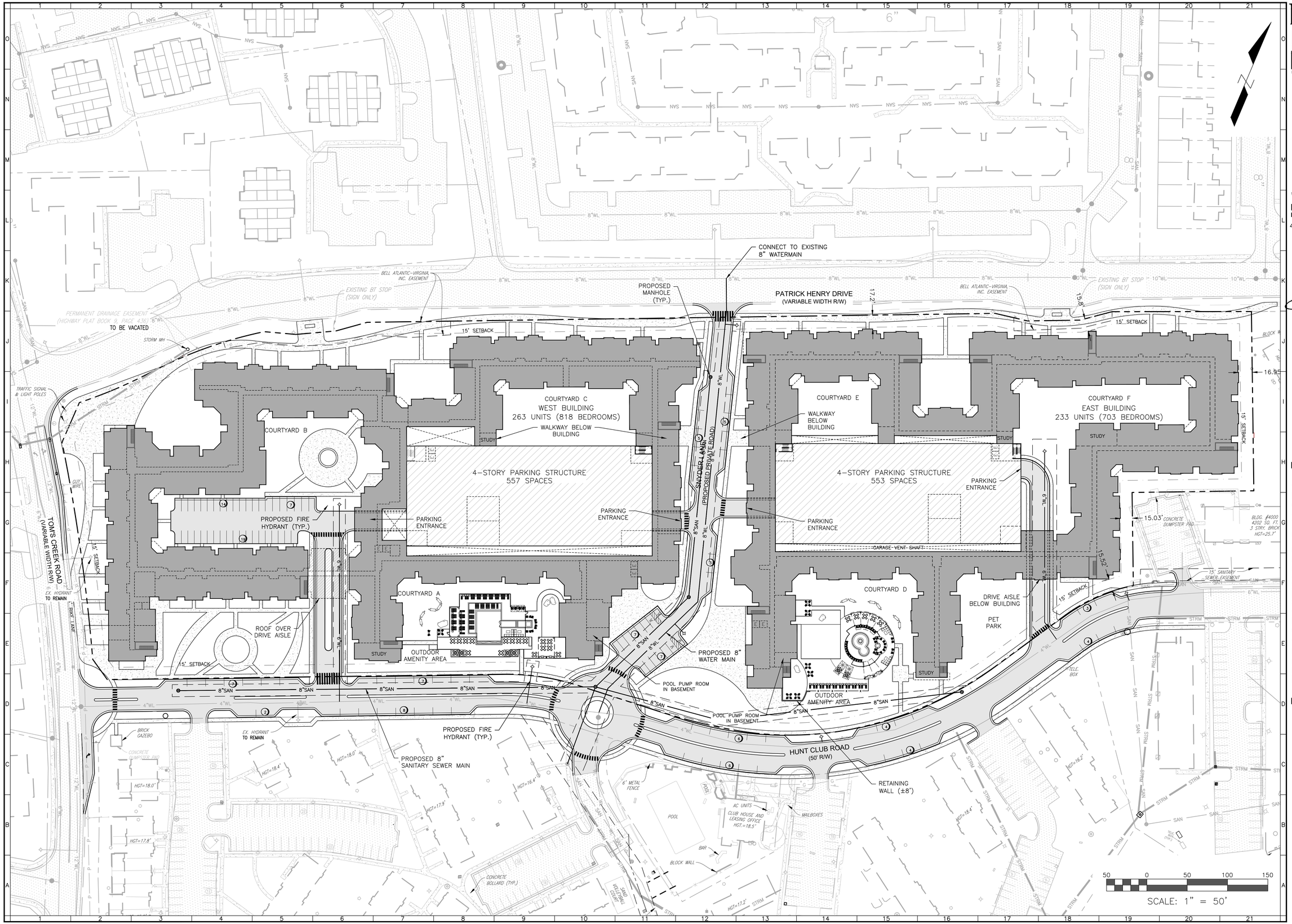
STEVEN MICHAEL SEMONES
Lic. No. 962
5/1/18
LANDSCAPE ARCHITECT

TERRACE VIEW PHASE I PRD
HUNT CLUB ROAD
EXISTING CONDITIONS
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 5/1/18
SCALE 1"=50'
REVISIONS:

SHEET NO. SW1
JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I
HUNT CLUB ROAD

MASTER PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=50'
REVISIONS:	

SHEET NO.
SW2

JOB NO. 24170107.00

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER DATE

BLACKSBURG TOWN ENGINEER DATE

LEGEND

- STRM — EXISTING STORM SEWER
- PROPERTY LINE
- EASEMENT LINE
- STREAM
- HSG C SOILS
- HSG B SOILS

OFFSITE AREA
DRAINING TO POA #1
AREA=±4.17 AC
CN=97

POINT OF ANALYSIS #1
TOTAL CONTRIBUTING
DRAINAGE AREA=±7.05 AC

PATRICK HENRY DRIVE
(VARIABLE WIDTH R/W)

UNIVERSITY CITY BLVD
(VARIABLE WIDTH R/W)

ONSITE AREA
DRAINING TO POA #1
AREA=±2.88 AC
CN=87

TOM'S CREEK ROAD
(VARIABLE WIDTH R/W)

REZONING AREA

ONSITE AREA
DRAINING TO POA #2
AREA=±13.16 AC
CN=86

150 LF OLF
@ 7.33%

291 LF SCF
@ 4.47%

PROGRESS STREET
(50' R/W)

HUNT CLUB ROAD
(50' R/W)

APPALACHIAN DR.

APPROXIMATE LIMITS OF
DISTURBANCE ("SITE AREA").
SEE CHANNEL & FLOOD
PROTECTION CALCULATIONS

OFFSITE AREA
DRAINING TO POA #2
AREA=±34.54 AC
CN=89

906 LF PF

UNIVERSITY TERRACE

BROCE DR.

POINT OF ANALYSIS #2
TOTAL CONTRIBUTNG DRAINAGE AREA=±47.70 AC
(AT LOCATION OF CULVERT OUTFALL)

SCOTTSDALE CIR.

SUNRIDGE DR.

SCALE: 1" = 100'

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TERRACE VIEW PHASE I PRD

HUNT CLUB ROAD

PRE-DEVELOPMENT DRAINAGE MAP

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=100'
REVISIONS:	

SHEET NO.

SW3

JOB NO. 24170107.00

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER DATE

BLACKSBURG TOWN ENGINEER DATE

LEGEND

- STRM — EXISTING STORM SEWER
- PROPERTY LINE
- EASEMENT LINE
- STREAM
- HSG C SOILS
- HSG B SOILS

POINT OF ANALYSIS #1
TOTAL AREA=5.93 AC

OFFSITE AREA DRAINING TO POA #1
AREA=4.17 AC
CN=97

ON SITE AREA DRAINING TO POA #1
AREA=1.76 AC
CN=89

USWM #1
AREA=3.81 AC
CN=91

USWM #2
AREA=6.59 AC
CN=91

USWM #3
AREA=2.00 AC
CN=87

VRRM AREA "A"
AREA=0.46 AC

AREA WITHIN HUNT CLUB ROAD RIGHT OF WAY DRAINING TO POA #2
AREA=1.88 AC
CN=94

OFFSITE AREA DRAINING TO POA #2
AREA=34.54 AC
CN=89

POINT OF ANALYSIS #2
TOTAL CONTRIBUTING DRAINAGE AREA=48.82 AC
(AT LOCATION OF CULVERT OUTFALL)

SUNRIDGE DR.
PATRICK HENRY DRIVE (VARIABLE WIDTH R/W)
UNIVERSITY CITY BLVD (VARIABLE WIDTH R/W)
TOM'S CREEK ROAD (VARIABLE WIDTH R/W)
HUNT CLUB ROAD (60' R/W)
PROGRESS STREET (50' R/W)
APPALACHIAN DR.
BROCE DR.
SCOTT ALAN CIR.
UNIVERSITY TERRACE

SCALE: 1" = 100'

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TERRACE VIEW PHASE I PRD

HUNT CLUB ROAD

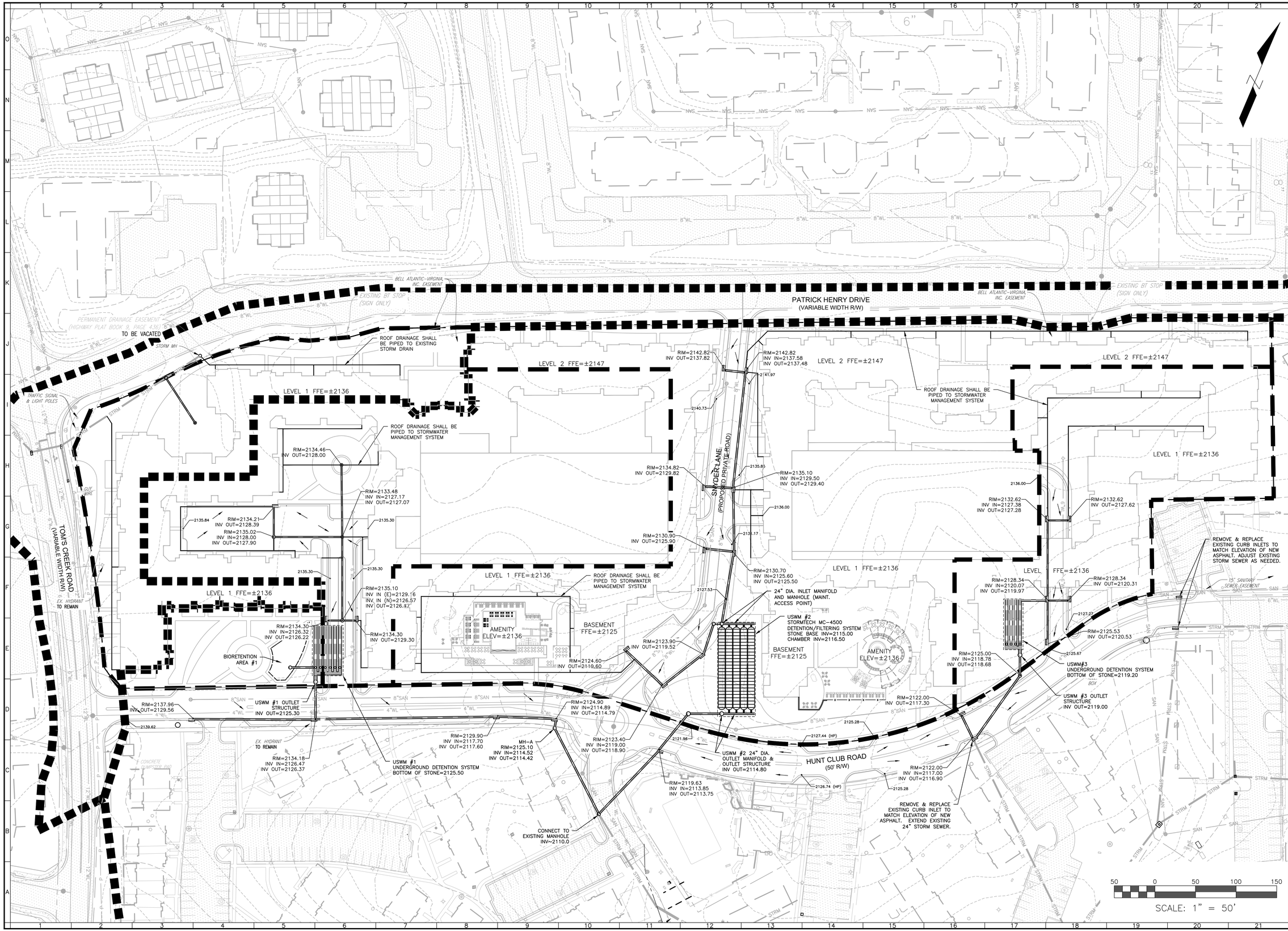
POST-DEVELOPMENT DRAINAGE MAP

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=100'
REVISIONS:	

SHEET NO.
SW4

JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I
HUNT CLUB ROAD

STORMWATER MANAGEMENT PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
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CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=50'
REVISIONS:	

SHEET NO.
SW5
JOB NO. 24170107.00