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Balzer and Associates, Inc.

80 College Street, Suite H
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

EXISTING PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

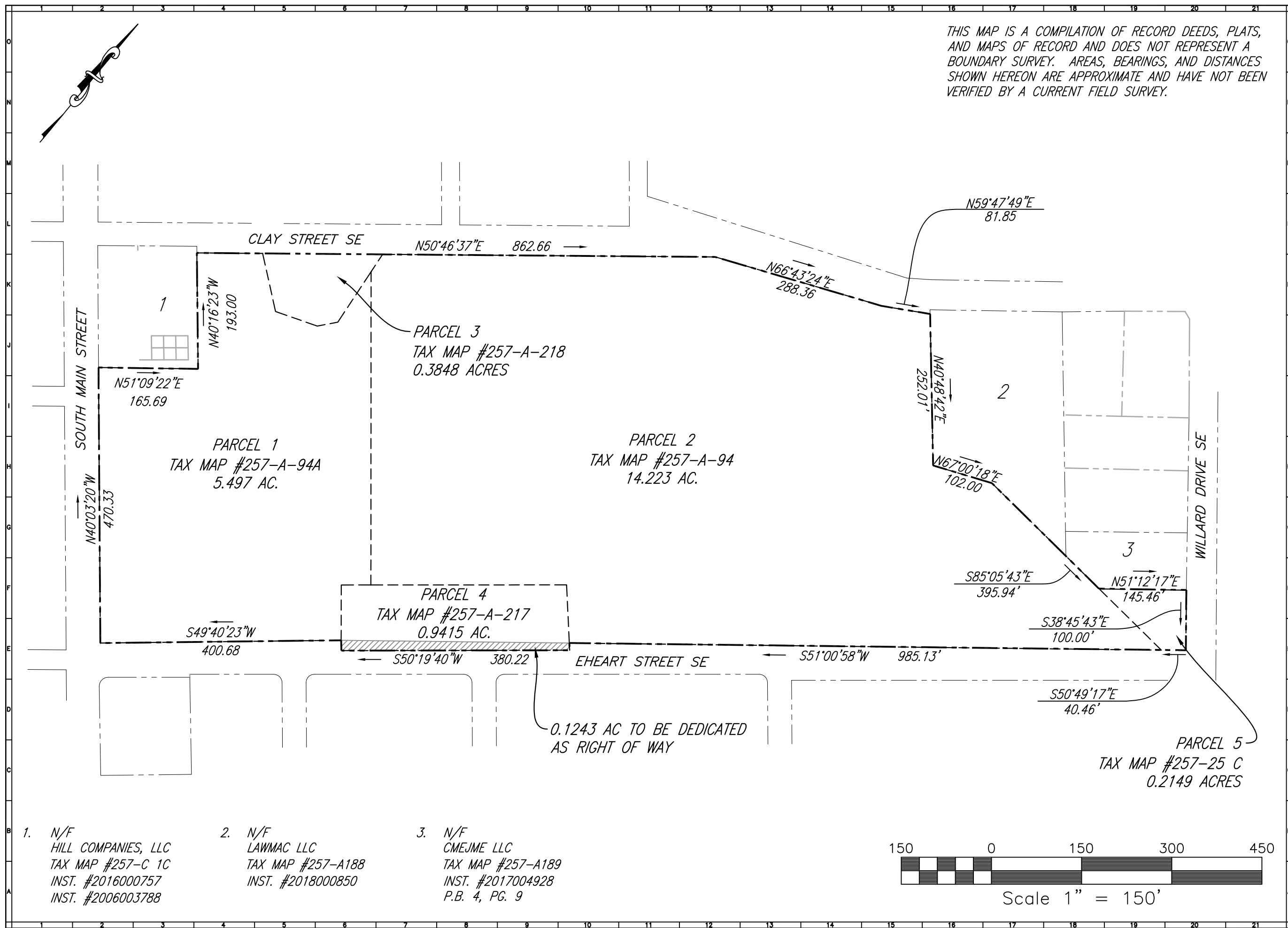
DRAWN BY GLM
DESIGNED BY
CHECKED BY SMS
DATE 10/6/17
SCALE 1" = 150'

REVISIONS:
1. 5/13/19 Approval
2. 4/1/20 Amend. #1
3. 8/7/20
4. 6/1/21 Amend. #2

SHEET NO.

Z1

JOB NO. B1200098.00



1. N/F
HILL COMPANIES, LLC
TAX MAP #257-C 1C
INST. #2016000757
INST. #2006003788

2. N/F
LAWMAC LLC
TAX MAP #257-A188
INST. #2018000850

3. N/F
CMEJME LLC
TAX MAP #257-A189
INST. #2017004928
P.B. 4, PG. 9

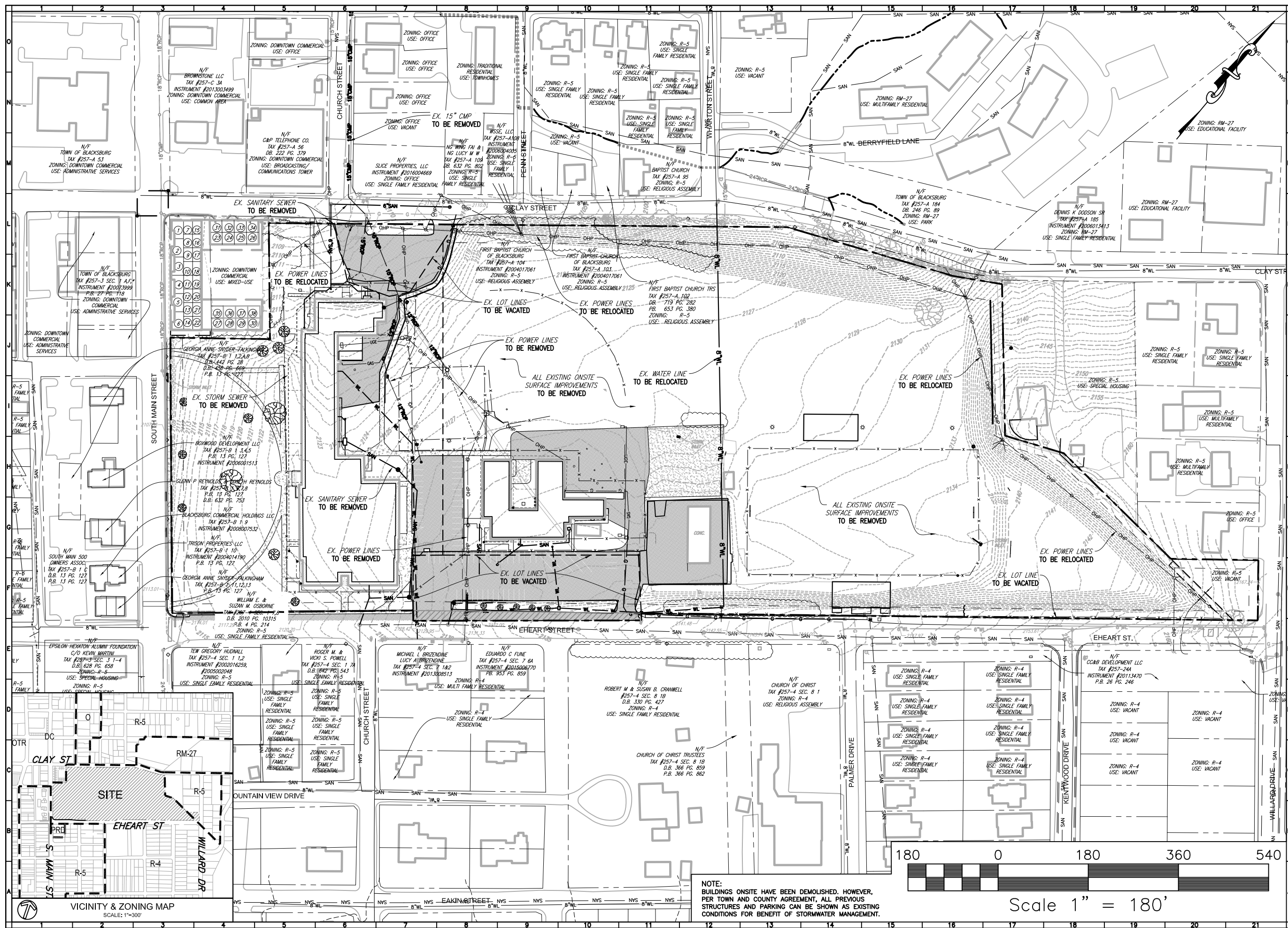
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

EXISTING CONDITIONS

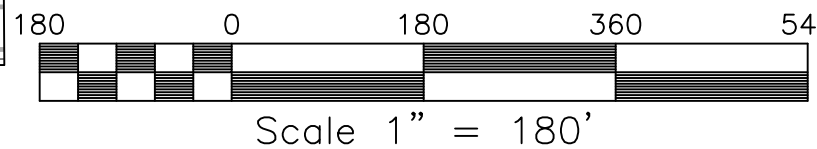
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
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DATE 10/6/17
SCALE 1" = 180'

REVISIONS:
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NOTE:
BUILDINGS ONSITE HAVE BEEN DEMOLISHED. HOWEVER,
PER TOWN AND COUNTY AGREEMENT, ALL PREVIOUS
STRUCTURES AND PARKING CAN BE SHOWN AS EXISTING
CONDITIONS FOR BENEFIT OF STORMWATER MANAGEMENT.



VICINITY & ZONING MAP
SCALE: 1"=300'

LEGEND

- DC ZONING
10.59 AC
- PRD ZONING
10.54 AC

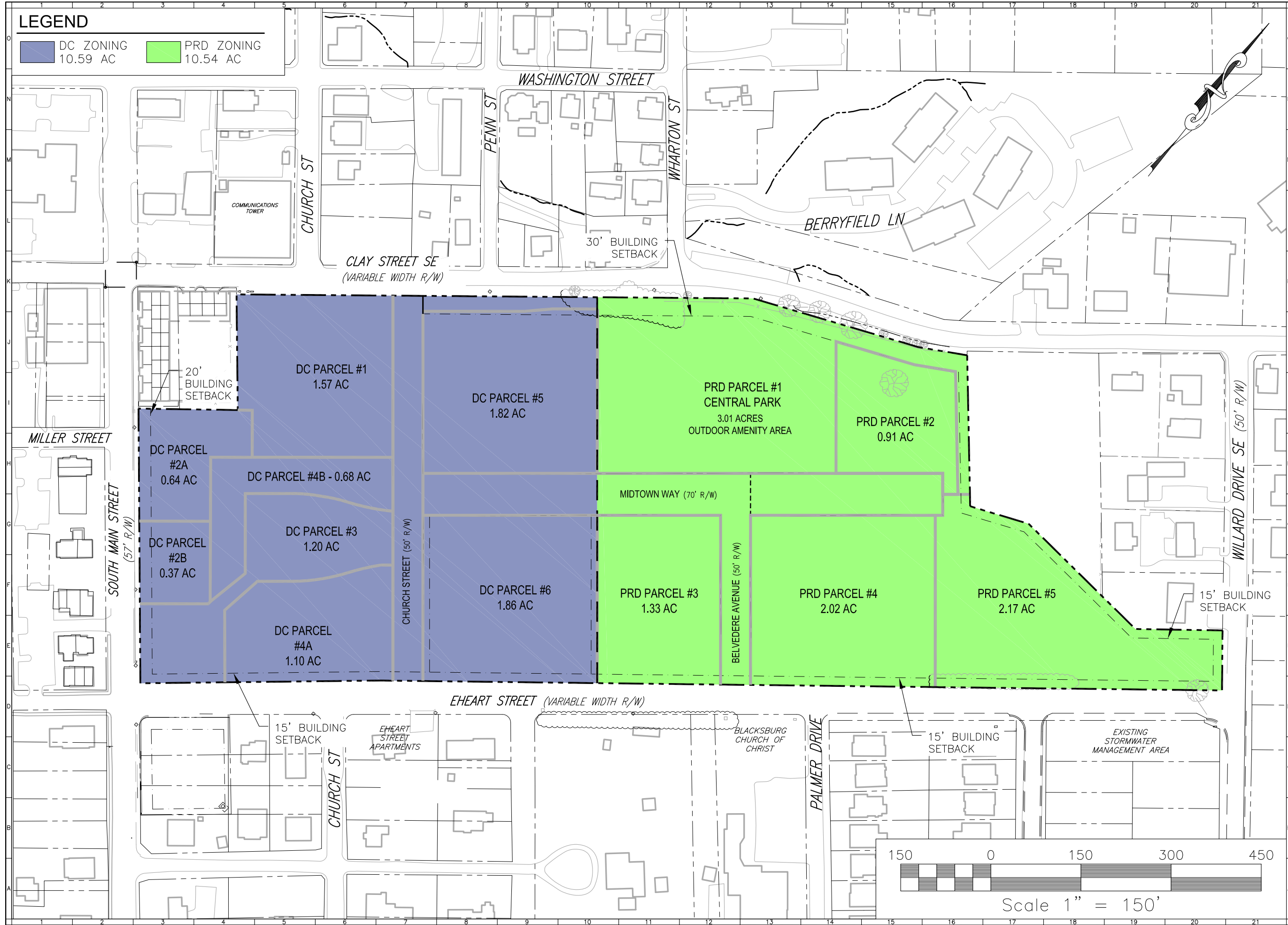


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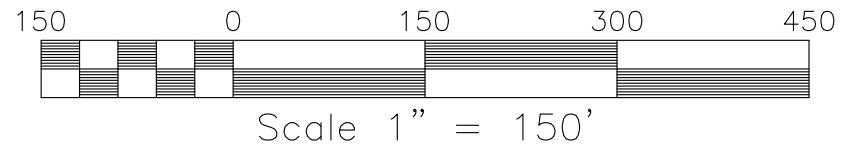
RESIDENTIAL LAND DEVELOPMENT/ENGINEERING
SITE DEVELOPMENT/ENGINEERING
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LANDSCAPE ARCHITECTURE
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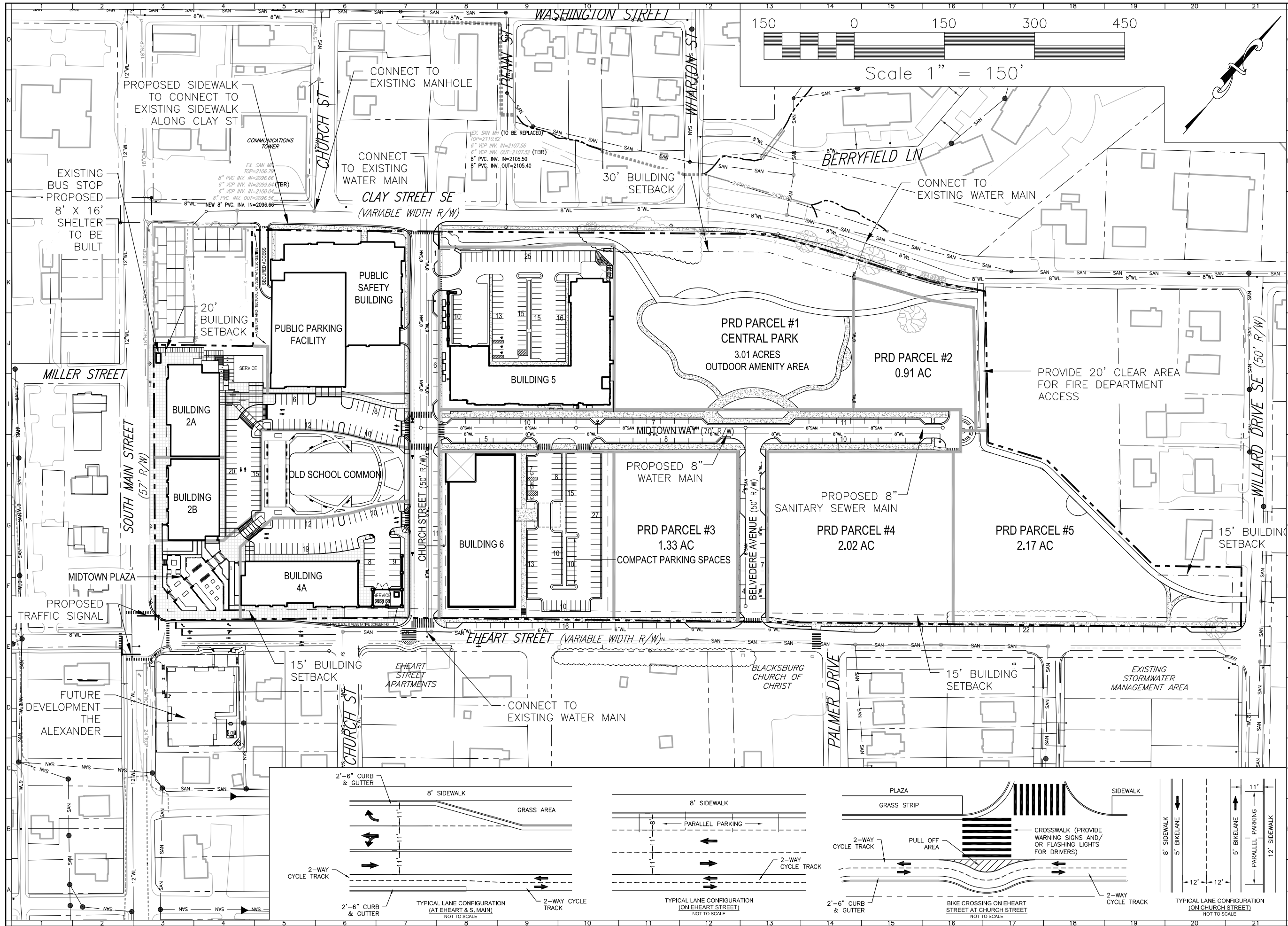


OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
ZONING PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY SMS
CHECKED BY SMS
DATE 10/6/17
SCALE 1"=150'
REVISIONS:
1. 5/13/19 Approval
2. 4/1/20 Amend. #1
3. 8/7/20
4. 6/1/21 Amend. #2



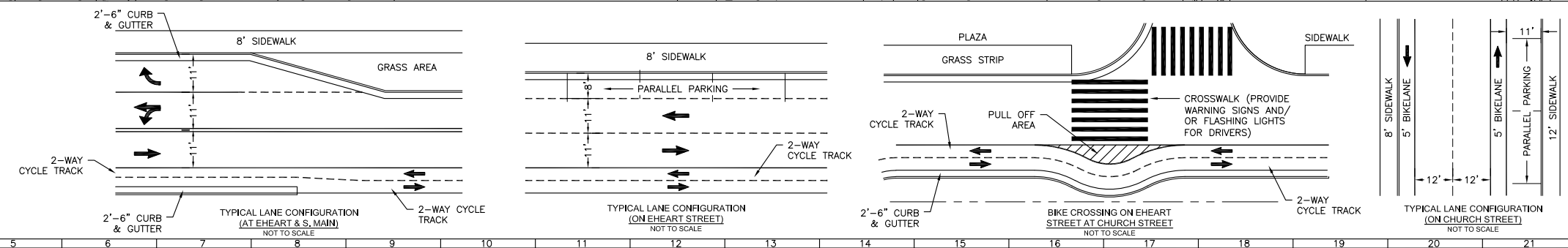
SHEET NO.
Z3
JOB NO. B1200098.00















OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
OVERALL CONCEPTUAL MASTER PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

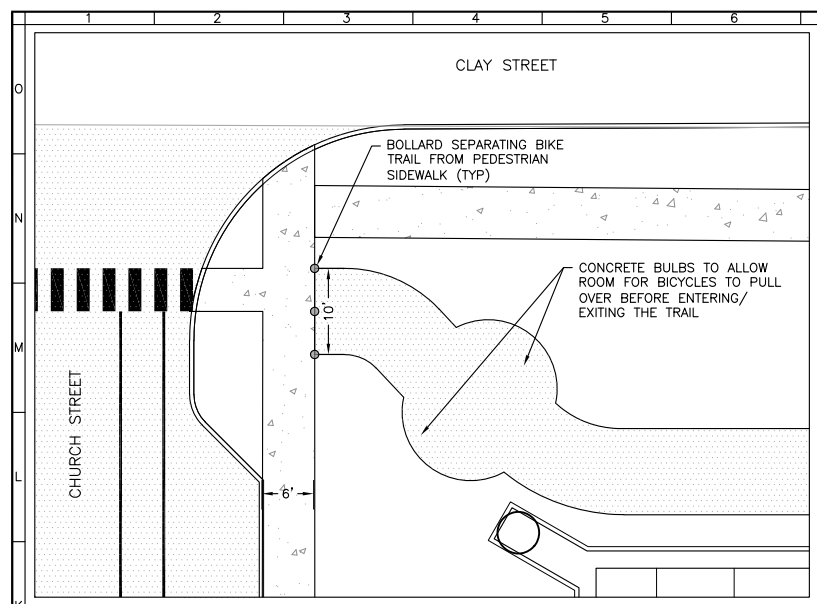
DRAWN BY GLM
DESIGNED BY SMS
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DATE 10/6/17
SCALE 1"=150'

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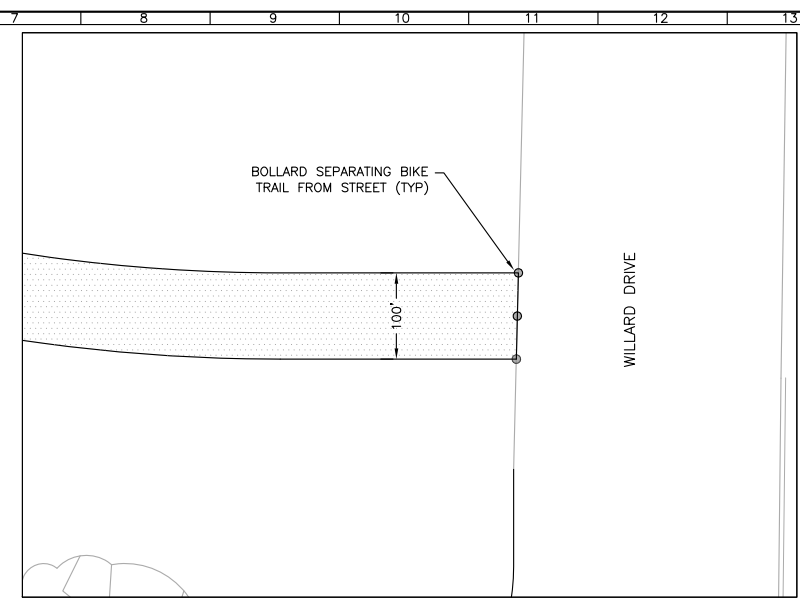


LEGEND

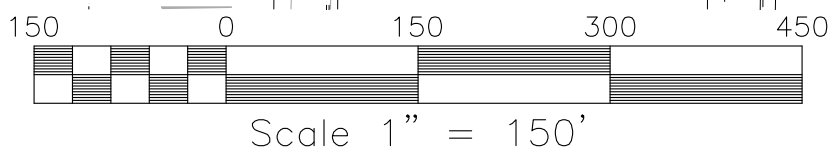
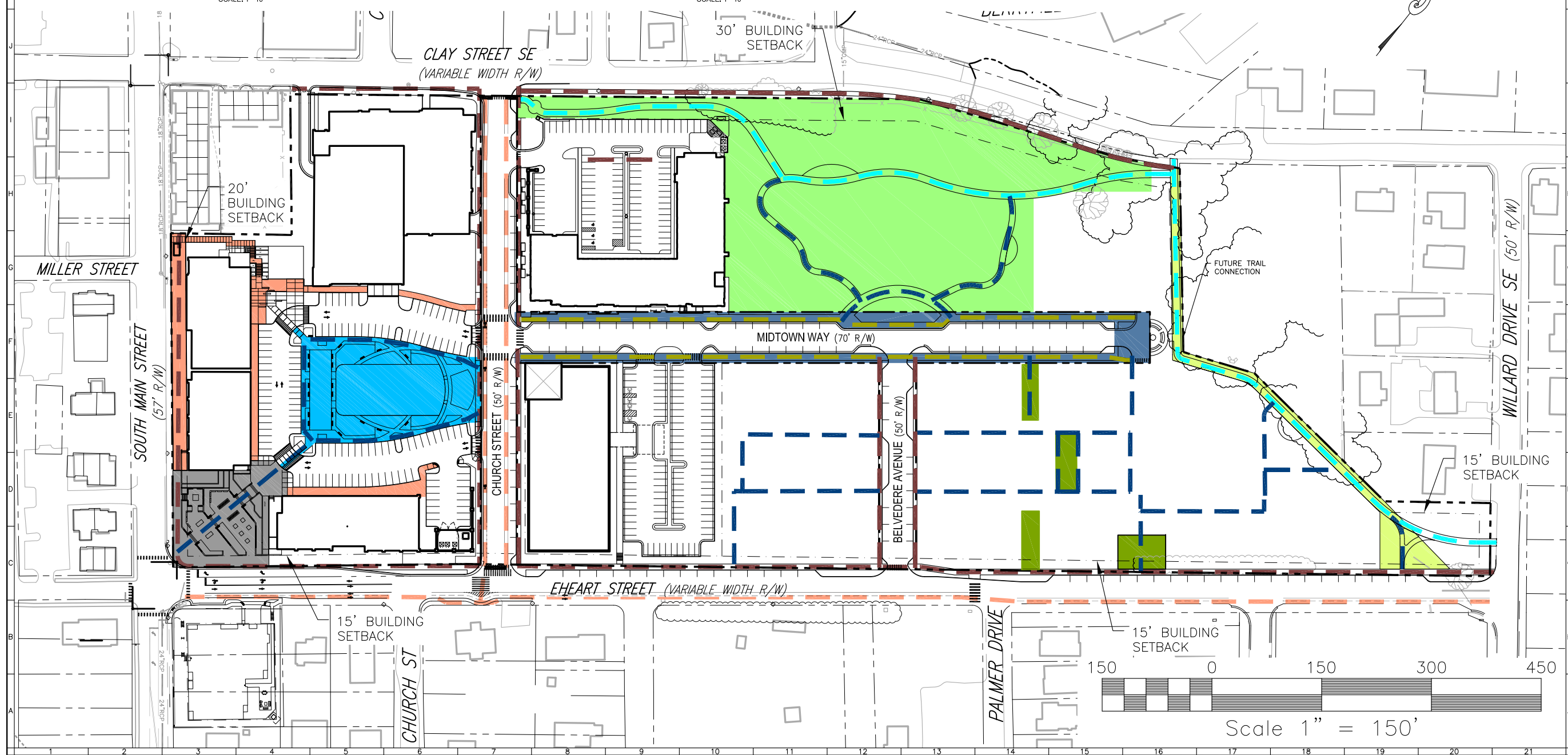
- | | | | |
|---|----------------------------|---|-------------------|
|  | OLD SCHOOL COMMON |  | CENTRAL PARK |
|  | PEDESTRIAN WAY |  | NEIGHBORHOOD PARK |
|  | MIDTOWN PLAZA |  | GREEN CORRIDORS |
|  | MIDTOWN WAY | | |
|  | MIDTOWN PEDESTRIAN WAY |  | BIKE TRAIL |
|  | PEDESTRIAN TRAILS/WALKWAYS |  | PUBLIC SIDEWALKS |
|  | 10' MULTI-USE TRAIL | | |



TRAIL CONNECTION TO SIDEWALK AT CHURCH AND CLAY STREETS
SCALE: 1"=10'



TRAIL CONNECTION TO SIDEWALK AT EHEART STREET AND WILLARD DRIVE
SCALE: 1"=10'

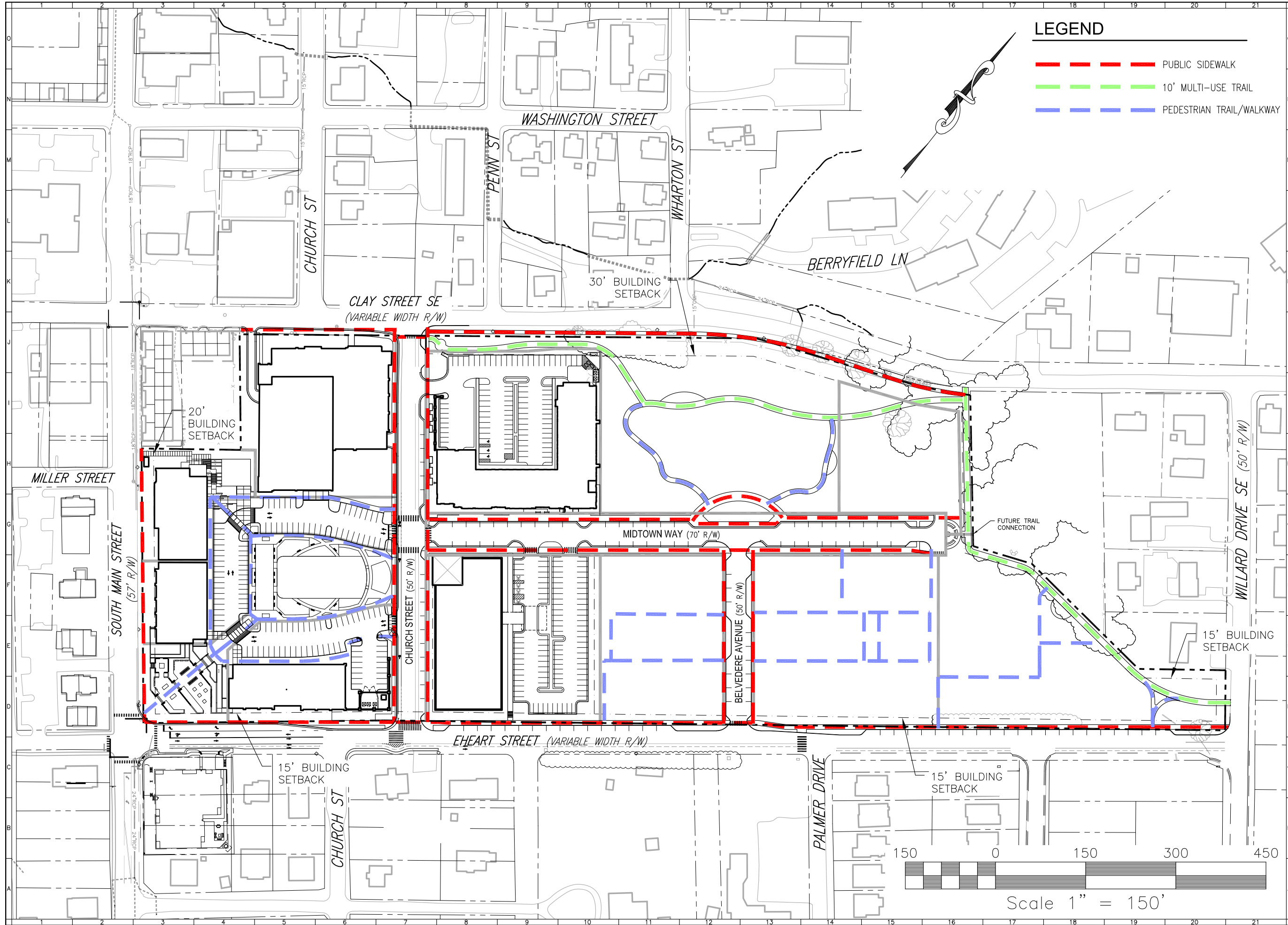
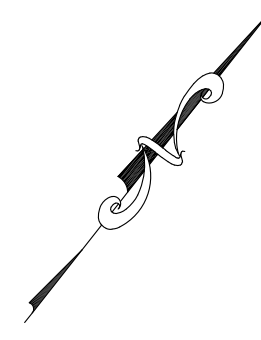


OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED PARKS & TRAILS
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
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DATE 10/6/17
SCALE 1"=150'
REVISIONS:
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LEGEND

-  PUBLIC SIDEWALK
-  10' MULTI-USE TRAIL
-  PEDESTRIAN TRAIL/WALKWAY



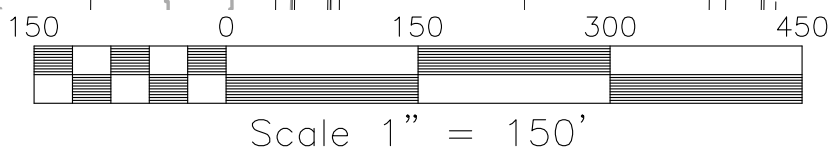
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

PROPOSED SIDEWALK & TRAIL PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA


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LEGEND

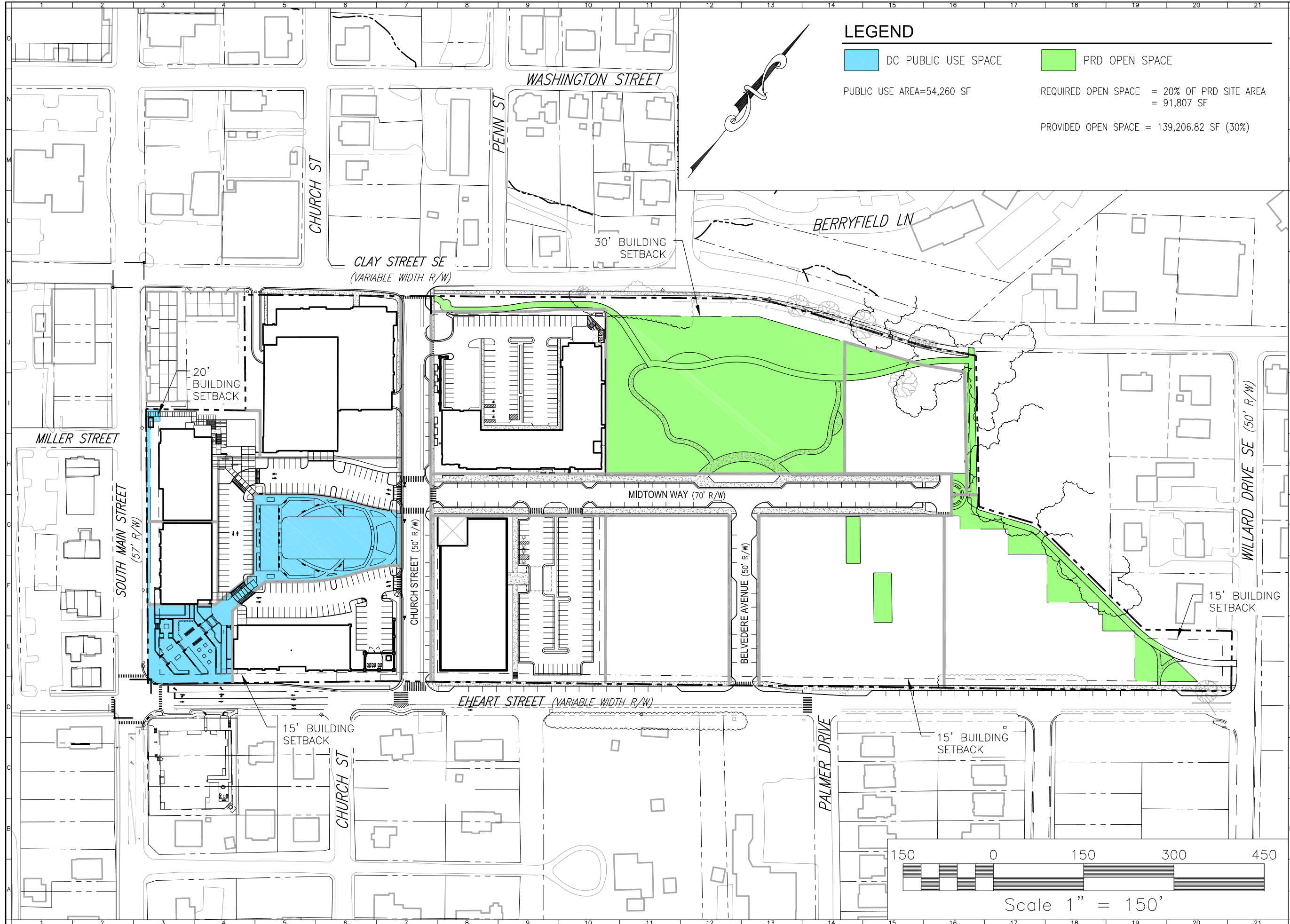
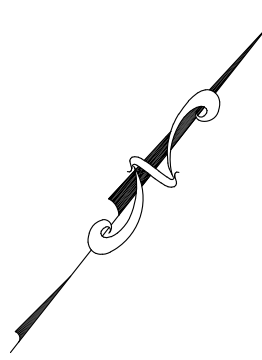
 DC PUBLIC USE SPACE

 PRD OPEN SPACE

PUBLIC USE AREA=54,260 SF

REQUIRED OPEN SPACE = 20% OF PRD SITE AREA
= 91,807 SF

PROVIDED OPEN SPACE = 139,206.82 SF (30%)



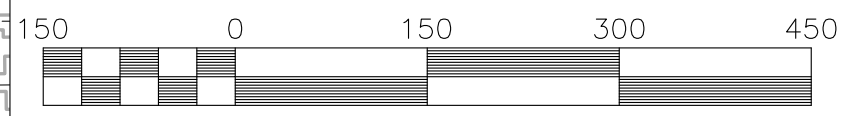
OLD BLACKSBURG MIDDLE SCHOOL SITE
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PROPOSED OPEN SPACE PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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Scale 1" = 150'

SHEET NO.

27

OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

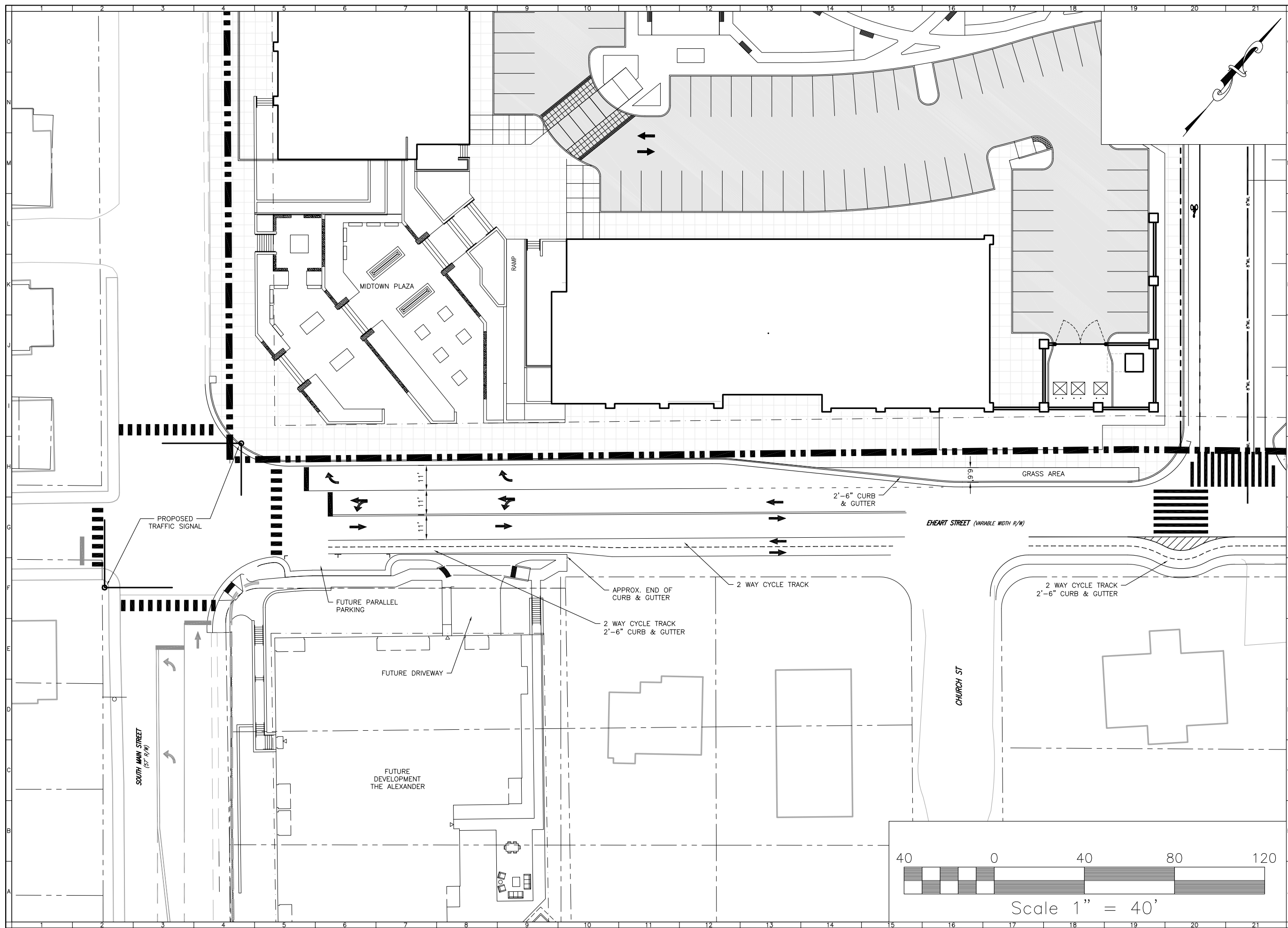
PROPOSED INTERSECTION DESIGN

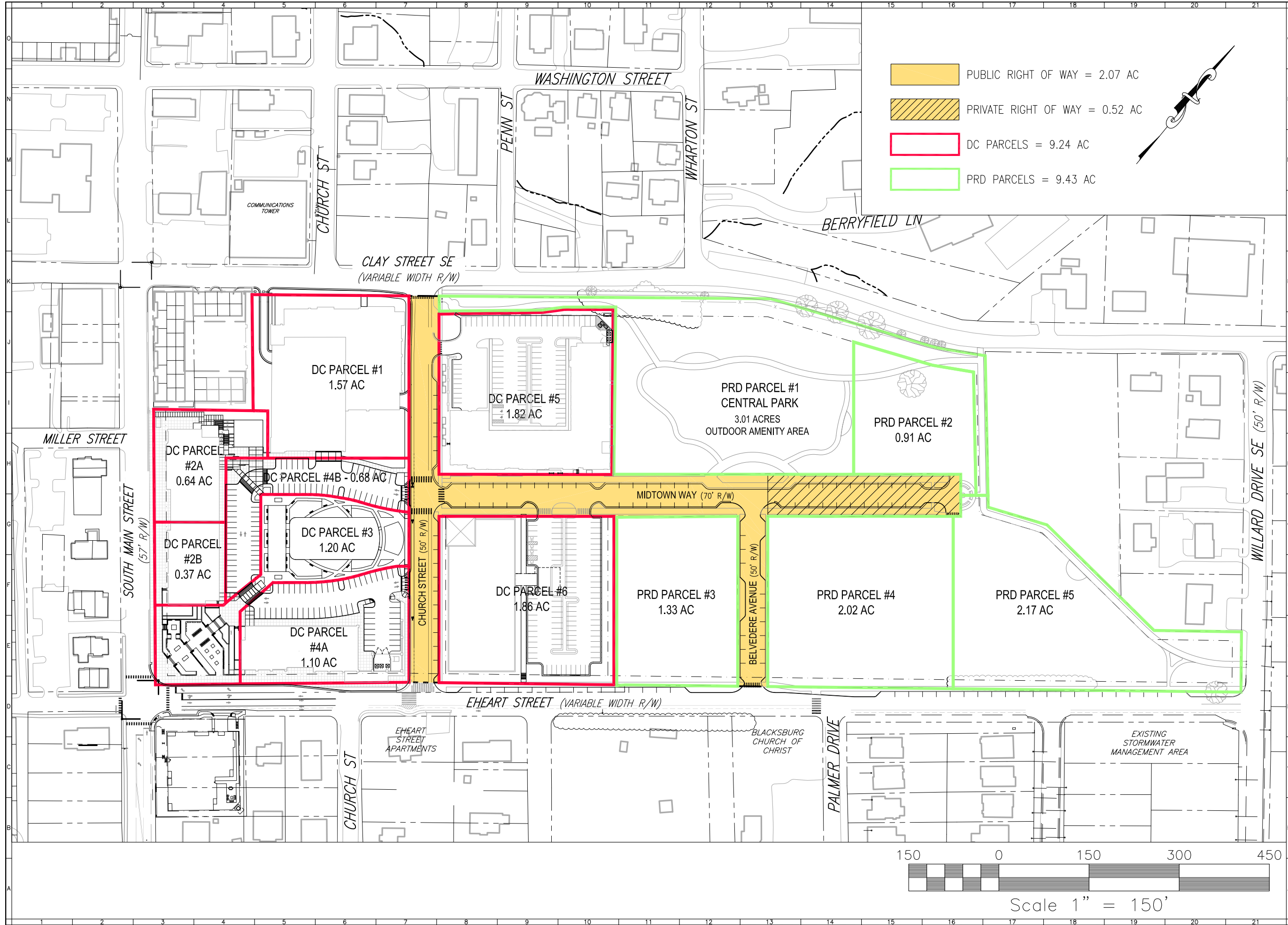
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
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DATE 10/6/17
SCALE 1"=40'

REVISIONS:
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SHEET NO.
Z8
JOB NO. B1200098.00





OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED PARCEL MAP
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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