

Kali Casper

From: Josh MacDonald <Jmacdonald@gayandneel.com>
Sent: Friday, June 28, 2019 8:36 AM
To: Kali Casper; Kinsey O'Shea; Joshua Middleton; Randy Formica
Cc: John Neel; Jay Clapp; Elliott Delp; Sarah Weir; erodgers@waengineering.com; andrew.costas@landmarkproperties.com; ssadai@dwelldesignstudio.com
Subject: RE: The Standard at Blacksburg - Revised Master Plan(JN2907.00)
Attachments: 2019 06-27 Revised Retail Corner-Elev.pdf; 2019 06-27 Revised Retail Corner-Plan.pdf; 2907_MasterPlan_06-27-19.pdf

All,

The following was kicked back to John due to max file transfer size. Please see the attached, along with John's email narrative below:

From John Neel: All – Please find attached the revised Master Plan for the project. We have illustrated the proposed fire hydrant locations, additional Simtek fencing, additional landscaping, and we have incorporated a pedestrian refuge island on North Main street as seemed highly desired by Planning Commission. In doing so, we have also been able to accommodate a left turn lane for the site access as well as the existing YMCA property for its use. These changes were precipitated by the comments heard at the Planning Commission Work Session as well as the refusal of the Abby's Restaurant parcel to grant an easement. Their refusal was not based on an opposition to the project but on the shape and size of their parcel as well as the impact an additional easement would have on their existing parking directly adjacent to the existing Right-of-Way.

Don't hesitate to call and/or email me with any questions or concerns you may have.

Josh MacDonald, P.E.

Project Manager

Jmacdonald@gayandneel.com

(540) 381-6011 (office)

From: John Neel
Sent: Friday, June 28, 2019 12:57:23 AM
To: Kali Casper; Kinsey O'Shea; Joshua Middleton; rformica@blacksburg.gov
Cc: Ellen Rodgers; Andrew Costas; Sarah C. Weir (sweir@gayandneel.com); Elliott Delp; Jay Clapp; Sherry Sadai
Subject: The Standard at Blacksburg - Revised Master Plan(JN2907.00)

All – Please find attached the revised Master Plan for the project. We have illustrated the proposed fire hydrant locations, additional Simtek fencing, additional landscaping, and we have incorporated a pedestrian refuge island on North Main street as seemed highly desired by Planning Commission. In doing so, we have also been able to accommodate a left turn lane for the site access as well as the existing YMCA property for its use. These changes were precipitated by the comments heard at the Planning Commission Work Session as well as the refusal of the Abby's Restaurant parcel to grant an easement. Their refusal was not based on an opposition to the project but on the shape and size of their parcel as well as the impact an additional easement would have on their existing parking directly adjacent to the existing Right-of-Way.

Don't hesitate to call and/or email me with any questions or concerns you may have.

Thanks,

John

John T. Neel

jneel@gayandneel.com

(540) 239-8174 (cell)



GAY AND NEEL, INC.

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SITE DATA:

TOTAL AREA = 241,758.00 SF (5.550 AC.)

ZONING:
 EXISTING: GC & R-5
 PROPOSED: PRD

MAXIMUM LOT COVERAGE = 85.0% (205,494.30 SF)
 LOT COVERAGE PROVIDED = 83.5% (201,909.38 SF)

OPEN SPACE REQUIRED = 20.0% (48,351.60 SF)
 OPEN SPACE PROVIDED = 21.7% (52,450 SF)
 (INCLUDES 32,531 SF OF EXERCISE, CLUBROOM, POOL AND AMENITY AREAS)

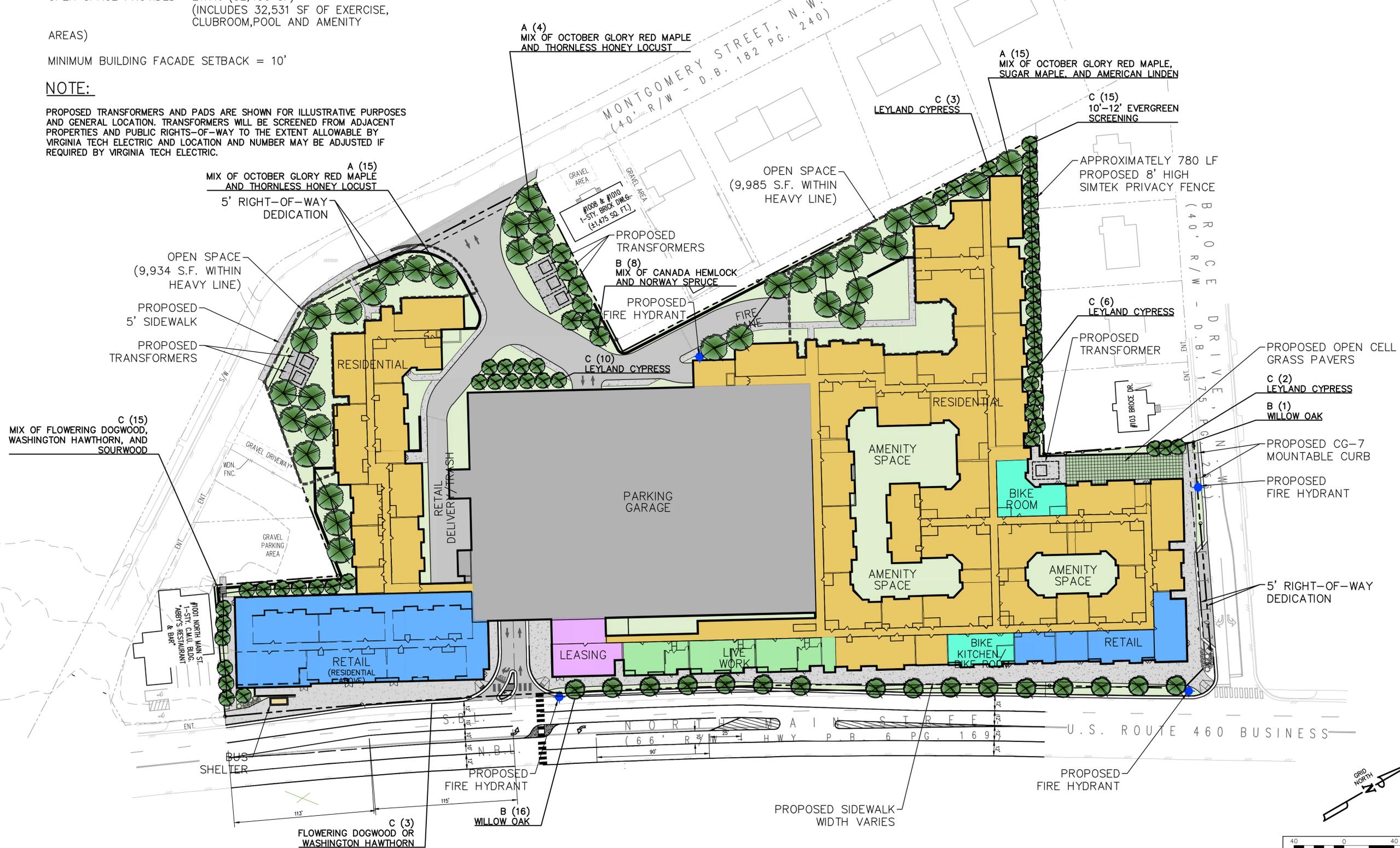
MINIMUM BUILDING FACADE SETBACK = 10'

NOTE:

PROPOSED TRANSFORMERS AND PADS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND GENERAL LOCATION. TRANSFORMERS WILL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY TO THE EXTENT ALLOWABLE BY VIRGINIA TECH ELECTRIC AND LOCATION AND NUMBER MAY BE ADJUSTED IF REQUIRED BY VIRGINIA TECH ELECTRIC.

PLANT MATERIALS SCHEDULE			
PLANT SYMBOL	QUANTITY	CANOPY	TOTAL CANOPY
A	34	314	10,676
B	25	177	4,425
C	54	113	6,102
TOTAL =			21,203

TREE CANOPY PROVIDED = 8.77%
 (21,203.00 SF)



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**THE STANDARD
 SITE DEVELOPMENT PLAN**

TOWN OF BLACKSBURG, VIRGINIA

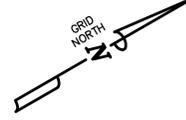
PRELIMINARY
 NOT FOR CONSTRUCTION

REVISIONS		
NO.	COMMENTS	DATE

PROJECT TEAM	
PIE	JOHN T. NEEL, PE
PM	MATTHEW P. TOMLINSON, PE
DESIGN	JWM/MBL/ESD

ISSUE DATE	06/27/2019
GNIJOB NO.	2907.0
SHEET TITLE	PRELIMINARY SITE PLAN
SHEET NUMBER	C2-00

X:\Drawings\2907\ENGINEERING\Design\Plans\2907_Site_Preliminary.dwg
 C2-00 PRELIMINARY SITE PLAN - 06/27/2019 3:45:28 PM, Edep, AutoCAD PDF (General Documentation), pcd, 1, 1

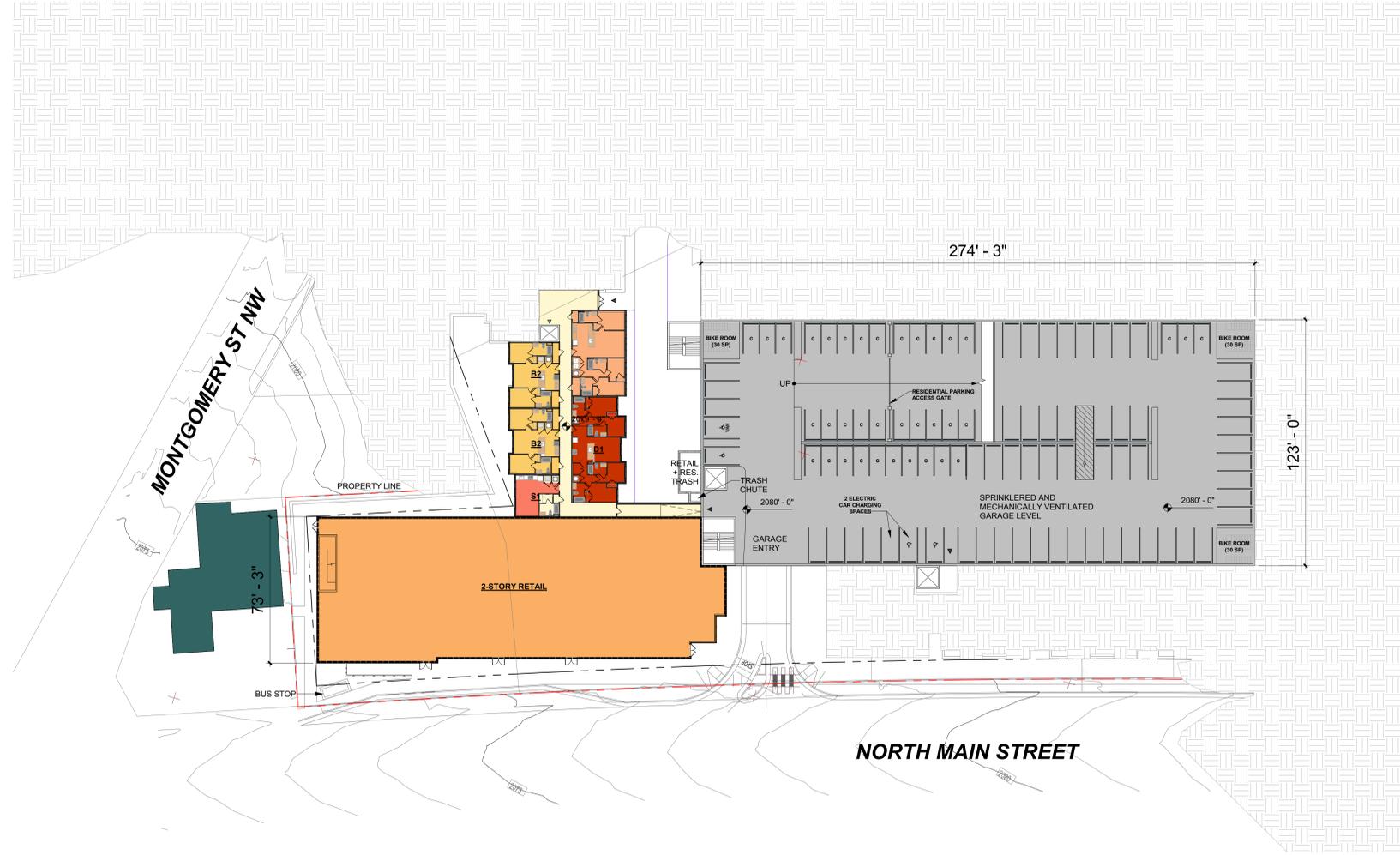


UNIT MIX											5/2/2019								
UNIT TYPE	DESCRIPTION	HEATED AREA	1	2	3	4	5	6	TOTAL	TOTAL BEDS	TOTAL AREA	UNIT %	BED %	FINISH LEVEL					
														TYPE	UNITS %				
S1	STUDIO	464 SF	1	1	1	1	1	1	5	5	2,320 SF	2.3%	0.6%	STAND.	2.3%				
A1	1 BED / 1 BATH	621 SF		2	4	4	4	1	15	15	9,315 SF	7.0%	1.8%	STAND.	7.0%				
B2	2 BED / 2 BATH	751 SF		2	4	5	5		21	42	15,771 SF	9.8%	5.1%	STAND.	9.8%				
C1	3 BED / 3 BATH	1,257 SF		1					1	3	1,257 SF	0.5%	0.4%	PREM.	9.1%				
C2	3 BED / 3 BATH	1,077 SF	1	1	2	2	2	1	9	27	9,693 SF	4.2%	3.3%	STAND.	81.8%				
C3	3 BED / 3 BATH	1,079 SF		1					1	3	1,079 SF	0.5%	0.4%	STAND.	9.1%				
D1	4 BED / 4 BATH	1,301 SF		1	2	12	14	4	47	188	61,147 SF	22.0%	23.0%	STAND.	60.3%				
D2	4 BED / 2 BATH	1,343 SF		2	4	4	4	1	15	60	20,145 SF	7.0%	7.3%	VALUE	19.2%				
D4	4 BED / 4 BATH	1,346 SF		1					1	4	1,346 SF	0.5%	0.5%	STAND.	1.3%				
D6	4 BED / 4 BATH	1,448 SF		3	4	4	4		15	60	21,720 SF	7.0%	7.3%	PREM.	19.2%				
E1	5 BED / 3 BATH	1,420 SF		3	7	8	8	2	28	140	39,760 SF	13.1%	17.1%	VALUE	34.6%				
E4	5 BED / 5 BATH	1,562 SF		4	8	8	8		28	140	43,736 SF	13.1%	17.1%	STAND.	34.6%				
E6	5 BED / 5 BATH	1,708 SF		1	6	7	7	4	25	125	42,700 SF	11.7%	15.3%	PREM.	30.9%				
LIVE WORK																			
B1	2 BED / 2 BATH	1,336 SF		3					3	6	4,008 SF	1.4%	0.7%	LIV WRK	1.4%				
TOTAL									5	29	53	57	57	13	214	818	273,997 SF	100.0%	100.0%
UNIT AVERAGE									1,280 SF										
BEDS									12	98	206	224	224	54	BED AVERAGE 335 SF				

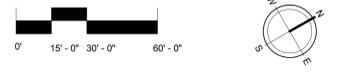
FINISH LEVEL LEGEND	
STAND.	= STANDARD
VALUE	= VALUE
PREM.	= PREMIUM
LIV WRK	= LIVEWORK

THE STANDARD AT BLACKSBURG, LLC		6/27/2019	
LOT COVERAGE CALC		5.55 ACRES 241,732 SF	
PROPOSED MAXIMUM DENSITY (BEDROOMS / ACRE)	REQUIRED	PROPOSED	
		147 BEDS / ACRE	818 BEDS
FAR	1.60 MAX	1.58	
MAXIMUM LOT COVERAGE	85%	205,472 SF	BUILDING HARDCAPE
		145,400 SF	56,446 SF
GROSS SQUARE FEET		RETAIL	RESIDENTIAL
TYPE III NFPA 13			
2134.7	LEVEL 6		24,400 SF
2122.0	LEVEL 5		95,200 SF
2111.3	LEVEL 4		95,200 SF
2100.7	LEVEL 3		88,900 SF
2090.0	LEVEL 2	4,000 SF	49,400 SF
2080.5	LIVE-WORK UNITS	1,400 SF	4,900 SF
2079.3	LEVEL 1	13,580 SF	3,600 SF
TOTAL GSF		18,980 SF	361,600 SF
LEVEL 6 - AMENITY DECK		EXTERIOR	10,000 SF
LEVEL 2 - COURTYARDS			7,500 SF
LEVEL 6 - AMENITY		INTERIOR	9,700 SF
LEVEL 1 - LEASING			2,200 SF
TOTAL GSF			373,500 SF
74.6%	RESIDENTIAL EFFICIENCY		269,749 SF
1,261	SF AVG. - TOTAL UNITS		214 UNITS
330	SF AVG. - TOTAL BEDS		818 BEDS
REQUIRED CAR PARKING		RETAIL	RESIDENTIAL
TOTAL		76 SP*	818 SP**
PROVIDED CAR PARKING			894 SP
GARAGE LEVEL 6 (AMENITY)		21,400 SF	81 SP
GARAGE LEVEL 5		50,200 SF	155 SP
GARAGE LEVEL 4		50,200 SF	155 SP
GARAGE LEVEL 3		50,200 SF	151 SP
GARAGE LEVEL 2		33,500 SF	103 SP
GARAGE LEVEL 1		33,500 SF	95 SP
TOTAL		239,000 SF	740 SP
			0.81 SP / BED***
REQUIRED BICYCLE PARKING		1 SP / BED	RESIDENTIAL
80% COVERED			818 SP
20% UNCOVERED			654 SP
PROVIDED BICYCLE PARKING			164 SP
COVERED 88%			UNCOVERED 12%
BUILDING / GARAGE			
LEVEL 5	33 SP		50 SP
LEVEL 4	33 SP		50 SP
LEVEL 3	33 SP		
LEVEL 2	528 SP		
LEVEL 1	90 SP		
TOTAL GRAND TOTAL		717 SP	100 SP
			817 SP
			1.00 SP / BED

* 4 spaces per 1,000 GSF
 ** 1 spaces per bedroom
 *** Calculated with required retail spaces removed from total



1 LEVEL 1 OVERALL PLAN
 1" = 30'-0"



ISSUE	DATE	DESCRIPTION	INCLUDED

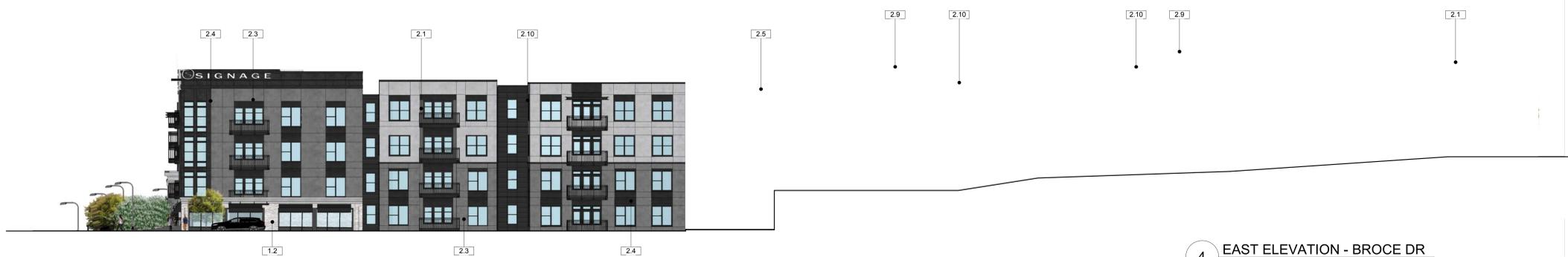
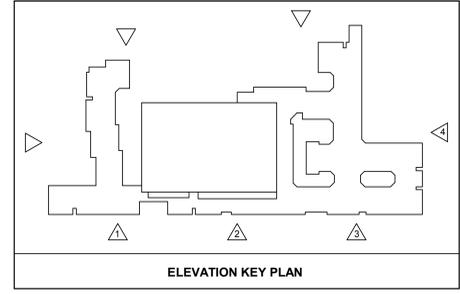
REVISION	DATE	DESCRIPTION	BY

EXTERIOR FINISH MATERIAL % PER ELEVATIONS

SOUTH ELEVATION - NORTH MAIN STREET
CEMENTITIOUS PANEL / SIDING - 82%
MASONRY - 18%
TOTAL - 100%
EAST ELEVATION - BROCE DRIVE
CEMENTITIOUS PANEL / SIDING - 91%
MASONRY - 9%
TOTAL - 100%
NORTH ELEVATION - MONTGOMERY STREET NW
CEMENTITIOUS PANEL / SIDING - 81%
MASONRY - 19%
TOTAL - 100%
WEST ELEVATION - MONTGOMERY STREET NW
CEMENTITIOUS PANEL / SIDING - 93%
MASONRY - 7%
TOTAL - 100%

EXTERIOR FINISH MATERIALS

1.1 BRICK VENEER - RED	2.6 CEMENTITIOUS PANEL WITH REVEALS - BLUE GRAY
1.2 BRICK VENEER - WHITE	2.7 CEMENTITIOUS PANEL BOARD AND BATTEN - WHITE
1.3 BRICK VENEER - GRAY	2.8 CEMENTITIOUS PANEL BOARD AND BATTEN - GRAY
2.1 CEMENTITIOUS PANEL WITH REVEALS - LIGHT GRAY	2.9 CEMENTITIOUS SIDING - WHITE
2.2 CEMENTITIOUS PANEL WITH REVEALS - MEDIUM GRAY	2.10 CEMENTITIOUS SIDING - DARK GRAY
2.3 CEMENTITIOUS PANEL WITH REVEALS - DARK GRAY	2.11 FIBER CEMENT PANEL - WOOD
2.4 CEMENTITIOUS PANEL WITH REVEALS - BLACK	3.1 PRECAST CONCRETE
2.5 CEMENTITIOUS PANEL WITH REVEALS - RED	3.2 CONCRETE



4 EAST ELEVATION - BROCE DR
1/16" = 1'-0"



3 SOUTH ELEVATION 3 - N MAIN ST
1/16" = 1'-0"



2 SOUTH ELEVATION 2 - N MAIN ST
1/16" = 1'-0"



1 SOUTH ELEVATION 1 - N MAIN ST
1/16" = 1'-0"

ISSUE	DATE	DESCRIPTION	INCLUDED

REVISION	DATE	DESCRIPTION	REV

DATE:

SCALE:

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BUILDING ELEVATIONS

JOB NUMBER:

DRAWN BY:

CHECKED BY:

Author Checker

A4-01