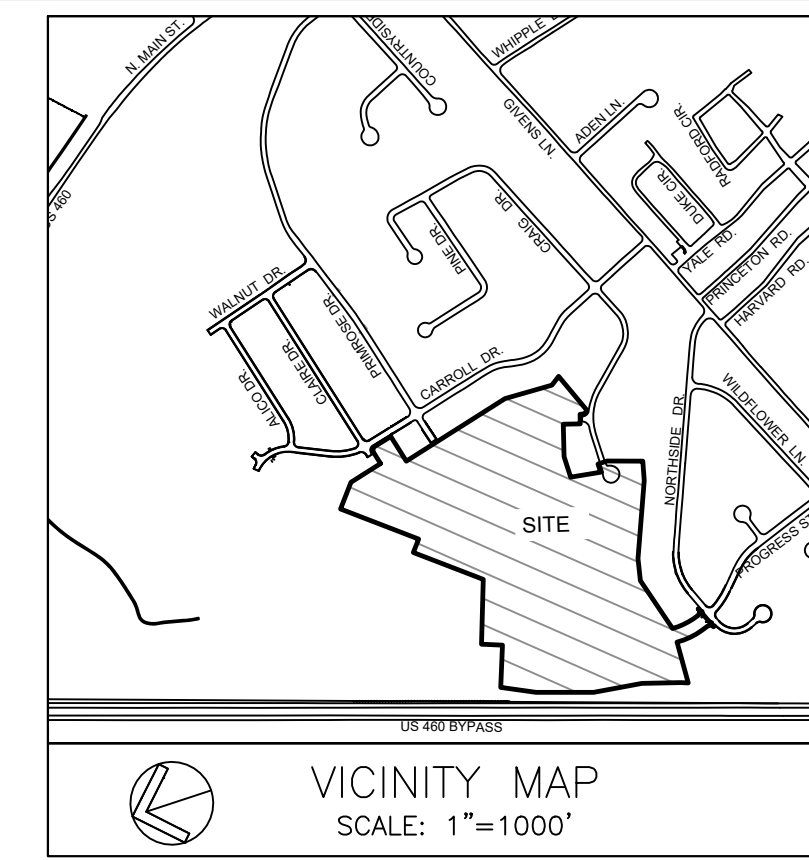
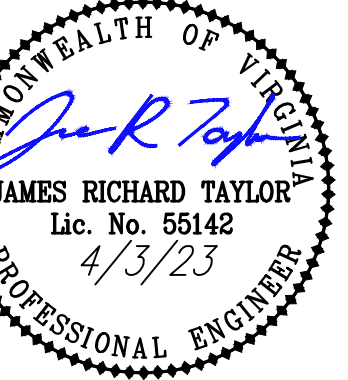




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THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR 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: PROGRESS STREET
BLACKSBURG, VIRGINIA 24060
MOUNT TABOR MAGISTERIAL DISTRICT
- APPLICANT: CC & B DEVELOPMENT, L.L.C.
3169 COMMERCE STREET
BLACKSBURG, VA 24060
- AGENT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: JAMES TAYLOR
- TAX PARCEL NO'S: 166-10A, 166-10B, 166-17A, 166-17B, 166-A 4C
- 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). FLOODPLAIN OVERLAY DISTRICT AND 100-YR FLOODPLAIN BOUNDARY SHOWN PER STUDY PERFORMED BY PARKER DESIGN GROUP DATED MAY 11, 2018 AND LAST REVISED NOVEMBER 14, 2018 ON FILE WITH THE TOWN OF BLACKSBURG.
- WATER: TOWN OF BLACKSBURG
- SEWER: TOWN OF BLACKSBURG
- SITE AREA = 36.00 ACRES
- APPROXIMATE LIMITS OF CLEARING AND GRADING = 37.32 ACRES (INCL. FUTURE RD. CONSTRUCTION)
- EXISTING IMPERVIOUS AREA = 1.12 AC. (3.0%)
PROPOSED IMPERVIOUS AREA = 13.88 AC. (37.2%)
- 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
K-FACTOR: 0.37
PH: 5.3
HSG: B
TEXTURE: GRAVELLY SILT LOAM
- 16B-GROSECLOSE AND POPLIMTO SOILS, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.32
PH: 4.6
HSG: C
TEXTURE: LOAM
- 16C-GROSECLOSE AND POPLIMTO SOILS, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.32
PH: 4.6
HSG: C
TEXTURE: LOAM
- 16D-GROSECLOSE AND POPLIMTO 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

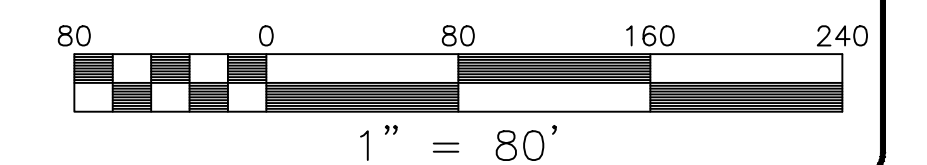
SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON THE SUBJECT PROPERTY BETWEEN APRIL 2022 AND SEPTEMBER 2022. 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

TOPOGRAPHIC MAPPING SOURCED FROM A COMBINATION OF FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES AND TOWN OF BLACKSBURG LIDAR TOPOGRAPHY (JAN. 2022).

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: 1/3/23
SCALE: 1"=80'
REVISIONS:
4/3/23

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 - 55

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COMMONWEALTH OF VIRGINIA
 JAMES RICHARD TAYLOR
 Lic. No. 56142
 4/3/23
 PROFESSIONAL ENGINEER

NORTHSIDE PARK - REVISED SECTION XII
 STORMWATER MANAGEMENT CONCEPT
 MASTER PLAN

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 1/3/23
 SCALE: 1"=80'
 REVISIONS:
 4/3/23

80 0 80 160 240
 1" = 80'

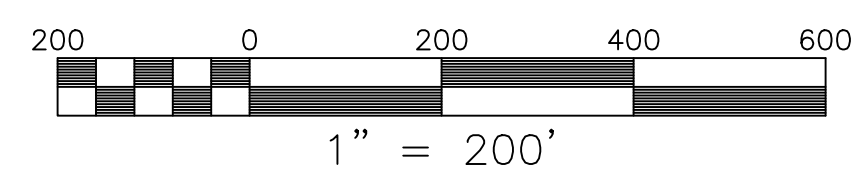
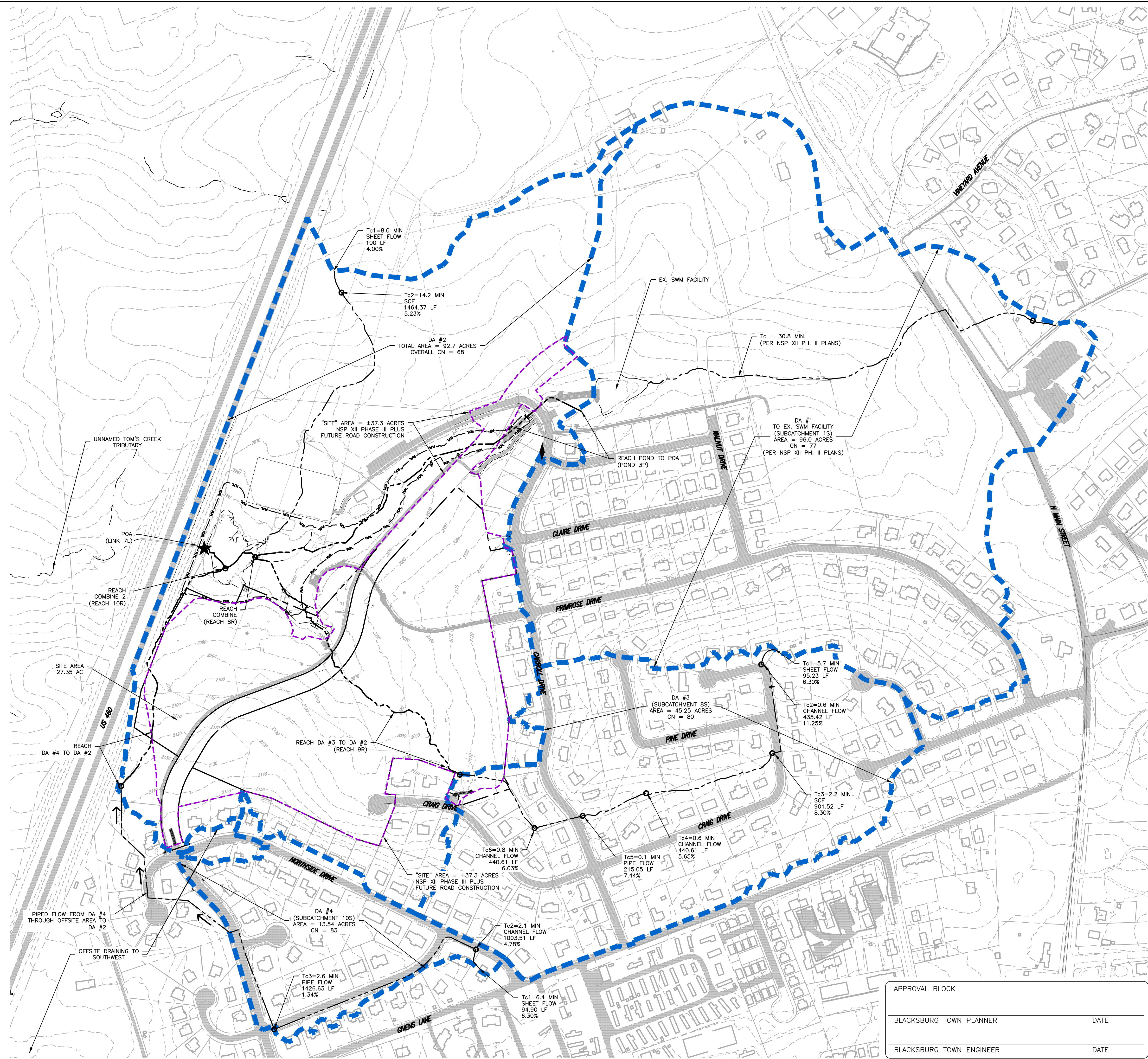
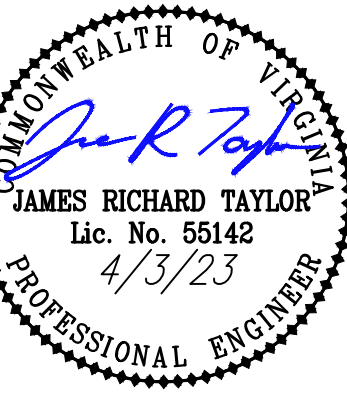
SW2
 PROJECT NO. 2422049.00

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APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1/3/23
SCALE: 1" = 200'
REVISIONS:
4/3/23

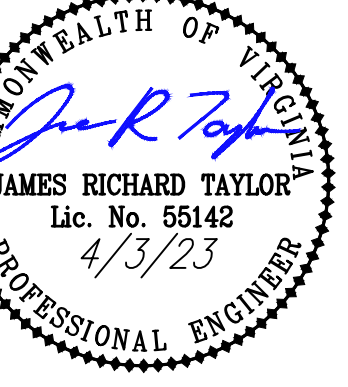
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PROJECT NO. 24220049.00

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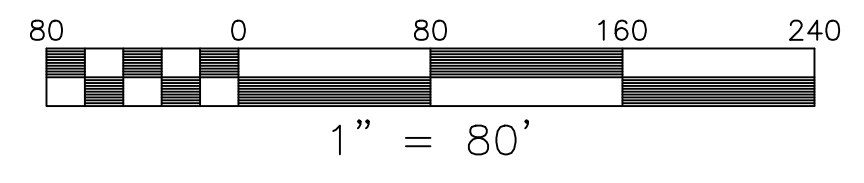
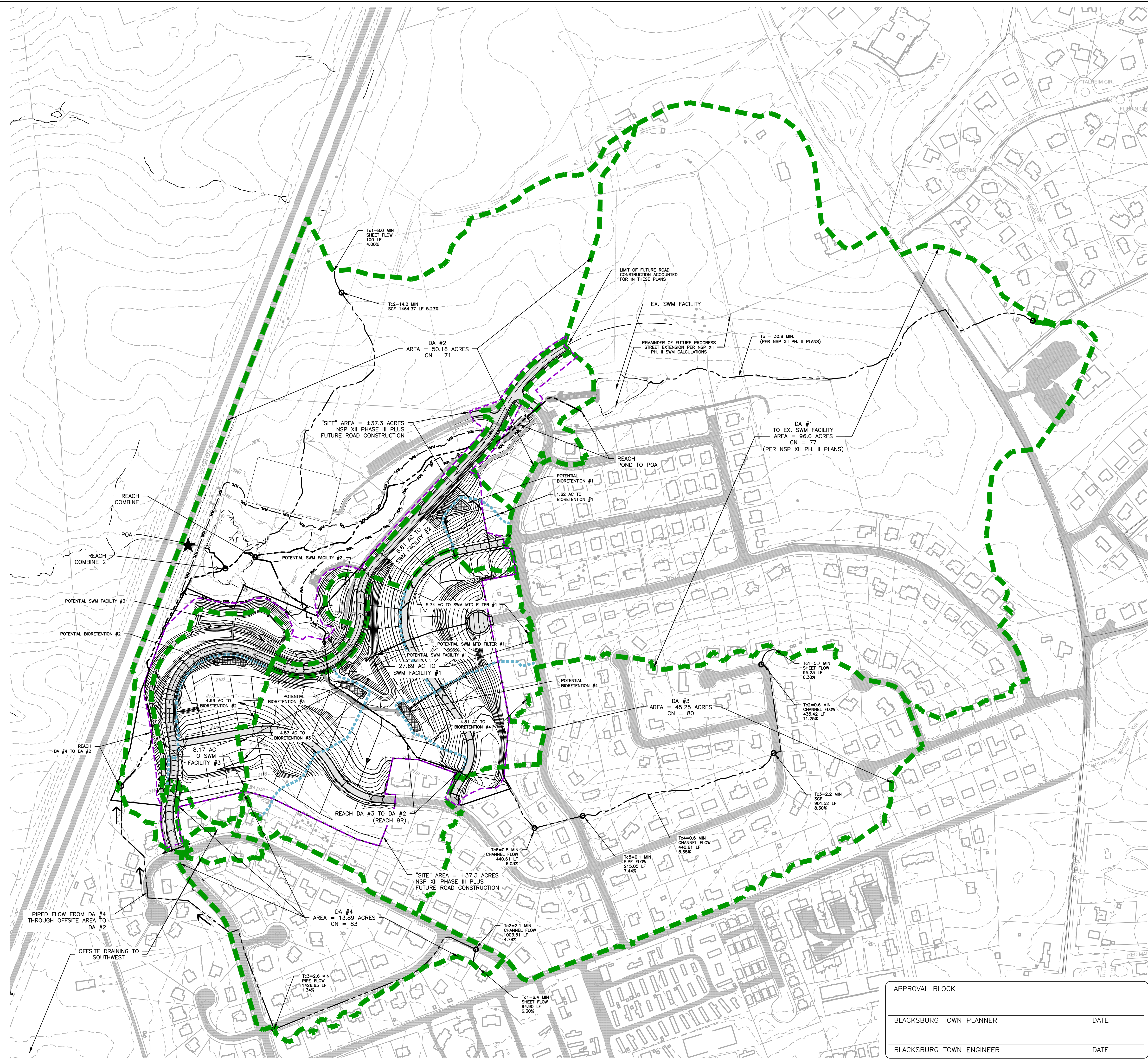
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NORTHSIDE PARK - REVISED SECTION XII
STORMWATER MANAGEMENT CONCEPT
POST-DEVELOPMENT DRAINAGE MAP

MOUNT FABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 1/3/23
SCALE: 1" = 20'
REVISIONS:
4/3/23



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

SW4
PROJECT NO. 24220049.00

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