



GLADE SPRING  
*Crossing*

QUALITY OF LIFE  
QUALITIES OF *Home*

an  **eagle** community  
**pattern book**

REVISION  
03.20.2023



*Happiness*  
ACHIEVED

## QUALITY EVERLASTING.

**Quality. More than a measure of value, it's the mark of distinction.** It's the virtue reflecting who we are and the life we yearn to provide for ourselves, our family, and those we love. We see it in our dreams and seek it in our hearts. And we find it here—in a place of originality and uncompromising style, where no corner is cut or detail spared when it comes to delivering the most important quality of home—**QUALITY of LIFE.**

**Welcome to Glade Spring Crossing.** A thoughtfully crafted and curated community nurturing the pride in ownership, Glade Spring Crossing's diverse collection of market rate and mixed-income new construction homes promises the critical workforce, young families, and first-time homeowners of Blacksburg that their dreams are alive and well—and **ACHIEVABLE.**

Life is a dream.  
Welcome home to yours.



QUALITY OF LIFE. QUALITIES OF *Home*



*Closeness*  
GUARANTEED

## A PLACE CONNECTED FOR LIVING.

### **Convenient to everything you want and need.**

Glade Spring Crossing keeps residents close to what matters with a lifestyle-forward community offering convenient access to local-loved grocers, shops, and restaurants, as well as area schools and natural parks.

### **Minutes from Downtown Blacksburg and Virginia Tech.**

Glade Spring Crossing keeps the action close to home by keeping residents connected to the economic pulse of downtown Blacksburg and its beloved educational heart, Virginia Tech.

### **Built for stewardship of home and environment.**

Glade Spring Crossing features single family new construction homes that exceed industry standards for energy efficiency. The community's stormwater management is responsibly designed to help protect our area's natural resources and wildlife.



*Dreams*  
FULFILLED

## IT TAKES A VISION TO RAISE A VILLAGE.

### **Cary Hopper:**

Having called the New River Valley region home for nearly four decades, Cary Hopper's longstanding love for NRV is evident. As one of the founding partners of The Village at Tom's Creek in Blacksburg and Colonial Green in Roanoke, Cary brings almost 40 years of experience in NRV real estate and development to the vision for Glade Spring Crossing.

Cary's commitment to environmental and social justice come to life at Glade Spring Crossing, driven by his deep-seated devotion to improving equality, raising standards of living, and eliminating discrimination. Glade Spring Crossing literally builds upon Cary's advocacy for social justice and fervent belief that Blacksburg must improve and expand its home-ownership opportunities for the underserved yet vital members of our community's workforce.

Glade Spring Crossing's close-knit community of appealing aesthetics and well-crafted homes will offer residents currently priced out of Blacksburg's housing market an opportunity to fulfill the dream of ownership and feel the pride in a place to call home.



*Moments*  
CAPTURED

## OUR PROMISE, FULFILLING YOURS.

### Eagle Construction of VA:

At Eagle, we don't just build homes, we build communities that celebrate life's moments by bringing people together and families closer to what matters. More than a job we do, it's the promise we've kept for almost 40 years.

One of the region's most trusted builders since 1984, our foundational values and commitment to excellence are surpassed only by our passion for crafting experiences that transcend construction.

We believe building homes doesn't start with plans, it begins with people. From our planners and designers to our suppliers and trade partners, we are one team—united by an extraordinary dedication to exceptional quality delivered with a personal touch. More than our philosophy, it's our Eagle Promise that lives at the heart of everything we do and endures long after the job is done.



what matters to you, **matters to us.**



*Home*

PERFECTED



GLADE SPRING  
*Crossing*

ELEVATIONS AND RENDERS  
*Northern Area*

ELEVATION + RENDER



ELEVATION + RENDER





ELEVATION + RENDER



## DEVELOPMENT STANDARDS

### PRINCIPAL STRUCTURE REQUIREMENTS

- Minimum Lot Area:** No minimum
- Minimum Lot Front:** Forty (40) feet on a publicly owned and maintained street.
- Minimum Setbacks:**
- **Front Yard** Twenty (20) feet
  - **Side Yard** Non-corner lots: Ten (10) feet  
For corner lot where a side yard fronts a local street: Fifteen (15) feet
  - **Rear Yard** Twenty (20) feet
- Maximum Height:** Forty-two (42) feet measured from the adjoining grade at the front entrance of the building or structure to the highest point of the structure.

### ACCESSORY STRUCTURE REQUIREMENTS

- Location:** Must be located behind the front building line
- Side Yard:** Non-corner lots: Minimum of three (3) feet  
For corner lots where a side yard fronts a local street: Fifteen (15) feet
- Rear Yard:** Three (3) feet
- Size:** The cumulative area of all accessory buildings or structures shall not exceed fifty (50) percent of the square foot area of the principal structure.
- Maximum height:** Twenty (20) feet measured from the adjoining grade at the front of the structure to the highest point of the structure. For corner lots the height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.

### MAXIMUM LOT COVERAGE:

- Forty (40) percent for lots 11,000 sq. ft or less
- Thirty-five (35) percent for lots over 11,000 sq. ft.

### FLOOR AREA RATIO:

- 0.65 for lots 9,000 sq. ft or less
- 0.55 for lots between 9,000 square feet and 13,000 sq ft
- 0.40 for lots over 13,000 sq ft.

THE FOLLOWING DEFINITIONS WILL BE USED FOR THE CALCULATION OF FLOOR AREA RATIO WITHIN THE GLADE SPRING CROSSING RESIDENTIAL PLANNED DISTRICT:

**Attic, Habitable:** Finished or unfinished area, not considered a story, that complies with all of the requirements of the Virginia Uniform Statewide Building Code including, but not limited to, height, size, and conditioning of space, in order for the area to be considered usable occupiable space.

**Basement, Habitable:** Finished or unfinished area, not considered a story, that complies with all of the requirements of the Virginia Uniform Statewide Building Code including, but not limited to, height, size, and conditioning of space, in order for the area to be considered usable occupiable space.

**Floor Area, Gross:** The sum of the horizontal areas of the several stories of a building, as measured from the exterior faces of exterior walls, or as measured from the face of the sheathing of the exterior wall. Gross floor area will include habitable basements, habitable attics and heated porches with a roof and walls (whether solid or screened). The surface area of swimming pools, driveways, surface parking spaces, decks, patios, and non-enclosed porches is not included in the total gross floor area.

### ADDITIONAL REQUIREMENTS

**Parking:** Two (2) off-street parking spaces shall be provided for each lot.

**Maximum Dwelling Unit Occupancy** – shall be a family plus two (2) persons unrelated to the family; or no more than three (3) unrelated persons.

**Lot Landscaping** – shall have at least one (1) tree, to include street trees, in the front yard within ten (10) feet of the right-of-way edge. Desired plantings for the community include trees with medium or large canopy coverage. Lots shall also include at least four (4) additional trees or shrubs.

**Fences and Walls** – shall be fabricated from wood, aluminum, wrought iron, vinyl, brick, or other approved materials manufactured specifically for fences and walls. Chain link fences are not permitted. The maximum height of a fence or wall in any required side or rear yard setback shall be six (6) feet. The maximum height of fences, walls, and hedges in any required front setback, where used, will be constructed, or maintained at a maximum of four (4) feet in height.



*Home*

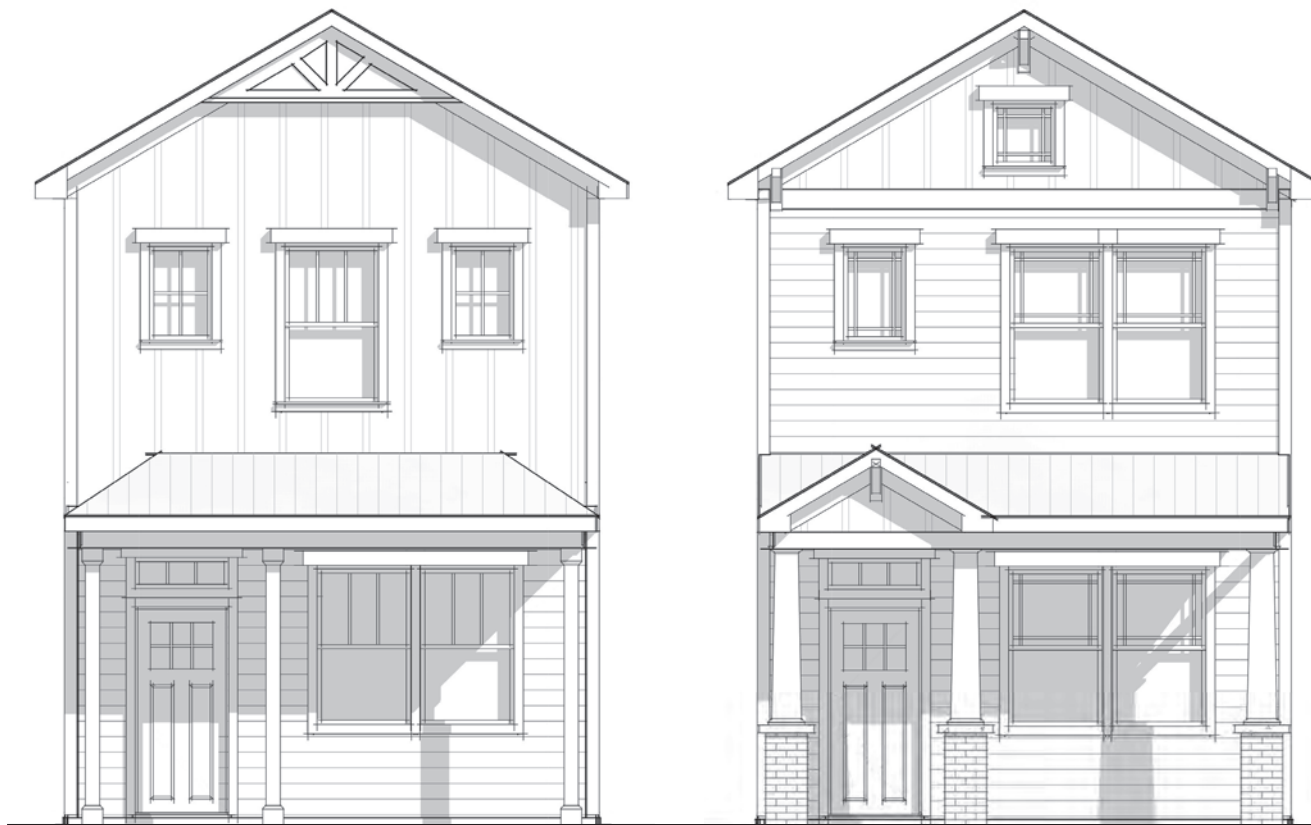
PERFECTED



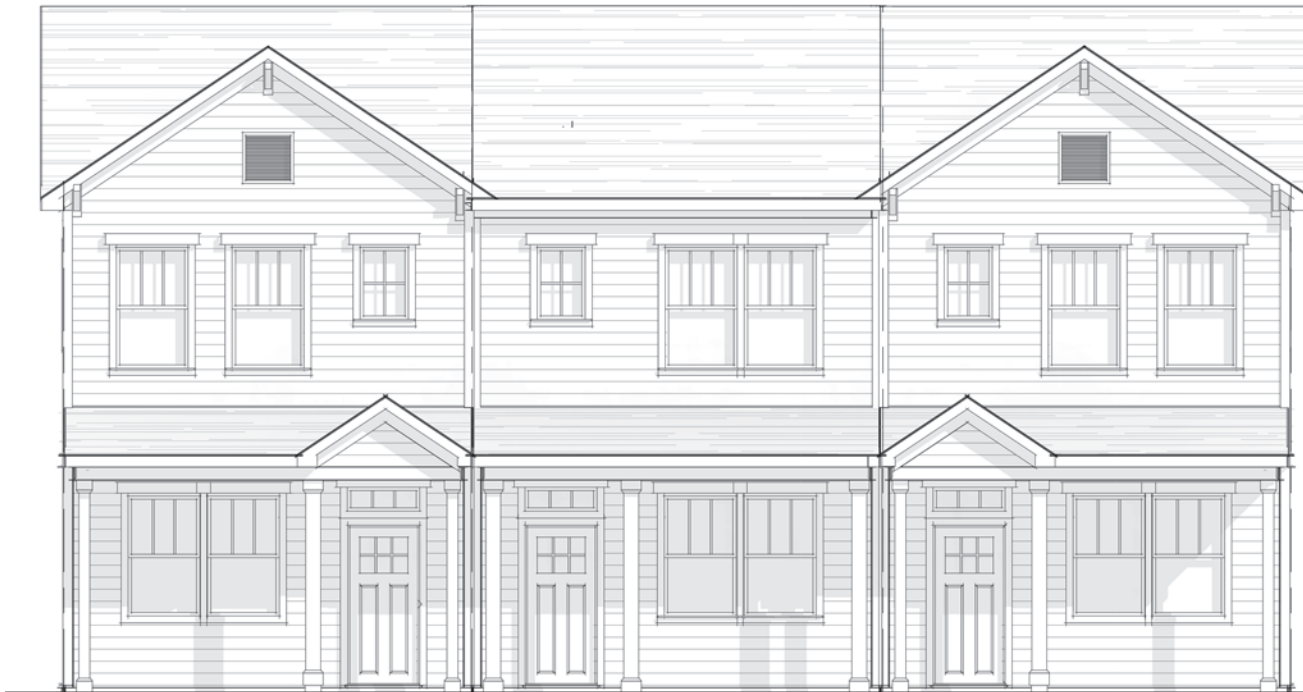
GLADE SPRING  
*Crossing*

ELEVATIONS AND RENDERS  
*Southern Area*

ELEVATION + RENDER



ELEVATION + RENDER



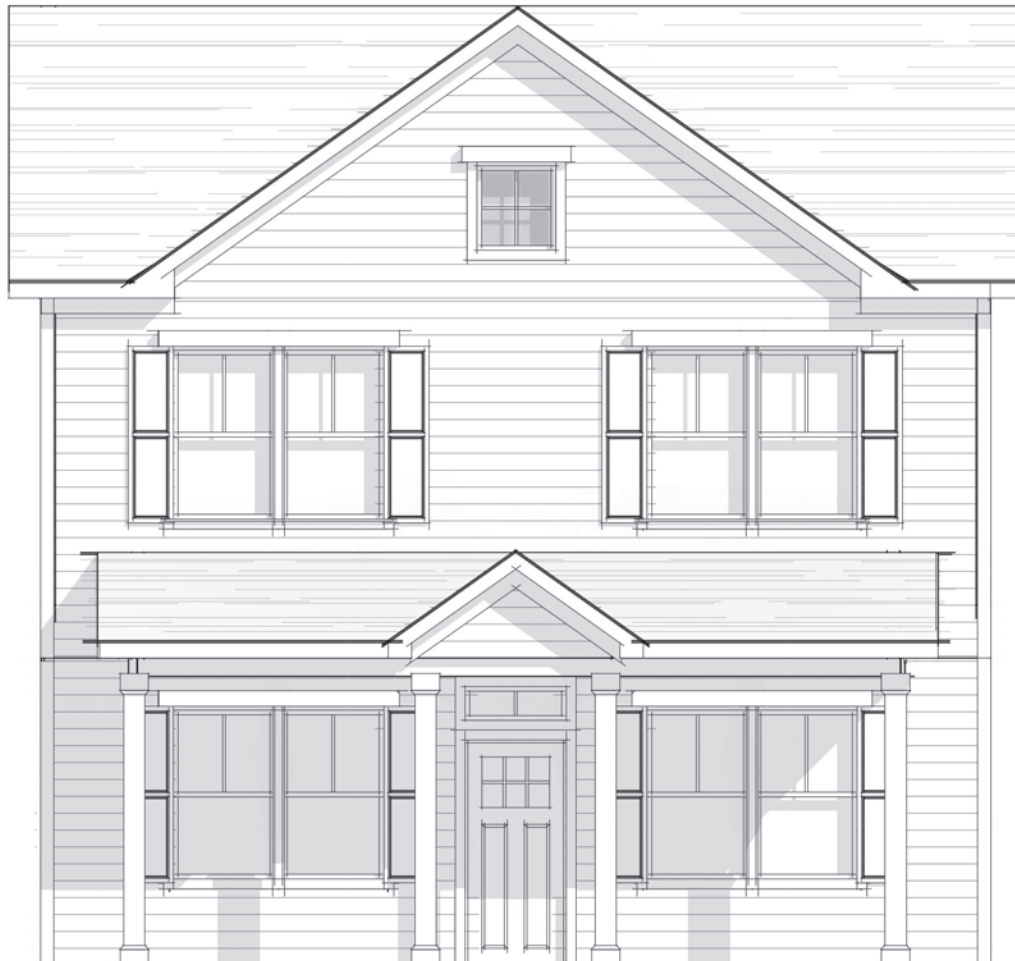
ELEVATION + RENDER



ELEVATION + RENDER



ELEVATION + RENDER





## DEVELOPMENT STANDARDS

### PRINCIPAL STRUCTURE REQUIREMENTS

**Minimum Lot Area:** No minimum

**Minimum Lot Front:** Fifteen (15) feet on a publicly owned and maintained street.

#### Minimum Setbacks:

- **Front Yard** For lots adjoining local streets: Twenty (20) feet
- **Side Yard:** Non-corner lots: Five (5.0) feet, with no less than seventeen (17) feet between structures on adjoining lots  
For corner lots where a side yard fronts a local street: Fifteen (15) feet  
For two-family dwelling and townhouse interior attached dwelling units: Zero (0) feet
- **Rear Yard:** Ten (10) feet
- **Maximum Height:** Forty-two (42) feet measured from the adjoining grade at the front entrance of the building or structure to the highest point of the structure.  
For corner lots, the building height shall be the average of the front height defined above and the building side height adjacent to the street.  
The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.  
Utility poles may have a maximum height of forty-five (45) feet.

### ACCESSORY STRUCTURE REQUIREMENTS

**Location:** Must be located behind the front building line

**Side Yard:** Non-corner lots: Minimum of three (3) feet  
For corner lots where a side yard fronts a local street: Fifteen (15) feet

**Rear Yard:** Three (3) feet

**Size:** The cumulative area of all accessory buildings or structures shall not exceed fifty (50) percent of the square foot area of the principal structure.

**Maximum height:** Twenty (20) feet measured from the adjoining grade at the front of the structure to the highest point of the structure. For corner lots the height shall be the average of the front height defined above and the building side height adjacent to the street. The building side height shall be defined as the vertical distance measured from the lowest adjoining grade on the side adjacent to the street to the highest point of the structure.

### MAXIMUM LOT COVERAGE:

- Sixty-five (65) percent for single family detached or two-family dwelling or townhouse end unit lots
- Ninety (90) percent interior townhouse unit lots

### FLOOR AREA RATIO:

- 0.7 for single family detached
- 1.0 for two-family dwelling or townhouse unit lots
- 1.3 for interior townhouse unit lots

THE FOLLOWING DEFINITIONS WILL BE USED FOR THE CALCULATION OF FLOOR AREA RATIO WITHIN THE GLADE SPRING CROSSING RESIDENTIAL PLANNED DISTRICT:

**Attic, Habitable:** Finished or unfinished area, not considered a story, that complies with all of the requirements of the Virginia Uniform Statewide Building Code including, but not limited to, height, size, and conditioning of space, in order for the area to be considered usable occupiable space.

**Basement, Habitable:** Finished or unfinished area, not considered a story, that complies with all of the requirements of the Virginia Uniform Statewide Building Code including, but not limited to, height, size, and conditioning of space, in order for the area to be considered usable occupiable space.

**Floor Area, Gross:** The sum of the horizontal areas of the several stories of a building, as measured from the exterior faces of exterior walls, or as measured from the face of the sheathing of the exterior wall. Gross floor area will include habitable basements, habitable attics and heated porches with a roof and walls (whether solid or screened). The surface area of swimming pools, driveways, surface parking spaces, decks, patios, and non-enclosed porches is not included in the total gross floor area.

### ADDITIONAL REQUIREMENTS

**Parking:** All lots containing garages shall provide for one (1) additional off-street parking space. Lots without a garage shall provide for two (2) off-street parking spaces. No more than four (4) driveway spaces shall be provided in a continuous row.

**Maximum Dwelling Unit Occupancy** – shall be a family plus two (2) persons unrelated to the family; or no more than three (3) unrelated persons.

**Lot Landscaping** – shall have at least one (1) tree, either in the front, side or rear yard, to include street trees, planted within ten (10) feet of the right-of-way edge but no closer than five (5) feet from the sidewalk. Desired plantings for the community include trees with medium canopy coverage. Lots shall also include at least two (2) additional trees or shrubs.

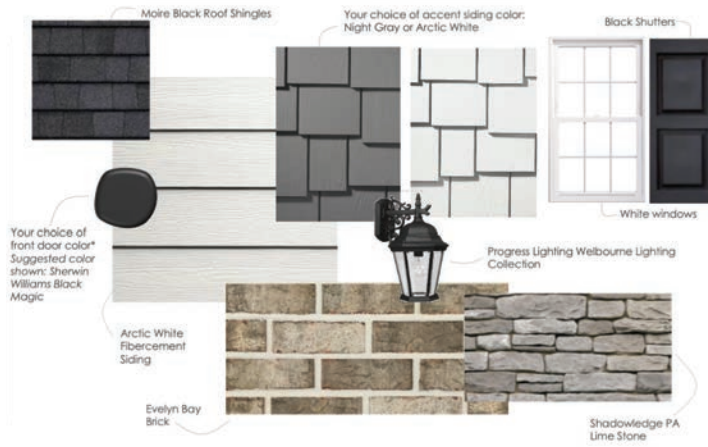
**Fences and Walls** – shall be fabricated from wood, aluminum, wrought iron, vinyl, brick, or other approved materials manufactured specifically for fences and walls. Chain link fences are not permitted. The maximum height of a fence or wall in any required side or rear yard setback shall be six (6) feet. The maximum height of fences, walls, and hedges in any required front setback, where used, will be constructed, or maintained at a maximum of four (4) feet in height.



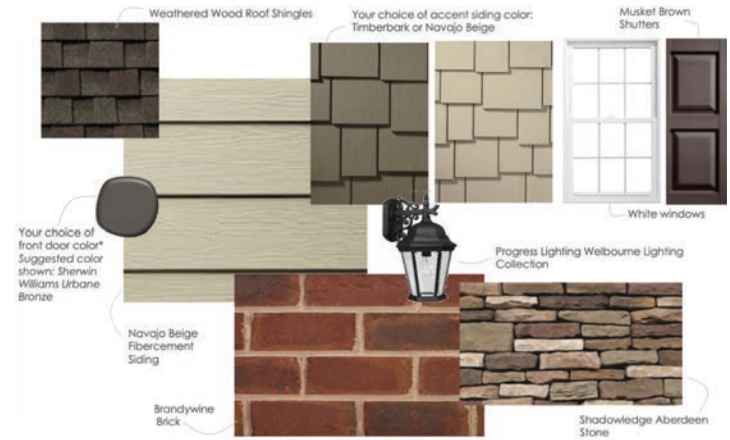
*Quality*  
PERFECTED



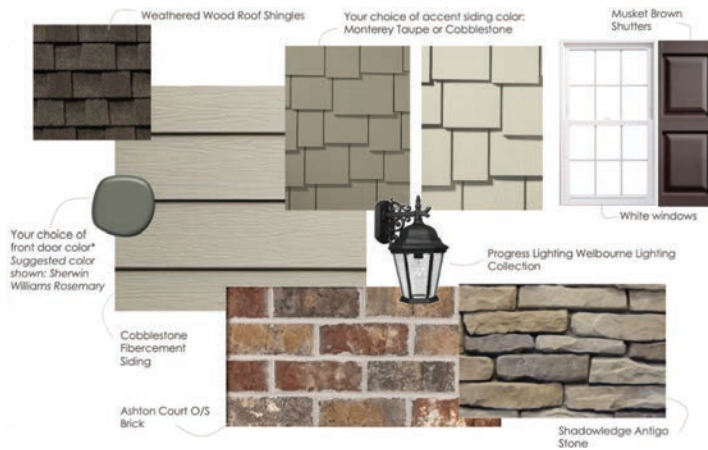
PALETTE 1



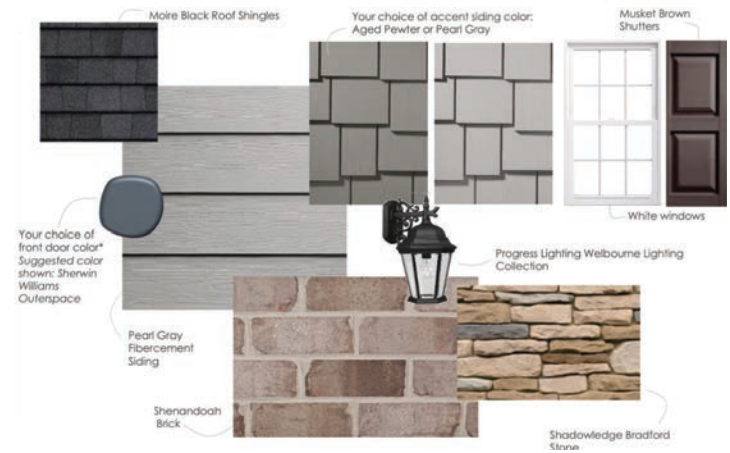
PALETTE 2



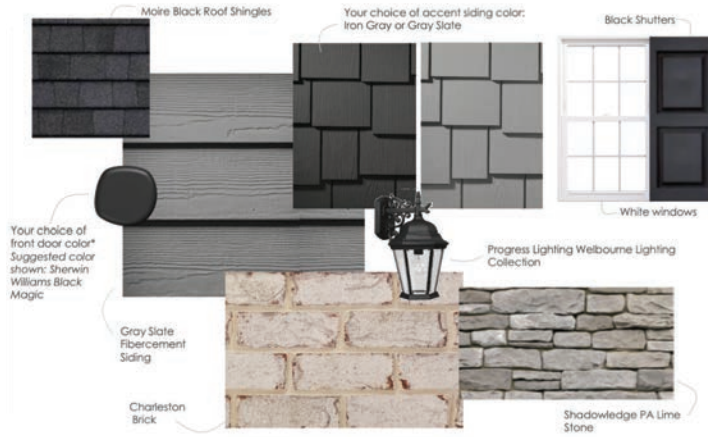
PALETTE 3



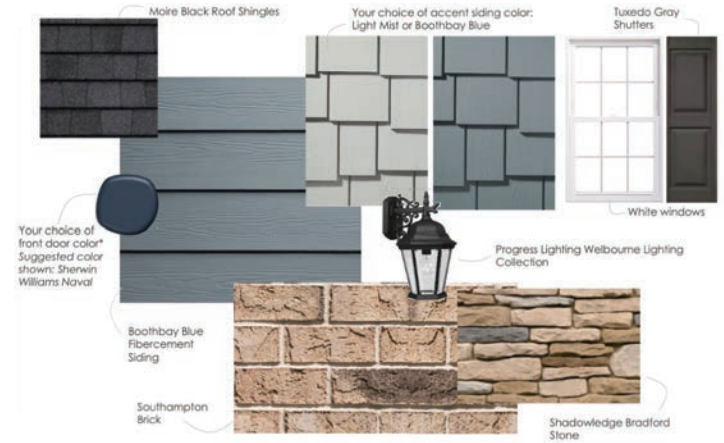
PALETTE 4



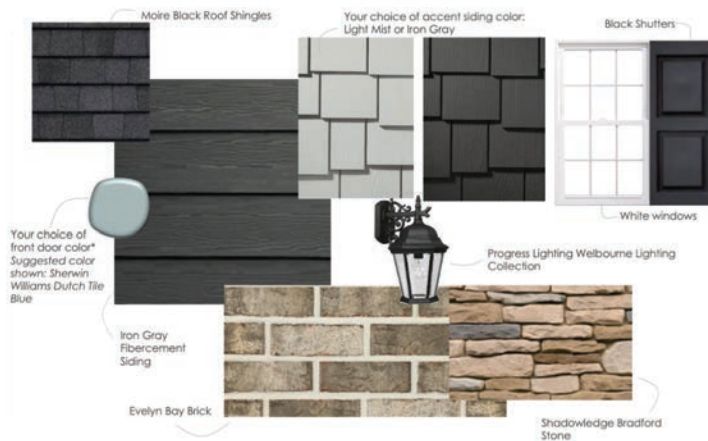
PALETTE 5



PALETTE 6



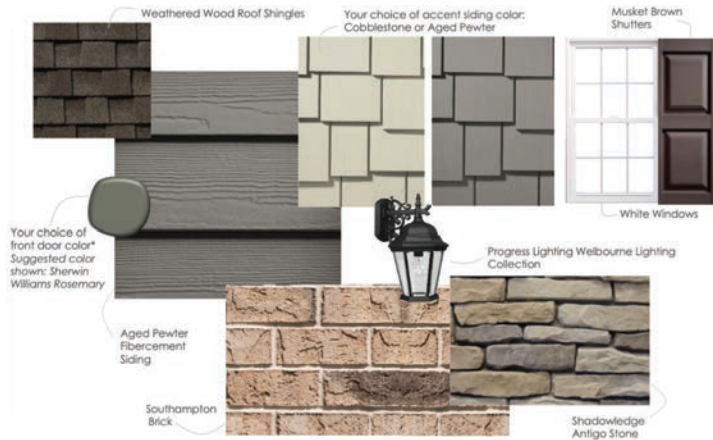
PALETTE 7



PALETTE 8



PALETTE 9



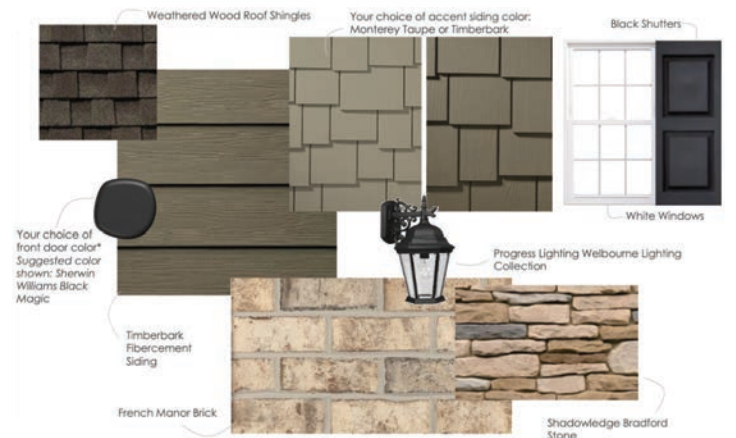
PALETTE 10



PALETTE 11



PALETTE 12





QUALITY OF LIFE. QUALITIES OF *Home*



what matters to you, matters to us.