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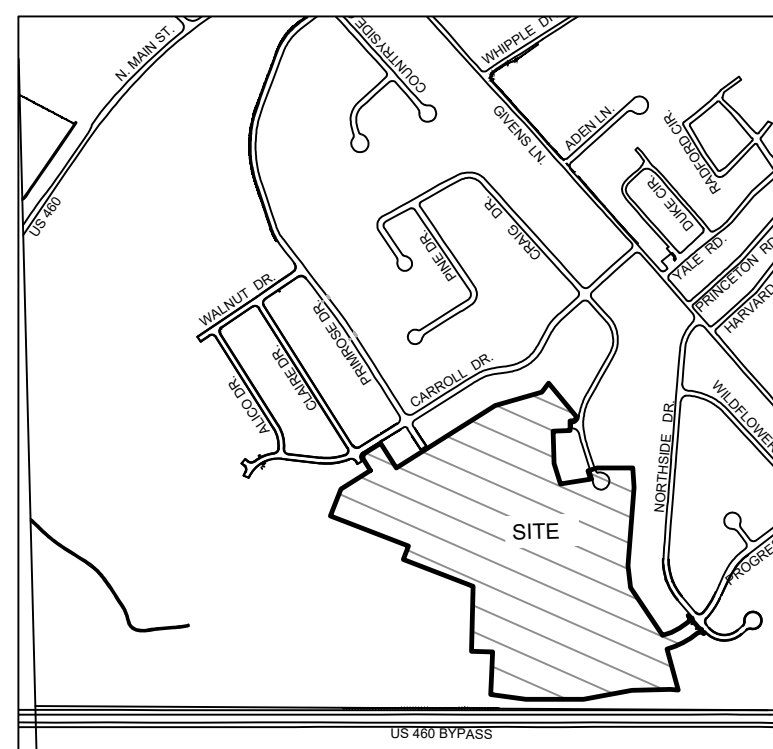
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



PRELIMINARY PLAT

NORTHSIDE PARK - REVISED SECTION XII

MOUNT TABOR MAGISTERIAL DISTRICT TOWN OF BLACKSBURG, VIRGINIA



VICINITY MAP
SCALE: 1" = 1000'

AREA TABLE		
TOTAL SITE AREA	36.00 ACRES	1,568,263 SF
RIGHT-OF WAY	6.21 ACRES	270,410 SF
SUBDIVIDED AREA	20.43 ACRES	890,077 SF
OPEN SPACE	9.36 ACRES	407,776 SF

LOT AREA TABLE		
LOT #	SQUARE FEET	ACRES
13	30,589	0.70
14	19,280	0.44
15	17,766	0.41
16	25,920	0.60
17	53,944	1.24
18	44,053	1.01
19	37,339	0.86
20	18,115	0.42
21	23,491	0.54
22	24,382	0.56
23	24,075	0.55
24	25,886	0.59
25	32,884	0.75
26	26,795	0.62
27	35,643	0.82
28	51,034	1.17
29	14,561	0.33
30	12,264	0.28
31	10,978	0.25
32	10,878	0.25
33	10,875	0.25
34	10,440	0.24
35	10,855	0.25
36	13,208	0.30
37	11,682	0.27
38	12,280	0.28

LOT AREA TABLE		
LOT #	SQUARE FEET	ACRES
39	11,426	0.26
40	10,089	0.23
41	11,101	0.25
42	12,823	0.29
43	11,096	0.25
44	10,622	0.24
45	11,245	0.26
46	10,585	0.24
47	13,290	0.31
48	10,289	0.24
49	10,110	0.23
50	10,188	0.23
51	10,265	0.24
52	10,001	0.23
53	10,001	0.23
54	10,019	0.23
55	10,022	0.23
56	10,015	0.23
57	10,000	0.23
58	10,000	0.23
59	11,780	0.27
60	14,963	0.34
61	16,012	0.37
62	13,983	0.32
63	10,937	0.25

SHEET INDEX

- C1 COVER
- C2 EXISTING CONDITONS
- C3 OVERALL LAYOUT
- C4 OPEN SPACE MAP
- C5 ADJACENT SUBDIVISIONS MAP
- C6 LAYOUT A
- C7 LAYOUT B
- C8 LAYOUT C
- C9 ROAD PROFILES
- C10 ROAD PROFILES
- C11 ROAD PROFILES
- C12 ROAD PROFILES
- C13 TRAIL PROFILE

LEGEND

- EX. SANITARY SEWER
- EX. WATER LINE
- PROP. SANITARY SEWER
- PROP. WATER LINE
- PROP. STORM PIPE
- PROP. EDGE OF PAVEMENT
- PROP. BUILDING
- EX. BUILDING
- SETBACK LINE
- EXISTING EASEMENT LINE
- PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
- SITE PROPERTY LINE
- ADJOINING PROPERTY LINE

NOTES

- LEGAL REFERENCES: INSTRUMENT NUMBER 2019004424 & 2009004272 D.B. 2019, PG. 005404 & D.B. 2009, PG. 004272
- TAX MAP NUMBERS: 166-10A, 166-10B, 166-17A, 166-17B, 166-A 4C
- OWNERS:

CC & B DEVELOPMENT, L.L.C.
3169 COMMERCE STREET
BLACKSBURG, VA 24060

S&S CONSTRUCTION LLC
3169 COMMERCE STREET
BLACKSBURG, VA 24060

TOWN OF BLACKSBURG
300 S MAIN STREET
BLACKSBURG, VA 24060

ENGINEERS/
SURVEYORS: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
FAX: (540) 381-4291
CONTACT: JAMES TAYLOR

DEVELOPER:
SAS CONSTRUCTION
PO BOX 10397
BLACKSBURG, VA 24062

- TOTAL SITE AREA: 36.00 AC
86,708 AC ANALYZED FOR OPEN SPACE REQUIREMENT (SEE SHEET C4)
- ZONING: R-4 LOW DENSITY RESIDENTIAL DISTRICT WITH OPEN SPACE DESIGN OVERLAY
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED LOTS: 51
- MINIMUM LOT SIZE: R4 REQUIRES 10,000 SF (W/ 30% REDUCTION FROM OPEN SPACE DESIGN OVERLAY DISTRICT - 7,000 SF)
- MINIMUM LOT FRONTAGE: 40 FT
- BUILDING SETBACKS:
LOTS ADJACENT TO CONVENTIONAL ZONE R-4 LOTS:
FRONT - 30'
SIDE - 10'
REAR - 25'
SIDE (FACING STREET)- 20'
- REMAINING LOTS:
FRONT (INTERIOR)- 20'
SIDE (INTERIOR) - 5'
REAR (INTERIOR) - 15'
SIDE (FACING STREET)- 10'
- OPEN/ACTIVE SPACE REQUIRED: 30% OF SUBDIVIDED AREA, 25% OF WHICH SHALL BE DESIGNED FOR ACTIVE RECREATION SPACE, AND NO MORE THAN 50% OF DEDICATED OPEN SPACE SHALL BE DESIGNATED FOR ACTIVE RECREATION PURPOSES.
- OPEN SPACE PROPOSED: 32.865 AC. (37.9%) - SEE SHEET 4
- ACTIVE SPACE PROPOSED: 6.645 AC. (25.5%) - SEE SHEET 4
- WATER - TOWN OF BLACKSBURG
- SEWER - TOWN OF BLACKSBURG
- DRAINAGE - CURB AND GUTTER AND ONSITE STORMWATER MANAGEMENT
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH.
- NOT ALL EASEMENTS OR ENCUMBRANCES MAY BE SHOWN HEREON.
- PROPERTY LIES IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON FIRM MAP No. 511210045C (EFFECTIVE DATE: 9/25/2009). APPROXIMATE LOCATION OF FEMA DEFINED ZONE LINES SHOWN HEREON ARE FOR GRAPHIC PURPOSES ONLY AND IS NOT BASED ON A FLOOD ELEVATION SURVEY.
- VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF EASEMENTS ARE SHOWN HEREON. THERE ARE NO VISIBLE EVIDENCE OF ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES OTHER THAN SHOWN HEREON.
- UNDERGROUND UTILITIES MAY BE PRESENT.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. INFORMATION SHOWN HEREON IS BASED ON CONDITIONS FOUND IN THE FIELD AND MAY NOT CONFORM TO RECORD DEED OR PLATS.
- THE PROPERTY SHOWN HEREON IS TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL. SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
- NEW LOT CORNERS SHALL BE MARKED WITH IRON RODS OR OTHER PERMANENT MATERIAL.
- THE FIELD SURVEY WAS CONDUCTED FROM APRIL 28, 2022 - SEPTEMBER 6, 2022.
- PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE TO BE DEDICATED TO THE TOWN OF BLACKSBURG.
- PRIVATE CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS IS TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION.

OWNER SIGNATURE BLOCK
I HEREBY CERTIFY THAT I AM AWARE OF THE REQUIREMENTS IMPOSED BY THE PLAT AND APPLICABLE TOWN CODES, AND AGREE TO COMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH THE TOWN CODE.

JEANNE H. STOSSER _____ DATE _____

APPROVAL BLOCK

BLACKSBURG TOWN PLANNER _____ DATE _____

BLACKSBURG TOWN ENGINEER _____ DATE _____

NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT

COVER

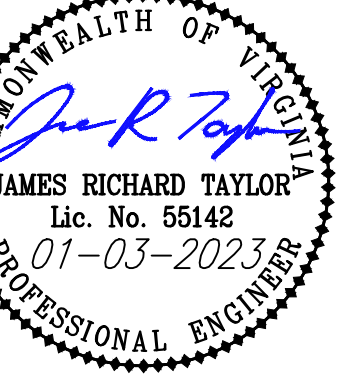
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: AS SHOWN
REVISIONS:



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

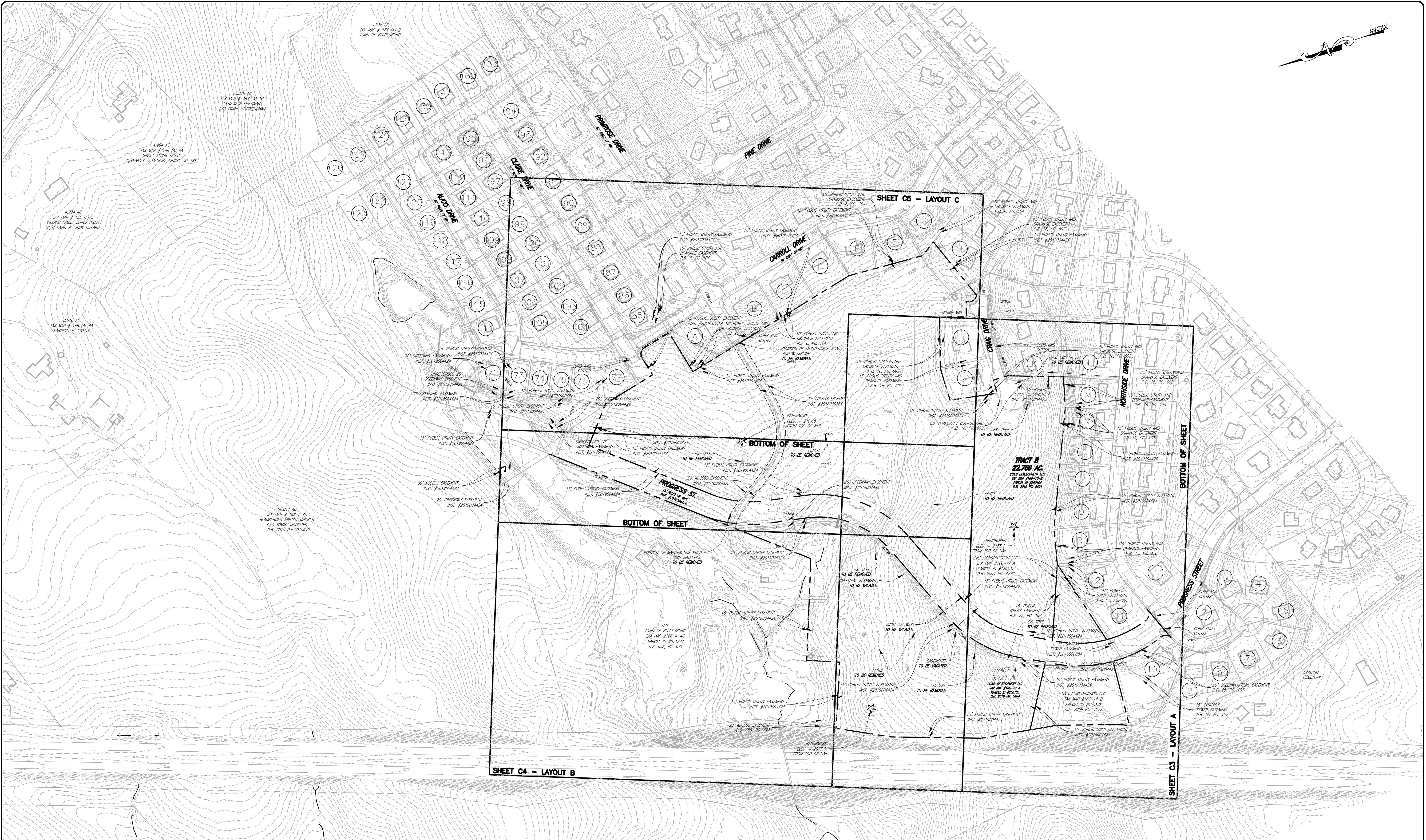
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NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
EXISTING CONDITIONS

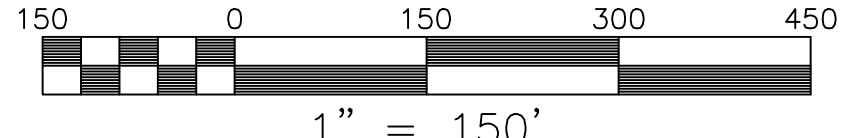
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DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 150'
REVISIONS:

APPROVAL BLOCK
BLACKSBURG TOWN PLANNER _____ DATE _____
BLACKSBURG TOWN ENGINEER _____ DATE _____



ADJACENT PROPERTY OWNERS:

⑩ TRAVIS AND MEGAN ESCHENMANN TAX #166-17 10 D.B. 2008 PG. 011143 P.B. 0025 PG. 0108 ZONING: R-4	① SCOTTIE AND BILLIE WYATT TAX #166-17 11 D.B. 2017 PG. 006588 P.B. 0025 PG. 0108 ZONING: R-4	⑫ KIRK AND MELISSA CAMERON TAX #166-17 12 D.B. 2017 PG. 006588 P.B. 0025 PG. 0108 ZONING: R-4	⑦ OCAR DEVELOPMENT LLC TAX #166-10 77 2019 PG. 005404 INST # - 2019004424 ZONING: R-4	① A MOHAMED KHALED HASSOUNA AND ALI DINA FATHI TAX #166-1 5 D.B. 2016 PG. 001057 INST. #2016001057 ZONING: R-4	② GREGORY B IRWIN TAX #166-1 9 D.B. 2020 PG. 008205 P.B. 0006 PG. 0104 ZONING: R-4	③ HALLAUER LIVING TRUST C/O WILLIAM L HALLAUER JR CO-TRUST TAX #166-1 8 D.B. 2014 PG. 008216 P.B. 0006 PG. 0104 ZONING: R-4	④ HAO SHI AND JIE RONG TAX #166-1 7 D.B. 2013 PG. 007550 P.B. 0006 PG. 0104 ZONING: R-4	⑤ JESS JONES AND KATHLEEN GILBERT TAX #166-1 6 D.B. 2012 PG. 009140 P.B. 0016 PG. 0104 ZONING: R-4	⑥ WILLIAM AND TERESA PRICE TAX #166-1 5 D.B. 2006 PG. 003777 P.B. 0016 PG. 0104 ZONING: R-4	⑧ ARTHUR MOOK AND JENNIFER MORGAN TAX #166-1 4 D.B. 2014 PG. 004029 P.B. 0016 PG. 0616 ZONING: R-4	⑨ JOSEPH AND LESLIE PARADISO TAX #166-10 81 D.B. 0976 PG. 0246 P.B. 0016 PG. 0692 ZONING: R-4	⑬ ADAM AND KERRI EDWARDS TAX #166-7 10 D.B. 2016 PG. 003014 P.B. 0016 PG. 0692 ZONING: R-4	⑭ GERARD AND JANICE TESI TAX #166-10 79 D.B. 2006 PG. 005951 P.B. 0016 PG. 0692 ZONING: R-4	⑮ ROBERT AND GAYLE KIRBY TAX #166-8 19 D.B. 0991 PG. 0195 P.B. 0016 PG. 0692 ZONING: R-4	⑯ SAGHAI MAROOF TAX #166-7 9 D.B. 1039 PG. 0149 P.B. 1039 PG. 0152 ZONING: R-4	⑰ CHRISTOPHER SHIVELY AND RICHARD SHIELD TAX #166-7 10 D.B. 2002 PG. 005787 P.B. 0015 PG. 0195 ZONING: R-4	⑱ MING XU AND PING YAN TAX #166-8 18 D.B. 2004 PG. 005118 P.B. 0862 PG. 0005 ZONING: R-4	⑲ PETER WILLENSTEIN AND HO SOOKHAN TAX #166-8 19 D.B. 0780 PG. 0488 P.B. 0015 PG. 0370 ZONING: R-4	⑳ STEVEN AND HOLLY ROSS TAX #166-8 21 D.B. 2006 PG. 006622 P.B. 0015 PG. 0370 ZONING: R-4	㉑ CLARENCE AND LINDA WASKEY TAX #166-8 22 D.B. 2010 PG. 005172 P.B. 0015 PG. 0370 ZONING: R-4	㉒ DAVID R BEVAN III AND PATRICE ERNST BEVAN TAX #166-8 20 D.B. 1008 PG. 0049 P.B. 1008 PG. 0051 ZONING: R-4
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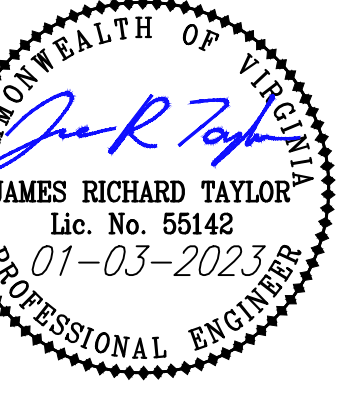


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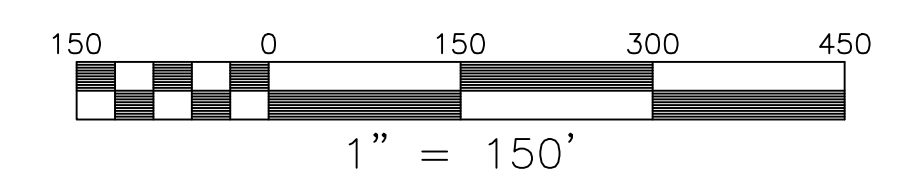
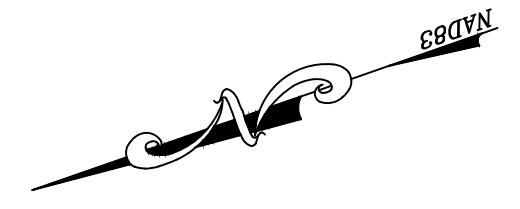
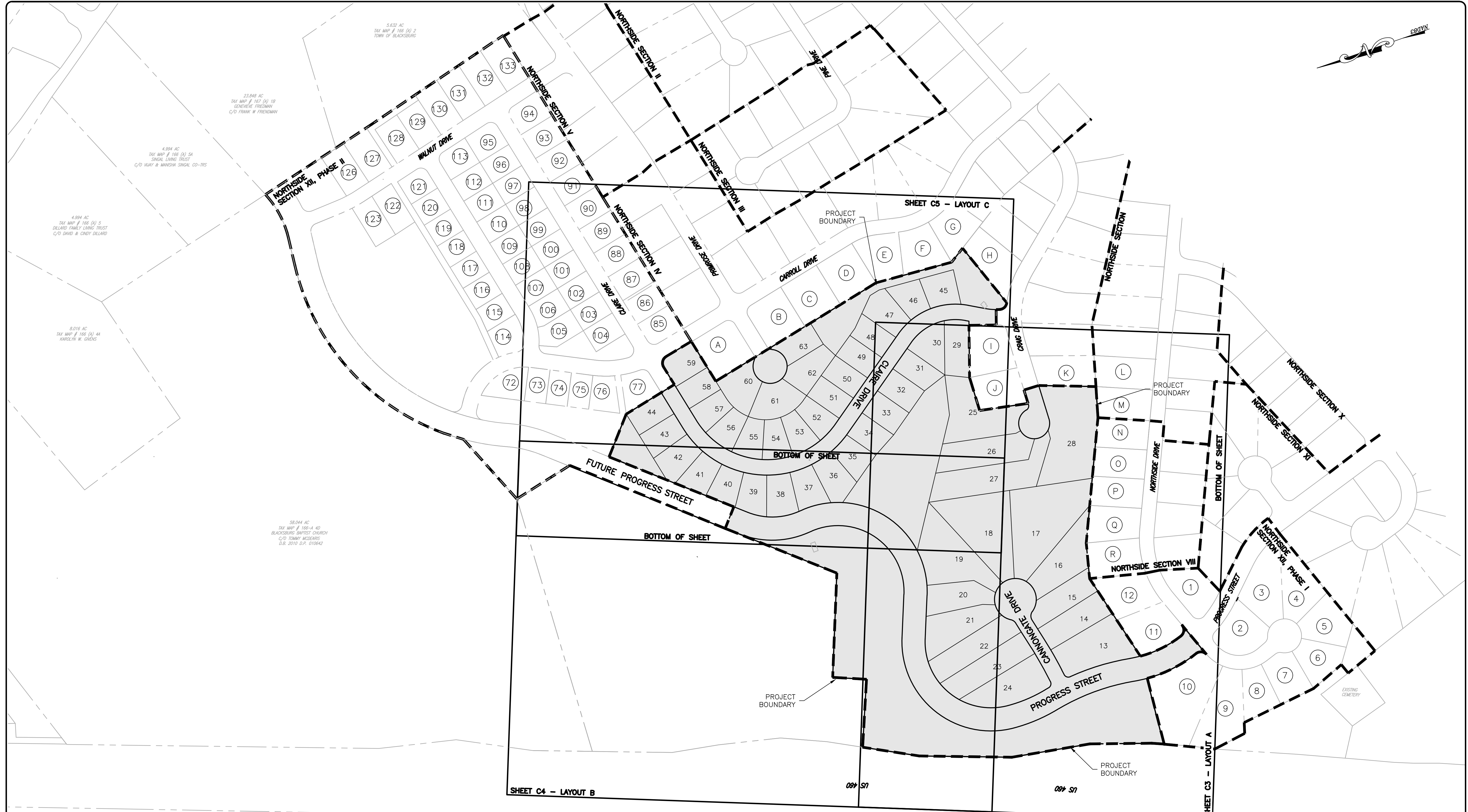
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Christiansburg, VA 24073
540.381.4290



NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
OVERALL LAYOUT

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 150'
REVISIONS:



- ADJACENT PROPERTY OWNERS:**
- | | | | | | |
|---|---|---|---|--|---|
| <p>⑩ TRAVIS AND MEGAN ESCHENMANN
TAX #166-17 10
D.B. 2008 PG. 011143
P.B. 0025 PG. 0108
ZONING: R-4</p> <p>⑪ SCOTTIE AND BILLIE WYATT
TAX #166-17 11
D.B. 2012 PG. 006588
P.B. 0025 PG. 108
ZONING: R-4</p> <p>⑫ KIRK AND MELISSA CAMERON
TAX #166-17 12
D.B. 2017 PG. 006588
P.B. 0025 PG. 0108
ZONING: R-4</p> <p>⑰ CC&B DEVELOPMENT LLC
TAX #166-17 77
2019 PG. 005404
INST # - 2019004424
ZONING: R-4</p> | <p>Ⓐ MOHAMED KHALED HASSOUNA AND ALI DINA FATHI
TAX #166-1 5
D.B. 2016 PG. 001057
INST. #2016001057
ZONING: R-4</p> <p>Ⓑ GREGORY B IRWIN
TAX #166-1 9
D.B. 2020 PG. 008205
P.B. 0006 PG. 0104
ZONING: R-4</p> <p>Ⓒ HALLAUER LIVING TRUST
C/O WILLIAM L. HALLAUER JR CO-TRST
TAX #166-1 8
D.B. 2014 PG. 008216
P.B. 0006 PG. 0104
ZONING: R-4</p> <p>Ⓓ HAO SHI AND JIE RONG
TAX #166-1 7
D.B. 2013 PG. 007550
P.B. 0006 PG. 0104
ZONING: R-4</p> | <p>Ⓔ JESS JONES AND KATHLEEN GILBERT
TAX #166-1 6
D.B. 2012 PG. 009140
P.B. 0006 PG. 0104
ZONING: R-4</p> <p>Ⓕ WILLIAM AND TERESA PRICE
TAX #166-1 5
D.B. 2006 PG. 003777
P.B. 0006 PG. 0104
ZONING: R-4</p> <p>Ⓖ ARTHUR MOOK AND JENNIFER MORGAN
TAX #166-1 4
D.B. 2014 PG. 004029
P.B. 0047 PG. 0816
ZONING: R-4</p> <p>Ⓗ JOSEPH AND LESLIE PARADISO
TAX #166-10 81
D.B. 2013 PG. 0246
P.B. 0016 PG. 0692
ZONING: R-4</p> | <p>Ⓘ ADAM AND KERRI EDWARDS
TAX #166-7 10
D.B. 2016 PG. 003014
P.B. 0016 PG. 0692
ZONING: R-4</p> <p>Ⓙ GERARD AND JANICE TESI
TAX #166-10 79
D.B. 2010 PG. 005951
P.B. 0016 PG. 0692
ZONING: R-4</p> <p>Ⓚ ROBERT AND GAYLE KIRBY
TAX #166-10 78
D.B. 0991 PG. 0195
P.B. 0016 PG. 0692
ZONING: R-4</p> <p>Ⓛ SAGHAI MAROOF
TAX #166-7 9
D.B. 1039 PG. 0149
P.B. 1039 PG. 0152
ZONING: R-4</p> | <p>Ⓜ CHRISTOPHER SHIVELY AND RICHARD SHIELD
TAX #166-7 10
D.B. 2002 PG. 005787
P.B. 0015 PG. 0195
ZONING: R-4</p> <p>Ⓝ MING XU AND PING YAN
TAX #166-8 18
D.B. 2004 PG. 005118
P.B. 0862 PG. 0005
ZONING: R-4</p> <p>Ⓞ PETER WALLENSTEIN AND HO SOOKHAN
TAX #166-8 19
D.B. 0780 PG. 0488
P.B. 0015 PG. 0370
ZONING: R-4</p> <p>Ⓟ DAVID R BEVAN III AND PATRICE ERNST BEVAN
TAX #166-8 20
D.B. 1008 PG. 0048
P.B. 1008 PG. 0051
ZONING: R-4</p> | <p>Ⓛ STEVEN AND HOLLY ROSS
TAX #166-8 21
D.B. 2006 PG. 006622
P.B. 0015 PG. 0370
ZONING: R-4</p> <p>Ⓡ CLARENCE AND LINDA WASKEY
TAX #166-8 22
D.B. 2010 PG. 005172
P.B. 0015 PG. 0370
ZONING: R-4</p> |
|---|---|---|---|--|---|

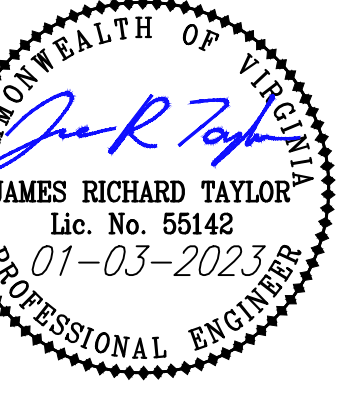
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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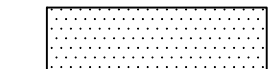


NORTHSIDE PARK - REVISED SECTION XII

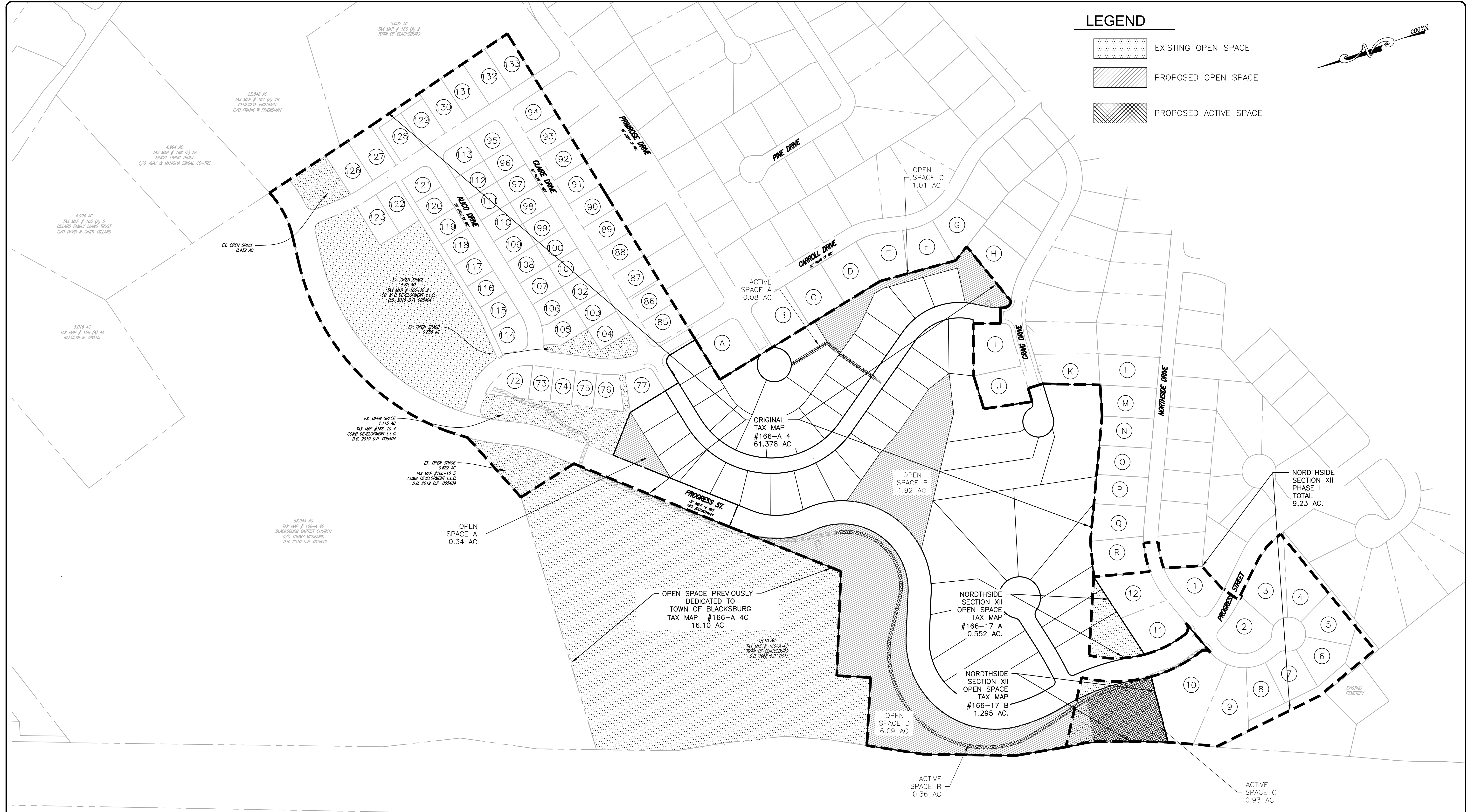
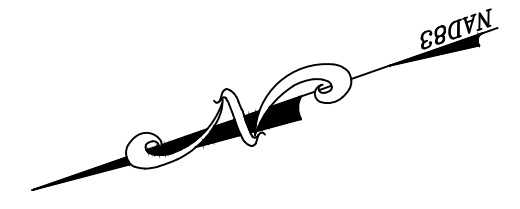
PRELIMINARY PLAT
OPEN SPACE

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 150'
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

LEGEND

-  EXISTING OPEN SPACE
-  PROPOSED OPEN SPACE
-  PROPOSED ACTIVE SPACE



OPEN SPACE:

TOTAL AREA:	
TAX MAP #166-A 4	61.378 AC.
NORTHSIDE PARK SECTION XII, PH I	9.230 AC.
TAX MAP #166-A 4C	16.100 AC.
TOTAL AREA:	86.708 AC.

REQUIRED OPEN SPACE: 30% TOTAL AREA = 26.01 AC.

EXISTING OPEN SPACE:

TAX MAP #166-A 4	7.405 AC.
NORTHSIDE PARK SECTION XII, PH I	1.847 AC.
TAX MAP #166-A 4C	16.100 AC.
TOTAL AREA:	25.352 AC.

PROPOSED OPEN SPACE:

TOTAL EXISTING OPEN SPACE	25.352 AC.
PROPOSED IN THIS PLAN	9.360 AC.
PORTION REMOVED FROM SECTION XII, PH I	1.847 AC.
TOTAL AREA:	32.865 AC. (37.90%)

ACTIVE SPACE:

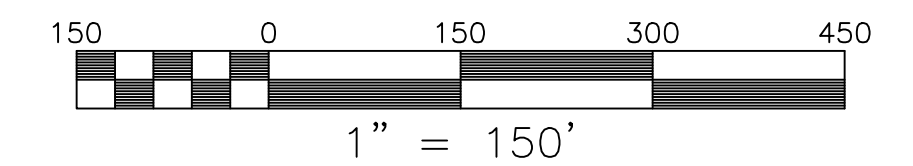
REQUIRED ACTIVE SPACE: 25% OPEN SPACE REQ. = 6.503 AC.

EXISTING ACTIVE SPACE:

TAX MAP #166-A 4	0.974 AC.
NORTHSIDE PARK SECTION XII, PH I	AC.
TAX MAP #166-A 4C	4.301 AC.
TOTAL AREA:	5.275 AC.

PROPOSED ACTIVE SPACE:

TOTAL EXISTING ACTIVE SPACE	5.275 AC.
PROPOSED IN THIS PLAN	1.370 AC.
TOTAL AREA:	6.645 AC. (25.5% OF OPEN SPACE REQ.)

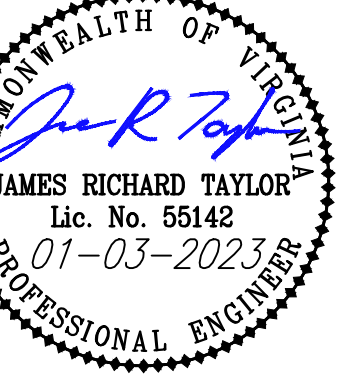


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

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 Shenandoah Valley
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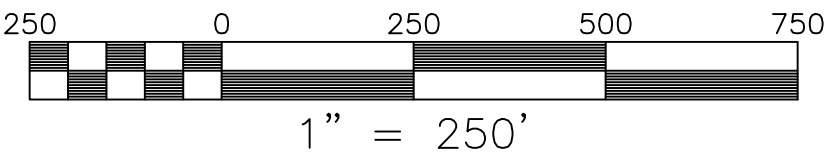


NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
 ADJACENT SUBDIVISIONS MAP

MOUNT LABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: 1" = 250'
 REVISIONS:



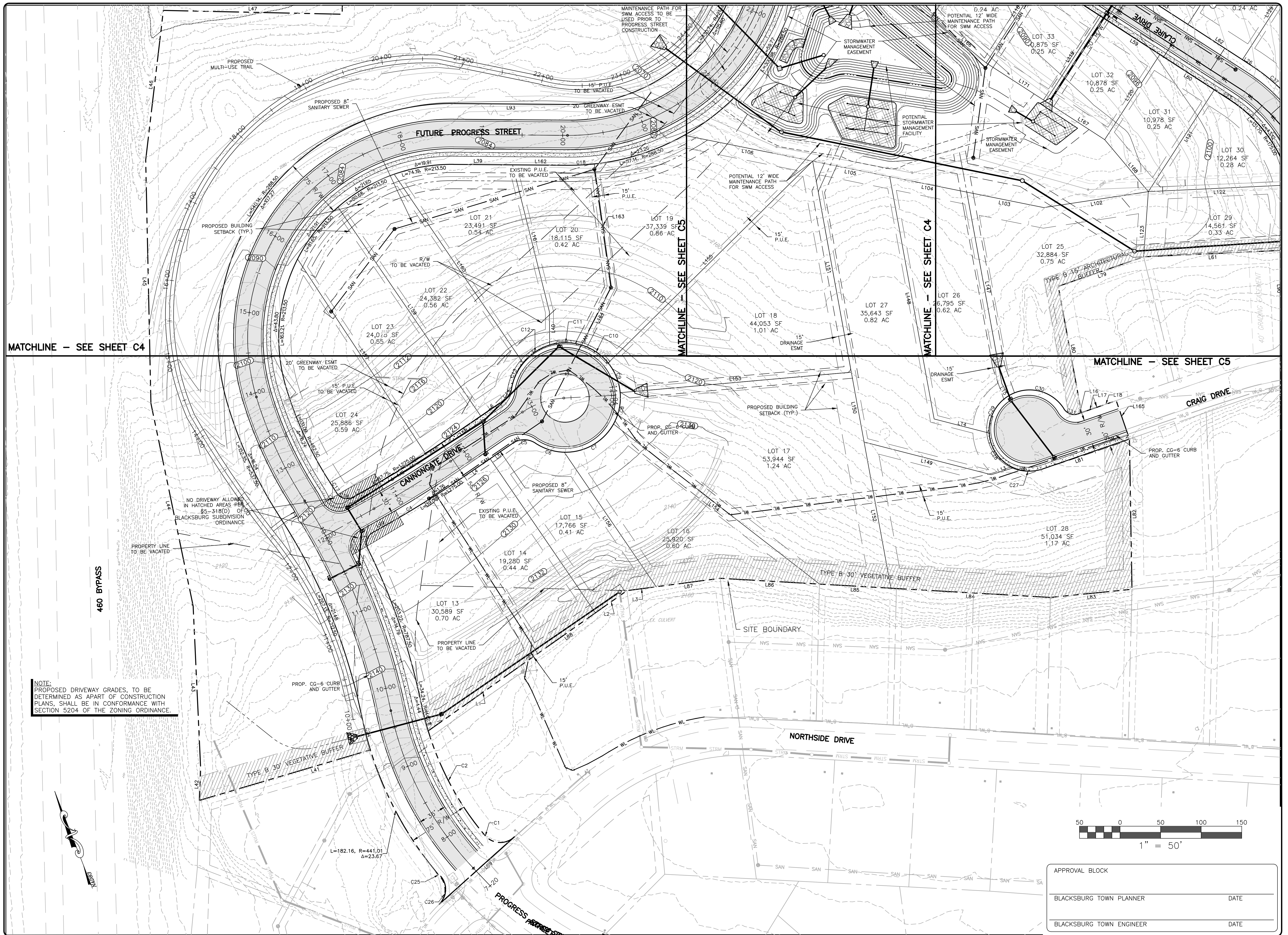
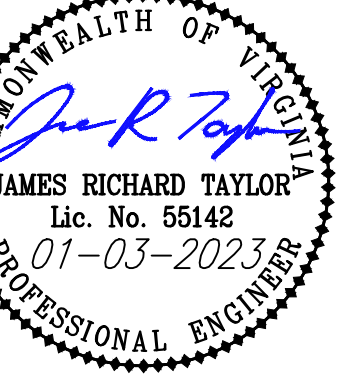
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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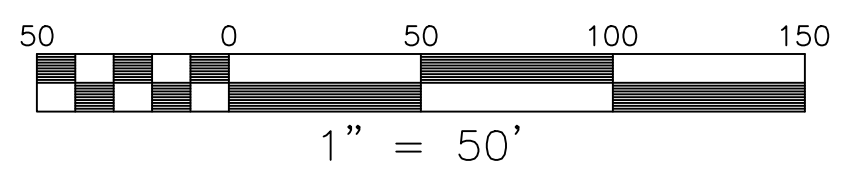


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NOTE:
PROPOSED DRIVEWAY GRADES, TO BE DETERMINED AS APART OF CONSTRUCTION PLANS, SHALL BE IN CONFORMANCE WITH SECTION 5204 OF THE ZONING ORDINANCE.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
ROAD AND UTILITY PLAN A

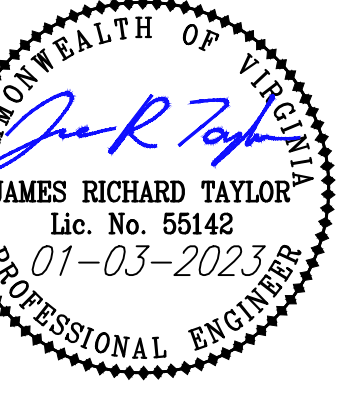
DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 50'
REVISIONS:

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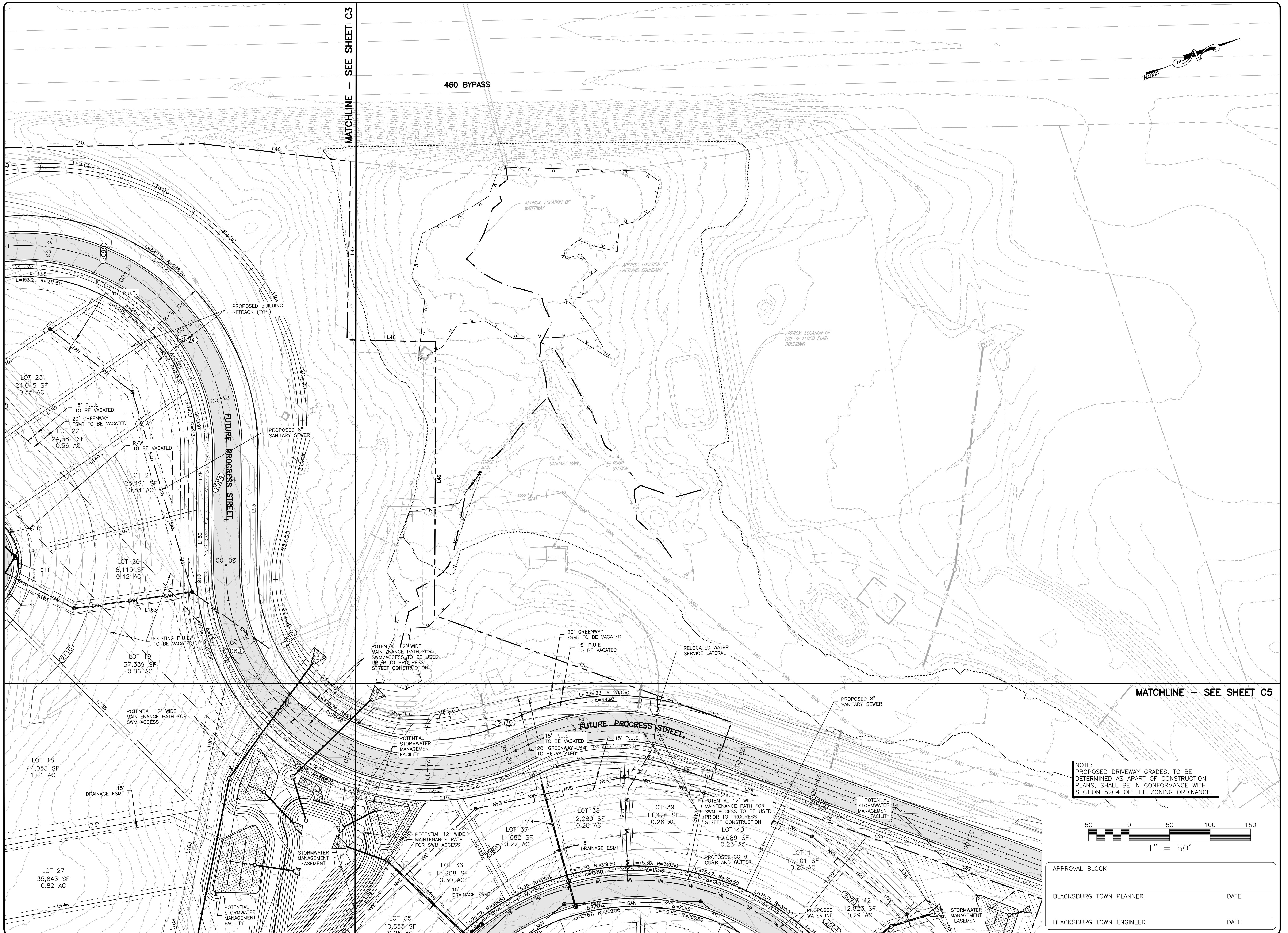
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NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
ROAD AND UTILITY PLAN B

DRAWN BY: SJW
DESIGNED BY: SJW
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PROJECT NO. 24220049.00

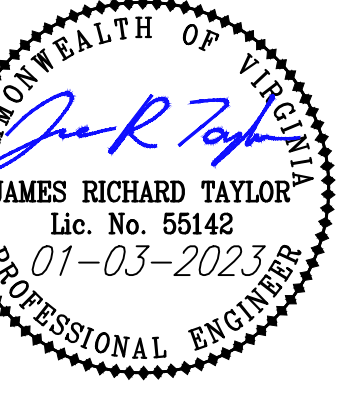


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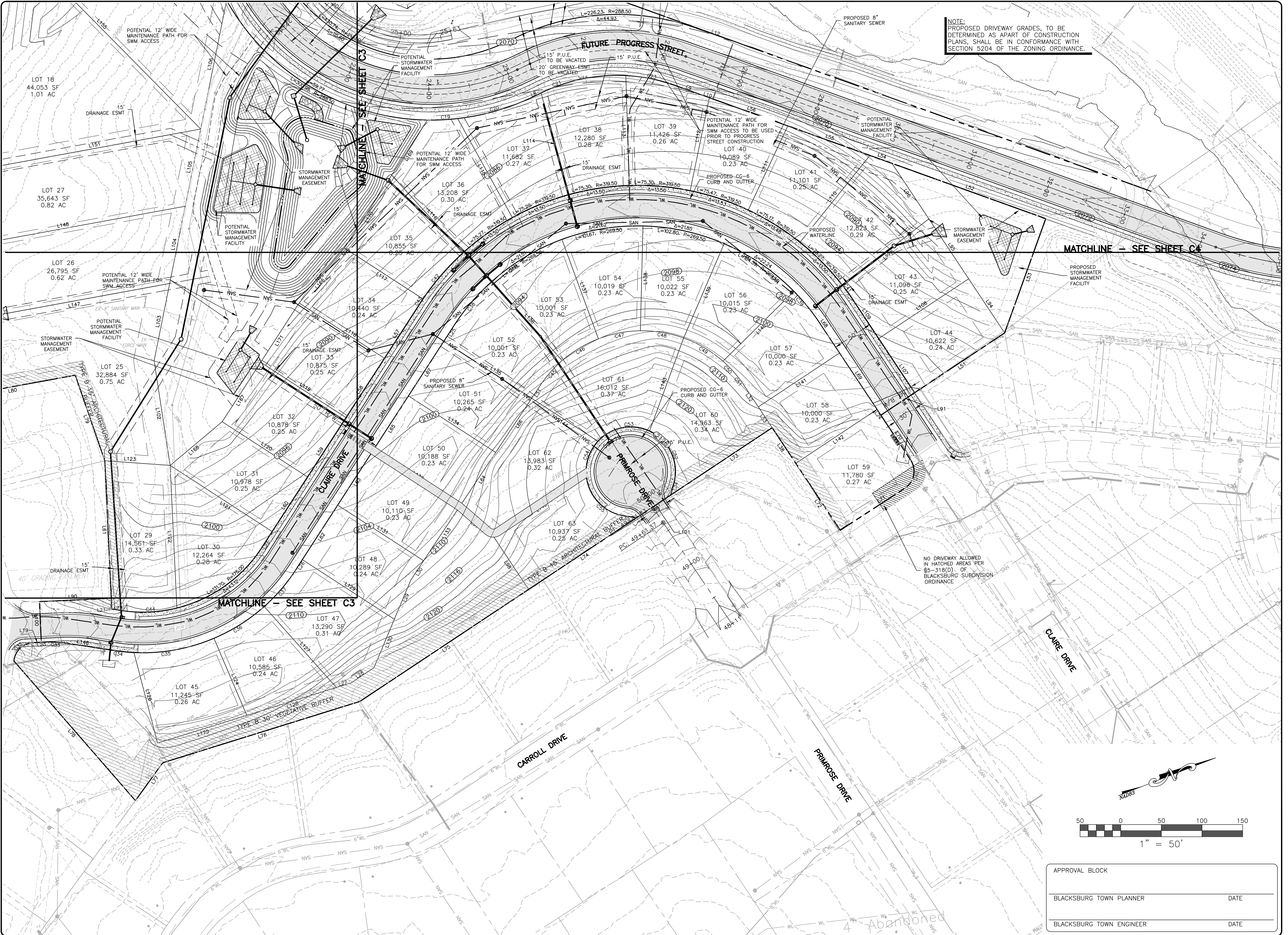


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NOTE:
PROPOSED DRIVEWAY GRADES TO BE
DETERMINED AS PART OF CONSTRUCTION
PLANS. SHALL BE IN CONFORMANCE WITH
SECTION 5204 OF THE ZONING ORDINANCE.



NORTSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
ROAD AND UTILITY PLAN C

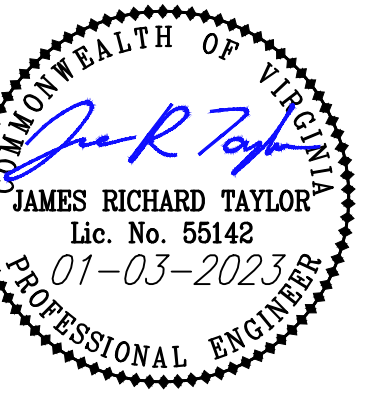
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DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 50'
REVISIONS:

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



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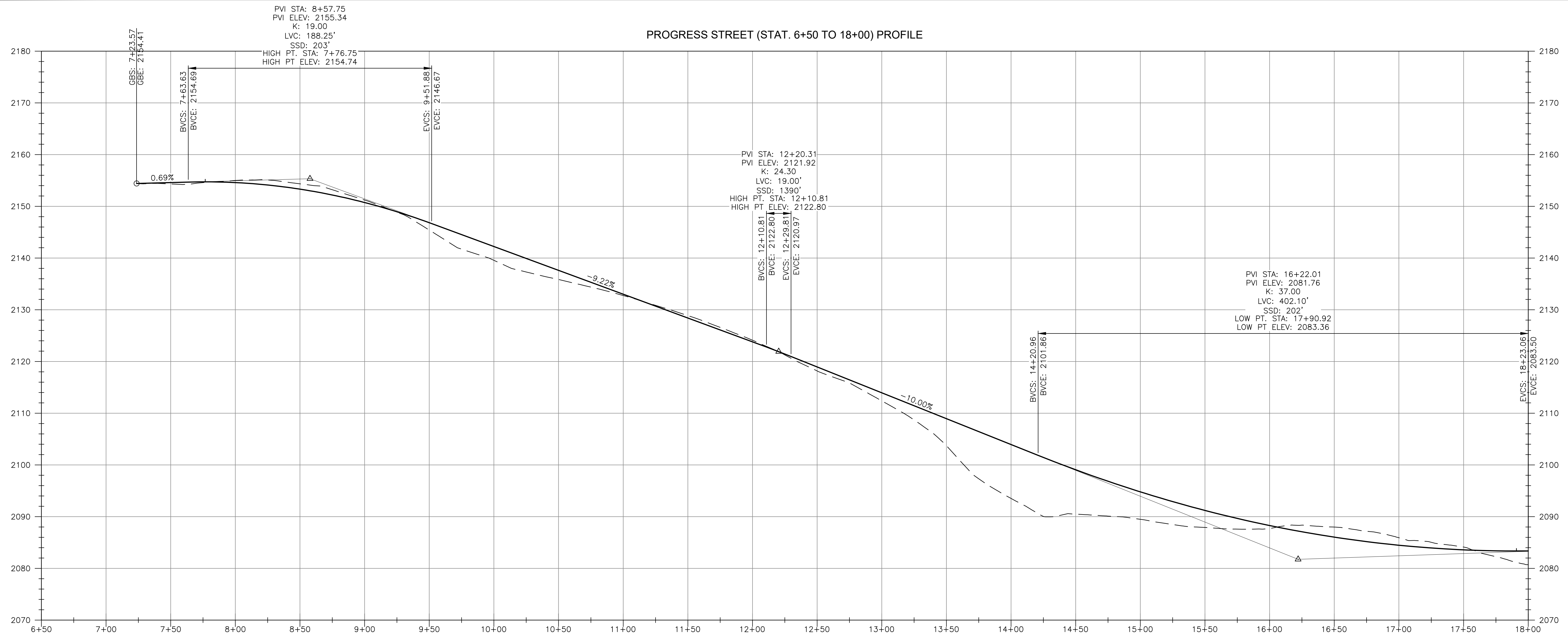
NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
ROAD PROFILES

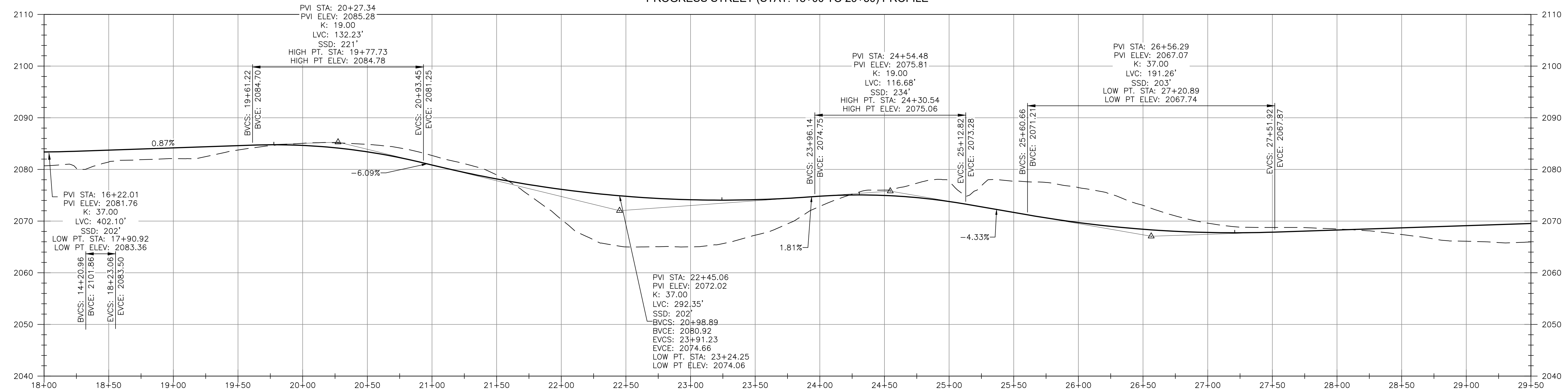
DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: AS SHOWN
REVISIONS:

MOUNT FABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

PROGRESS STREET (STAT. 6+50 TO 18+00) PROFILE

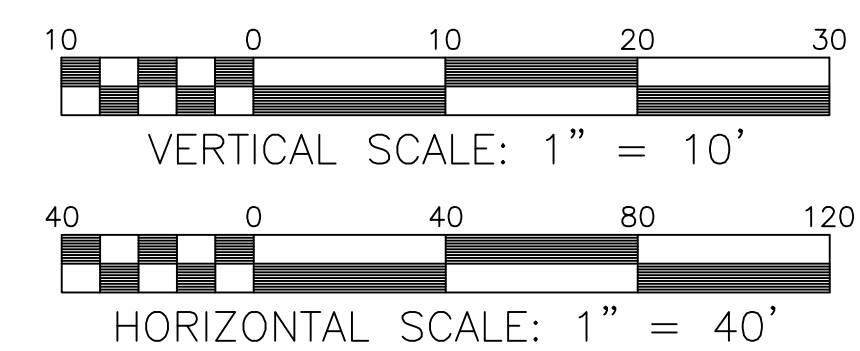


PROGRESS STREET (STAT. 18+00 TO 29+50) PROFILE



LEGEND

— PROPOSED CENTERLINE GRADE
- - - APPROX. EXIST. CENTERLINE GRADE

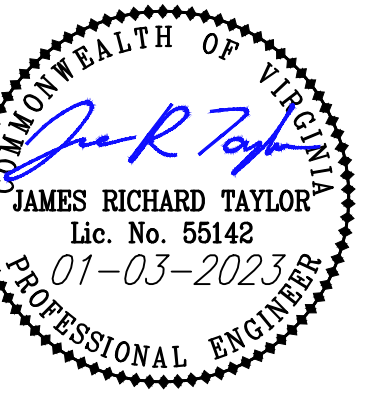


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

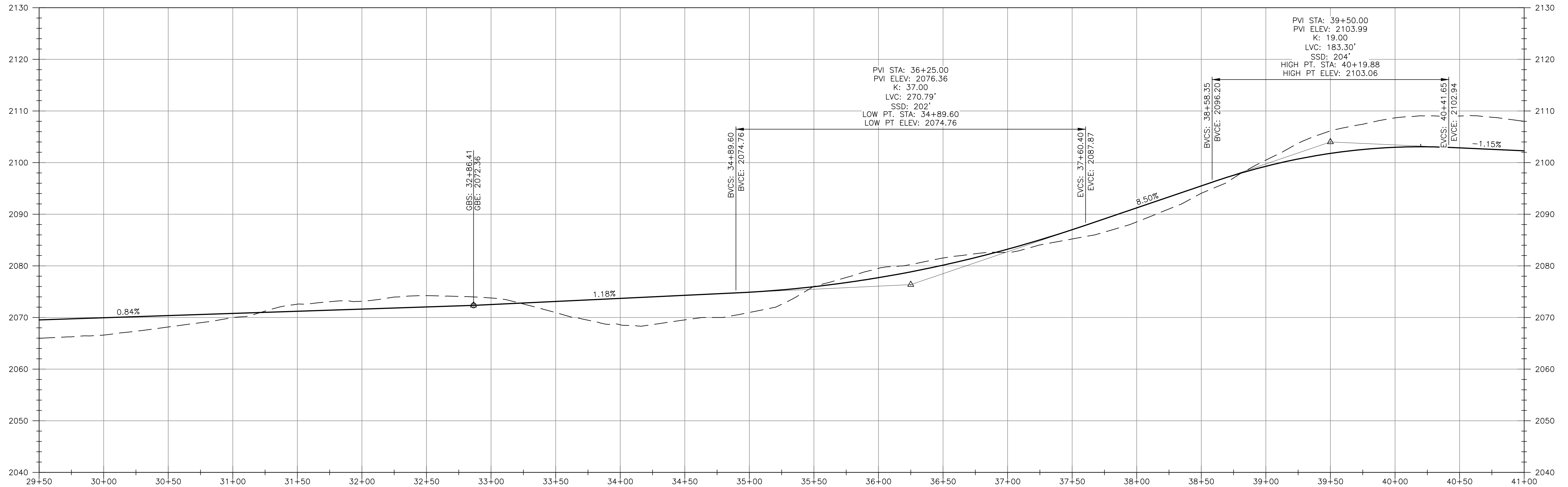


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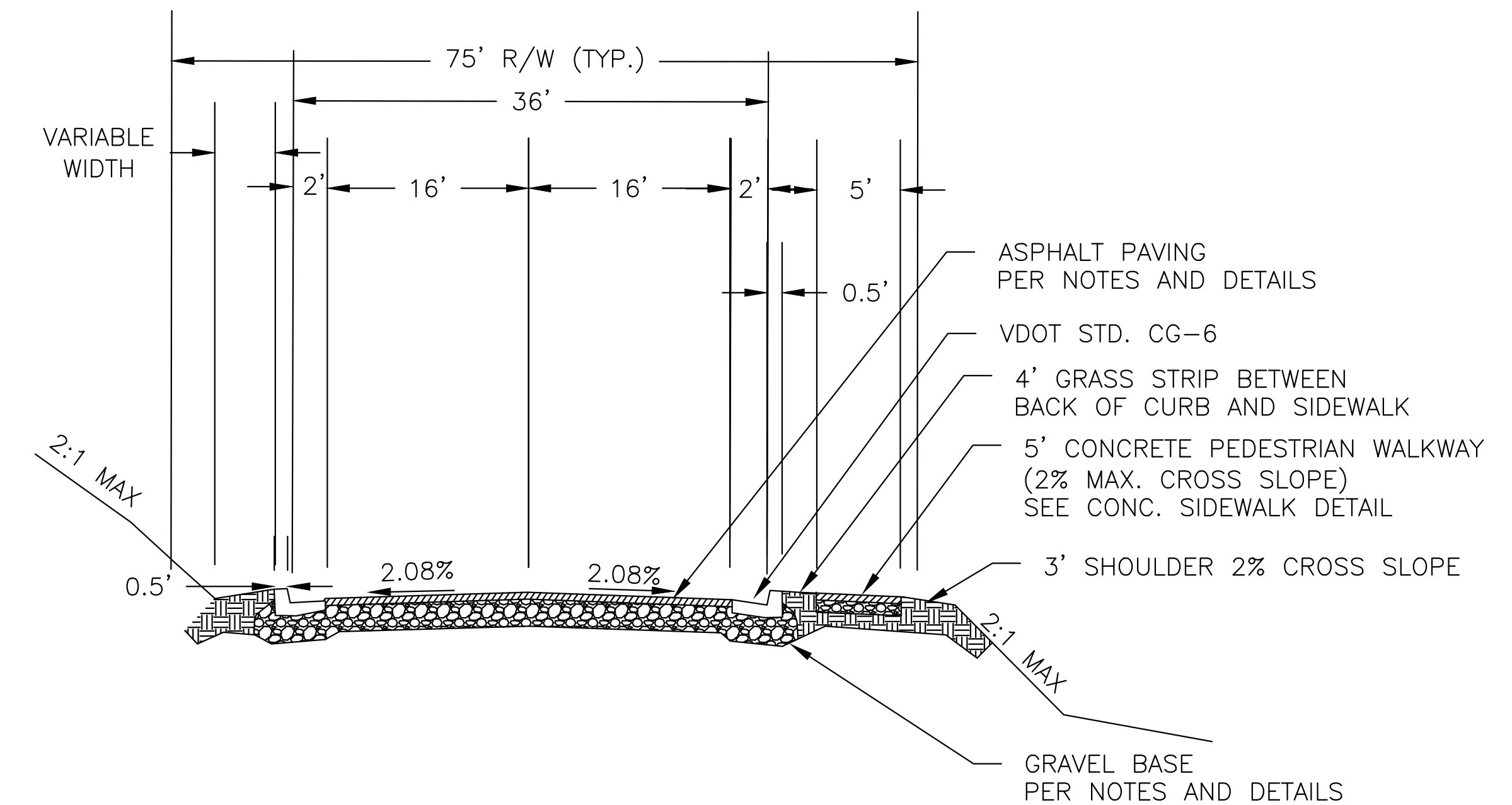
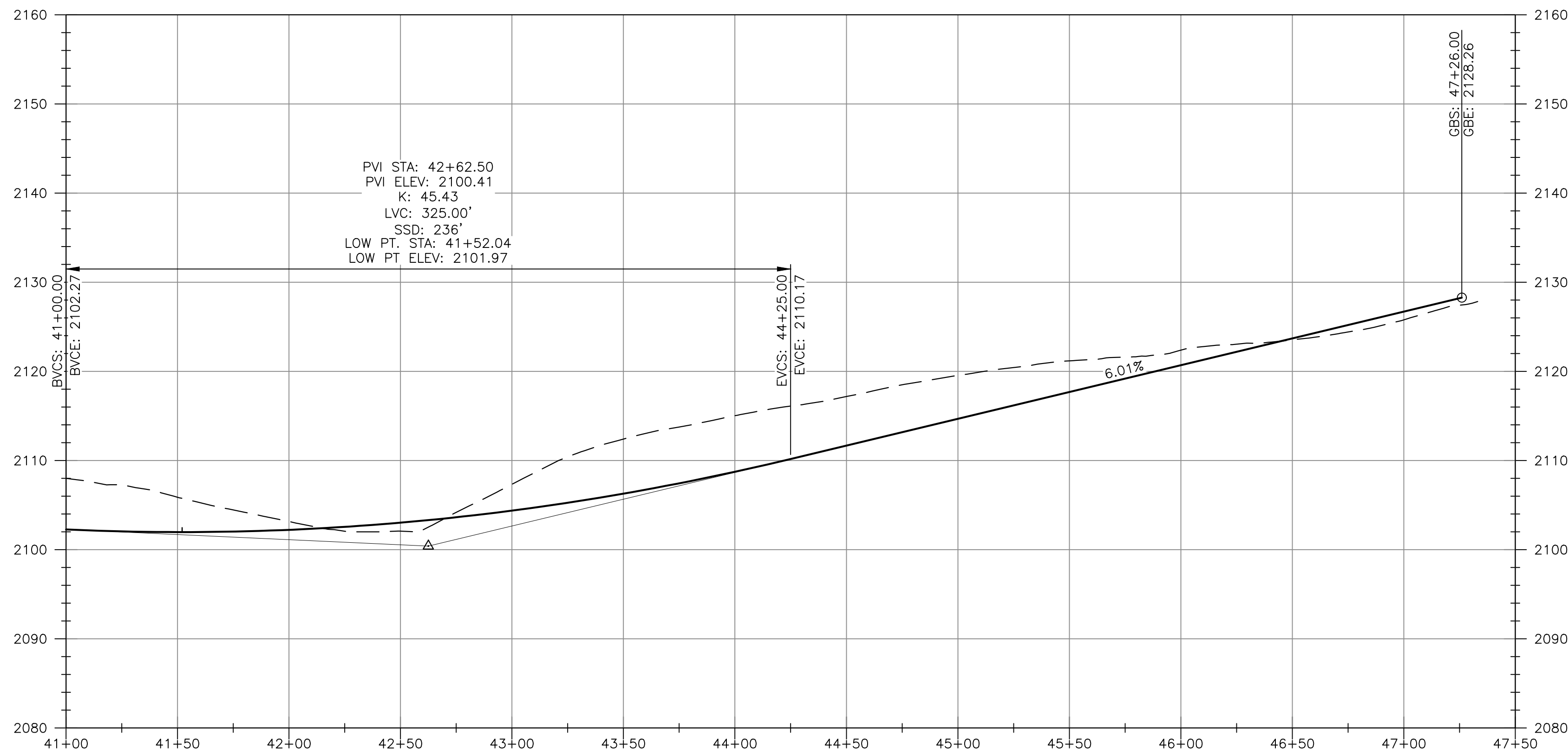
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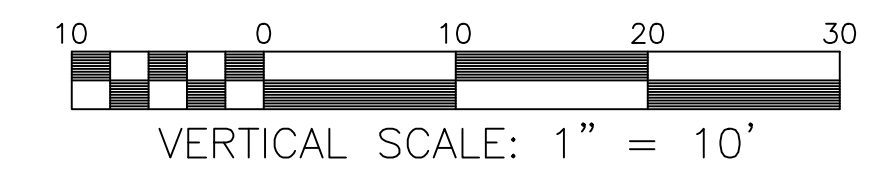
PROGRESS STREET (STAT. 29+50 TO 41+00) PROFILE



PROGRESS STREET (STAT. 41+00 TO 47+50) PROFILE



TYPICAL PROGRESS STREET X-SECTION W/ CG-6
 N.T.S.



LEGEND

- PROPOSED CENTERLINE GRADE
- - - - - APPROX. EXIST. CENTERLINE GRADE

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII

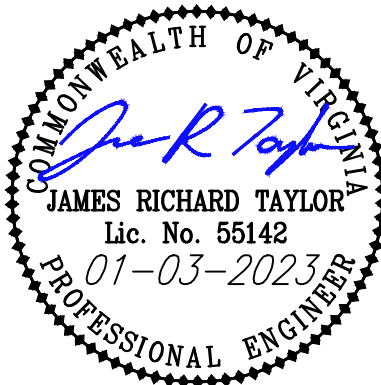
PRELIMINARY PLAT
 ROAD PROFILES

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: AS SHOWN
 REVISIONS:

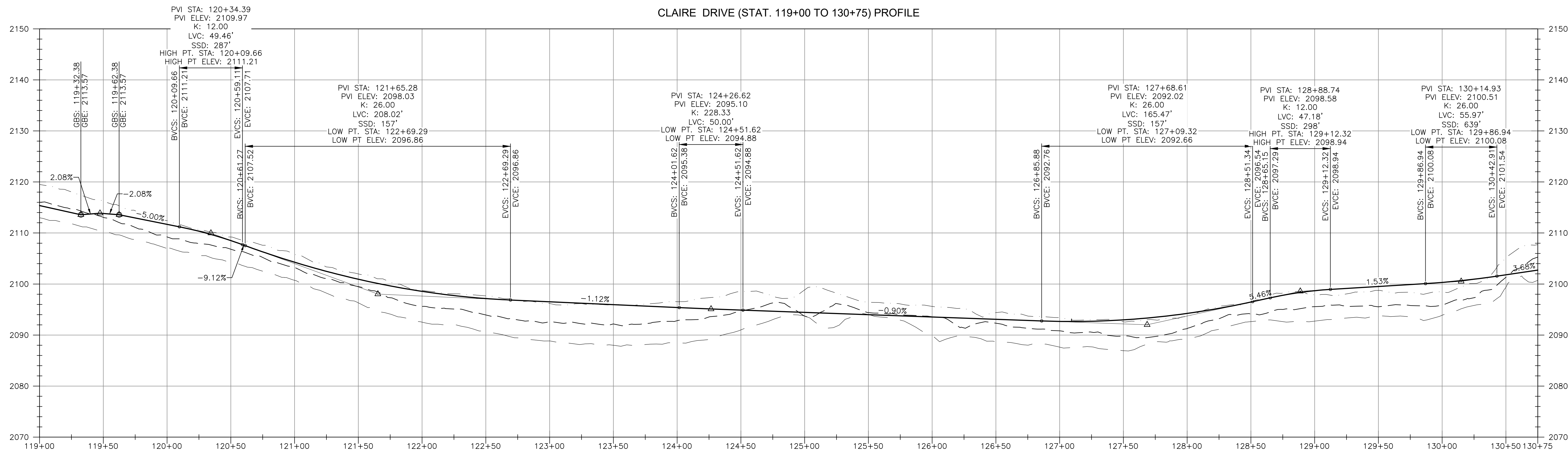


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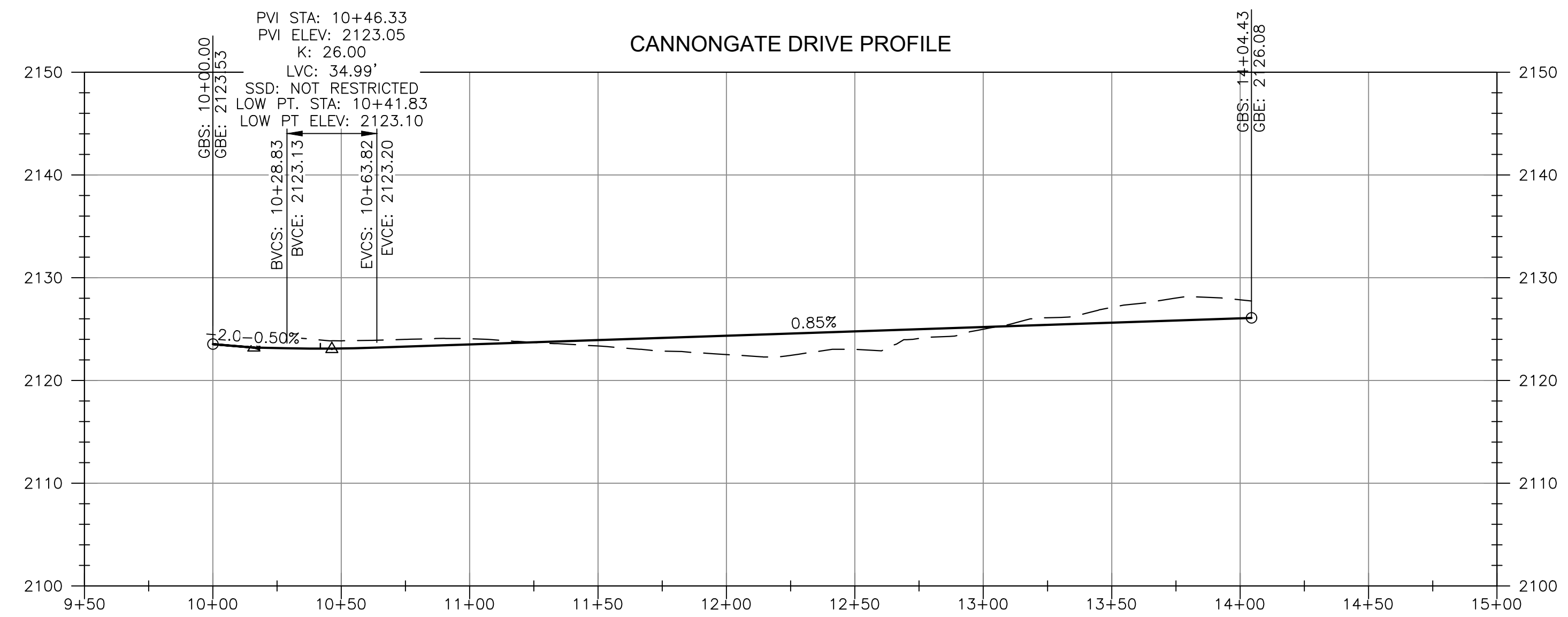
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CLAIRE DRIVE (STAT. 119+00 TO 130+75) PROFILE

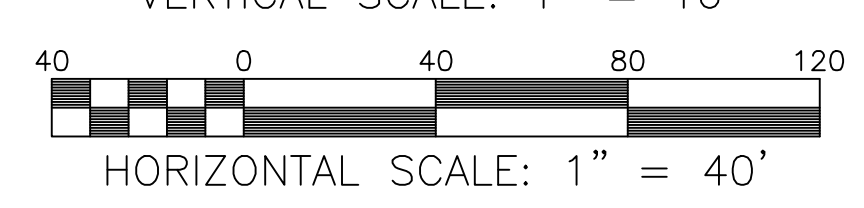


CANNONGATE DRIVE PROFILE



LEGEND

- PROPOSED CENTERLINE GRADE
- - - APPROX. EXIST. CENTERLINE GRADE
- 25' LEFT OFFSET GRADE
- 25' RIGHT OFFSET GRADE



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
ROAD PROFILES

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

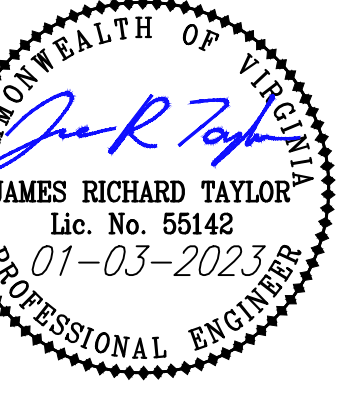
DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: AS SHOWN
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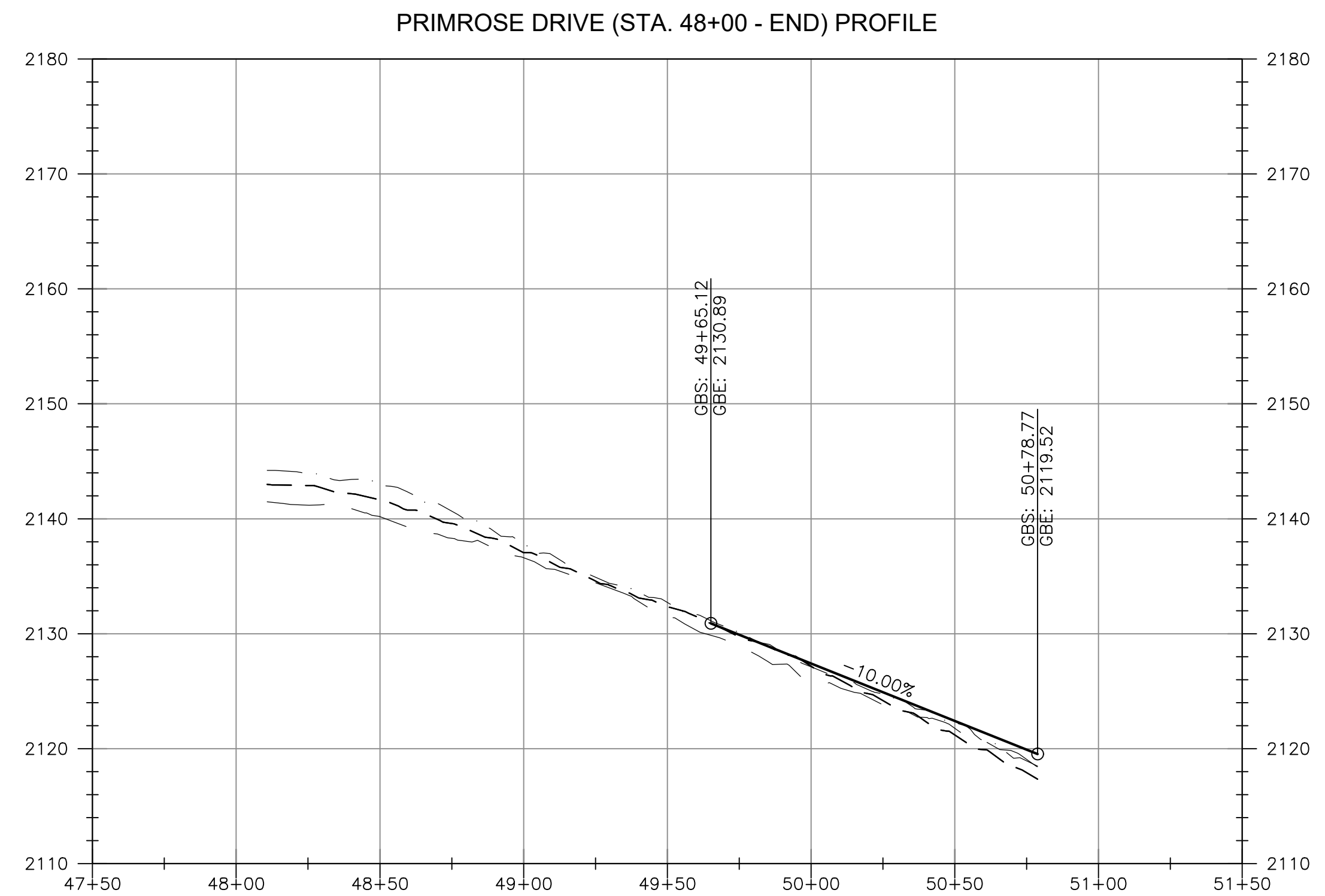
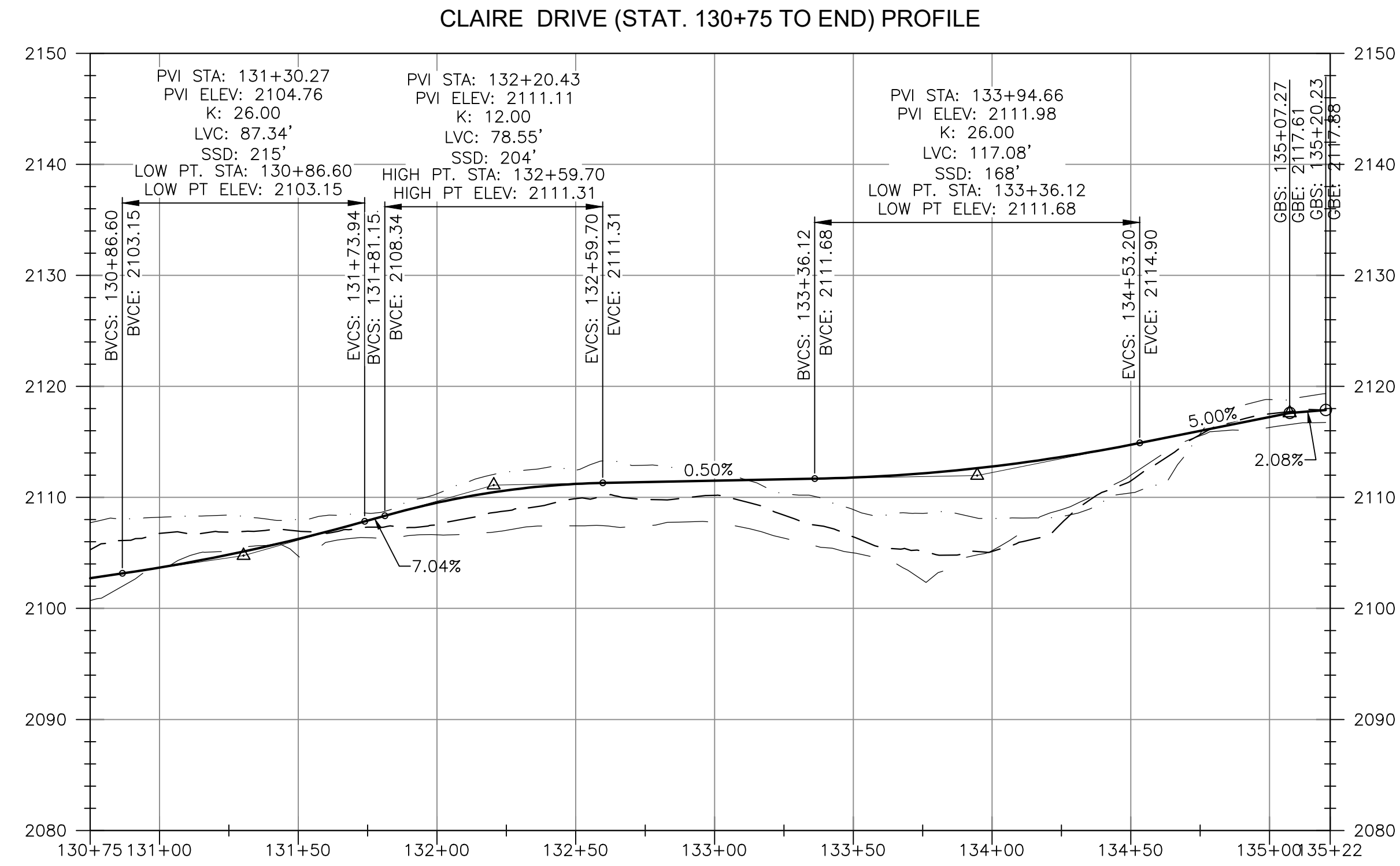
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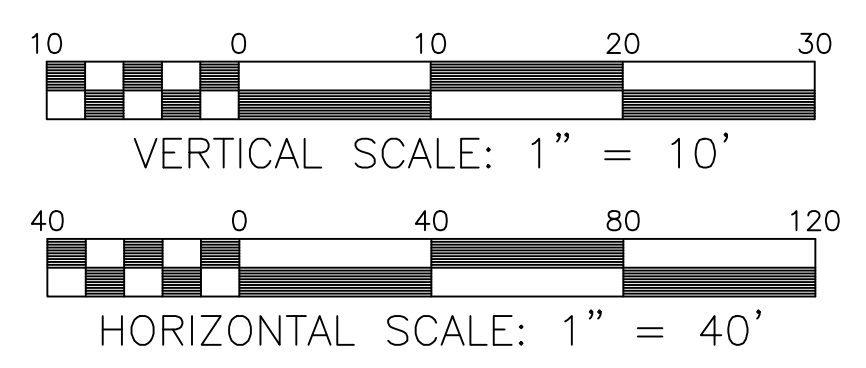
LINE TABLE		
LINE #	LENGTH	BEARING
L1	165.18'	S77°12'18"W
L2	47.59'	S77°12'18"W
L3	36.33'	N75°05'52"W
L4	40.91'	N78°04'50"E
L5	33.69'	N78°04'50"E
L6	33.52'	S78°04'50"W
L7	16.65'	S83°10'34"W
L8	13.99'	N2°44'15"W
L9	43.66'	N42°11'33"E
L10	43.66'	N42°11'33"E
L11	75.48'	S47°48'06"E
L12	48.40'	S41°37'10"W
L13	28.81'	N84°49'07"W
L14	70.02'	N53°09'29"W
L15	17.06'	S8°13'27"E
L16	4.31'	N86°37'51"W
L17	45.36'	S86°37'51"E
L18	45.36'	S86°37'51"E
L19	10.00'	N19°47'16"E
L20	0.20'	N19°47'16"E
L21	13.30'	N70°16'52"W
L22	11.60'	S31°05'36"W
L23	23.01'	S34°38'27"E
L24	8.48'	N78°49'37"E
L25	22.64'	N34°38'27"W
L26	14.16'	N34°38'27"W
L27	18.99'	S5°07'54"W
L28	33.95'	S11°10'06"E
L29	52.46'	S44°50'11"E
L30	28.37'	S33°56'56"E
L31	19.05'	S33°56'56"E
L32	31.72'	S78°48'20"W
L33	30.73'	S78°48'20"W
L34	15.01'	N52°26'08"W
L35	15.03'	N30°07'33"E

Parcel Line and Curve Table			
Line #/Curve #	Length	Bearing/Delta	Radius
C1	39.09	89.63	24.99
C2	147.39	23.30	362.45
C3	22.81	87.14	15.00
C4	74.34	3.34	1275.00
C5	29.60	67.85	25.00
C6	37.91	32.18	67.50
C7	73.56	62.44	67.50
C8	40.00	33.95	67.50
C9	40.00	33.95	67.50
C10	40.00	33.95	67.50
C11	40.00	33.95	67.50
C12	40.00	33.95	67.50
C13	33.83	28.72	67.50
C14	19.75	45.25	25.00
C15	21.20	0.99	1225.00
C16	22.81	87.14	15.00
C17	13.37	0.97	787.50
C18	32.65	6.48	288.50
C19	37.33	7.41	288.50
C20	93.95	18.66	288.50
C21	104.29	27.99	213.50
C22	104.29	27.99	213.50
C23	63.13	16.94	213.50
C24	42.77	5.16	474.97
C25	182.16	23.67	441.01
C26	34.82	79.44	25.11
C27	36.95	42.35	50.00
C28	55.00	63.03	50.00
C29	55.00	63.03	50.00
C30	77.01	88.25	50.00
C31	20.07	76.66	15.00
C32	35.68	81.78	25.00
C33	34.42	11.27	175.00
C34	23.47	5.98	225.00
C35	100.70	25.64	225.00
C36	73.47	18.71	225.00
C37	60.49	15.40	225.00
C38	72.01	15.31	269.50
C39	51.46	10.94	269.50
C40	39.51	90.47	25.02
C41	23.65	4.24	319.50
C42	74.81	13.42	319.50
C43	7.21	1.29	319.50
C44	69.07	22.61	175.00
C45	40.83	15.54	150.50
C46	52.31	19.91	150.50
C47	52.80	20.10	150.50
C48	54.20	20.63	150.50
C49	56.46	21.50	150.50
C50	39.57	15.07	150.50
C51	39.57	15.07	150.50
C52	77.04	80.26	55.00
C53	69.17	72.06	55.00
C54	43.09	44.89	55.00
C55	77.02	80.23	55.00



LEGEND

- PROPOSED CENTERLINE GRADE
- - - APPROX. EXIST. CENTERLINE GRADE
- 25' LEFT OFFSET GRADE
- 25' RIGHT OFFSET GRADE



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 ROAD PROFILES

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: AS SHOWN
 REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

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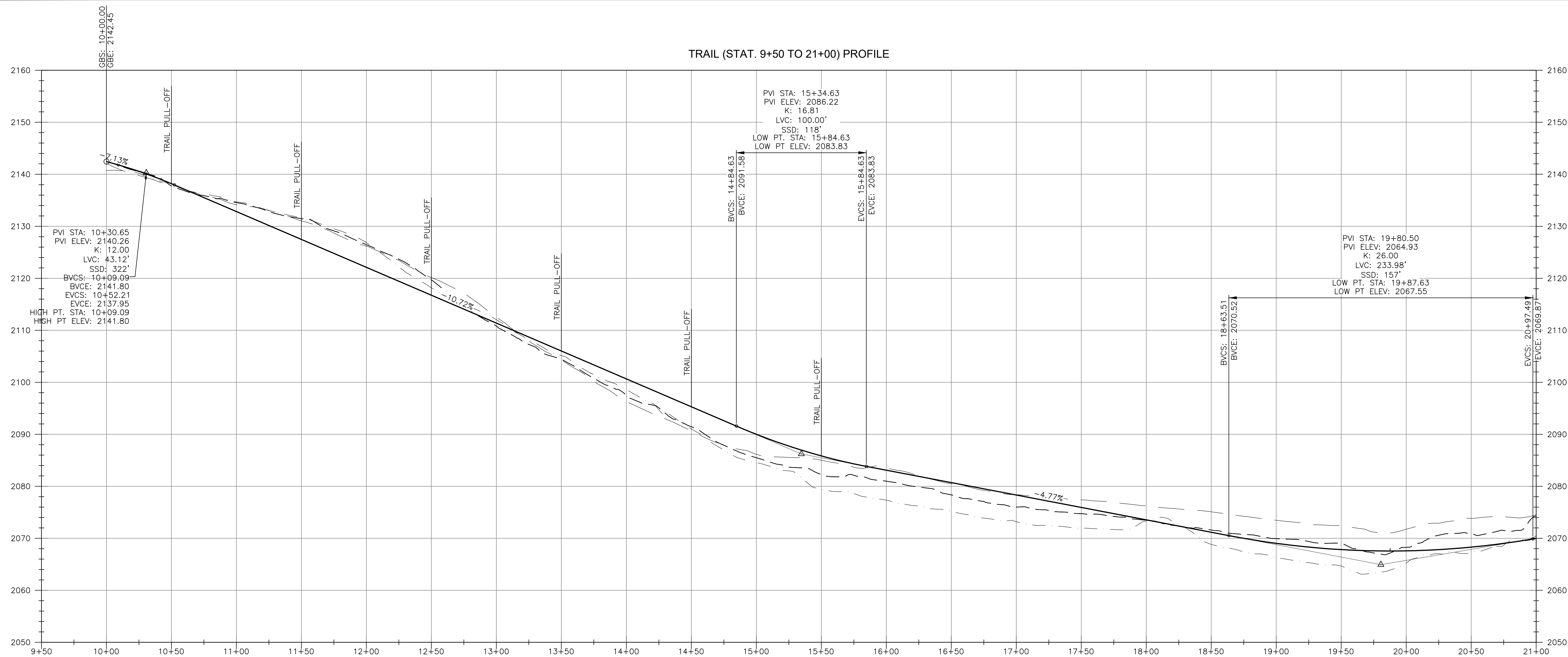


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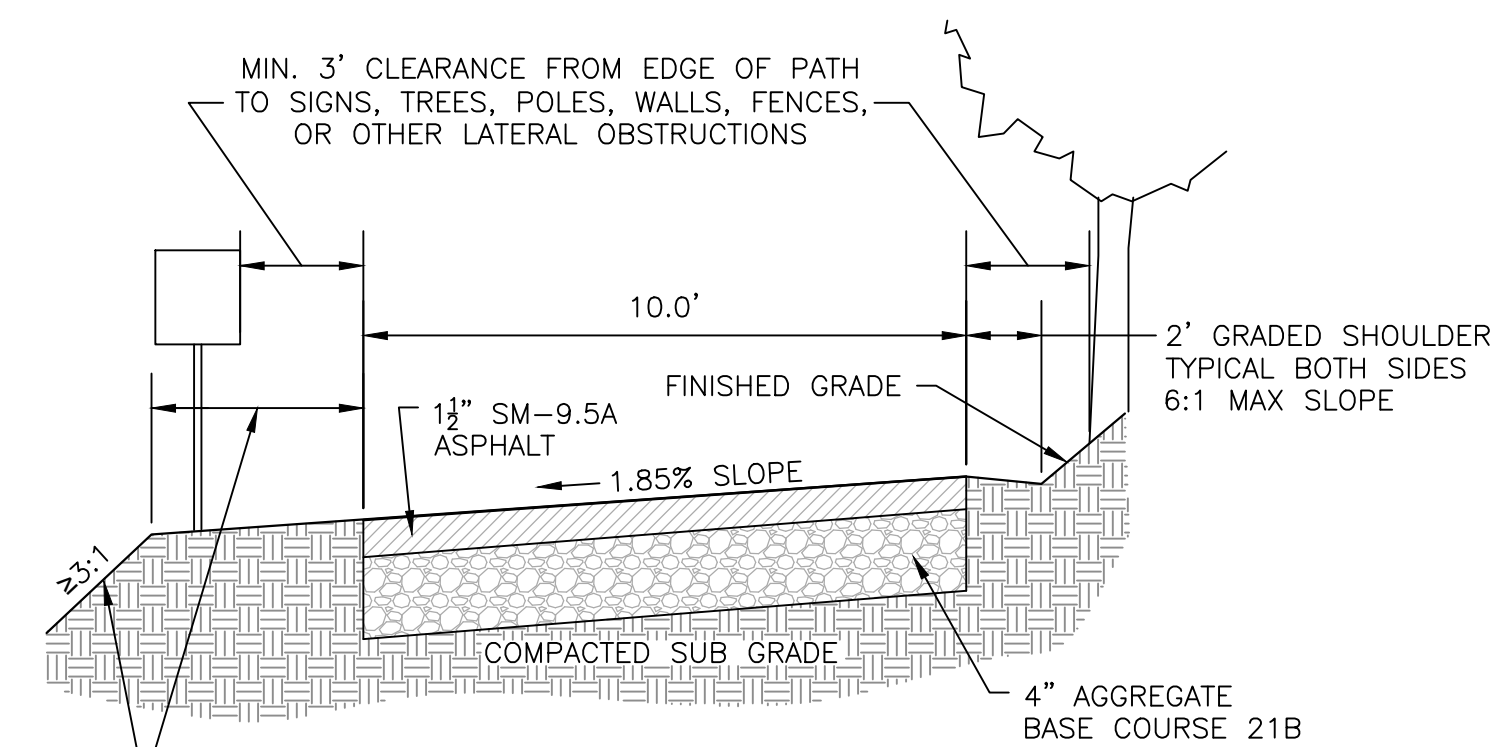
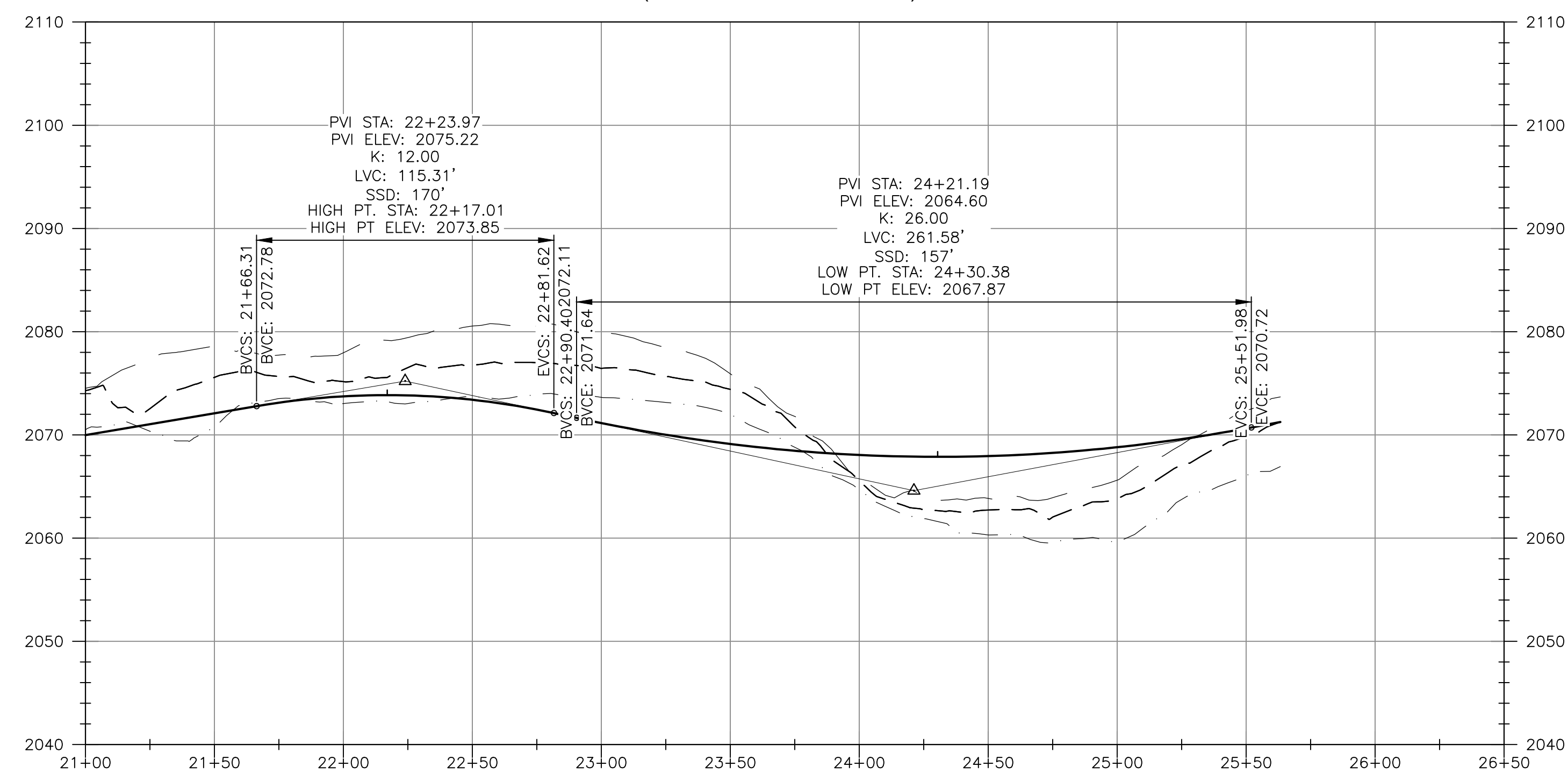
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TRAIL (STAT. 9+50 TO 21+00) PROFILE



TRAIL (STAT. 21+00 TO 27+00.00) PROFILE

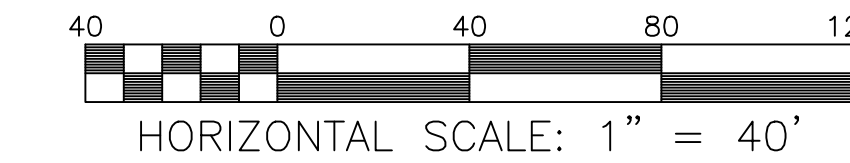
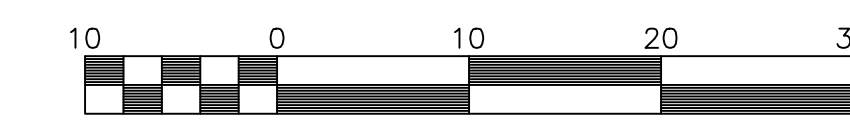


WHERE THE PATH IS ADJACENT TO A PARALLEL HAZARD OR DOWNWARD SLOPE OF EQUAL TO OR STEEPER THAN 3:1, A MINIMUM 5' SEPARATION FROM THE EDGE OF PATH TO THE TOP OF SLOPE SHALL BE MAINTAINED ELSE A PHYSICAL BARRIER SUCH AS A RAILING IS REQUIRED.

MULTI-USE TRAIL - DETAIL
NTS

LEGEND

- PROPOSED CENTERLINE GRADE
- - - APPROX. EXIST. CENTERLINE GRADE
- - - 25' LEFT OFFSET GRADE
- - - 25' RIGHT OFFSET GRADE



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
ROAD PROFILES

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
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