

N/F
ANDREW TAYLOR
ALLISON UNROE
INST. #2022003420
PB. 113, PG. 215
TAX MAP #317-2 23
PARCEL ID 021226

N/F
ANDREW TAYLOR
ALLISON UNROE
INST. #2022003420
PB. 113, PG. 215
TAX MAP #317-2 24
PARCEL ID 021226

N/F
TOWN OF BLACKSBURG
D.B. 113, PG. 214
TAX MAP #317-2 25
PARCEL ID #070077

N/F
TOWN OF BLACKSBURG
D.B. 113, PG. 214
TAX MAP #317-2 26
PARCEL ID #070077

N/F
TROY BROWN
INST. #2021011343
P.B. 23, PG. 444
TAX MAP #317-2 27
PARCEL ID #011401

N/F
TROY BROWN
INST. #2019009044
P.B. 23, PG. 444
TAX MAP #317-2 30
PARCEL ID #011400

NEW PROPERTY LINES

20' R.O.W.
TO BE VACATED

AIRPORT DRIVE
(PAPER STREET)

0.13 ACRES TO BE
VACATED

N/F
VPI
D.B. 113, PG. 215
TAX MAP #317-2 37
PARCEL ID #070872

N/F
VPI
D.B. 113, PG. 215
TAX MAP #317-2 36
PARCEL ID #070871

N/F
VPI
D.B. 113, PG. 215
TAX MAP #317-2 35
PARCEL ID #070870

N/F
THE BLACKSBURG FIRE SAFETY FOUNDATION
INST. #2006004724
P.B. 02, PG. 259
TAX MAP #317-2 31, 32, 34A
PARCEL ID #001702
0.48 ACRES

1.1 ACRES
TO BE REZONED

PROPERTY LINES
TO BE VACATED

N/F
THE BLACKSBURG FIRE SAFETY FOUNDATION
INST. #2006004724
P.B. 02, PG. 259
TAX MAP #317-2 32A, 33, 34
PARCEL ID #001703
0.40 ACRES

VIRGINIA STREET
(PAPER STREET)

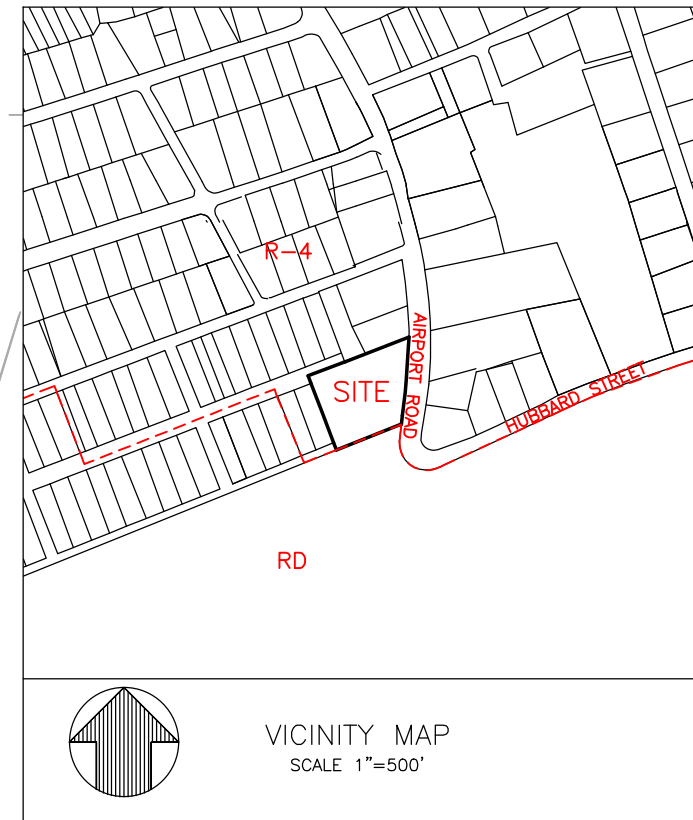
0.09 ACRES TO BE
VACATED

NEW PROPERTY LINE

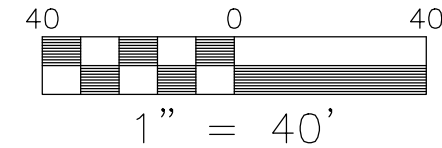
20' R.O.W. TO BE VACATED

N/F
VPI BLDGS & LAND
INST. #2010003159
INST. #2020003192
TAX MAP #256-A 1
PARCEL ID #070905

N/F
BRIAN & SUSSI WALTERS
INST. #2021005439
P.B. 14, PG. 152
TAX MAP #317-5 1
PARCEL ID #028580



VICINITY MAP
SCALE 1"=500'



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HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
PARCEL MAP

MOUNTAIN TOWN MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
SCALE 1" = 40'
REVISIONS
8/21/2023

Z1

PROJECT NO 24230054.00



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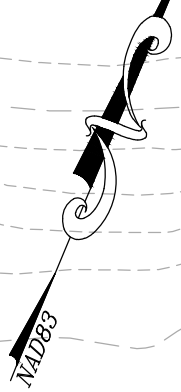
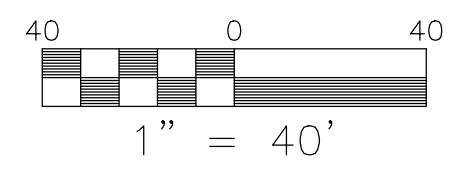
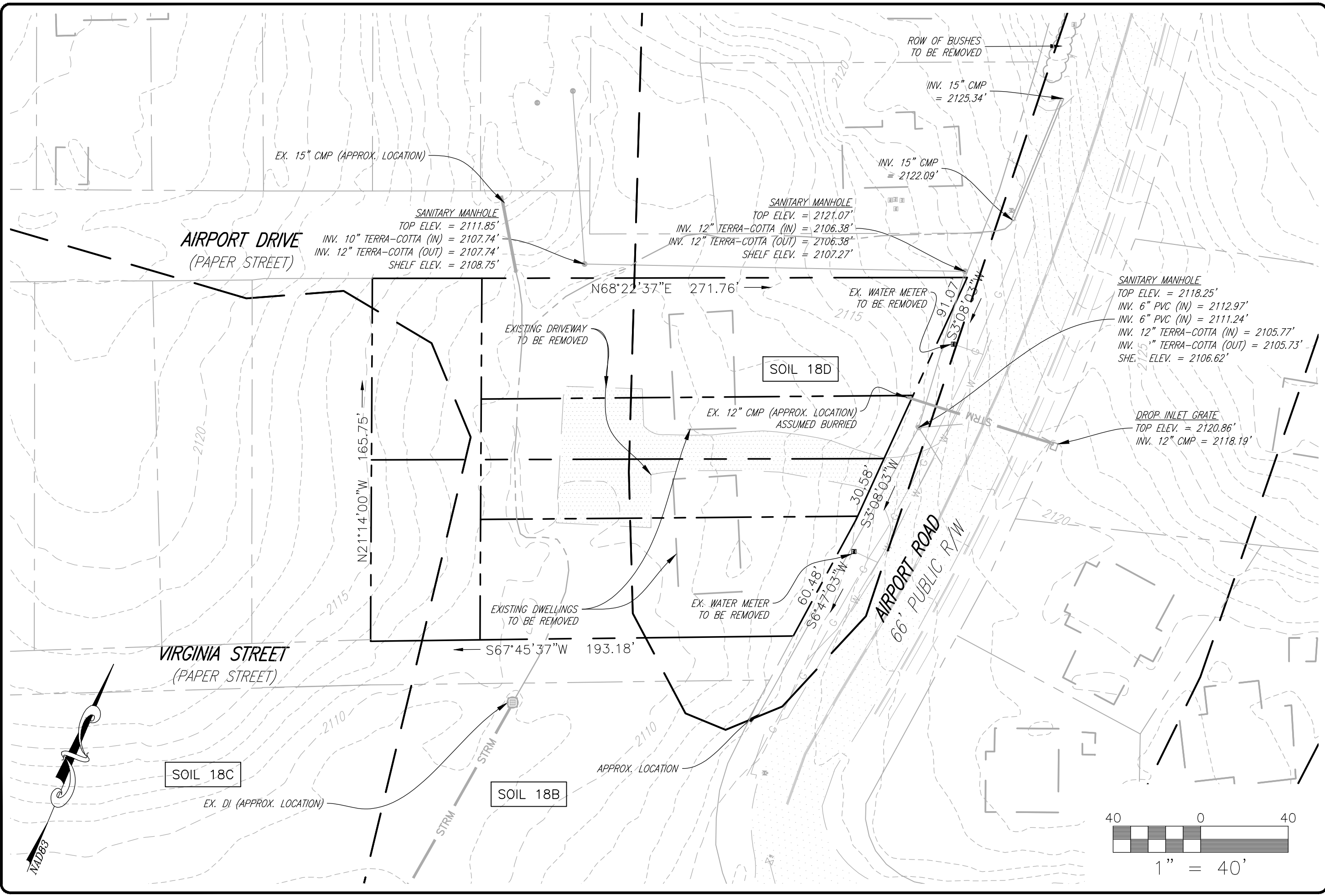
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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 EXISTING CONDITIONS AND DEMOLITION PLAN

MOUNTY TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
 SCALE 1" = 40'
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 8/21/2023

Z2
 PROJECT NO 24230054.00





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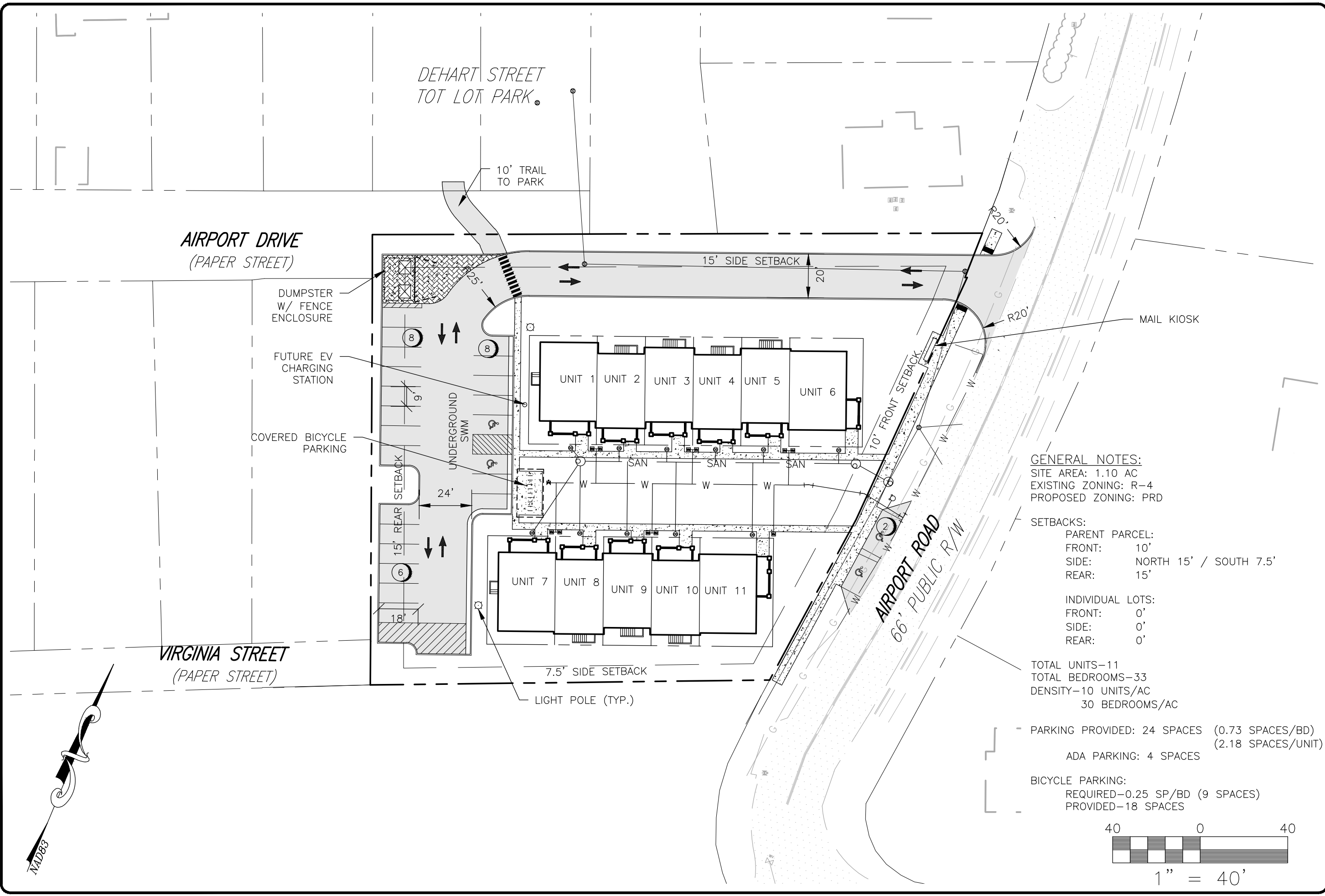
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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 MASTER PLAN

MOUNTY TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
 SCALE 1" = 40'
 REVISIONS
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Z3
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GENERAL NOTES:
 SITE AREA: 1.10 AC
 EXISTING ZONING: R-4
 PROPOSED ZONING: PRD

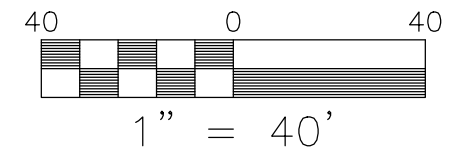
SETBACKS:
 PARENT PARCEL:
 FRONT: 10'
 SIDE: NORTH 15' / SOUTH 7.5'
 REAR: 15'

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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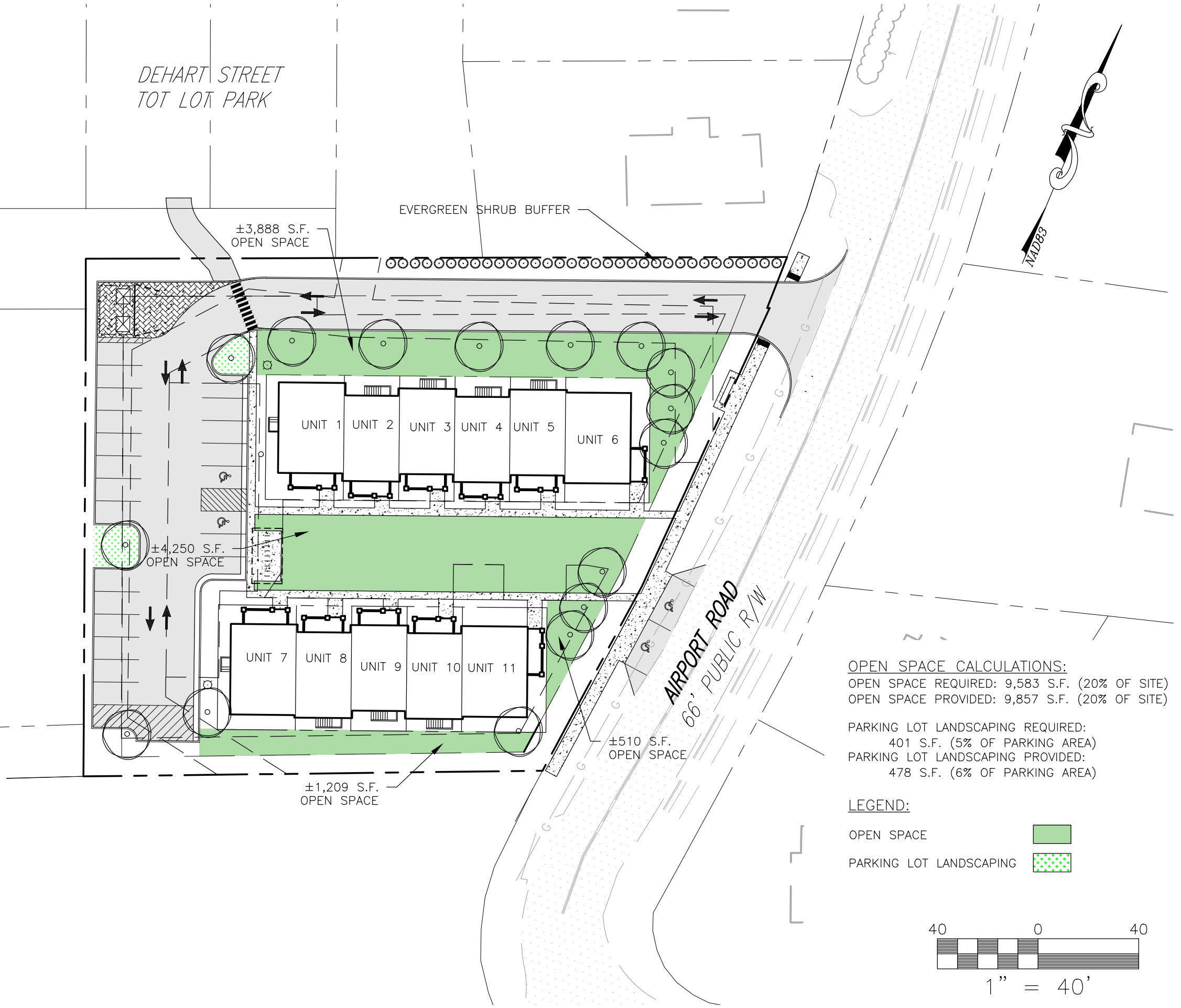
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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 OPEN SPACE PLAN AND LAYOUT

MOUNTY TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
 SCALE 1" = 40'
 REVISIONS
 8/21/2023

Z4
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LANDSCAPE NOTES

PARKING TREES REQUIRED: 3 TREES
 PARKING TREES PROPOSED: 3 TREES

STREET TREES REQUIRED: 8 (1/30 FT OF ROW)
 STREET TREES PROPOSED: 8

CANOPY COVERAGE REQUIRED: 4,777 SF (10%)
 CANOPY COVERAGE PROVIDED: 5,024 SF (10.5%)

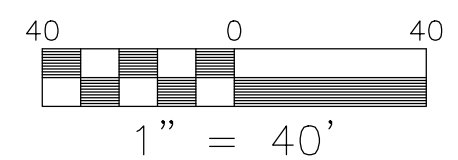
ALL TREES PLANTED SHALL HAVE A MAXIMUM GROWTH HEIGHT OF LESS THAN 50'

OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED: 9,583 S.F. (20% OF SITE)
 OPEN SPACE PROVIDED: 9,857 S.F. (20% OF SITE)

PARKING LOT LANDSCAPING REQUIRED:
 401 S.F. (5% OF PARKING AREA)
 PARKING LOT LANDSCAPING PROVIDED:
 478 S.F. (6% OF PARKING AREA)

LEGEND:

- OPEN SPACE
- PARKING LOT LANDSCAPING



NAD83



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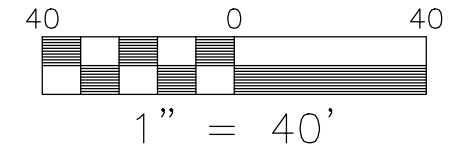
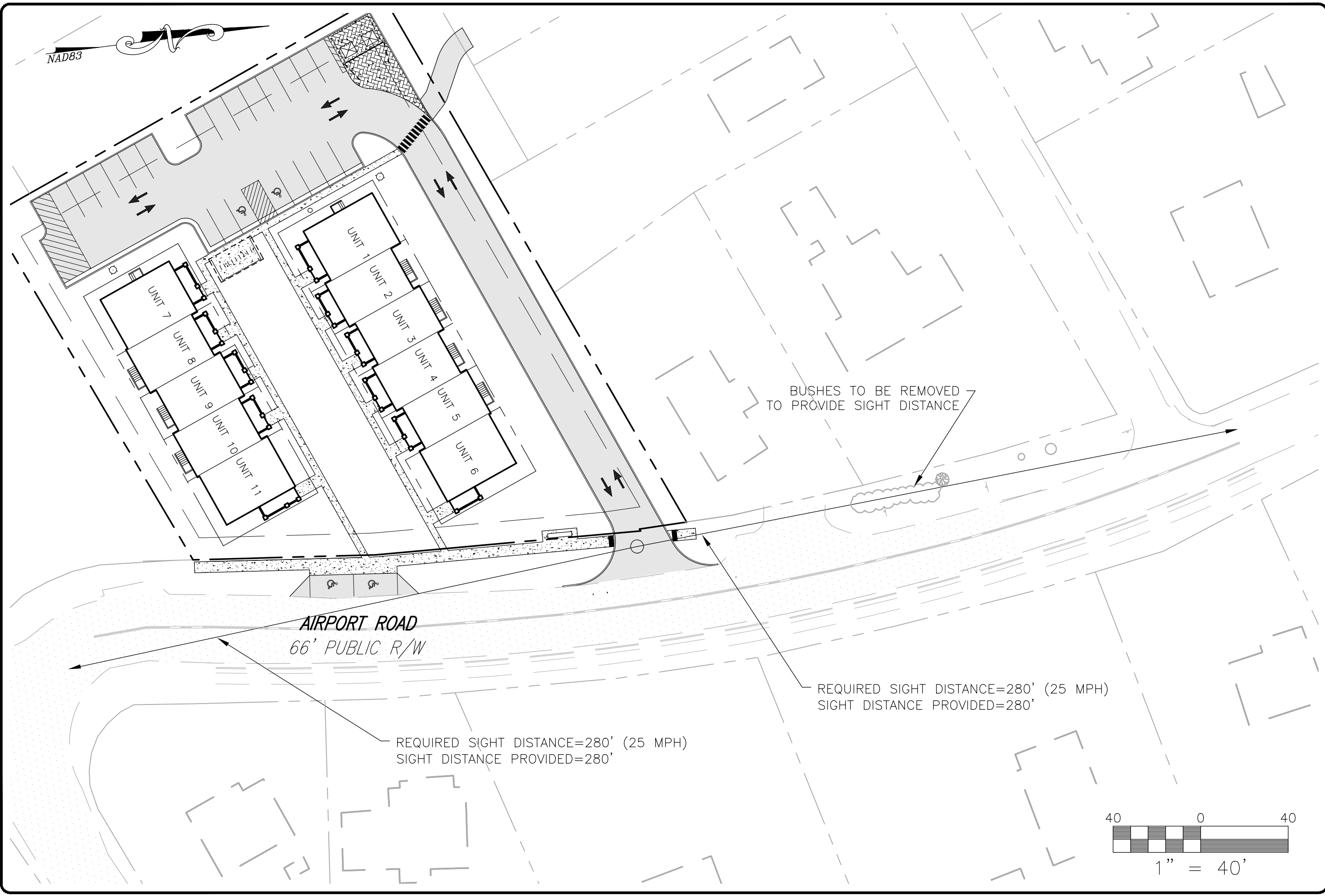
HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
SIGHT DISTANCE EXHIBIT

MOUNTY TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
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8/21/2023

Z5

PROJECT NO 24230054.00





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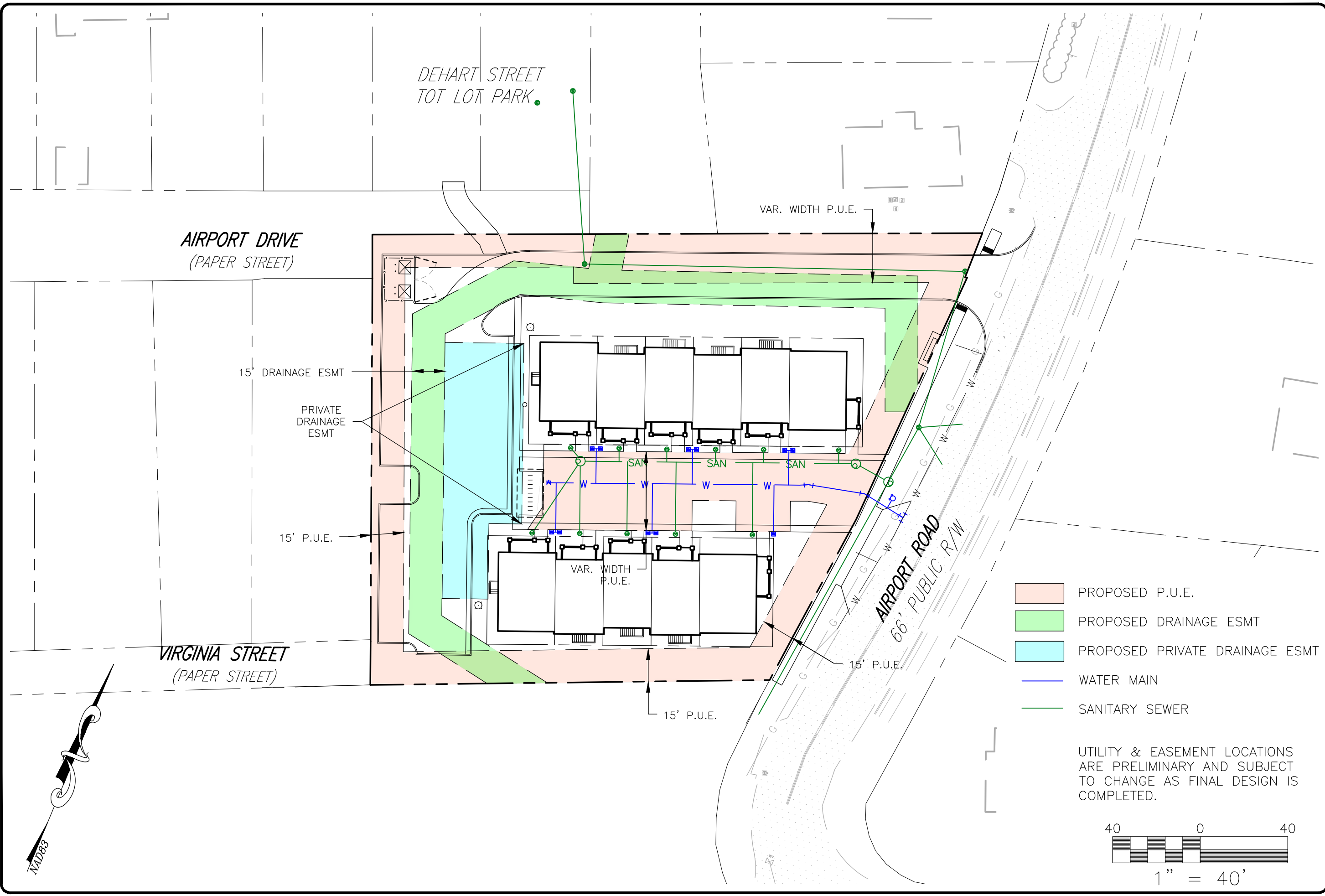
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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 EASEMENT EXHIBIT

MOUNTY TABOR MAGISTERIAL DISTRICT
 TOWN OF BLACKSBURG, VIRGINIA

DATE 7/3/2023
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 REVISIONS
 8/21/2023

Z6
 PROJECT NO 24230054.00



- PROPOSED P.U.E.
- PROPOSED DRAINAGE ESMT
- PROPOSED PRIVATE DRAINAGE ESMT
- WATER MAIN
- SANITARY SEWER

UTILITY & EASEMENT LOCATIONS
 ARE PRELIMINARY AND SUBJECT
 TO CHANGE AS FINAL DESIGN IS
 COMPLETED.

