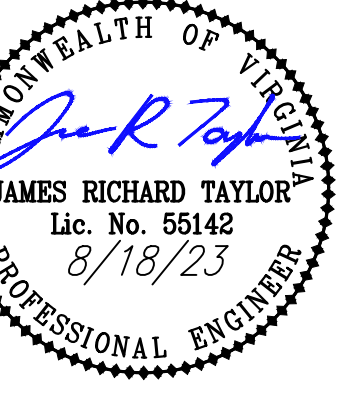




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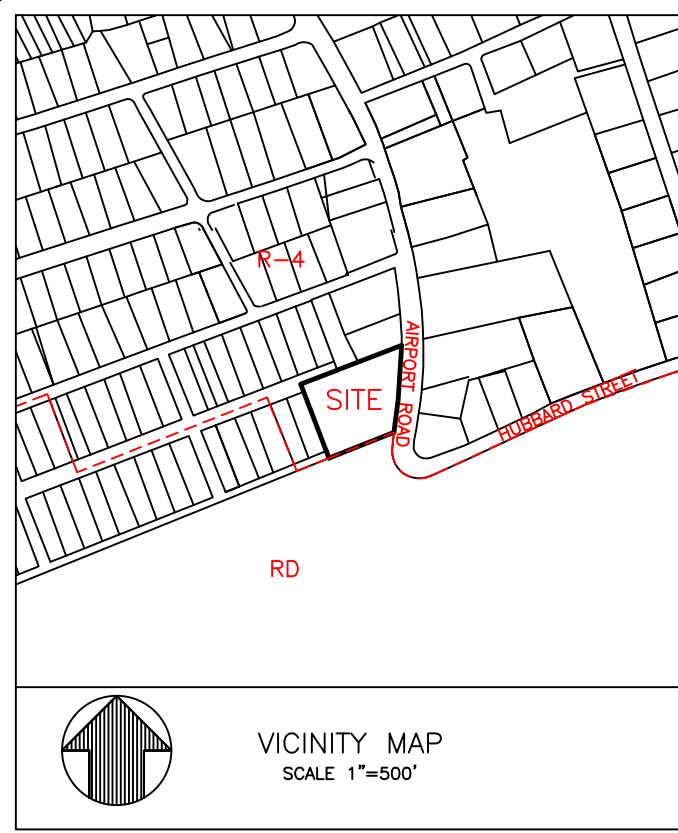


HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT ADDRESS
MOUNT TABOR MAGISTERIAL DISTRICT

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 20'
REVISIONS:
8/18/2023

SW1
PROJECT NO. 24230054.00



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

- SITE ADDRESS: 1200-1206 AIRPORT DRIVE, BLACKSBURG, VIRGINIA 24060, MOUNT TABOR MAGISTERIAL DISTRICT
- APPLICANT: HABITAT FOR HUMANITY OF THE NEW RIVER VALLEY, 1675 N FRANKLIN STREET, CHRISTIANSBURG, VA 24073, PHONE: (540) 381-1155, CONTACT: XXX
- AGENT: BALZER & ASSOCIATES, INC., 80 COLLEGE STREET, SUITE H, CHRISTIANSBURG, VA 24073, PHONE: (540) 381-4290, CONTACT: STEVE SEMONES
- TAX PARCEL NO'S: 317-2 31, 32, 34A, 317-2 32A, 33, 34
- CURRENT ZONING: R-4 - LOW DENSITY RESIDENTIAL
- PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
- THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0134C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
- WATER: TOWN OF BLACKSBURG
- SEWER: TOWN OF BLACKSBURG
- SITE AREA = 1.10 ACRES, EXISTING LOT COVERAGE = 0.17 AC. (15.5%), PROPOSED LOT COVERAGE = 0.61 AC. (55.5%)
- APPROXIMATE LIMITS OF CLEARING AND GRADING = 1.21 ACRES
- SETBACKS:
PARENT PARCEL:
FRONT: 10'
SIDE: 15'
REAR: 15'
INDIVIDUAL LOTS:
FRONT: 0'
SIDE: 0'
REAR: 0'
- 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

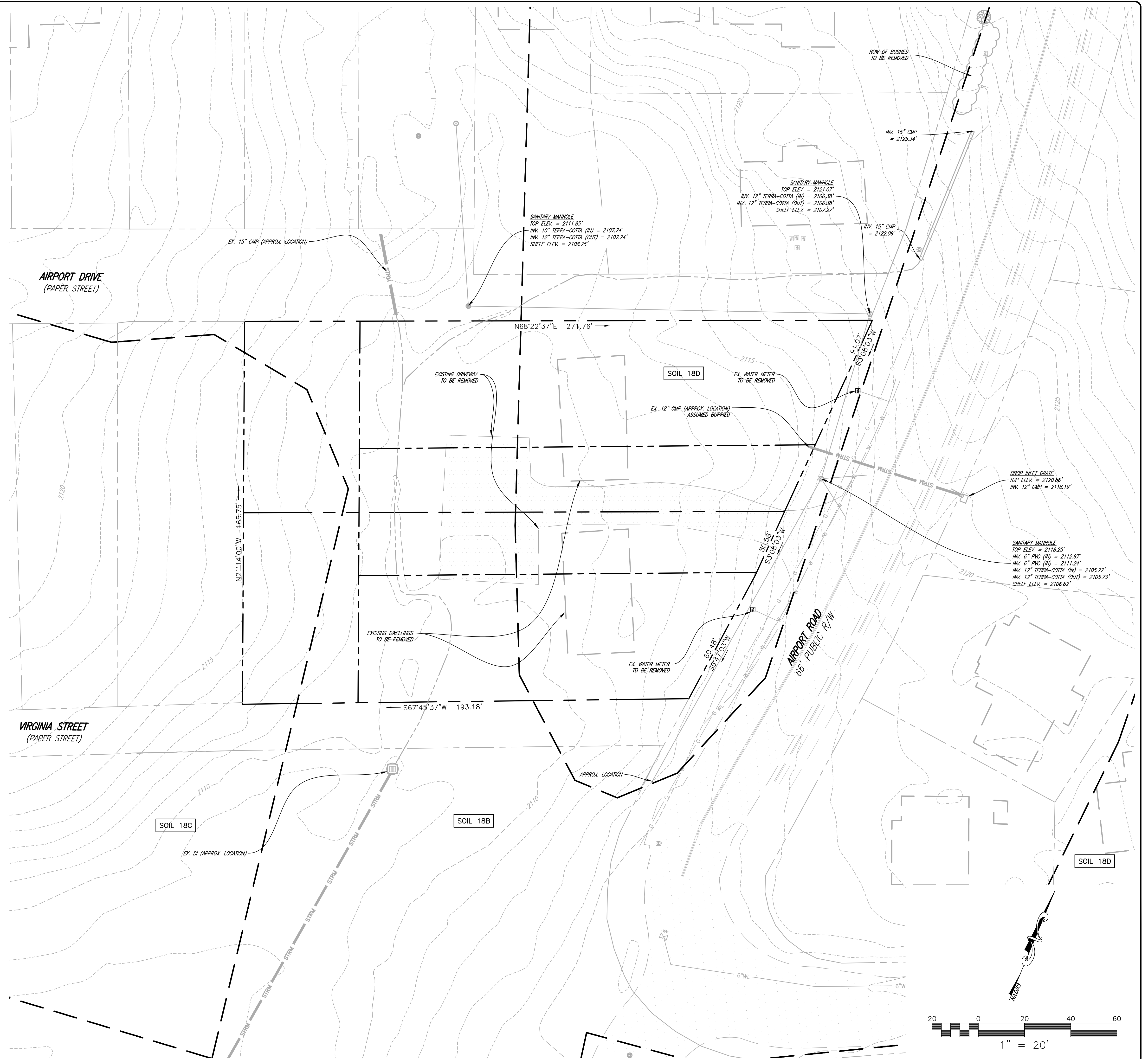
SURVEY DATA

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



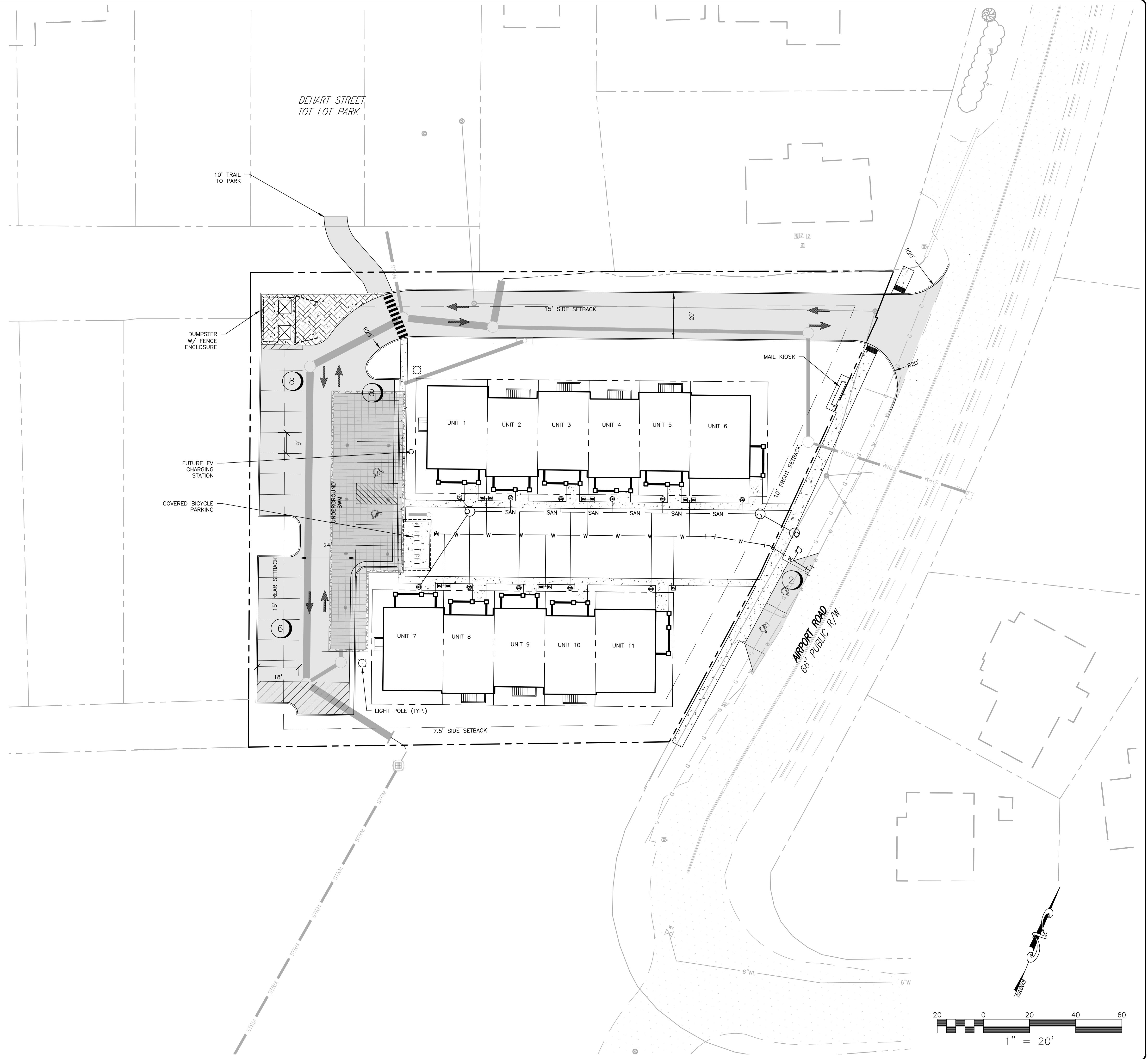
GENERAL NOTES:
 SITE AREA: 1.10 AC
 EXISTING ZONING: R-4
 PROPOSED ZONING: PRD

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

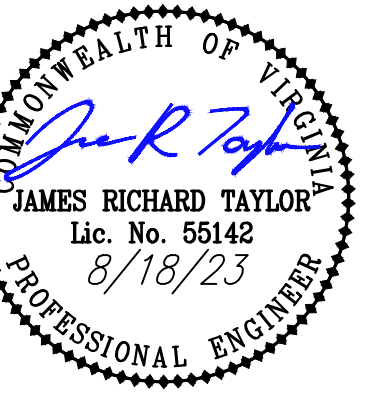
PARKING PROVIDED: 24 SPACES (0.73 SPACES/BD)
 (2.18 SPACES/UNIT)
 ADA PARKING: 4 SPACES

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:
 8/18/2023

SW2

PROJECT NO. 24230054.00

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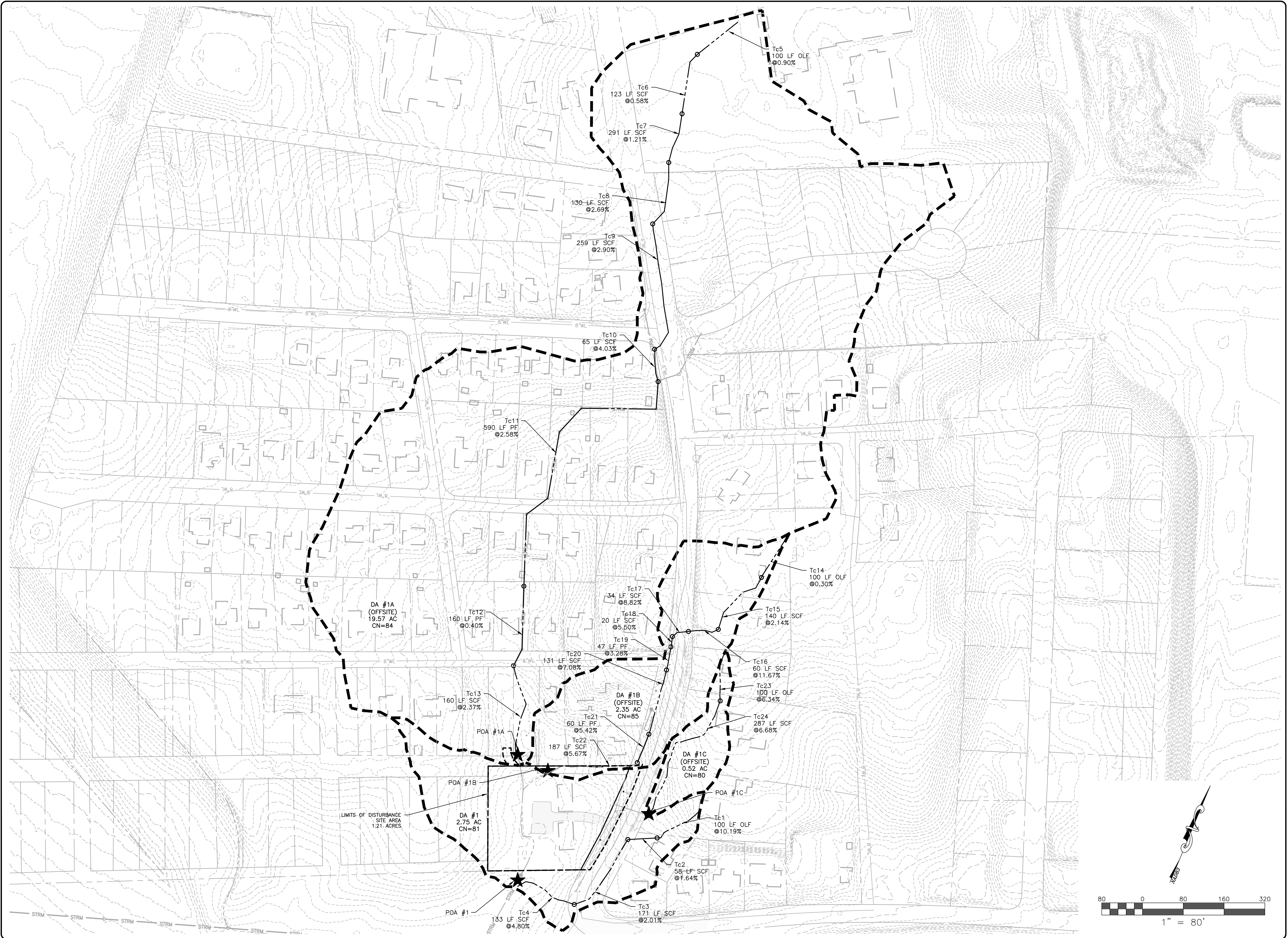
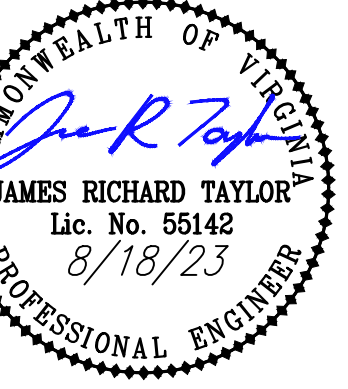


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HABITAT FOR HUMANITY
 AIRPORT ROAD TOWNHOMES
 PRE-DEVELOPMENT DRAINAGE MAPS

PROJECT ADDRESS
 MOUNT LABOR MAGISTERIAL DISTRICT

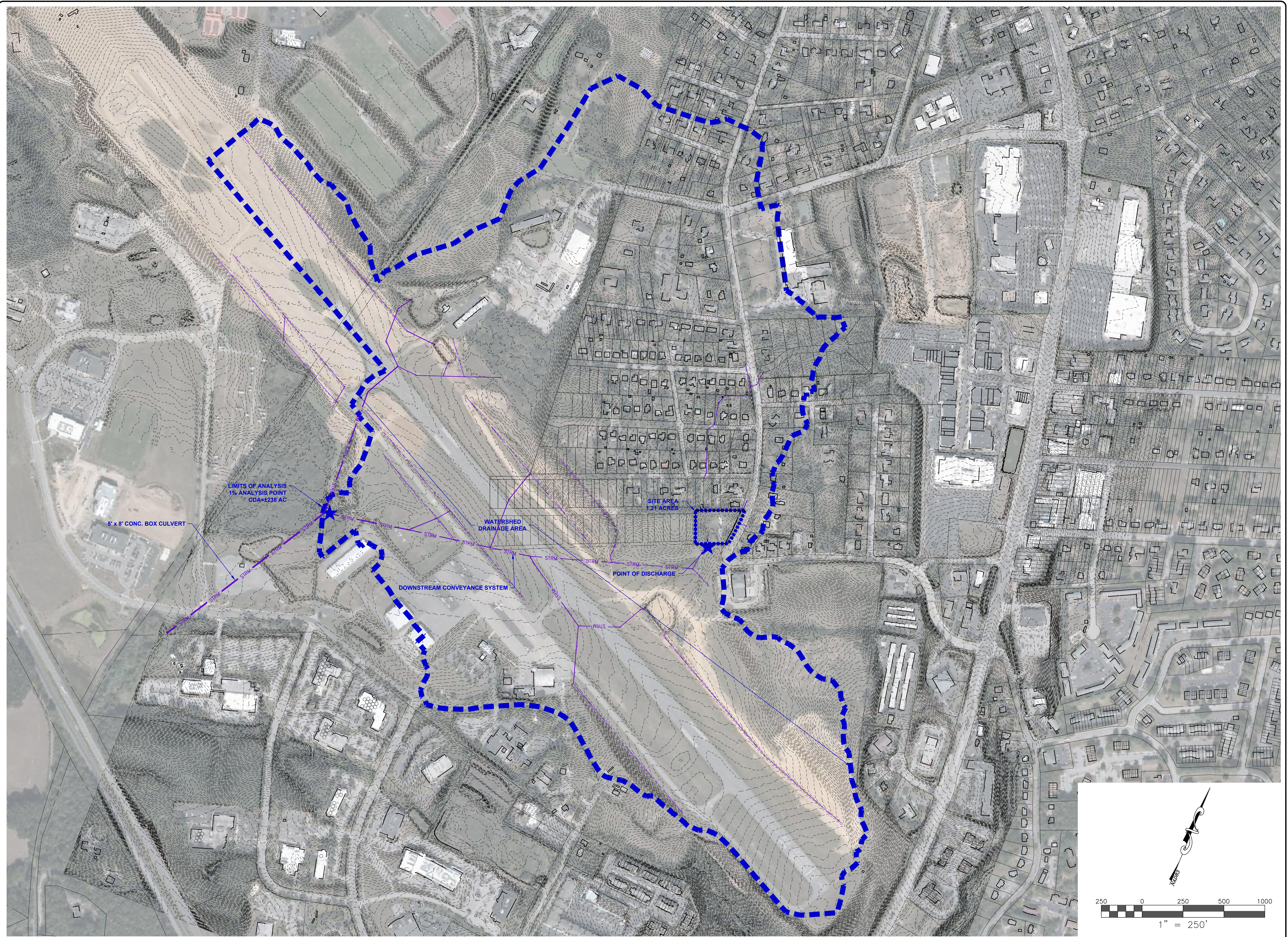
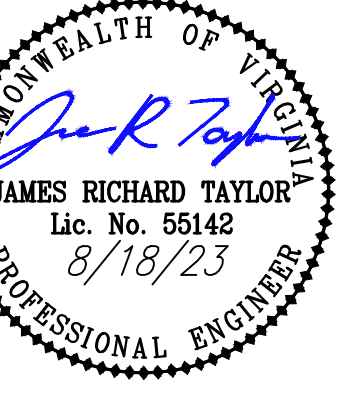
DRAWN BY: AWC
 DESIGNED BY: AWC
 CHECKED BY: JRT
 DATE: 7/3/2023
 SCALE: 1" = 80'
 REVISIONS:
 8/18/2023

SW3
 PROJECT NO. 24230064.00



BALZER & ASSOCIATES
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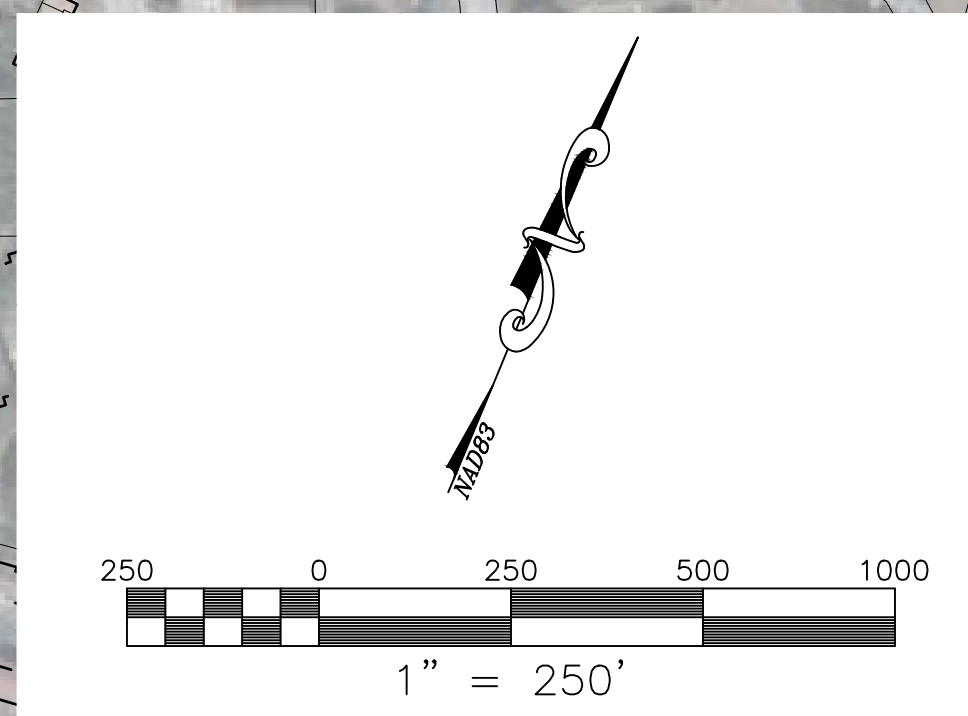
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HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
WATERSHED DRAINAGE AREA

MOUNT LABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 250'
REVISIONS:
8/18/2023



SW4

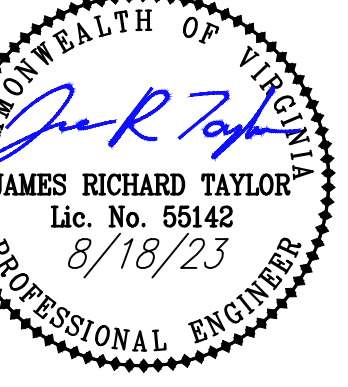
PROJECT NO. 24230064.00

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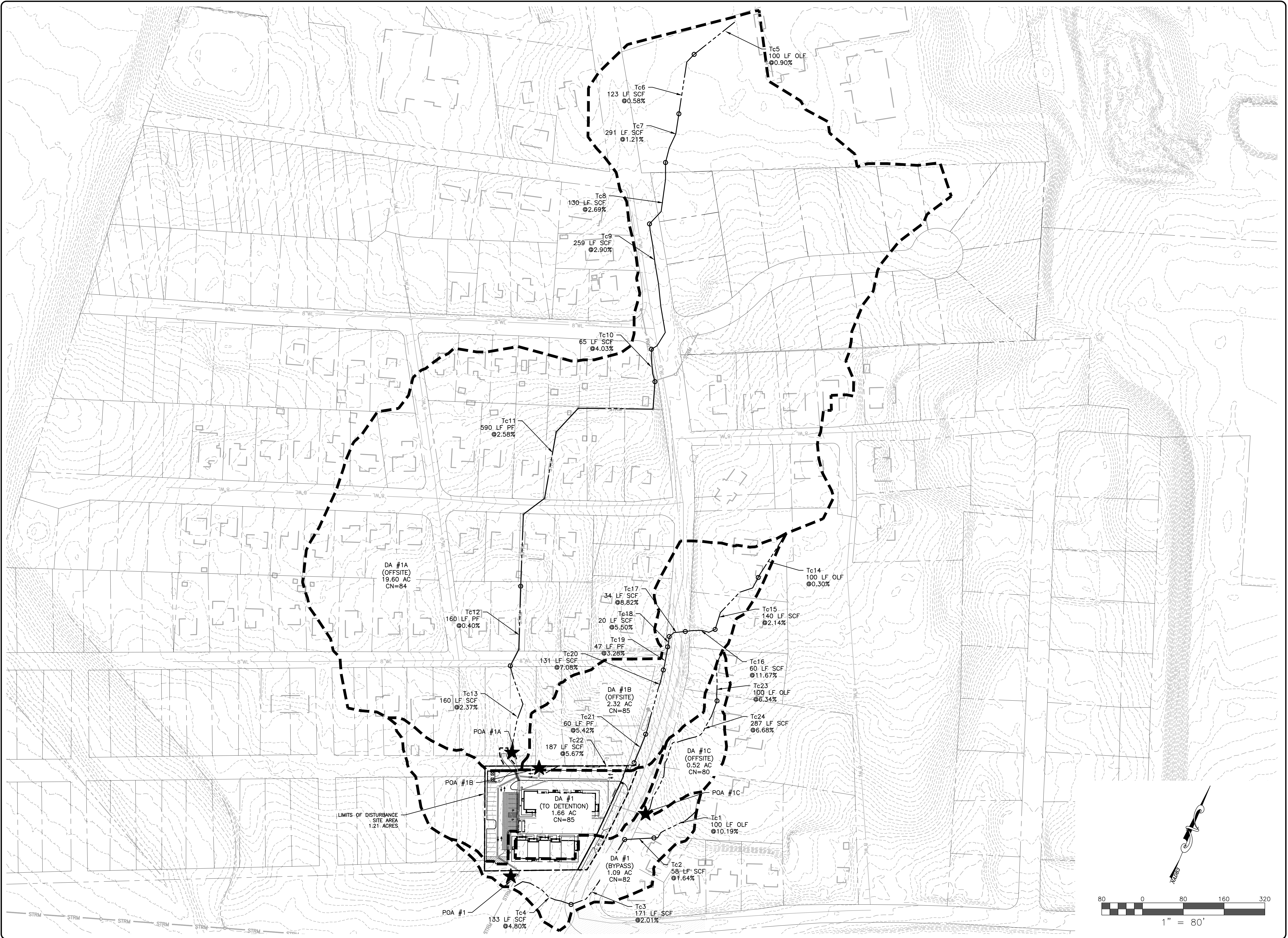


HABITAT FOR HUMANITY
AIRPORT ROAD TOWNHOMES
POST-DEVELOPMENT DRAINAGE MAPS

MOUNT LABOR MAGISTERIAL DISTRICT
PROJECT ADDRESS

DRAWN BY: AWC
DESIGNED BY: AWC
CHECKED BY: JRT
DATE: 7/3/2023
SCALE: 1" = 80'
REVISIONS:
8/18/2023

SW5
PROJECT NO. 24230064.00

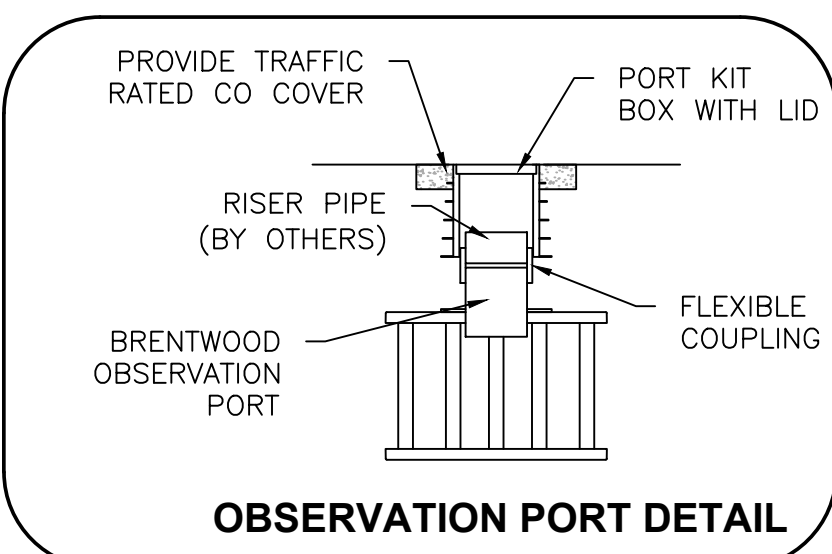
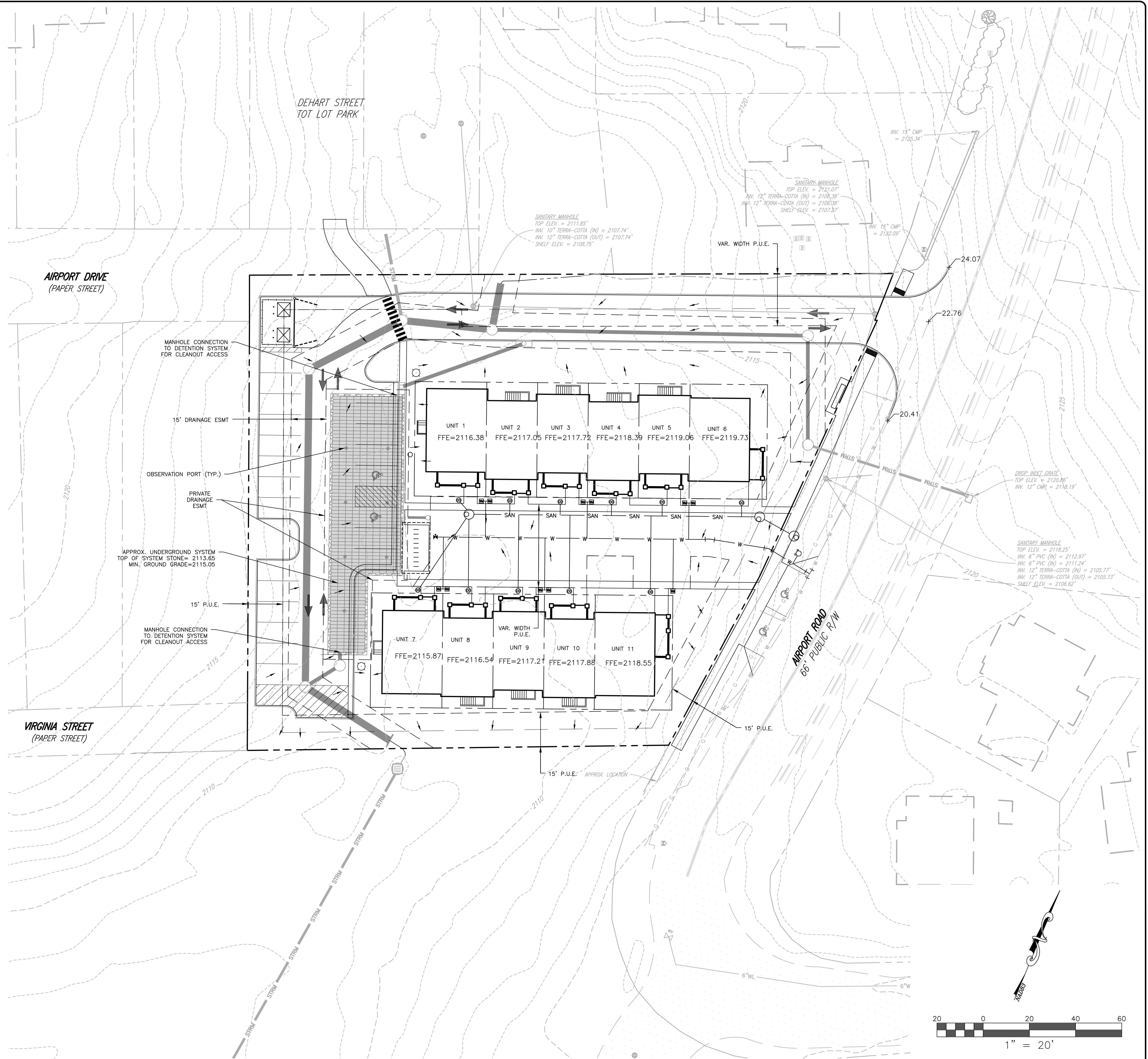
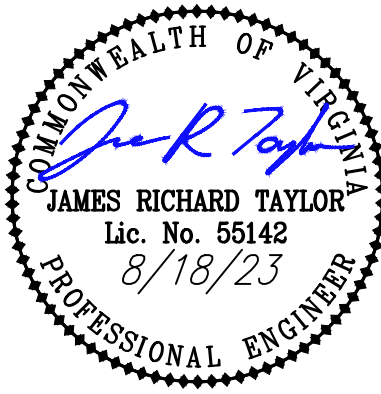


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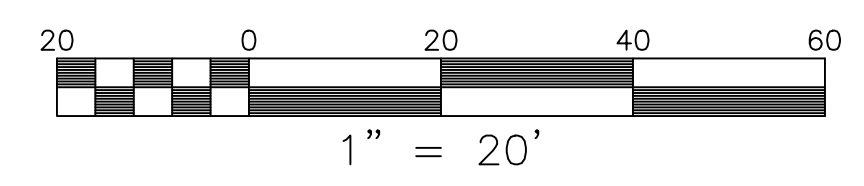
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NOTES:

- 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.
- 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'
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