

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
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

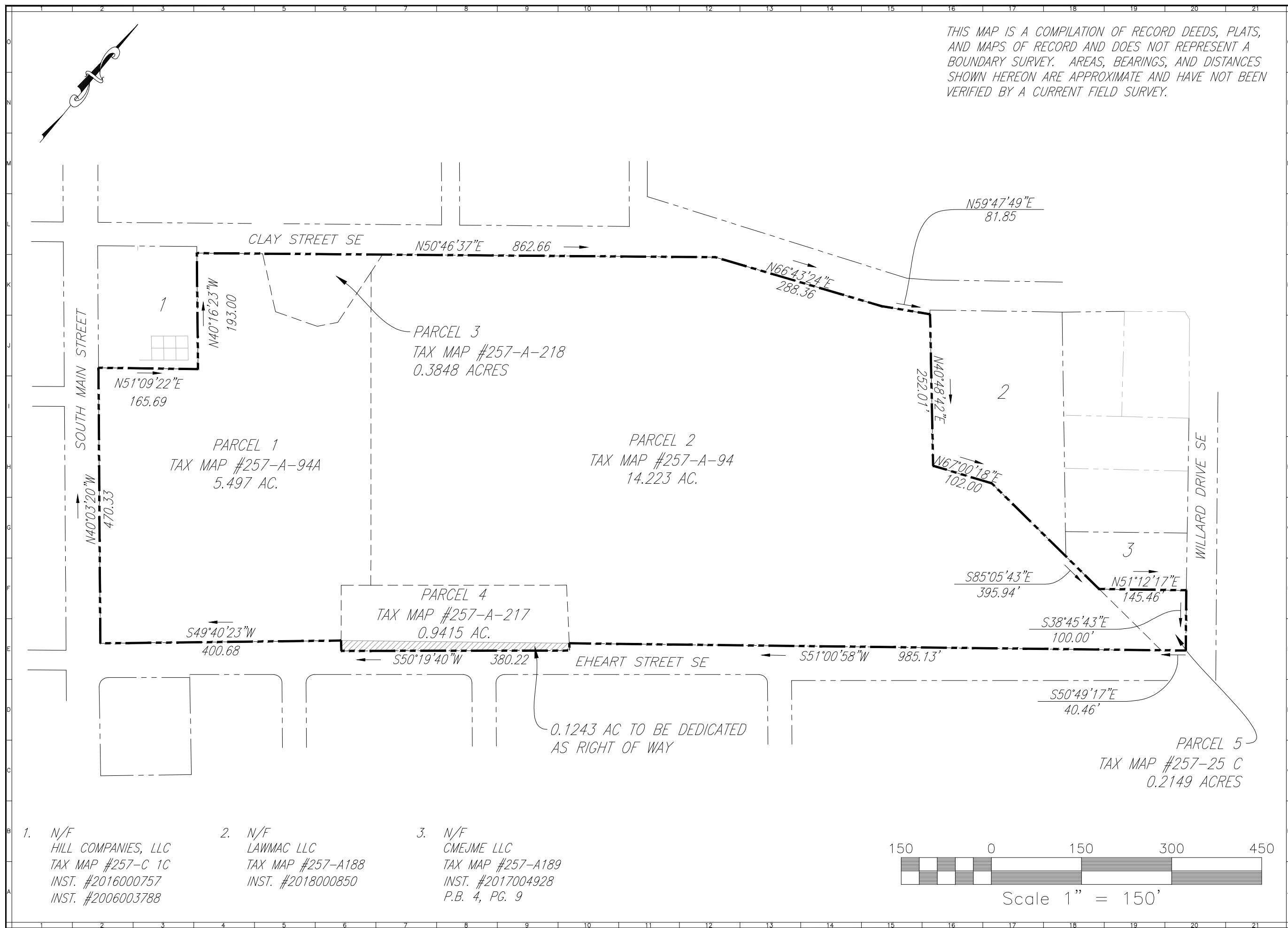
DRAWN BY GLM
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DATE 10/6/17
SCALE 1" = 150'

REVISIONS:
1. 5/13/19 Approval
2. 4/1/20 Amend. #1
3. 8/7/20
4. 8/23/21 Amend. #2
5. 9/28/21

SHEET NO.

Z1

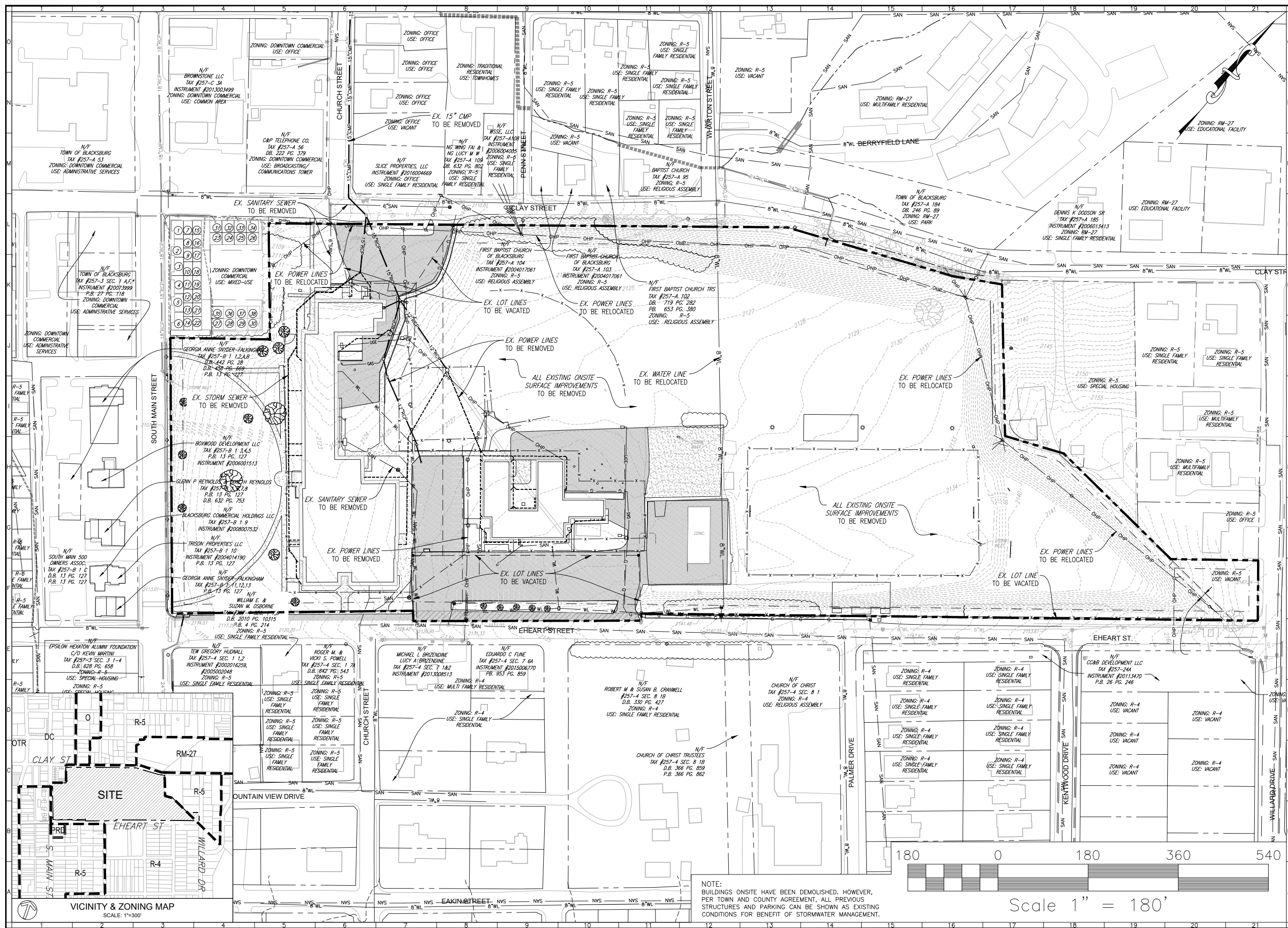
JOB NO. B1200098.00



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

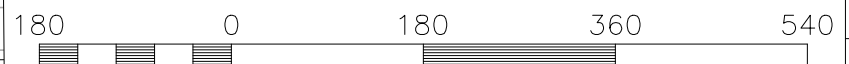
EXISTING CONDITIONS

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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5. 9/28/21

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.

Scale 1" = 180'



VICINITY & ZONING MAP
SCALE: 1"=300'

LEGEND

- DC ZONING
10.59 AC
- PRD ZONING
10.54 AC



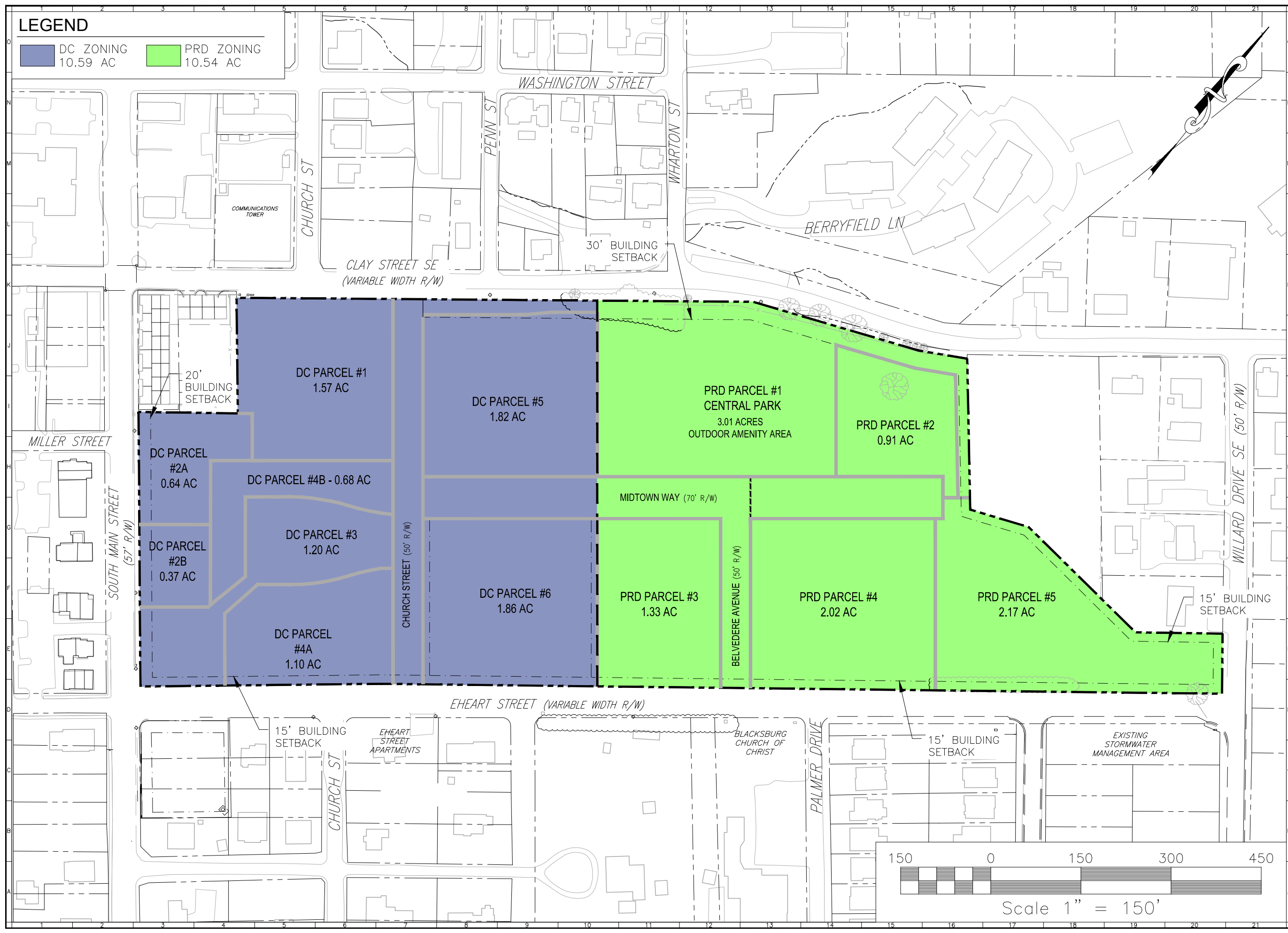
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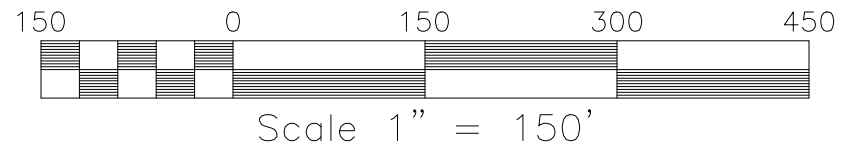
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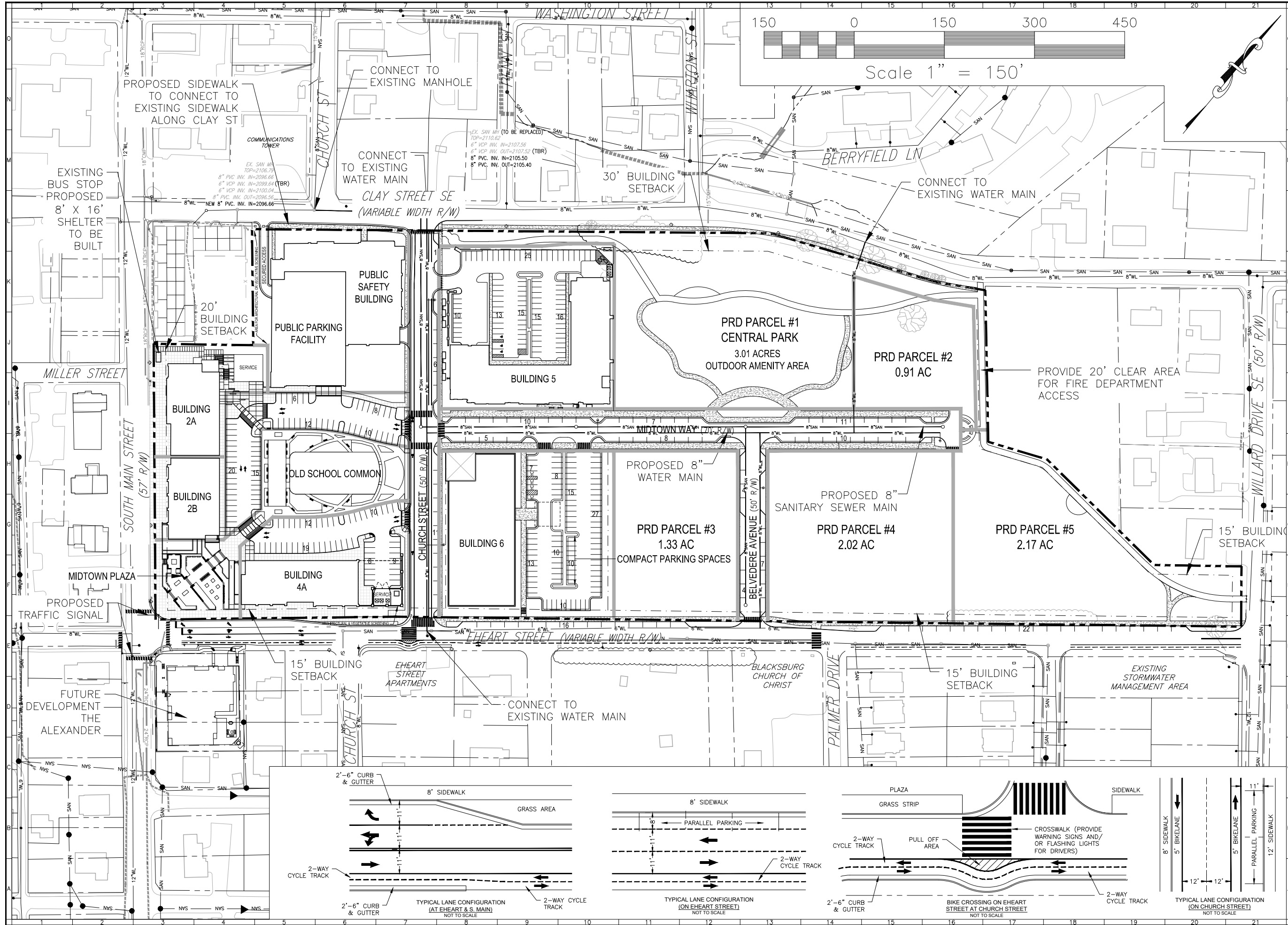


OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
ZONING PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
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DATE 10/6/17
SCALE 1"=150'
REVISIONS:
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SHEET NO.
Z3
JOB NO. B1200098.00

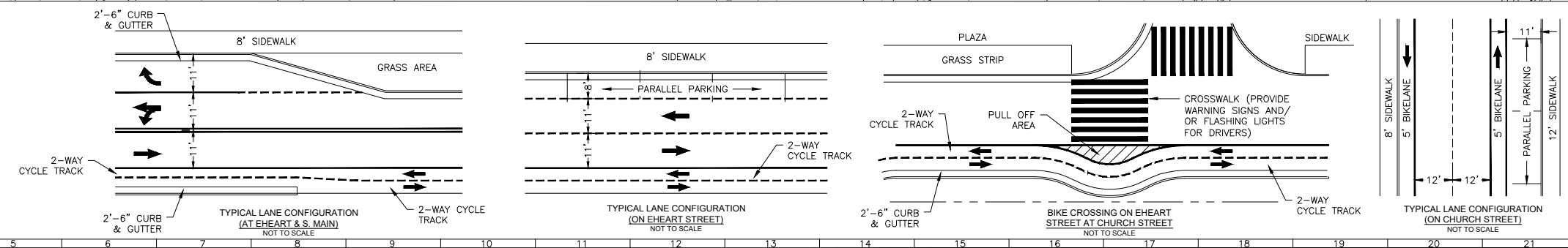


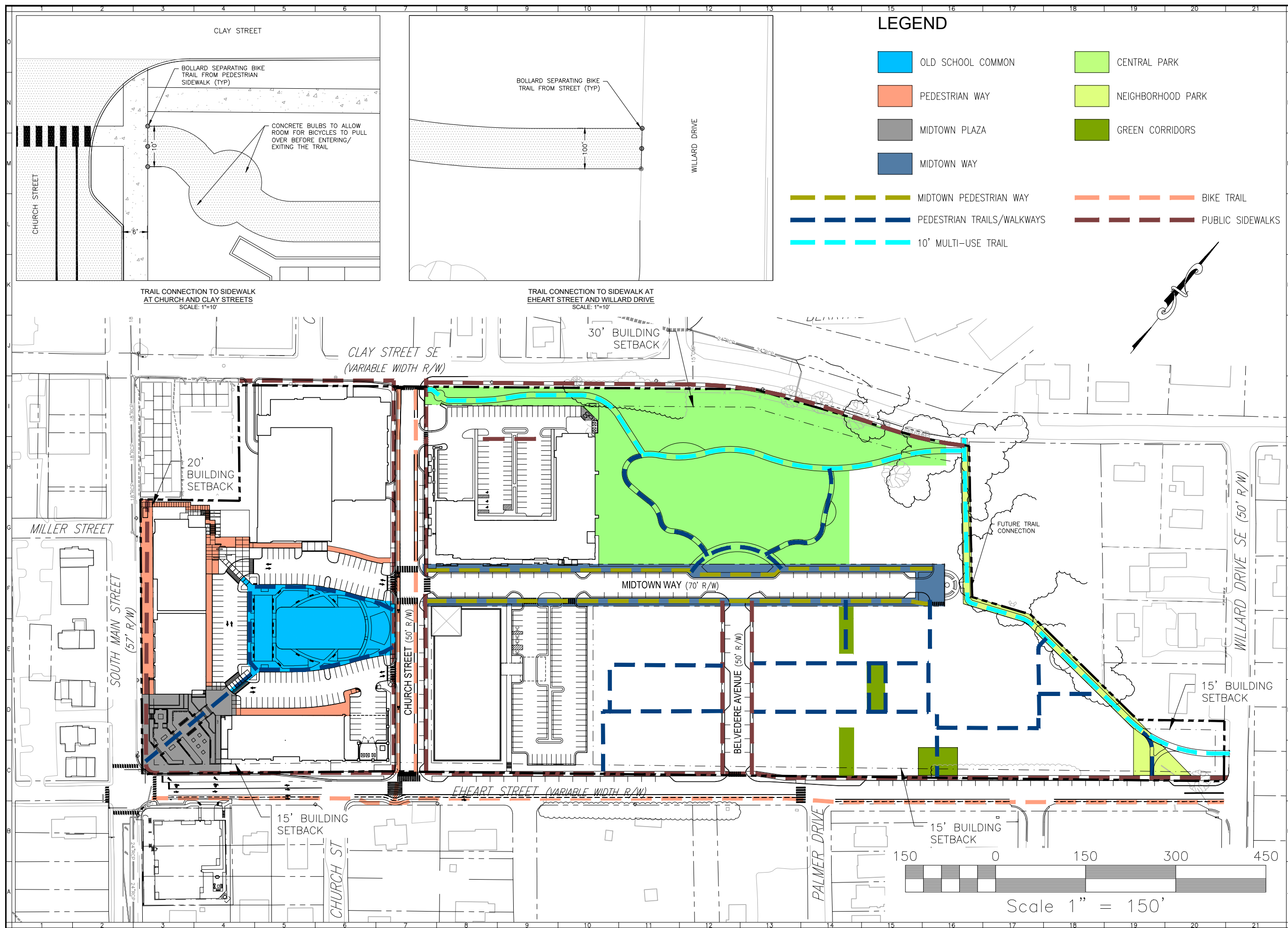
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

OVERALL CONCEPTUAL MASTER PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

- REVISIONS:
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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 | |



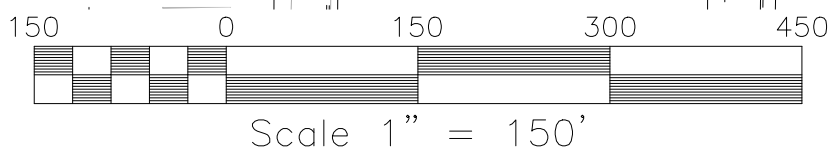
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OLD BLACKSBURG MIDDLE SCHOOL SITE
 501 SOUTH MAIN STREET
PROPOSED PARKS & TRAILS
 MOUNT TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA



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

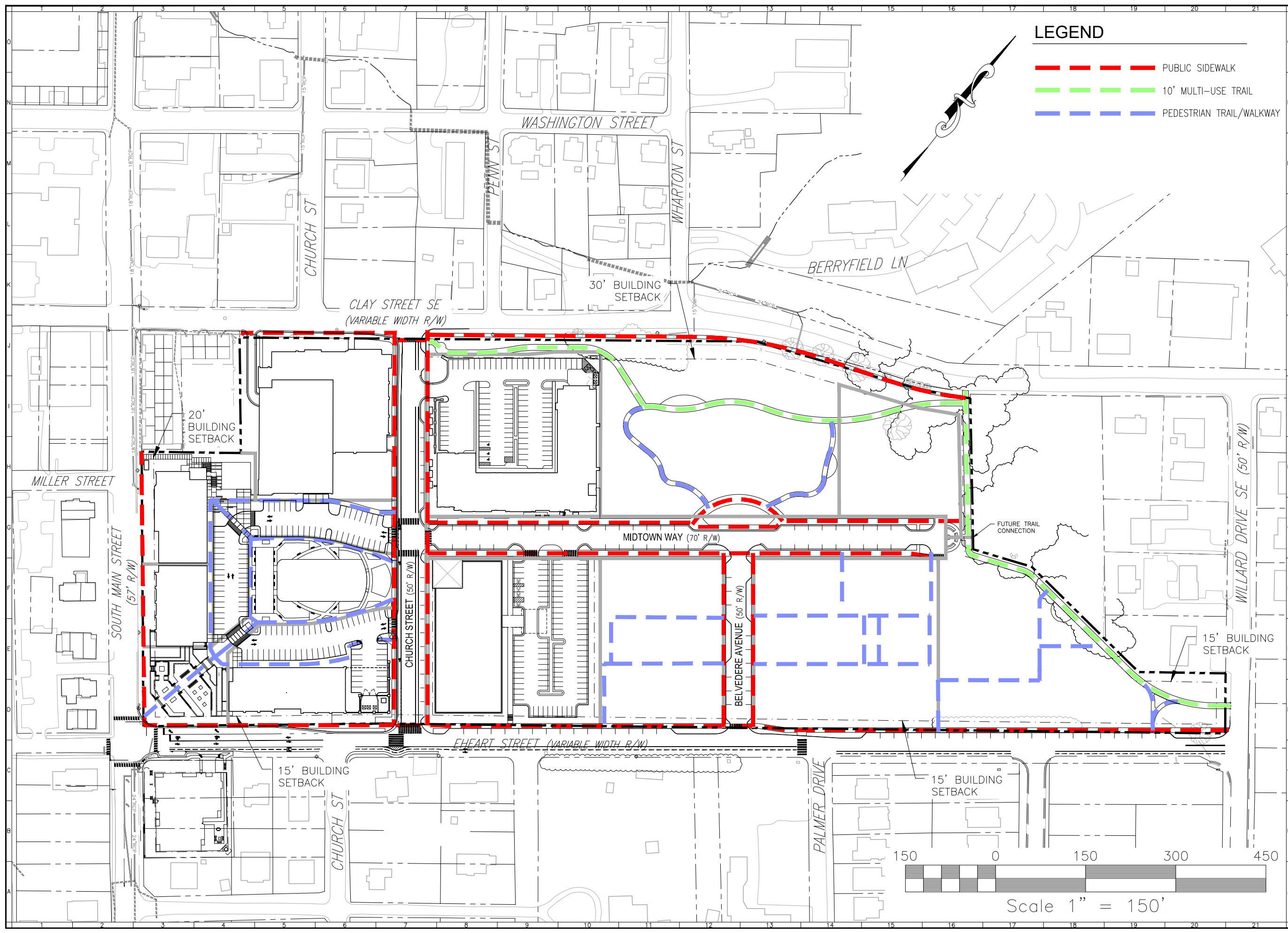
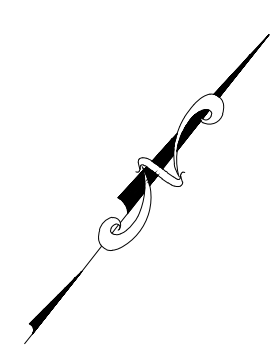
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 - 9/28/21



SHEET NO.
Z5
 JOB NO. B1200098.00

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

DRAWN BY GLM
DESIGNED BY SMS
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SCALE 1"=150'
REVISIONS:
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LEGEND

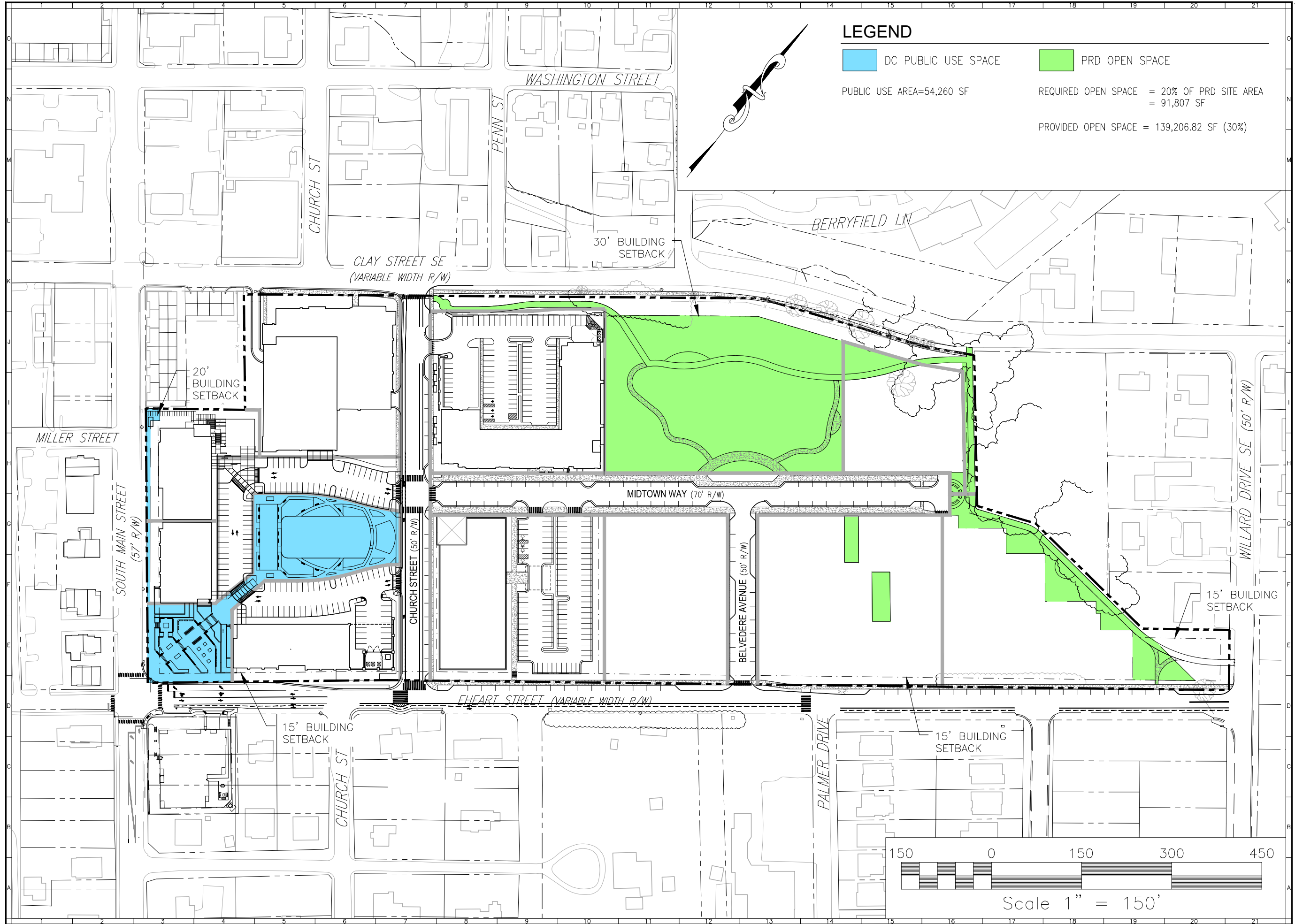
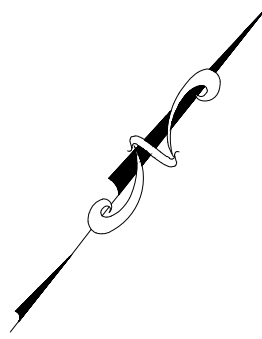
 DC PUBLIC USE SPACE

 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%)



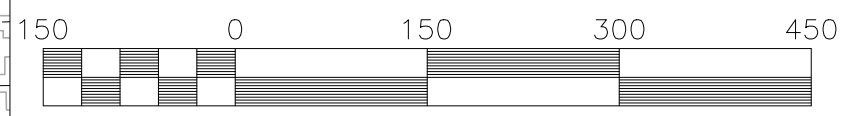
OLD BLACKSBURG MIDDLE SCHOOL SITE
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PROPOSED OPEN SPACE PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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Scale 1" = 150'

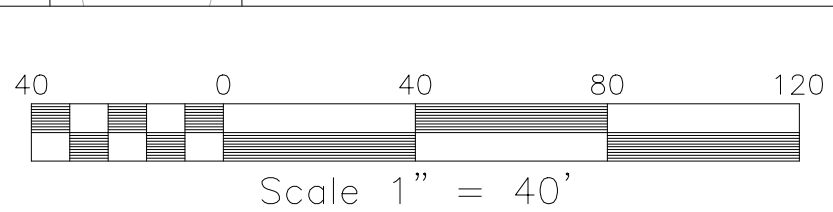
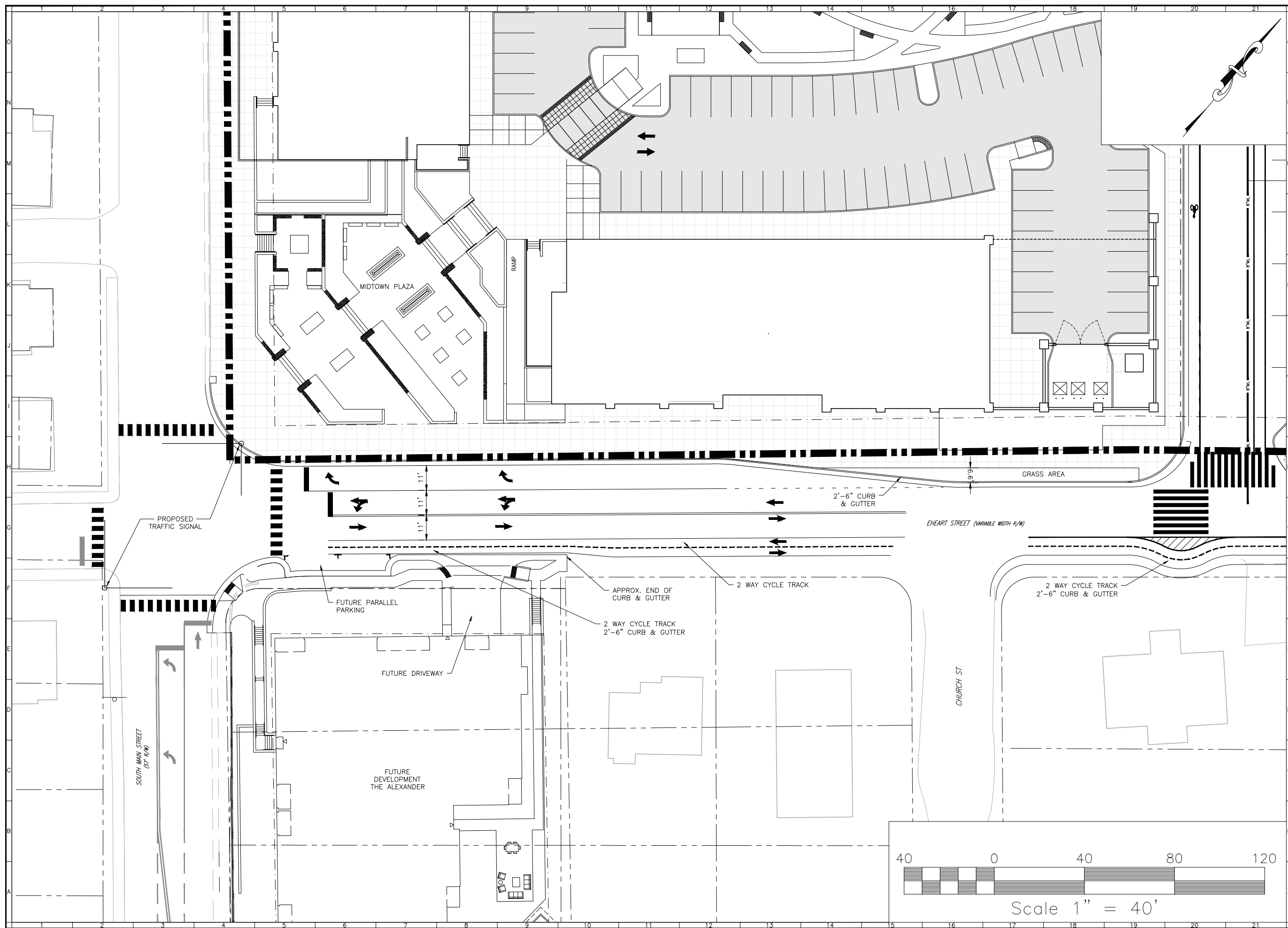
SHEET NO.

27

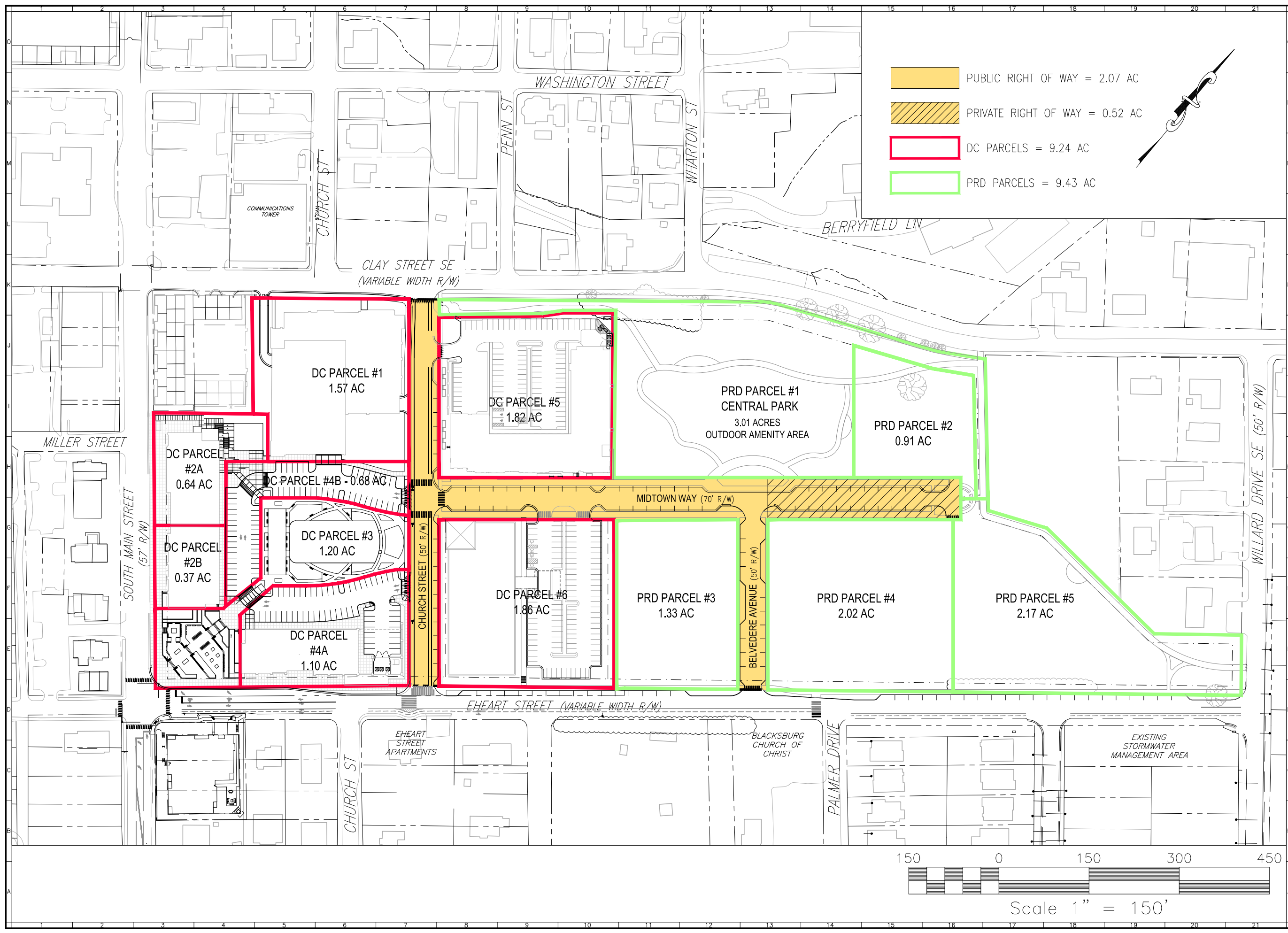
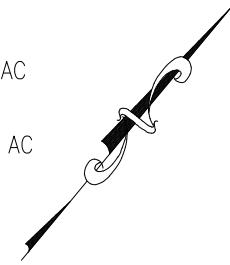
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED INTERSECTION DESIGN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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- 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
501 SOUTH MAIN STREET
PROPOSED PARCEL MAP
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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