

THIS MAP IS A COMPILATION OF RECORD DEEDS, PLATS, AND MAPS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. AREAS, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY A CURRENT FIELD SURVEY.



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Balzer and Associates, Inc.

80 College Street, Suite H  
Christiansburg, VA 24073  
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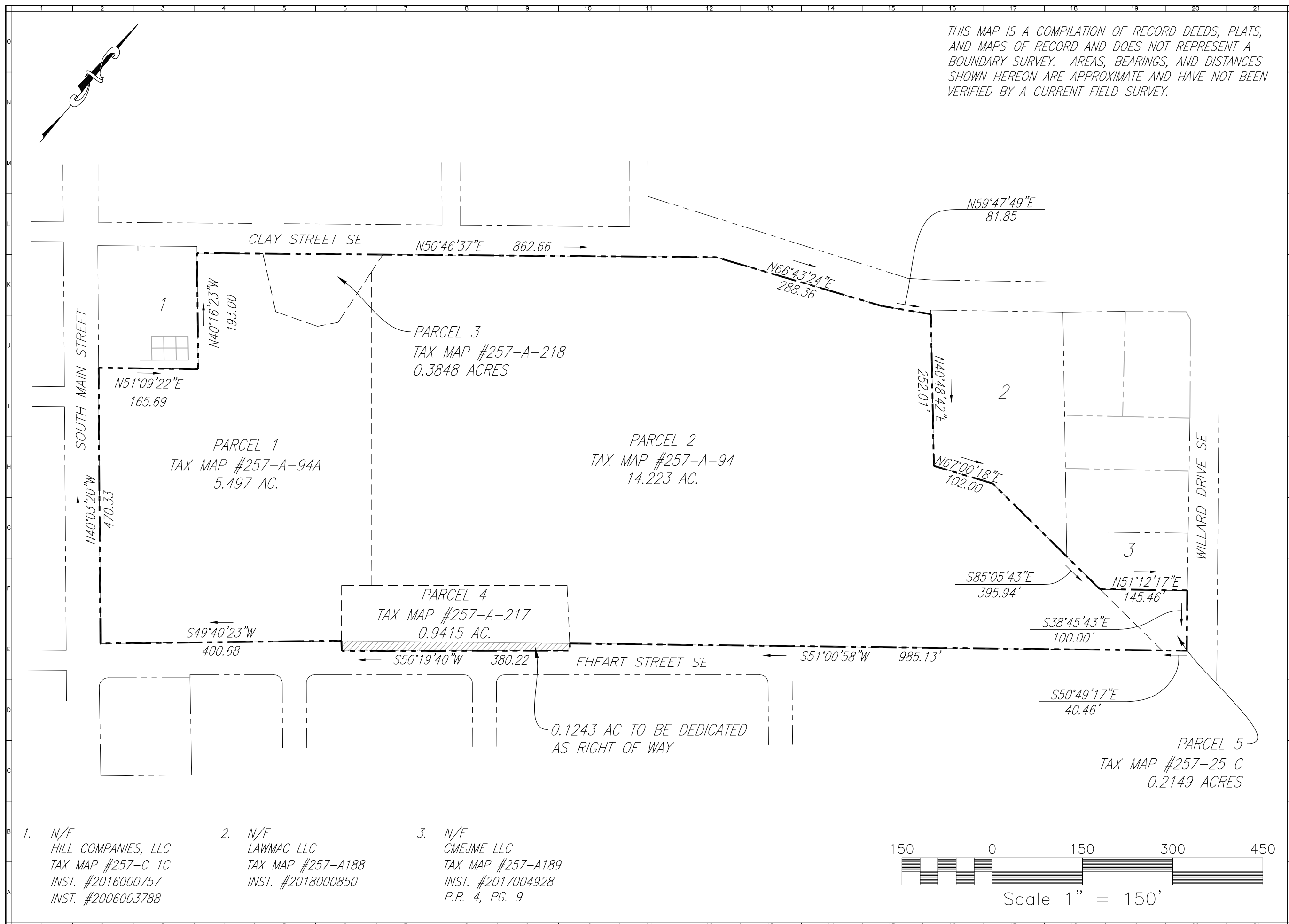
OLD BLACKSBURG MIDDLE SCHOOL SITE  
501 SOUTH MAIN STREET

EXISTING PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY  
CHECKED BY SMS  
DATE 10/6/17  
SCALE 1" = 150'  
REVISIONS:  
1. 5/13/19 Approval  
2. 4/1/20 Amend. #1

SHEET NO.  
**Z1**  
JOB NO. B1200098.00



1. N/F  
HILL COMPANIES, LLC  
TAX MAP #257-C 1C  
INST. #2016000757  
INST. #2006003788

2. N/F  
LAWMAC LLC  
TAX MAP #257-A188  
INST. #2018000850

3. N/F  
CMEJME LLC  
TAX MAP #257-A189  
INST. #2017004928  
P.B. 4, PG. 9

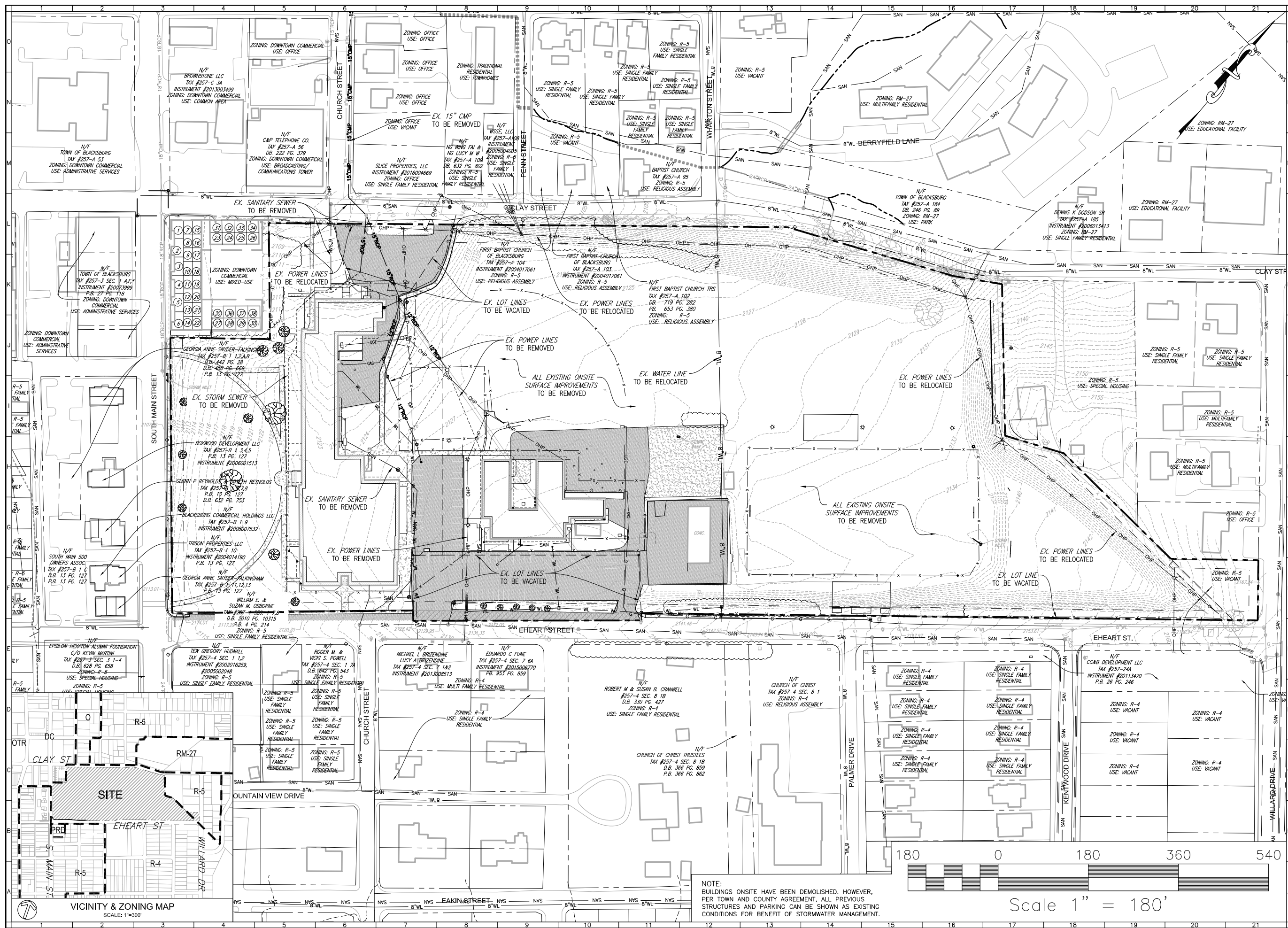
**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET

**EXISTING CONDITIONS**

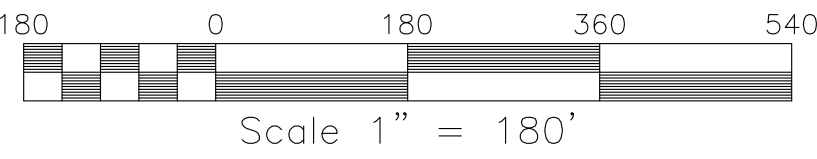
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY  
CHECKED BY SMS  
DATE 10/6/17  
SCALE 1" = 180'

REVISIONS:  
1. 5/13/19 Approval  
2. 4/1/20 Amend. #1



NOTE:  
BUILDINGS ONSITE HAVE BEEN DEMOLISHED, HOWEVER,  
PER TOWN AND COUNTY AGREEMENT, ALL PREVIOUS  
STRUCTURES AND PARKING CAN BE SHOWN AS EXISTING  
CONDITIONS FOR BENEFIT OF STORMWATER MANAGEMENT.



VICINITY & ZONING MAP  
SCALE: 1"=300'

**LEGEND**

- DC ZONING  
10.59 AC
- PRD ZONING  
10.54 AC

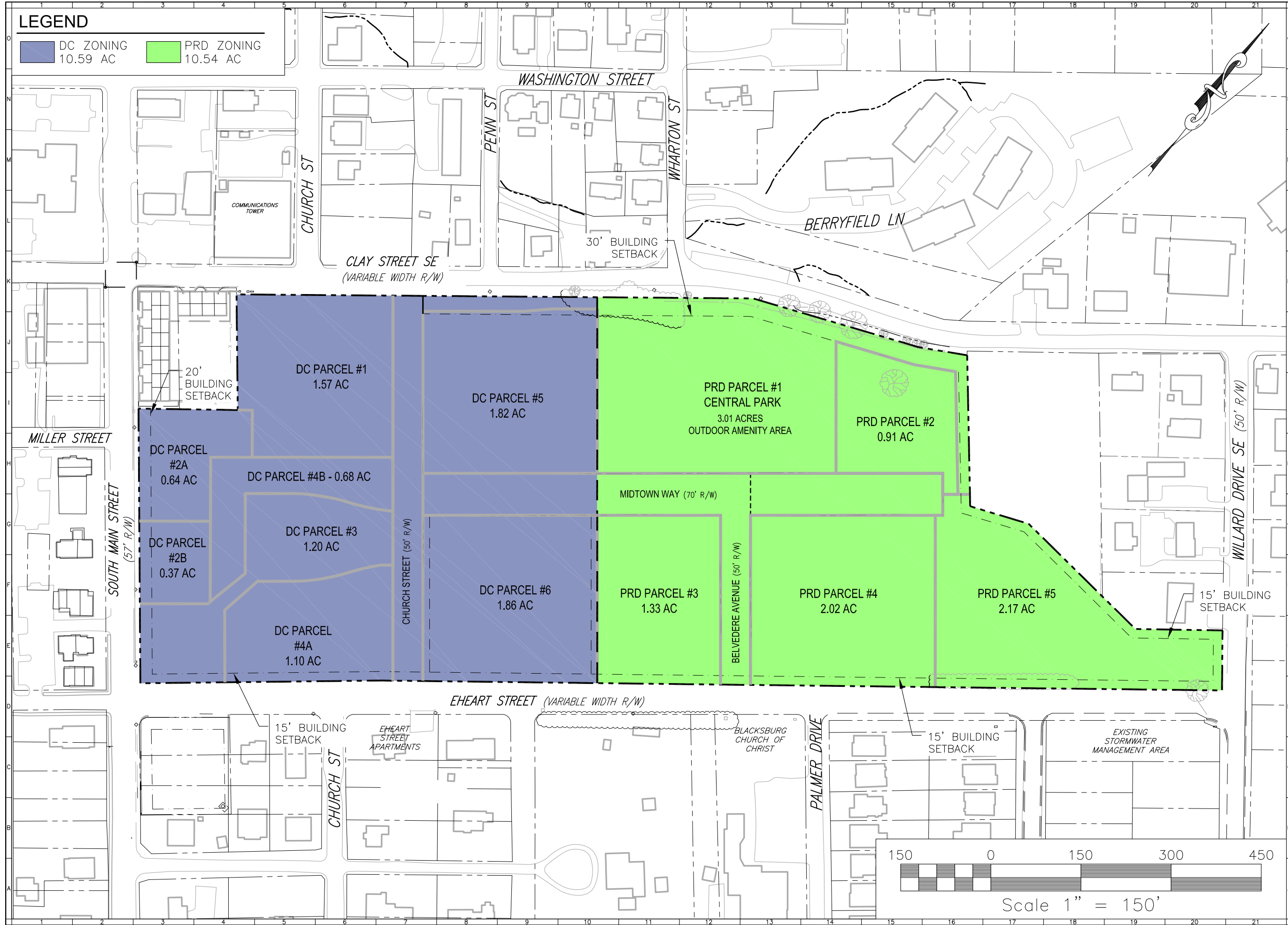


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Roanoke  
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Harrisonburg

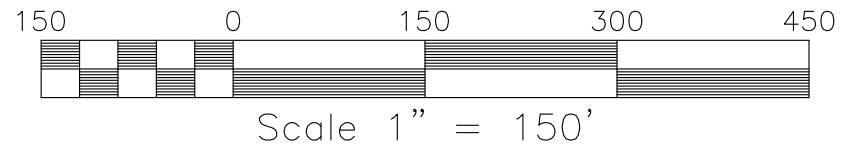
RESIDENTIAL LAND DEVELOPMENT/ENGINEERING  
SITE DEVELOPMENT/ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
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**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET  
**ZONING PLAN**  
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

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SCALE 1"=150'  
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2. 4/1/20 Amend. #1



SHEET NO.  
**Z3**  
JOB NO. B1200098.00



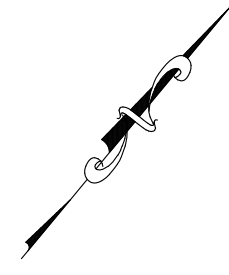
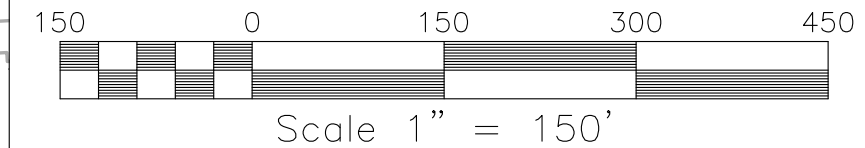
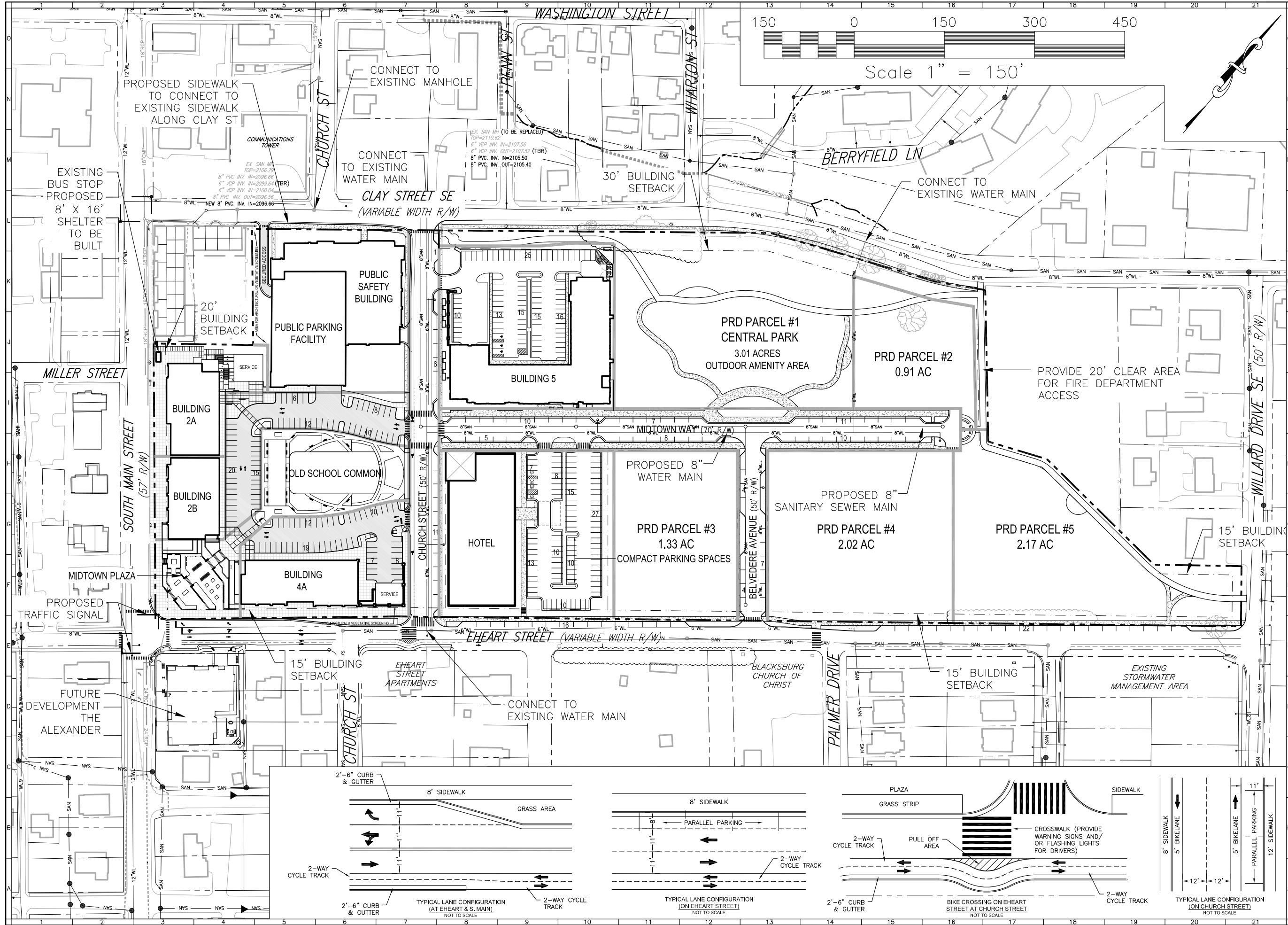
REFLECTING TOMORROW

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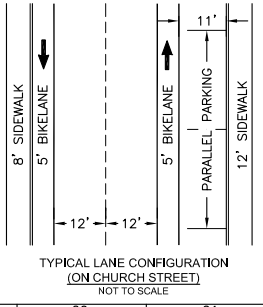
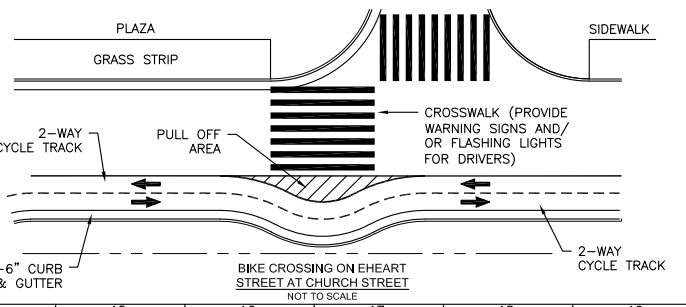
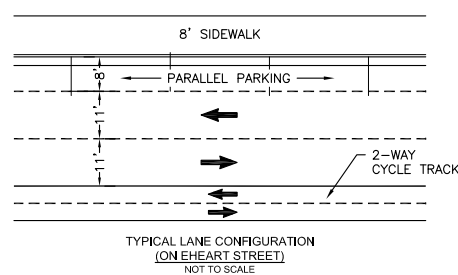
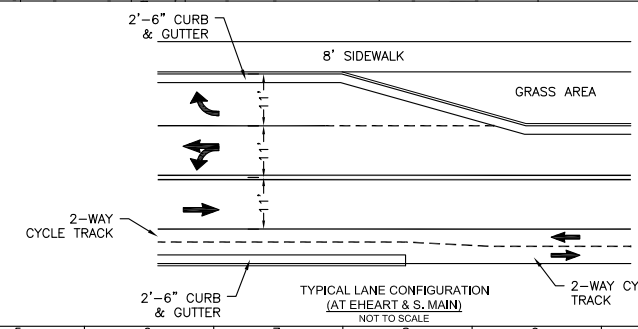


**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET  
**OVERALL CONCEPTUAL MASTER PLAN**  
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY SMS  
CHECKED BY SMS  
DATE 10/6/17  
SCALE 1"=150'













REVISIONS:  
1. 5/13/19 Approval  
2. 4/1/20 Amend. #1

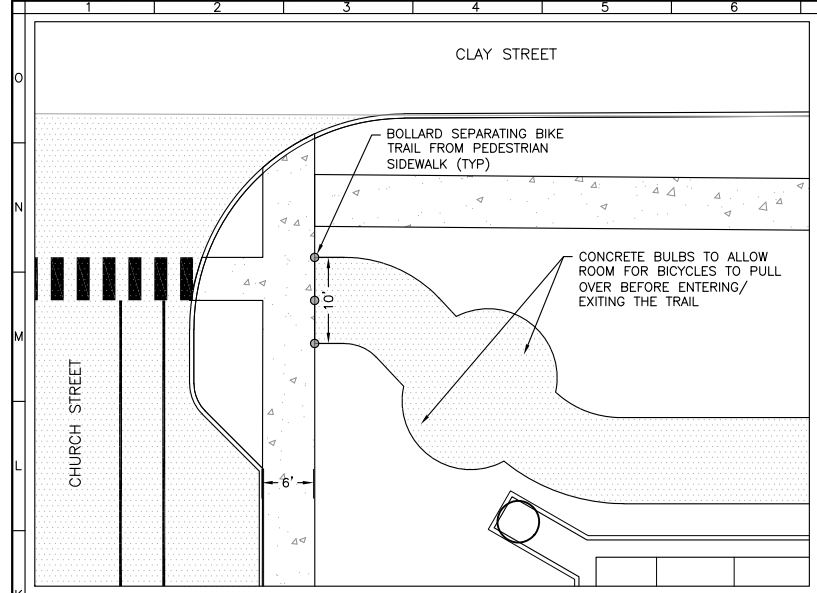
SHEET NO.  
**Z4**  
JOB NO. B1200098.00



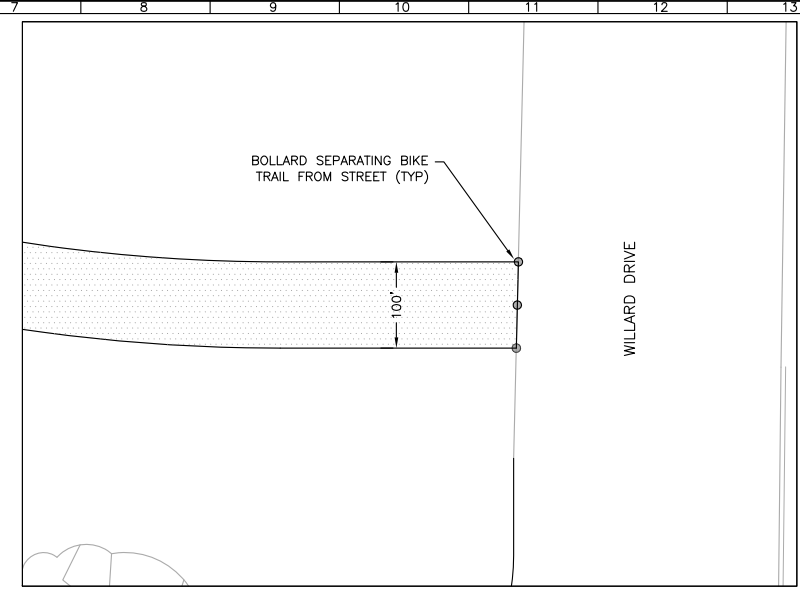


**LEGEND**

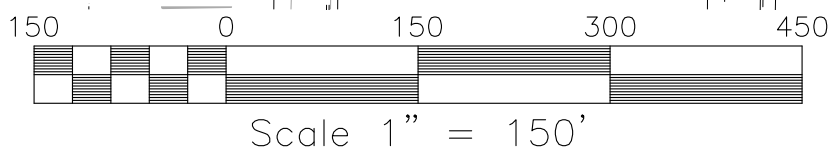
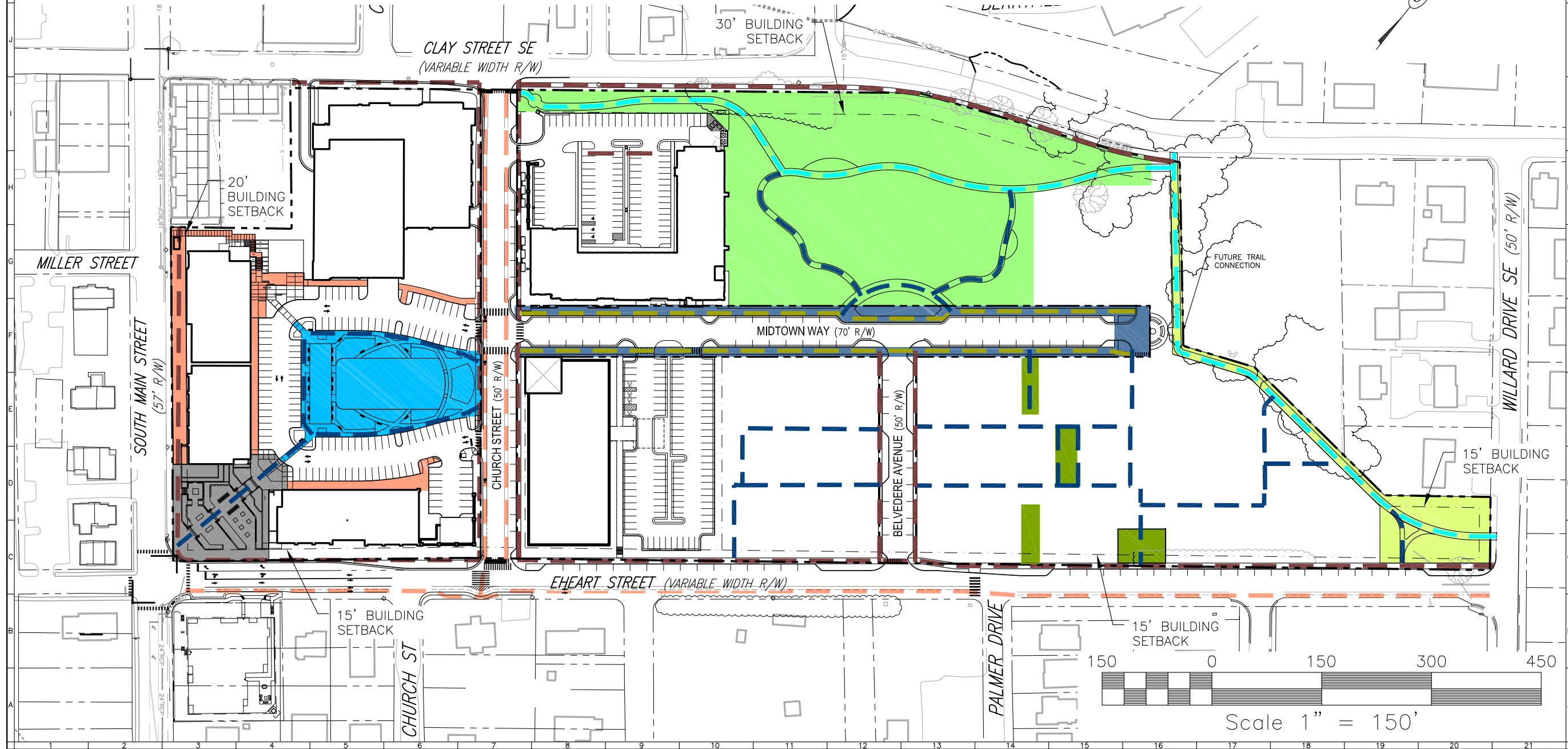
- |   |                            |   |                   |
|---|----------------------------|---|-------------------|
|  | OLD SCHOOL COMMON          |  | CENTRAL PARK      |
|  | PEDESTRIAN WAY             |  | NEIGHBORHOOD PARK |
|  | MIDTOWN PLAZA              |  | GREEN CORRIDORS   |
|  | MIDTOWN WAY                |   |                   |
|  | MIDTOWN PEDESTRIAN WAY     |  | BIKE TRAIL        |
|  | PEDESTRIAN TRAILS/WALKWAYS |  | PUBLIC SIDEWALKS  |
|  | 10' MULTI-USE TRAIL        |   |                   |



TRAIL CONNECTION TO SIDEWALK AT CHURCH AND CLAY STREETS  
SCALE: 1"=10'



TRAIL CONNECTION TO SIDEWALK AT EHEART STREET AND WILLARD DRIVE  
SCALE: 1"=10'




**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET

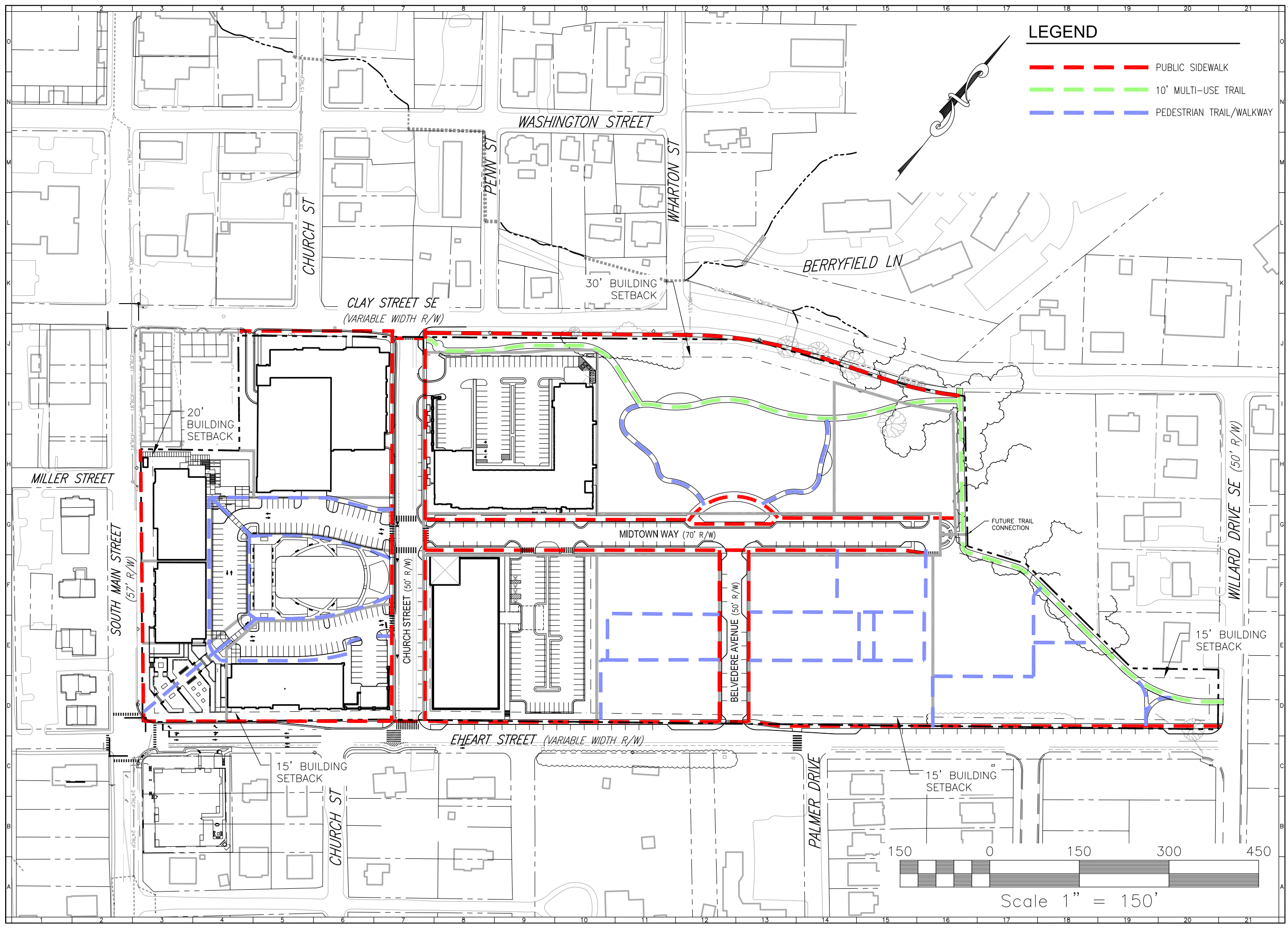
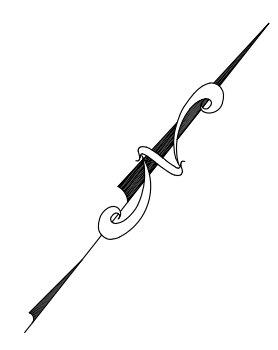
**PROPOSED PARKS & TRAILS**  
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY SMS  
CHECKED BY SMS  
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SCALE 1"=150'

REVISIONS:  
1. 5/13/19 Approval  
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**LEGEND**

-  PUBLIC SIDEWALK
-  10' MULTI-USE TRAIL
-  PEDESTRIAN TRAIL/WALKWAY



**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET  
**PROPOSED SIDEWALK & TRAIL PLAN**  
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

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**LEGEND**

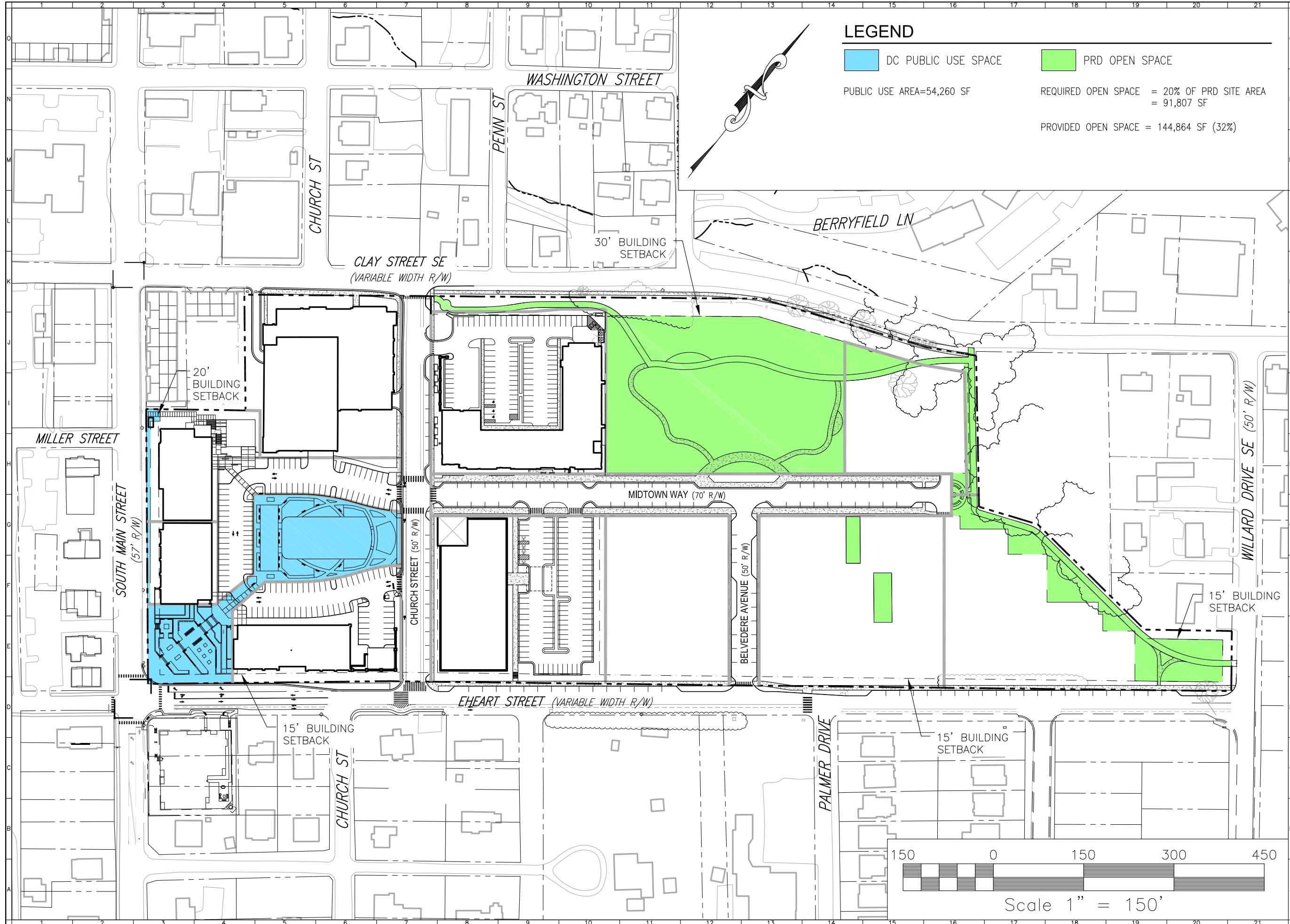
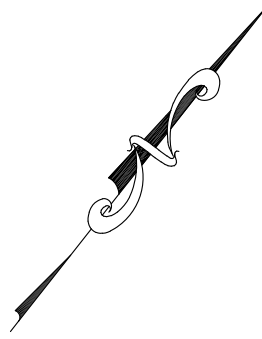
 DC PUBLIC USE SPACE

 PRD OPEN SPACE

PUBLIC USE AREA=54,260 SF

REQUIRED OPEN SPACE = 20% OF PRD SITE AREA  
= 91,807 SF

PROVIDED OPEN SPACE = 144,864 SF (32%)



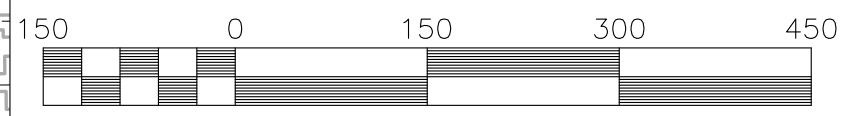
**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET

**PROPOSED OPEN SPACE PLAN**

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

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REVISIONS:  
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2. 4/1/20 Amend. #1



Scale 1" = 150'

SHEET NO.

**27**

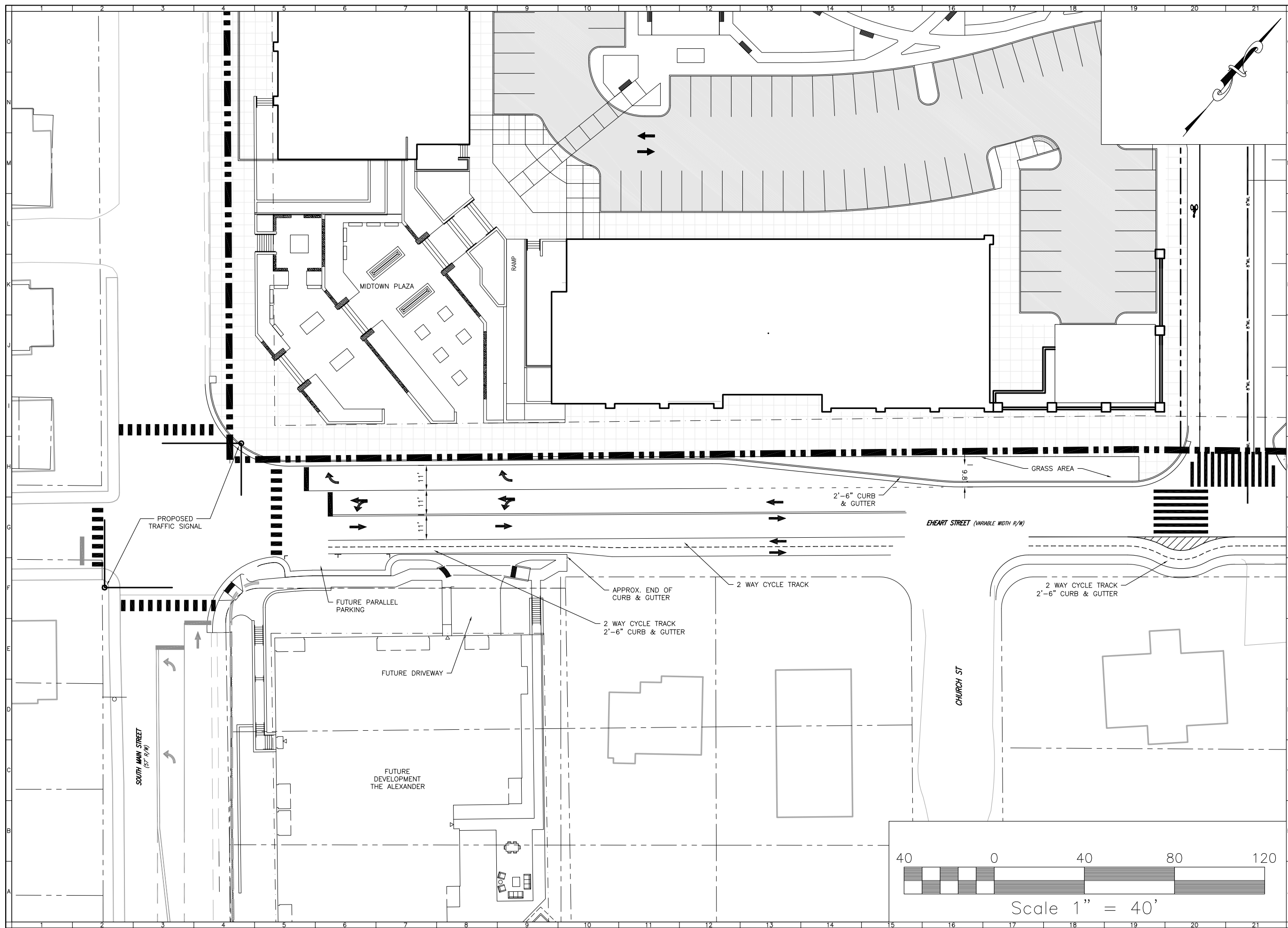
JOB NO. B1200098.00



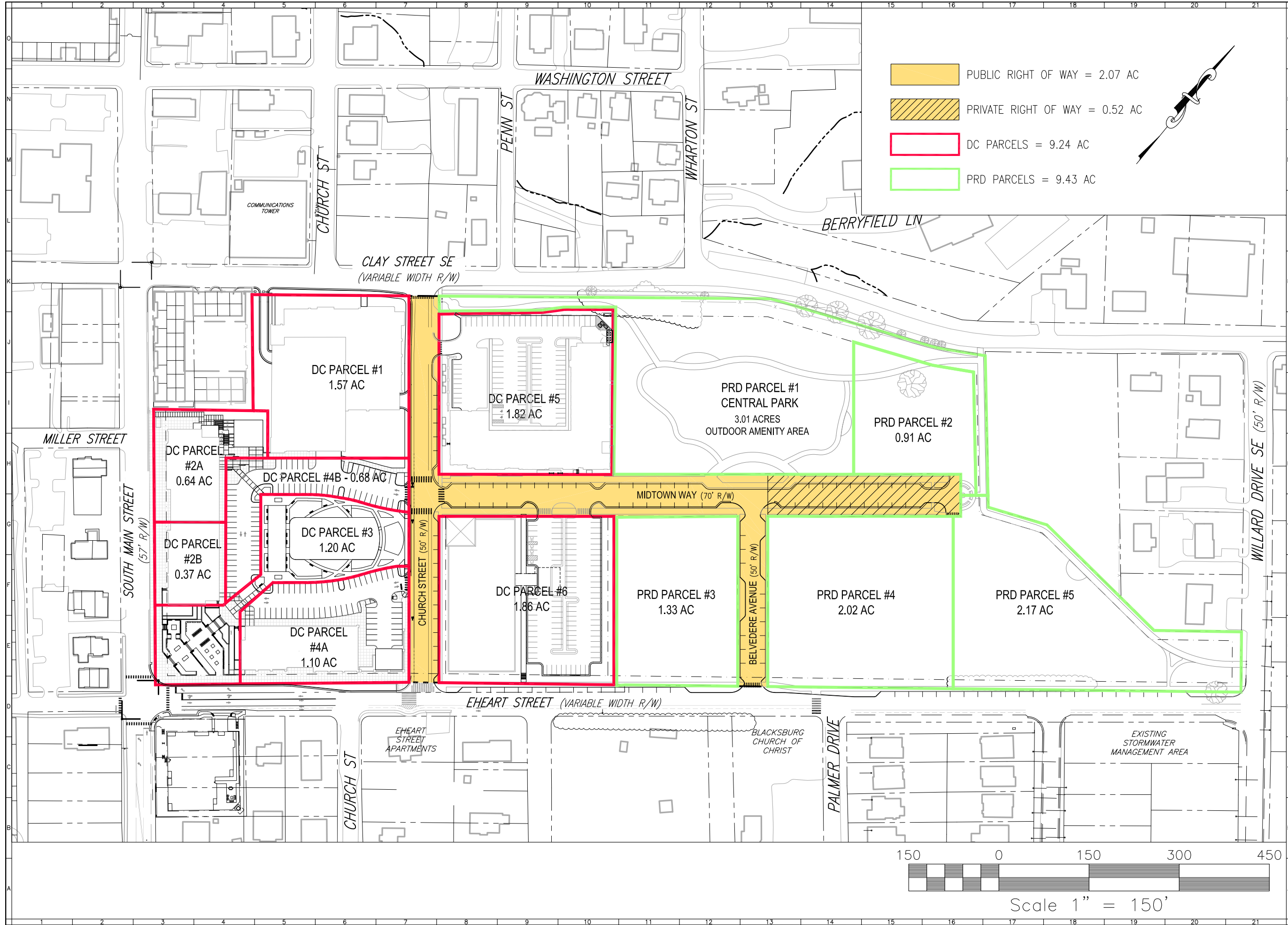
**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET  
**PROPOSED INTERSECTION DESIGN**  
MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM  
DESIGNED BY SMS  
CHECKED BY SMS  
DATE 10/6/17  
SCALE 1"=40'

REVISIONS:  
1. 5/13/19 Approval  
2. 4/1/20 Amend. #1







**OLD BLACKSBURG MIDDLE SCHOOL SITE**  
501 SOUTH MAIN STREET

**PROPOSED PARCEL MAP**

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, VIRGINIA

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SCALE 1" = 150'

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