



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

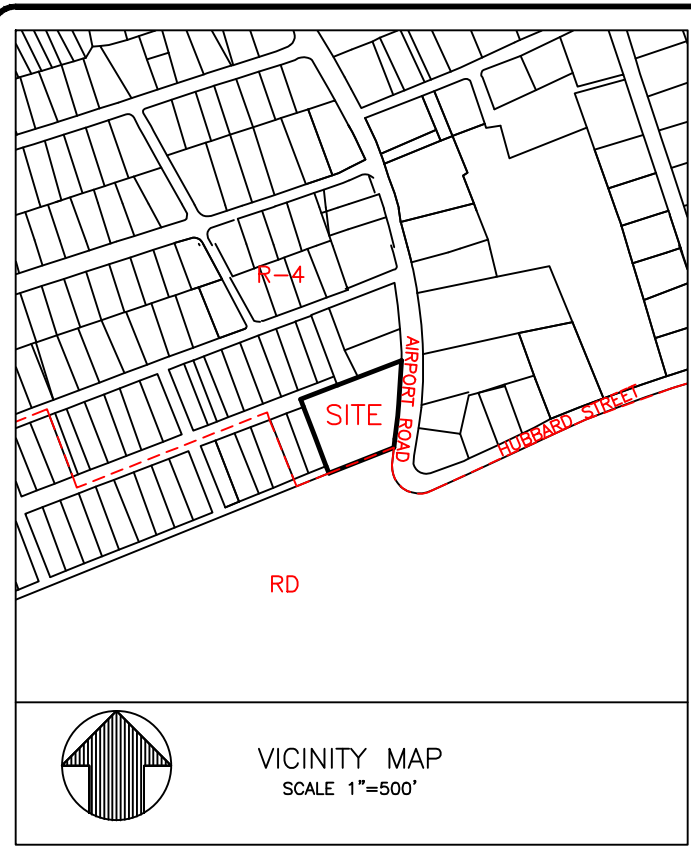


HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
EXISTING CONDITIONS AND DEMOLITION PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 20'
REVISIONS:

SW1
PROJECT NO. 24230064.00



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.

**HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES PRD
STORMWATER CONCEPT PLAN**

TOWN OF BLACKSBURG
MONTGOMERY COUNTY, VIRGINIA

GENERAL NOTES

1. SITE ADDRESS: 1200-1206 AIRPORT DRIVE
BLACKSBURG, VIRGINIA 24060
MOUNT TABOR MAGISTERIAL DISTRICT
2. APPLICANT: HABITAT FOR HUMANITY OF THE NEW RIVER VALLEY
1675 N FRANKLIN STREET
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-1155
CONTACT: XXX
3. AGENT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: STEVE SEMONES
4. TAX PARCEL NO'S: 317-2 31, 32, 34A
317-2 32A, 33, 34
5. CURRENT ZONING: R-4 - LOW DENSITY RESIDENTIAL
6. PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
7. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0134C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
8. WATER: TOWN OF BLACKSBURG
9. SEWER: TOWN OF BLACKSBURG
10. SITE AREA = 1.10 ACRES
EXISTING LOT COVERAGE = 0.17 AC. (15.5%)
PROPOSED LOT COVERAGE = 0.61 AC. (55.5%)
11. APPROXIMATE LIMITS OF CLEARING AND GRADING = 1.20 ACRES
12. SETBACKS:
PARENT PARCEL:
FRONT: 10'
SIDE: 15'
REAR: 15'
INDIVIDUAL LOTS:
FRONT: 0'
SIDE: 0'
REAR: 0'
13. ALL NEW UTILITY LINES SHALL BE PLACED UNDERGROUND.

SOILS INFORMATION

- 18B - GROSECLOSE-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C
- 18C - GROSECLOSE-URBAN LAND COMPLEX, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C
- 18D - GROSECLOSE-URBAN LAND COMPLEX, 15 TO 25 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C

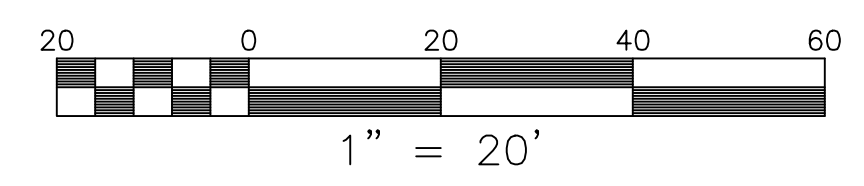
SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED FEBRUARY 25-MARCH 3, 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

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - TOWN OF BLACKSBURG, 2022
OFF-SITE - TOWN OF BLACKSBURG, 2022

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOCIATES, INC, 2023



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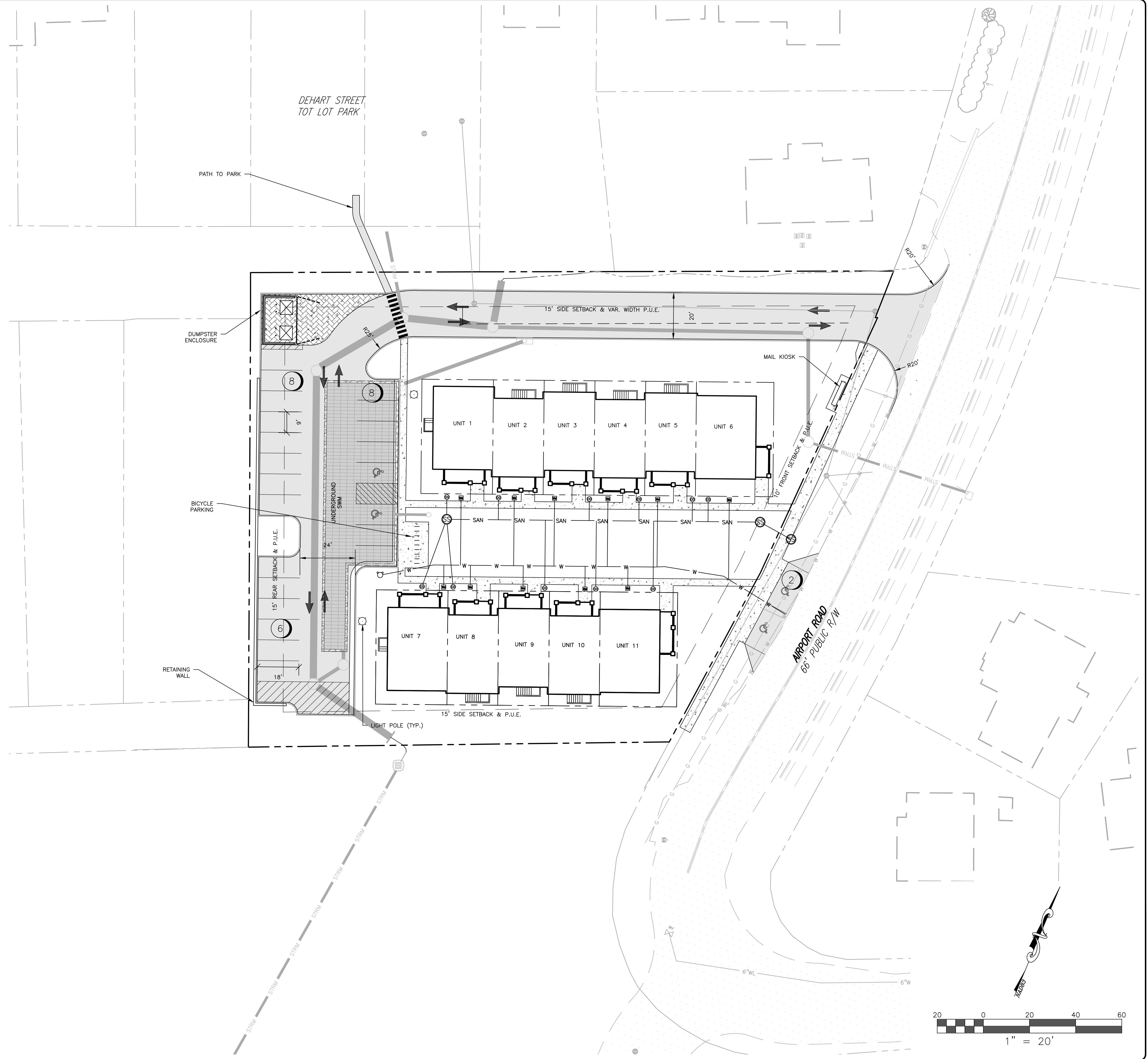
GENERAL NOTES:
 SITE AREA: 1.10 AC
 EXISTING ZONING: R-4
 PROPOSED ZONING: PRD

SETBACKS:
 PARENT PARCEL:
 FRONT: 10'
 SIDE: 15'
 REAR: 15'
 INDIVIDUAL LOTS:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'

TOTAL UNITS-11
 TOTAL BEDROOMS-33
 DENSITY-10 UNITS/AC
 30 BEDROOMS/AC

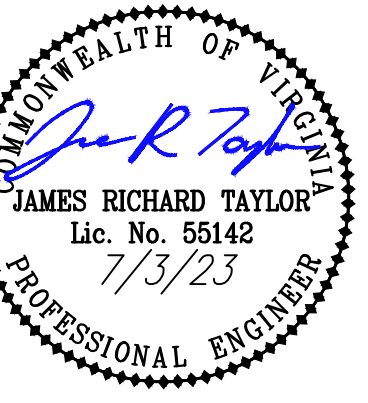
PARKING PROVIDED: 24 SPACES (0.73 SPACES/BD)
 (2.18 SPACES/UNIT)
 ADA PARKING: 4 SPACES

BICYCLE PARKING:
 REQUIRED-0.25 SP/BD (9 SPACES)
 PROVIDED-18 SPACES



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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 MASTER PLAN

MOUNT LABOR MAGISTERIAL DISTRICT
 PROJECT ADDRESS

DRAWN BY: AWC
 DESIGNED BY: AWC
 CHECKED BY: JRT
 DATE: 7/3/2023
 SCALE: 1" = 20'
 REVISIONS:

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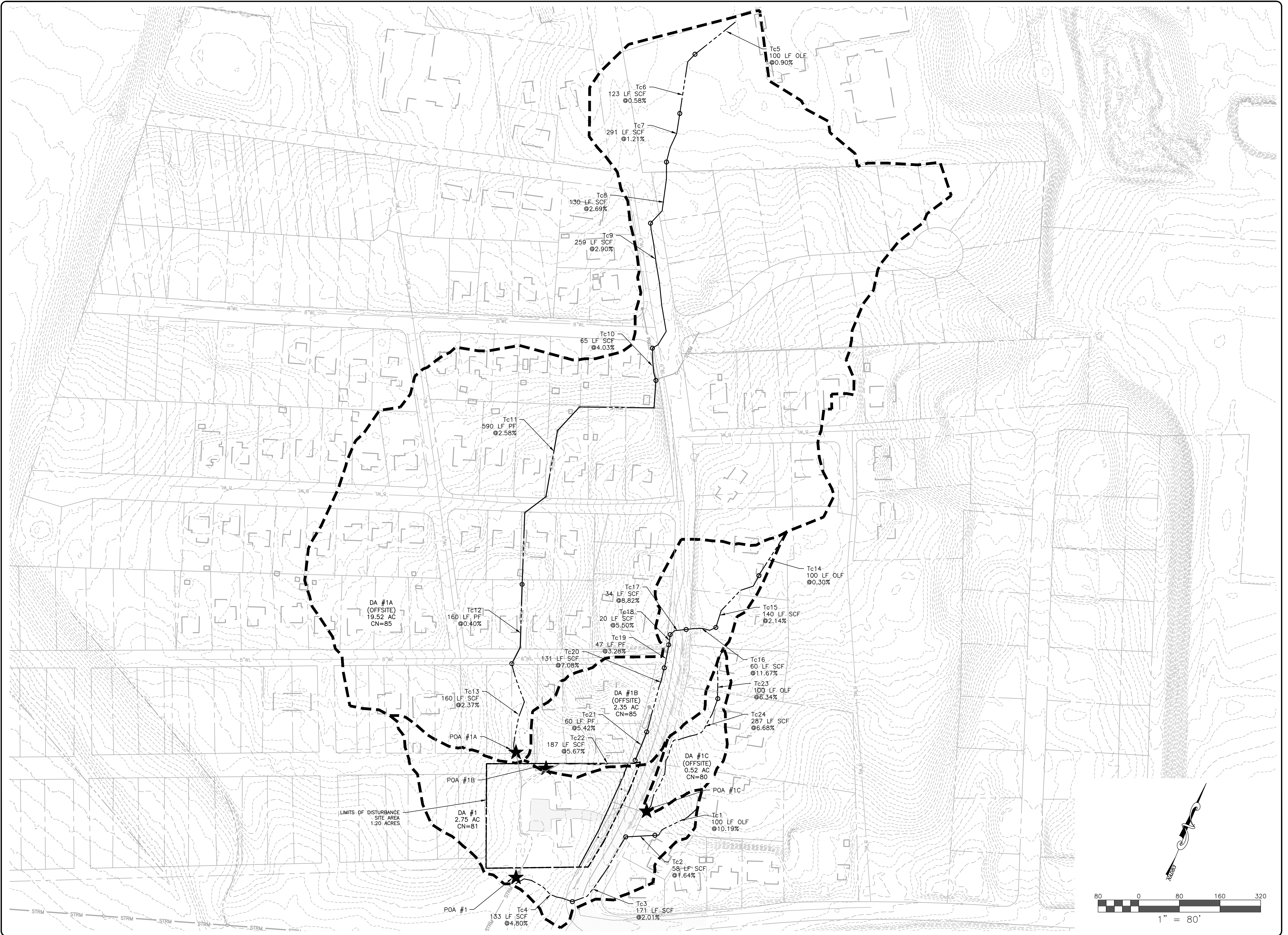
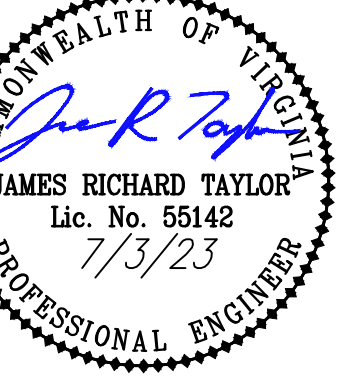


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HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
PRE-DEVELOPMENT DRAINAGE MAPS

MOUNT LABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

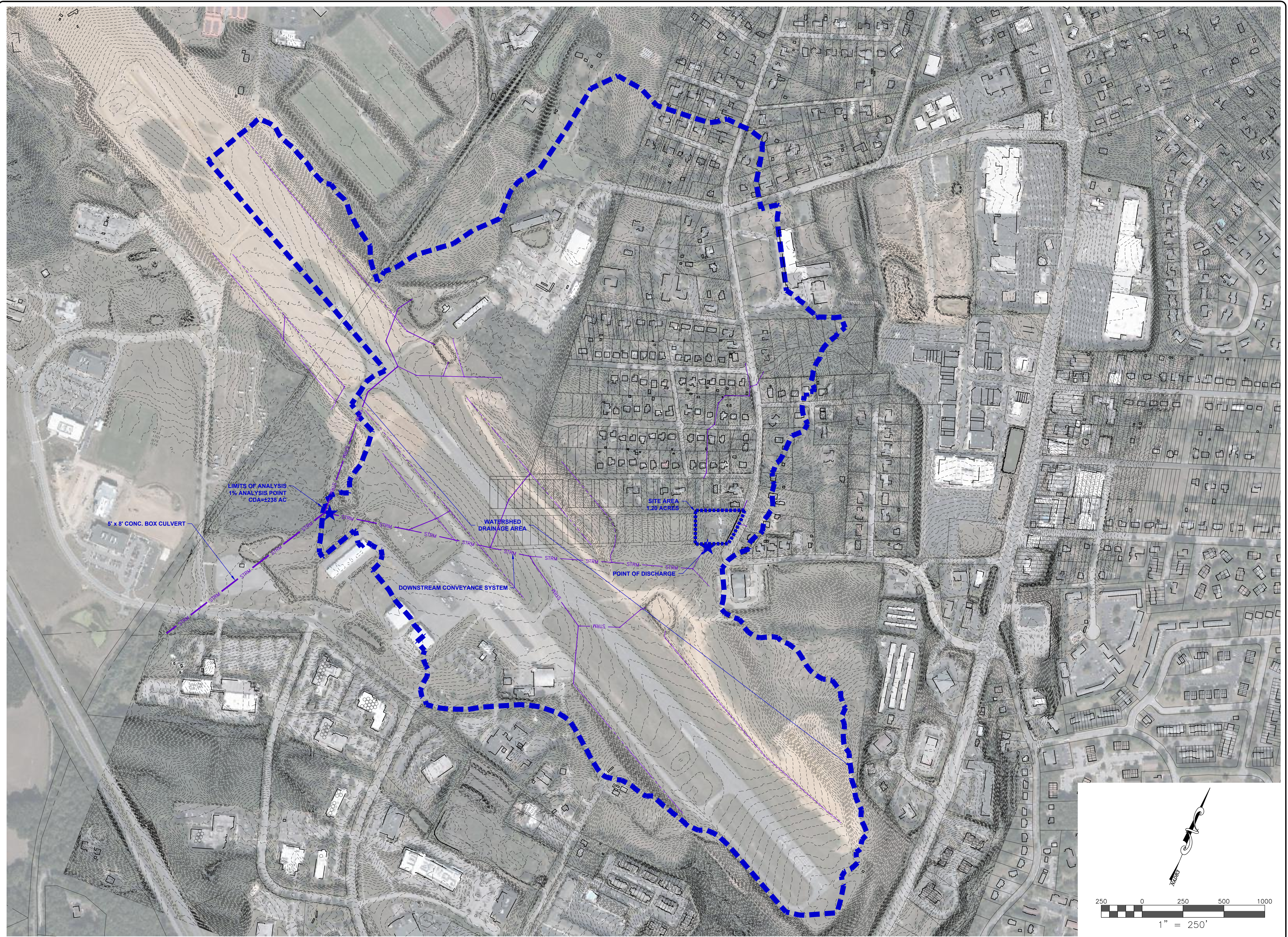
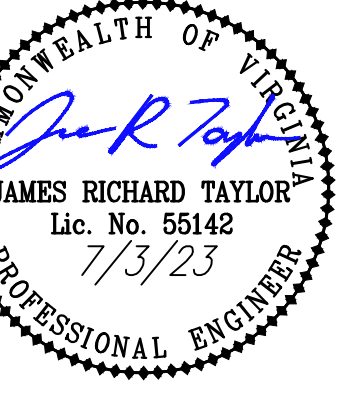
DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 80'
REVISIONS:

SW3
PROJECT NO. 24230054.00



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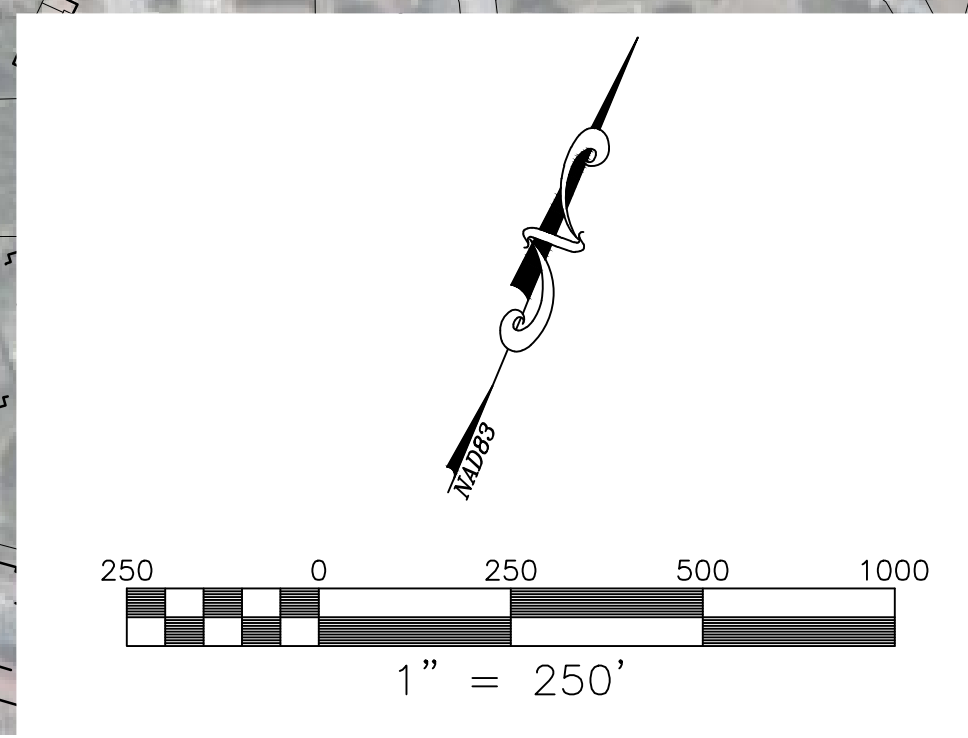
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HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
WATERSHED DRAINAGE AREA

MOUNT LABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 250'
REVISIONS:



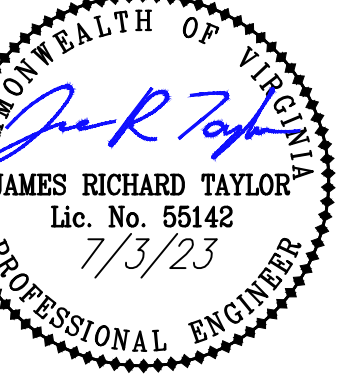
SW4
PROJECT NO. 24230064.00

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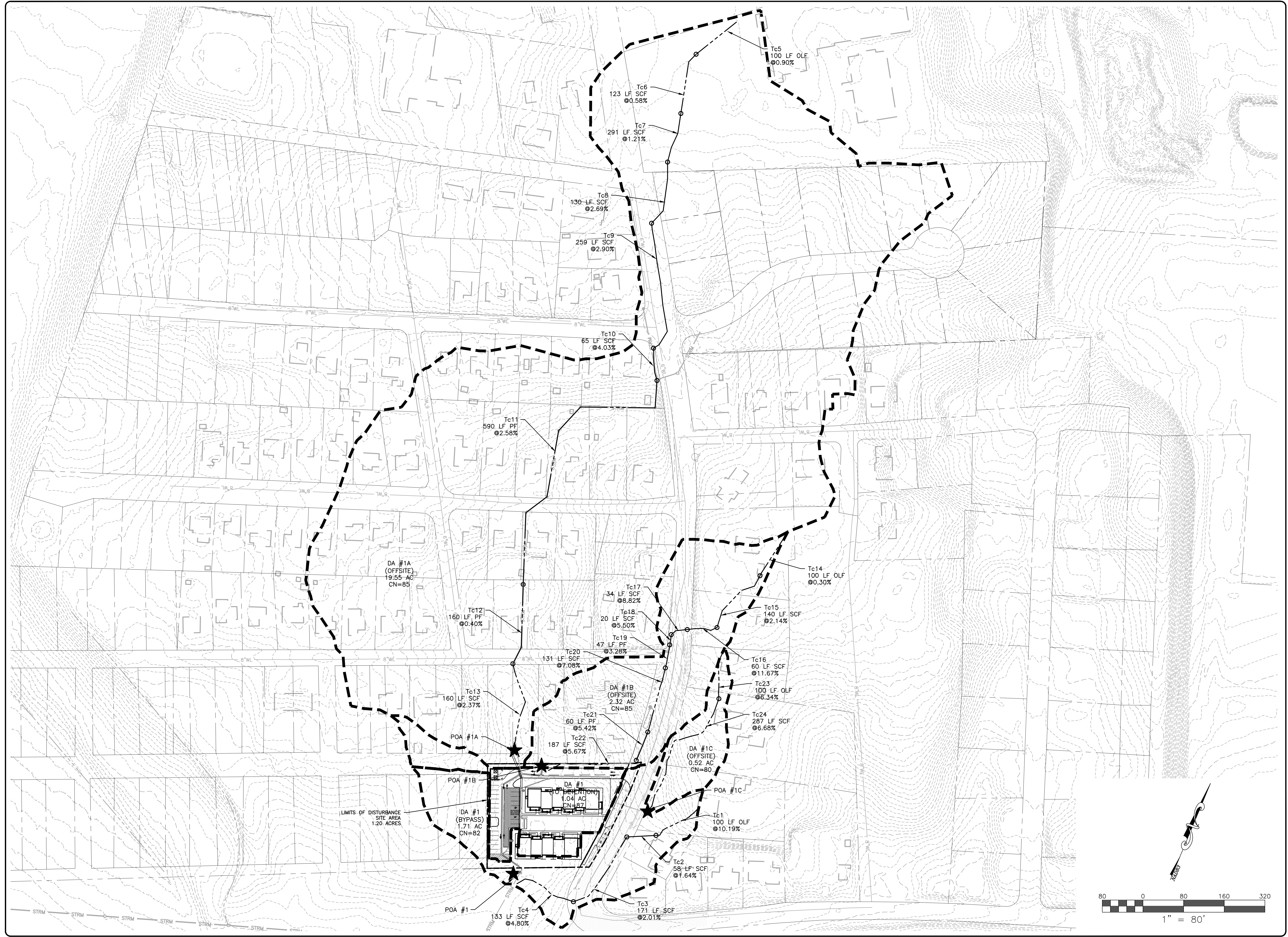
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 540.381.4290



HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 POST-DEVELOPMENT DRAINAGE MAPS

DRAWN BY: AWC
 DESIGNED BY: AWC
 CHECKED BY: JRT
 DATE: 7/3/2023
 SCALE: 1" = 80'
 REVISIONS:

PROJECT NO. 24230064.00

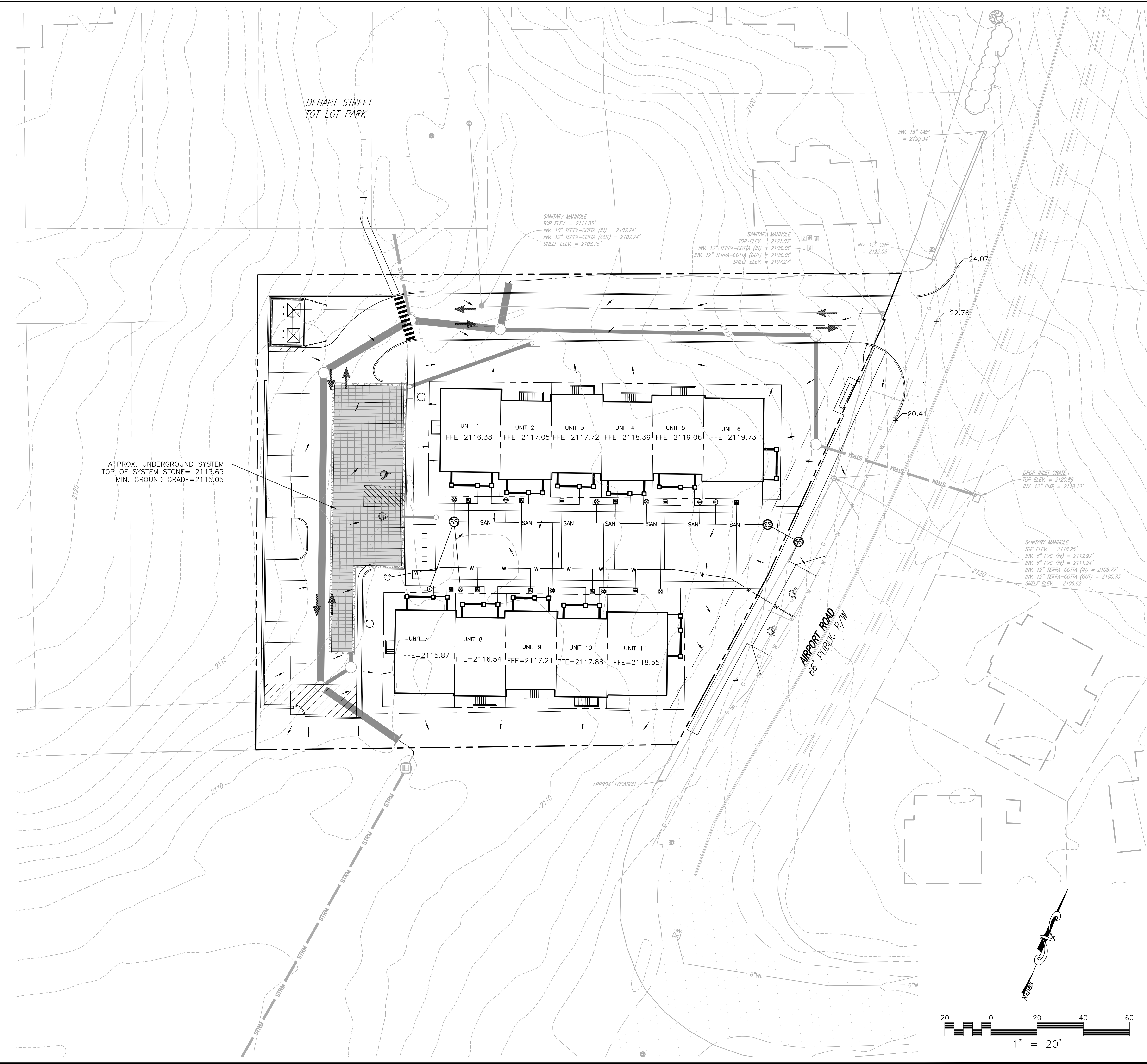


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APPROX. UNDERGROUND SYSTEM
TOP OF SYSTEM STONE = 2113.65
MIN. GROUND GRADE = 2115.05

SANITARY MANHOLE
TOP ELEV. = 2111.85'
INV. 10" TERRA-COTTA (IN) = 2107.74'
INV. 12" TERRA-COTTA (OUT) = 2107.74'
SHELF ELEV. = 2108.75'

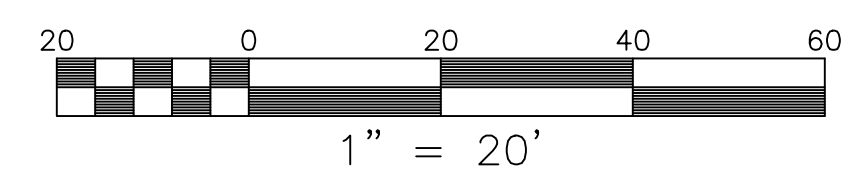
SANITARY MANHOLE
TOP ELEV. = 2121.07'
INV. 12" TERRA-COTTA (IN) = 2108.38'
INV. 12" TERRA-COTTA (OUT) = 2108.38'
SHELF ELEV. = 2107.27'

INV. 15" CMP = 2125.34'

DROP INLET GRATE
TOP ELEV. = 2100.86'
INV. 12" CUR. = 2108.19'

SANITARY MANHOLE
TOP ELEV. = 2118.25'
INV. 6" PVC (IN) = 2112.97'
INV. 6" PVC (OUT) = 2111.24'
INV. 12" TERRA-COTTA (IN) = 2105.77'
INV. 12" TERRA-COTTA (OUT) = 2105.73'
SHELF ELEV. = 2108.62'

- NOTES:**
1. ALL FINISHED FLOOR ELEVATIONS ARE PRELIMINARY AND SHOWN FOR CONCEPTUAL PURPOSES ONLY. THESE WILL BE FINALIZED AS THE ENGINEERING DESIGN IS COMPLETED. EXACT ELEVATIONS MAY CHANGE BUT THE GENERAL GRADING CONCEPT WILL BE SIMILAR TO WHAT IS SHOWN HEREON.
 2. UTILITY LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.



HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
STORMWATER MANAGEMENT PLAN

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 20'
REVISIONS:

MOUNT LABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

SW6
PROJECT NO. 24230064.00

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