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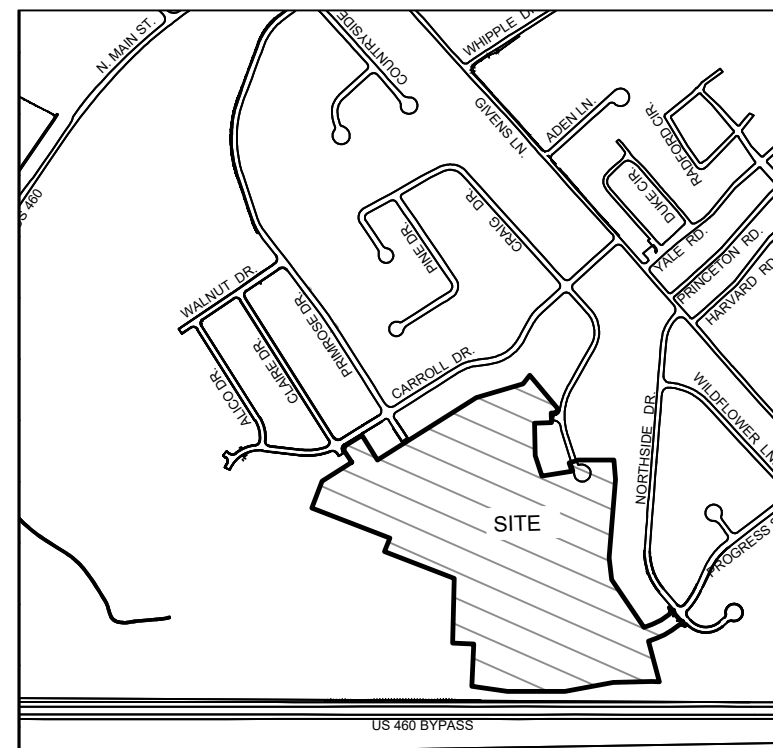
Roanoke / Richmond
New River Valley
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80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



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	6.54 ACRES	284,671 SF
SUBDIVIDED AREA	18.48 ACRES	805,303 SF
OPEN SPACE	10.98 ACRES	478,289 SF

LOT TABLE							
LOT #	SQUARE FEET	ACRES	FRONTAGE	LOT #	SQUARE FEET	ACRES	FRONTAGE
13*	19,193	0.44	85'	41*	11,684	0.27*	75'
14*	14,800	0.34	80'	42*	12,281	0.28*	75'
15*	14,800	0.34	80'	43*	11,428	0.26*	75'
16*	14,799	0.34	70'	44*	10,090	0.23	76'
17*	18,833	0.43	150'	45*	11,102	0.25	75'
18*	24,922	0.57	121'	46*	12,824	0.29	75'
19*	21,714	0.50	140'	47*	11,096	0.25	79'
20*	18,055	0.41	142'	48	10,622	0.24	80'
21	21,569	0.50	158'	49*	11,249	0.26	101'
22*	19,800	0.45	92'	50*	10,583	0.24	74'
23*	18,681	0.43	80'	51*	13,271	0.30	75'
24*	19,070	0.44	80'	52*	10,288	0.24	80'
25*	18,595	0.43	79'	53*	10,110	0.23	80'
26*	18,894	0.43	76'	54*	10,174	0.23	80'
27*	17,683	0.41	76'	55*	10,251	0.24	80'
28*	20,694	0.48	98'	56*	10,000	0.23	95'
29*	19,331	0.44	94'	57*	9,999	0.23	101'
30*	21,742	0.50	78'	58*	10,017	0.23	102'
31*	24,619	0.57	94'	59*	10,020	0.23	103'
32	38,396	0.88	124'	60*	10,014	0.23	105'
33	14,560	0.33	94'	61*	9,999	0.23	94'
34*	12,278	0.28	155'	62	10,009	0.23	83'
35*	10,979	0.25	80'	63	11,765	0.27	94'
36*	10,879	0.25	87'	64	14,966	0.34	92'
37*	10,876	0.25	87'	65*	16,012	0.37	69'
38*	10,441	0.24	87'	66*	13,983	0.32	43'
39*	10,856	0.25	75'	67	54,723	1.26	92'
40*	13,210	0.30	75'				

*OPEN SPACE DESIGN OVERLAY DISTRICT LOT

SHEET INDEX

- | | |
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| C1 COVER | C12 PROPOSED PROGRESS STREET PROFILES |
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| | C23 ROAD PROFILES |
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LEGEND

- SAN — EX. SANITARY SEWER
- 8" WL — EX. WATER LINE
- SAN — PROP. SANITARY SEWER
- W — 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 13)
- ZONING: R-4 LOW DENSITY RESIDENTIAL DISTRICT WITH OPEN SPACE DESIGN OVERLAY
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
- PROPOSED LOTS: 55
- 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: 34.485 AC. (39.8%) — SEE SHEET 13
- ACTIVE SPACE PROPOSED: 6.645 AC. (25.5%) — SEE SHEET 13
- 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). 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.
- 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.
- APPROXIMATE STREET LIGHTING QUANTITY — APPROXIMATELY 1 LIGHT POLE/200LF ALONG CENTERLINE OF PUBLIC RIGHT-OF-WAY*
 - PHASE I — 493'/200' = 3 LIGHTS
 - PHASE II — 1955'/200' = 10 LIGHTS
- *THE APPROXIMATION OF LIGHTING REQUIRED FOR PHASES I AND II OF PROGRESS STREET IS NOT BASED ON A PHOTOMETRIC STUDY. LIGHTING IS TO BE FURTHER SPECIFIED IN CONSTRUCTION PLANS.
- STREET TREES REQUIRED — 1 TREE / LF
 - PHASE I — 493'/30' = 17 TREES
 - PHASE II — 1955'/30' = 66 TREES
- 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.
- ARCHITECTURAL BUFFERS SHALL BE INSTALLED BY THE DEVELOPER. HOMEOWNER MAY SELECT FROM ARCHITECTURAL SCREENING MATERIAL OPTIONS AVAILABLE IN THE BLACKSBURG ZONING ORDINANCE BUT MAY NOT OBJECT TO OR REMOVE REQUIRED SCREENS.

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.

S&S CONSTRUCTION	DATE
CC&B DEVELOPMENT LLC	DATE
TOWN OF BLACKSBURG	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: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

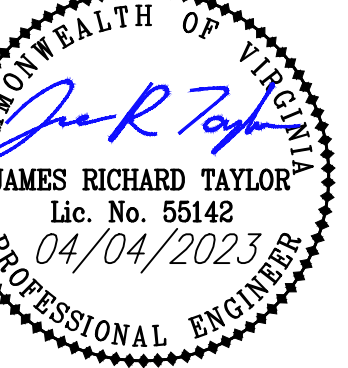


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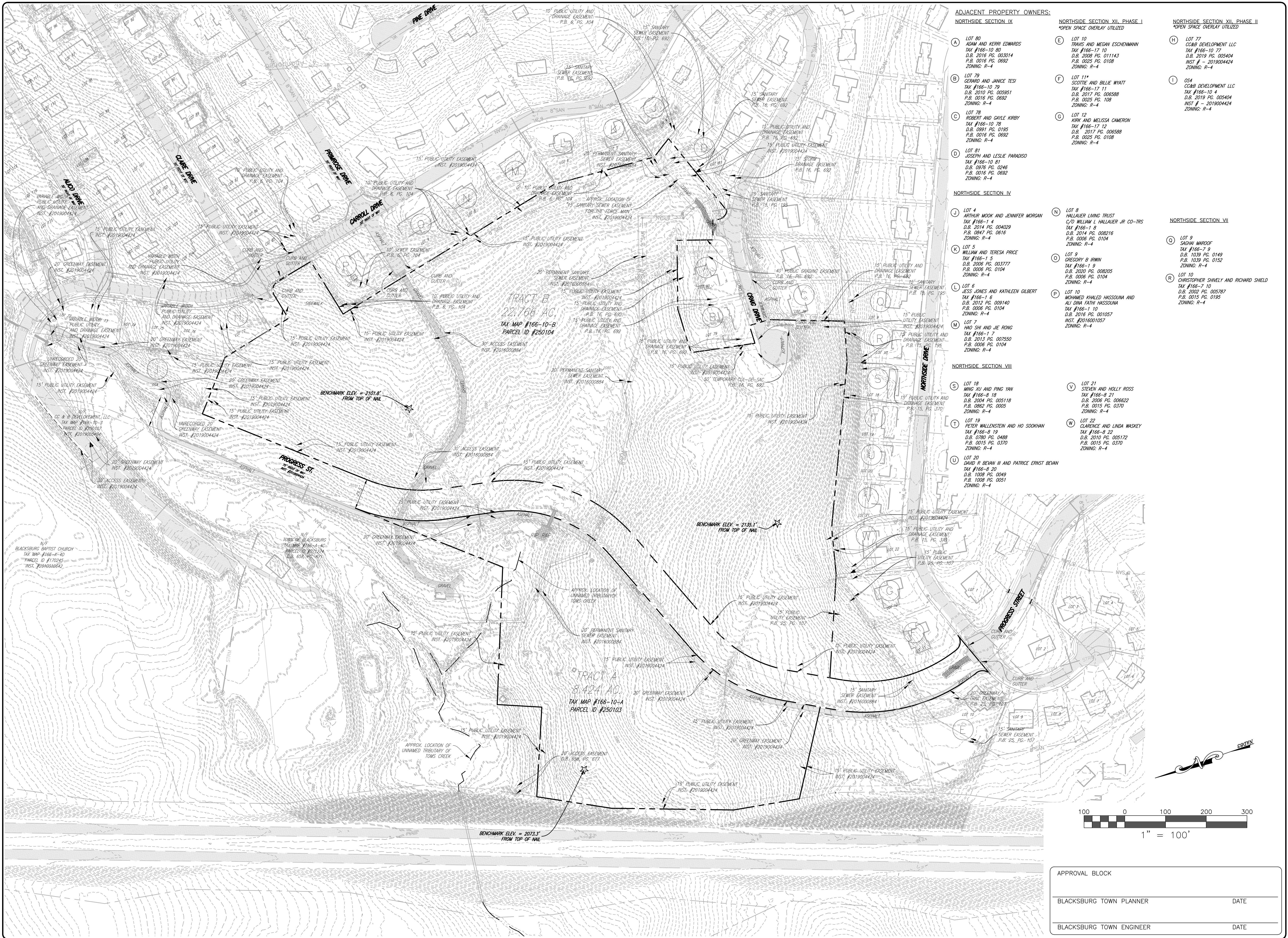
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290



NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
EXISTING CONDITIONS & DEMOLITION PLAN

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: 1" = 100'
REVISIONS:



- ADJACENT PROPERTY OWNERS:**
- NORTHSIDE SECTION IX**
- A LOT 80 AND KERRI EDWARDS
TAX #166-10 80
D.B. 2016 PG. 002014
P.B. 0016 PG. 0692
ZONING: R-4
 - B LOT 79
CERANO AND JANICE TESI
TAX #166-10 79
D.B. 2010 PG. 005951
P.B. 0016 PG. 0692
ZONING: R-4
 - C LOT 78
ROBERT AND GAYLE KIRBY
TAX #166-10 78
D.B. 0991 PG. 0195
P.B. 0016 PG. 0692
ZONING: R-4
 - D LOT 81
JOSEPH AND LESLIE PARADISO
TAX #166-10 81
D.B. 0976 PG. 0246
P.B. 0016 PG. 0692
ZONING: R-4
- NORTHSIDE SECTION IV**
- J LOT 4
ARTHUR MOOK AND JENNIFER MORGAN
TAX #166-1 4
D.B. 2014 PG. 004029
P.B. 0017 PG. 0616
ZONING: R-4
 - K LOT 5
WILLIAM AND TERESA PRICE
TAX #166-1 5
D.B. 2006 PG. 003777
P.B. 0006 PG. 0104
ZONING: R-4
 - L LOT 6
JESS JONES AND KATHLEEN GILBERT
TAX #166-1 6
D.B. 2012 PG. 009140
P.B. 0006 PG. 0104
ZONING: R-4
 - M LOT 7
HAO SHI AND JIE RONG
TAX #166-1 7
D.B. 2013 PG. 007550
P.B. 0006 PG. 0104
ZONING: R-4
- NORTHSIDE SECTION VIII**
- S LOT 18
MING XU AND PING YAN
TAX #166-8 18
D.B. 2004 PG. 005118
P.B. 0862 PG. 0005
ZONING: R-4
 - T LOT 19
PETER MULLENSTEIN AND HO SOOKHAN
TAX #166-8 19
D.B. 0780 PG. 0488
P.B. 0015 PG. 0370
ZONING: R-4
 - U LOT 20
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
- NORTHSIDE SECTION VII**
- O LOT 9
SAGHAI MAROOF
TAX #166-7 9
D.B. 1039 PG. 0149
P.B. 1039 PG. 0152
ZONING: R-4
 - P LOT 10
MOHAMED KHALED HASSOUNA AND
ALI DINA FATMA HASSOUNA
TAX #166-1 10
D.B. 2016 PG. 001057
P.B. 0006 PG. 0104
ZONING: R-4
 - V LOT 21
STEVEN AND HOLLY ROSS
TAX #166-8 21
D.B. 2006 PG. 006622
P.B. 0015 PG. 0370
ZONING: R-4
 - W LOT 22
CLARENCE AND LINDA WASKLEY
TAX #166-8 22
D.B. 2010 PG. 005172
P.B. 0015 PG. 0370
ZONING: R-4
- NORTHSIDE SECTION XII, PHASE I
*OPEN SPACE OVERLAY UTILIZED***
- E LOT 10
TRAVIS AND MEGAN ESCHENMANN
TAX #166-10 72
D.B. 2008 PG. 011143
P.B. 0025 PG. 0108
ZONING: R-4
 - F LOT 11
SCOTTIE AND BILLIE WYATT
TAX #166-17 11
D.B. 2017 PG. 006588
P.B. 0025 PG. 108
ZONING: R-4
 - G LOT 12
KIRK AND MELISSA CAMERON
TAX #166-17 12
D.B. 2017 PG. 006588
P.B. 0025 PG. 108
ZONING: R-4
- NORTHSIDE SECTION XII, PHASE II
*OPEN SPACE OVERLAY UTILIZED***
- H LOT 77
CC&B DEVELOPMENT LLC
TAX #166-10 72
D.B. 2019 PG. 005404
INST # - 2019004424
ZONING: R-4
 - I OS4
CC&B DEVELOPMENT LLC
TAX #166-10 4
D.B. 2019 PG. 005404
INST # - 2019004424
ZONING: R-4

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 OVERALL LAYOUT PLAN

REGISTERED DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 4-4-2023
 SCALE: 1" = 100'
 REVISIONS:



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N/F
 BLACKSBURG BAPTIST CHURCH
 TAX MAP #166-A-40
 PARCEL ID #170245
 INST. #2010010642

N/F
 TOWN OF BLACKSBURG
 TAX MAP #166-A-4C
 PARCEL ID #071274
 D.B. 650, PG. 671

N/F
 CC & B DEVELOPMENT, LLC
 TAX MAP #166-10-2
 PARCEL ID #250106
 INST. #2019005404

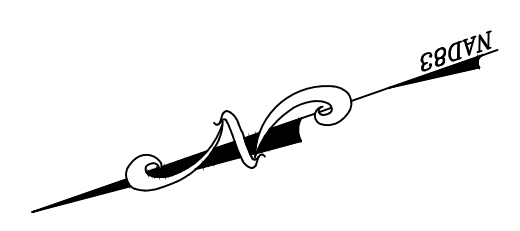
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 CC & B DEVELOPMENT, LLC
 TAX MAP #166-10-2
 PARCEL ID #250107
 INST. #2019005404

PROJECT BOUNDARY
 SEE SHEET C13

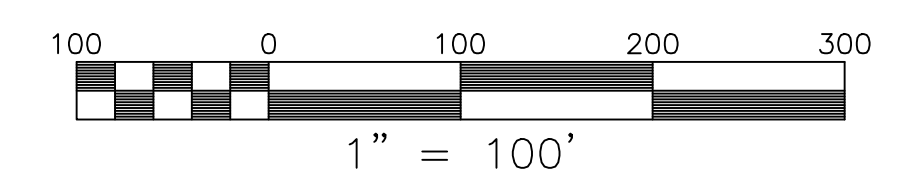
PROJECT BOUNDARY
 SEE SHEET C13

PROJECT BOUNDARY
 SEE SHEET C13

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE



TERMINATION OF PROGRESS STREET (PHASE I) - SEE GRADING PLANS ON SHEETS 16, 18, AND 20

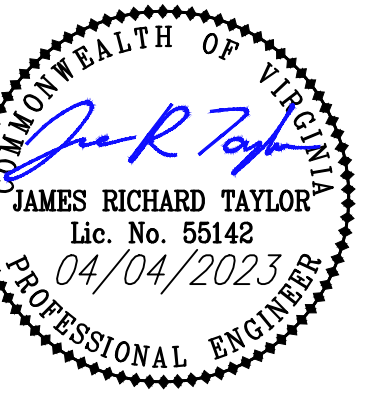


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
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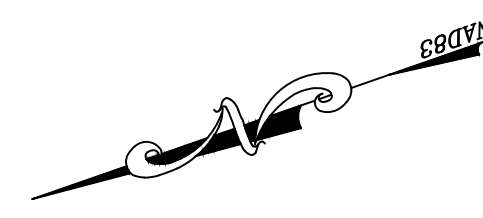


NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
PROGRESS STREET LAYOUT PLAN - PHASE I

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: 1" = 100'
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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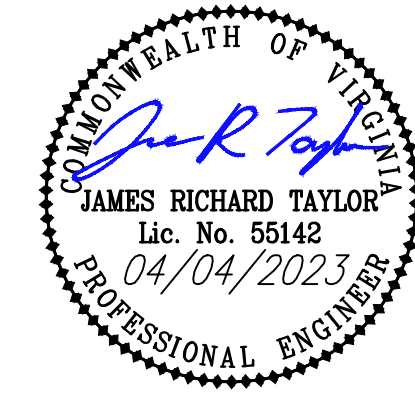


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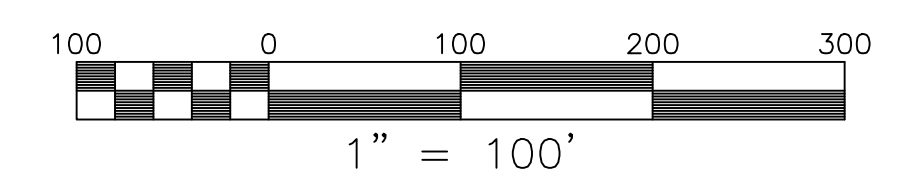
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 Suite H
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CONTINUATION OF
 PROGRESS STREET PER
 APPROVED NORTHSIDE PARK
 SECTION XII PRELIMINARY
 PLAT (2011)

PROPOSED PROGRESS STREET
 SEE SHEETS 10-11 FOR PROFILES
 SEE SHEET 21 FOR GRADING PLAN

TERMINATION OF PROGRESS
 STREET (PHASE I) - SEE
 GRADING PLANS ON SHEETS
 16, 18, AND 20

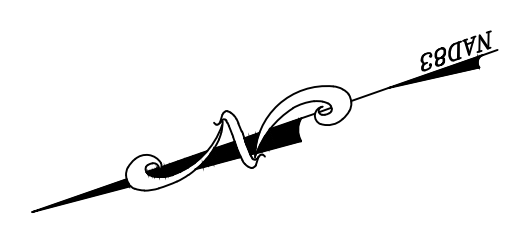


APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 PROGRESS STREET LAYOUT PLAN - PHASE II

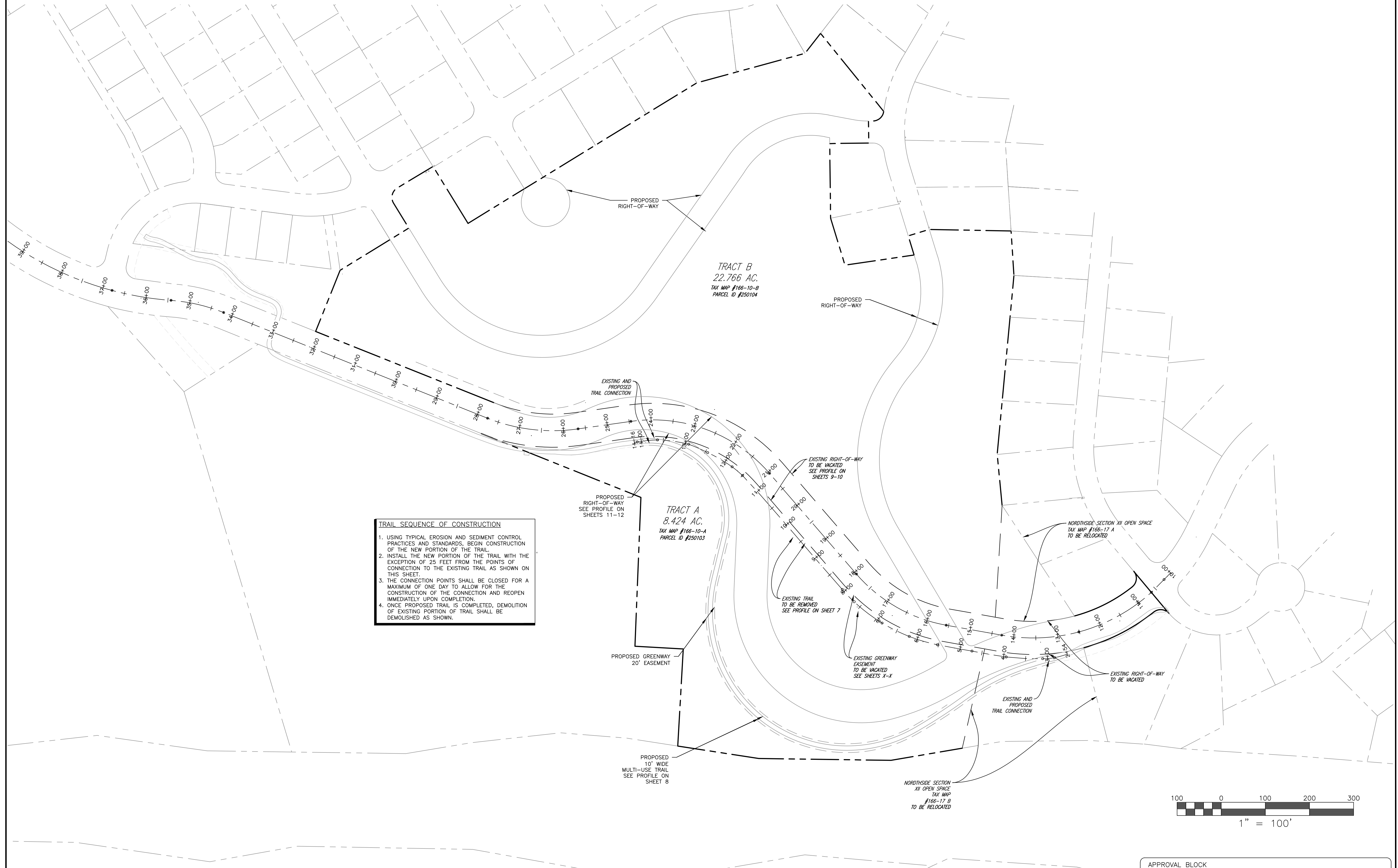
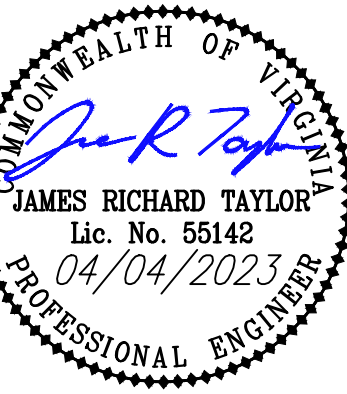
MOUNT LABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
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 CHECKED BY: JRT
 DATE: 4-4-2023
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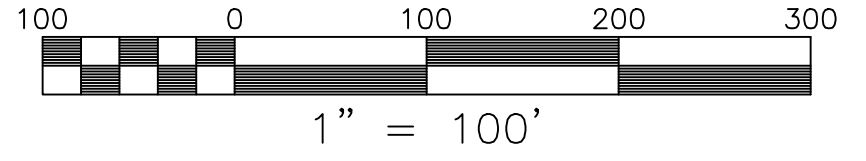


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- TRAIL SEQUENCE OF CONSTRUCTION**
1. USING TYPICAL EROSION AND SEDIMENT CONTROL PRACTICES AND STANDARDS, BEGIN CONSTRUCTION OF THE NEW PORTION OF THE TRAIL.
 2. INSTALL THE NEW PORTION OF THE TRAIL WITH THE EXCEPTION OF 25 FEET FROM THE POINTS OF CONNECTION TO THE EXISTING TRAIL AS SHOWN ON THIS SHEET.
 3. THE CONNECTION POINTS SHALL BE CLOSED FOR A MAXIMUM OF ONE DAY TO ALLOW FOR THE CONSTRUCTION OF THE CONNECTION AND REOPEN IMMEDIATELY UPON COMPLETION.
 4. ONCE PROPOSED TRAIL IS COMPLETED, DEMOLITION OF EXISTING PORTION OF TRAIL SHALL BE DEMOLISHED AS SHOWN.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 RIGHT-OF-WAY AND GREENWAY PLANS

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 4-4-2023
 SCALE: 1" = 100'
 REVISIONS:

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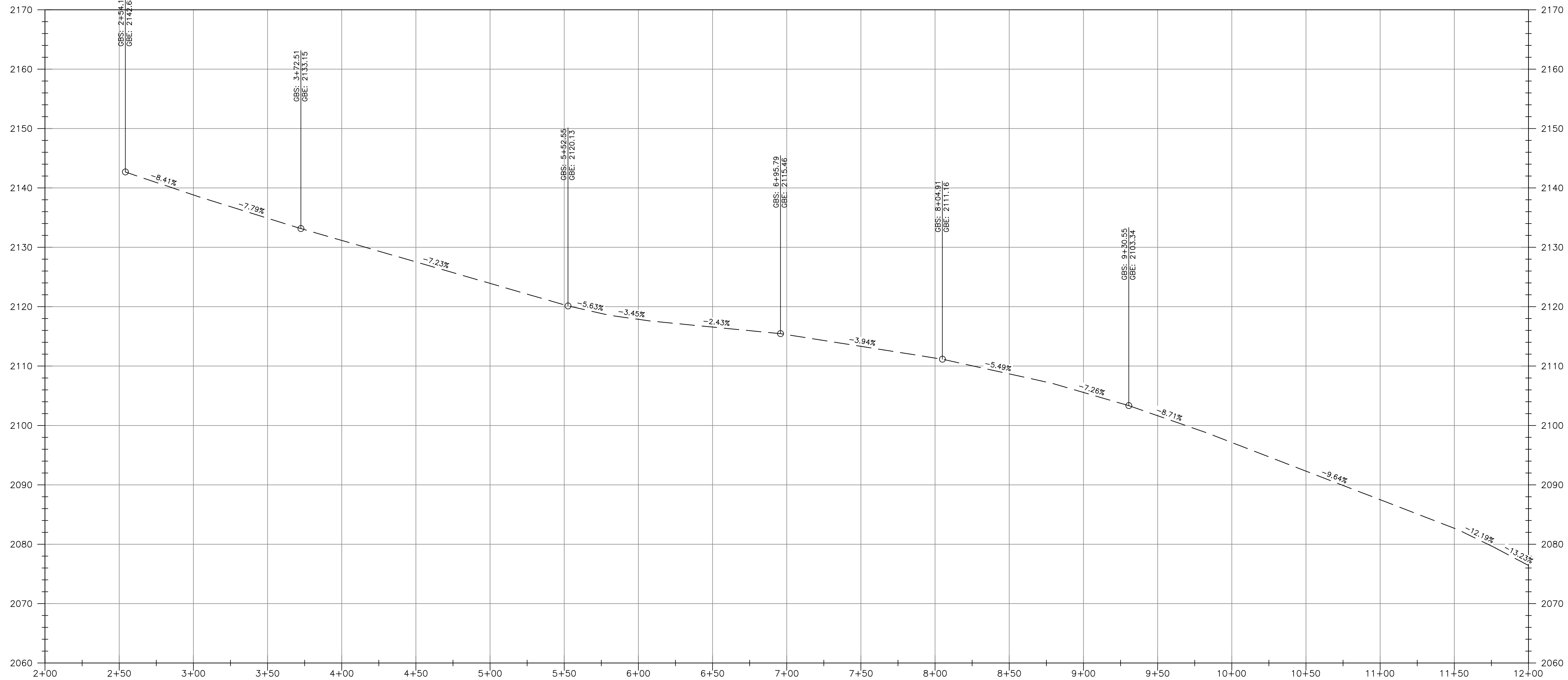


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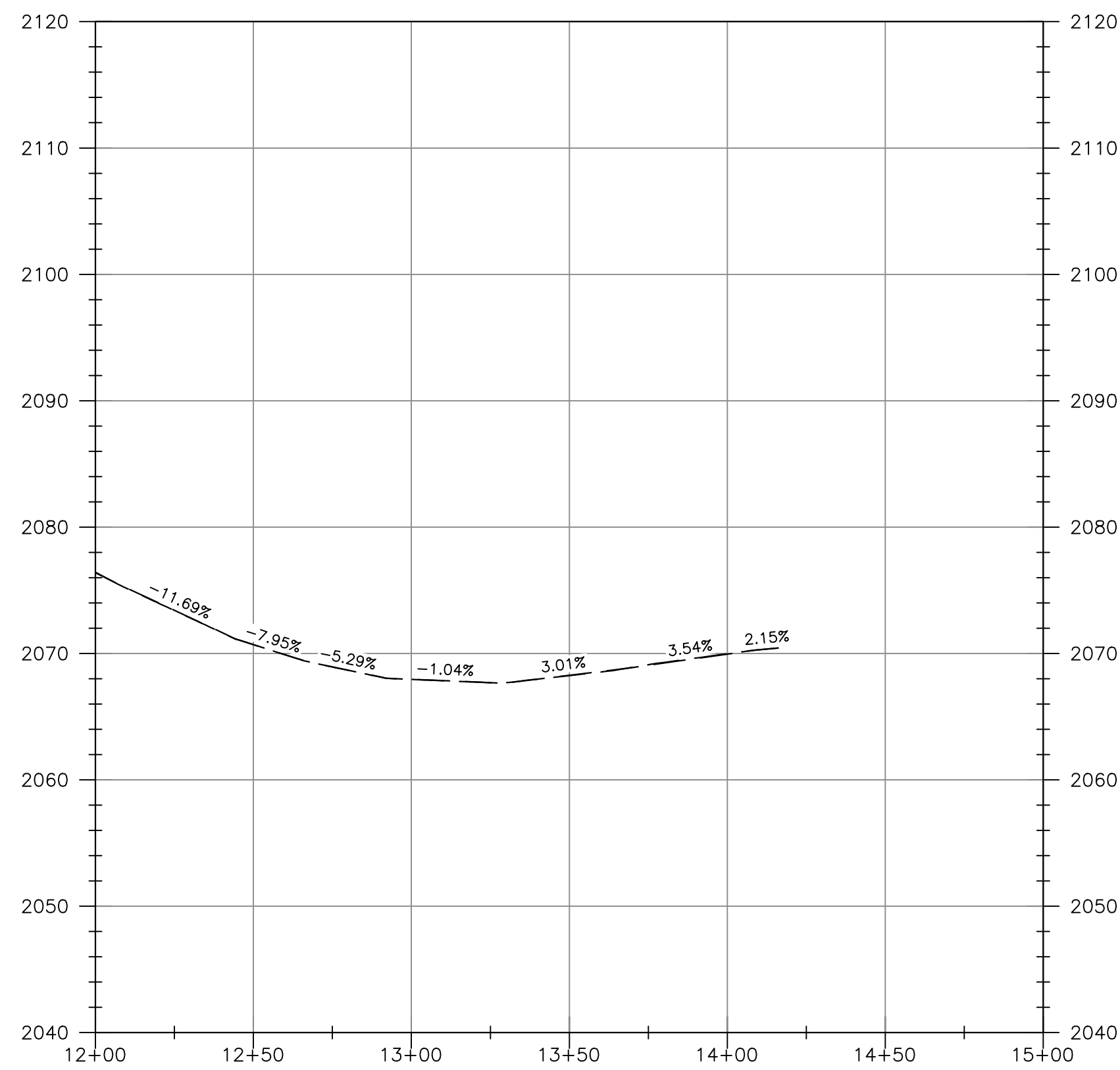


EXISTING TRAIL (2+00 TO 12+00) PROFILE



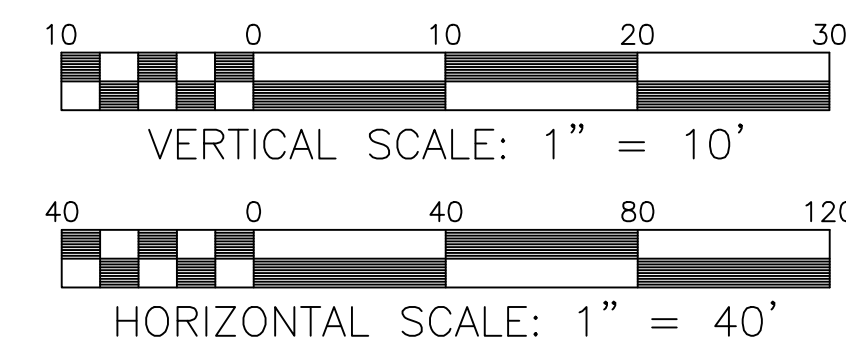
NOTE: EXISTING PROFILES SHOWN ARE OF DEMOLISHED/RELOCATED PORTION OF EXISTING PROGRESS STREET TRAIL. SEE SHEET 2 FOR DEMOLITION PLAN AND SHEET 6 FOR TRAIL REALIGNMENT. PROPOSED PROGRESS STREET TRAIL SHALL MATCH ELEVATIONS OF CONNECTION POINTS SHOWN ON SHEET 6.

EXISTING TRAIL (STAT. 12+00 TO 15+00) PROFILE



LEGEND

--- APPROX. EXIST. CENTERLINE GRADE



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
EXISTING TRAIL PROFILES

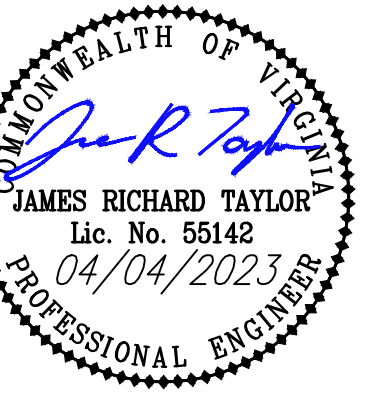
DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

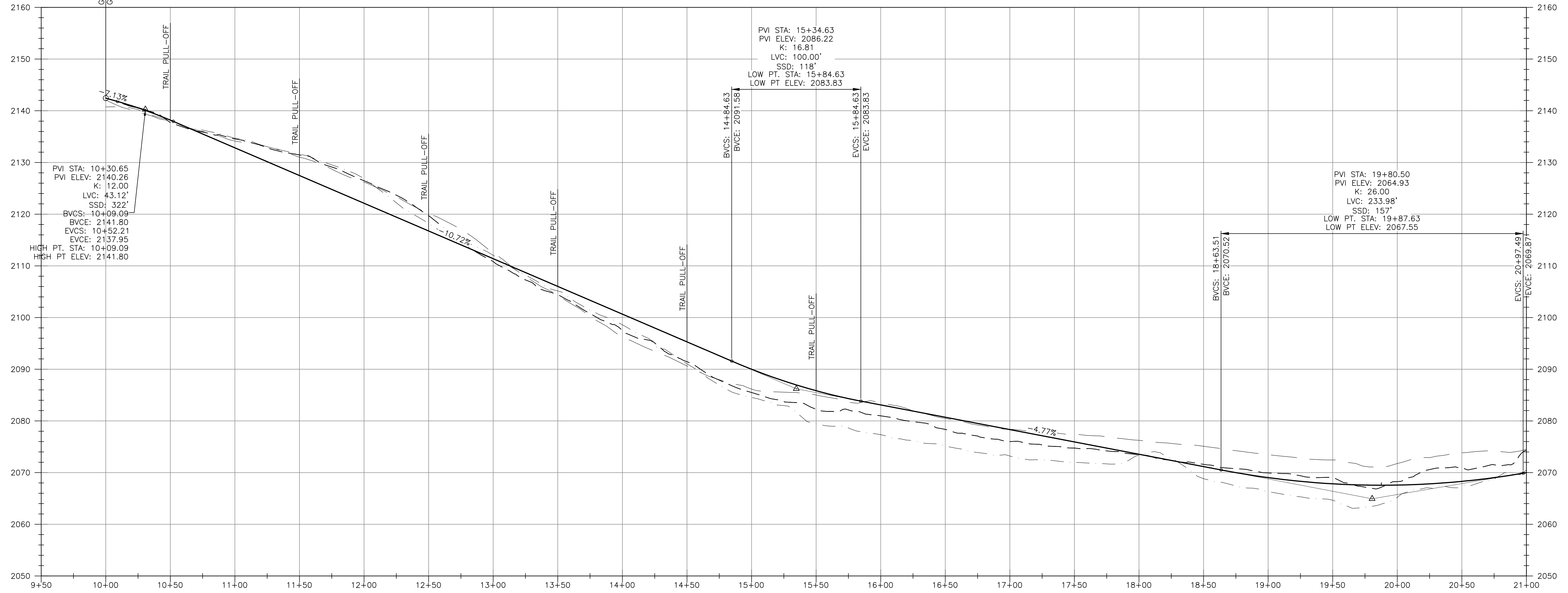


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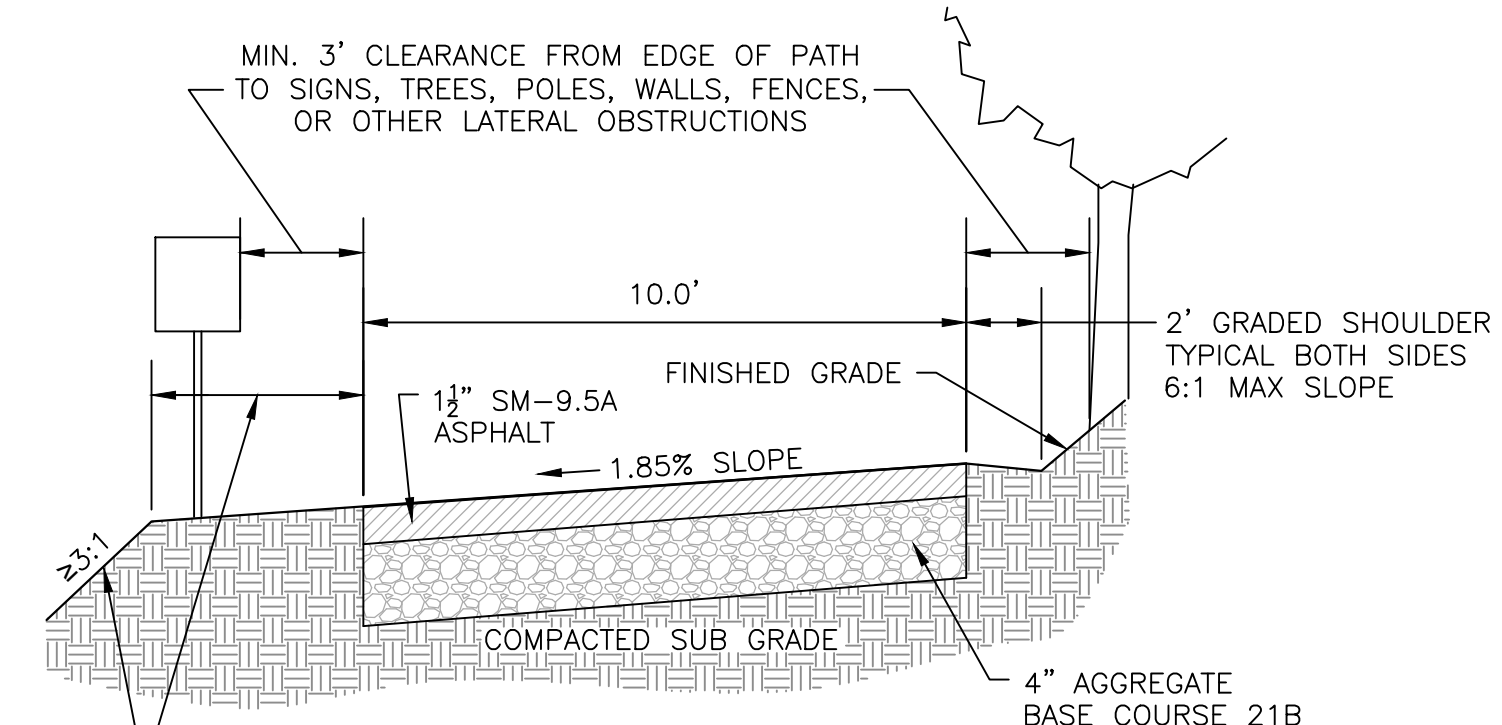
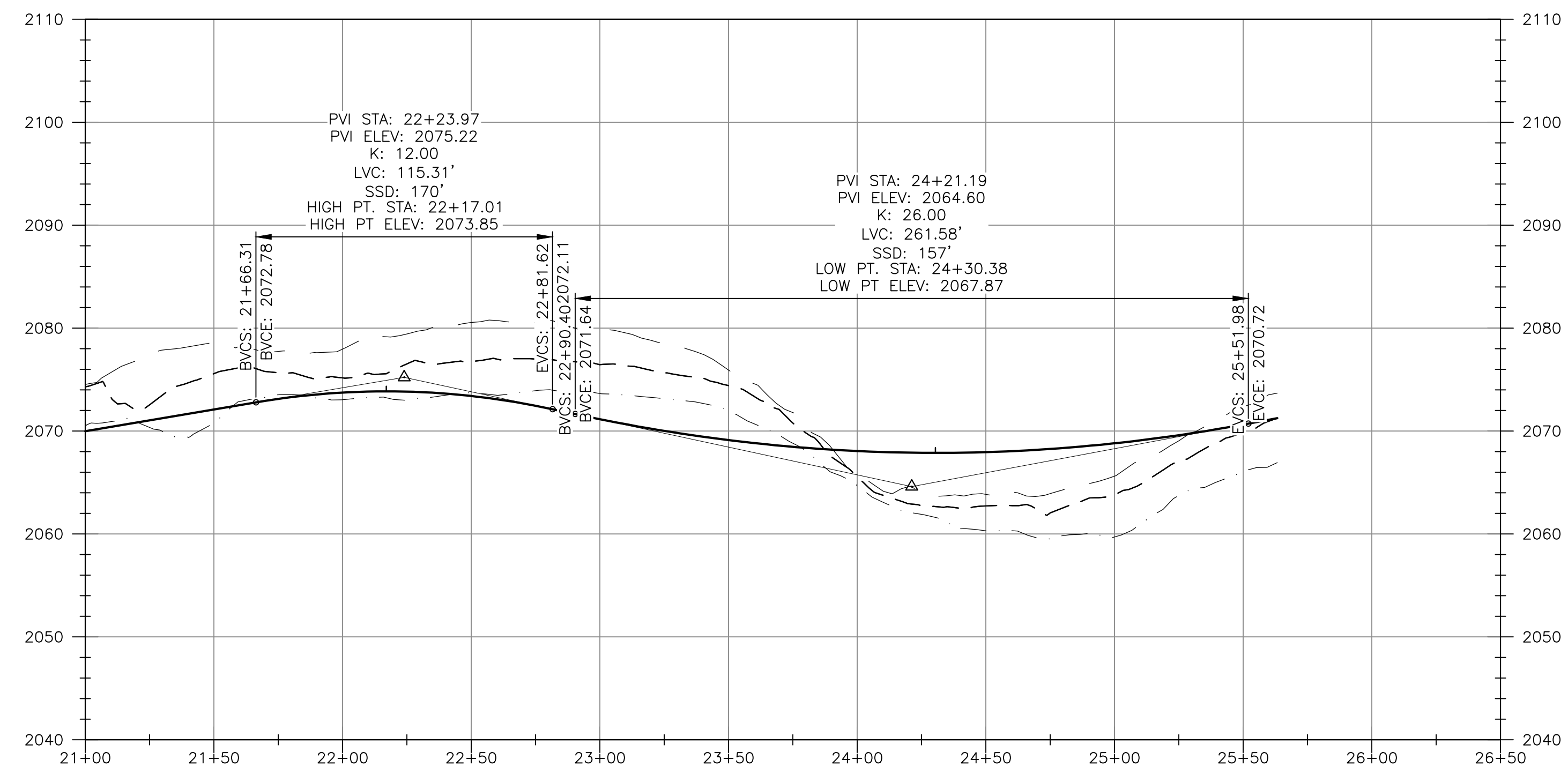
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TRAIL (STAT. 9+50 TO 21+00) PROFILE



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

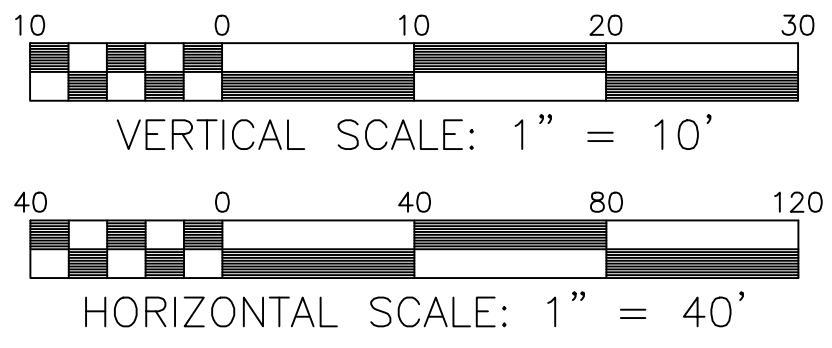


WHERE THE PATH IS ADJACENT TO A PARALLEL HAZARD OR DOWNWARD SLOPE OF EQUAL TO OR STEEPER THAN 3:1, A MINIMUM 5' SEPARATION FROM THE EDGE OF PATH TO THE TOP OF SLOPE SHALL BE MAINTAINED ELSE A PHYSICAL BARRIER SUCH AS A RAILING IS REQUIRED.

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
PROPOSED TRAIL PROFILES

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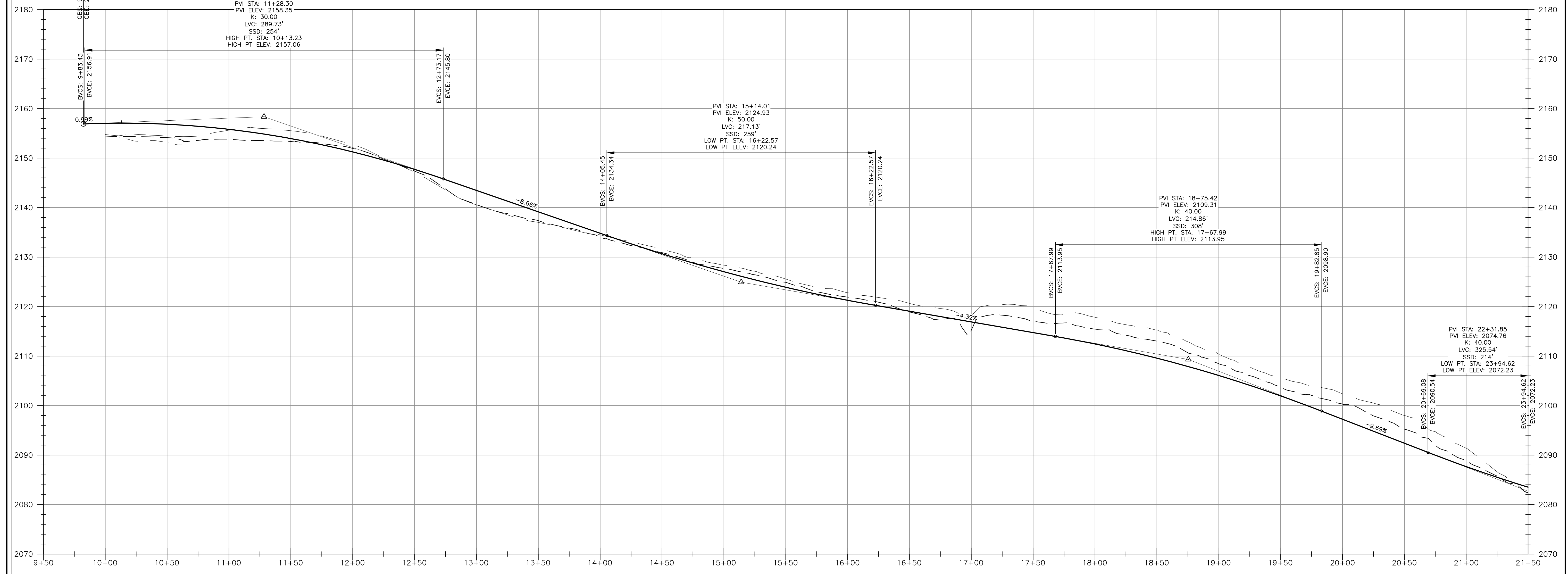


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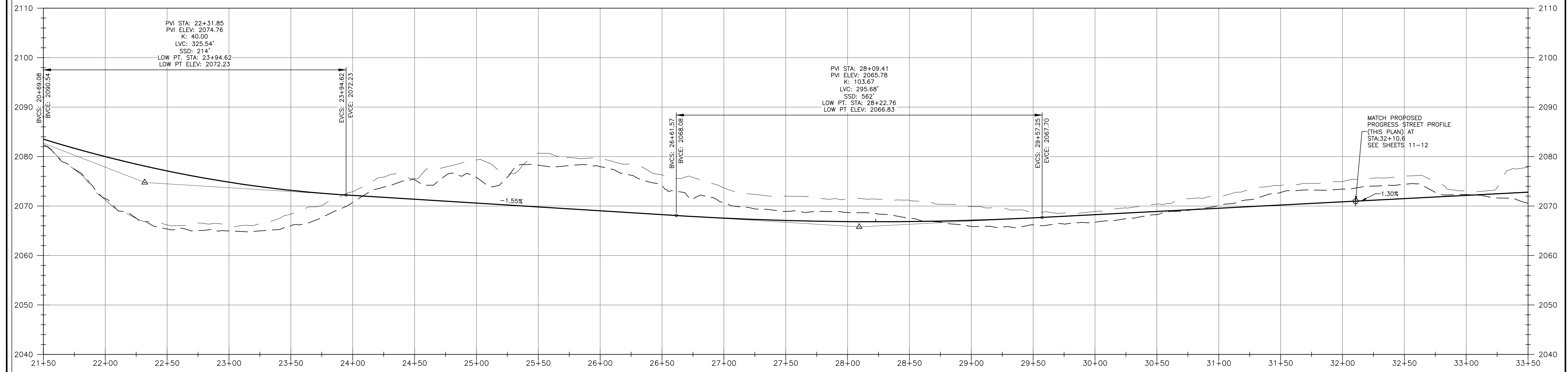
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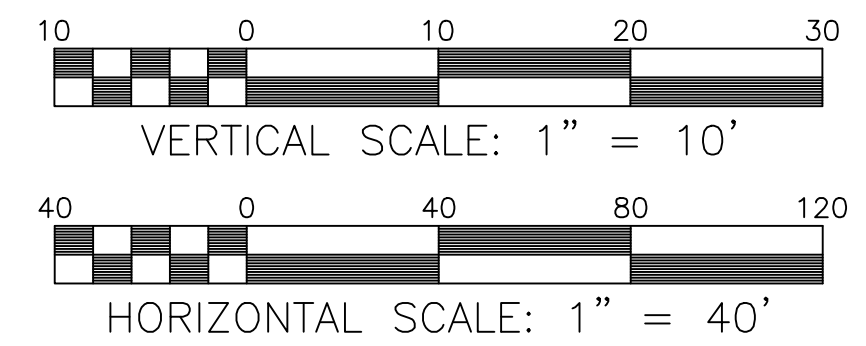
ORIGINAL APPROVED PROGRESS STREET (STAT. 9+50 TO 21+50) PROFILE



ORIGINAL APPROVED PROGRESS STREET (STAT. 21+50 TO 33+50) 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

NORTSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
 APPROVED PROGRESS STREET PROFILES

MOUNT LABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

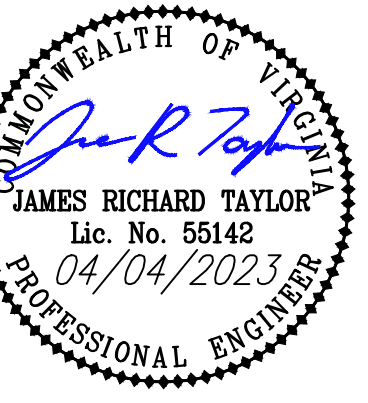
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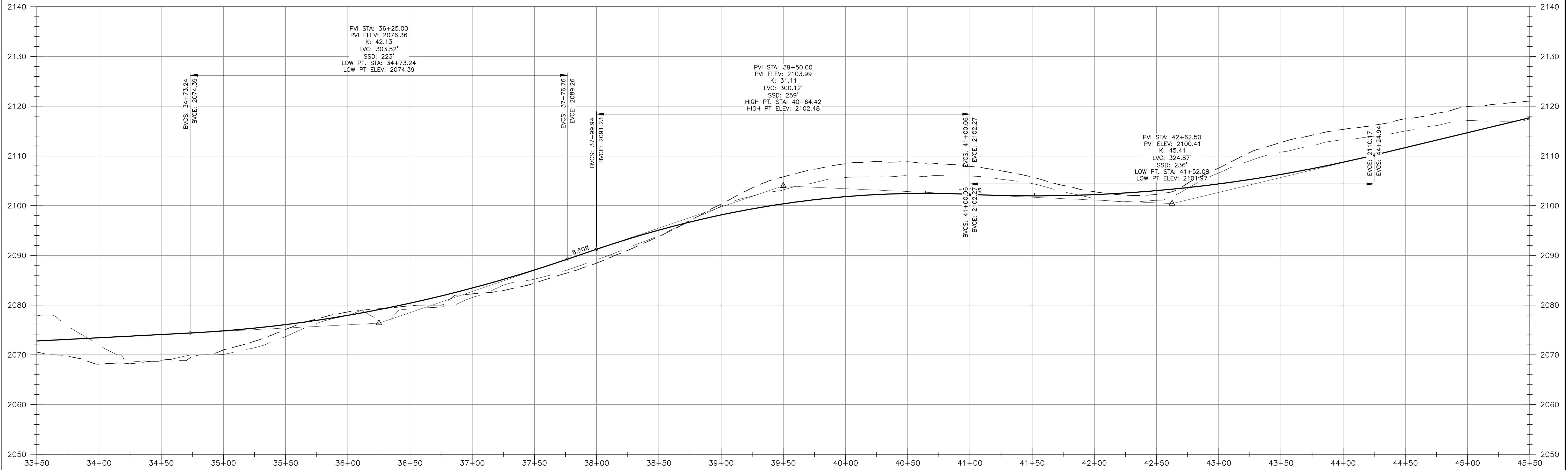


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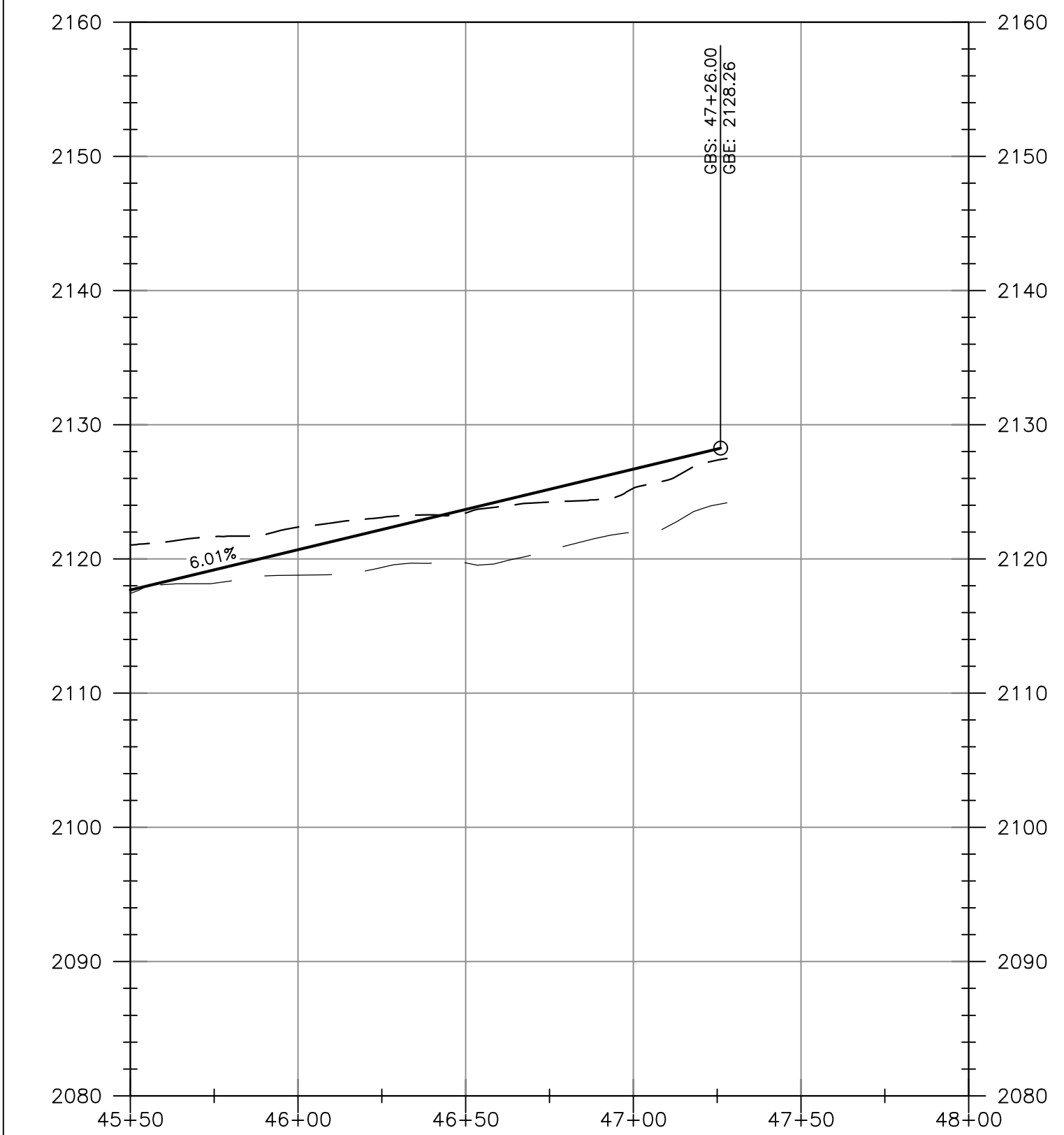
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ORIGINAL APPROVED PROGRESS STREET (STAT. 33+50 TO 45+50) PROFILE

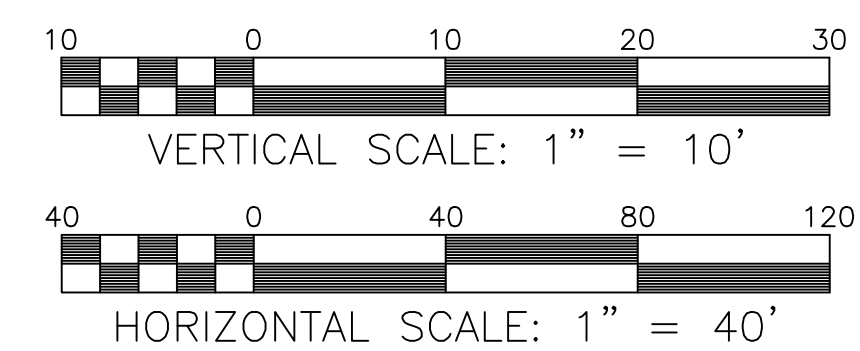


ORIGINAL APPROVED PROGRESS STREET (STAT. 45+50 TO 48+00) PROFILE



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
APPROVED PROGRESS STREET PROFILES

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
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SCALE: AS SHOWN
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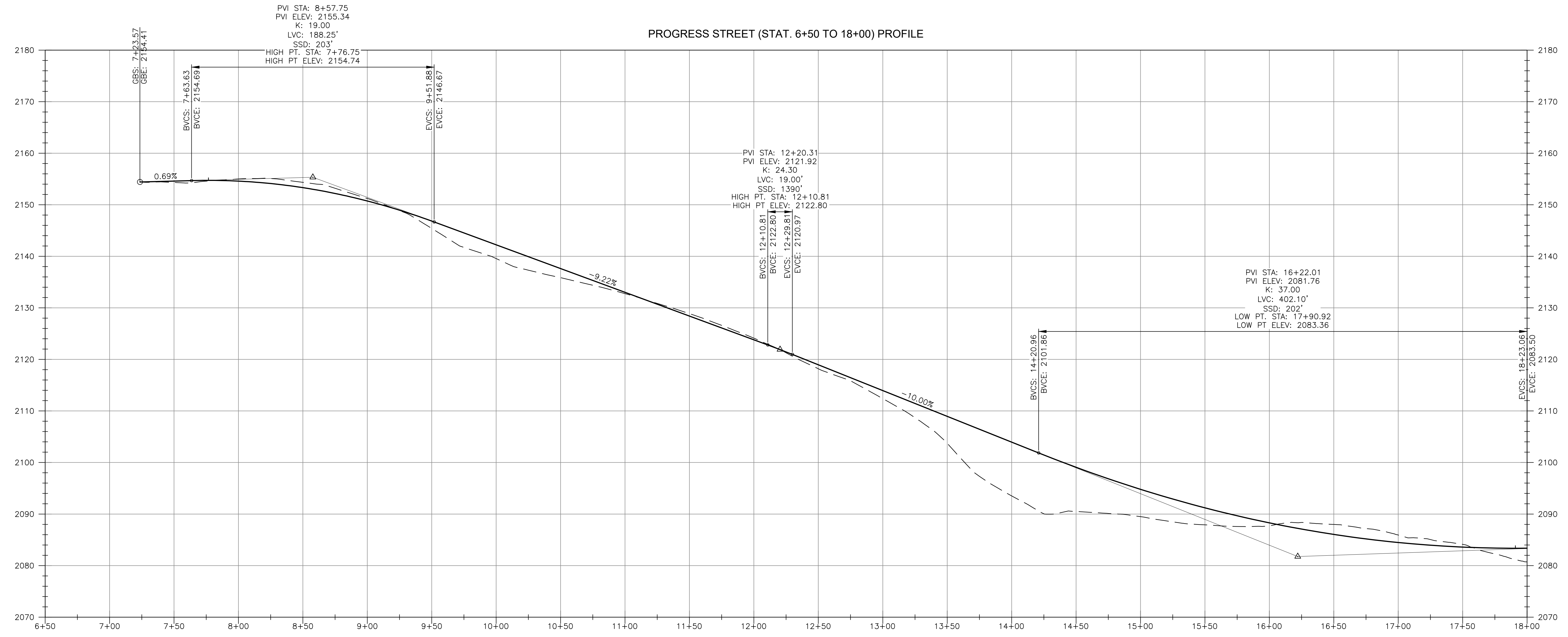


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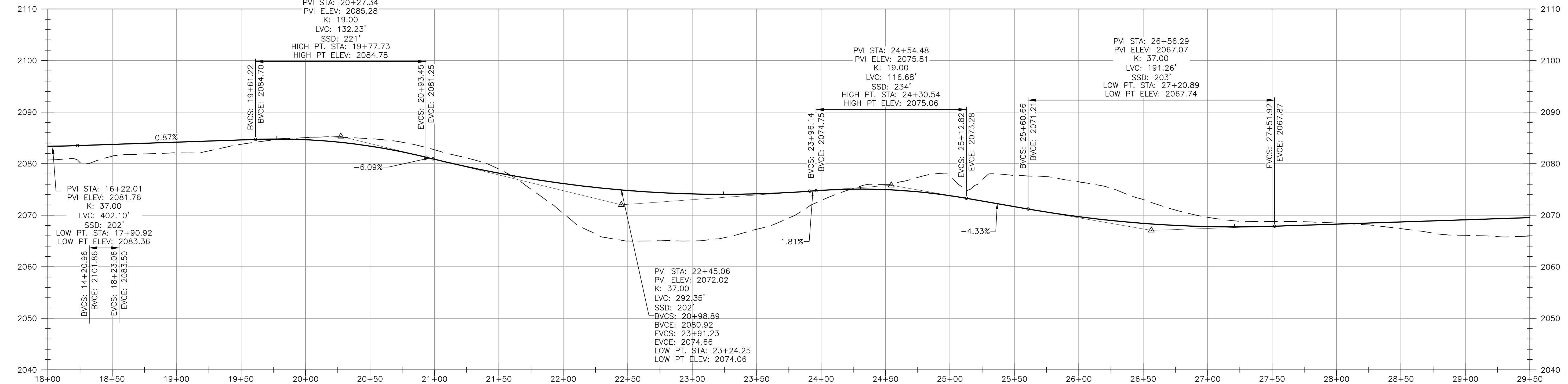
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PROGRESS STREET (STAT. 6+50 TO 18+00) PROFILE

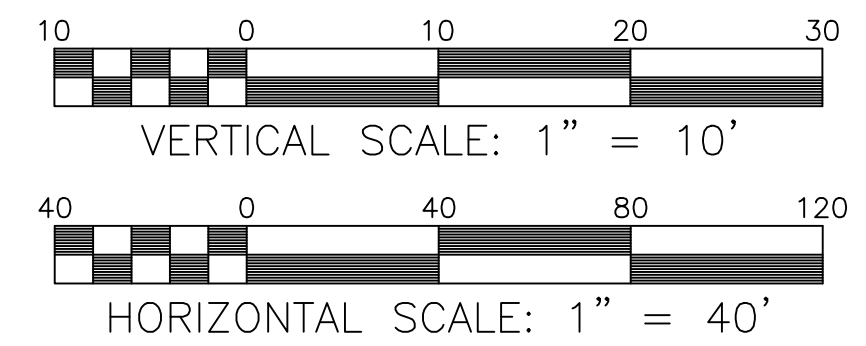


PROGRESS STREET (STAT. 18+00 TO 29+50) PROFILE



LEGEND

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



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT
PROPOSED PROGRESS STREET PROFILES

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

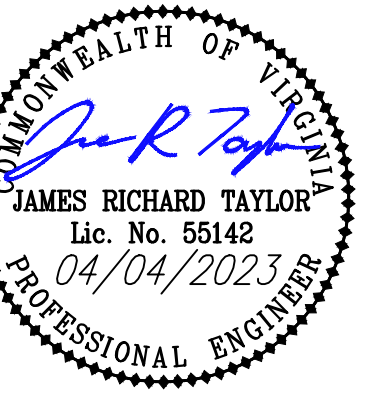
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DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

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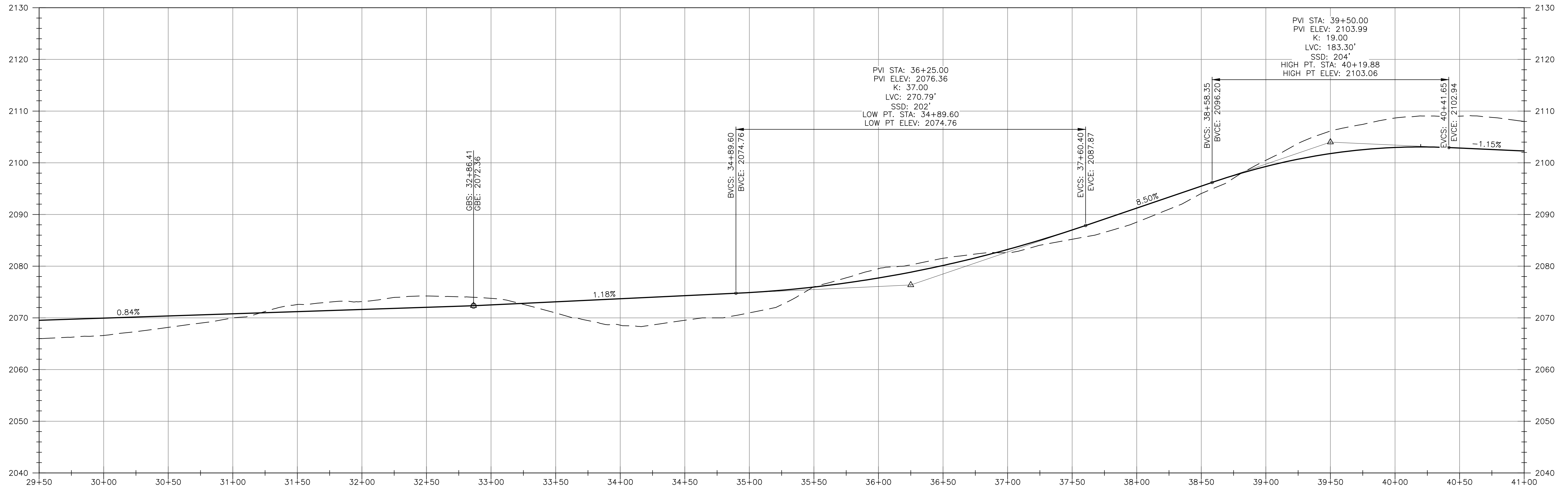


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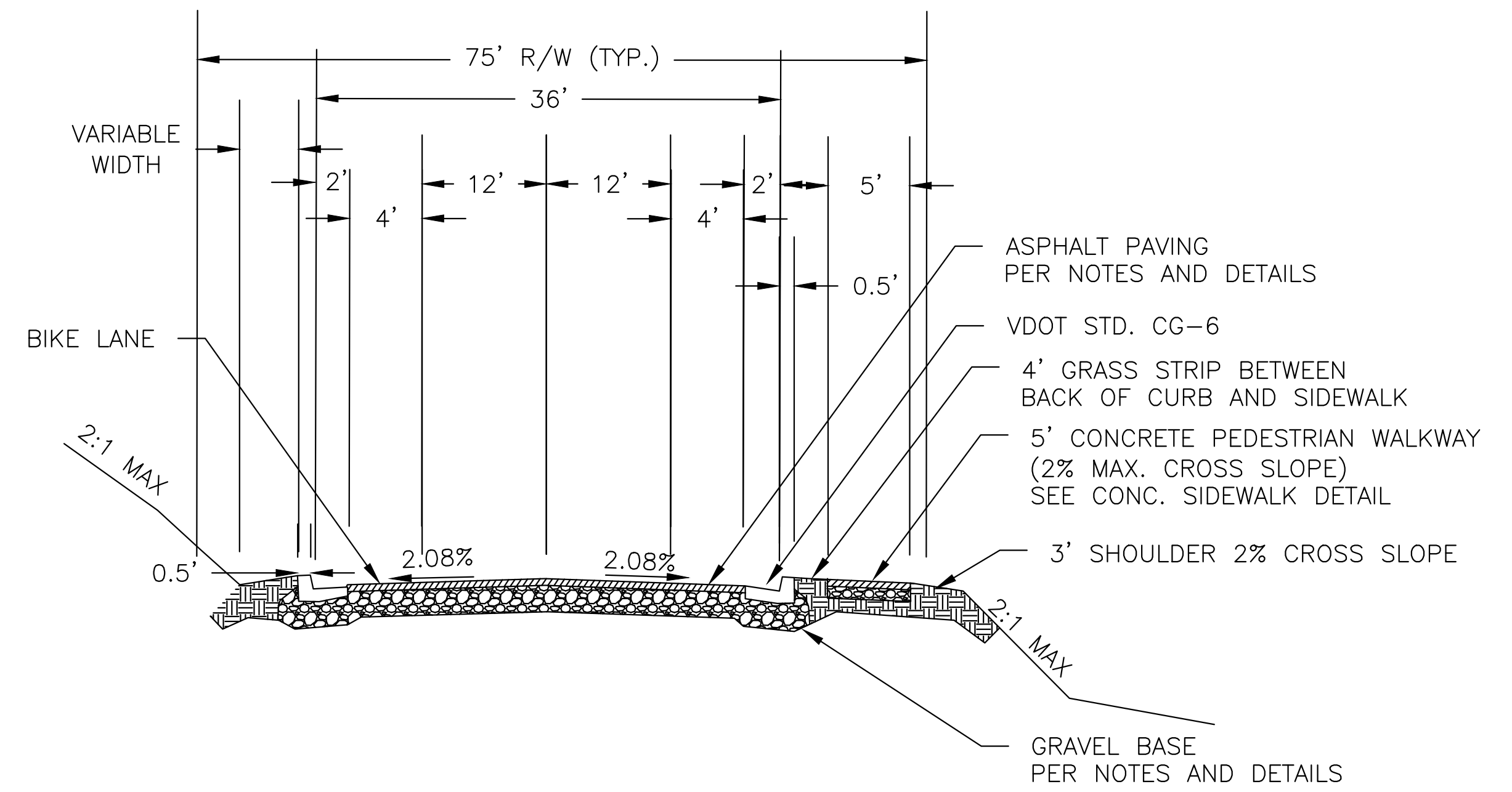
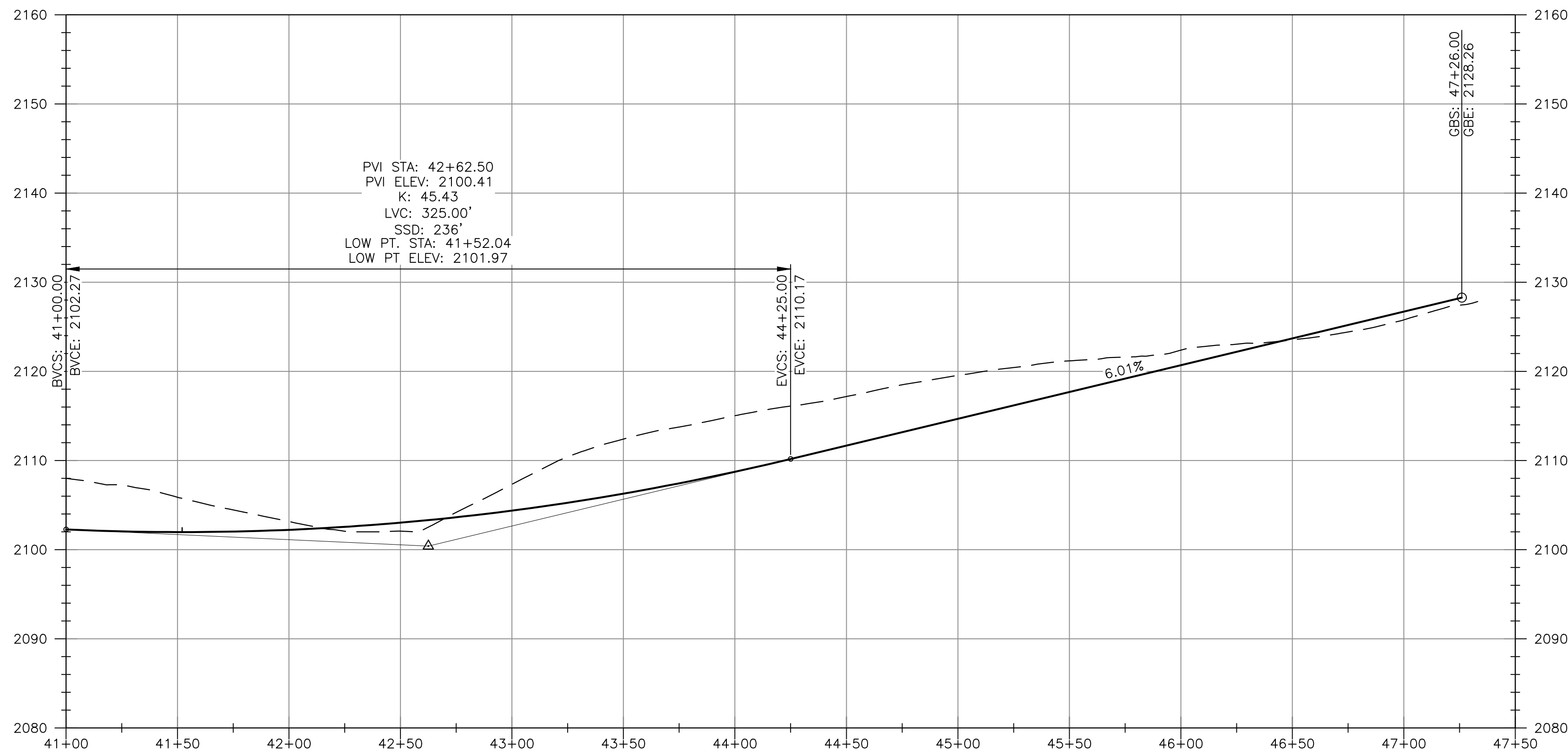
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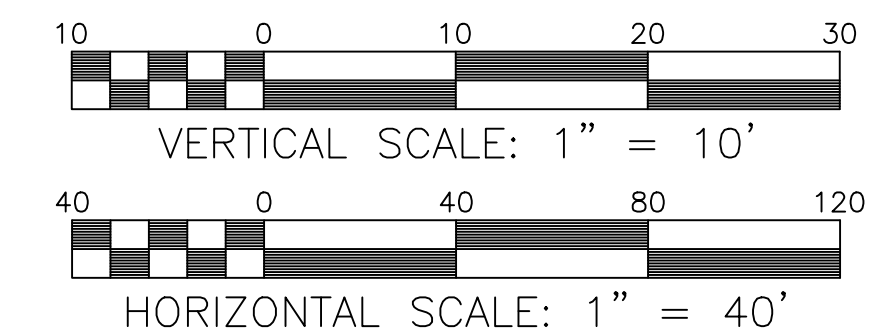
PROGRESS STREET (STAT. 29+50 TO 41+00) PROFILE



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
PROPOSED PROGRESS STREET PROFILES

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CHECKED BY: JRT
DATE: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

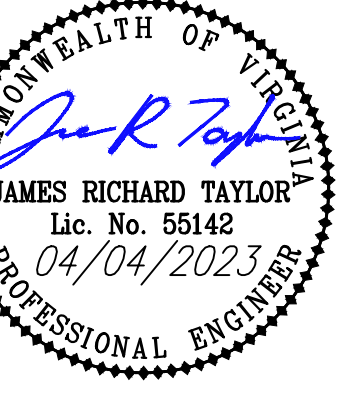


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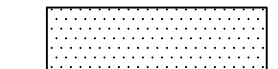


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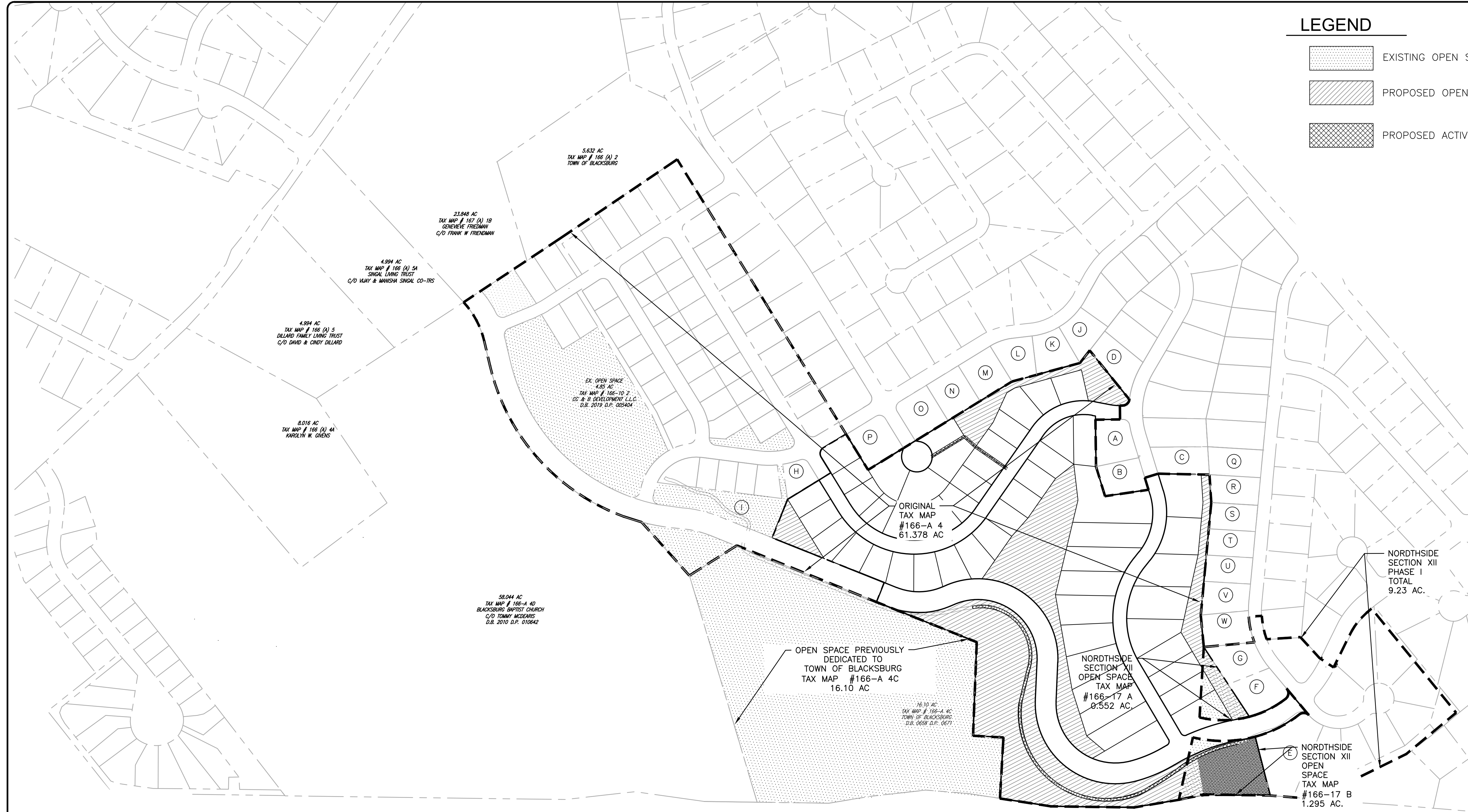
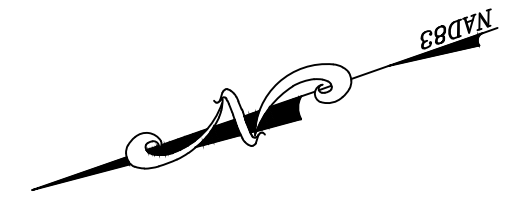
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LEGEND

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



NORTHSIDE SECTION XII PHASE I TOTAL 9.23 AC.

NORTHSIDE SECTION XII OPEN SPACE TAX MAP #166-17 A 0.552 AC.

NORTHSIDE SECTION XII OPEN SPACE TAX MAP #166-17 B 1.295 AC.

OPEN SPACE PREVIOUSLY DEDICATED TO TOWN OF BLACKSBURG TAX MAP #166-A 4C 16.10 AC

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.

ACTIVE SPACE:

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

EXISTING ACTIVE SPACE:

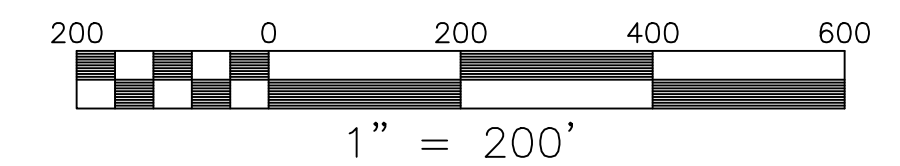
TAX MAP #166-A 4	0.974 AC.
NORTHSIDE PARK SECTION XII, PH I	AC.
TAX MAP #166-A 4C	4.301 AC.
TOTAL AREA:	5.275 AC.

PROPOSED OPEN SPACE:

TOTAL EXISTING OPEN SPACE	25.352 AC.
PROPOSED IN THIS PLAN	10.980 AC.
PORTION REMOVED FROM SECTION XII, PH I	1.847 AC.
TOTAL AREA:	34.485 AC. (39.77%)

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

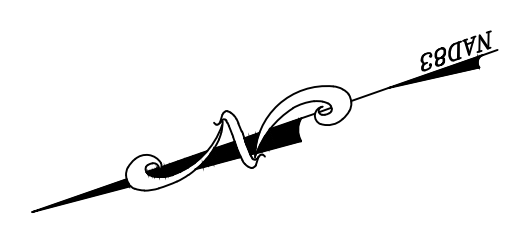
NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
OPEN SPACE MAP

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
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SCALE: 1" = 200'
REVISIONS:

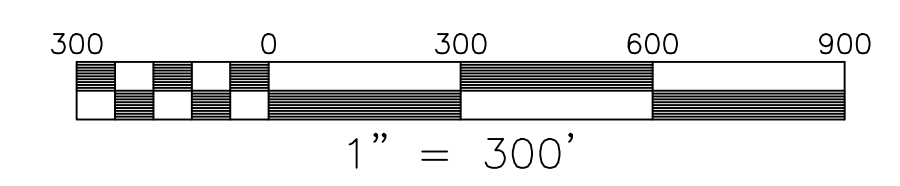
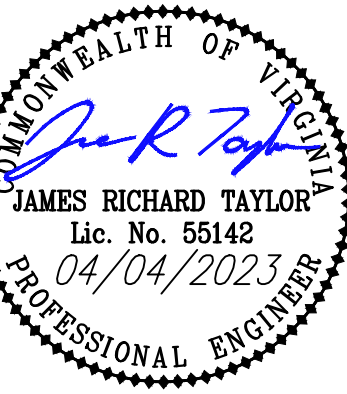
13

PROJECT NO. 24220049.00



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BLACKSBURG TOWN ENGINEER	DATE

NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 ADJACENT SUBDIVISIONS MAP

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 TOWN OF BLACKSBURG, VIRGINIA

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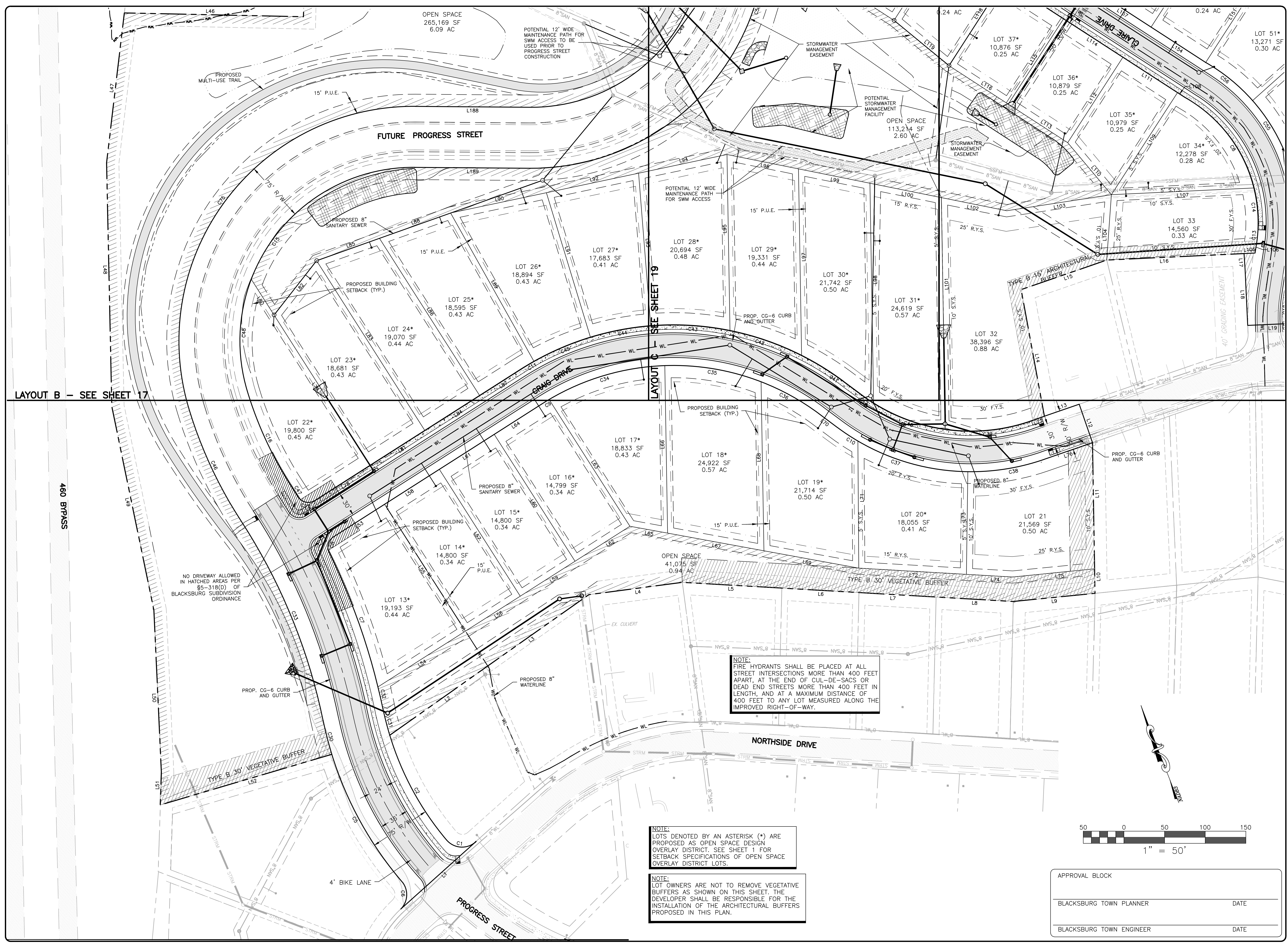


NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAN
ROAD AND UTILITY PLAN A - PHASE I

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LAYOUT B - SEE SHEET 17

LAYOUT C - SEE SHEET 19

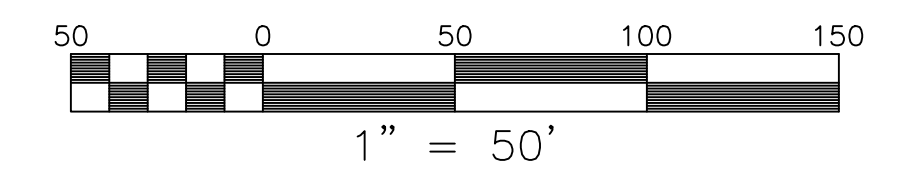
480' BYPASS

NO DRIVEWAY ALLOWED IN HATCHED AREAS PER §5-318(D) OF BLACKSBURG SUBDIVISION ORDINANCE

NOTE:
FIRE HYDRANTS SHALL BE PLACED AT ALL STREET INTERSECTIONS MORE THAN 400 FEET APART, AT THE END OF CUL-DE-SACS OR DEAD END STREETS MORE THAN 400 FEET IN LENGTH, AND AT A MAXIMUM DISTANCE OF 400 FEET TO ANY LOT MEASURED ALONG THE IMPROVED RIGHT-OF-WAY.

NOTE:
LOTS DENOTED BY AN ASTERISK (*) ARE PROPOSED AS OPEN SPACE DESIGN OVERLAY DISTRICT. SEE SHEET 1 FOR SETBACK SPECIFICATIONS OF OPEN SPACE OVERLAY DISTRICT LOTS.

NOTE:
LOT OWNERS ARE NOT TO REMOVE VEGETATIVE BUFFERS AS SHOWN ON THIS SHEET. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE ARCHITECTURAL BUFFERS PROPOSED IN THIS PLAN.



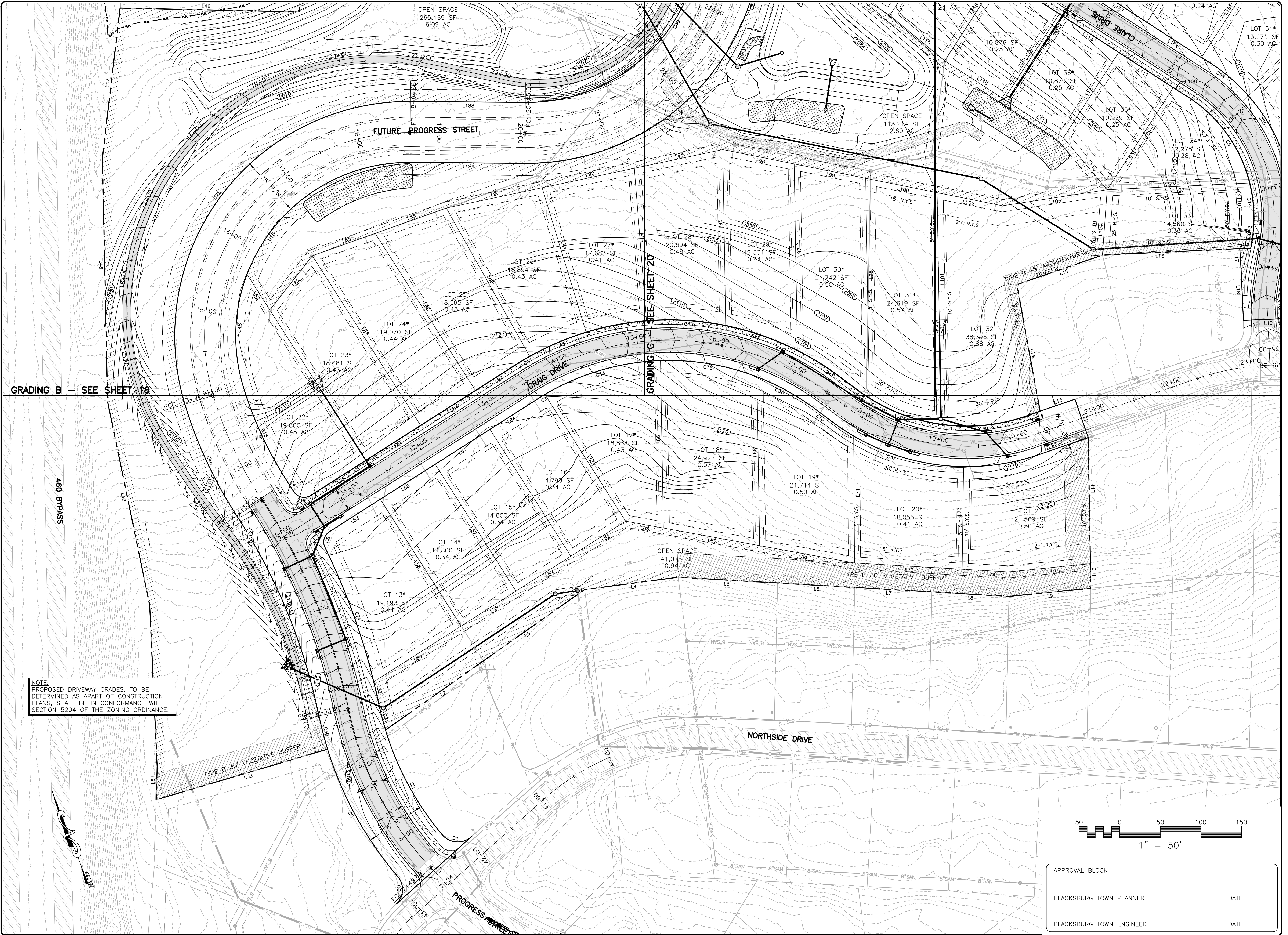
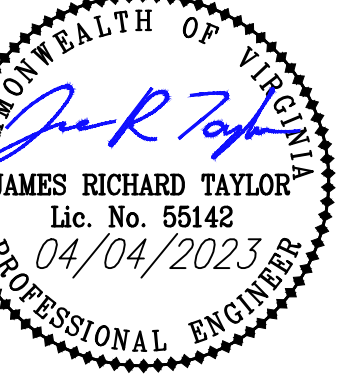
APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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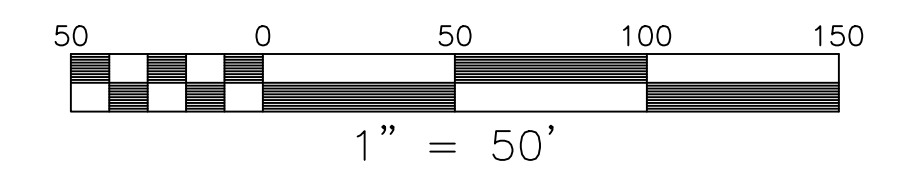
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GRADING B - SEE SHEET 18

GRADING C - SEE SHEET 20

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

NORTHSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
GRADING PLAN A - PHASE I

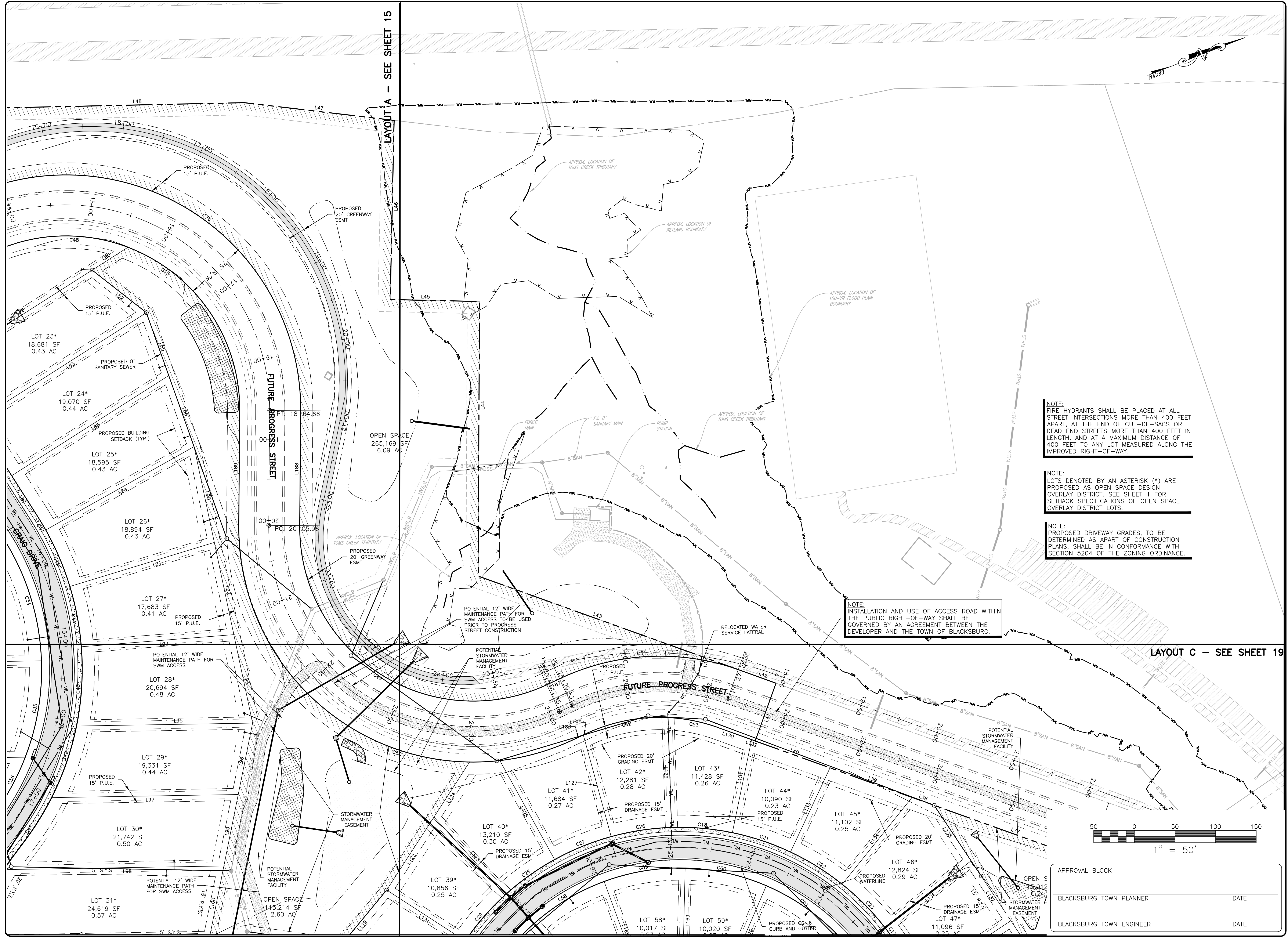
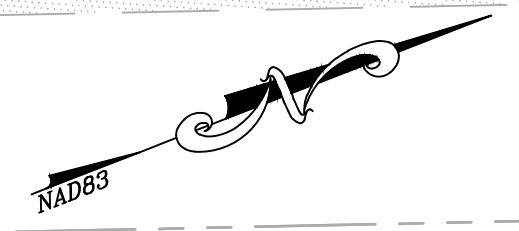
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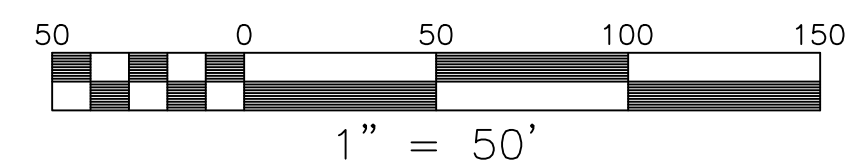


NOTE:
FIRE HYDRANTS SHALL BE PLACED AT ALL STREET INTERSECTIONS MORE THAN 400 FEET APART, AT THE END OF CUL-DE-SACS OR DEAD END STREETS MORE THAN 400 FEET IN LENGTH, AND AT A MAXIMUM DISTANCE OF 400 FEET TO ANY LOT MEASURED ALONG THE IMPROVED RIGHT-OF-WAY.

NOTE:
LOTS DENOTED BY AN ASTERISK (*) ARE PROPOSED AS OPEN SPACE DESIGN OVERLAY DISTRICT. SEE SHEET 1 FOR SETBACK SPECIFICATIONS OF OPEN SPACE OVERLAY DISTRICT LOTS.

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

NOTE:
INSTALLATION AND USE OF ACCESS ROAD WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE GOVERNED BY AN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN OF BLACKSBURG.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
ROAD AND UTILITY PLAN B - PHASE I

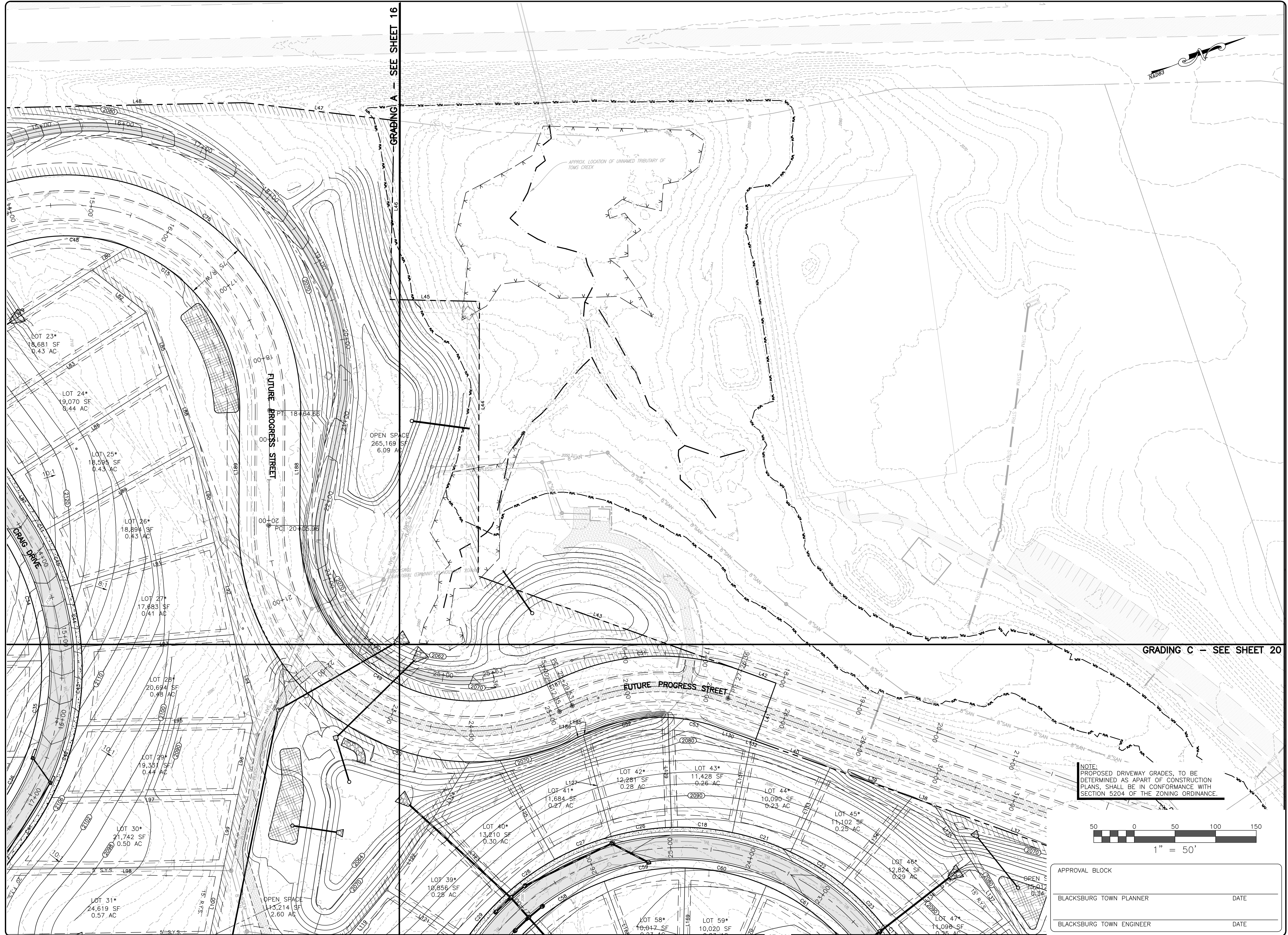
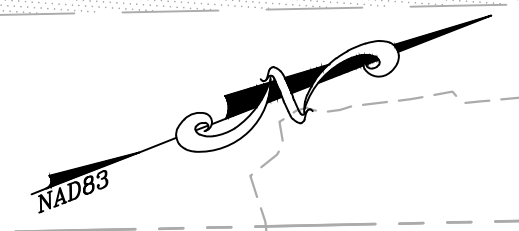
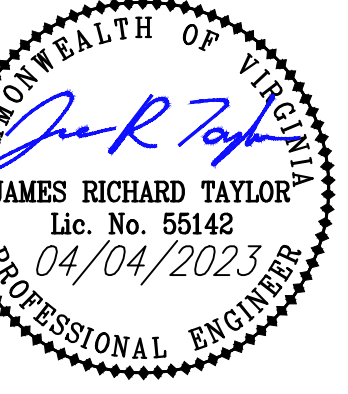
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REVISIONS:

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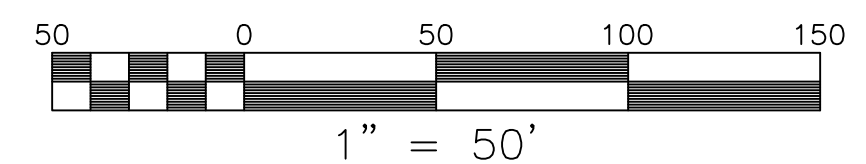


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NOTE:
 PROPOSED DRIVEWAY GRADES, TO BE
 DETERMINED AS A PART OF CONSTRUCTION
 PLANS, SHALL BE IN CONFORMANCE WITH
 SECTION 5204 OF THE ZONING ORDINANCE.



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

NORTSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 GRADING PLAN B - PHASE I

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 4-4-2023
 SCALE: 1" = 50'
 REVISIONS:

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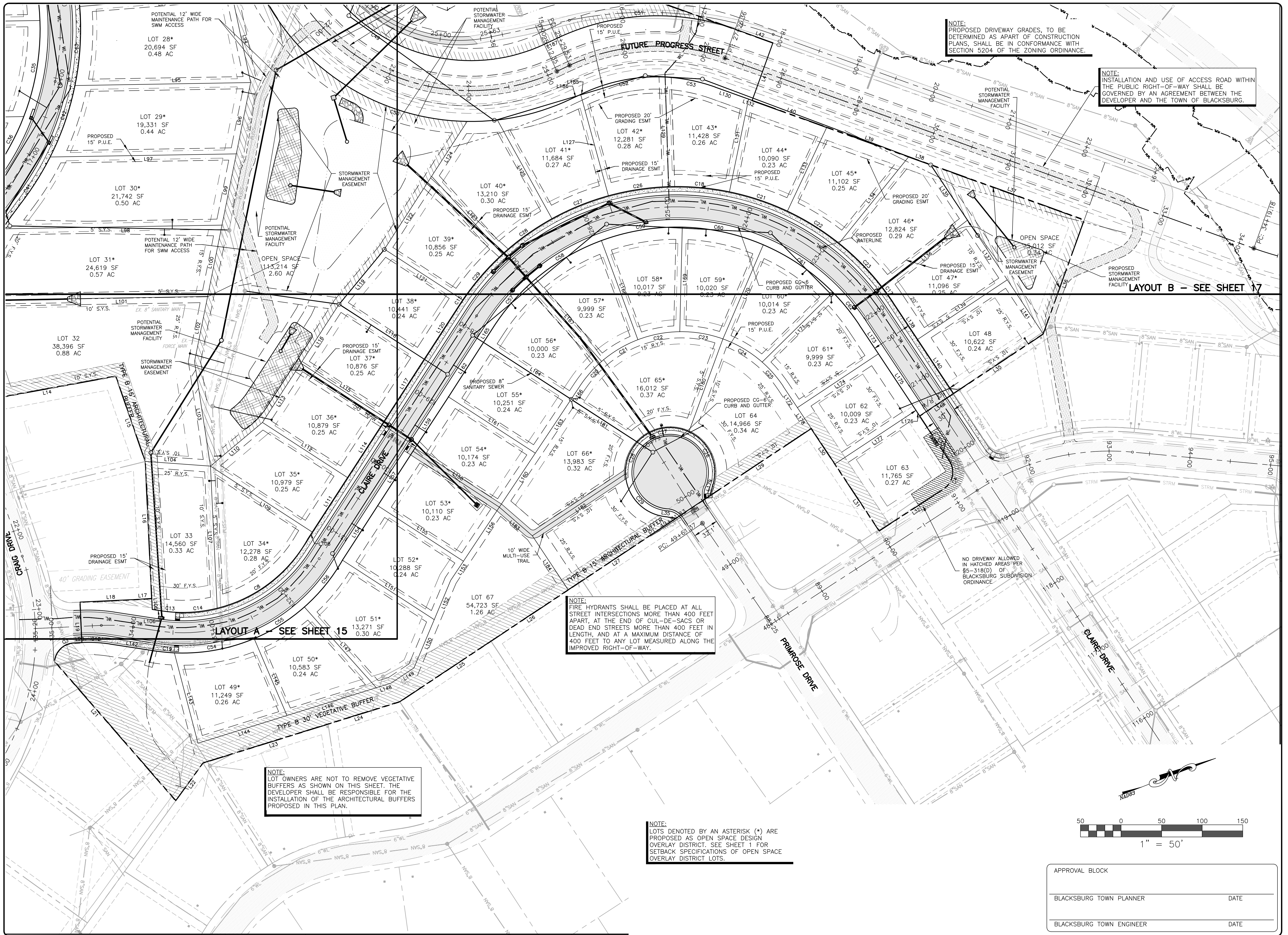
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NORTSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAN
ROAD AND UTILITY PLAN C - PHASE I

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: 1" = 50'
REVISIONS:

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



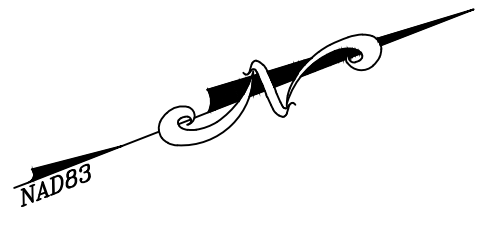
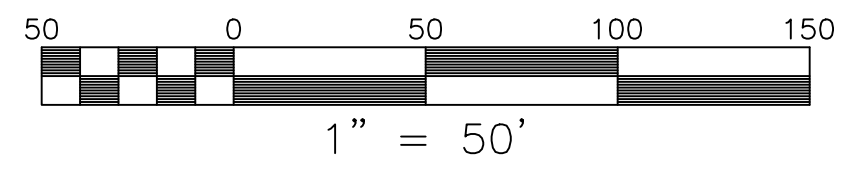
NOTE:
PROPOSED DRIVEWAY GRADES TO BE DETERMINED AS PART OF CONSTRUCTION PLANS, SHALL BE IN CONFORMANCE WITH SECTION 5204 OF THE ZONING ORDINANCE.

NOTE:
INSTALLATION AND USE OF ACCESS ROAD WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE GOVERNED BY AN AGREEMENT BETWEEN THE DEVELOPER AND THE TOWN OF BLACKSBURG.

NOTE:
FIRE HYDRANTS SHALL BE PLACED AT ALL STREET INTERSECTIONS MORE THAN 400 FEET APART, AT THE END OF CUL-DE-SACS OR DEAD END STREETS MORE THAN 400 FEET IN LENGTH, AND AT A MAXIMUM DISTANCE OF 400 FEET TO ANY LOT MEASURED ALONG THE IMPROVED RIGHT-OF-WAY.

NOTE:
LOT OWNERS ARE NOT TO REMOVE VEGETATIVE BUFFERS AS SHOWN ON THIS SHEET. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE ARCHITECTURAL BUFFERS PROPOSED IN THIS PLAN.

NOTE:
LOTS DENOTED BY AN ASTERISK (*) ARE PROPOSED AS OPEN SPACE DESIGN OVERLAY DISTRICT. SEE SHEET 1 FOR SETBACK SPECIFICATIONS OF OPEN SPACE OVERLAY DISTRICT LOTS.



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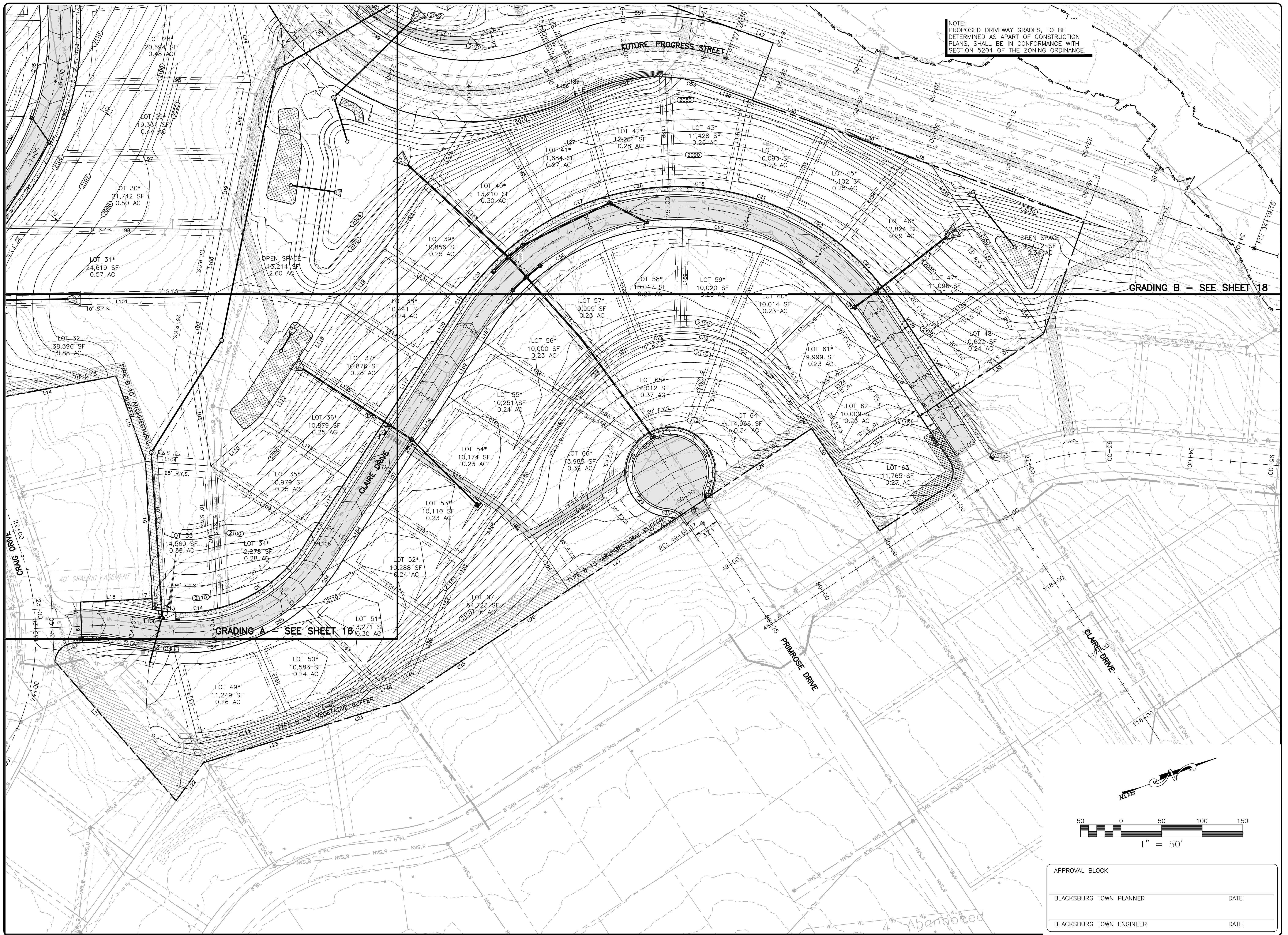


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NOTE:
PROPOSED DRIVEWAY GRADES TO BE
DETERMINED AS PART OF CONSTRUCTION
PLANS. SHALL BE IN CONFORMANCE WITH
SECTION 5204 OF THE ZONING ORDINANCE.



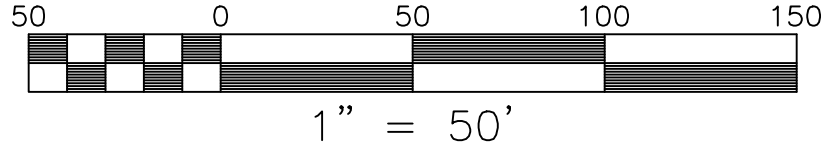
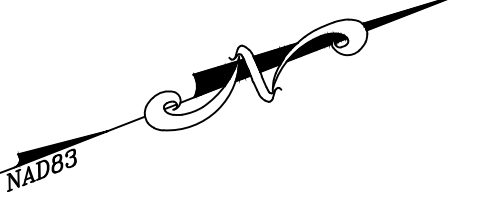
GRADING B - SEE SHEET 18

GRADING A - SEE SHEET 16

NORTSIDE PARK - REVISED SECTION XII
PRELIMINARY PLAT
GRADING PLAN C - PHASE I

MOUNT FABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: 1" = 50'
REVISIONS:



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

20

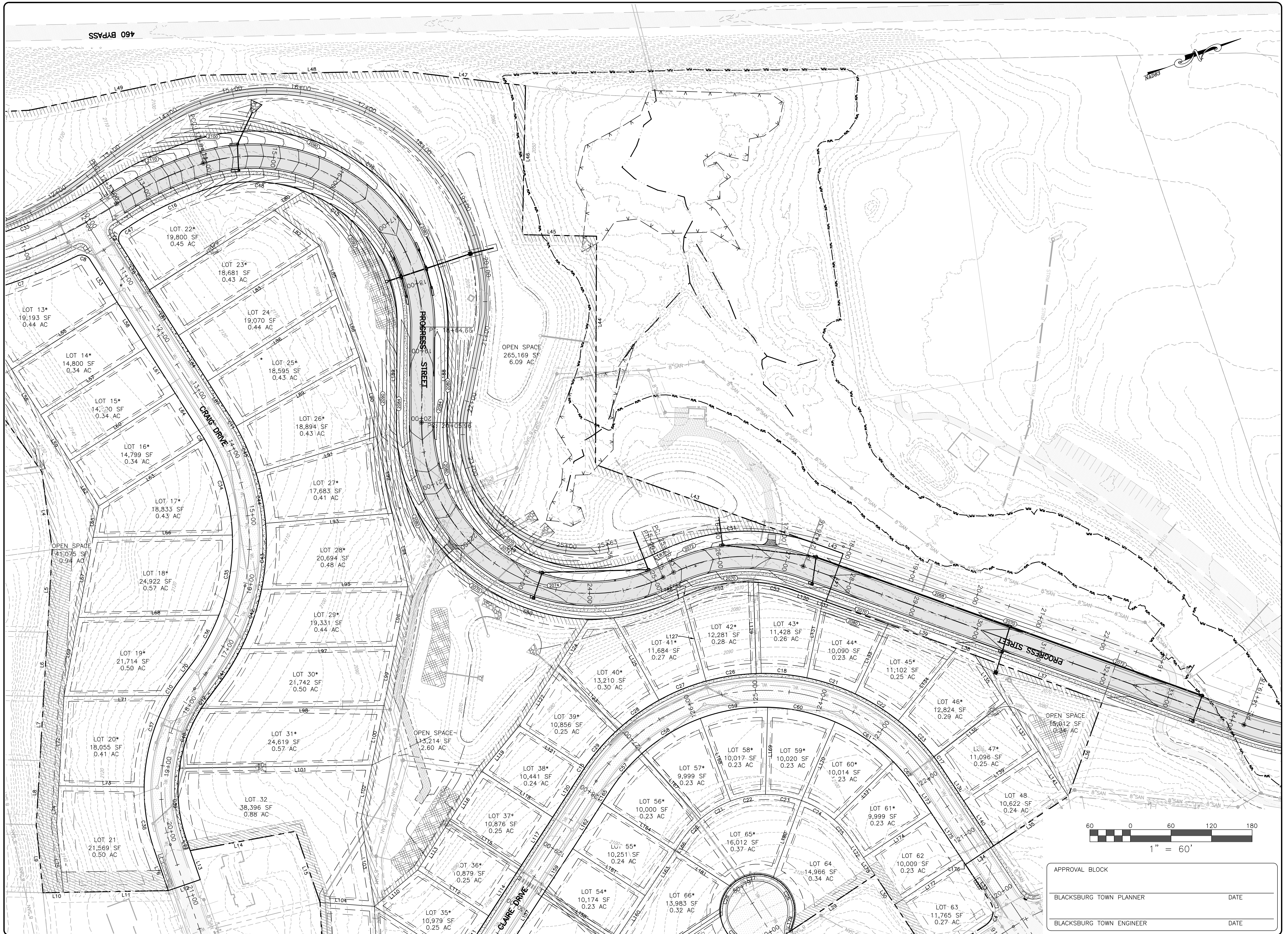
PROJECT NO. 24220049.00

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NORTHSIDE PARK - REVISED SECTION XII
 PRELIMINARY PLAT
 GRADING PLAN - PHASE II

DRAWN BY: SJW
 DESIGNED BY: SJW
 CHECKED BY: JRT
 DATE: 4-4-2023
 SCALE: 1" = 60'
 REVISIONS:

APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

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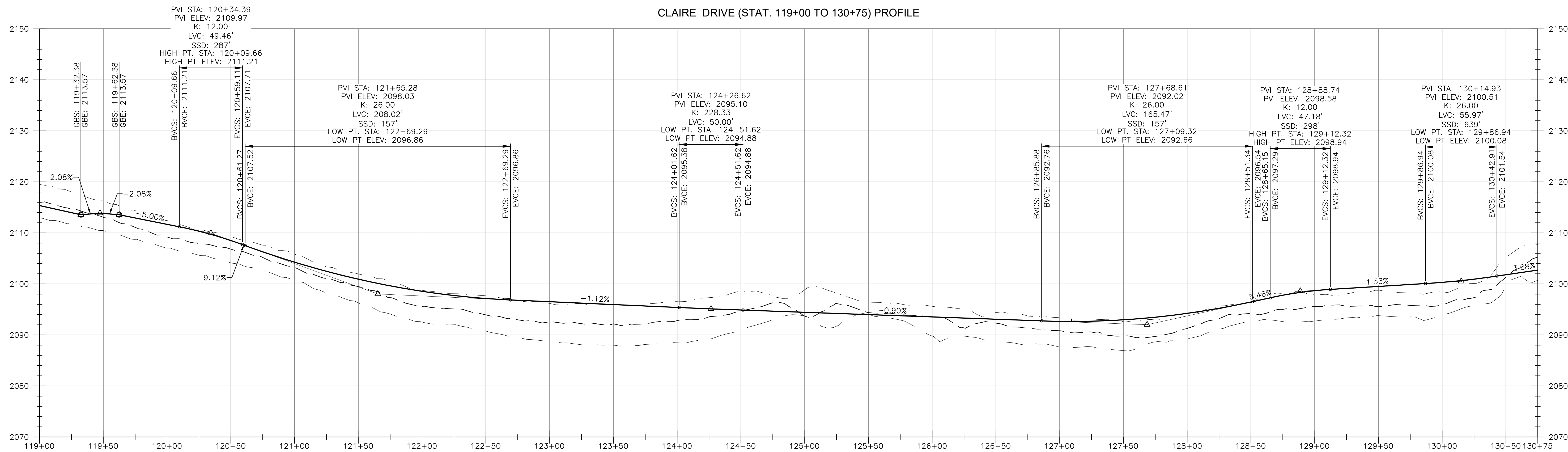


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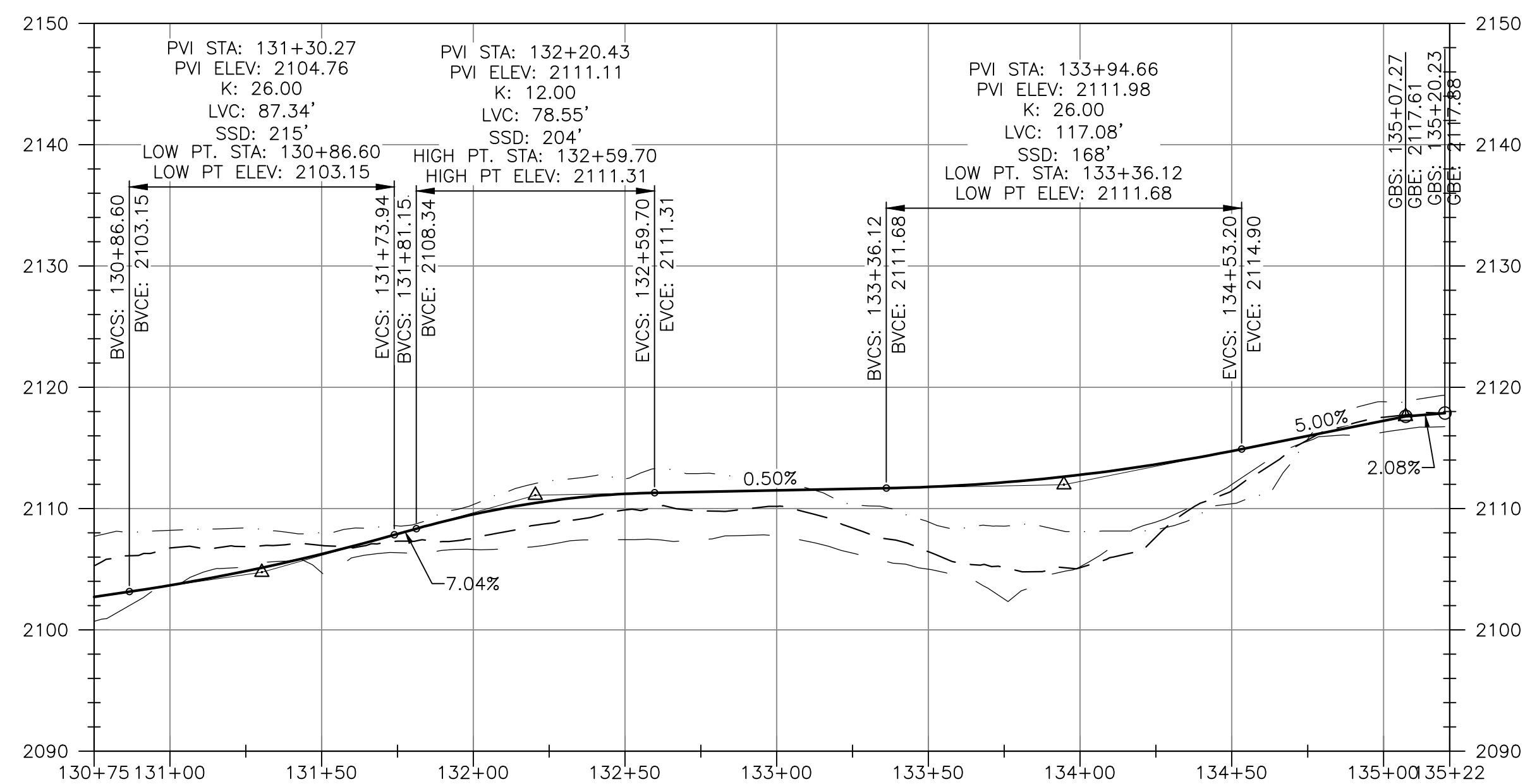
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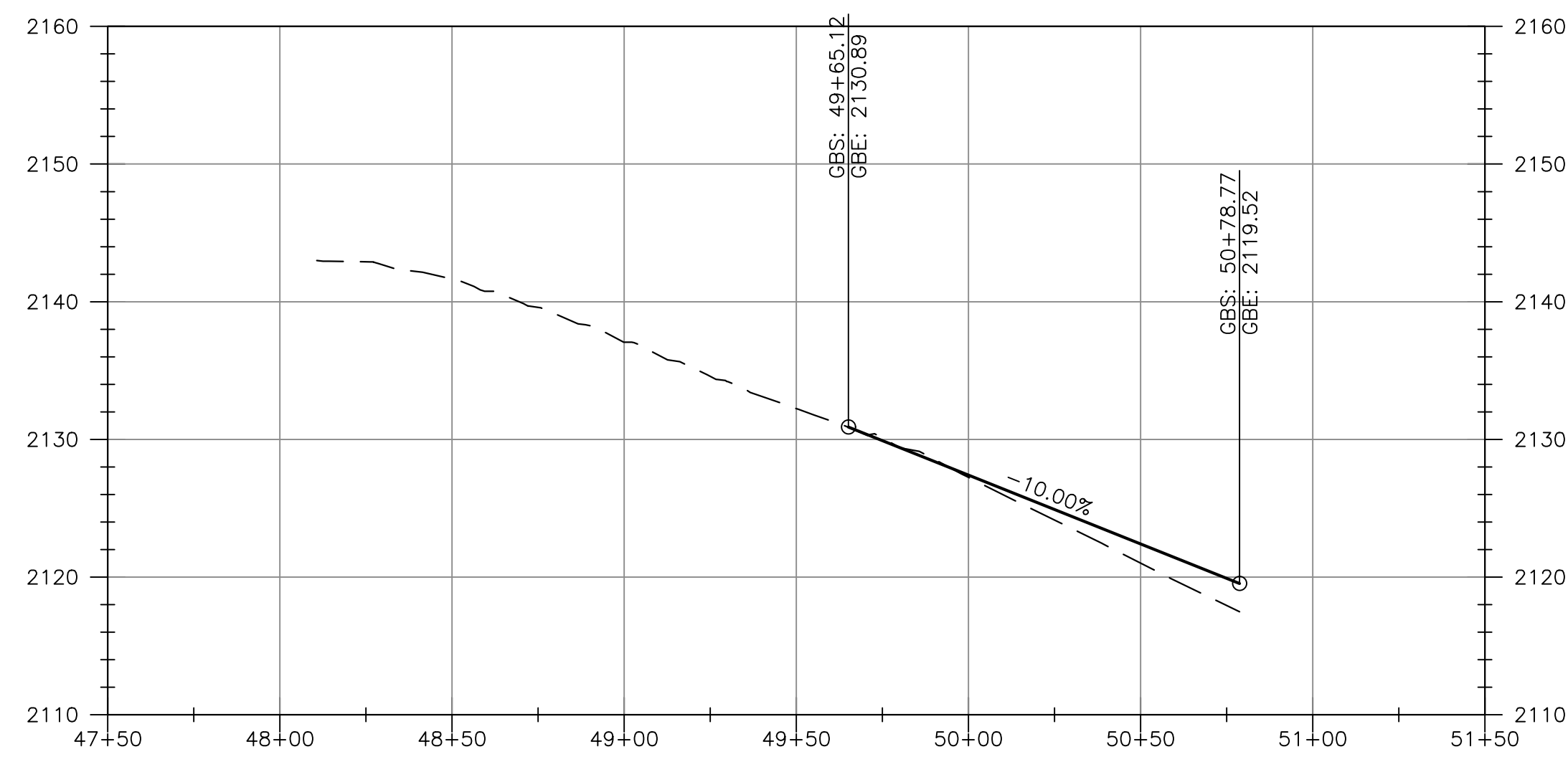
CLAIRE DRIVE (STAT. 119+00 TO 130+75) PROFILE



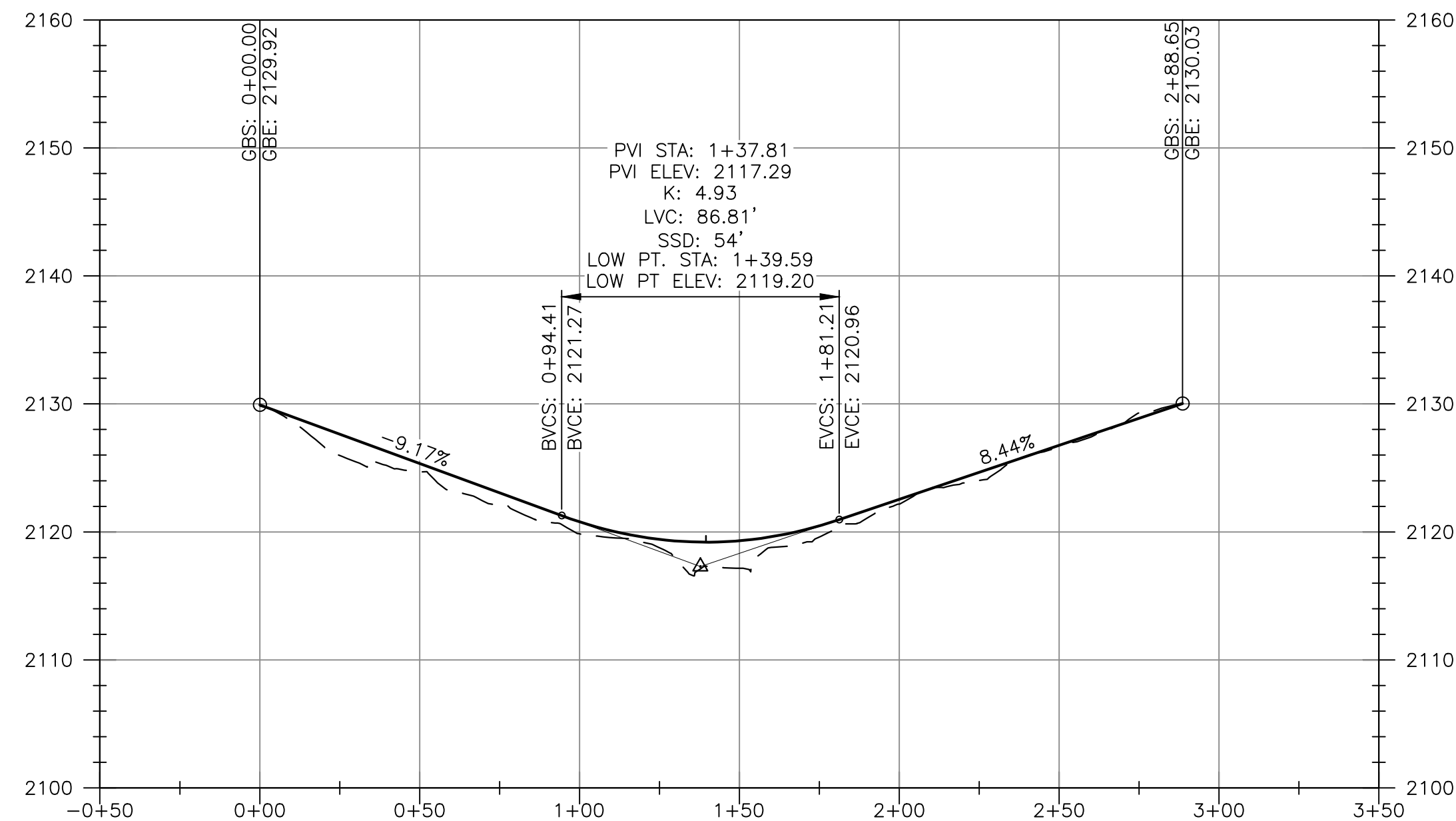
CLAIRE DRIVE (STAT. 130+75 TO END) PROFILE



PRIMROSE DRIVE (STA. 48+00 - END) PROFILE

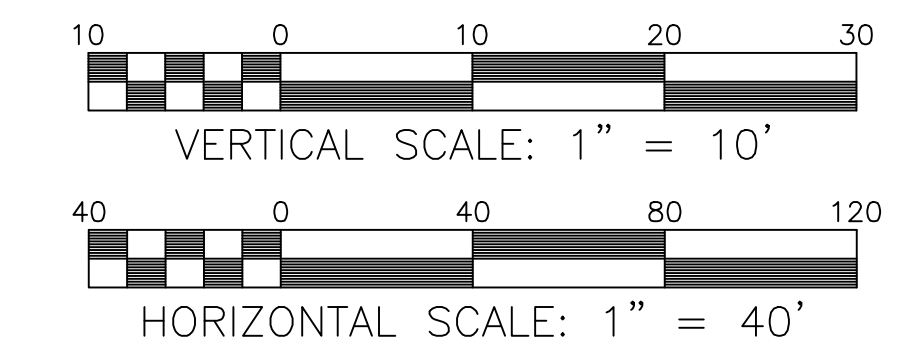


PRIMROSE DRIVE CUL-DE-SAC EOP PROFILE



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

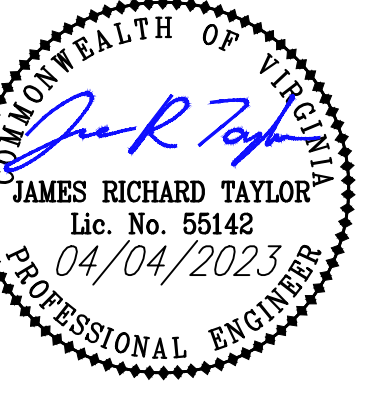
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DESIGNED BY: SJW
CHECKED BY: JRT
DATE: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

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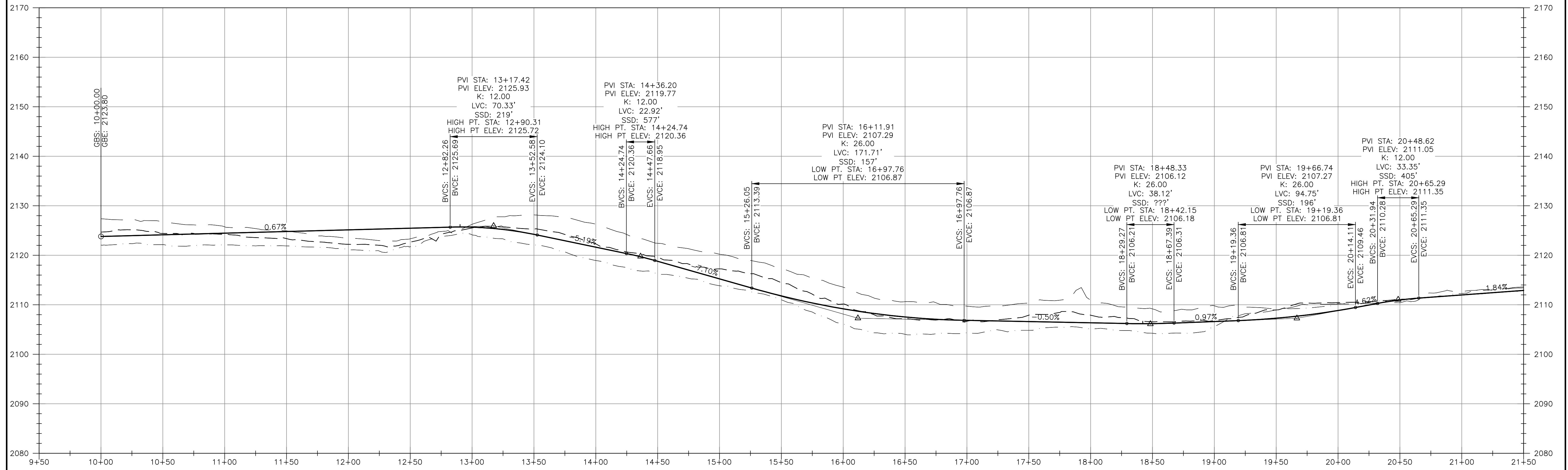


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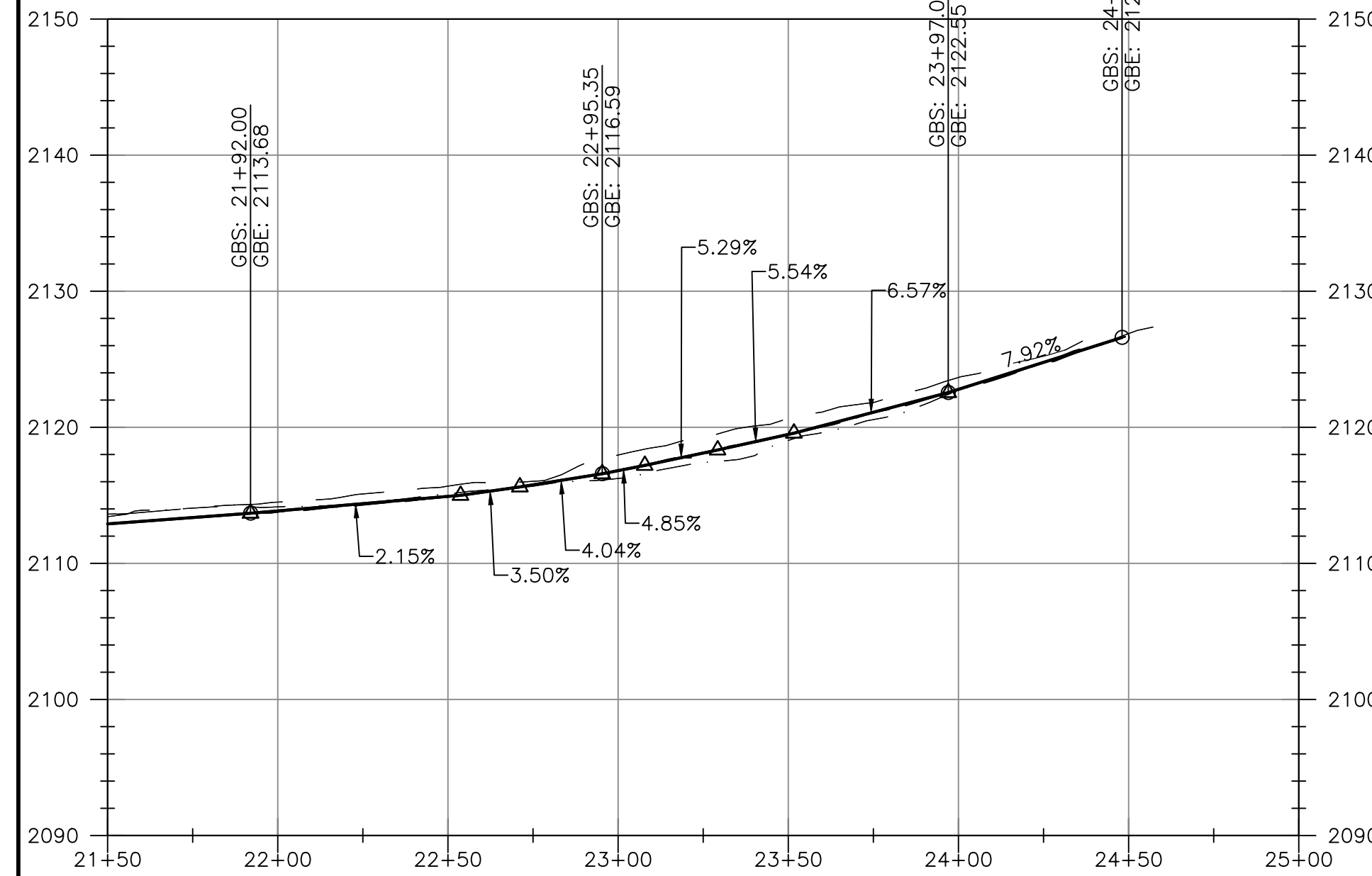
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CRAIG DRIVE PROFILE

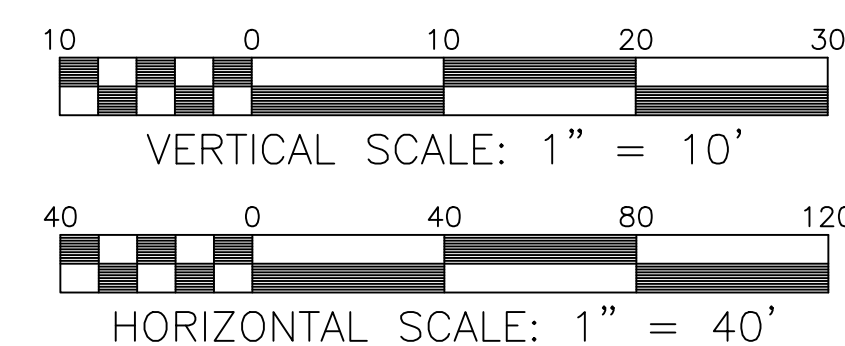


CRAIG DRIVE (STAT. 21+00 TO END) PROFILE



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: 4-4-2023
SCALE: AS SHOWN
REVISIONS:

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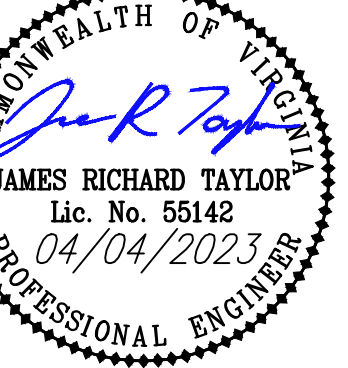


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NORTHSIDE PARK - REVISED SECTION XII

PRELIMINARY PLAT

LINE AND CURVE TABLES

MOUNT LABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY SJW
DESIGNED BY SJW
CHECKED BY JRT
DATE 4-4-2023
SCALE AS SHOWN
REVISIONS

LINE TABLE with columns: LINE #, LENGTH, BEARING. Rows L1 to L60.

LINE TABLE with columns: LINE #, LENGTH, BEARING. Rows L61 to L121.

LINE TABLE with columns: LINE #, LENGTH, BEARING. Rows L122 to L186.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 to C54.

APPROVAL BLOCK with fields for BLACKSBURG TOWN PLANNER, BLACKSBURG TOWN ENGINEER, and DATE.

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