

THIS MAP IS A COMPILATION OF RECORD DEEDS, PLATS, AND MAPS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. AREAS, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY A CURRENT FIELD SURVEY.



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Balzer and Associates, Inc.

80 College Street, Suite H
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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

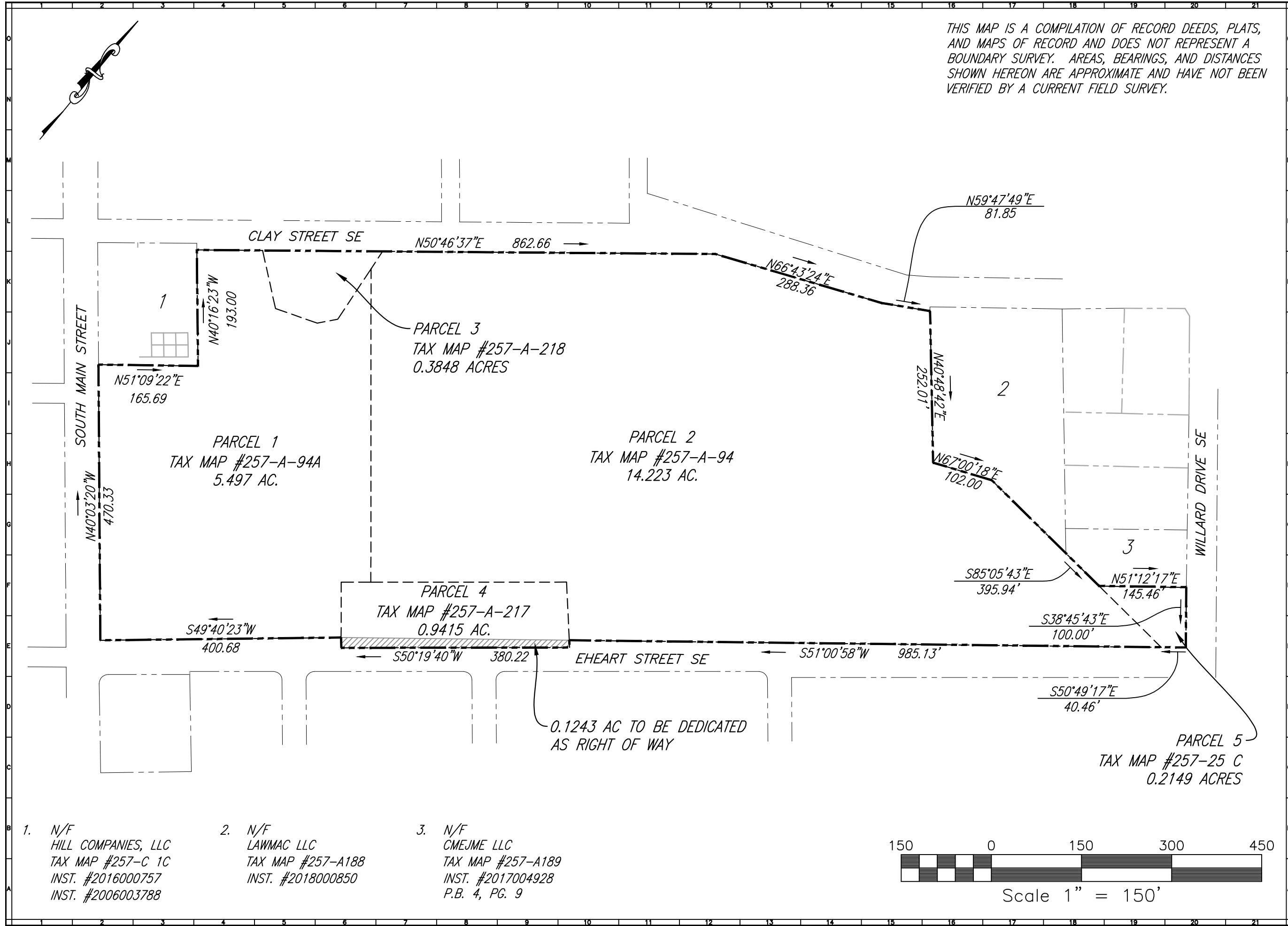
EXISTING PARCEL MAP

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. 8/23/21 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

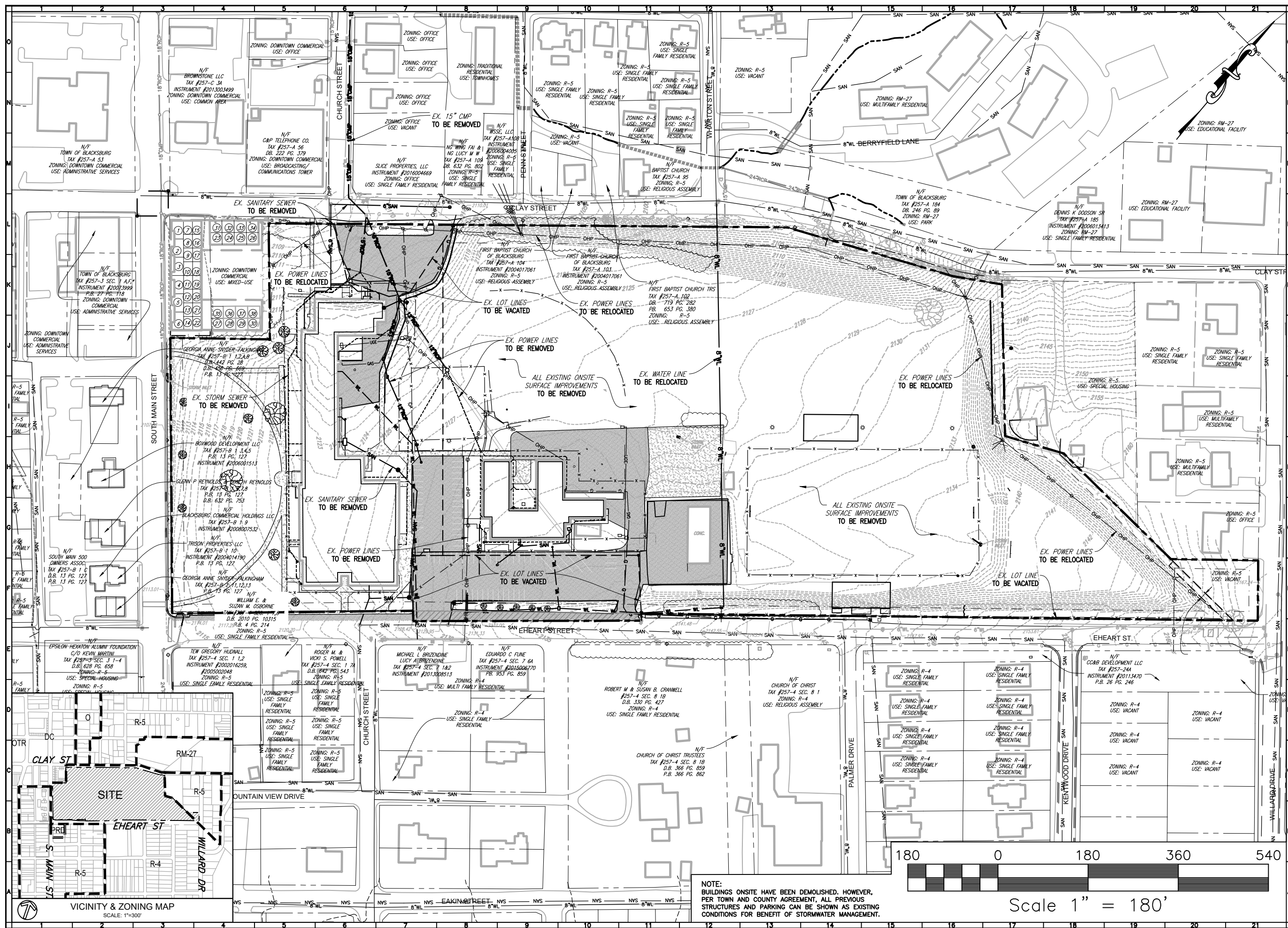
3. N/F
CMEJME LLC
TAX MAP #257-A189
INST. #2017004928
P.B. 4, PG. 9

OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

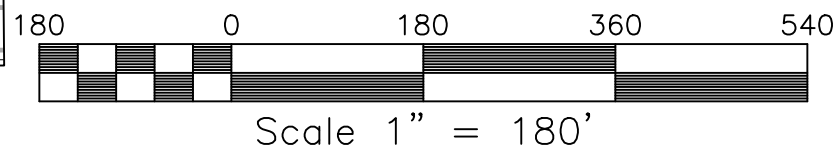
EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY
CHECKED BY SMS
DATE 10/6/17
SCALE 1" = 180'
REVISIONS:
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3. 8/7/20
4. 8/23/21 Amend. #2



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



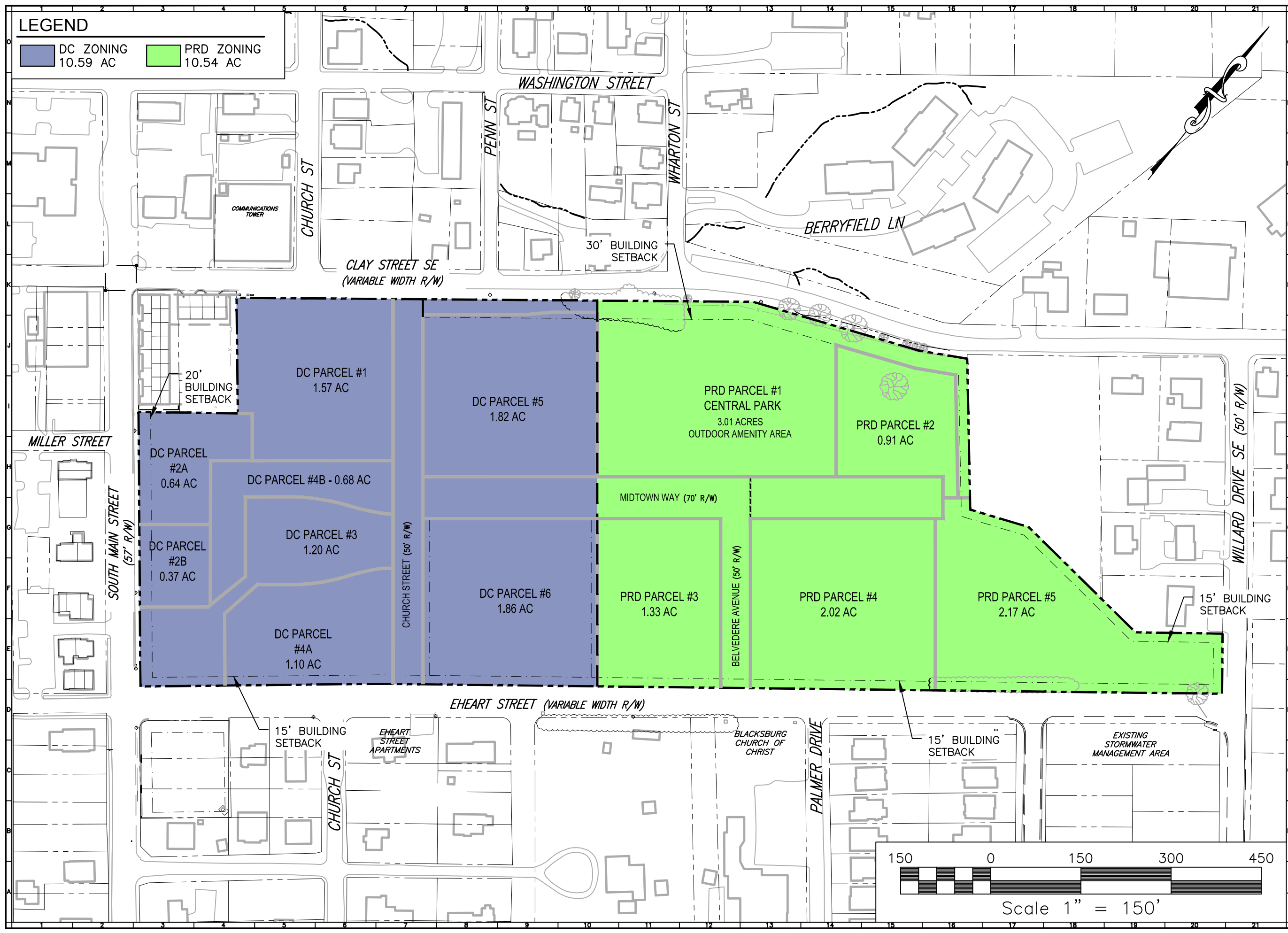
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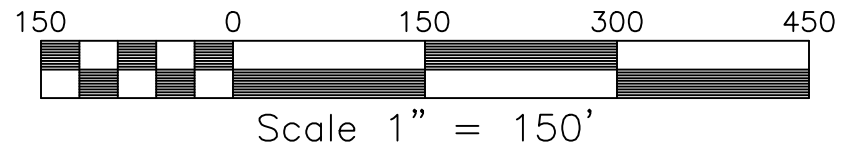


OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

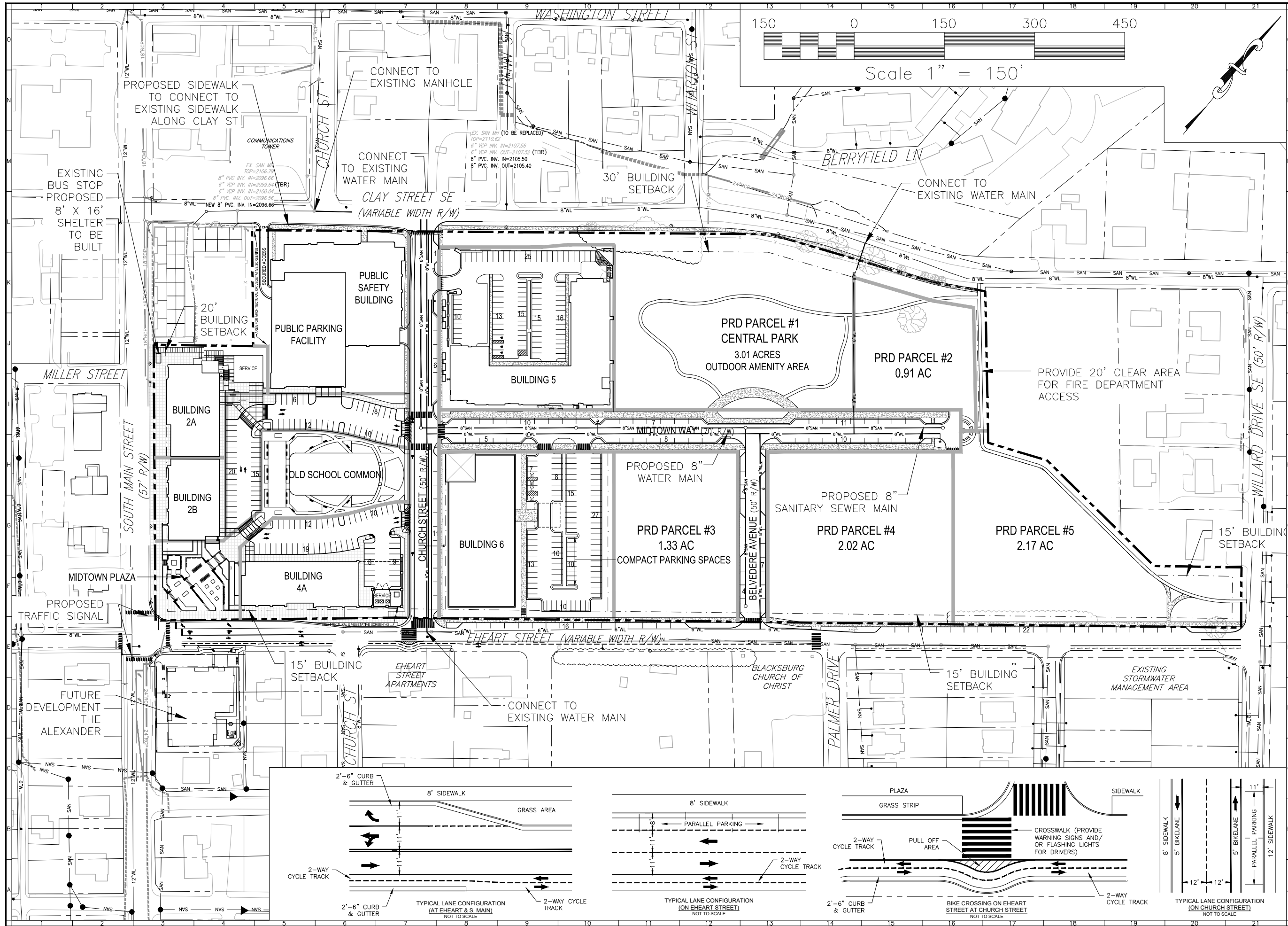
ZONING PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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. 8/23/21 Amend. #2



SHEET NO.
Z3
JOB NO. B1200098.00



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









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

- REVISIONS:
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 3. 8/7/20
 4. 8/23/21 Amend. #2

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 |

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

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REFLECTING TOMORROW

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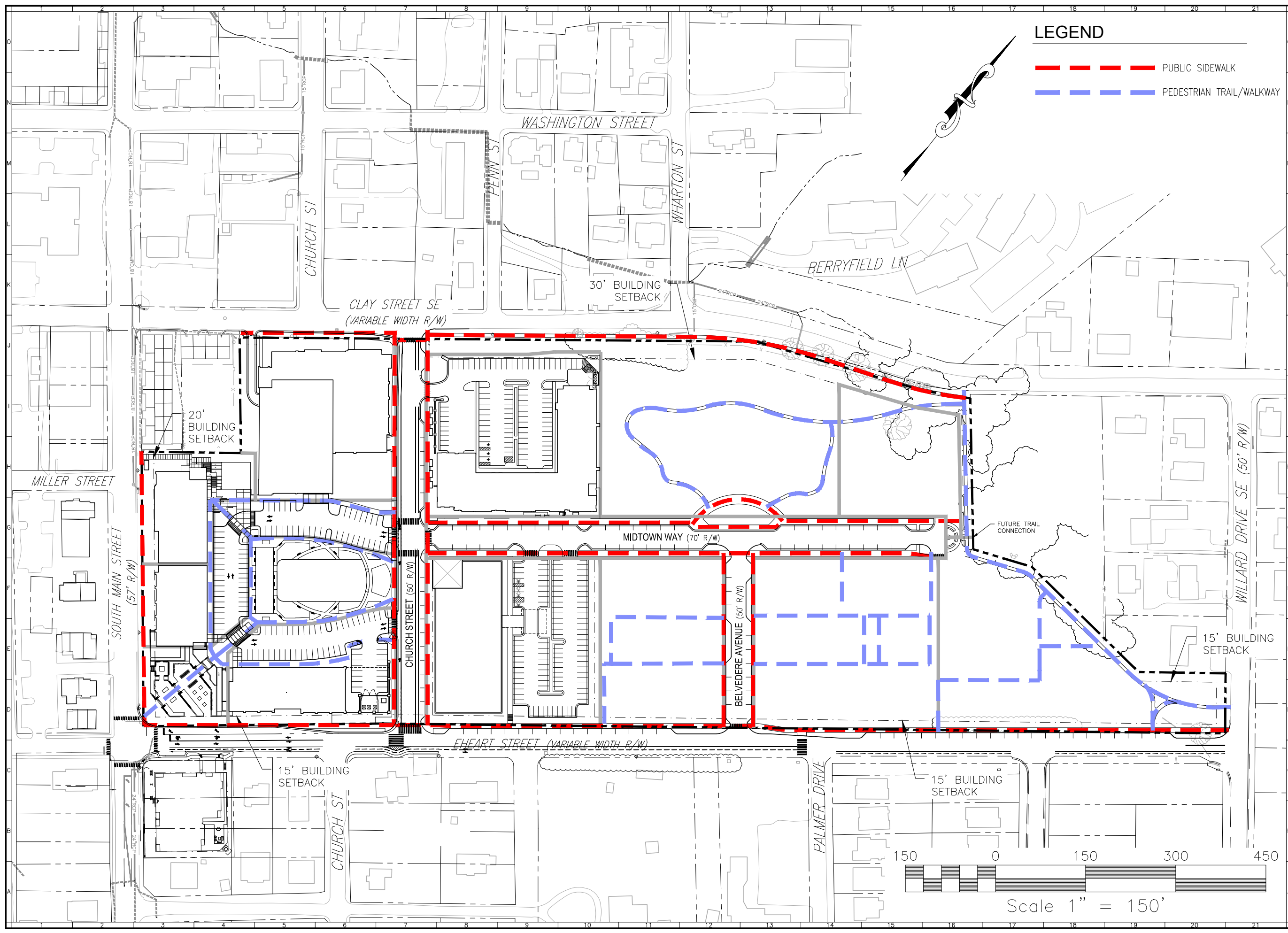
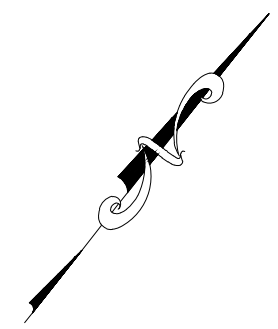
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LEGEND

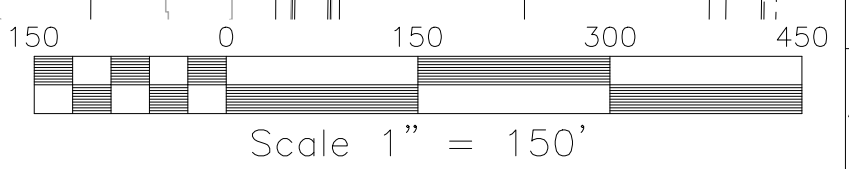
-  PUBLIC SIDEWALK
-  PEDESTRIAN TRAIL/WALKWAY



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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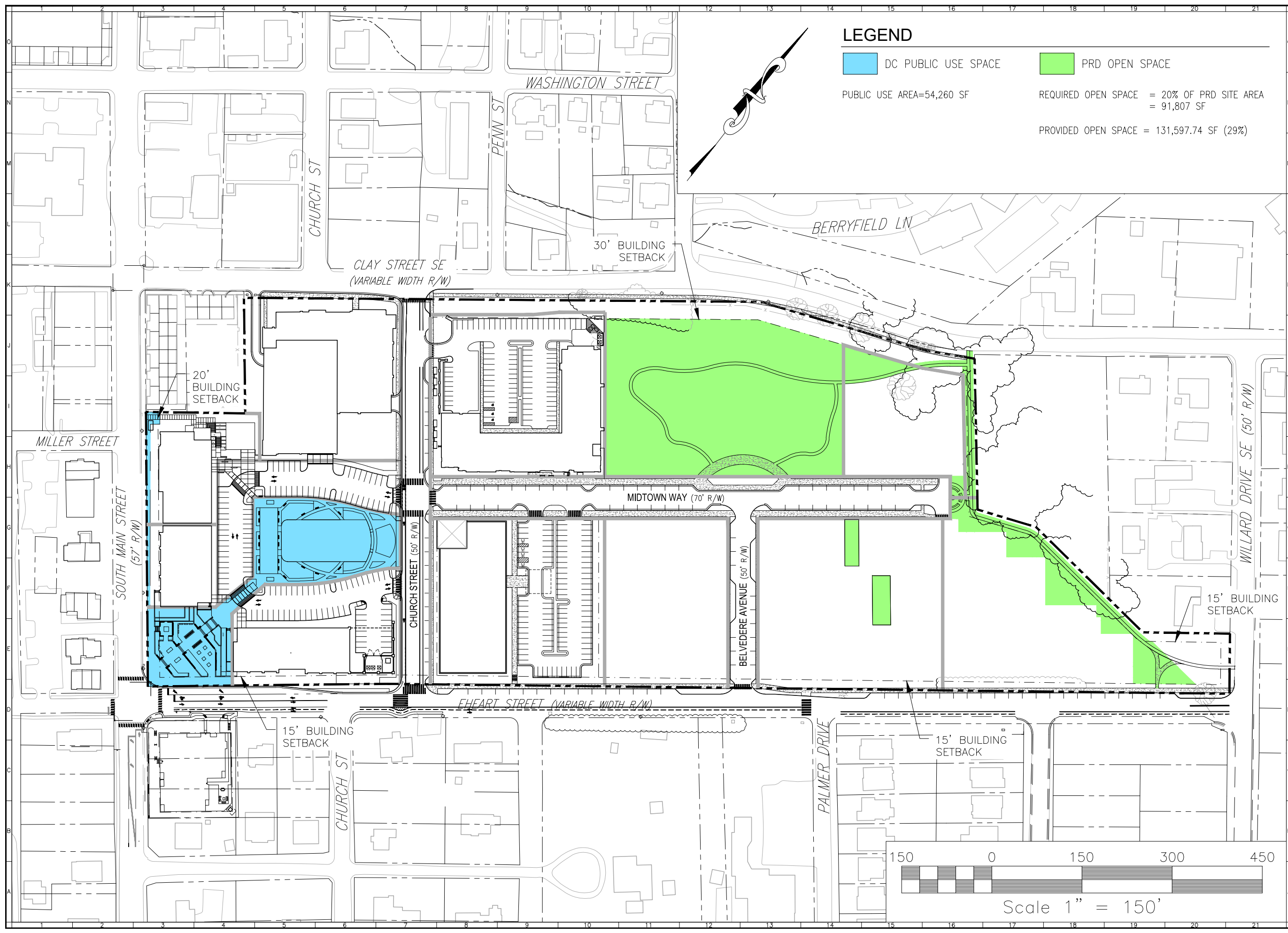
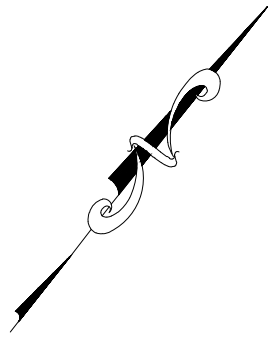
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Z6
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LEGEND

 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 = 131,597.74 SF (29%)



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

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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

PROPOSED INTERSECTION DESIGN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

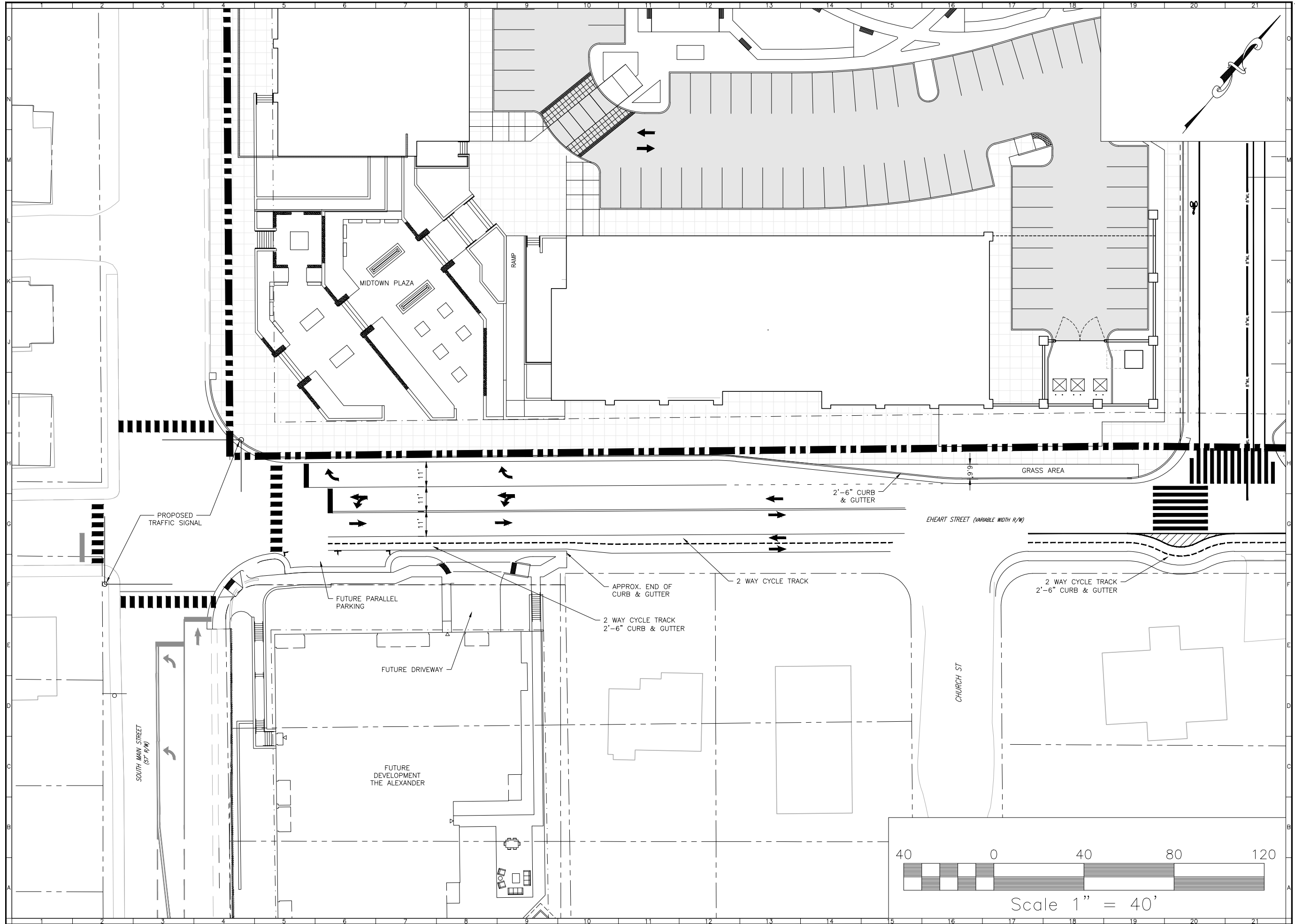
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DATE 10/6/17
SCALE 1"=40'

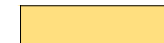



REVISIONS:
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3. 8/7/20
4. 8/23/21 Amend. #2

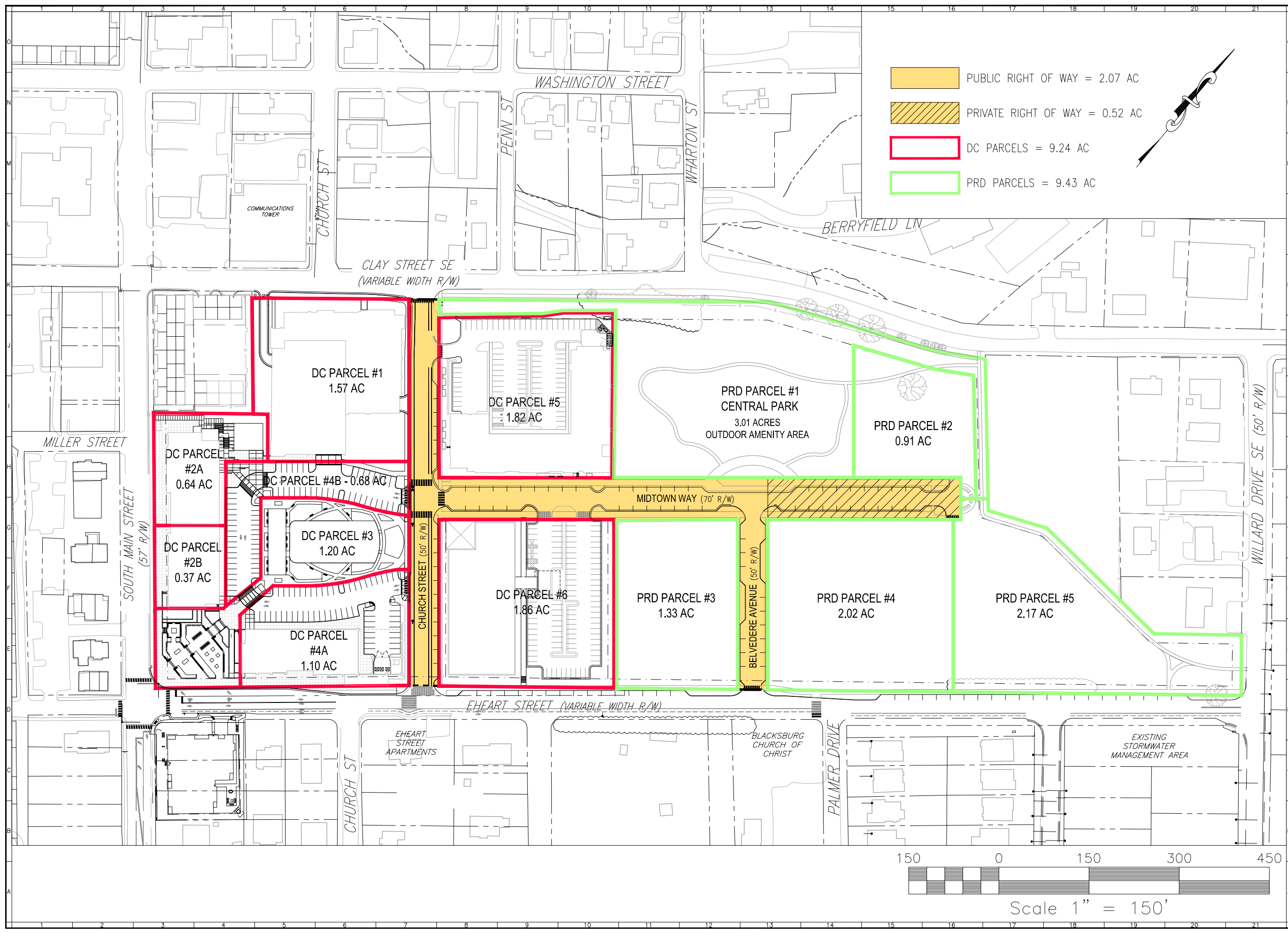
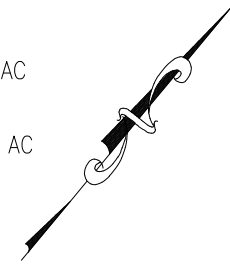
SHEET NO.

Z8

JOB NO. B1200098.00



 PUBLIC RIGHT OF WAY = 2.07 AC
 PRIVATE RIGHT OF WAY = 0.52 AC
 DC PARCELS = 9.24 AC
 PRD PARCELS = 9.43 AC



OLD BLACKSBURG MIDDLE SCHOOL SITE
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PROPOSED PARCEL MAP
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