- Low Density Development with a combination of For Sale detached homes and duplex units
- Mix of 1 bed, 2 bed, and 3 bed units with no 4 bed units.
- Larger Master Suite with smaller secondary bedrooms to target working professionals instead of students
- Total of 99 private residences with attached garages on site with over 50% of units being 1 or 2 bed units
- Community building with outdoor playground to cater toward families
- No "resort style" pool and deck space is planned to lessen the desire for student living
- Dog/Pet Park
- Over half a mile in Nature Trails
- Preserved woods and scenic views
- Developer working with Blacksburg Transit on providing bus stop and investigating car and bike share program
- County is generally in favor of site annexation
- The current proposal conforms with the Blacksburg Comprehensive Plan as it indicates low/medium density residential growth for this location
- Traffic study results indicate that no road improvements are necessary for the proposed development

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Site Analysis

Harding Road Development

Blacksburg, VA

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Primary Locations & Arteries

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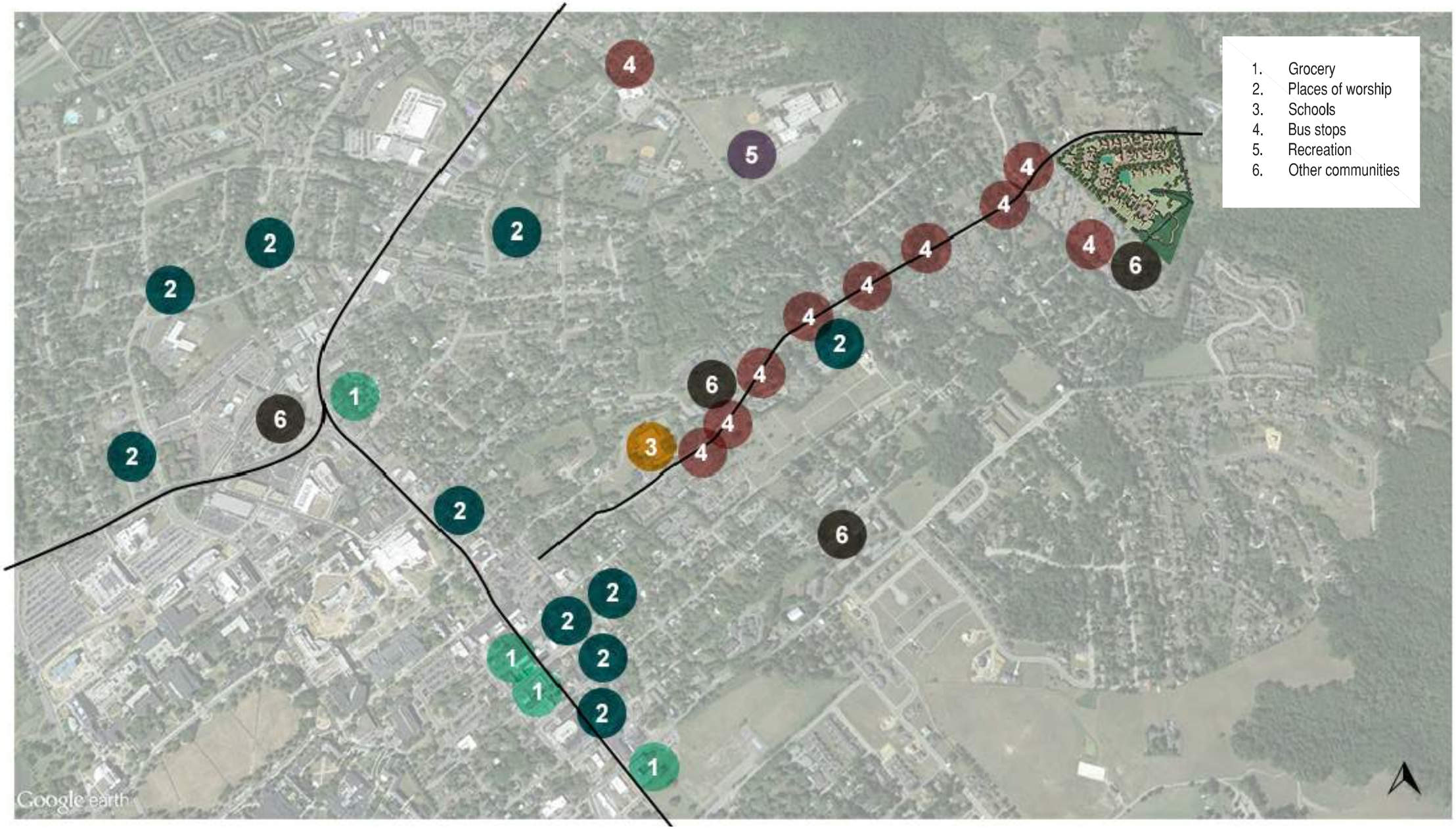

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Points of Interest

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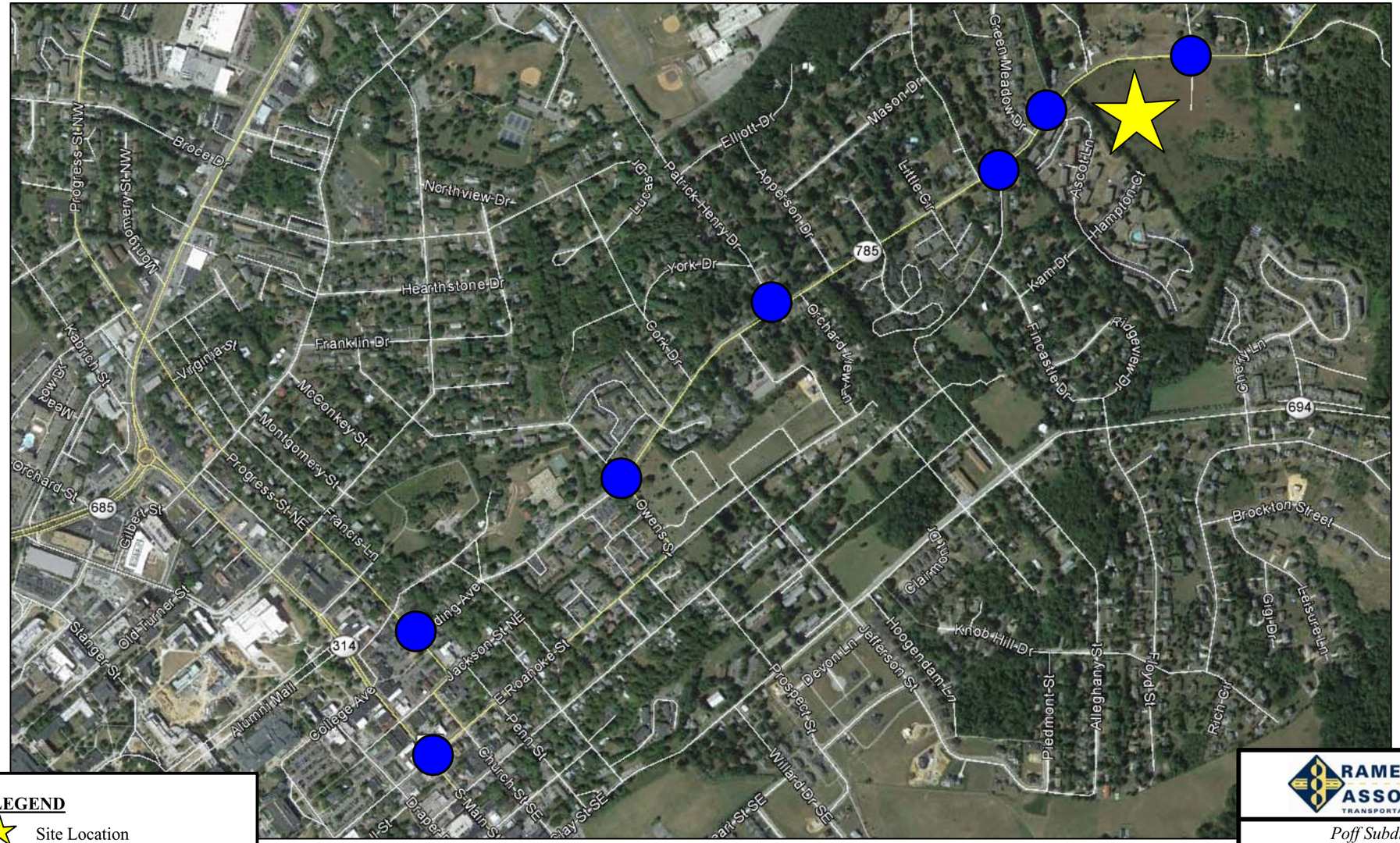

LEGEND

Site Location

Existing Study Intersection

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

Poff Subdivision
Blacksburg, VA

Site Location Map

Not to Scale | Figure 1

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Traffic Analysis

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Pocket parks and community meeting nodes

Sustainable storm water management

Grade disturbance kept to a minimum

Tree lined shaded walkways to reduce heat island effect

Solar orientation influenced street placement and building orientation

Sustainable Design & Product Specification to Include the Following Items for all Proposed Construction:

- Programmable Thermostats
- Insulated Hot Water Pipes
- Energy Star Exterior Doors
- Low VOC Paints
- Rocker Switches Usage
- Blocking Support in Walls for Grab Bars in Baths
- Non-Copper Supply Lines
- Windows - Energy Star Rated
- Usage of LED / CFL bulbs (min 50% of all fixtures)
- Low Flow Shower Heads (max 2 gpm)
- Low Flow Faucets (max 2 gpm)
- R-Value in Insulated Walls > Code
- Renewable Materials - min 25% usage
- Active walking trails to aid in pedestrian connectivity

Sustainable Design & Product Specification to be Offered as Optional Upgrades:

- Solar Panels
- Geothermal System
- Usage of LED / CFL Bulbs (min 80% of all fixtures)
- Renewable Materials - min 50% usage
- Locally sourced materials
- No VOC Paints
- High Insulated Attic

Sustainable Practices

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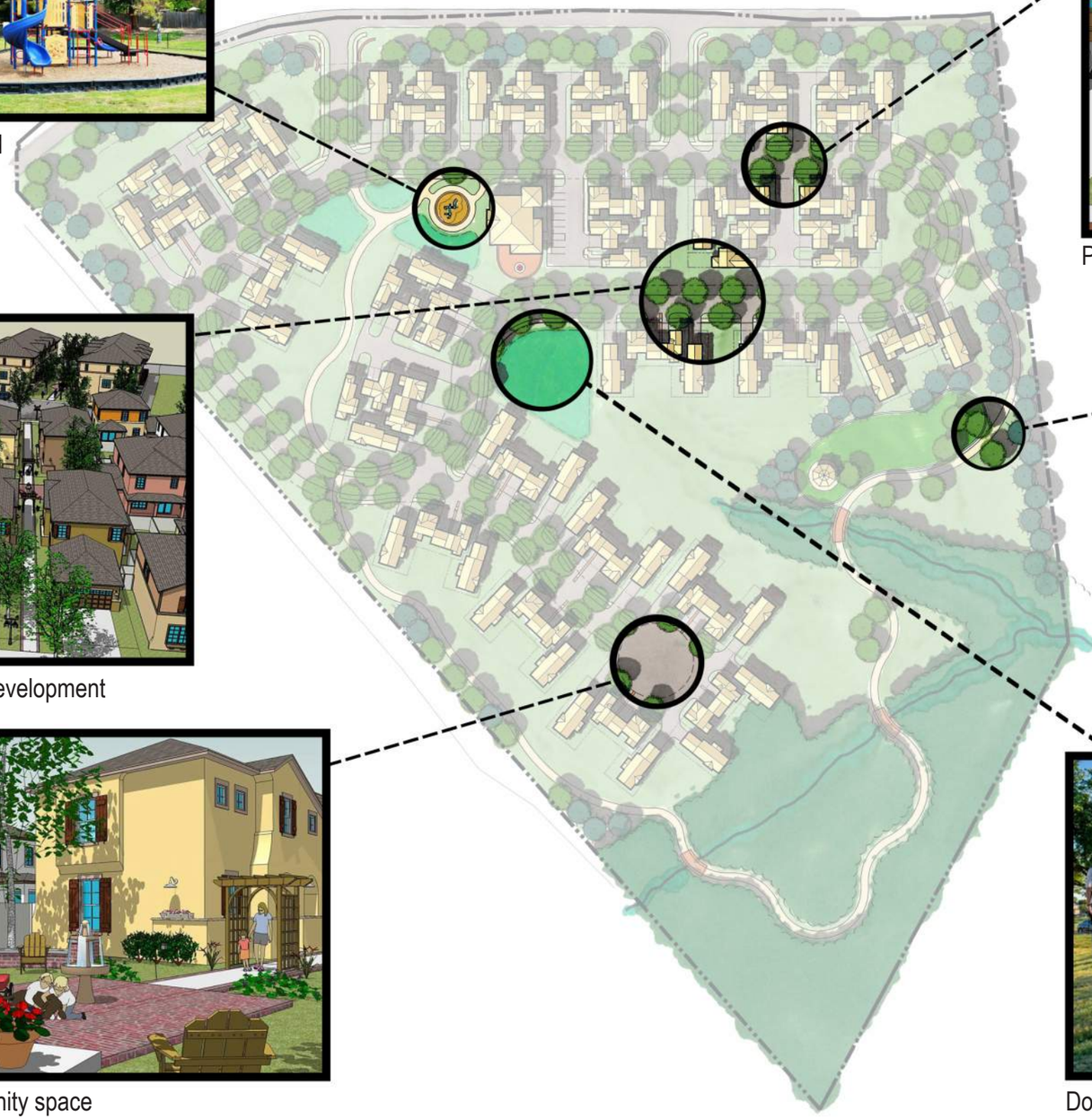
Playground

Pedestrian connection



Bird's eye view of proposed development

Nature trails

Private community space

Dog park

Site Amenities

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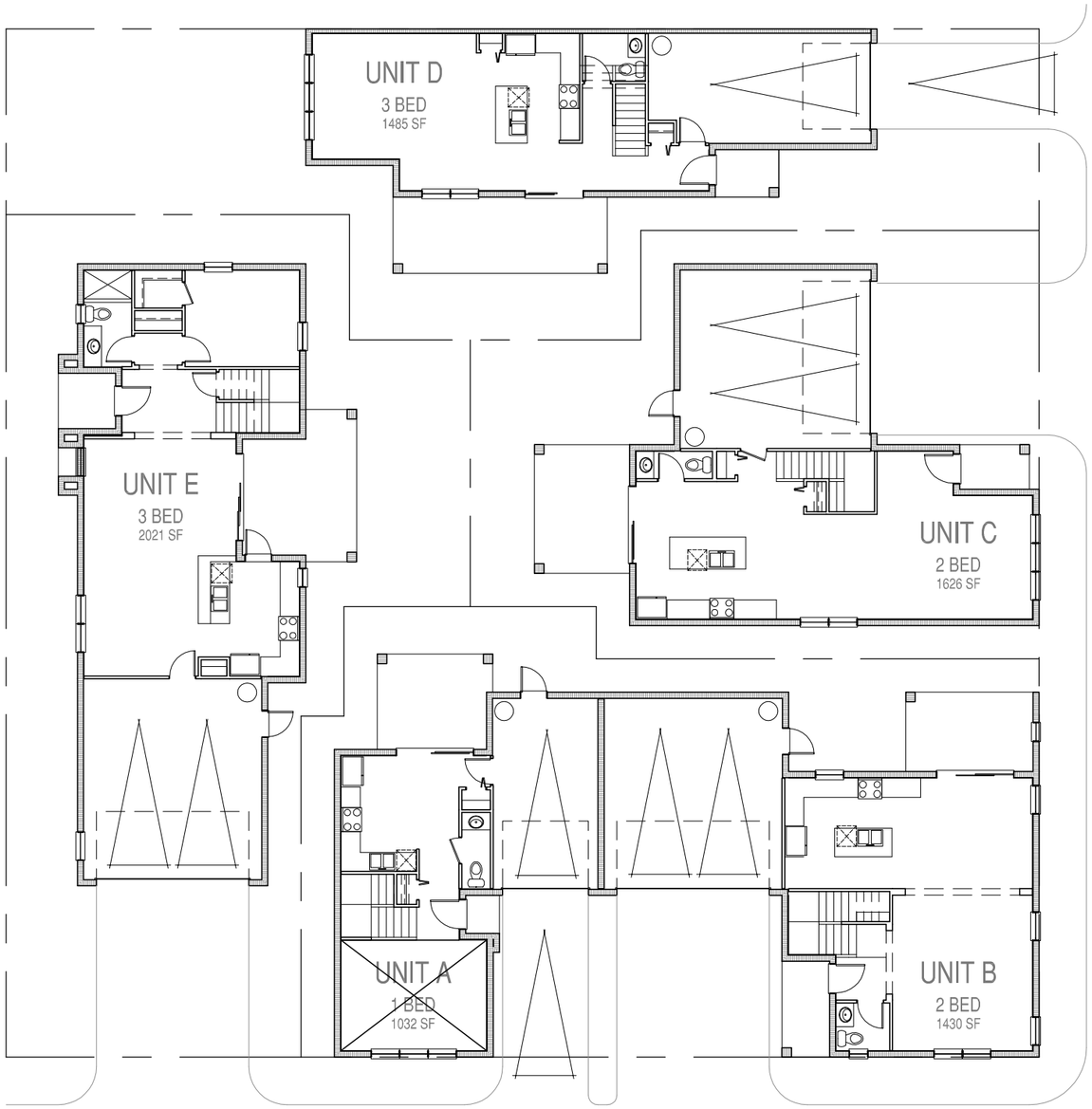

6/7/2016
POFF SITE PLANNING STUDY
SINGLE FAMILY DEVELOPMENT
BLACKSBURG, VA

UNIT TYPE	#Beds/#Baths	Size in Net HSF	# Units	# of Beds	Total Net HSF
UNIT A	1/1.5	1,032	23	23	23,736
UNIT B	2/2.5	1,430	23	46	32,890
UNIT C	2/2.5	1,636	12	24	19,632
UNIT D	3/2.5	1,485	7	21	10,395
UNIT E	3/3	2,021	34	102	68,714
TOTALS			**99**	**216**	**155,367**
			Unit Avg. - SF/Unit		**1,569**
			Bedroom Avg. - SF/Bed		**719**

UNIT MIX

	# Beds	Bed %	# Units	Unit %
1-bed	23	10.65%	23	23.23%
2-bed	70	32.41%	35	35.35%
3-bed	123	56.94%	41	41.41%
	216	100.00%	99	100.00%

GARAGE PARKING	122	SPACES		
TANDEM PARKING (DRIVEWAY)	30	SPACES		
SURFACE PARKING	9	SPACES		
PARKING TOTAL	161	SPACES		
PARKING RATIO	0.75	SP. PER BED	1.63	SP. PER UNIT
SITE DATA	27.55	ACRES		
	99	UNITS	3.59	UNITS/AC
	216	BEDS	7.84	BEDS/AC.

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Unit Mix

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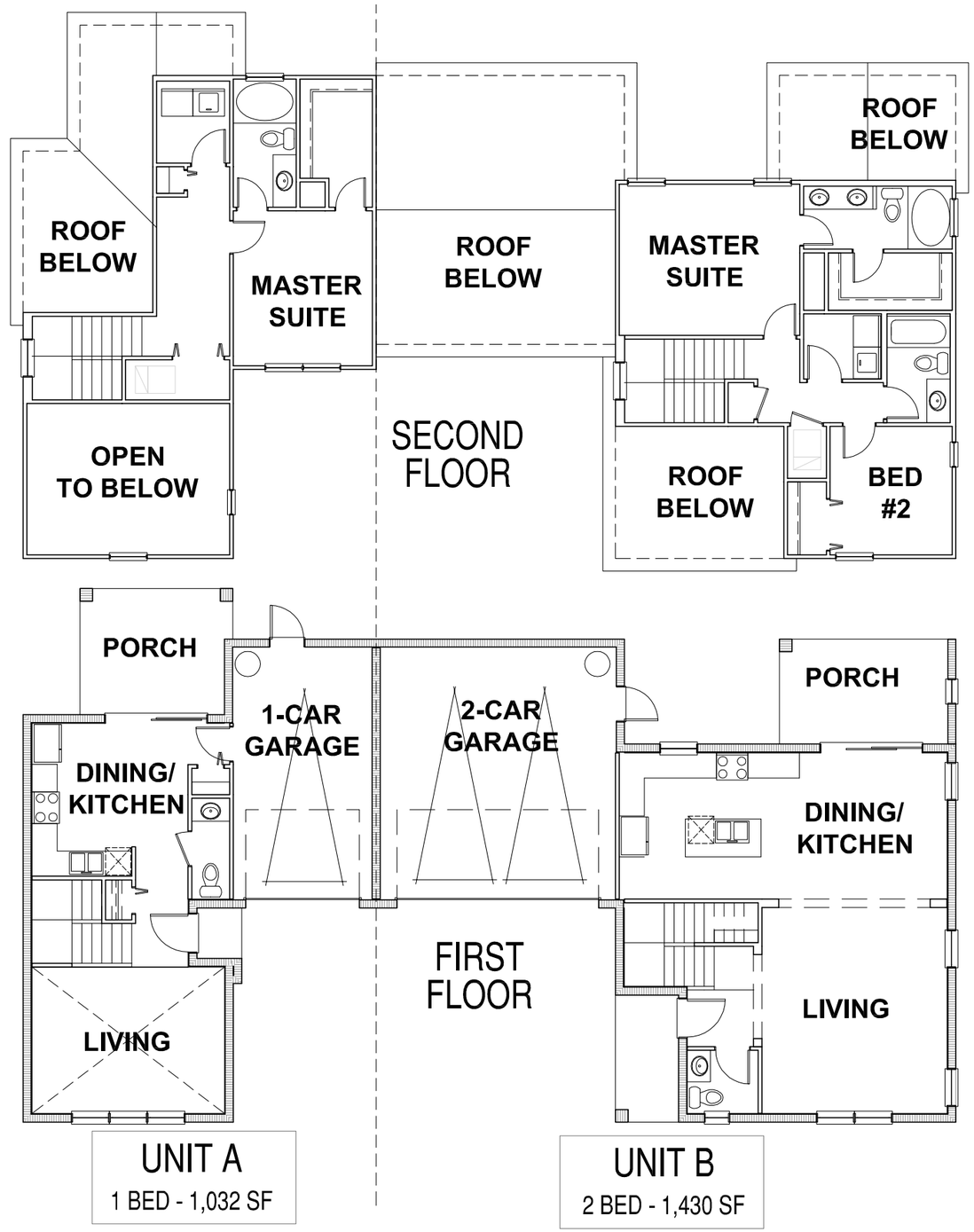

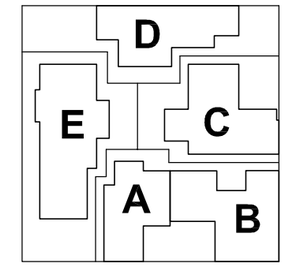

Unit Plans

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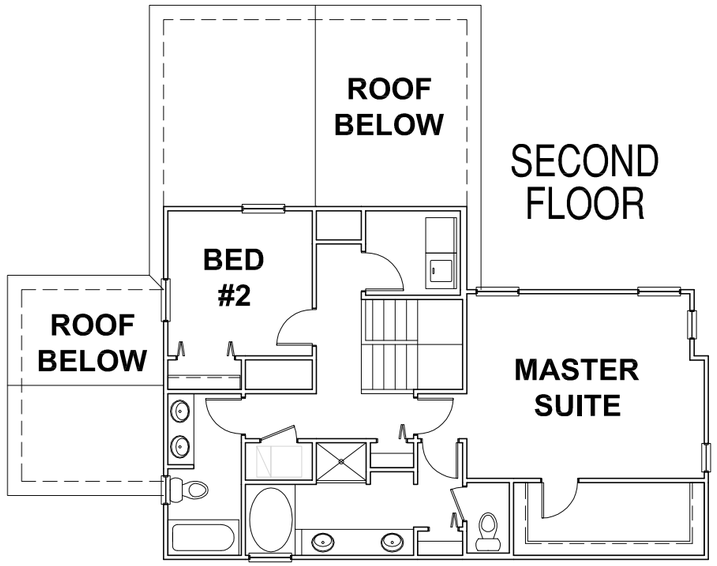
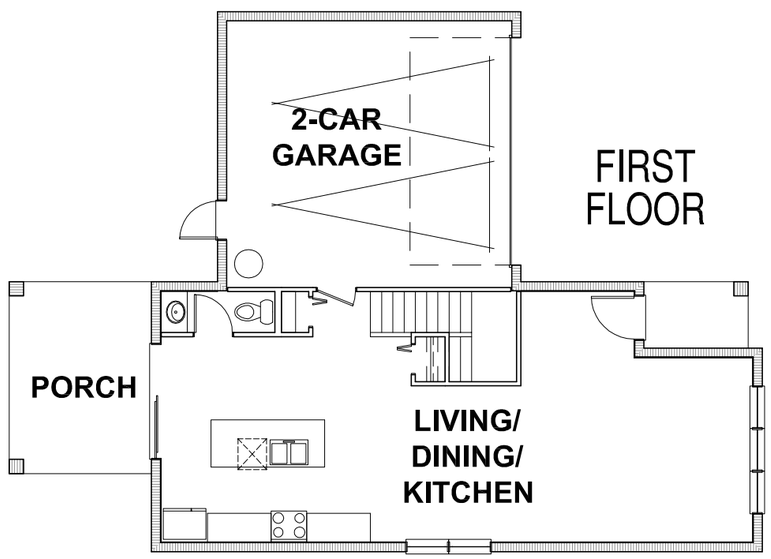
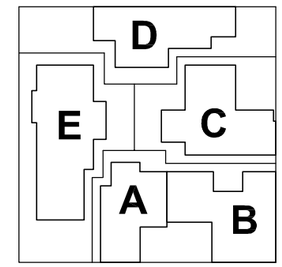
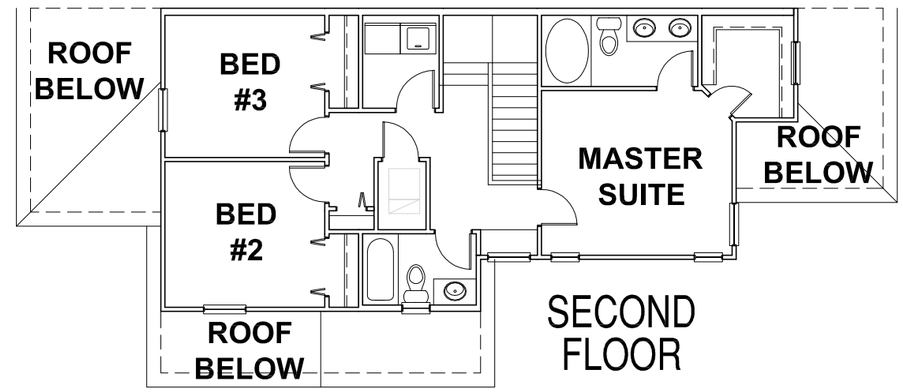
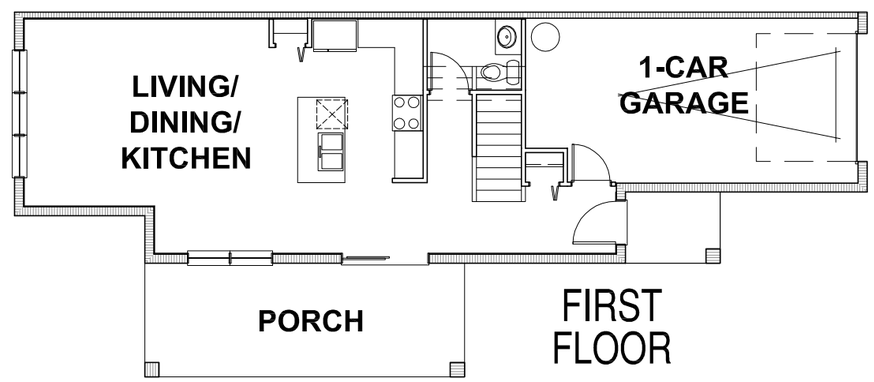




UNIT C
2 BED - 1,626 SF







UNIT D
3 BED - 1,485 SF

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Unit Plans

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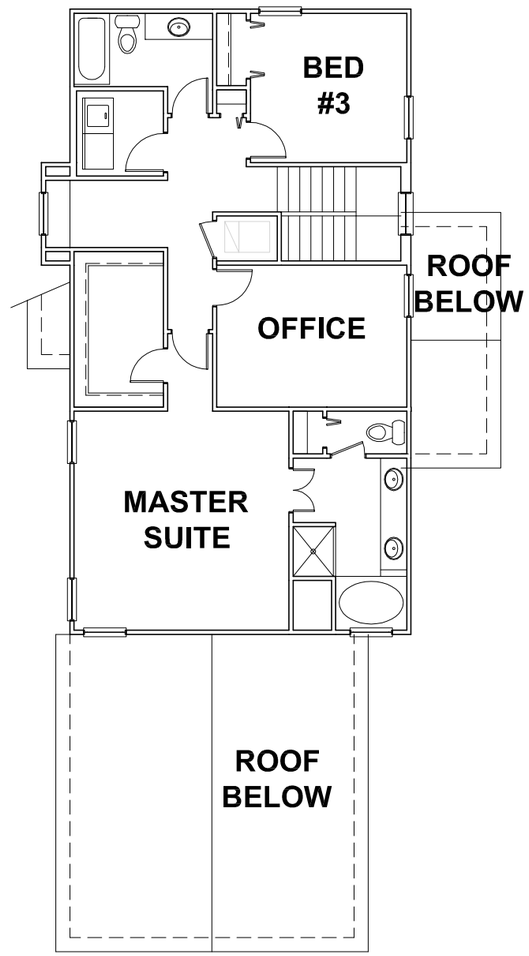
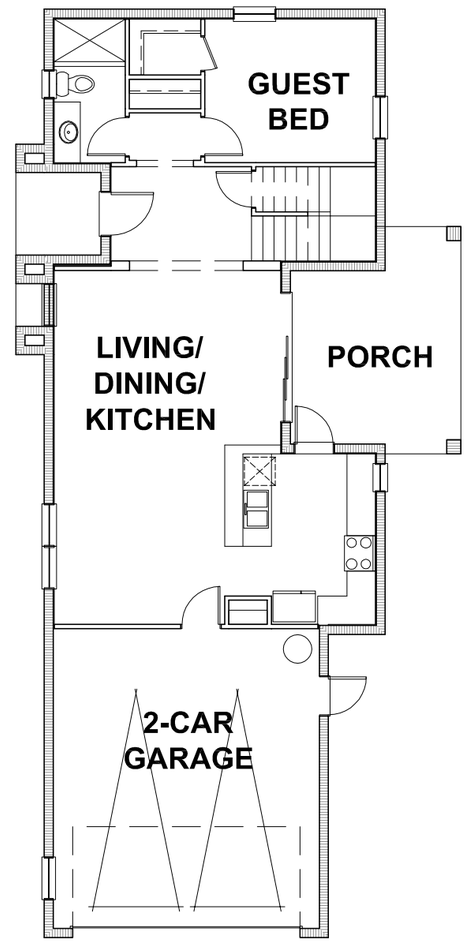
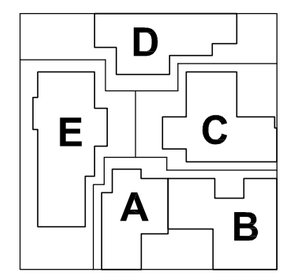


SECOND FLOOR



FIRST FLOOR



UNIT E

3 BED - 2,021 SF

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Unit Plans

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