

CRANWELL FOUNDATION



205 KENT STREET CONDITIONAL USE PERMIT APPLICATION PRESENTATION

Note: 205 Kent Street CUP Application packet to be read in conjunction with this presentation.

CONTENTS

- 01 Project Description
- 02 Location Study
- 03 Blacksburg Strategic Plan
- 04 Sustainability
- 05 Architecture and Materials
 - 05.01 Situation Plan
 - 05.02 Floor Plans
 - 05.03 Plan Check
 - 05.04 Stormwater Management
 - 05.05 Material Palette
 - 05.06 Elevations
 - 05.07 3D Views

CRANWELL FOUNDATION

Project Location:

205 Kent Street, Blacksburg, VA, 24060

Tax Parcel:

012630

Lot Size:

0.341 acres

Current Zoning District:

Old Town Residential

Current Use of Property:

Vacant, last used as student housing with attached garage accessed via existing rear alley

Proposed Use of Property:

'Office' use with accessory 'Club' use with parking accessed via existing rear alley

Conditional Use Requested:

CUP Application 01: 'Office' use with accessory 'Club' use (Section 3061)

CUP Application 02: Utilize alley to access rear parking area (Section 5719)

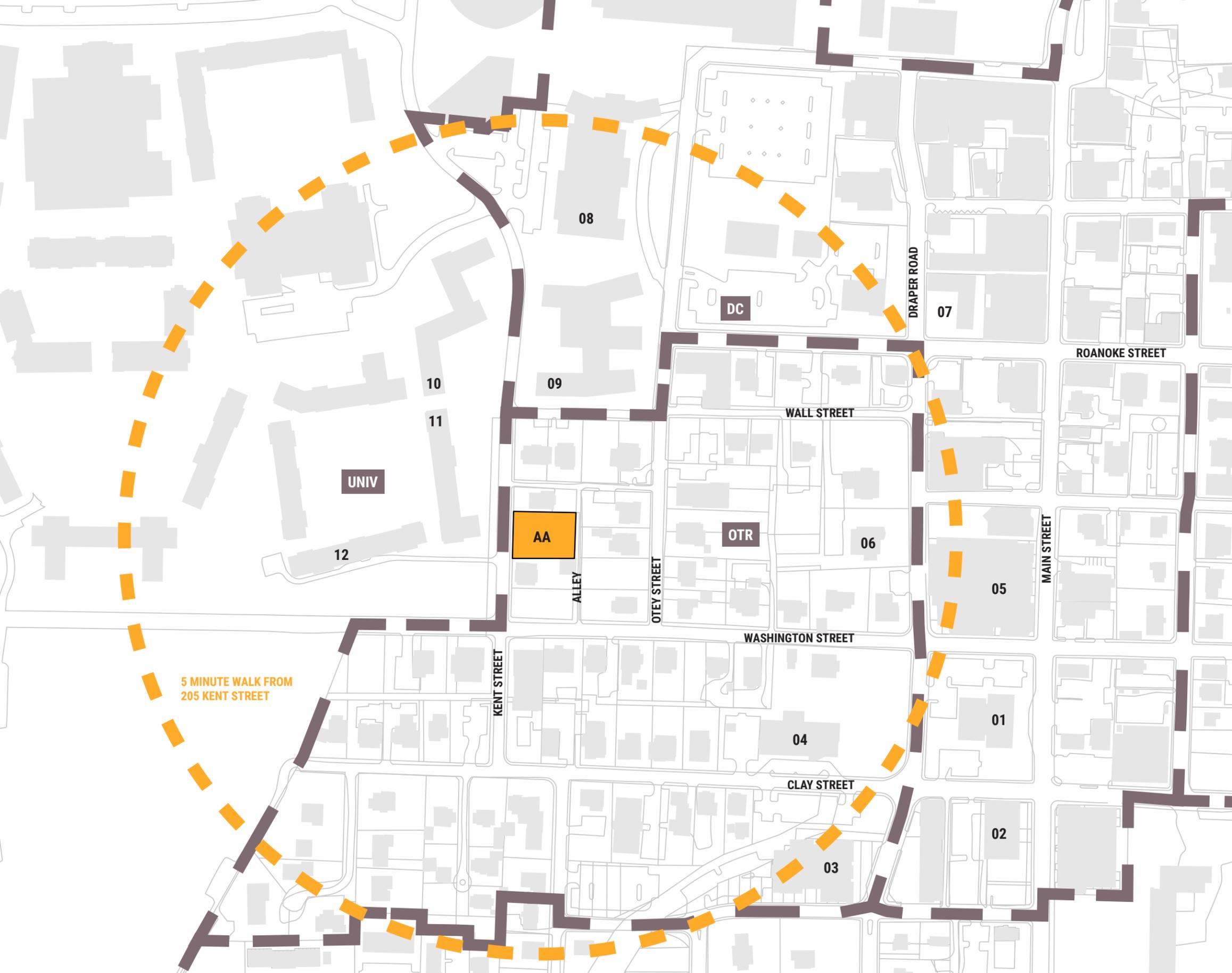
CRANWELL FOUNDATION

The Cranwell Foundation:

- Brick and mortar extension of the Bill and Ellen Cranwell Charitable Trust to continue and further the impact of the Cranwell family's philanthropic endeavors
- Continued support of Virginia Tech's Cranwell International Center
- Establishment of the Cranwell Foundation and its permanent home will allow the Cranwell family to pursue new avenues to support both the Blacksburg and Virginia Tech communities as well as the New River Valley at large

Proposed Development of 205 Kent Street

- Re-use and rehabilitate existing two story structure
- Addition of new floor area at ground level to rear of property
- Utilized by Cranwell Foundation as office and event space
- Five (5) permanent staff members maximum
- Average of one (1) event per week with more than 100 attendees maximum
- Events to generally take place in the evening and/or on weekends
- Events to be attended by both Virginia Tech community and Blacksburg / New River Valley community at large



LOCATION PLAN

Project Location:
AA 205 Kent Street

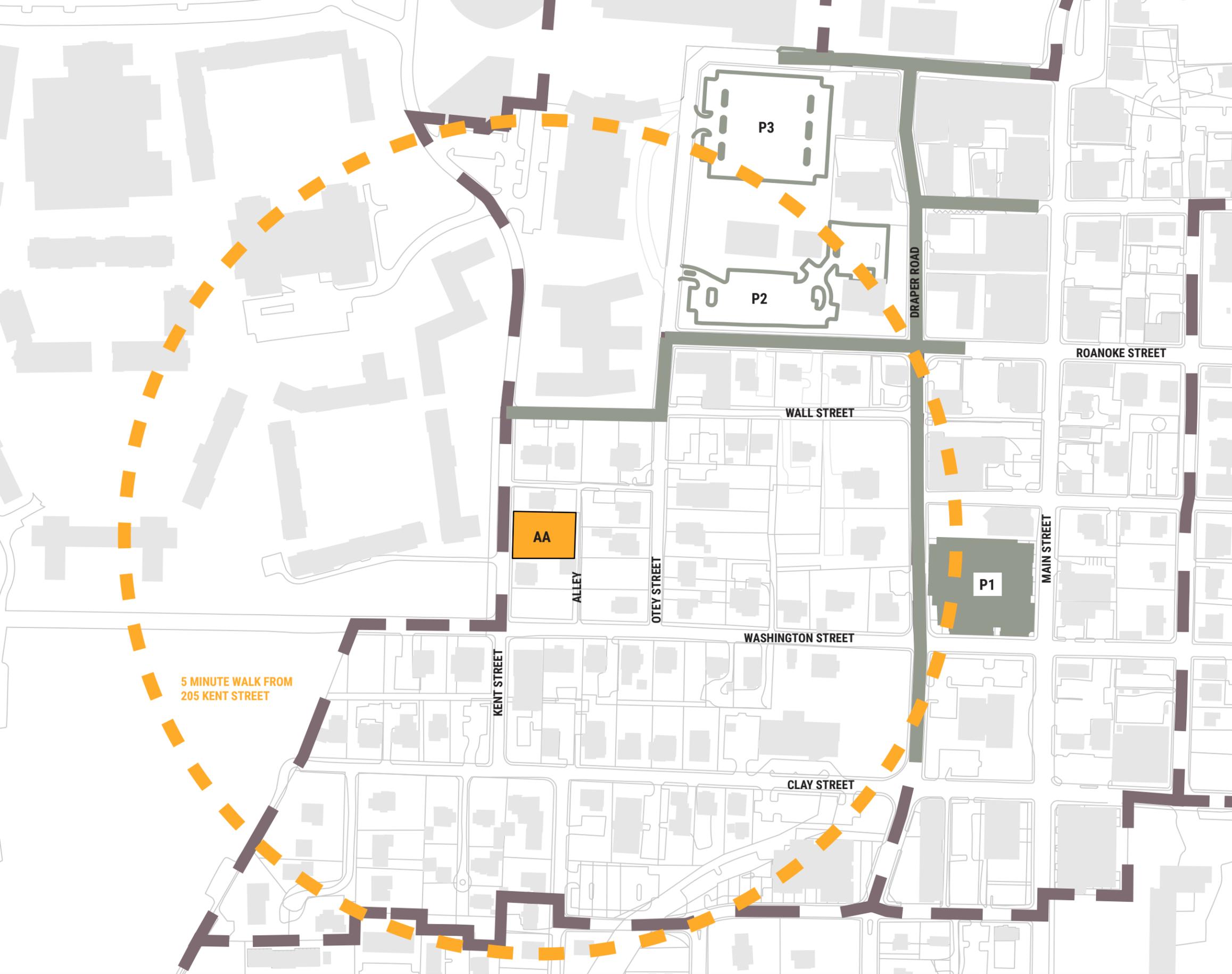
Zoning Districts:
OTR:
 Old Town Residential
DC:
 Downtown Commercial
UNIV:
 University

Neighborhood Landmarks:

- 01** Blacksburg Municipal Building
- 02** Blacksburg Motor Company
- 03** Blacksburg Library
- 04** Blacksburg Police Department
- 05** Kent Square
- 06** Blacksburg Museum and Cultural Foundation
- 07** Blacksburg Farmers Market
- 08** Virginia Tech - Graduate Life Center
- 09** Virginia Tech Creativity & Innovation District Living Learning Center
- 10** Virginia Tech - Vawter Hall
- 11** Virginia Tech - Barringer Hall
- 12** Virginia Tech - Miles Hall

5 MINUTE WALK FROM
 205 KENT STREET





PARKING

Project Location:
AA 205 Kent Street

Parking Locations:

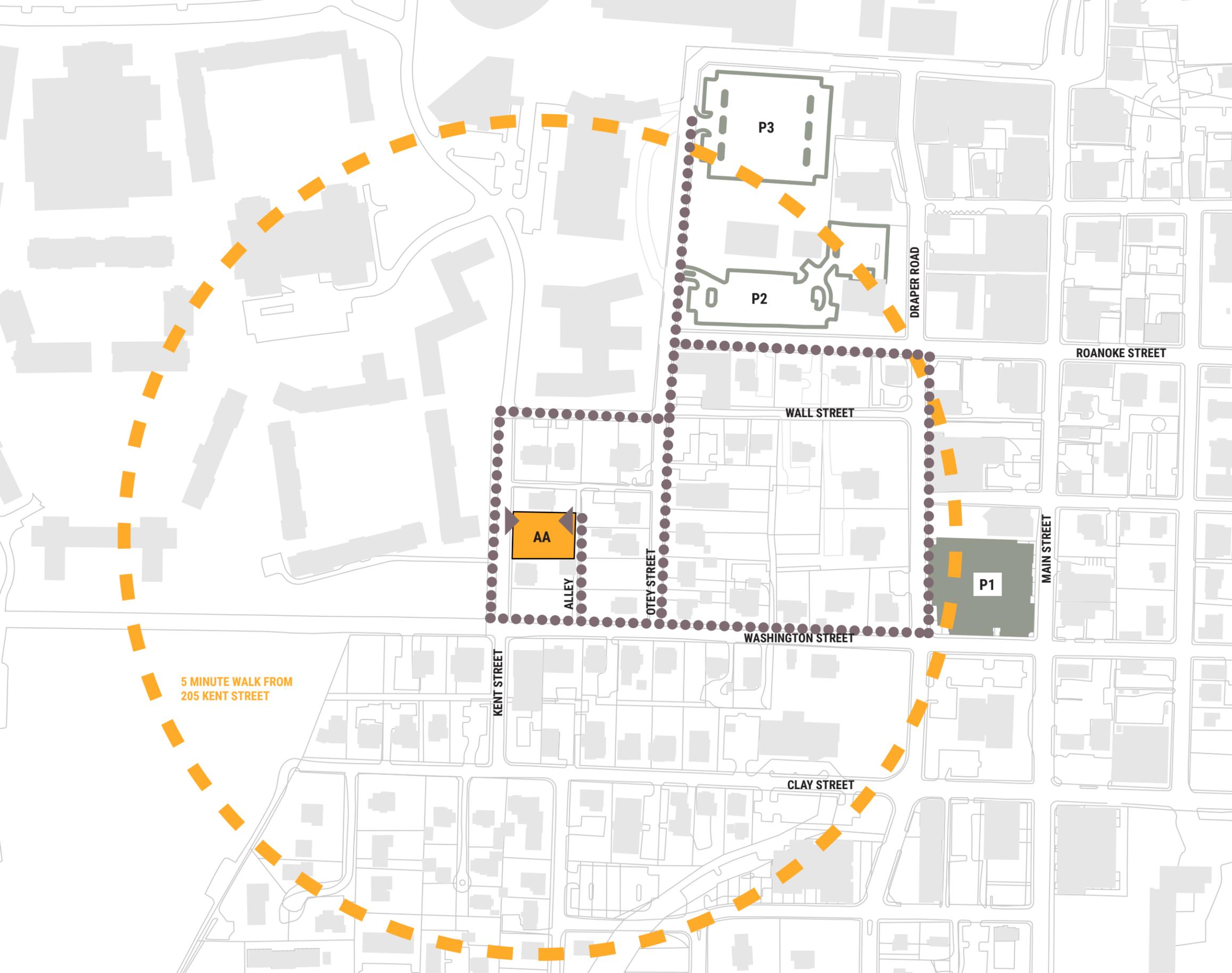
- P1:**
 Kent Street Garage
 - 389 spaces
- P2:**
 Architecture Annex Parking Lot
 - 156 spaces (After 5pm and weekends)
 - New parking garage potentially to be built in this location
- P3:**
 Squires Parking Lot
 - 213 spaces

STREET PARKING:



5 MINUTE WALK FROM
 205 KENT STREET





5 MINUTE WALK FROM
205 KENT STREET

SITE ACCESS AND WALKABILITY

Project Location:

AA 205 Kent Street

- Site access from both Kent Street and alley

Parking Locations:

P1:

Kent Street Garage

P2:

Architecture Annex Parking Lot

P3:

Squires Parking Lot

WALKING ACCESS TO SITE:



- Routes from public parking follow sidewalks which are well-lit established pedestrian corridors between Downtown Blacksburg and Virginia Tech
- Cranwell Foundation to provide instructions on available public parking and walking directions to 205 Kent Street in event information/invitations
- Events to be attended by both the Virginia Tech community (approaching the site from University side) and Blacksburg community at large (generally approaching the site from Downtown Blacksburg)
- Re-development of 205 Kent Street possible catalyst for updating infrastructure (sidewalk, lighting, etc) on Kent Street





PROPERTY TYPES

Project Location:
AA 205 Kent Street

Property Types:

Non-Residential:



Muli-Family Residential:



Virginia Tech:



Virginia Tech Creativity & Innovation District:



5 MINUTE WALK FROM
205 KENT STREET

AA

ALLEY

OTEY STREET

WALL STREET

WASHINGTON STREET

CLAY STREET

DRAPER ROAD

ROANOKE STREET

MAIN STREET

KENT STREET





ASSEMBLY AND OFFICE USE

Project Location:
AA 205 Kent Street

Use Types:

Assembly Use:



- 01 Wesley Foundation
- 02 Virginia Tech Newman Catholic Community
- 03 Chabad at Virginia Tech, Librescu Center
- 04 Ukirk Fellowship at Virginia Tech
- 05 Baptist Collegiate Ministries at Virginia Tech
- 06 The Church of Jesus Christ of Latter-day Saints
- 07 Blacksburg Museum and Cultural Foundation

Office Use:



- 08 Neyhart & McConnell, P.C. - Attorneys
- 09 YMCA at Virginia Tech Center Office
- 10 Center For Creative Change

Virginia Tech Creativity & Innovation District:



5 MINUTE WALK FROM
 205 KENT STREET





KENT STREET BLOCK

Project Location:
AA 205 Kent Street

- NOTE:
- Kent to Otey / Washington to Wall Street block comprised primarily of multifamily and non-residential properties
 - Neighbors include:
 - Three places of religious assembly
 - An attorney's office
 - Virginia Tech including the new VT Creativity and Innovation District on which construction is currently taking place

Use Types:

Comparable Properties:

-  **BB** Wesley Foundation
-  **CC** Virginia Tech Newman Catholic Community

Non Residential Properties:

-  **01** Chabad at Virginia Tech, Librescu Center
-  **02** Neyhart & McConnell, P.C. - Attorneys

Multi-Family Residential Properties:



Virginia Tech:



Virginia Tech Creativity & Innovation District:





COMPARABLE PROPERTY

Project Location:

AA 205 Kent Street

Comparable Property:

BB Wesley Foundation

- Lot Size: ±16,400 sqft
- Floor Area: 11,699 sqft
- Parking: 5 parking spaces

Wesley Foundation Event Schedule

3 Events per week (minimum)

Worship
Wednesday - 7:30 PM

Bible Study
Monday - 7 PM

Sunday Dinner
Sunday - 5:30 PM





COMPARABLE PROPERTY

Project Location:

AA 205 Kent Street

Comparable Property:

CC Virginia Tech Newman Catholic Community

- Lot Size: ±37,400 sqft
- Floor Area: 6,870 sqft
- Parking: 19 parking spaces

VT Newman Community Event Schedule

30 Events Per Week

Daily Mass

- Monday - 5:30 PM
- Tuesday - 5:30 PM
- Wednesday - 12:30 PM, 5:30 PM
- Thursday - 5:30 PM, 9:00 PM
- Friday - 5:30 PM
- Saturday - 9:00 AM

Reconciliation

- Thursday - 8:00-8:45 PM

Eucharistic Adoration

- Monday - 2:00-5:00 PM
- Tuesday - 2:00-5:00 PM
- Wednesday - 2:00-5:00 PM
- Thursday - 2:00-5:00 PM
- Friday - 2:00-5:00 PM

Daily Prayer

- Monday - 9:30 AM, 5:00 PM, 10:30PM
- Tuesday - 9:30 AM, 5:00 PM, 10:30PM
- Wednesday - 9:30 AM, 5:00 PM, 10:30PM
- Thursday - 9:30 AM, 5:00 PM, 10:30PM
- Friday - 9:30 AM, 5:00 PM, 10:30PM

Sunday Supper

- Sunday, 6:00 PM





DD - Neighbor - South



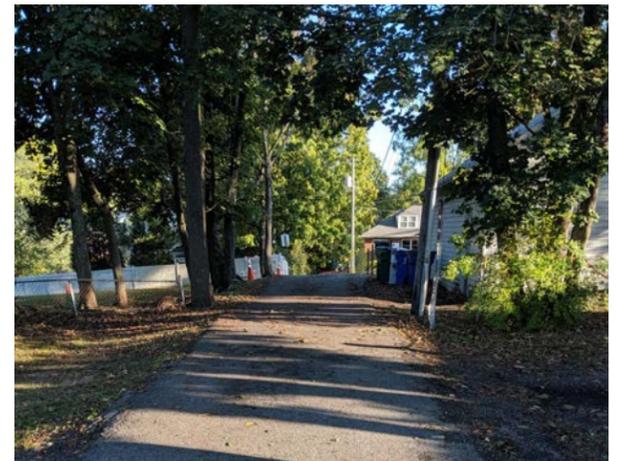
CC - Neighbor - South



EE - Neighbor - East



FF - Barringer Hall



BB - Alley - South



AA - Alley/Neighbor - North







PRIVATE
PROPERTY
NO PARKING
OR TRESPASSING
VIOLATORS WILL
BE TOWED

DISTRICTING FRAMEWORK

STRATEGY 7

> Formalize districting framework				
> Undertake a branding strategy				
> Formulate zoning overlays for each district				
				
ORIGINAL 16	DOWNTOWN WEST	DOWNTOWN NORTHWEST	DOWNTOWN NORTHEAST	OLD BLACKSBURG MIDDLE SCHOOL SITE
<ul style="list-style-type: none"> • Neighborhood Preservation • Targeted Building Preservation • Sites for New Non-Student Housing 	<ul style="list-style-type: none"> • Housing and dining complementary to Virginia Tech Creativity and Innovation District • Museums and Public Art • Parks/Trails/Bike Facilities • Reuse of historic homes for non-residential uses 	<ul style="list-style-type: none"> • New high-density mixed-use student housing • Anchor retail • Improved accessibility for historic sites 	<ul style="list-style-type: none"> • Non-student multifamily housing • Extension of and better connection to Main Street retail • Gateway to Downtown from the north • Bike/ped corridor 	<ul style="list-style-type: none"> • New housing for variety of demographics • New commercial space • Public open space

DISTINCTIVENESS

STRATEGY 6

> Refine approach to historic preservation	<p>Create a comprehensive historic preservation plan</p> <ul style="list-style-type: none"> - Compile existing guidelines and regulations - Define goals of community in pursuing historic preservation - Create guidelines to identify high-priority structures (not limited to historic district) towards which town should target rehabilitation resources - Create list of 30-50 high-priority structures <p>Work with Montgomery County to provide Historic Tax Credits for rehab of high-priority structures</p> <p>Explore robust revolving loan fund for rehab of high-priority structures</p>	 
> Support small business growth		
> Foster creative community		

WALKABILITY

Recent efforts to improve walkability on College Avenue and Main Street could be applied to the less walkable parts of Downtown to improve connectivity and the pedestrian experience.

Walkability and the Public Realm

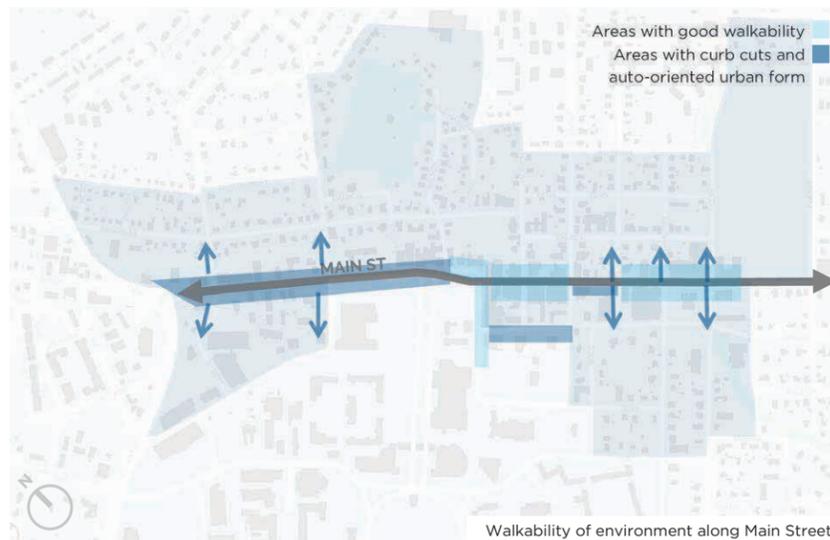
Streetscape elements such as crosswalks, benches, buffering between pedestrians and motorists, outdoor dining, unique buildings, and lighting can be found in select places Downtown, including College Avenue and Main Street. These enhance the walkability of Downtown by providing a well-designed and comfortable pedestrian environment.

The addition of streetscape elements in other areas would enhance the public realm and encourage people to walk to and from neighborhoods and Main Street, such as the Original 16. Currently, much of the Original 16 is badly in need of better streetscape infrastructure.

Enhancing the built environment also contributes to an attractive public realm, making people want to stay longer and visit businesses, anchors, and amenities. While North Main Street has a quality streetscape, the pedestrian infrastructure has a suburban, auto-oriented layout and feel, which discourages pedestrians from venturing into this part of the downtown area.

Strong Connections

Downtown Blacksburg is filled with a variety of public spaces, corridors, and amenities. Many are not well connected to each other. College Avenue and Main Street are some of the best-connected, most walkable parts of Downtown Blacksburg today. Progress Street, Draper Road, and Otey Street have the potential to be important east-west connections, and can be enhanced to strengthen Downtown's connectivity. Improving the visibility, design, and connectivity of these places and streets, and making them more inviting, would simplify and enhance how people get around town.



Walkability of environment along Main Street

Chapter 2 - Analysis: A Framework for Downtown Blacksburg

44

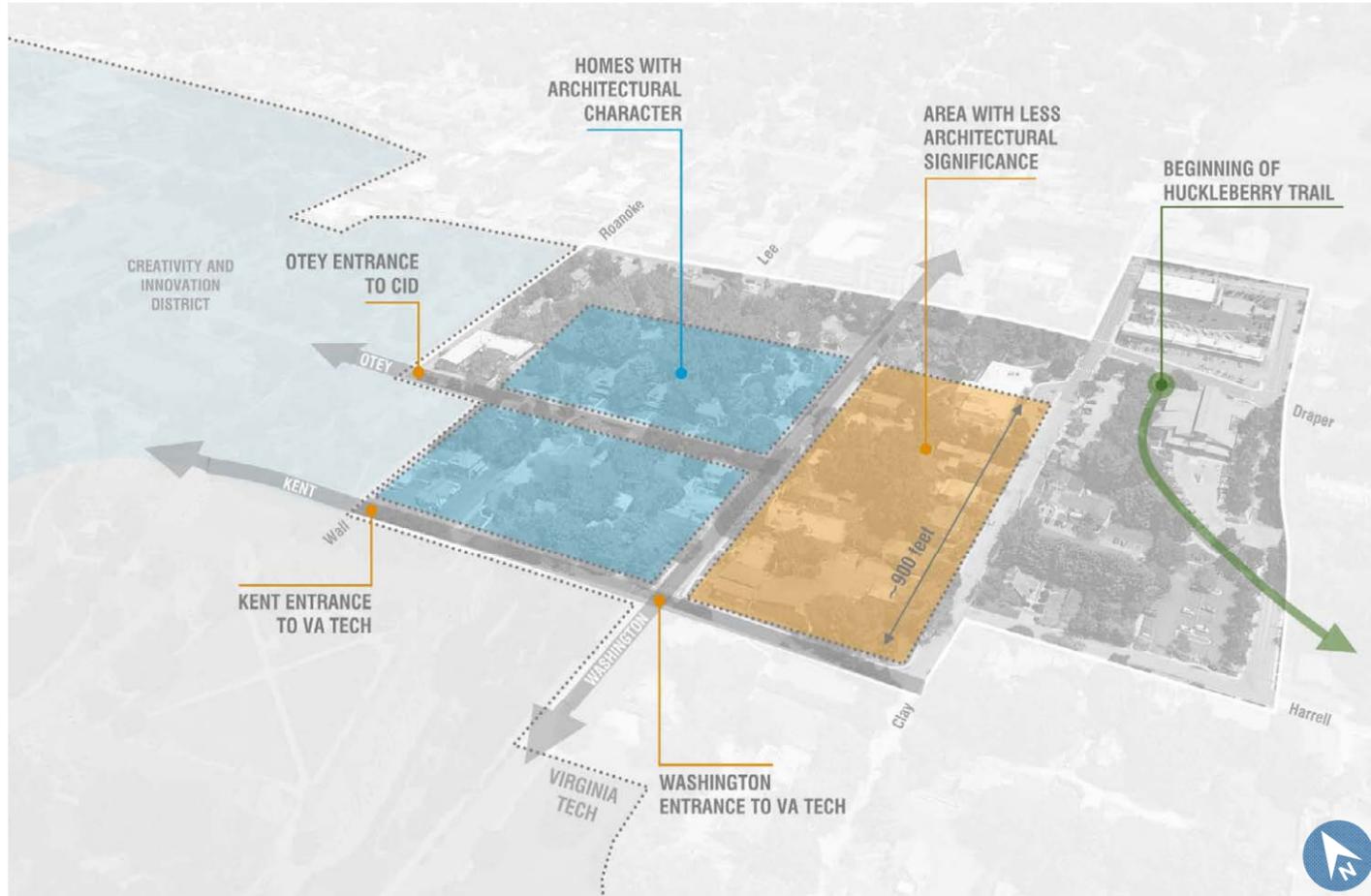
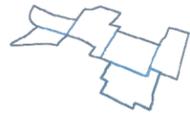
DOWNTOWN DISTRICTS CHARACTER AND IDENTITY FRAMEWORKS

Otey Historic District

- Broadened Uses-zoning
- Historic Preservation
- Incubators and Start Ups
- Art Studios
- Bed and Breakfasts
- Restaurants/Dining
- Thoughtful Infill—maybe a couple sites with big plays



DOWNTOWN WEST: OTEY
EXISTING CONDITIONS



20-YEAR ILLUSTRATIVE VISION





Virginia Tech Campus Plan - 2017



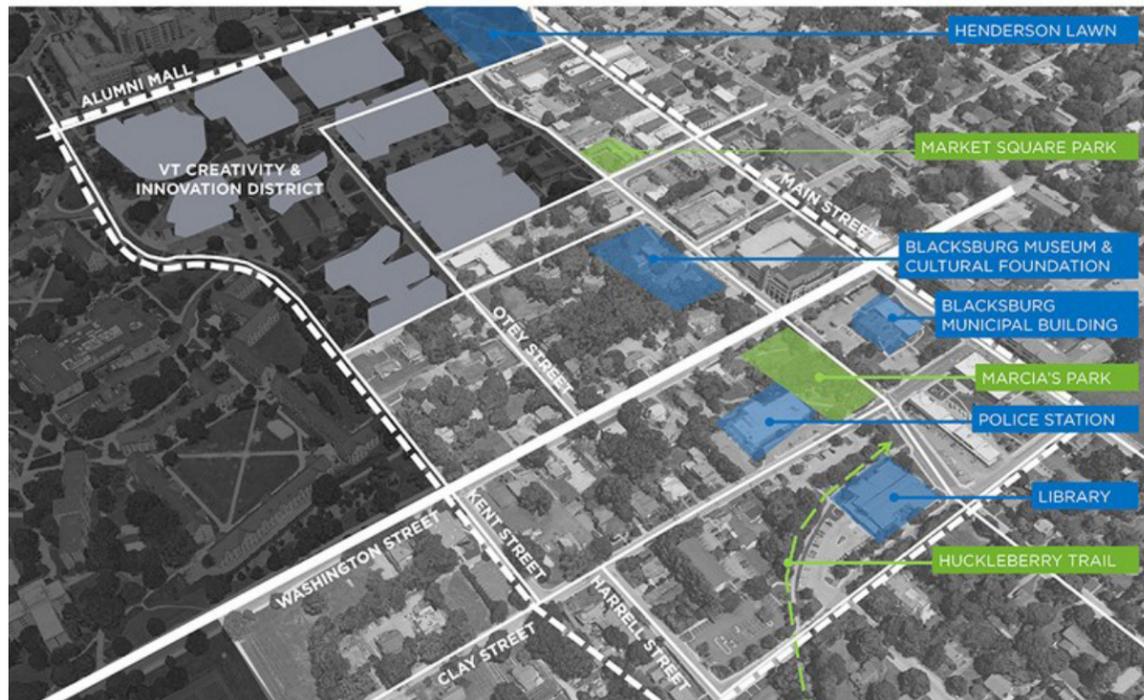
Virginia Tech Master Plan - 2047

Note: Increased density proposed in downtown area

ACTIVE ALLEYS: VIEW FROM JACKSON



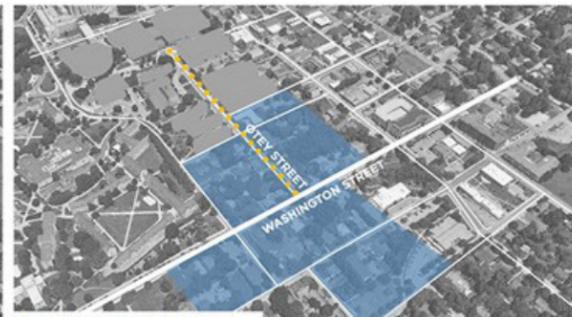
DOWNTOWN WEST



DOWNTOWN WEST



DRAPER CULTURAL DISTRICT



OTEY CULTURAL DISTRICT



CHARACTER AND IDENTITY

- Museum row
- Parks
- Public space
- Bike and ped facility
- Public art
- Retail
- Office

CHARACTER AND IDENTITY

- Broadened uses/rezoning
- Historic preservation
- Incubators and startups
- Art studios
- Bed and breakfasts
- Restaurants/Dining
- Thoughtful infill
- Strategic new development

GOALS/OBJECTIVES

Goal 1



- Locations for denser housing
- Redevelopment of underdeveloped parcels
- Sites for student housing
- Sites for non-student housing

Goal 2



- Connections to existing parks
- Park infrastructure and programming
- Access and visibility to historic buildings
- Celebration and rehab of historic buildings
- Complementary/transitional development

Goal 3



- Development complementary to VT CID
- Investments in start-up economy
- Employee attraction and retention
- Capacity for growth

Goal 4



- Development of mix of uses
- Local businesses
- Multi-modal access
- Investments in walkability and vibrancy
- Economically-feasible, human scale development
- Downtown districting
- Expansion of Downtown boundaries

OPPORTUNITIES/CHALLENGES

Market

- Housing and office demand is high
- Adjacent to new Virginia Tech Creativity and Innovation District
- Potential for start-up/innovation/local business hub

Economic

- Rehabilitation of existing homes feasible if uses expanded

Place

- Large number of architecturally significant buildings
- Many cultural and recreational assets
- Gateway to VT on Washington

Policy

- Limited uses currently permitted in existing homes
- Outside of historic district
- Opportunity to work in partnership with VT

BLACKSBURG STRATEGIC PLAN

Key Points

- Broaden use categories
- Rehabilitation of existing homes feasible if uses expanded
- Establish development opportunities
- Enhance public realm
- Access and visibility to historic buildings
- Celebration and rehab of historic buildings
- Investments in walkability and vibrancy
- Human scale development
- Downtown districting
- Expansion of Downtown
- VT to increase density of campus adjacent to downtown
- Development complimentary to VT CID

SUSTAINABILITY MEASURES

ADAPTIVE RE-USE OF EXISTING STRUCTURE

- Re-purposing existing structure and materials



PASSIVE HOUSE INSTITUTE U.S. (PHIUS) CERTIFICATION

- Pursuit of PHIUS+ Certification
- Passive House is a design methodology based on extremely efficient thermal envelopes minimizing heat transmission and air leakage
- Considered the most stringent energy metric in the world
- Certification criteria includes a source energy limit of 11.1 kilowatt-hours per square foot of internal conditioned floor area and 0.6 air changes per hour for envelope air leakage

OTHER SUSTAINABLE MEASURES

- Photo-voltaic arrays to offset energy usage (to be further explored)
- Permeable paving to manage storm water
- Vegetated roof for new construction (to be further explored)
- Cranwell Foundation to promote alternative modes of transportation for both staff and guests

SECTIONS

05.01 Situation Plan

05.02 Floor Plans

05.03 Plan Check

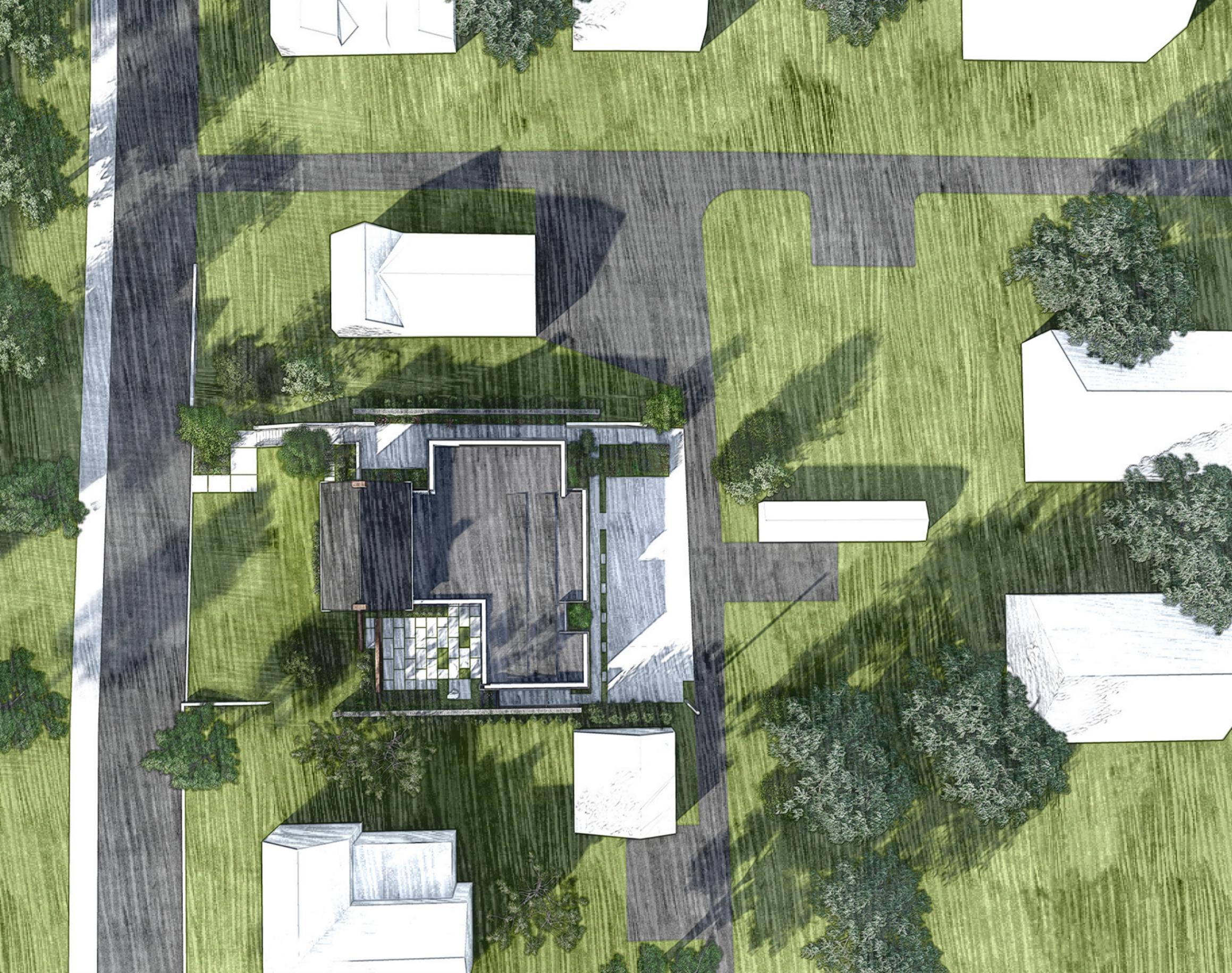
05.04 Stormwater Management

05.05 Material Palette

05.06 Elevations

05.07 3D Views

05
ARCHITECTURE AND MATERIALS



SITUATION PLAN



05
ARCHITECTURE AND MATERIALS
SITUATION PLAN



SITUATION PLAN

- AA** Existing Structure
- BB** New Construction





GROUND LEVEL PLAN
Scale 1/16" = 1'-0"

3566 sqft Gross Floor Area
3236 sqft Internal Floor Area

- 01.01** Event Space (1635 sqft)
- 01.02** Lounge (236 sqft)
- 01.03** Meeting Room (241 sqft)
- 01.04** Bathrooms (440 sqft)
- 01.05** Catering Kitchen (190 sqft)
- 01.06** Staff Bathroom (54 sqft)
- 01.07** Vestibule (51 sqft)
- 01.08** Terrace (632 sqft)
- 01.09** Entry Court
- 01.10** Yard

- AA** CF Welcome Desk
- Disassemblable to allow removal for events
- BB** Display Walls
- CC** Cloak Closet
- DD** Parking
- EE** Planted / Landscaped Areas
- FF** Future Sidewalk Zone

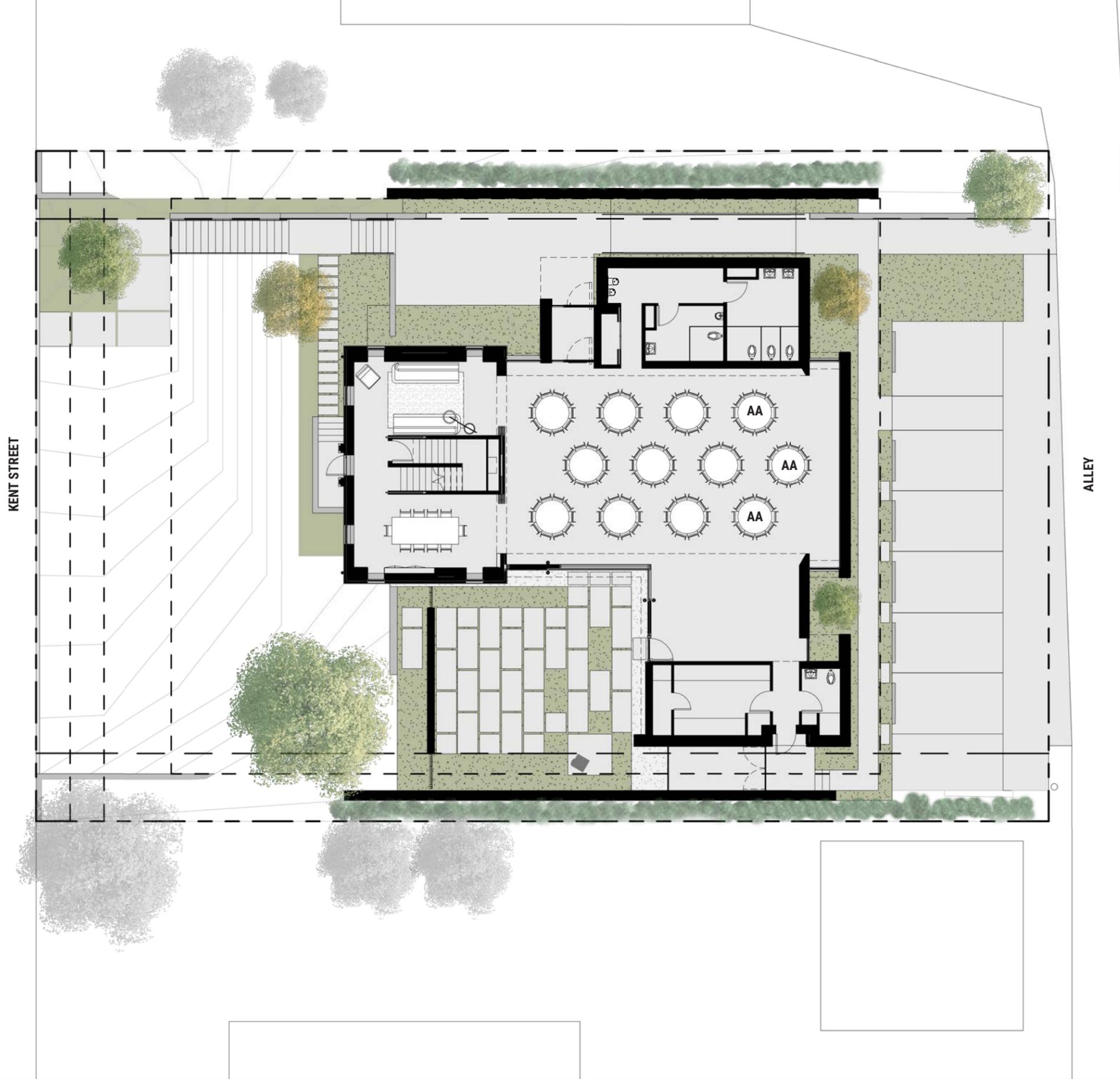




**GROUND LEVEL PLAN
ENTRY SEQUENCE**

- AA** Entry from Kent Street
- BB** Entry from Alley
- CC** Accessible Route
- DD** Common entry point
- EE** Visitors / Guest greeting by CF Welcome Desk
- FF** CF Office Staff meets guest(s) in lounge or meeting room

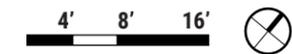


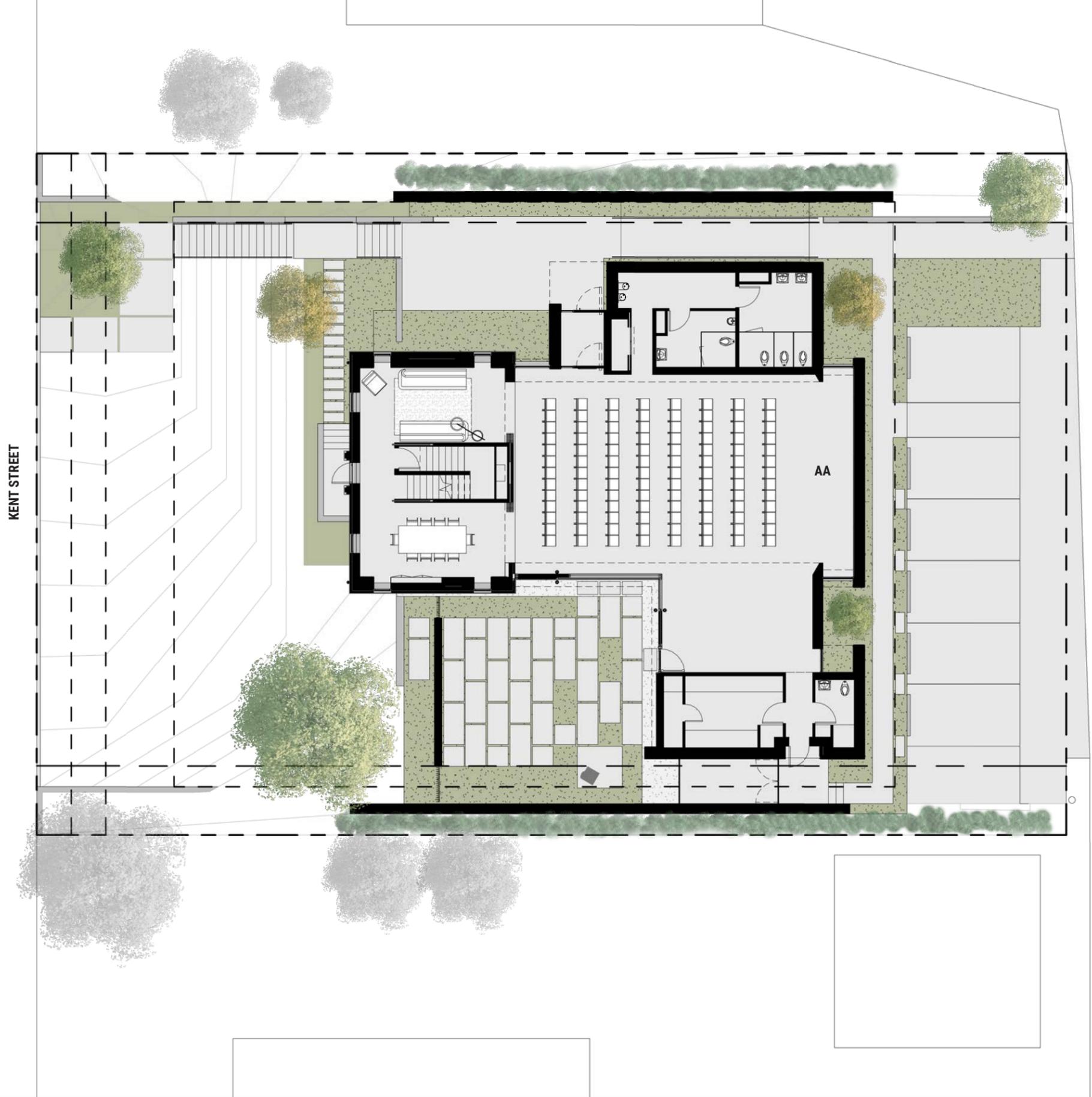


**GROUND LEVEL PLAN
EVENT SEATING LAYOUT**

**ROUND TABLES
120 SEATS**

AA Tables to be removed post meal for dance floor (if necessary)



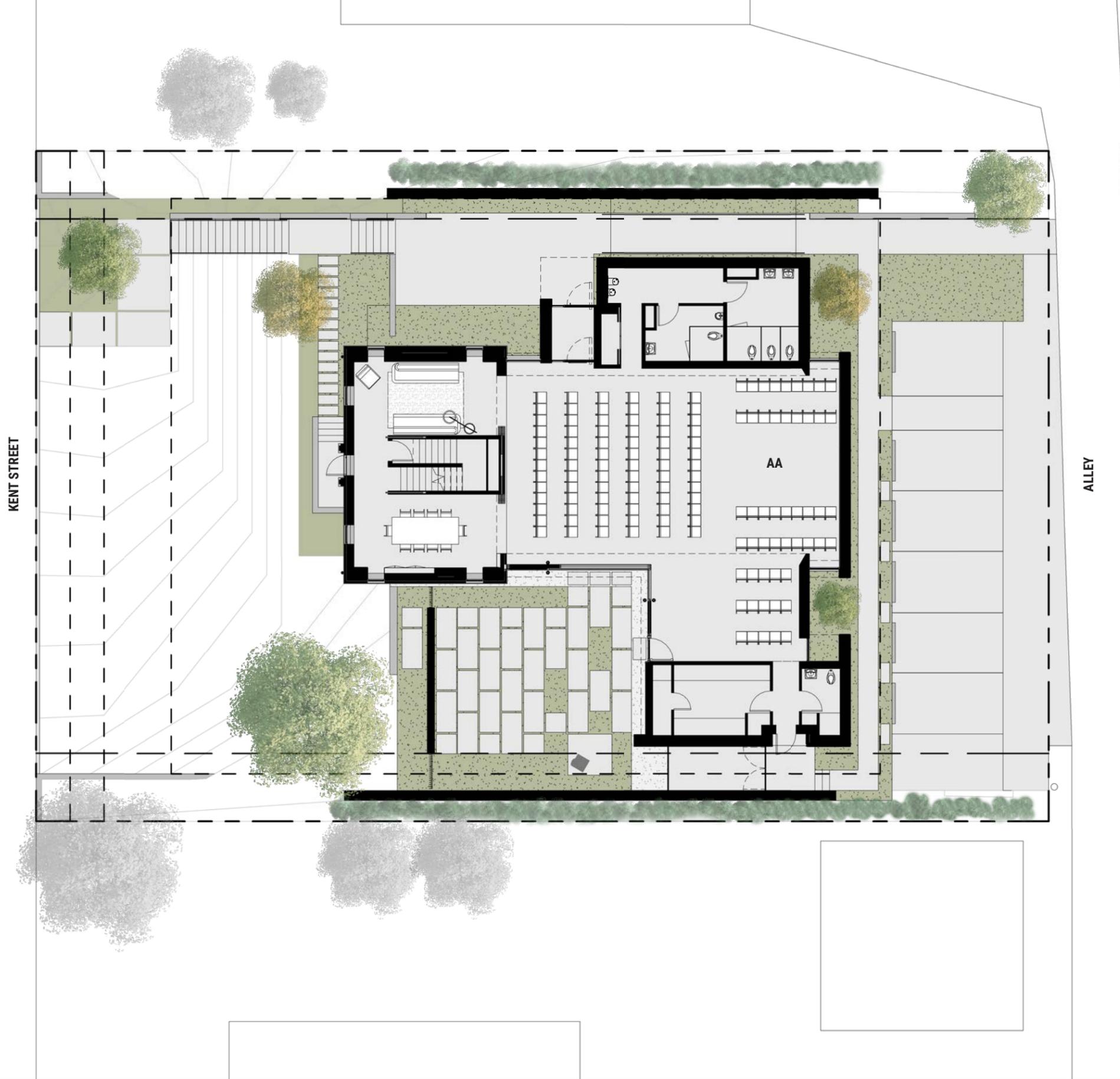


**GROUND LEVEL PLAN
EVENT SEATING LAYOUT**

**LECTURE
104 SEATS**

AA Lectern



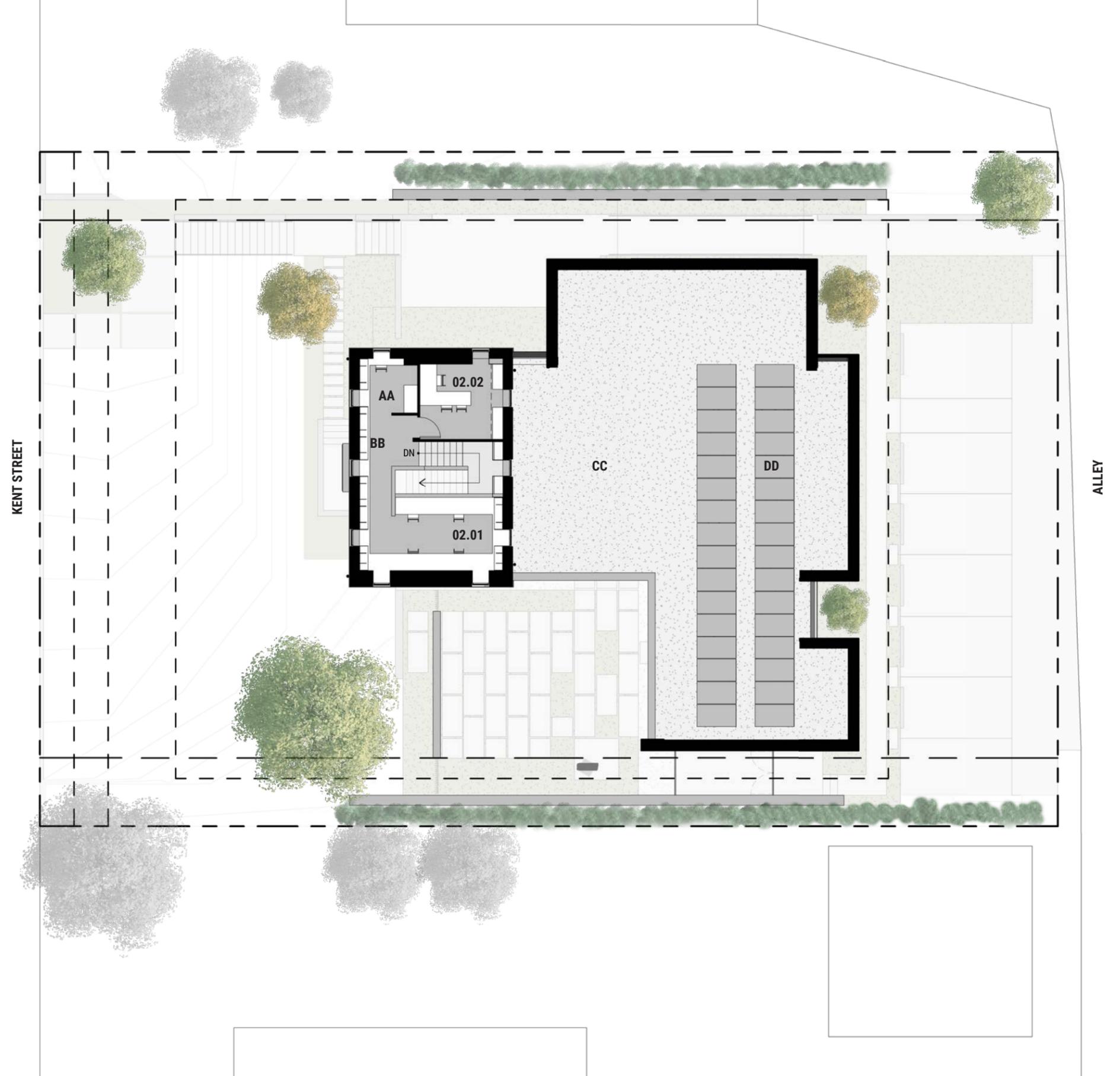


**GROUND LEVEL PLAN
EVENT SEATING LAYOUT**

**LECTURE or MUSIC
129 SEATS**

AA Lectern





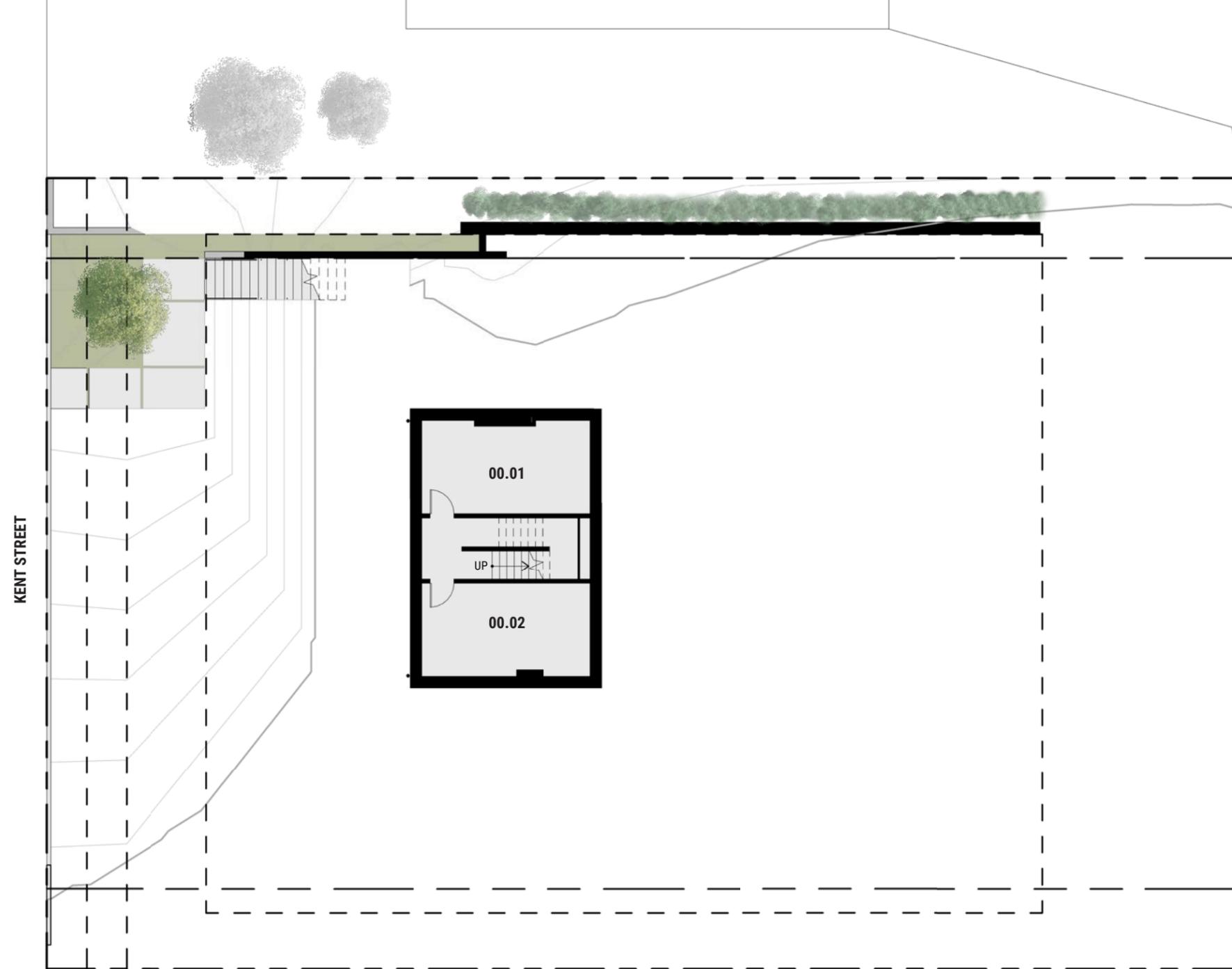
UPPER LEVEL (OFFICE) PLAN
Scale: 1/16" = 1'-0"

800 sqft Gross Floor Area
664 sqft Internal Floor Area

- 02.01** Open Office (524 sqft)
- Maximum of 4 CF Staff
- 02.02** Director's Office (140 sqft)

- AA** Print Room
- BB** Library
- Full height bookshelf
- CC** Potential location of vegetated roof
- DD** Potential location of photo-voltaic array



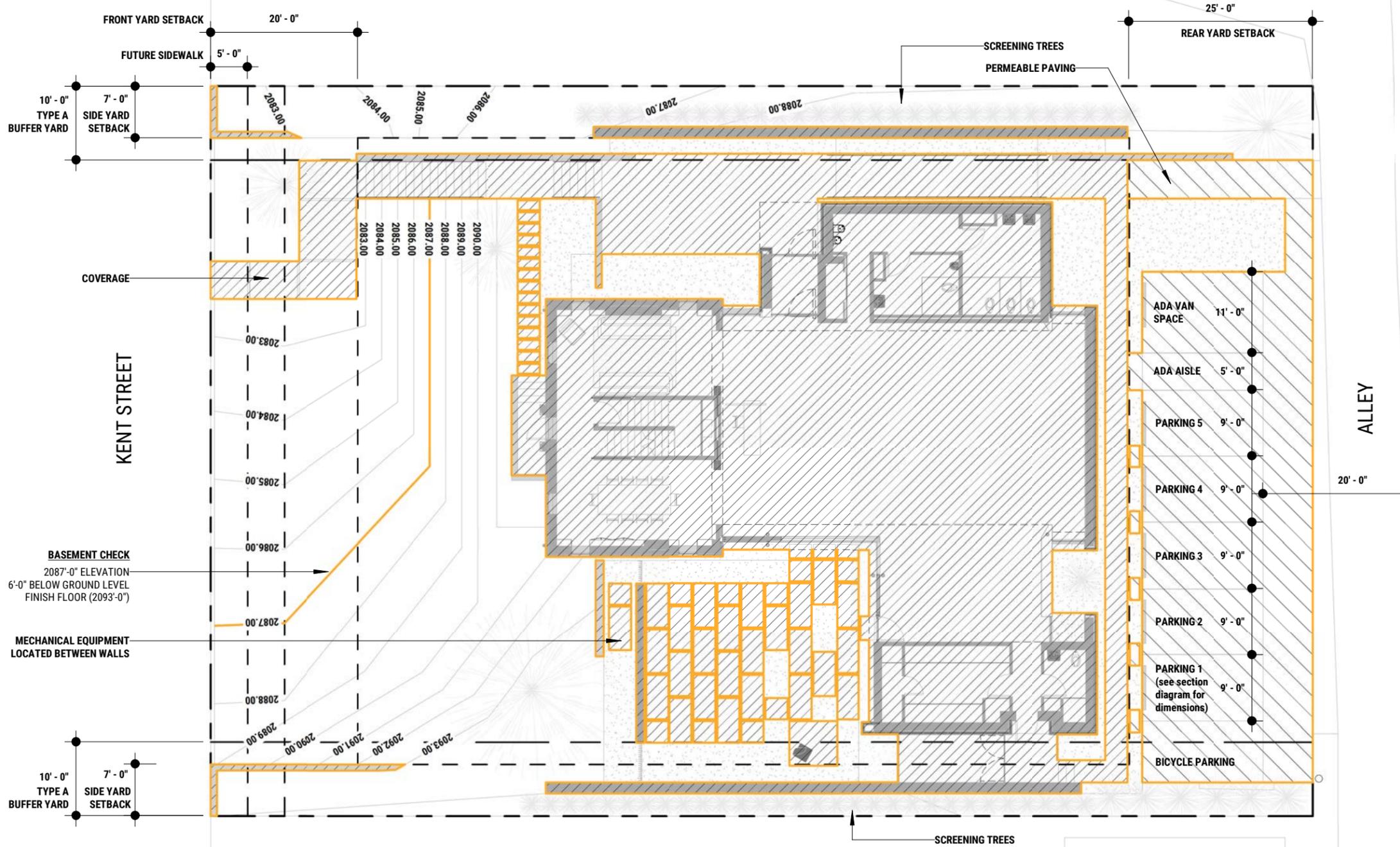


BASEMENT PLAN
Scale: 1/16" = 1'-0"

800 sqft Gross Floor Area
664 sqft Internal Floor Area

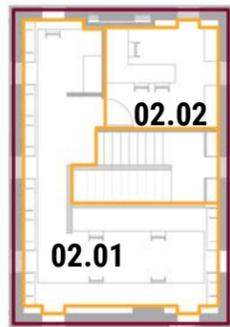
- 00.01** Storage (252 sqft)
- 00.02** Mechanical (255 sqft)



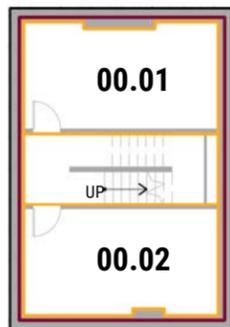


ZONING PLAN CHECK		
KEY	PROPOSED	ALLOWABLE / REQUIRED
LOT SIZE	14850 SQFT	-
GROSS FLOOR AREA	4366 SQFT	4455 SQFT
GROUND LEVEL	3566 SQFT	.30 FAR
UPPER LEVEL	800 SQFT	
COVERAGE	6255 SQFT	7425 SQFT
PERMEABLE PAVING	1809 SQFT	50% LOT COVERAGE
PARKING	6 SPACES PROVIDED	5 SPACES REQUIRED
BUILDING HEIGHT	±30' - 0"	35' - 0"
GRADE PLANE = 2091' - 0"		
NOTES:		
1. GROSS FLOOR AREA MEASURED TO EXTERIOR OF THERMAL ENVELOPE		
2. PARKING REQUIREMENT BASED ON 1600 SQFT GROSS FLOOR AREA OF EXISTING STRUCTURE (FP-01 = 800 SQFT; FP-02 = 800 SQFT)		
3. CURBSIDE TRASH AND RECYCLING TO BE SERVICED VIA THE ALLEY (CONFIRMED BY KAREN DAY, TOWN OF BLACKSBURG SOLID WASTE OPERATIONS SPECIALIST).		
4. EVENT TRASH AND RECYCLING TO BE HANDLED IN CONJUNCTION WITH CATERING CONTRACT.		

01 SITE PLAN
SCALE: 1/16" = 1'-0"



02 FP02 - FLOOR AREA
SCALE: 1" = 20'-0"



00 FP00 - FLOOR AREA
SCALE: 1" = 20'-0"



01 FP01 - FLOOR AREA
SCALE: 1" = 20'-0"

AREA SCHEDULE			AREA (SQFT)
TOTAL INTERNAL FLOOR AREA			3889
TOTAL GROSS FLOOR AREA			4366
	KEY	ROOM	AREA (SQFT)
GROUND FLOOR (FP-01)	01.01	EVENT SPACE	1835
	01.02	LOUNGE	236
	01.03	MEETING ROOM	241
	01.04	BATHROOMS	438
	01.05	CATERING KITCHEN	190
	01.06	STAFF WATER CLOSET	54
	01.07	VESTIBULE	51
	01.08	TERRACE (NOT INCLUDED IN AREA TOTALS)	632
	-	STAIRS	189
	FP-01 INTERNAL FLOOR AREA		
FP-01 GROSS FLOOR AREA			3566
UPPER LEVEL (FP-02)	02.01	OPEN OFFICE	399
	02.02	DIRECTOR'S OFFICE	136
	-	STAIRS	118
	FP-02 INTERNAL FLOOR AREA		
FP-02 GROSS FLOOR AREA			800
BASEMENT (FP-00)	00.01	STORAGE	252
	00.02	MECHANICAL	255
	-	STAIRS	163
	FP-00 INTERNAL FLOOR AREA		
FP-00 GROSS FLOOR AREA			736

NOTES:
 1. GROSS FLOOR AREA MEASURED TO EXTERIOR OF THERMAL ENVELOPE
 2. BASEMENT NOT INCLUDED IN BUILDING TOTALS.

SURVEY POINT TABLE				
HORIZONTAL DATUM				
VERTICAL DATUM				
SCALE FACTOR=				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	3611635.903	10925196.610	2091.64	TRAVNAIL
2	3611558.012	10925100.270	2091.82	TRAVNAIL
56	3611652.338	10925085.489	2088.53	TRAVNAIL
64	3611727.630	10925137.399	2086.81	PK NAIL SET



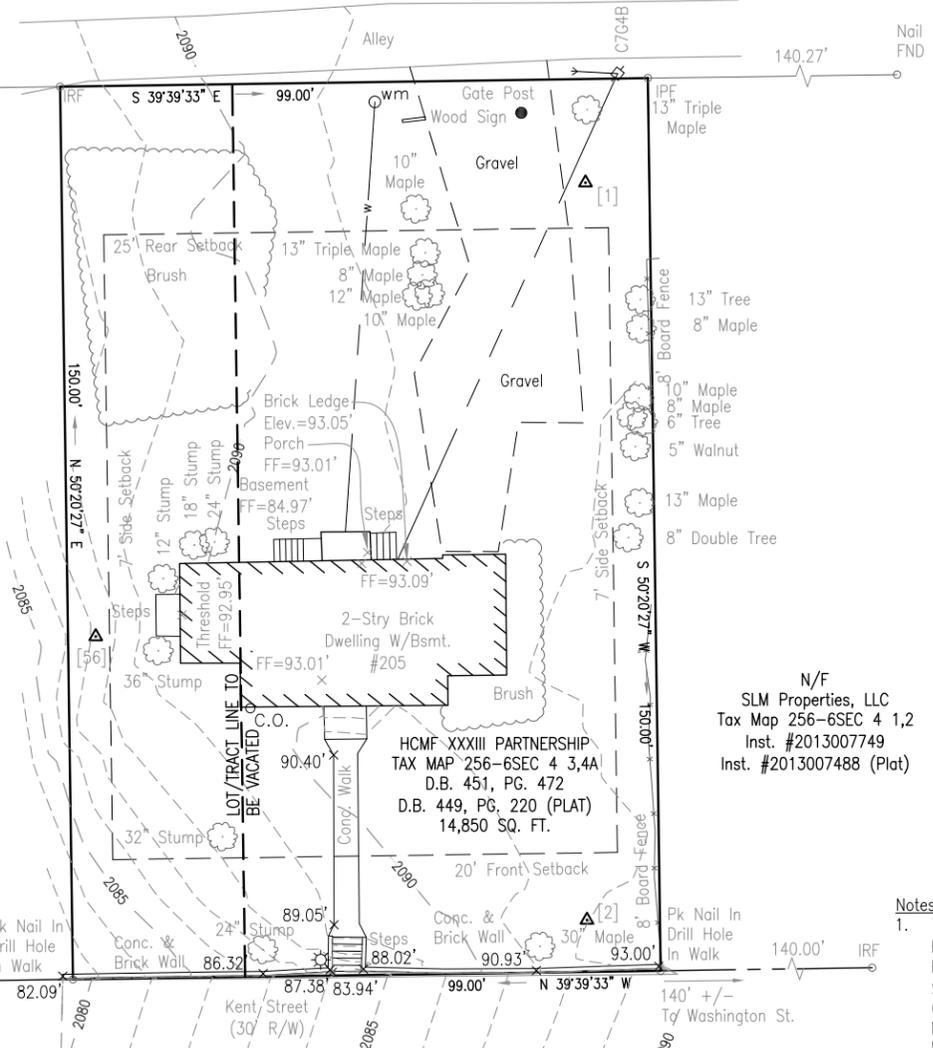
VICINITY MAP
1"=400'

ENGINEERING SURVEYING PLANNING
HURT & PROFFITT
1880 PRATT DRIVE, SUITE 2005
BLACKSBURG, VA 24060
800.763.5596 TOLL FREE
540.552.5592 MAIN
540.552.8729 FAX

N/F
Kent Street Property LLC
Tax Map 256-6SEC 4 4
Inst. #2014008127

- Legend**
- Property Corner
 - Power Pole
 - Guy Wire
 - w/m Water Meter
 - S Sanitary Sewer Manhole
 - C.O. Cleanout
 - △ Survey Control Point
 - ⊙ Light Pole
 - ⊙ Fire Hydrant
 - ⊙ Tree/Stump

- Right of Way
- Adjoining Property Line
- Property Line
- Building Setback Line
- Edge of Pavement
- Edge of Walk
- Fence Line
- ohp Overhead Power
- w Waterline



N/F
SLM Properties, LLC
Tax Map 256-6SEC 4 1,2
Inst. #2013007749
Inst. #2013007488 (Plat)

HCMF-XXXIII PARTNERSHIP
TAX MAP 256-6SEC 4 3,4A
D.B. 451, PG. 472
D.B. 449, PG. 220 (PLAT)
14,850 SQ. FT.

- Abbreviations:**
- R/W = Right Of Way
 - Bsmt. = Basement
 - FF = Finish Floor
 - Conc. = Concrete
 - SSMH = Sewer Manhole
 - D.B. = Deed Book
 - Inst. = Instrument
 - N/F = Now or Formerly
 - Stry = Story
 - BM = Benchmark
 - TNS = Traverse Nail Set
 - PKS = PK Nail Set
 - IRF = Iron Rod Found
 - IPF = Iron Pin Found
 - FND = Found
 - A.L. = Approximate Location

- Notes:**
- This Topographic Survey Was Completed Under The Direct and Responsible Charge Of, Neil Martin, VA L.S. #2454 Of Hurt & Proffitt, Inc. From An Actual Ground Survey Made Under My Supervision; That The Imagery And/Or Original Data Was Obtained In October 2018 and May 2019; And That This Plat, Map, Or Digital Geospatial Data Including Metadata Meets Minimum Accuracy Standards Unless Otherwise Noted.
 - This Topographic Survey Is On Horizontal Datum: NAD 83; Vertical Datum: NAVD 88.
 - This Topographic Survey Was Prepared From A Field Survey Conducted By Hurt & Proffitt, Inc. In October 2018 And May 2019; And Only Reflects Field Conditions At That Time.
 - Underground Utilities Shown Hereon Are Compiled From Above Ground Utility Evidence And Miss Utility Designations Only. Contractor Is Responsible For Utility Location In The Field And Must Contact Miss Utility Before Construction.
 - Finish Floor Elevations Shown Hereon Are Taken On Lowest Floor Of Dwelling, Unless Noted Hereon.
 - Contour Interval = 1'

TOPOGRAPHIC SURVEY OF
TAX PARCEL 256-6SEC 4 3,4A
LOCATED IN

PRICES FORK MAGISTERIAL DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

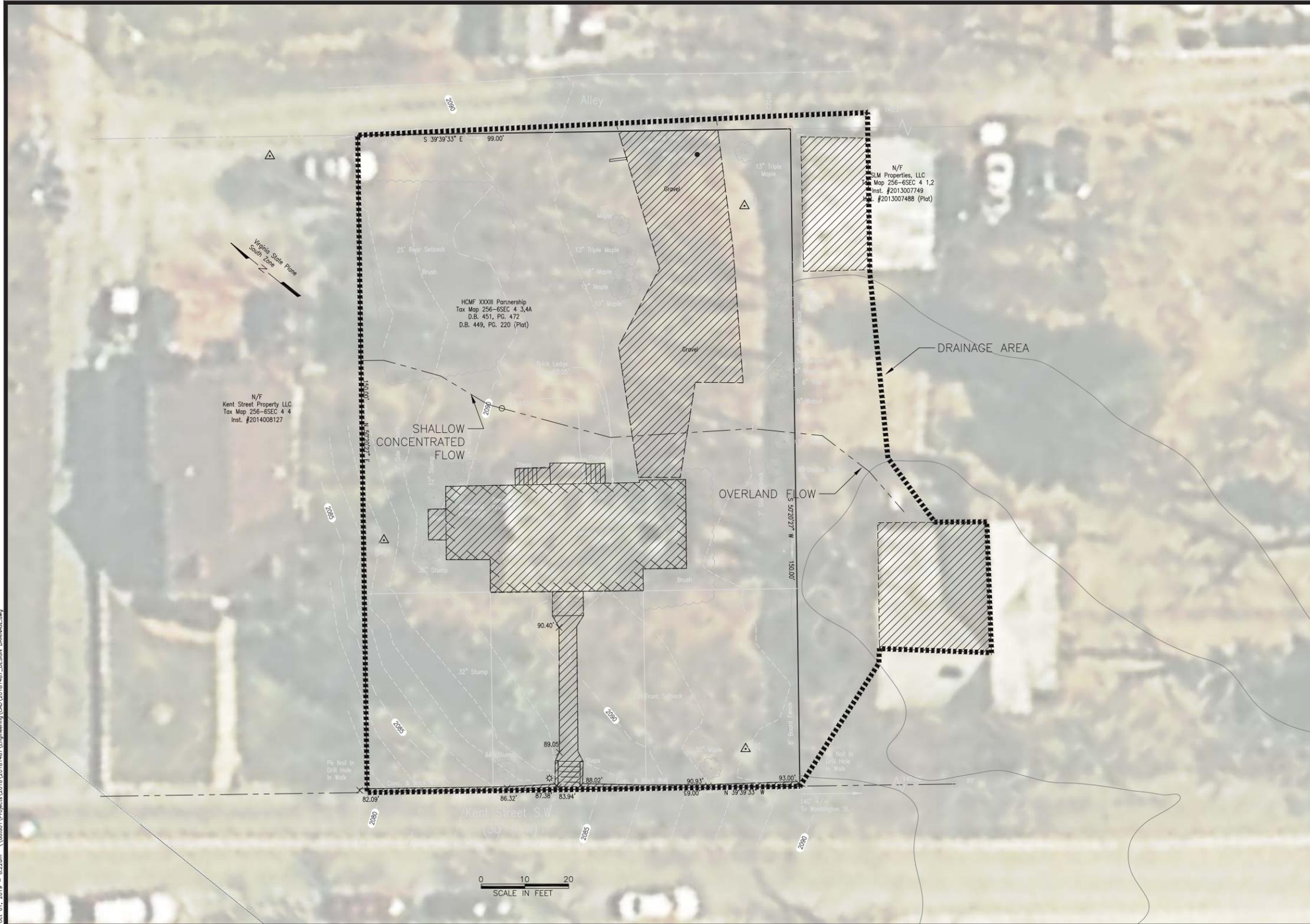
PROJECT NO: 20181487004
G.L. NO.
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1 OF 1

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LONG.	-80.4159
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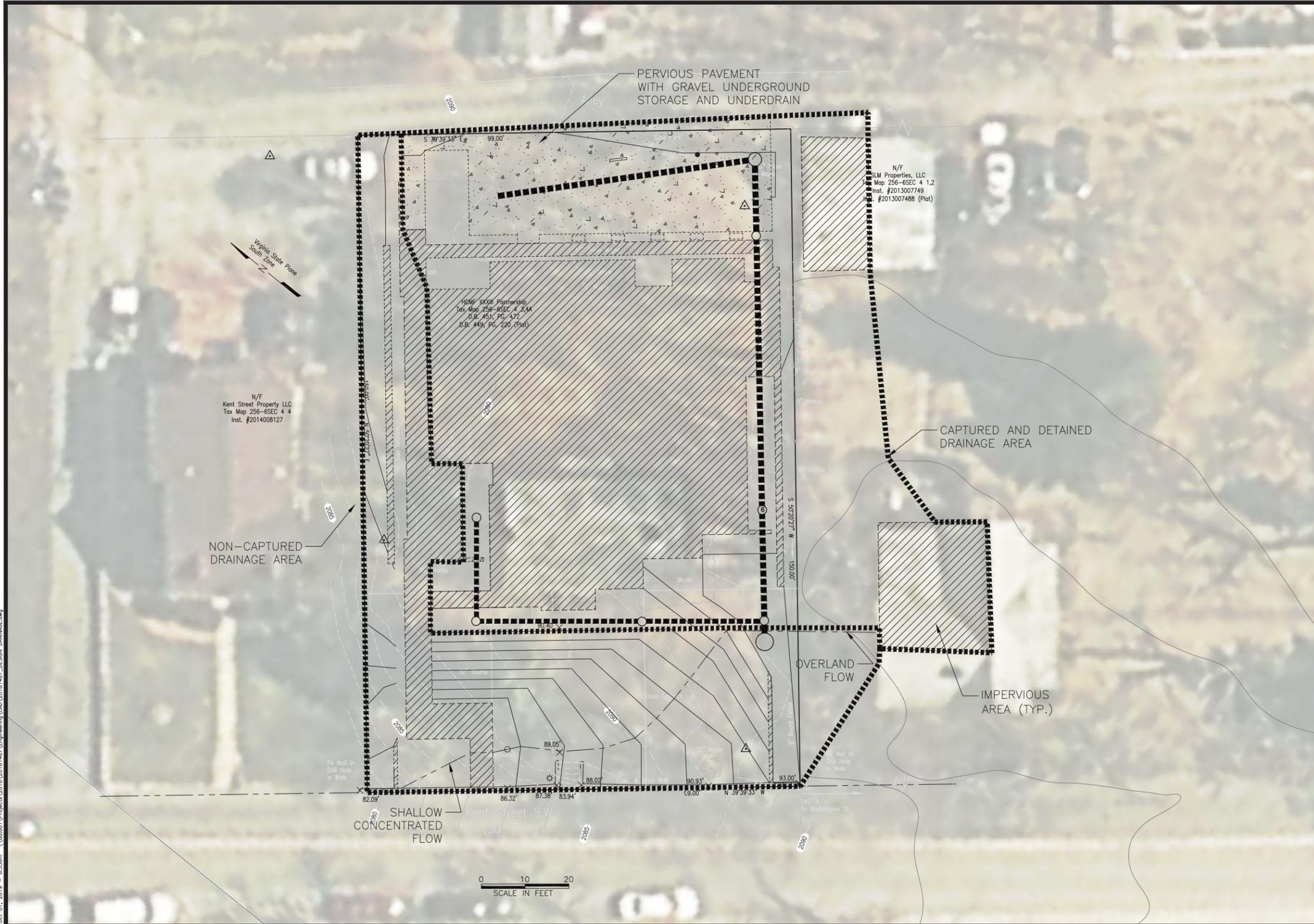
PRE-DEVELOPMENT
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DA-1

Note: See attached CUP Application Packet for more information on stormwater management concept.

05
ARCHITECTURE AND MATERIALS
STORMWATER MANAGEMENT

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Note: See attached CUP Application Packet for more information on stormwater management concept.

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