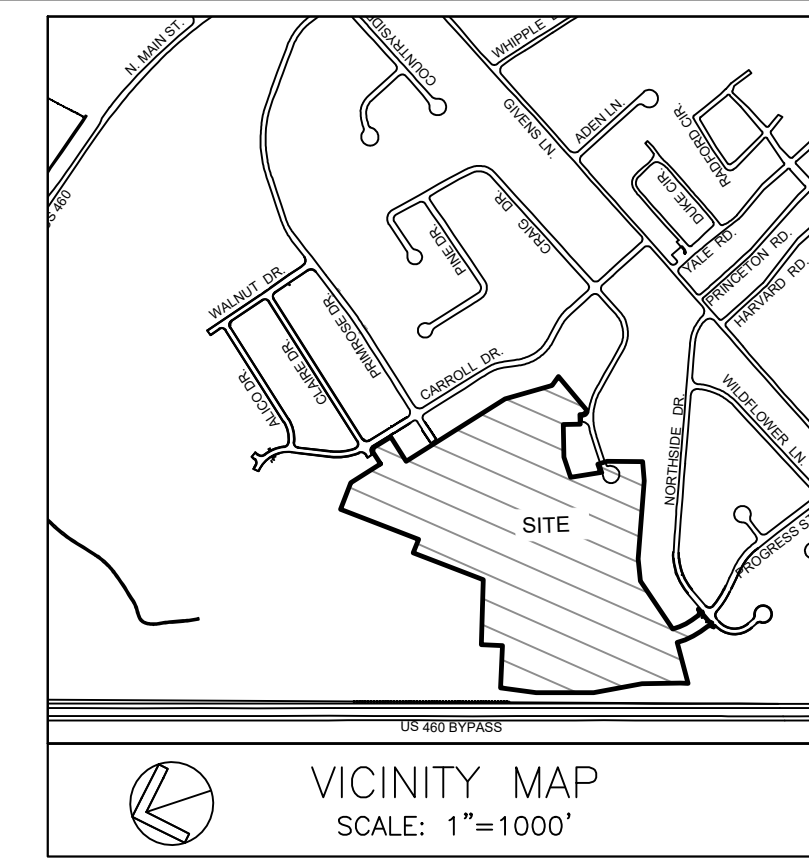




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THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR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

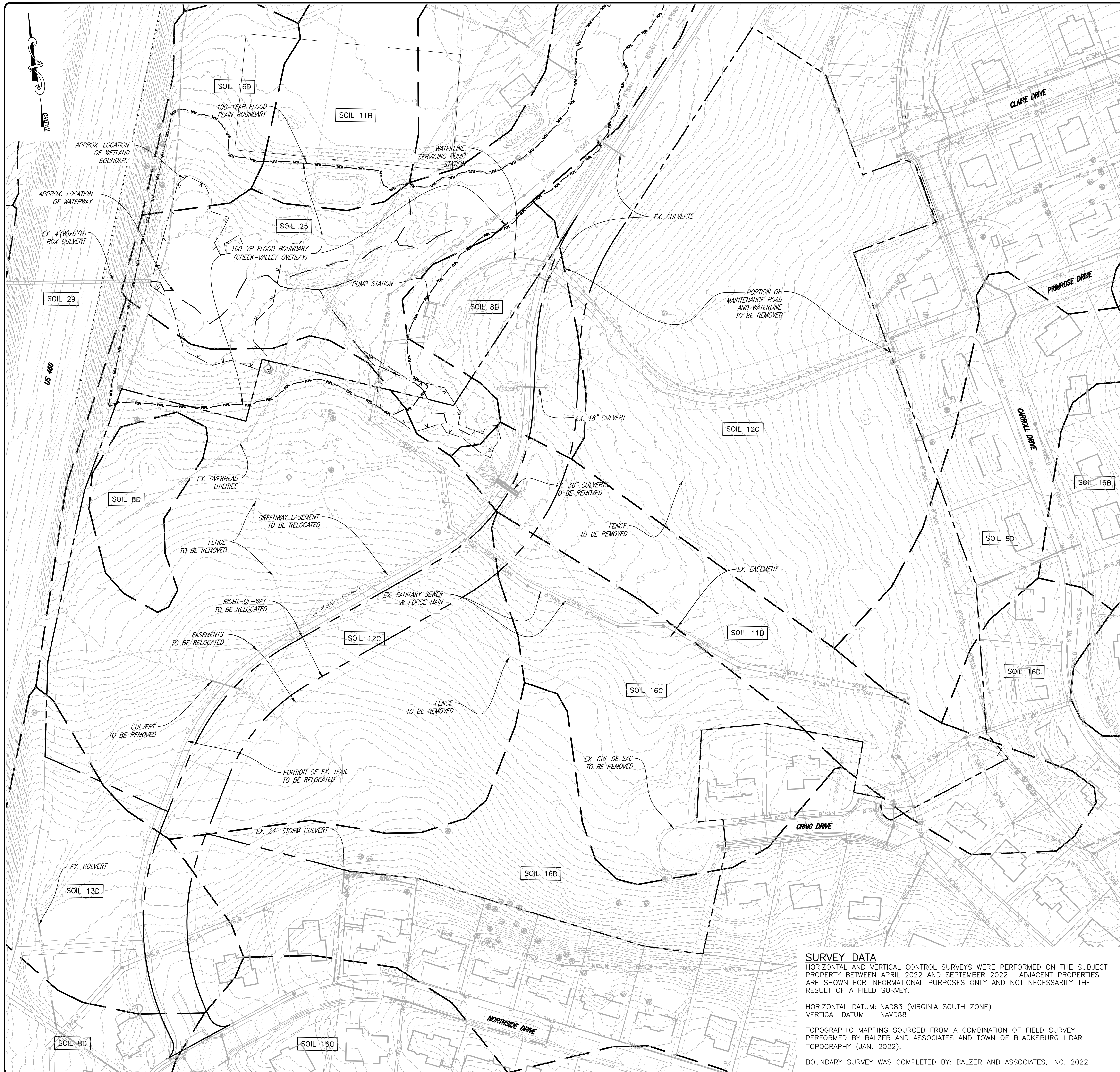
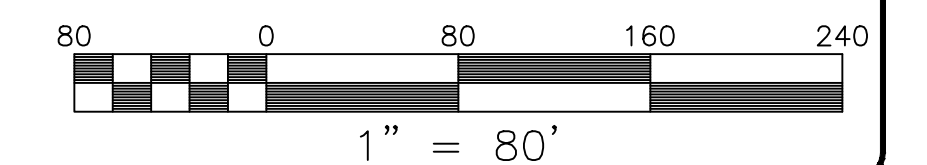
### SURVEY DATA

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

DRAWN BY: SJW  
 DESIGNED BY: SJW  
 CHECKED BY: JRT  
 DATE: 5-01-23  
 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'

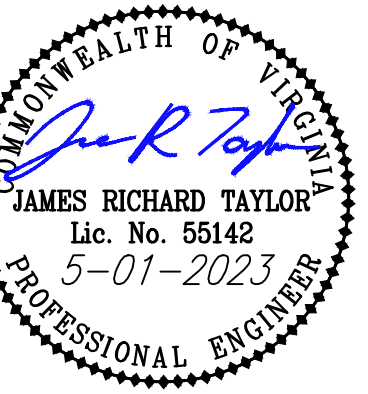
REMAINING LOTS:  
 FRONT (INTERIOR) - 20'  
 SIDE (INTERIOR) - 5'  
 REAR (INTERIOR) - 15'  
 SIDE (FACING STREET) - 10'

TOTAL LOTS - 55



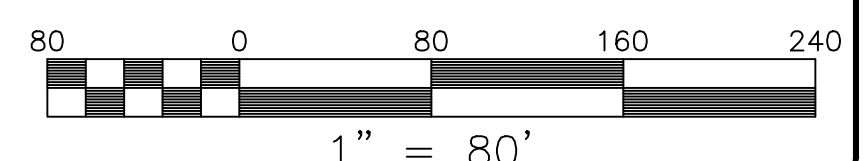
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**NORTHSIDE PARK - REVISED SECTION XII**  
 STORMWATER MANAGEMENT CONCEPT  
 MASTER PLAN

DRAWN BY: SJW  
 DESIGNED BY: SJW  
 CHECKED BY: JRT  
 DATE: 5-01-23  
 SCALE: 1"=80'  
 REVISIONS:



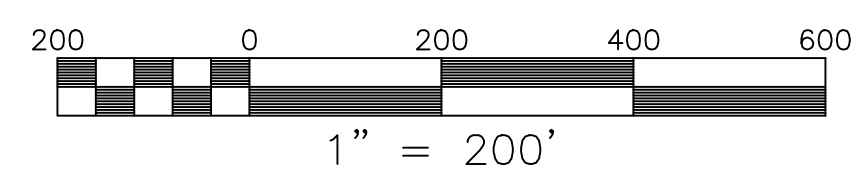
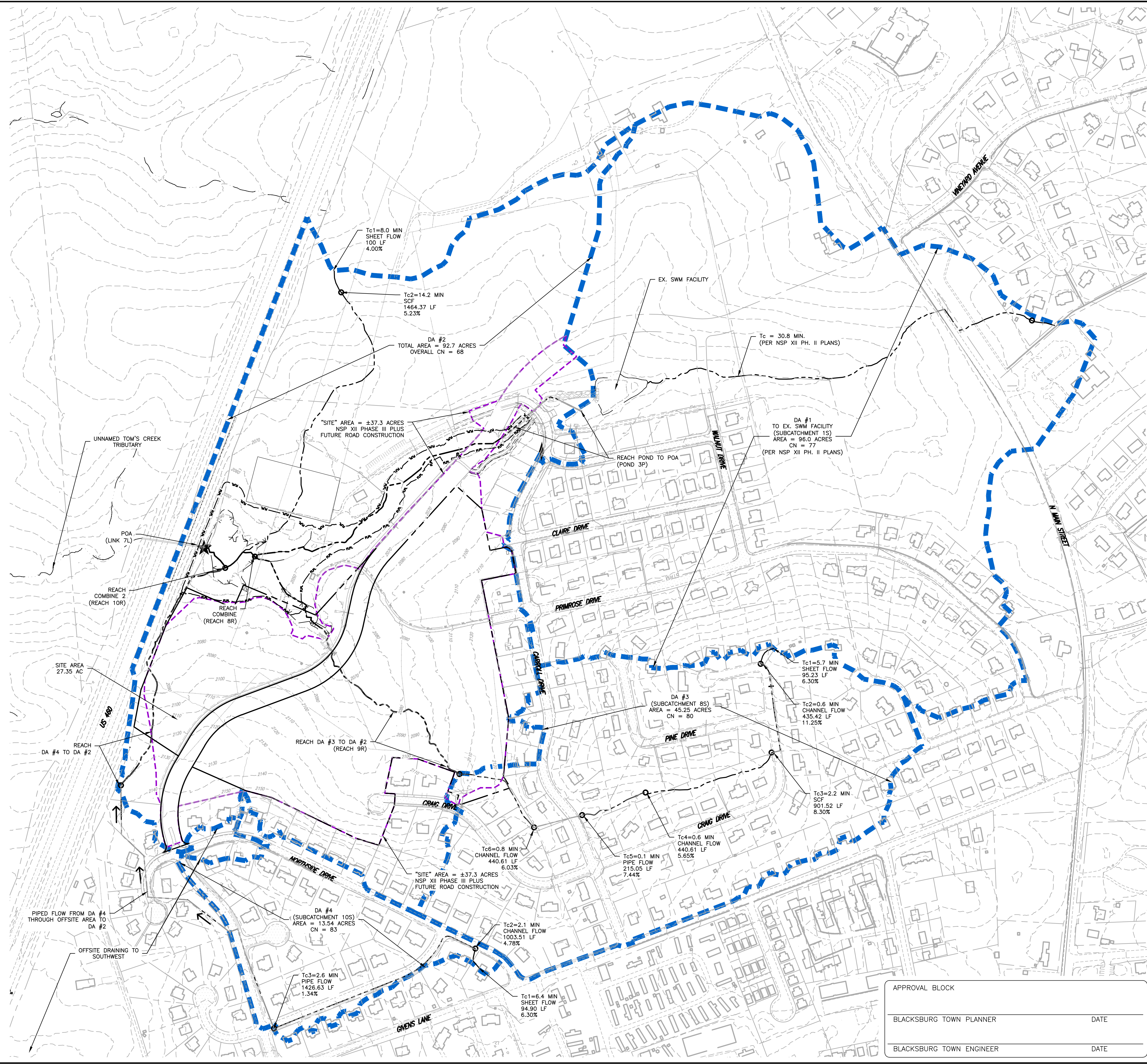
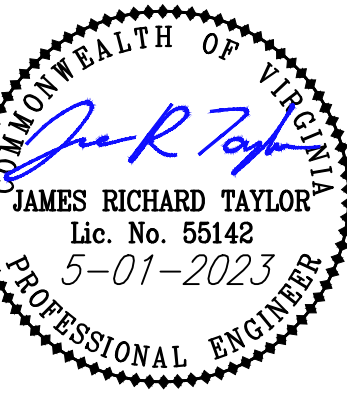
**SW2**  
 PROJECT NO. 2422049.00

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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: 5-01-23  
 SCALE: 1" = 200'  
 REVISIONS:

**SW3**  
 PROJECT NO. 24220049.00

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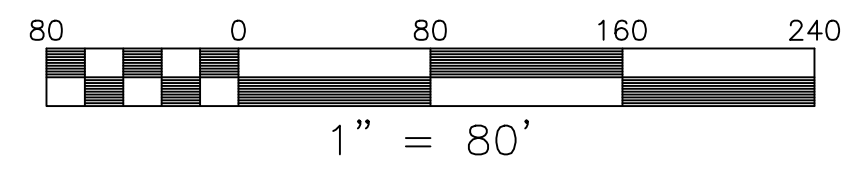
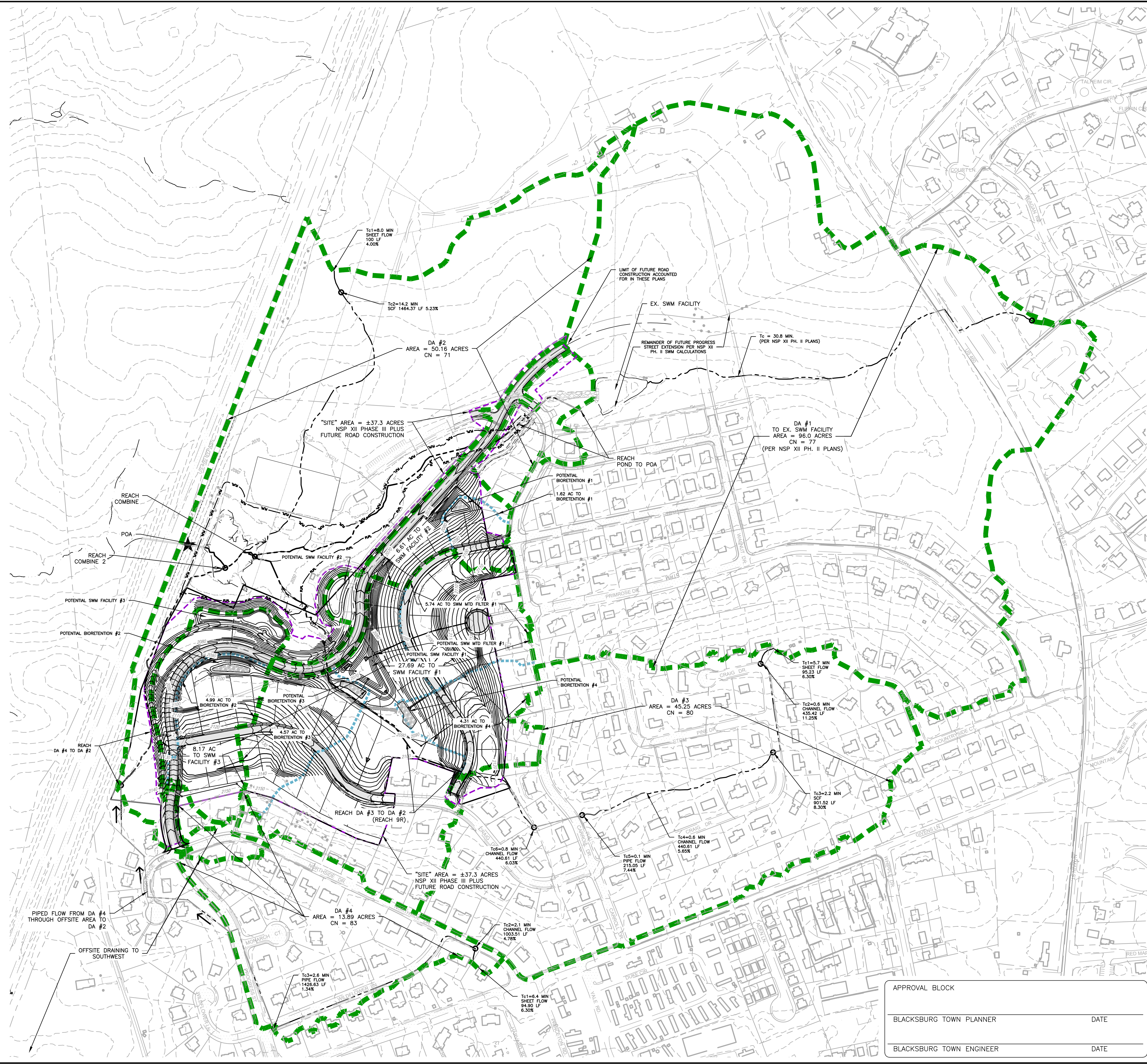
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**NORTHSIDE PARK - REVISED SECTION XII**  
 STORMWATER MANAGEMENT CONCEPT  
 POST-DEVELOPMENT DRAINAGE MAP

MOUNT FABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY: SJW  
 DESIGNED BY: SJW  
 CHECKED BY: JRT  
 DATE: 5-01-23  
 SCALE: 1" = 20'  
 REVISIONS:



APPROVAL BLOCK	
BLACKSBURG TOWN PLANNER	DATE
BLACKSBURG TOWN ENGINEER	DATE

**SW4**  
 PROJECT NO. 24220049.00

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