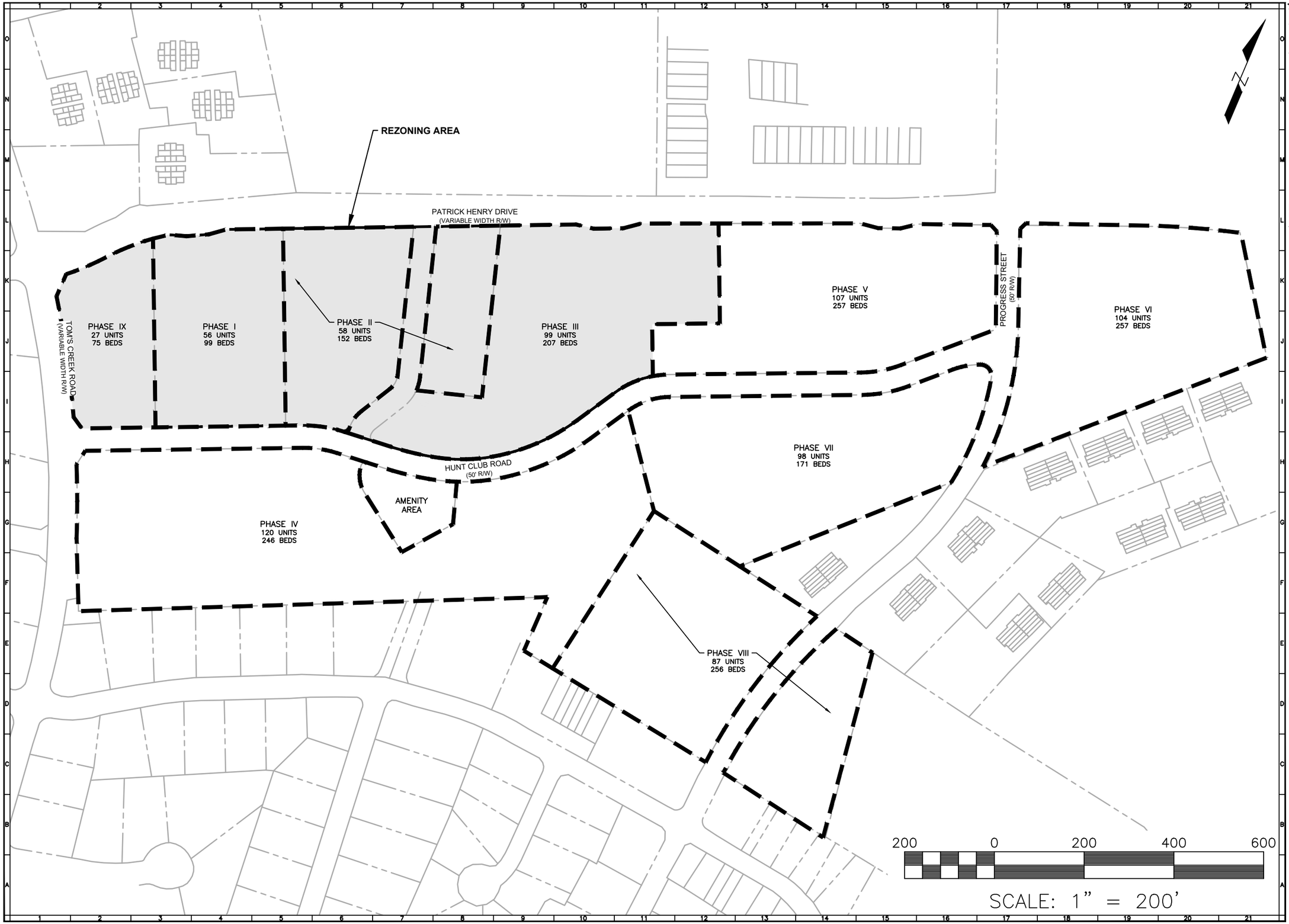

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TERRACE VIEW PHASE I PRD

HUNT CLUB ROAD

OVERALL EXISTING PARCEL MAP

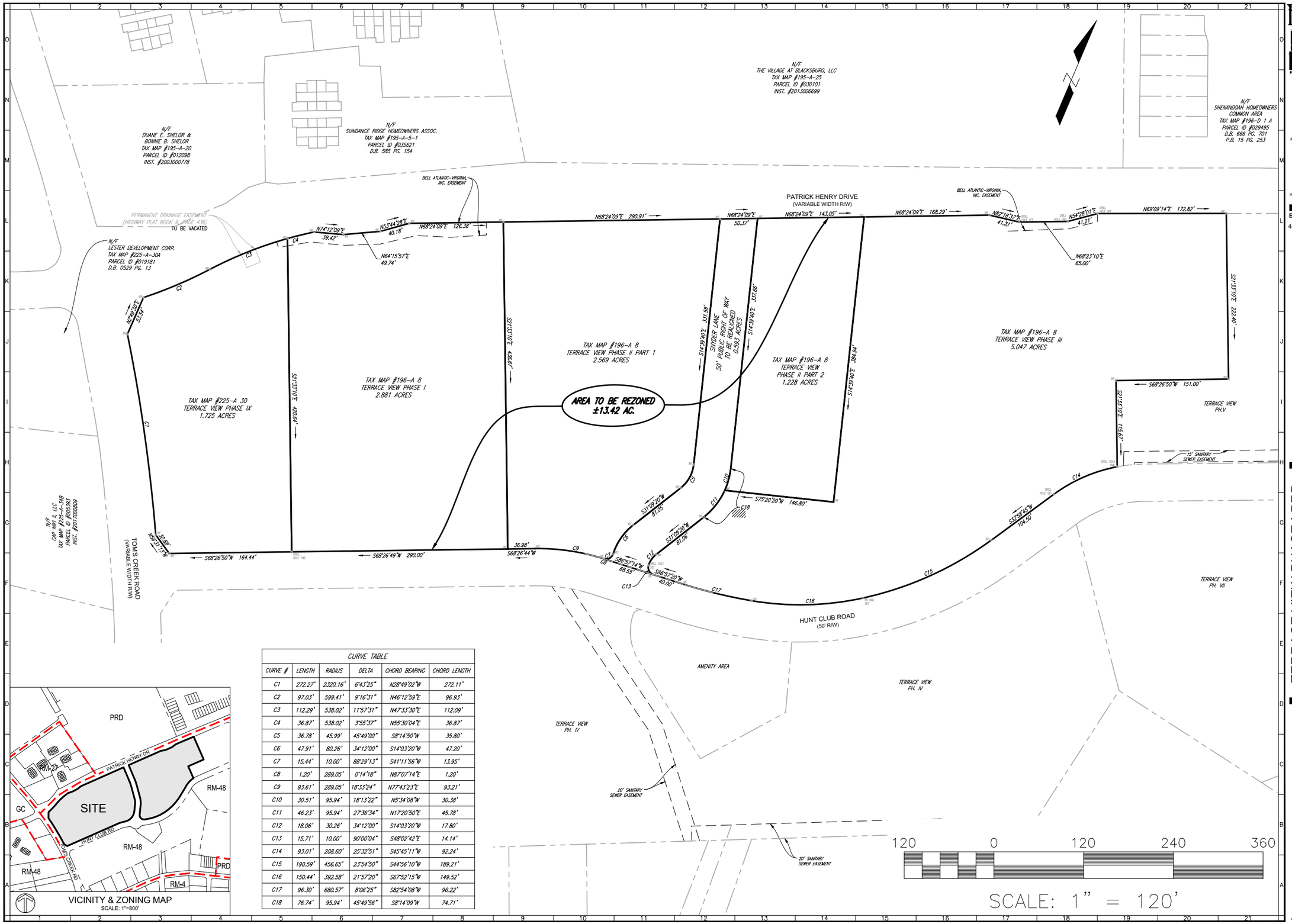
PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 5/1/18
SCALE 1"=200'

REVISIONS:
1. 7/9/18

SHEET NO. Z1

JOB NO. 24170107.00



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	272.27'	2320.16'	6°43'25"	N28°49'02"W	272.11'
C2	97.03'	599.41'	9°16'31"	N46°12'59"E	96.93'
C3	112.29'	538.02'	11°57'31"	N47°33'30"E	112.09'
C4	36.87'	538.02'	3°55'37"	N55°30'04"E	36.87'
C5	36.78'	45.99'	45°49'00"	S8°14'50"W	35.80'
C6	47.91'	80.26'	34°12'00"	S14°03'20"W	47.20'
C7	15.44'	10.00'	88°29'13"	S41°11'56"W	13.95'
C8	1.20'	289.05'	0°14'18"	N87°07'14"E	1.20'
C9	93.61'	289.05'	18°33'24"	N77°43'23"E	93.21'
C10	30.51'	95.94'	18°13'22"	N5°34'08"W	30.38'
C11	46.23'	95.94'	27°36'34"	N17°20'50"E	45.78'
C12	18.06'	30.26'	34°12'00"	S14°03'20"W	17.80'
C13	15.71'	10.00'	90°00'04"	S48°02'42"E	14.14'
C14	93.01'	208.60'	25°32'51"	S45°45'11"W	92.24'
C15	190.59'	456.65'	23°54'50"	S44°56'10"W	189.21'
C16	150.44'	392.58'	21°57'20"	S67°52'15"W	149.52'
C17	96.30'	680.57'	8°06'25"	S82°54'08"W	96.22'
C18	76.74'	95.94'	45°49'56"	S8°14'09"W	74.71'

VICINITY & ZONING MAP
SCALE: 1"=800'

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TERRACE VIEW PHASE I PRD

HUNT CLUB ROAD

EXISTING PARCEL MAP

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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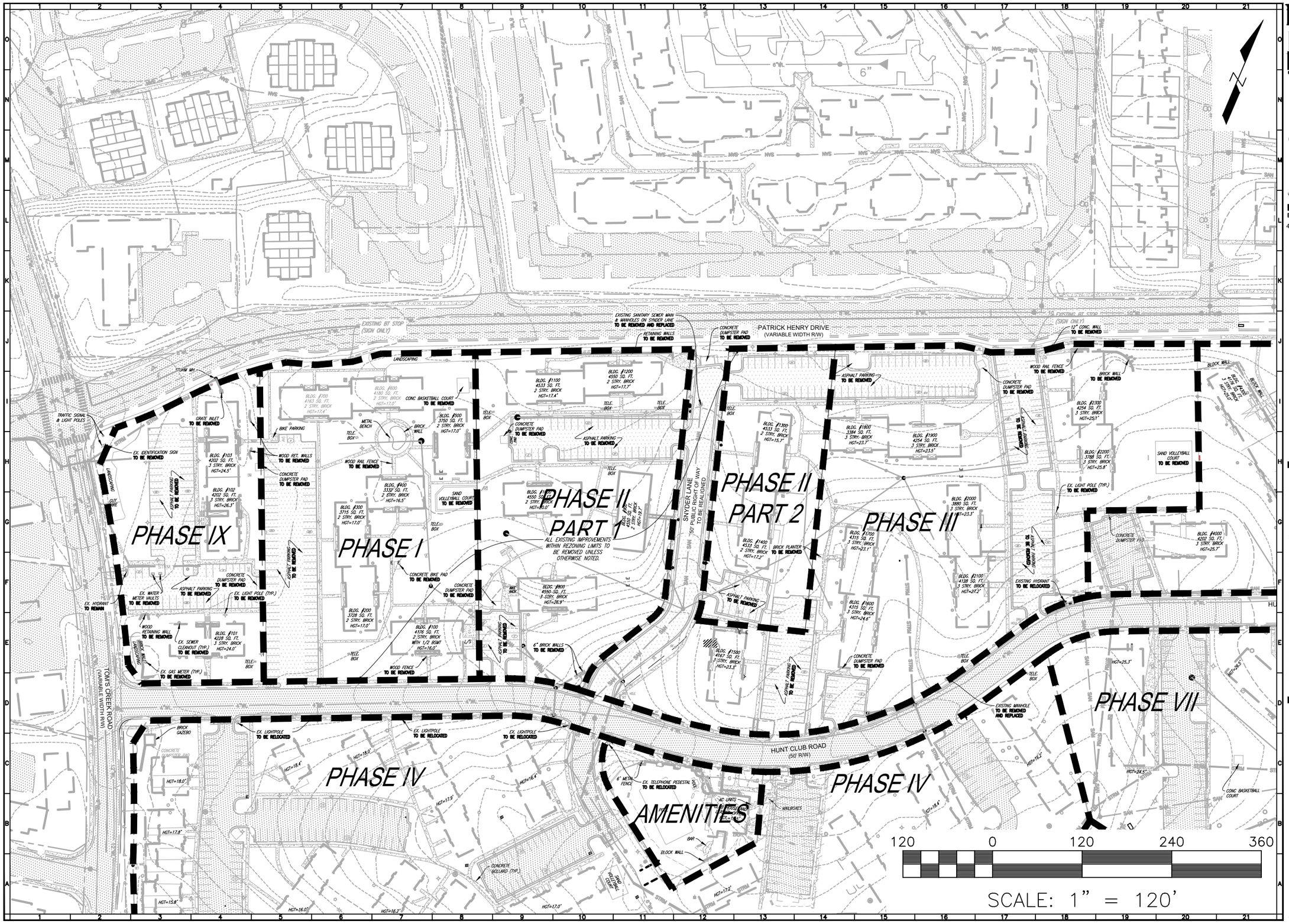
CHECKED BY SMS
DATE 5/1/18
SCALE 1"=120'

REVISIONS:
1. 7/9/18

SHEET NO.
Z2

JOB NO. 24170107.00



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TERRACE VIEW PHASE I PRD

HUNT CLUB ROAD

EXISTING CONDITIONS

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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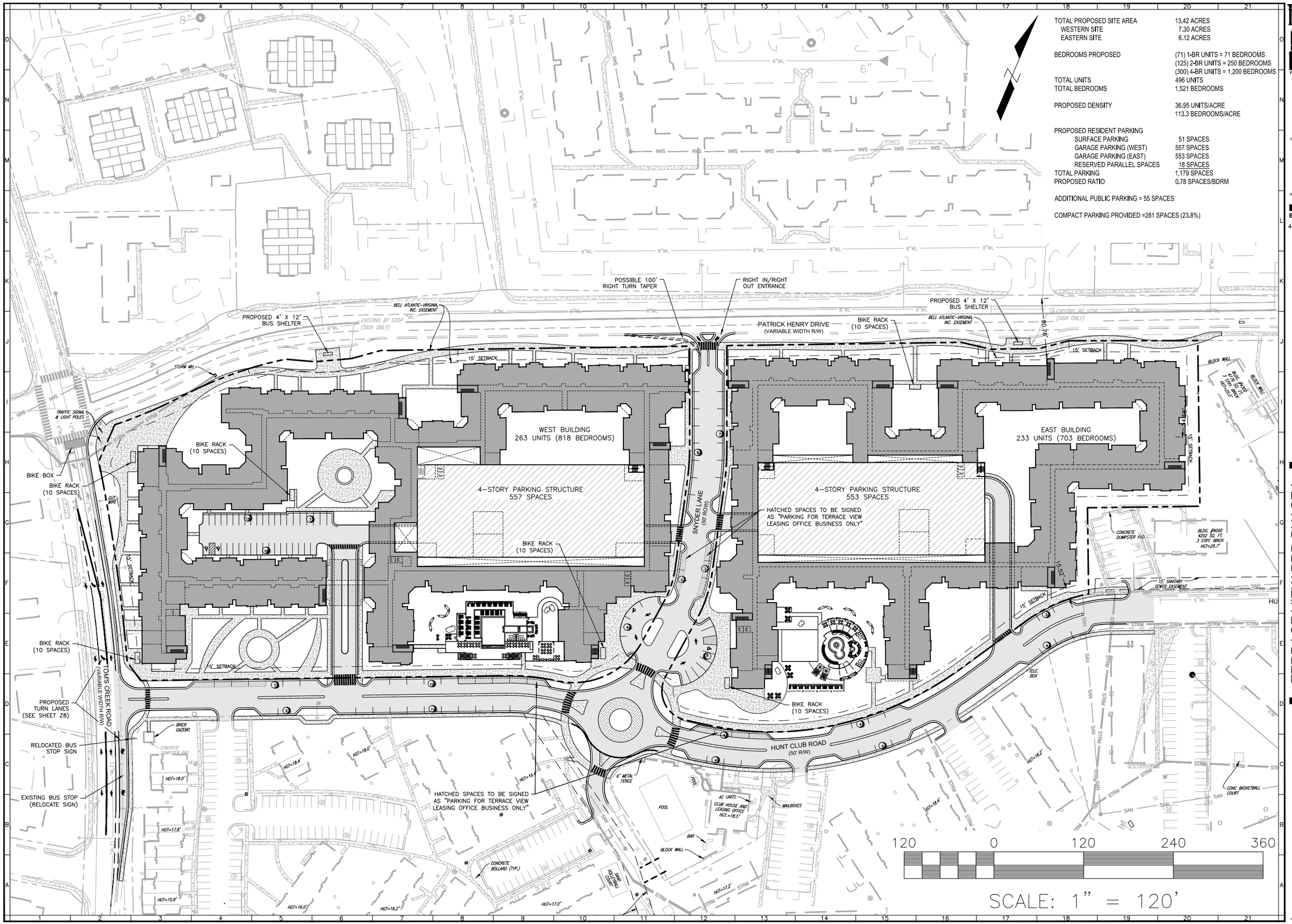
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=120'

REVISIONS:
1. 7/9/18

SHEET NO.
Z3

JOB NO. 24170107.00



TOTAL PROPOSED SITE AREA 13.42 ACRES
WESTERN SITE 7.30 ACRES
EASTERN SITE 6.12 ACRES

BEDROOMS PROPOSED (71) 1-BR UNITS = 71 BEDROOMS
(125) 2-BR UNITS = 250 BEDROOMS
(300) 4-BR UNITS = 1,200 BEDROOMS

TOTAL UNITS 496 UNITS
TOTAL BEDROOMS 1,521 BEDROOMS

PROPOSED DENSITY 36.95 UNITS/ACRE
113.3 BEDROOMS/ACRE

PROPOSED RESIDENT PARKING
SURFACE PARKING 51 SPACES
GARAGE PARKING (WEST) 557 SPACES
GARAGE PARKING (EAST) 553 SPACES
RESERVED PARALLEL SPACES 18 SPACES
TOTAL PARKING 1,179 SPACES
PROPOSED RATIO 0.78 SPACES/BDRM

ADDITIONAL PUBLIC PARKING = 55 SPACES

COMPACT PARKING PROVIDED =281 SPACES (23.8%)

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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
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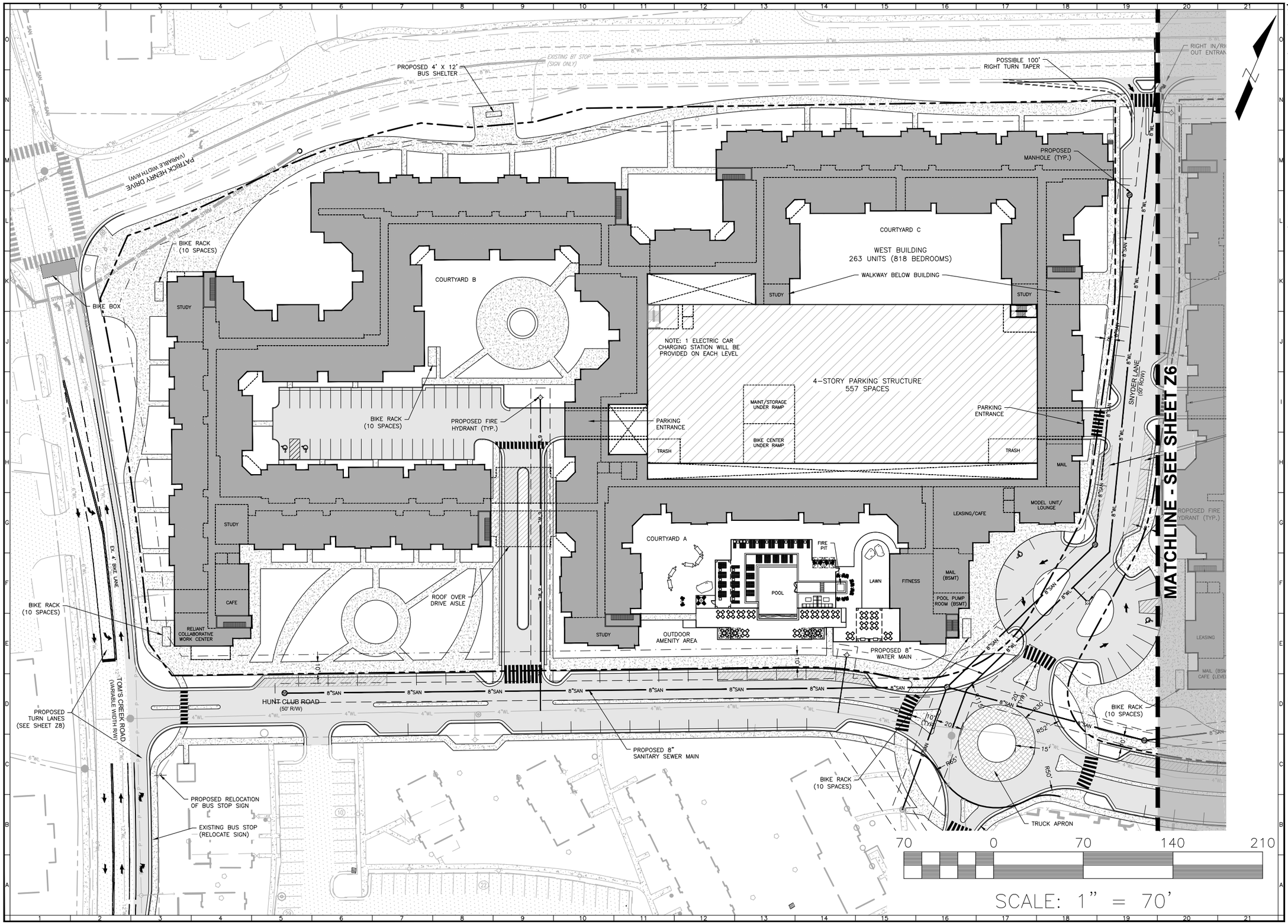
DATE 5/1/18
SCALE 1"=120'

REVISIONS:
1. 7/9/18

SHEET NO. Z4
JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I

HUNT CLUB ROAD

BUILDING WEST

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

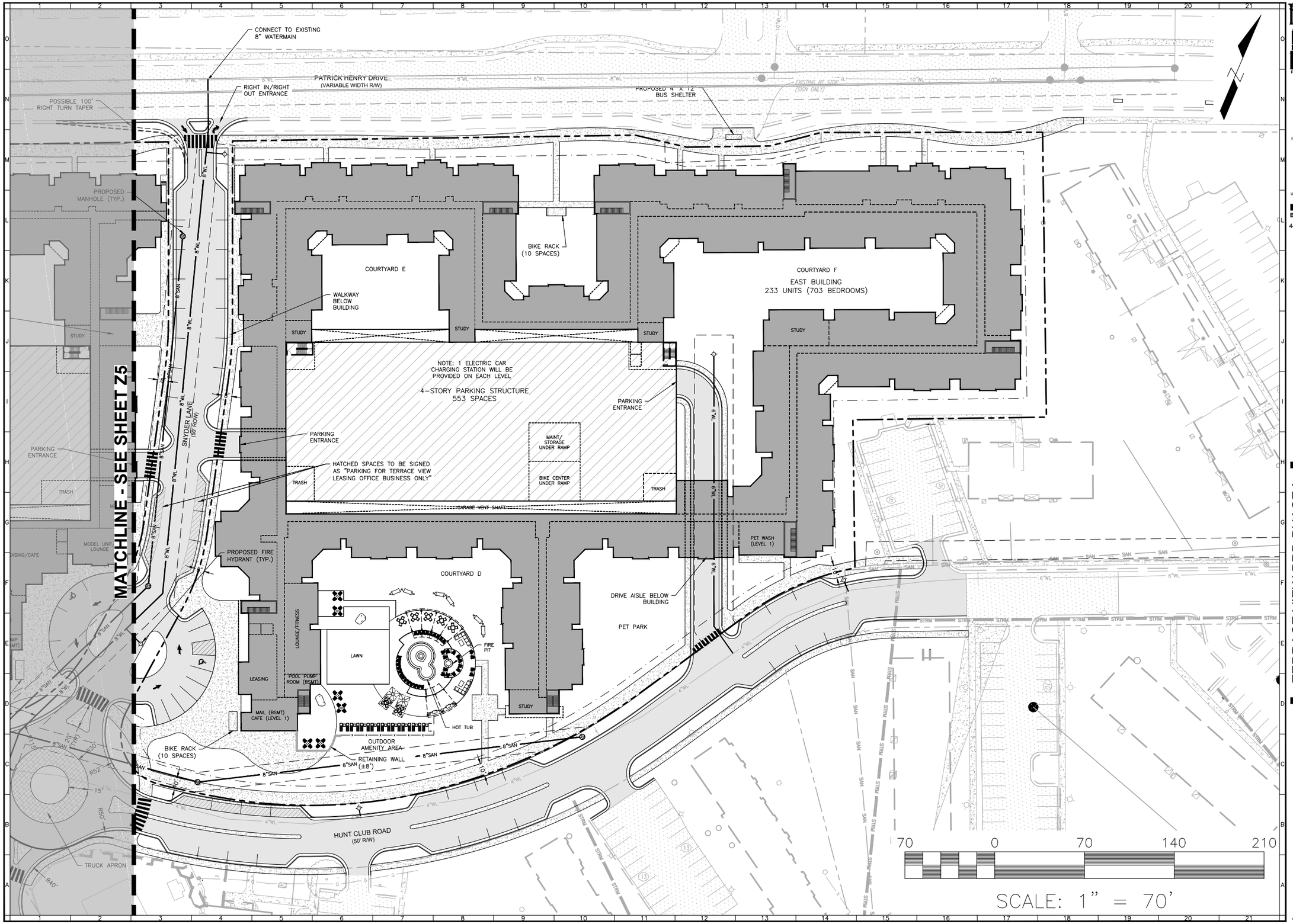
DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=70'

REVISIONS:
1. 7/9/18

SHEET NO.

Z5

JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I

HUNT CLUB ROAD

BUILDING EAST

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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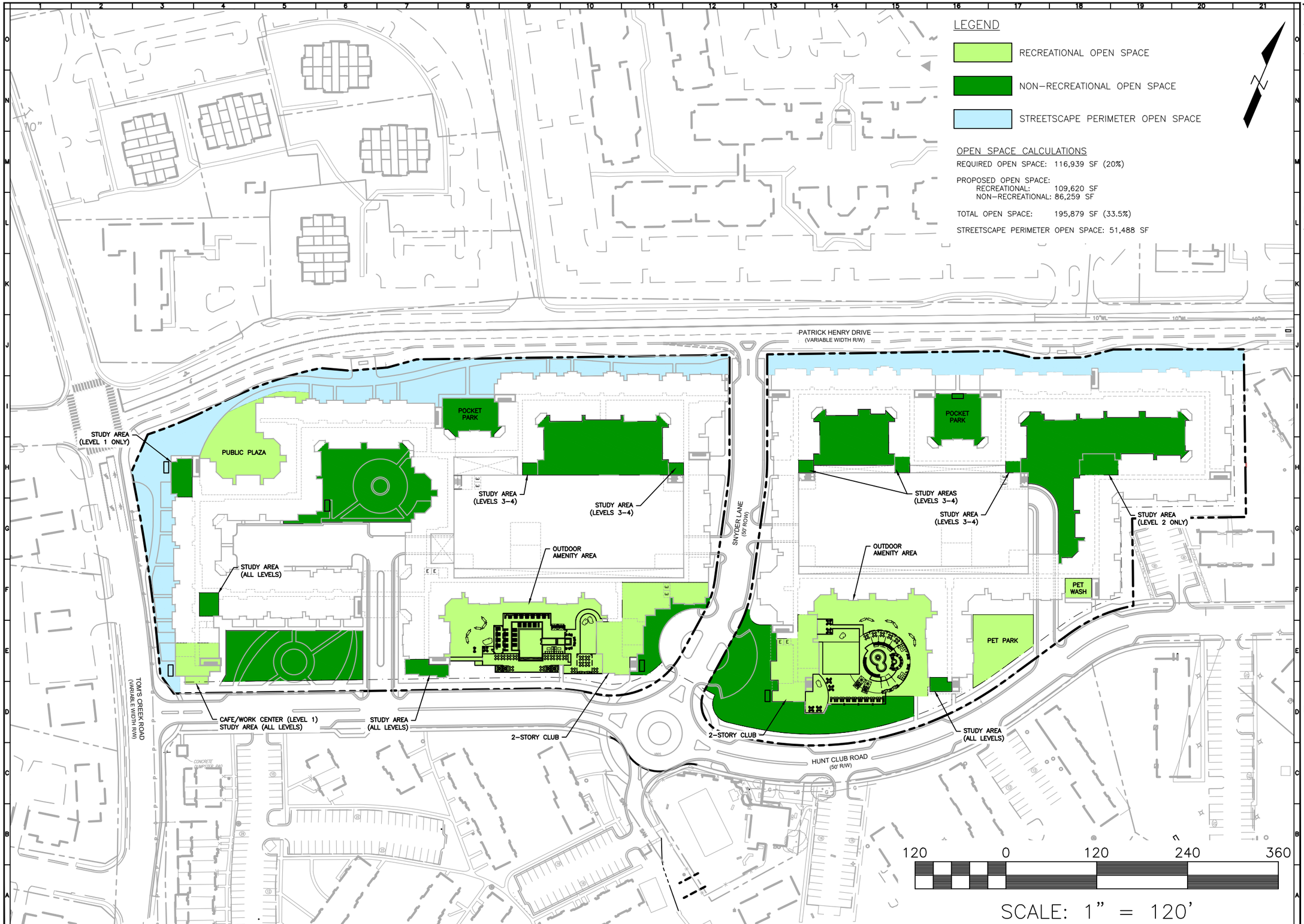
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	5/1/18
SCALE	1"=70'

REVISIONS:
1. 7/9/18

SHEET NO.
Z6

JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I

HUNT CLUB ROAD

OPEN SPACE PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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SCALE 1"=120'

REVISIONS:
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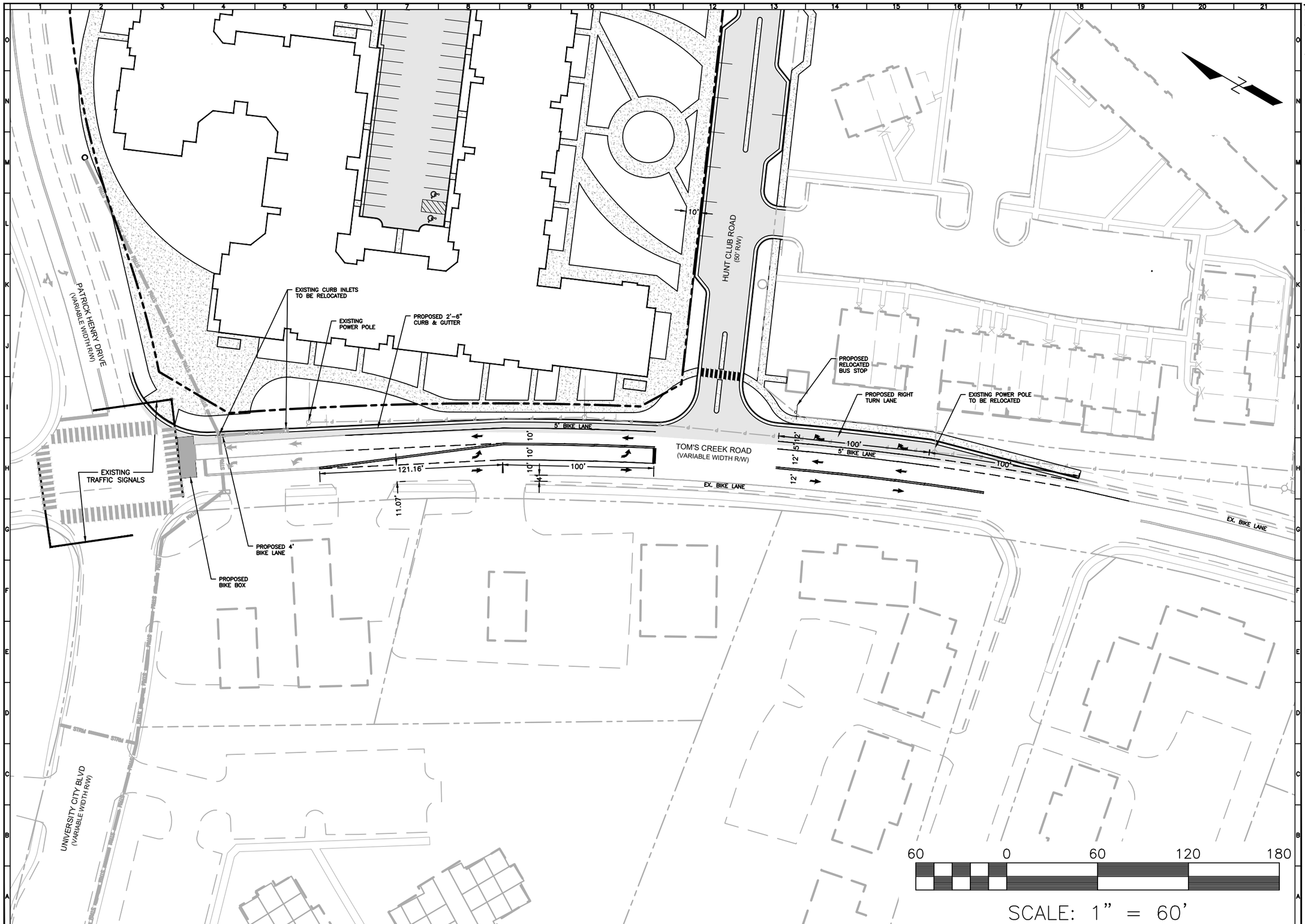
SHEET NO.
Z7

JOB NO. 24170107.00



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TERRACE VIEW PRD PHASE I

HUNT CLUB ROAD

PROPOSED TURN LANE & BIKE LANE

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY SMS
DATE 5/1/18
SCALE 1"=60'

REVISIONS:
1. 7/9/18

SHEET NO. Z8

JOB NO. 24170107.00

NOTES:
1) FOR CLARITY PURPOSES, NO SHRUBS ARE SHOWN ON THIS PLAN.
2) THIS PLAN IS CONCEPTUAL TO SHOW NUMBER AND POTENTIAL PLACEMENT OF LANDSCAPE MATERIAL ONLY.
ACTUAL PLANTING LOCATIONS MAY CHANGE DURING FINAL SITE PLAN DESIGN.

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TERRACE VIEW PRD PHASE I
HUNT CLUB ROAD

PROPOSED STREETSCAPE PLAN

PRICES FORK MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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DESIGNED BY GLM
CHECKED BY SMS
DATE 5/1/18
SCALE 1"=70'
REVISIONS:
1. 7/9/18

SHEET NO. Z9
JOB NO. 24170107.00

3

SIGNAGE

4 ENTRANCE SIGNAGE
(wall mounted 7'
width by 1'- 4" height)

SIGNAGE

5 ENTRANCE SIGNAGE
(ceiling hung 7'
width by 1'- 4" height)

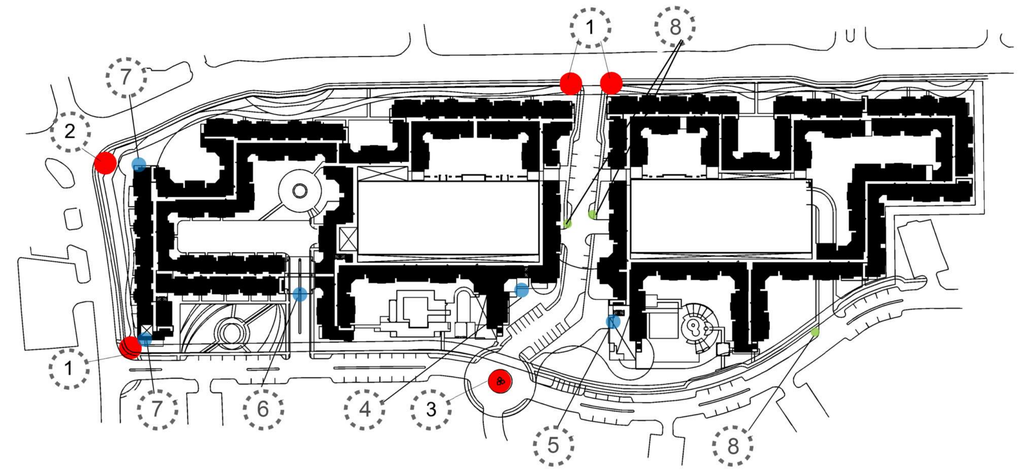
PARKING

6 PARKING ENTRANCE
SIGNAGE (ceiling hung 7'
width by 1'- 4" height)

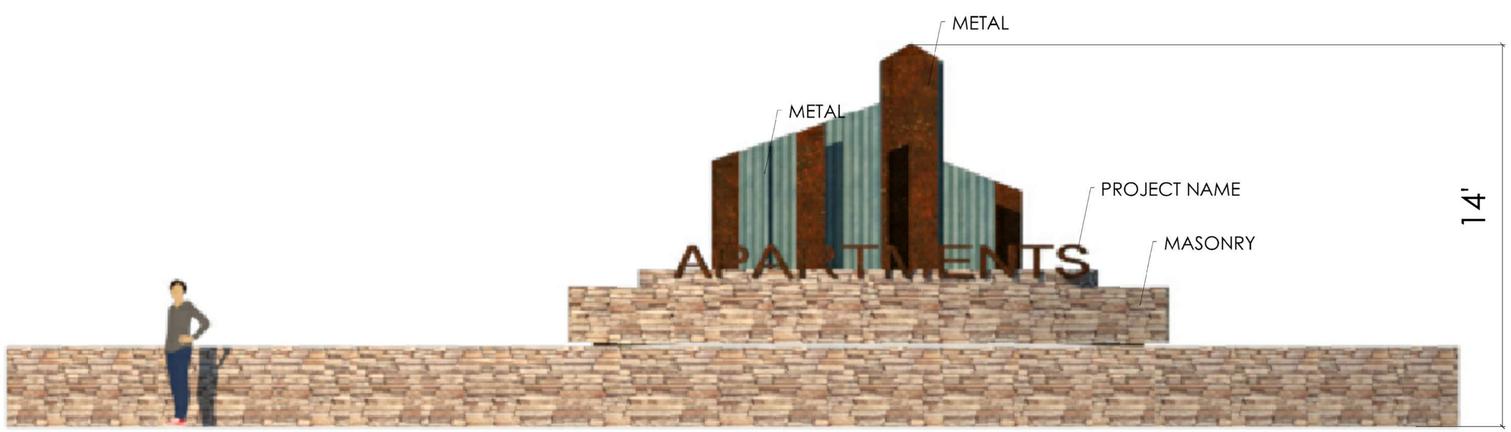
SIGNAGE

7 ENTRANCE SIGNAGE
(wall mounted 2'x12')

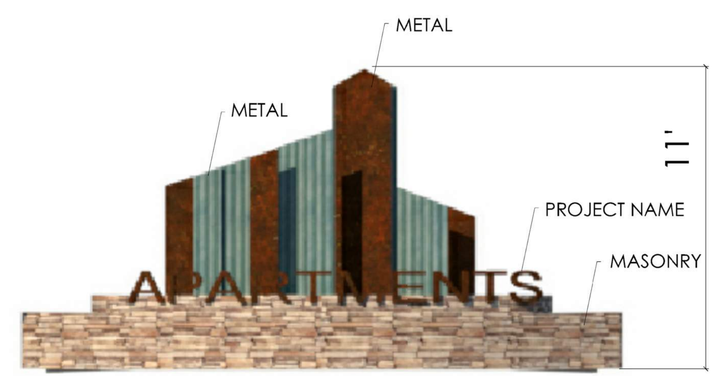
8 DIRECTIONAL GARAGE
PARKING SIGNAGE
(Parking Entrances)
AREA TO BE 3 square feet



MONUMENT SIGNS LOCATIONS



2 TEXT DIMENSIONS FOR
MONUMENT SIGNAGE IS 15'
WIDTH AND 1' - 4" HEIGHT



1 TEXT DIMENSIONS FOR
MONUMENT SIGNAGE IS 15'
WIDTH AND 1' - 4" HEIGHT

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1

2

3

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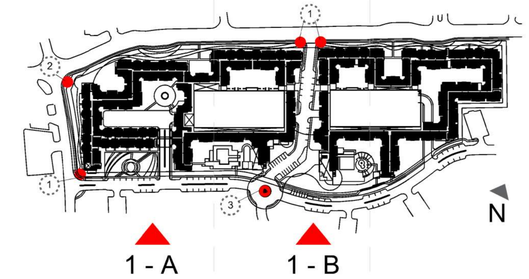

ELEVATION 1 - PART B

ELEVATION 1 - PART A

RELIANT GROUP MANAGEMENT
SAN FRANCISCO, CA

A2.0

TERRACE VIEW PHASE 1 SITE PLANNING
BLACKSBURG, VA

7-4-2018 | SH180003.00

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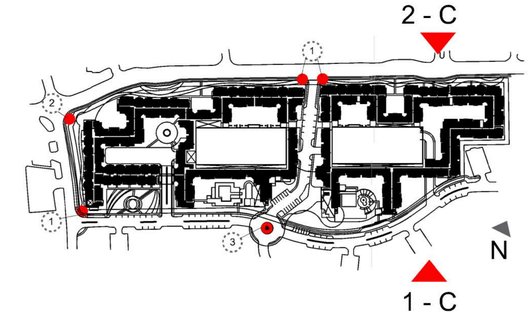

ELEVATION 2 - PART C

7

6

ELEVATION 1 - PART C

PETPARK

RELIANT GROUP MANAGEMENT
SAN FRANCISCO, CA

A2.1

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BLACKSBURG, VA

7-4-2018 | SH180003.00

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5

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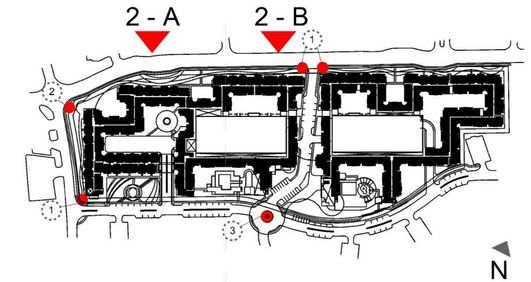

ELEVATION 2 - PART B

10

ELEVATION 2 - PART A 5 POCKET PARK

RELIANT GROUP MANAGEMENT
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A2.2

TERRACE VIEW PHASE 1 SITE PLANNING
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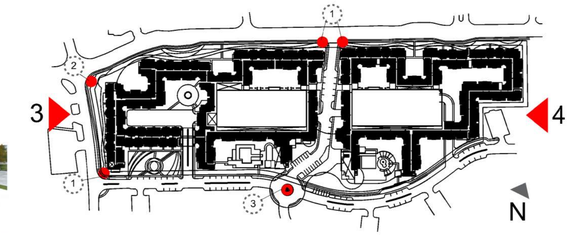
7

8

9



ELEVATION 4

PET PARK

ELEVATION 3 9

A2.3

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TERRACE VIEW PHASE 1 SITE PLANNING
BLACKSBURG, VA

7-4-2018 | SH180003.00

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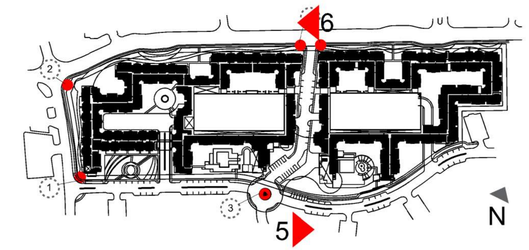
10

3

4



ELEVATION 5

ELEVATION 6

RELIANT GROUP MANAGEMENT
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A2.4

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SILO GARAGE
APARTMENTS