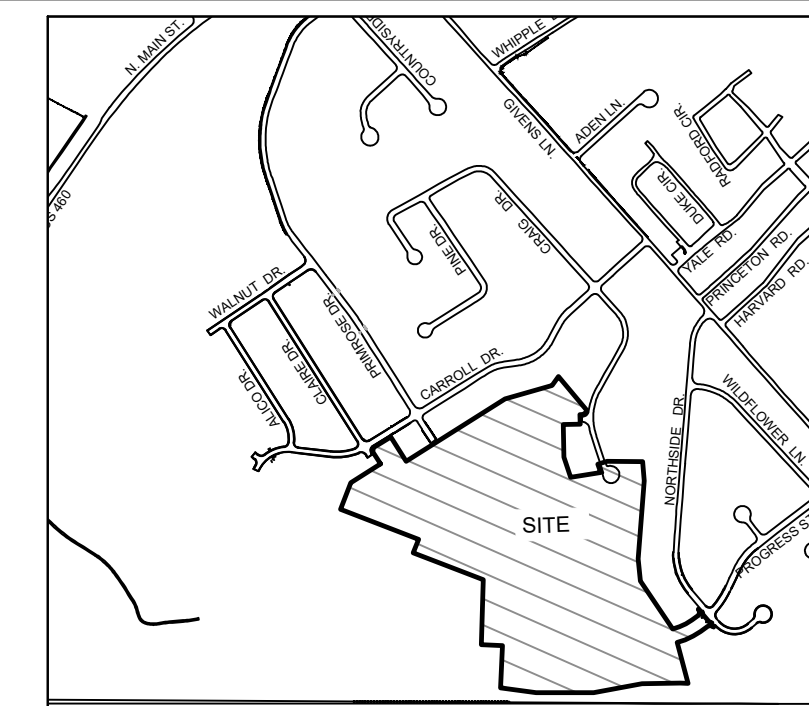




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VICINITY MAP
SCALE: 1"=1000'

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

NORTHSIDE PARK - REVISED SECTION XII STORMWATER CONCEPT PLAN TOWN OF BLACKSBURG MONTGOMERY COUNTY, VIRGINIA

GENERAL NOTES

- SITE ADDRESS: NORTHSIDE DRIVE
BLACKSBURG, VIRGINIA 24060
MOUNT TABOR MAGISTERIAL DISTRICT
CC & B DEVELOPMENT, L.L.C.
3169 COMMERCE STREET
BLACKSBURG, VA 24060
- APPLICANT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: STEVE SEMONES
- TAX PARCEL NO'S: 166-10A, 166-10B, 166-17A, 166-17
- CURRENT ZONING: R-4 LOW DENSITY RESIDENTIAL DISTRICT WITH OPEN SPACE DESIGN OVERLAY
- 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.
- WATER: TOWN OF BLACKSBURG
- SEWER: TOWN OF BLACKSBURG
- SITE AREA = 36.00 ACRES
- APPROXIMATE LIMITS OF CLEARING AND GRADING = 27.35 ACRES
EXISTING LOT COVERAGE = 1.09 AC. (3.03%)
PROPOSED LOT COVERAGE = 8.48 AC. (31.0%)
- 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'
- ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.

SOILS INFORMATION

- 8D - CANEYVILLE-OPEQUON-ROCK OUTCROP COMPLEX, 7 TO 25 PERCENT
K-FACTOR: 0.37
PH: 5.9
HSG: C
TEXTURE: SILT LOAM
- 11B-DUFFIELD-ERNEST COMPLEX, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.28
PH: 6.0
HSG: B
TEXTURE: SILT LOAM
- 12C-FREDERICK AND VERTREES SILT LOAMS, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.37
PH: 5.3
HSG: B
TEXTURE: SILT LOAM
- 13D-FREDERICK AND VERTREES GRAVELLY SILT LOAMS, 15 TO 25 PERCENT SLOPES
K-FACTOR: 0.37
PH: 5.3
HSG: B
TEXTURE: GRAVELLY SILT LOAM
- 16B-GROSECLOSE AND POPLIMENTO SOILS, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.32
PH: 4.6
HSG: C
TEXTURE: LOAM
- 16C-GROSECLOSE AND POPLIMENTO SOILS, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.32
PH: 4.6
HSG: C
TEXTURE: LOAM
- 16D-GROSECLOSE AND POPLIMENTO SOILS, 15 TO 25 PERCENT SLOPES
K-FACTOR: 0.32
PH: 4.6
HSG: C
TEXTURE: LOAM
- 25-MCGARY AND PURDY SOILS
K-FACTOR: 0.43
PH: 7.5
HSG: D
TEXTURE: SILT LOAM

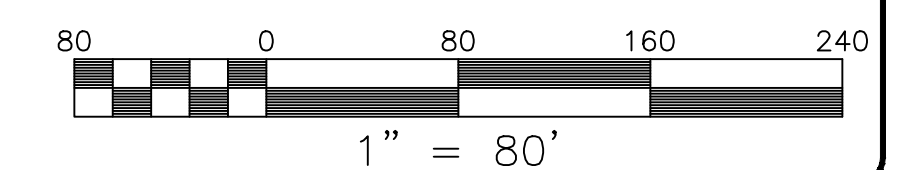
SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED APRIL 28-TBD. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - BALZER AND ASSOCIATES, INC., 2022
OFF-SITE - TOWN OF BLACKSBURG, 2017

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOCIATES, INC., 2022

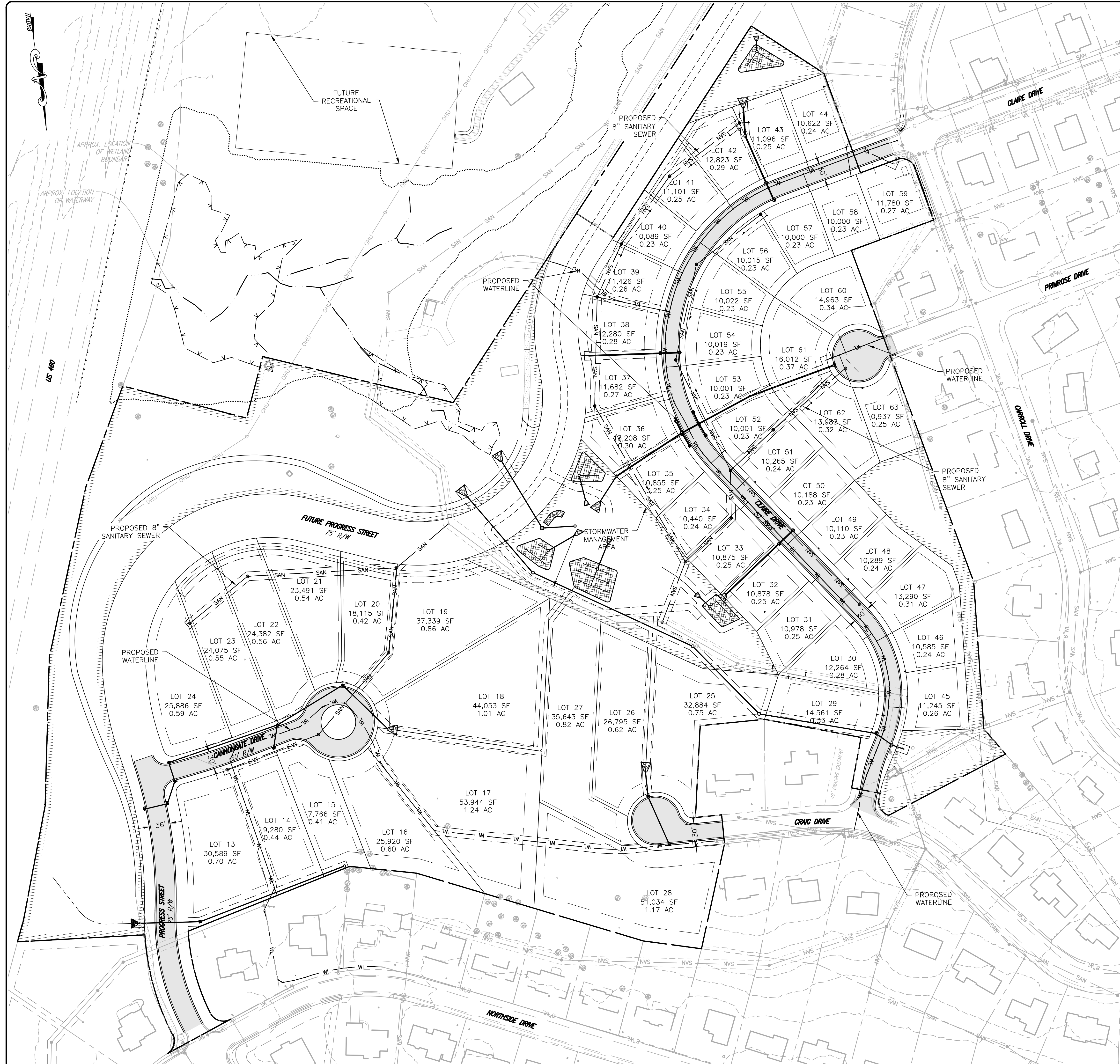


NORTHSIDE PARK - REVISED SECTION XII
STORMWATER MANAGEMENT CONCEPT PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1"=80'
REVISIONS:

SW1
PROJECT NO. 24220049.00



GENERAL NOTES:
 SITE AREA: 36.00 AC
 ZONING: R-4 LOW DENSITY RESIDENTIAL DISTRICT WITH OPEN SPACE DESIGN OVERLAY

SETBACKS:
 LOTS ADJACENT TO CONVENTIONAL ZONE R-4 LOTS:
 FRONT - 30'
 SIDE - 10'
 REAR - 25'
 SIDE (FACING STREET) - 20'

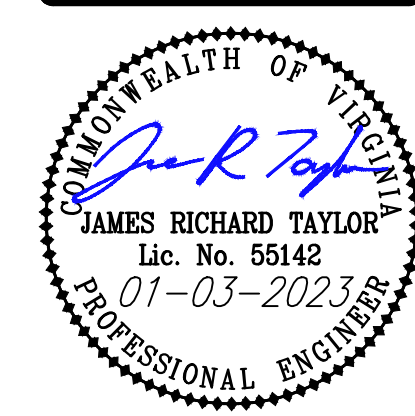
REMAINING LOTS:
 FRONT (INTERIOR) - 20'
 SIDE (INTERIOR) - 5'
 REAR (INTERIOR) - 15'
 SIDE (FACING STREET) - 10'

TOTAL LOTS - 51



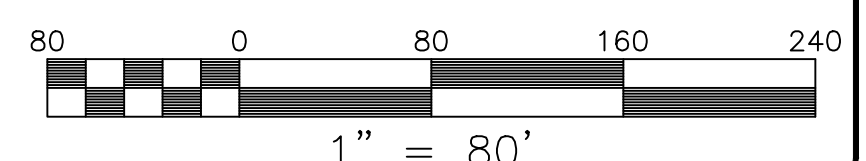
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NORTSIDE PARK - REVISED SECTION XII
 STORMWATER MANAGEMENT CONCEPT
 MASTER PLAN

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: 1"=80'
 REVISIONS:

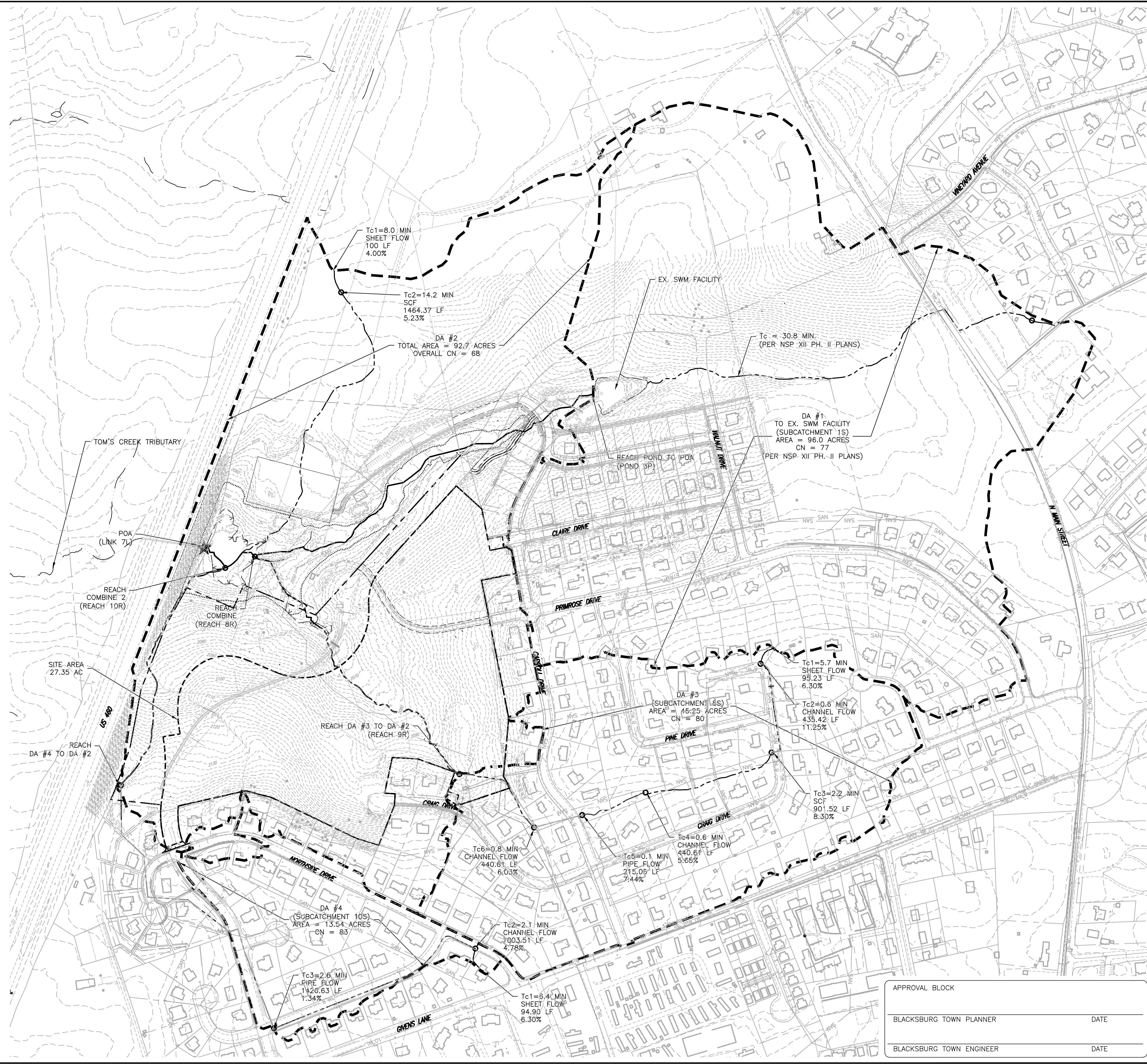
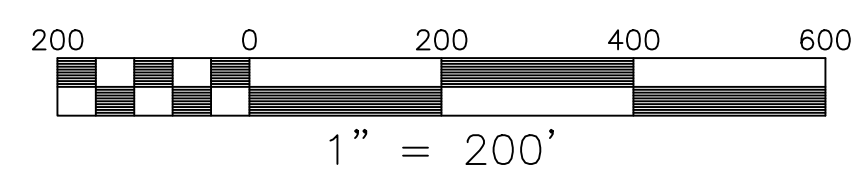


SW2
 PROJECT NO. 24220049.00

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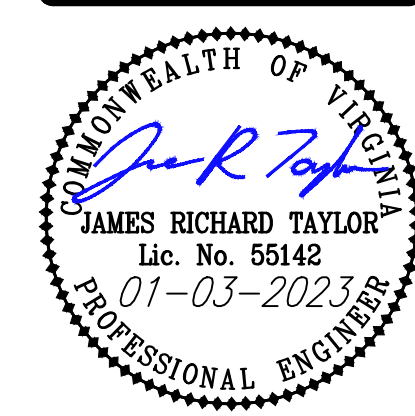


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NORTHSIDE PARK - REVISED SECTION XII
STORMWATER MANAGEMENT CONCEPT
PRE-DEVELOPMENT DRAINAGE MAP

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1-3-2023
SCALE: 1" = 200'
REVISIONS:

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

SW3
PROJECT NO. 24220049.00

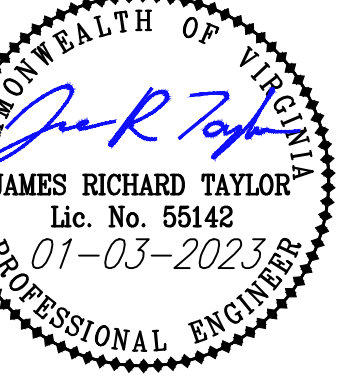


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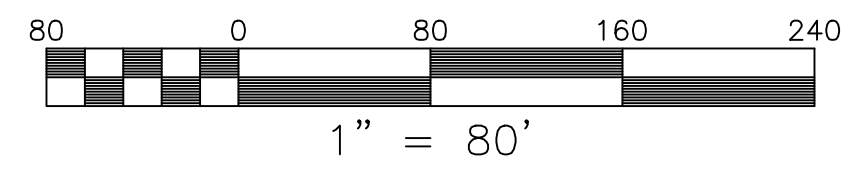
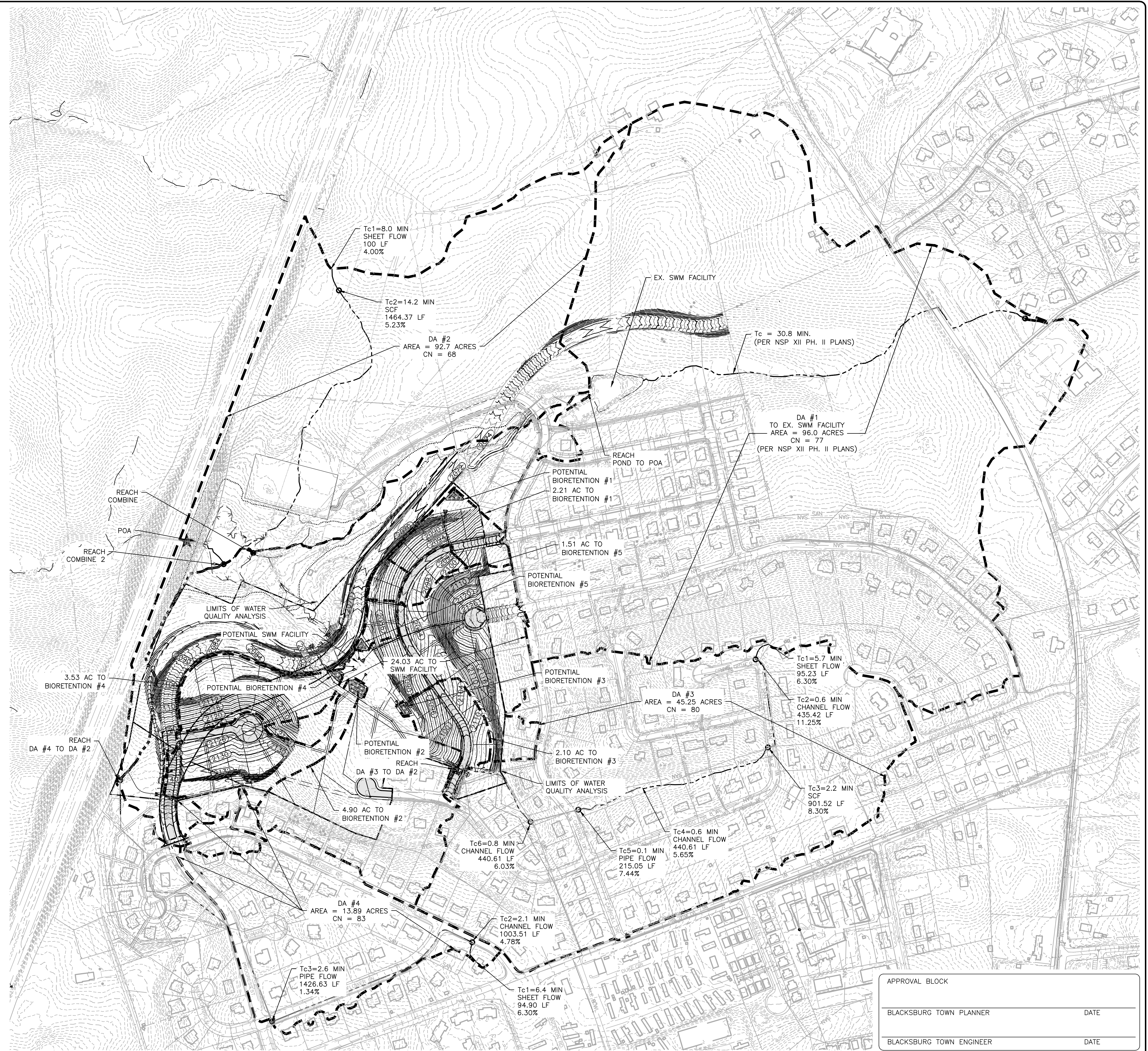
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NORTHSIDE PARK - REVISED SECTION XII
 STORMWATER MANAGEMENT CONCEPT
 POST-DEVELOPMENT DRAINAGE MAP

MOUNT LABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

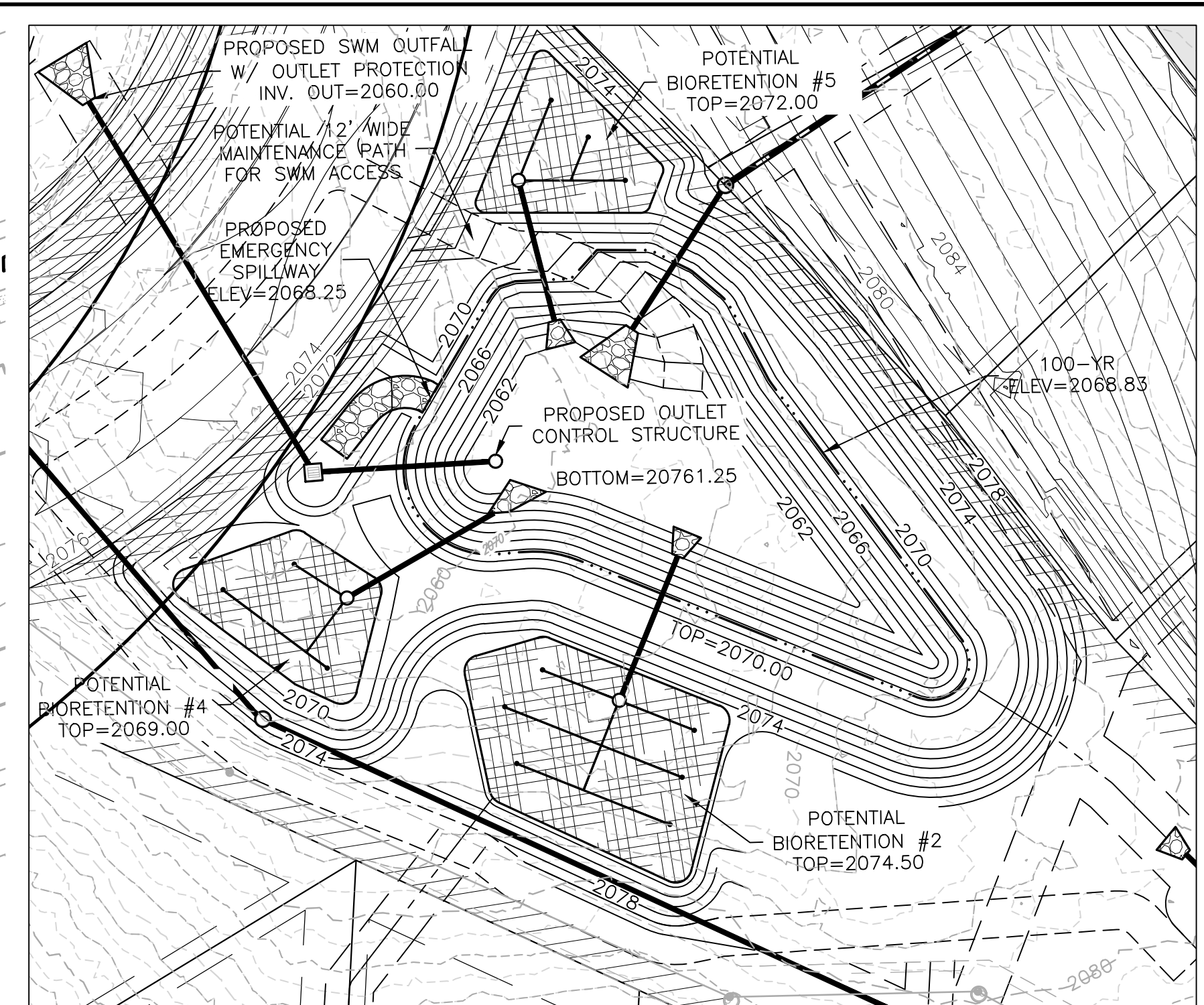
DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: 1" = 20'
 REVISIONS:



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

SW4
 PROJECT NO. 24220049.00

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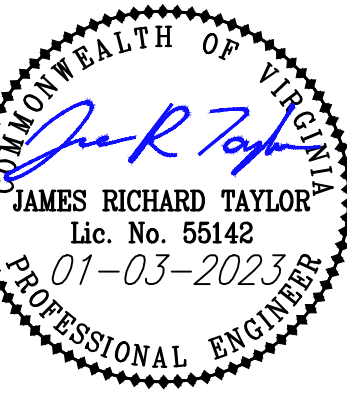


STORMWATER MANAGEMENT AREA DETAIL
SCALE: 1" = 40'



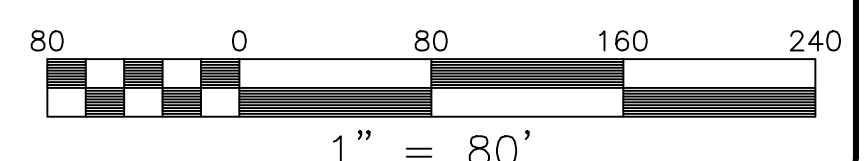
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NORTHSIDE PARK - REVISED SECTION XII
STORMWATER MANAGEMENT CONCEPT
STORMWATER MANAGEMENT PLAN

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1-3-2023
 SCALE: 1"=80'
 REVISIONS:



SW5
PROJECT NO. 2422049.00

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