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

©2019 r(plus) incorporated

r(+)

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)

©2019 r(plus) incorporated

CRANWELL
FOUNDATION

The Cranwell Foundation:

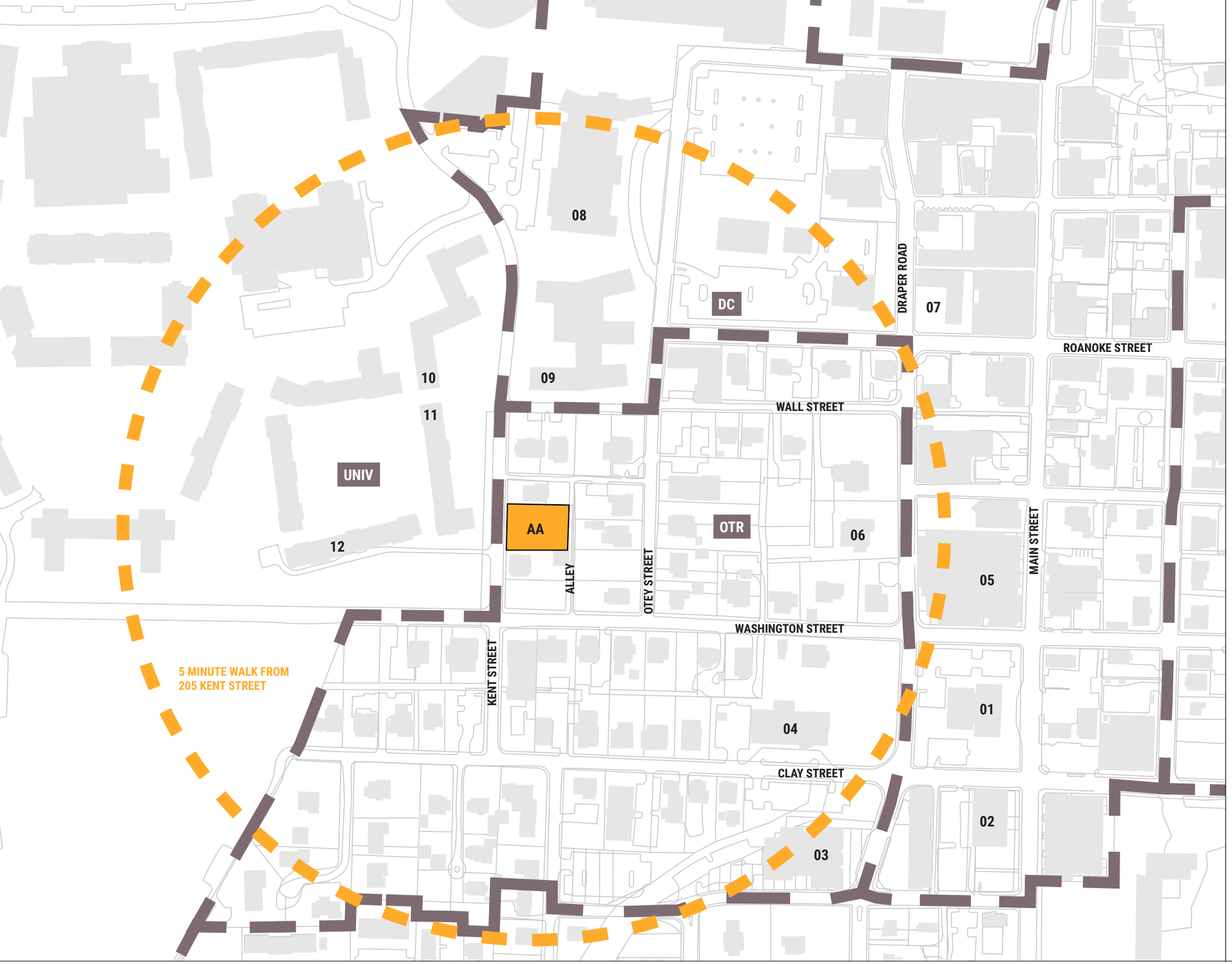
- Brick and mortar extension of the Bill and Ellen Cranwell Charitable Trust to continue and further the impact of the Cranwell family's philanthropic endeavors:
    - Support the international community in Blacksburg and at Virginia Tech through the established connection with the Cranwell International Center
    - Support culture and art initiatives of the New River Valley
    - Increase awareness of and support mindfulness practices
- 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
- Primarily utilized by Cranwell Foundation as office space for the Foundation's permanent staff to manage the day-to-day operations
    - Five (5) permanent staff members maximum
- On a limited basis used to host gatherings and functions related to the Foundation's mission
    - Annual maximum of an average of one (1) gathering per week with more than 30 attendees
    - Annual maximum of sixteen (16) events with more than 50 attendees
    - Gatherings to generally take place in the evening and/or on weekends and will not be regularly scheduled
    - Gatherings to be attended by both Virginia Tech community and Blacksburg / New River Valley community at large

©2019 r(plus) incorporated

02
LOCATION STUDY



LOCATION PLAN

Project Location:

AA 205 Kent Street

Zoning Districts:

OTR:
Old Town Residential

DC:
Downtown Commercial

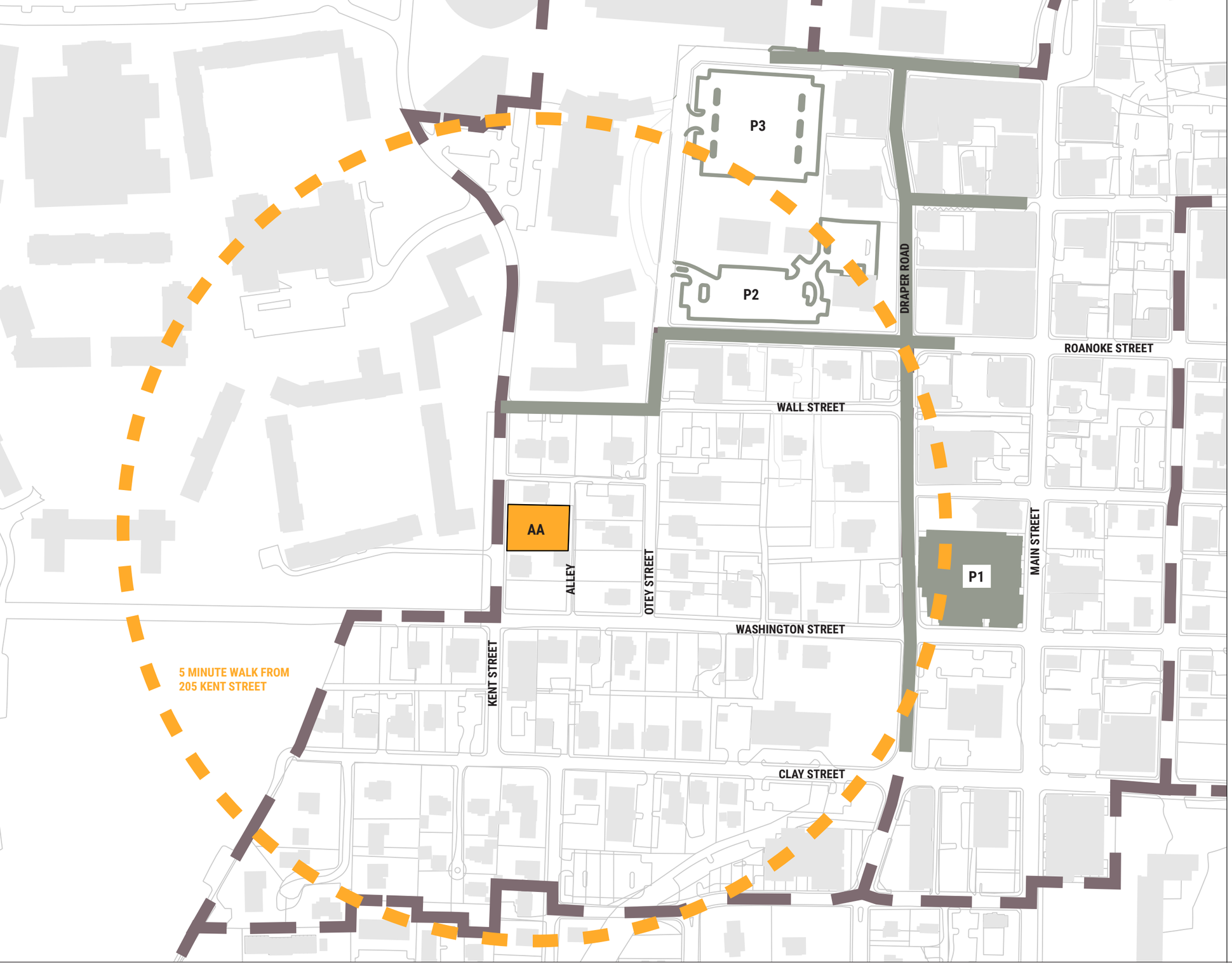
UNIV:
University

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

02
LOCATION STUDY
PROPERTY LOCATION

©2019 r(plus) incorporated



PARKING

Project Location:

AA 205 Kent Street

Parking Locations:

P1:
Kent Street Garage
- 389 spaces

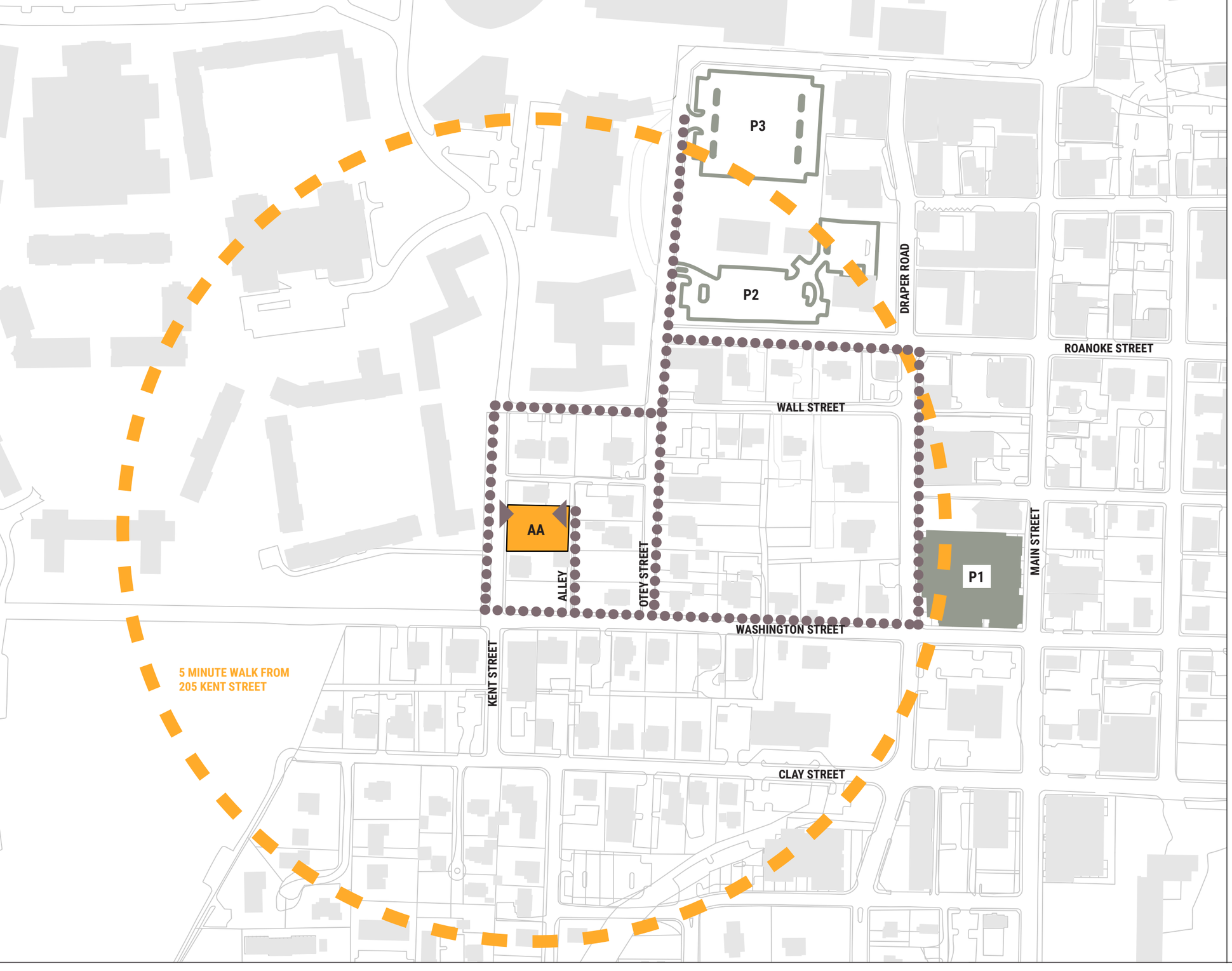
P2:
Architecture Annex Parking Lot
- 156 spaces (After 5pm and weekends)
- New parking garage potentially to be built in this location

P3:
Squires Parking Lot
- 213 spaces

STREET PARKING:

02
LOCATION STUDY
PARKING

©2019 r(plus) incorporated



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 function information/invitations
- Gatherings 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

02
LOCATION STUDY
SITE ACCESS AND WALKABILITY

©2019 r(plus) incorporated
2019-10-28

PROPERTY TYPES

Project Location:

AA 205 Kent Street

Property Types:

Non-Residential:

Muli-Family Residential:

Virginia Tech:

Virginia Tech Creativity & Innovation District:

02
LOCATION STUDY
PROPERTY TYPES

©2019 r(plus) incorporated

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:

02
LOCATION STUDY
ASSEMBLY AND OFFICE USE

©2019 r(plus) incorporated

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:

02
LOCATION STUDY
KENT STREET BLOCK

©2019 r(plus) incorporated

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

02
LOCATION STUDY
COMPARABLE PROPERTIES

©2019 r(plus) incorporated 2019-10-28

r(+)

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

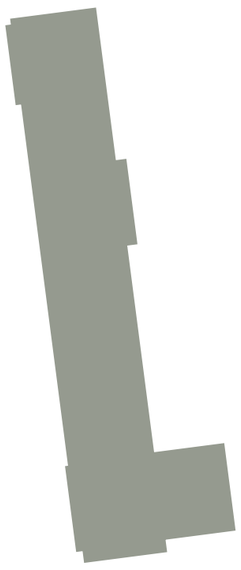
02
LOCATION STUDY
COMPARABLE PROPERTIES

©2019 r(plus) incorporated

DD - Neighbor - South

CC - Neighbor - South

EE - Neighbor - East



BB - Alley - South

FF - Barringer Hall

AA - Alley/Neighbor - North

02
LOCATION STUDY
CONTEXT IMAGES

©2019 r(plus) incorporated

02
LOCATION STUDY
EXISTING STRUCTURE

©2019 r(plus) incorporated

02
LOCATION STUDY
EXISTING STRUCTURE

©2019 r(plus) incorporated

03
BLACKSBURG STRATEGIC PLAN

DISTRICTING FRAMEWORK

STRATEGY 7

- Formalize districting framework
- Undertake a branding strategy
- **Formulate zoning overlays for each district**

ORIGINAL 16

- Neighborhood Preservation
- Targeted Building Preservation
- Sites for New Non-Student Housing

DOWNTOWN WEST

- 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

DOWNTOWN NORTHWEST

- New high-density mixed-use student housing
- Anchor retail
- Improved accessibility for historic sites

DOWNTOWN NORTHEAST

- Non-student multifamily housing
- Extension of and better connection to Main Street retail
- Gateway to Downtown from the north
- Bike/ped corridor

OLD BLACKSBURG MIDDLE SCHOOL SITE

- New housing for variety of demographics
- New commercial space
- Public open space

DISTINCTIVENESS

STRATEGY 6

- **Refine approach to historic preservation**

Create a comprehensive historic preservation plan

- 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

Work with Montgomery County to provide Historic Tax Credits for rehab of high-priority structures

Explore robust revolving loan fund for rehab of high-priority structures

- Support small business growth
- Foster creative community

©2019 r(plus) incorporated

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

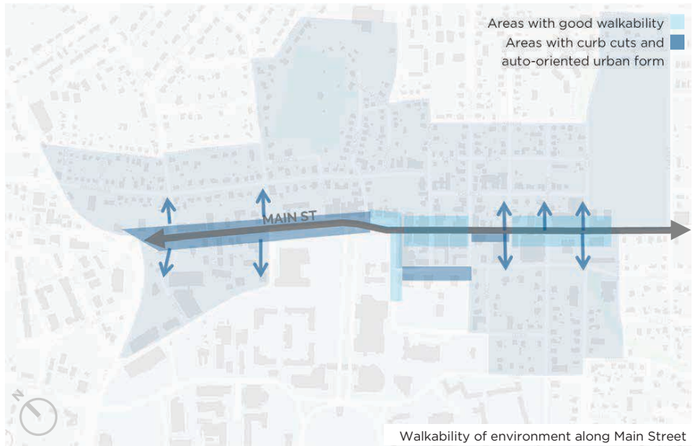
Streetscape elements such as crosswalks, benches, buffering between pedestrians and motorists, outdoor dining, unique buildings, and lighting can be found in select places Downtown, including College Avenue and Main Street. These enhance the walkability of Downtown by providing a well-designed and comfortable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

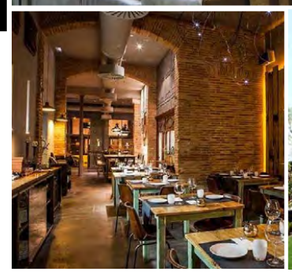


Walkability of environment along Main Street

DOWNTOWN DISTRICTS
CHARACTER AND IDENTITY FRAMEWORKS

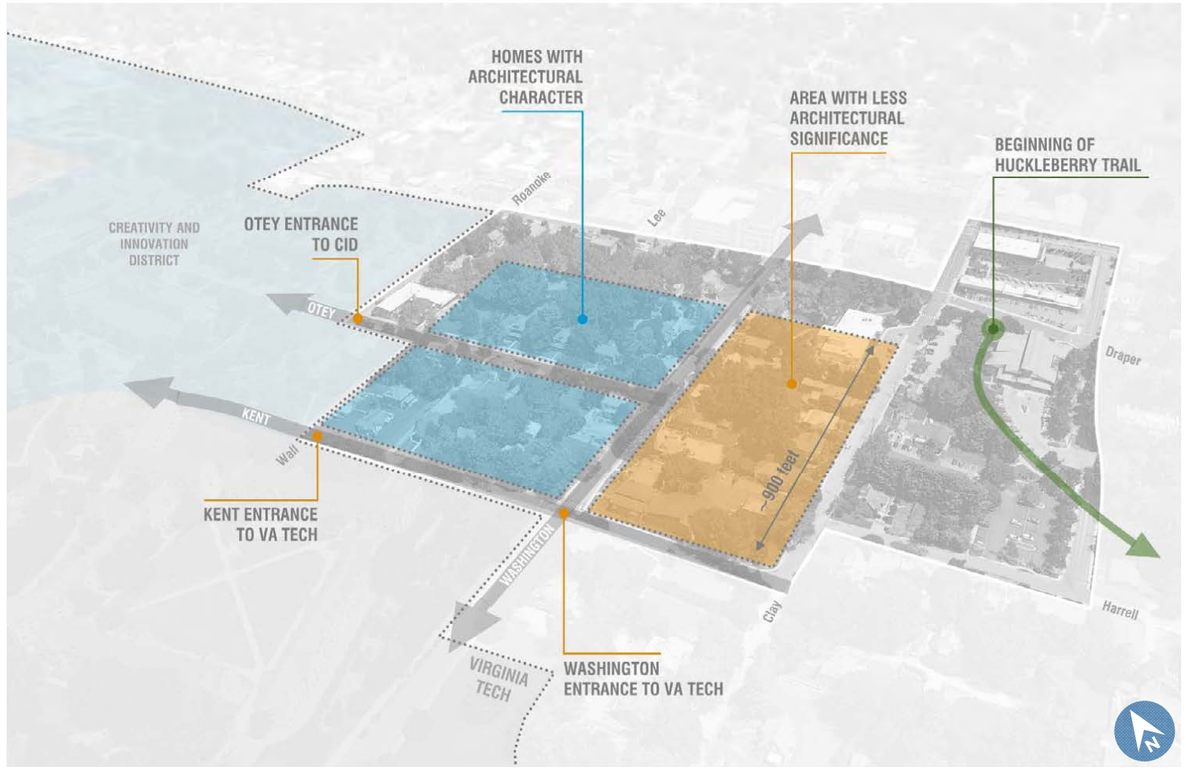
Otey Historic District

- 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

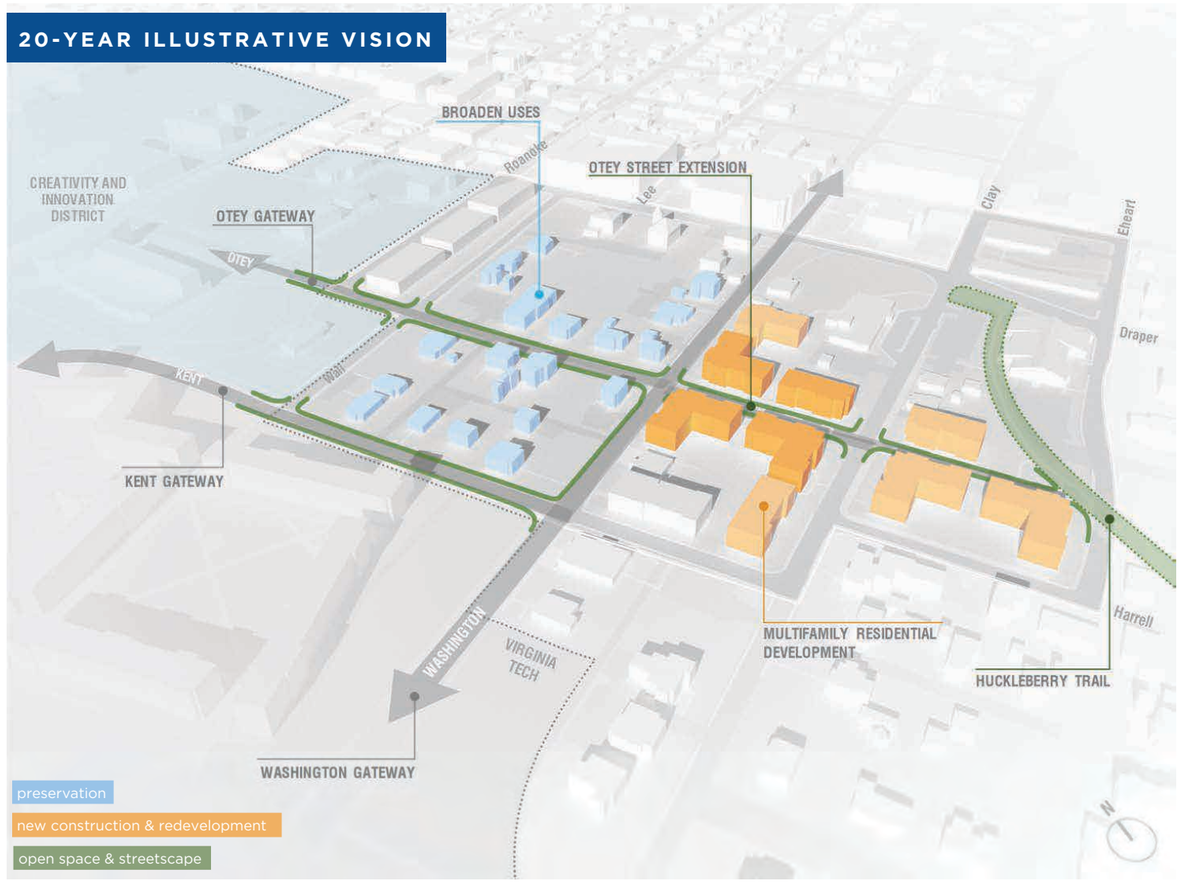


©2019 r(plus) incorporated

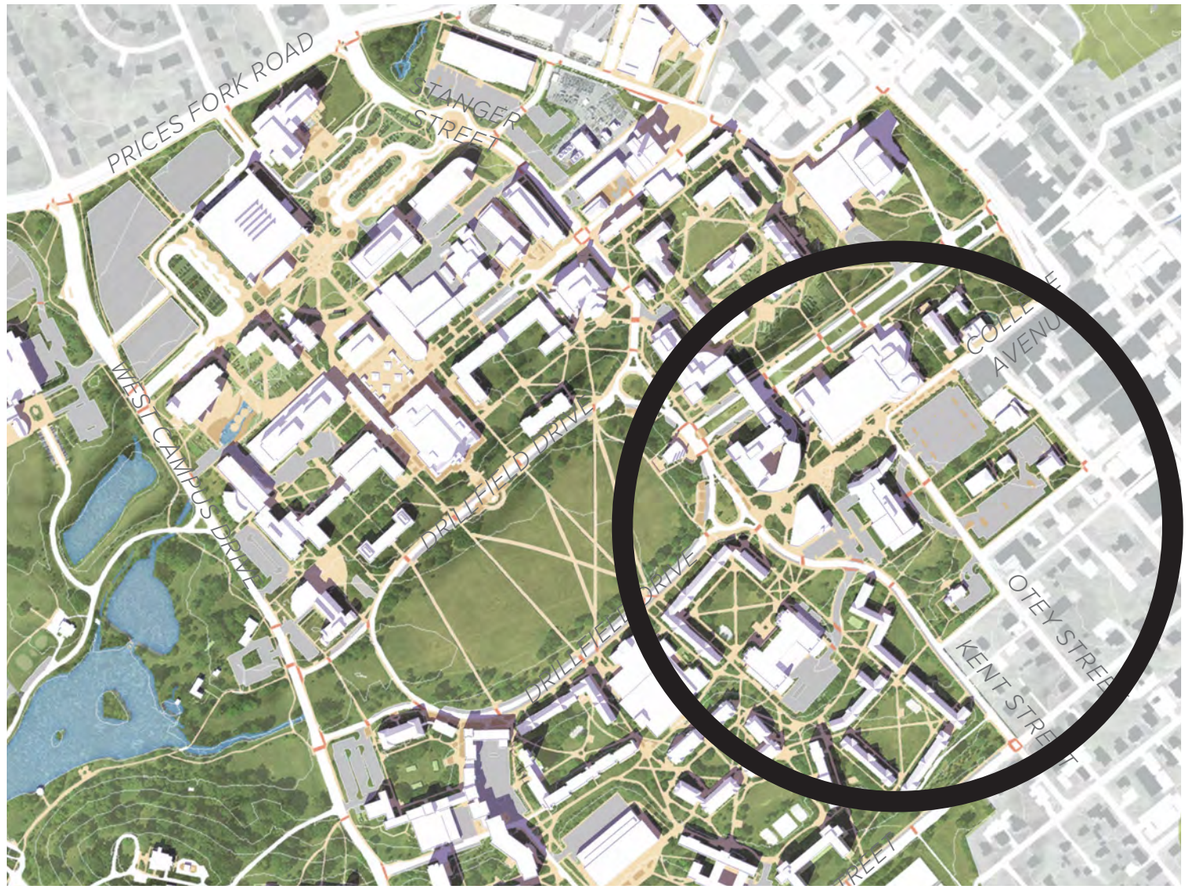
DOWNTOWN WEST: OTEY
EXISTING CONDITIONS



20-YEAR ILLUSTRATIVE VISION



©2019 r(plus) incorporated



Virginia Tech Campus Plan - 2017

Virginia Tech Master Plan - 2047

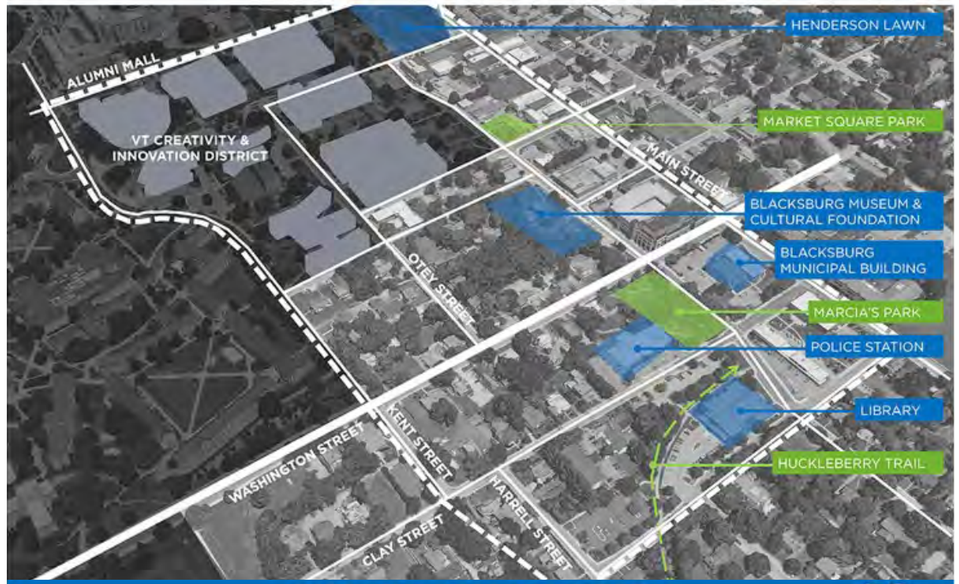
Note: Increased density proposed in downtown area

©2019 r(plus) incorporated

ACTIVE ALLEYS: VIEW FROM JACKSON

©2019 r(plus) incorporated

DOWNTOWN WEST



DOWNTOWN WEST

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

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

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**

©2019 r(plus) incorporated 2019-10-28

04
SUSTAINABILITY

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

©2019 r(plus) incorporated

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

©2019 r(plus) incorporated

KENT STREET

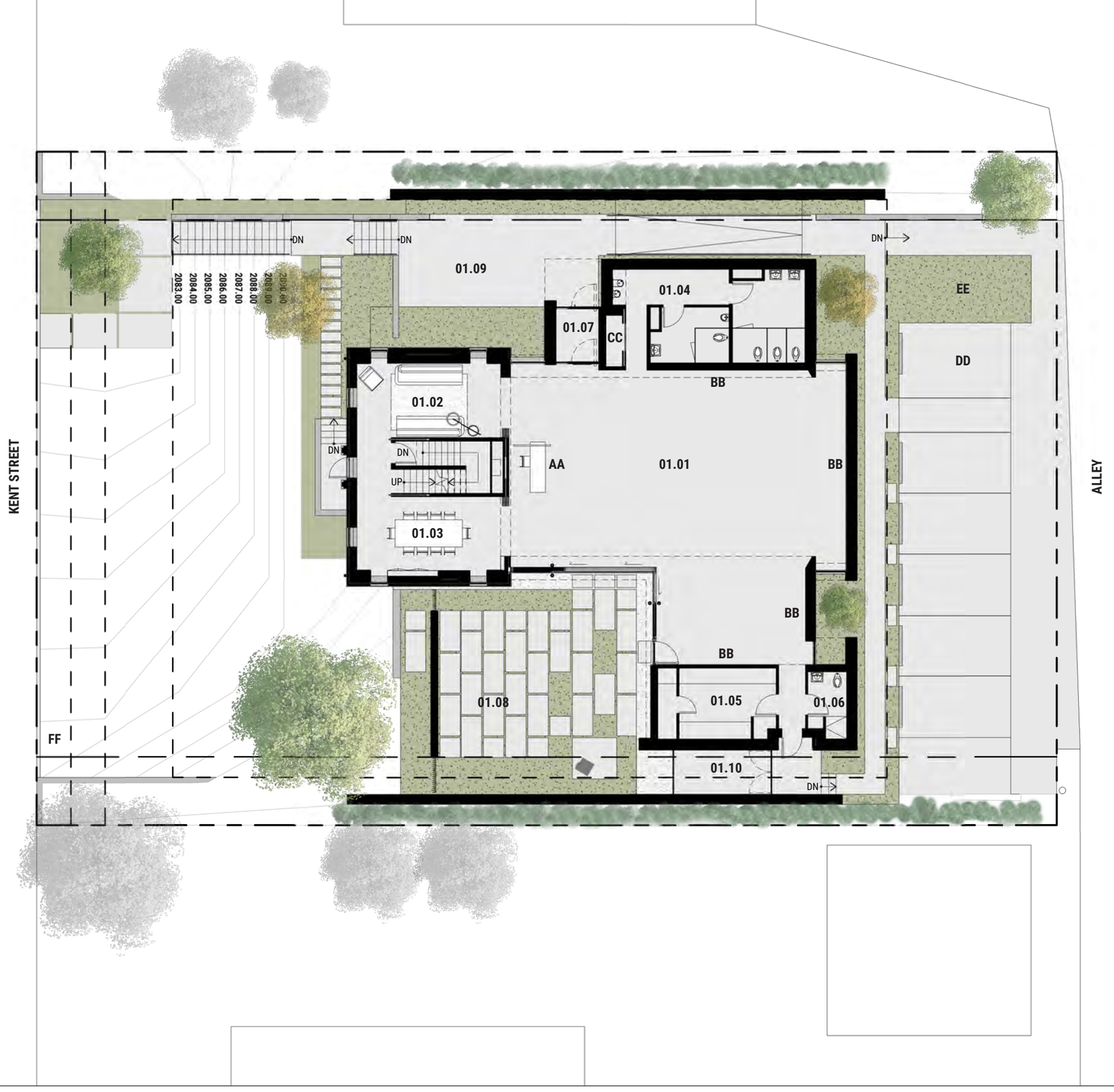
ALLEY

SITUATION PLAN

AA Existing Structure
BB New Construction

05
ARCHITECTURE AND MATERIALS
SITUATION PLAN

©2019 r(plus) incorporated



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

3566 sqft Gross Floor Area
3236 sqft Internal Floor Area

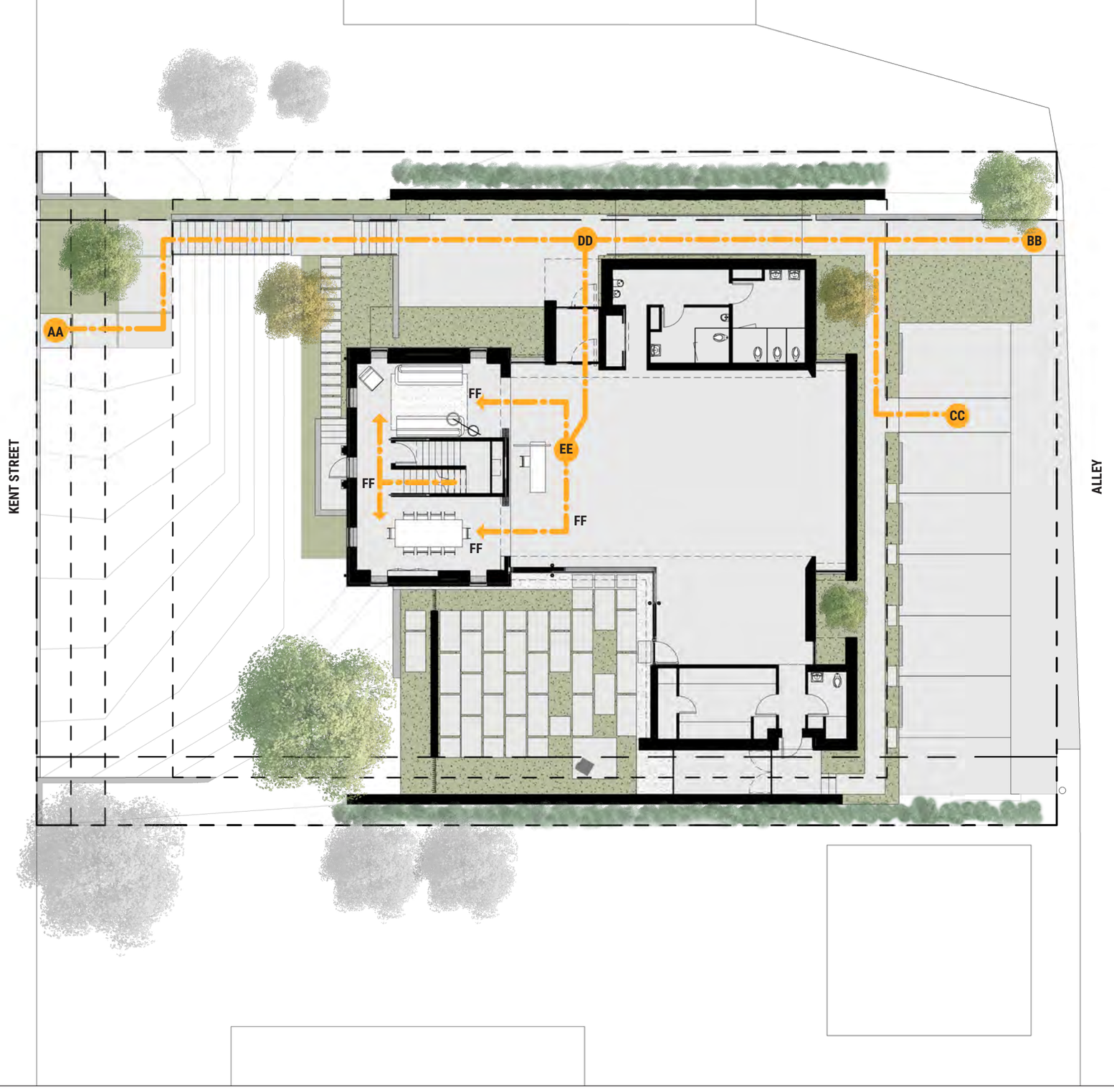
01.01	Multi-Purpose Space (1635 sqft)
01.02	Lounge (236 sqft)
01.03	Small Meeting Room (241 sqft)
01.04	Restrooms (440 sqft)
01.05	Kitchen (190 sqft)
01.06	Water Closet (54 sqft)
01.07	Vestibule (51 sqft)
01.08	Terrace (632 sqft)
01.09	Entry Court
01.10	Yard

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

4' 8' 16'

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



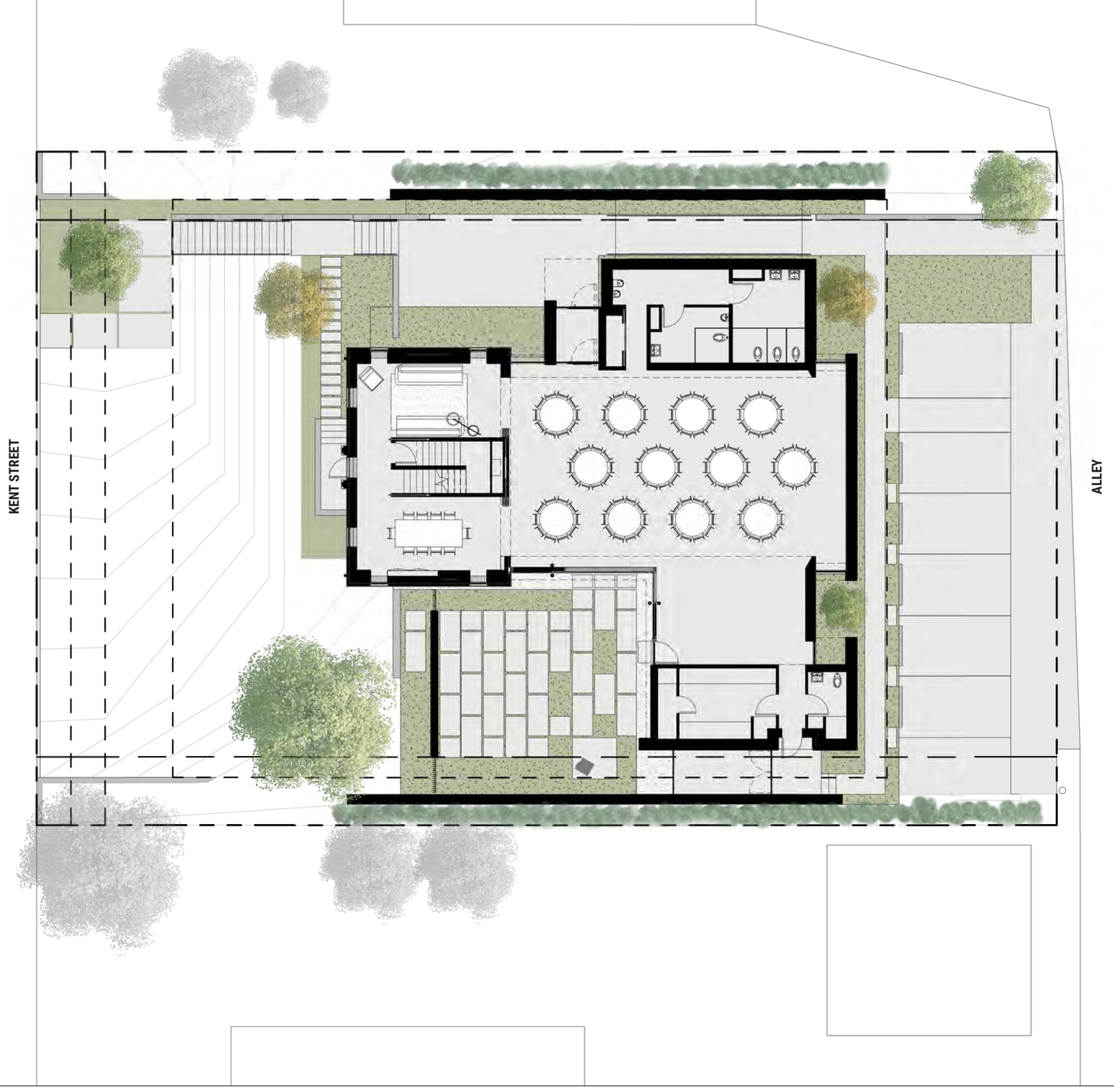
GROUND LEVEL PLAN
ENTRY SEQUENCE

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, small meeting room, or multi-purpose space

4’ 8’ 16’

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



GROUND LEVEL PLAN
SEATING LAYOUT

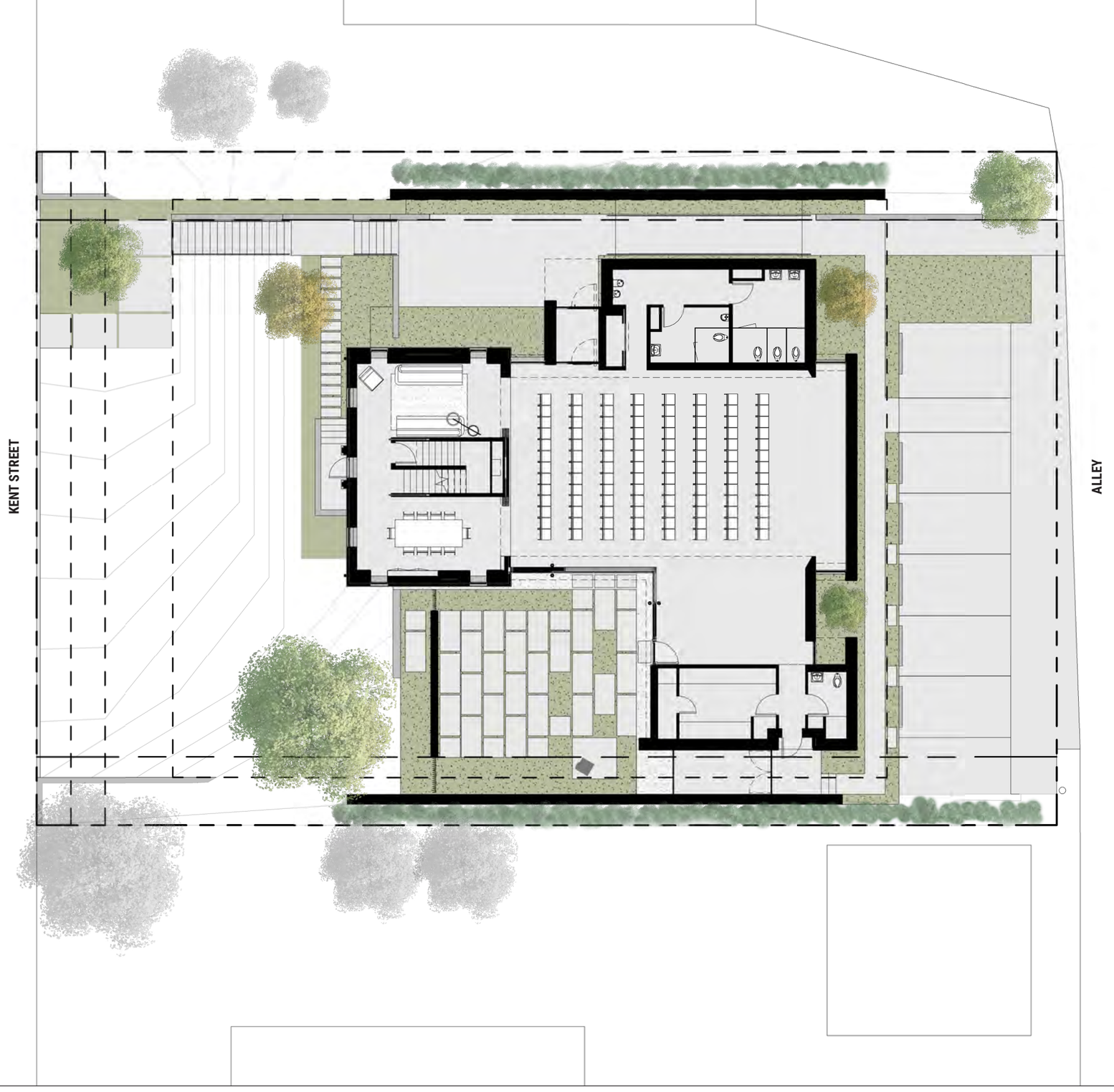
ROUND TABLES
120 SEATS

Provided as example of maximum number of attendees for seated function

4’ 8’ 16’

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



GROUND LEVEL PLAN
SEATING LAYOUT

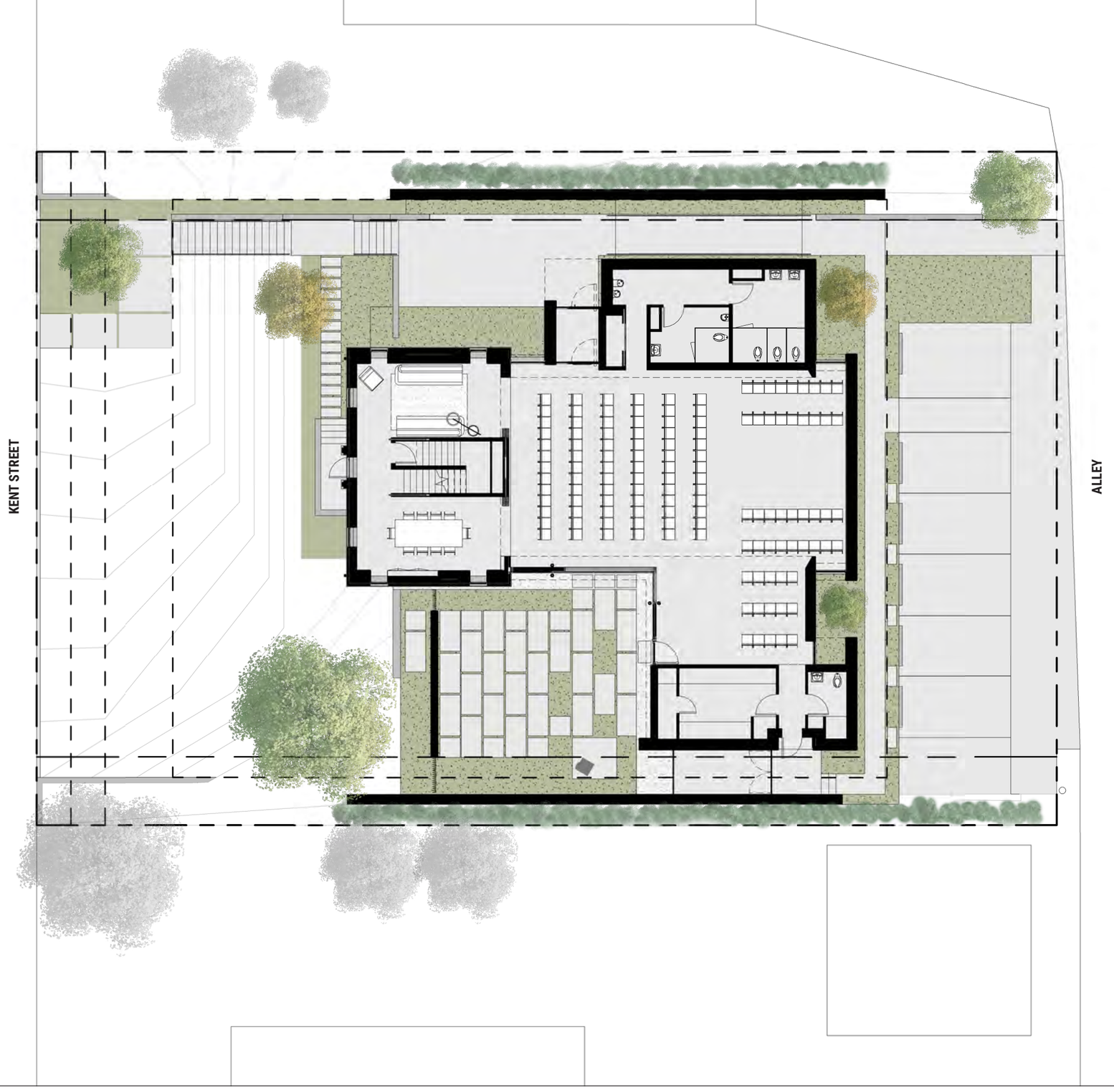
LECTURE
104 SEATS

Provided as example of maximum number of attendees for seated function

4’ 8’ 16’

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



GROUND LEVEL PLAN
SEATING LAYOUT

LECTURE or MUSIC
129 SEATS

Provided as example of maximum number of attendees for seated function

4’ 8’ 16’

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated

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

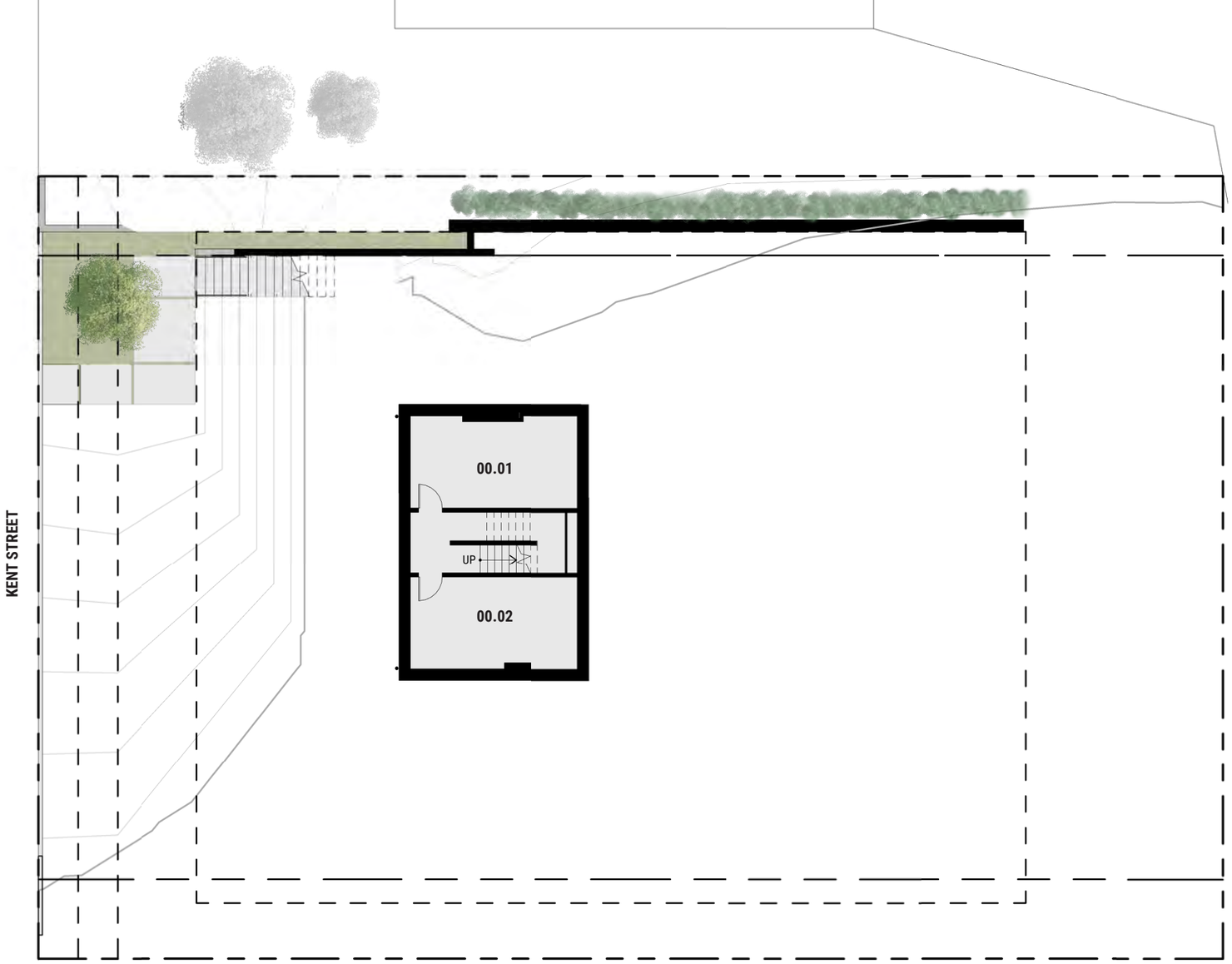
CC Potential location of vegetated roof

DD Potential location of photo-voltaic array

4' 8' 16'

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



BASEMENT PLAN
Scale: 1/16” = 1’-0”

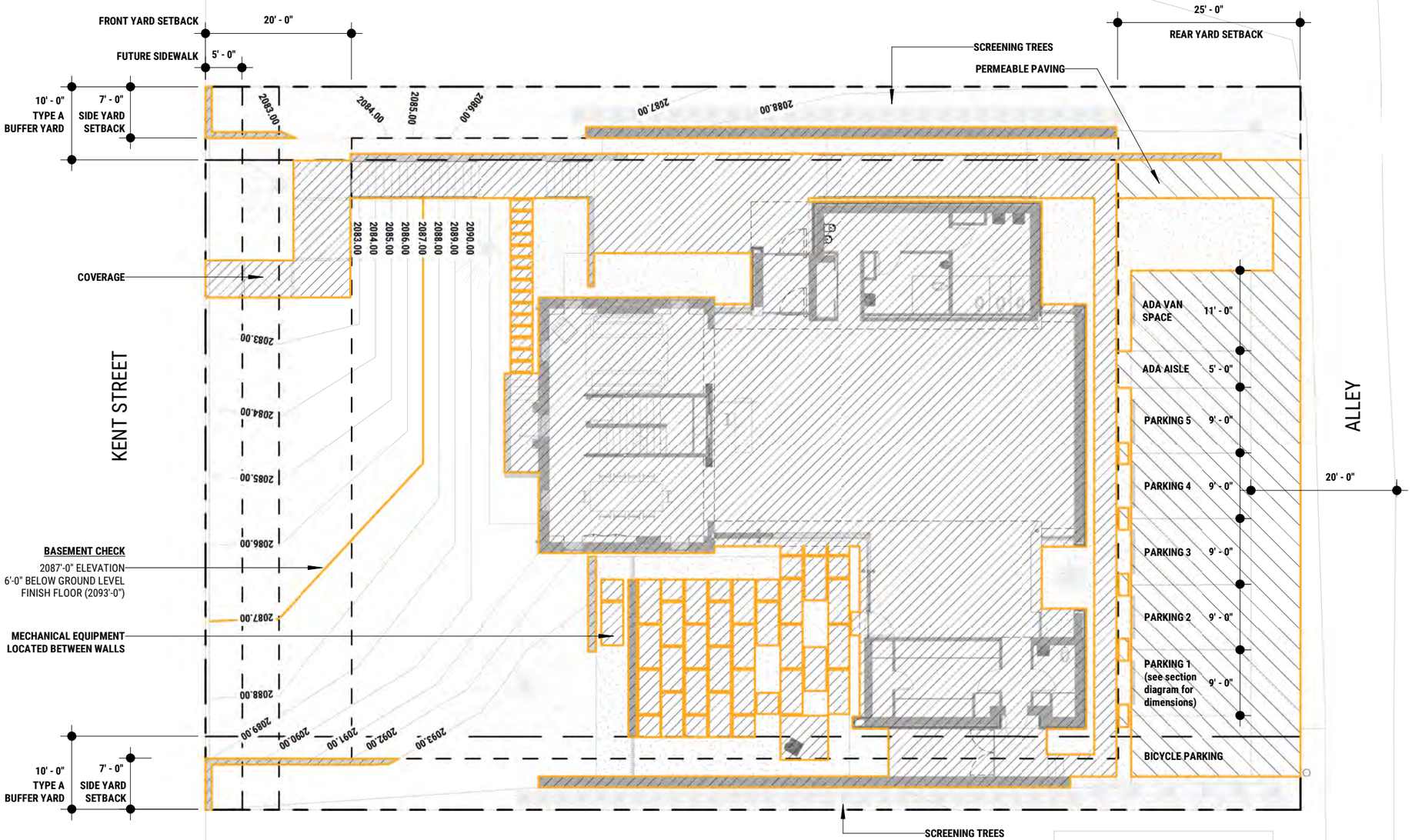
800 sqft Gross Floor Area
664 sqft Internal Floor Area

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

4’ 8’ 16’

05
ARCHITECTURE AND MATERIALS
FLOOR PLAN

©2019 r(plus) incorporated



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

ZONING PLAN CHECK		
KEY	PROPOSED	ALLOWABLE / REQUIRED
LOT SIZE	**14850 SQFT**	-
GROSS FLOOR AREA GROUND LEVEL UPPER LEVEL	**4366 SQFT** 3566 SQFT 800 SQFT	**4455 SQFT** .30 FAR
COVERAGE PERMEABLE PAVING	**6255 SQFT** 1809 SQFT	**7425 SQFT** 50% LOT COVERAGE
PARKING	**6 SPACES PROVIDED**	**5 SPACES REQUIRED**
BUILDING HEIGHT GRADE PLANE = 2091' - 0"	**±30' - 0" (EXISTING)**	**35' - 0"**

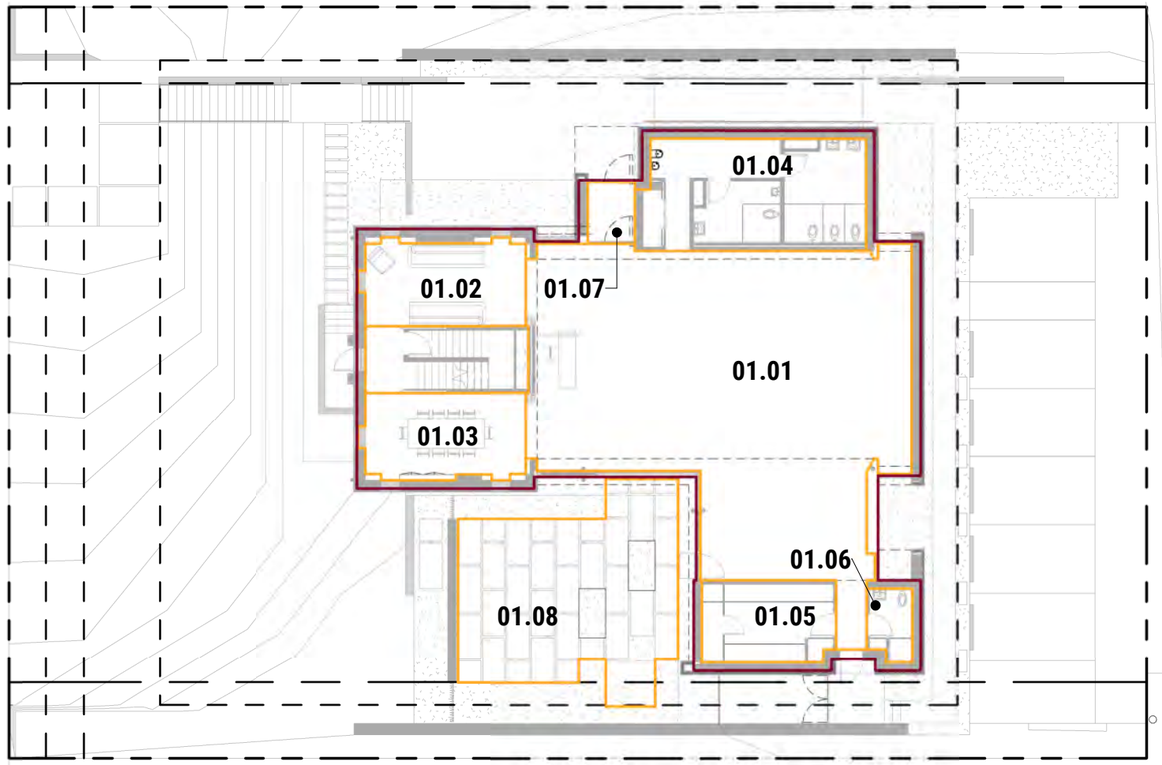
NOTES:
1. GROSS FLOOR AREA MEASURED TO EXTERIOR OF THERMAL ENVELOPE
2. PARKING REQUIREMENT BASED ON 1600 SQFT GROSS FLOOR AREA OF EXISTING STRUCTURE (FP-01 = 800 SQFT; FP-02 = 800 SQFT)
3. CURBSIDE TRASH AND RECYCLING TO BE SERVICED VIA THE ALLEY (CONFIRMED BY KAREN DAY, TOWN OF BLACKSBURG SOLID WASTE OPERATIONS SPECIALIST).
4. EVENT TRASH AND RECYCLING TO BE HANDLED IN CONJUNCTION WITH CATERING CONTRACT.

05
ARCHITECTURE AND MATERIALS
PLAN CHECK

©2019 r(plus) incorporated

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

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



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

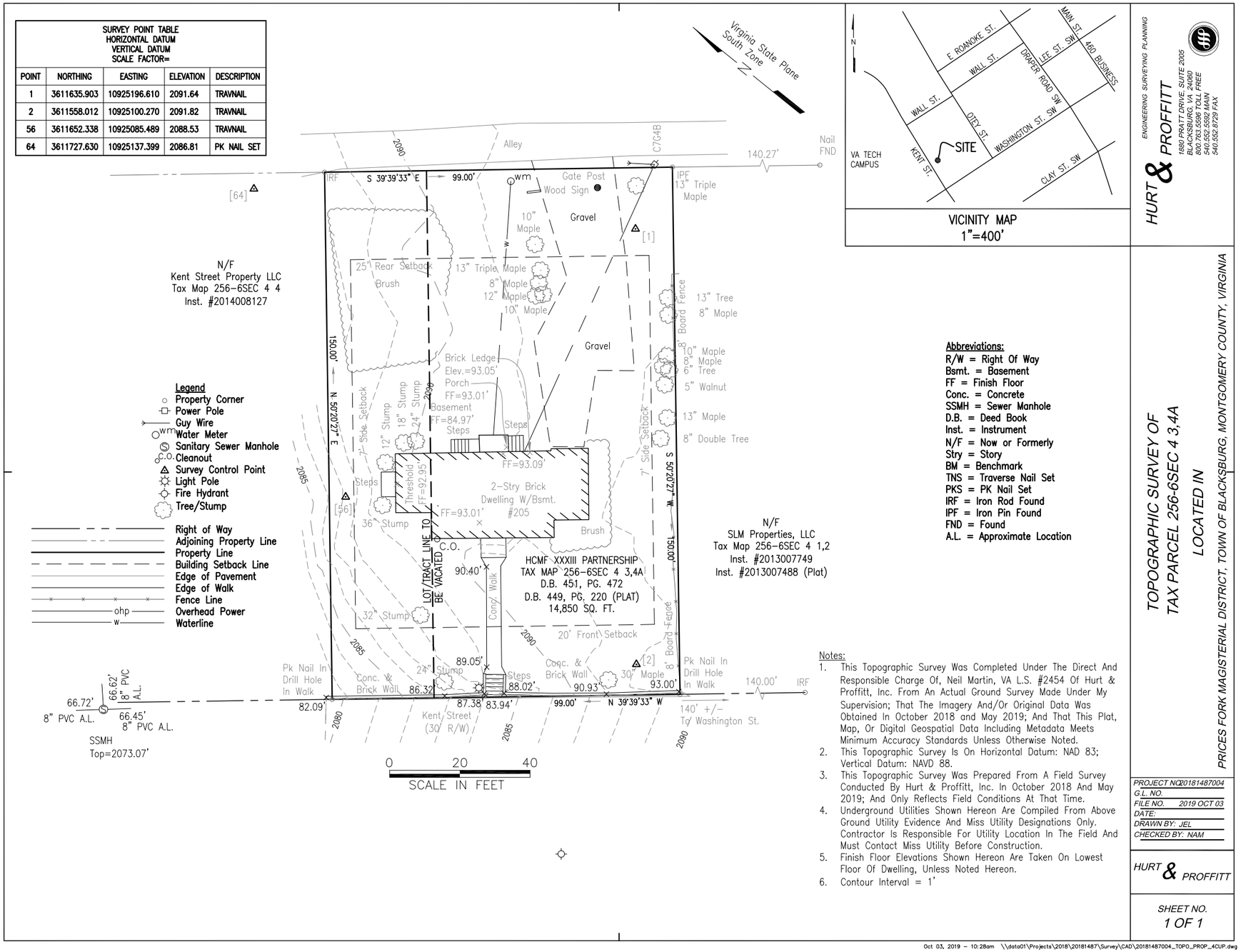
AREA SCHEDULE			AREA (SQFT)
		TOTAL INTERNAL FLOOR AREA	3889
		TOTAL GROSS FLOOR AREA	4366
	KEY	ROOM	AREA (SQFT)
GROUND FLOOR (FP-01)	01.01	MULTI-PURPOSE SPACE	1835
	01.02	LOUNGE	236
	01.03	SMALL MEETING ROOM	241
	01.04	RESTROOMS	438
	01.05	KITCHEN	190
	01.06	WATER CLOSET	54
	01.07	VESTIBULE	51
	01.08	TERRACE (NOT INCLUDED IN AREA TOTALS)	632
	-	STAIRS	189
		FP-01 INTERNAL FLOOR AREA	3236
		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	653
		FP-02 GROSS FLOOR AREA	800
BASEMENT (FP-00)	00.01	STORAGE	252
	00.02	MECHANICAL	255
	-	STAIRS	163
		FP-00 INTERNAL FLOOR AREA	670
		FP-00 GROSS FLOOR AREA	736

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

05
ARCHITECTURE AND MATERIALS
PLAN CHECK

©2019 r(plus) incorporated

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



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

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

Legend
- Property Corner
- Power Pole
- Guy Wire
- Water Meter
- Sanitary Sewer Manhole
- 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
- Overhead Power
- Waterline

VICINITY MAP
1"=400'

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:
1. 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.
2. This Topographic Survey Is On Horizontal Datum: NAD 83; Vertical Datum: NAVD 88.
3. 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.
4. 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.
5. Finish Floor Elevations Shown Hereon Are Taken On Lowest Floor Of Dwelling, Unless Noted Hereon.
6. Contour Interval = 1'

HURT & PROFFITT
ENGINEERING SURVEYING PLANNING
1880 PRATT DRIVE, SUITE 2005
BLACKSBURG, VA 24060
800.933.5570 TOLL FREE
540.552.5592 MAIN
540.552.8729 FAX

TOPOGRAPHIC SURVEY OF
TAX PARCEL 256-6SEC 4 3,4A
LOCATED IN
PRICES FORK MAGISTERIAL DISTRICT, TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

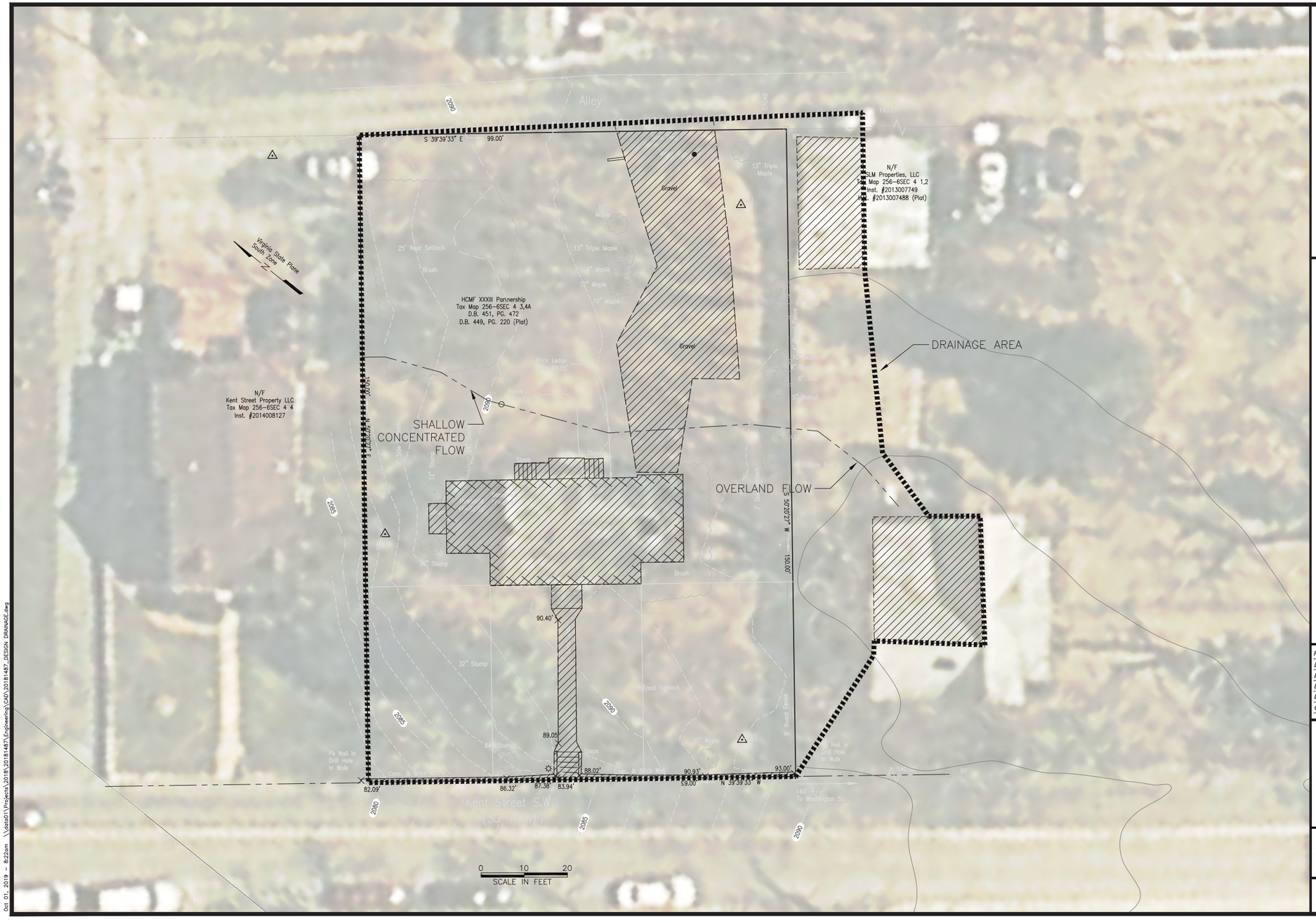
PROJECT NO. 20181487004
G.L. NO.
FILE NO. 2019 OCT 03
DATE:
DRAWN BY: JEL
CHECKED BY: NAM

HURT & PROFFITT

SHEET NO.
1 OF 1

Oct 03, 2019 - 10:28am \\data01\Projects\2018\20181487\Survey\CAD\20181487004_TOPO_PROP_4CUP.dwg

©2019 r(plus) incorporated



Oct 01, 2019 - 8:22am \\data01\Projects\2018\20181487\Engineering\CAD\20181487_DESIGN DRAINAGE.dwg

HURT & PROFFITT
1861 PRATT DRIVE, SUITE 1100
BLACKSBURG VA 24060
1.800.763.5596 TOLL FREE
540.552.5592 MAIN
540.552.2701 FAX
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

PRE-DEVELOPMENT DRAINAGE
205 KENT STREET
CRANWELL FOUNDATION
BLACKSBURG, VA

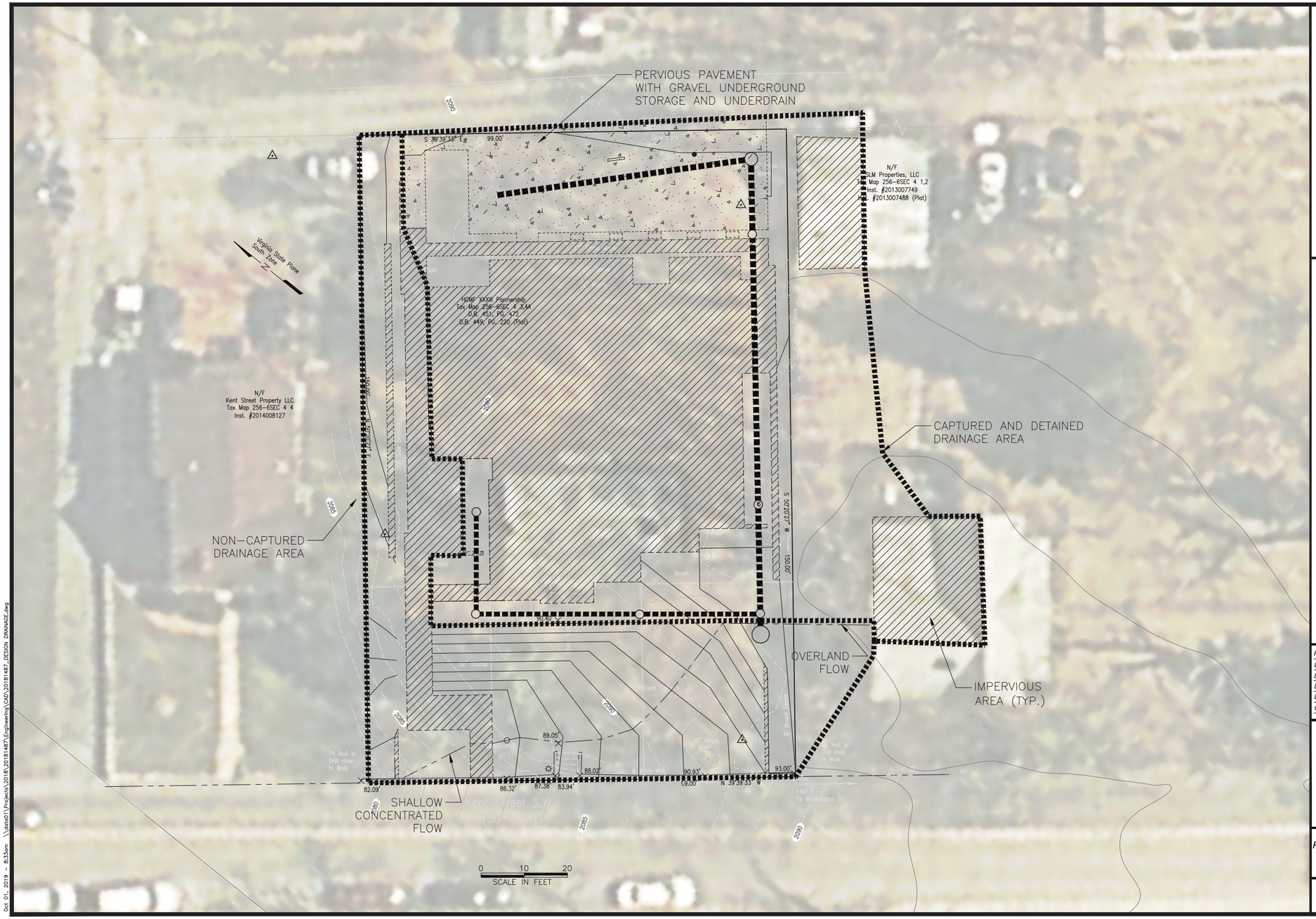
PROJECT NO.	20181487
LAT.	37.2263
LONG.	-80.4159
DATE:	30 SEPT 2019
DRAWN BY:	KJH
CHECKED BY:	RKB

PRE-DEVELOPMENT DRAINAGE

SHEET NO.
DA-1

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

©2019 r(plus) incorporated



Oct 01, 2019 - 8:33am \\detlo01\Projects\2018\20181487\Engineering\CAD\20181487_DESIGN DRAINAGE.dwg

HURT & PROFFITT
1861 PRATT DRIVE, SUITE 1100
BLACKSBURG VA 24060
1.800.763.5596 TOLL FREE
540.552.5592 MAIN
540.552.5704 FAX
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

POST-DEVELOPMENT DRAINAGE
205 KENT STREET
CRANWELL FOUNDATION
BLACKSBURG, VA

PROJECT NO.	20181487
LAT.	37.2263
LONG.	-80.4159
DATE:	30 SEPT 2019
DRAWN BY:	KJH
CHECKED BY:	RKB

POST-DEVELOPMENT DRAINAGE

SHEET NO.
DA-2

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

©2019 r(plus) incorporated