

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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WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

80 College Street, Suite H
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

EXISTING PARCEL MAP

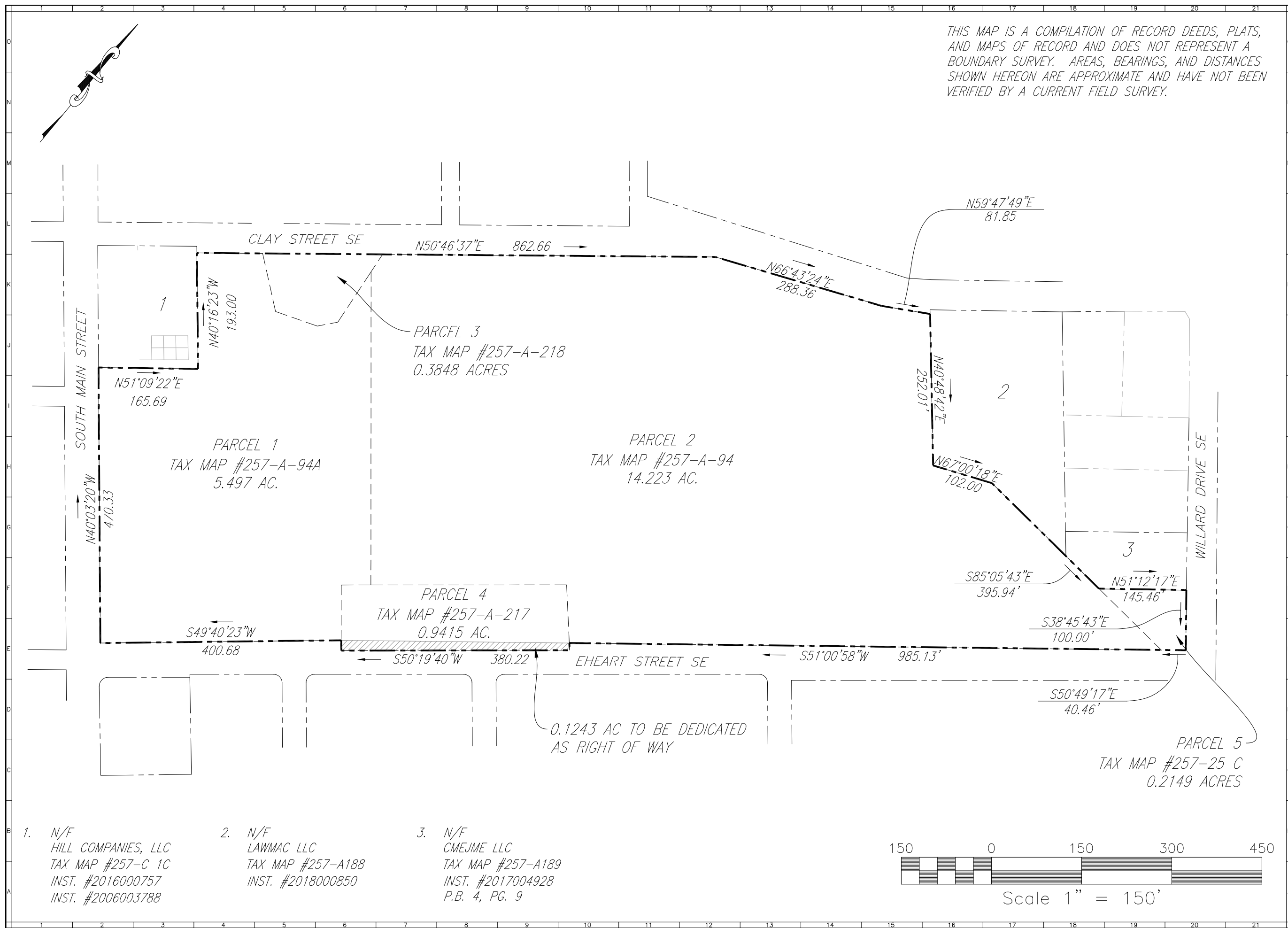
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
3. 8/7/20

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

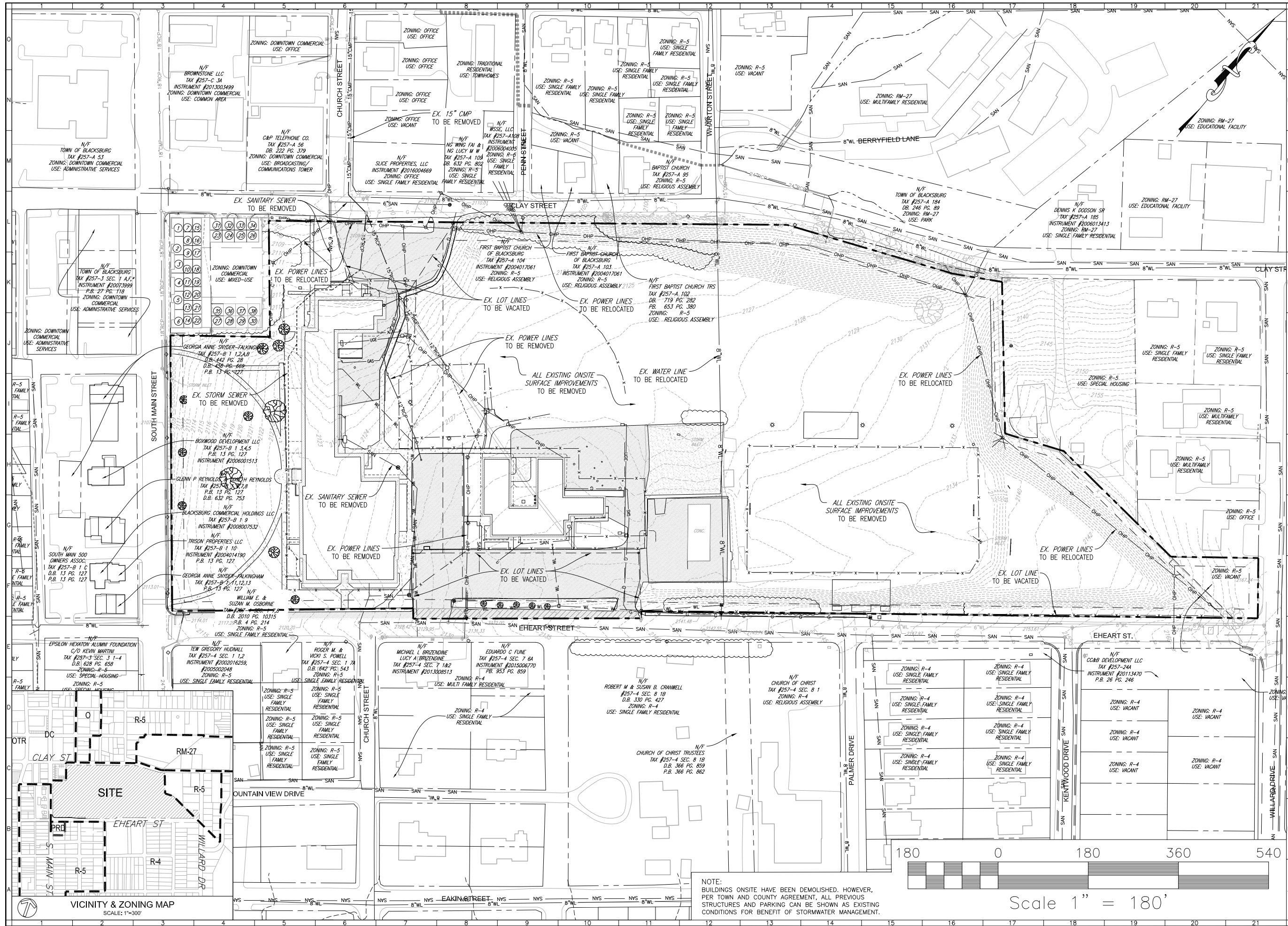
3. N/F
CMEJME LLC
TAX MAP #257-A189
INST. #2017004928
P.B. 4, PG. 9

OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

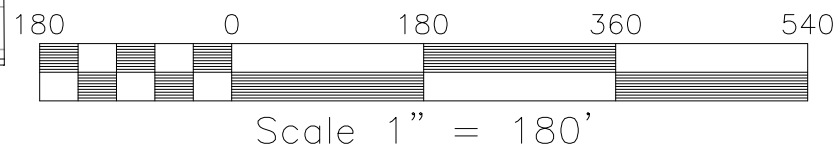
EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY GLM
DESIGNED BY
CHECKED BY SMS
DATE 10/6/17
SCALE 1" = 180'
REVISIONS:
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3. 8/7/20



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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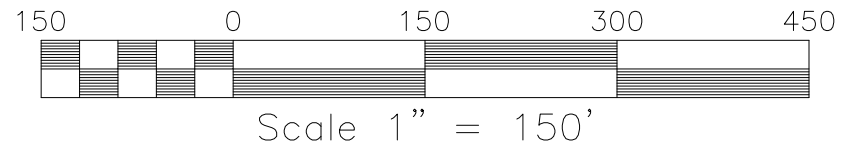
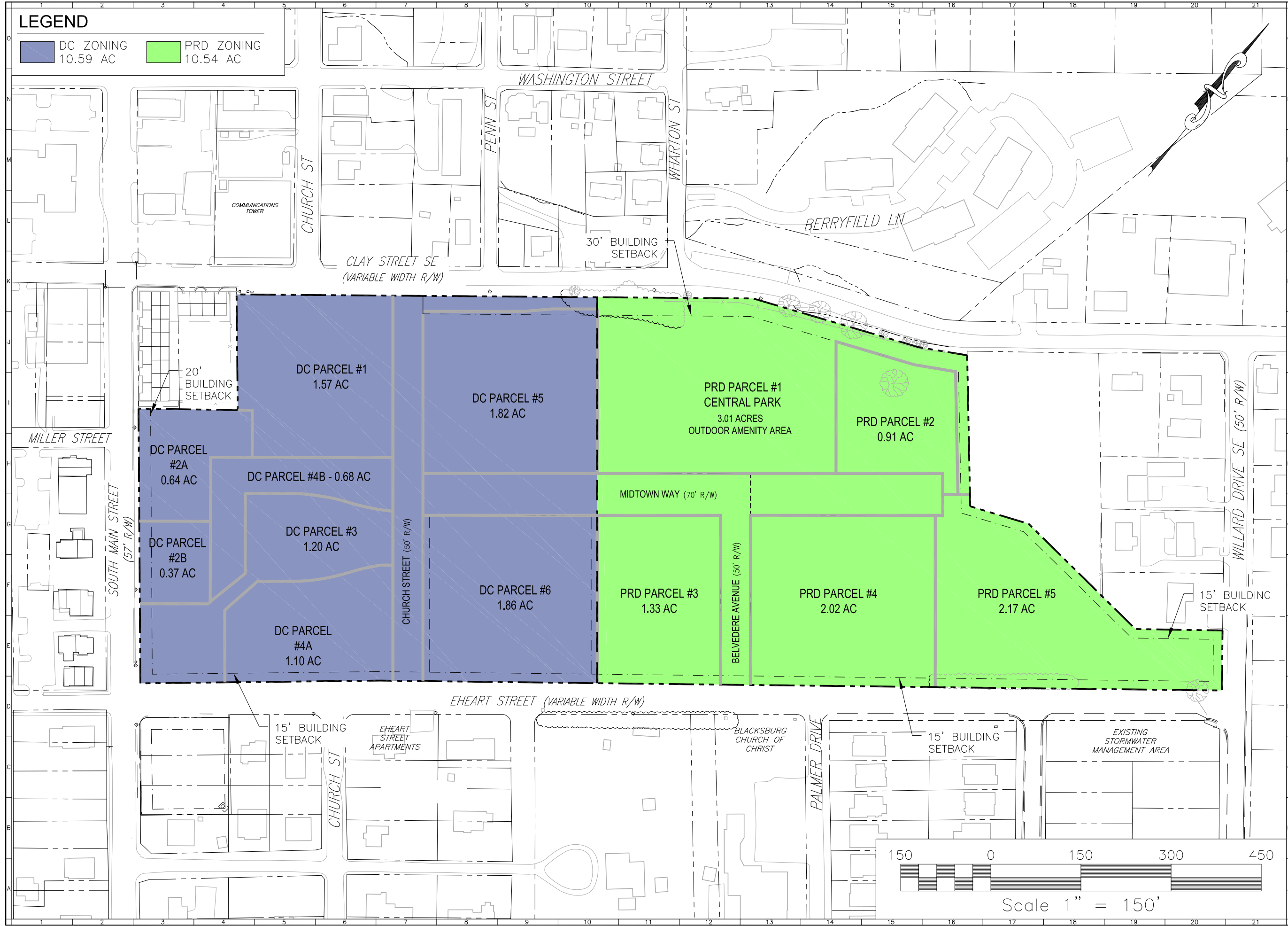
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

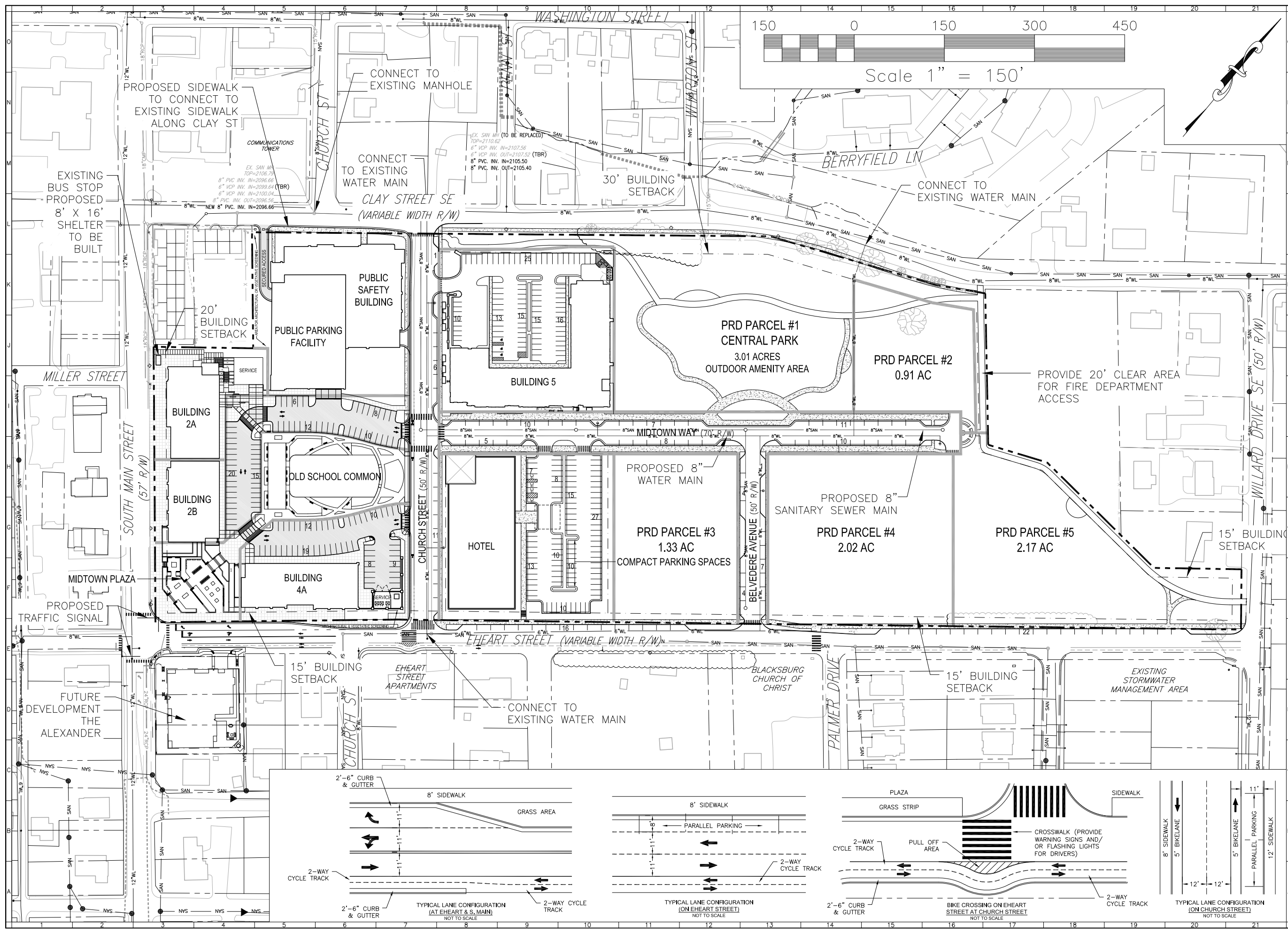
ZONING PLAN

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
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3. 8/7/20

SHEET NO.
Z3
JOB NO. B1200098.00

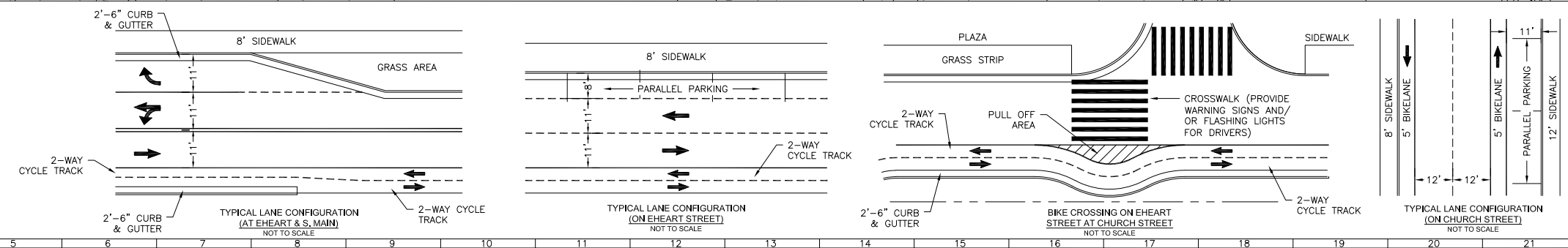




OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
OVERALL CONCEPTUAL MASTER PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

- REVISIONS:
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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET













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

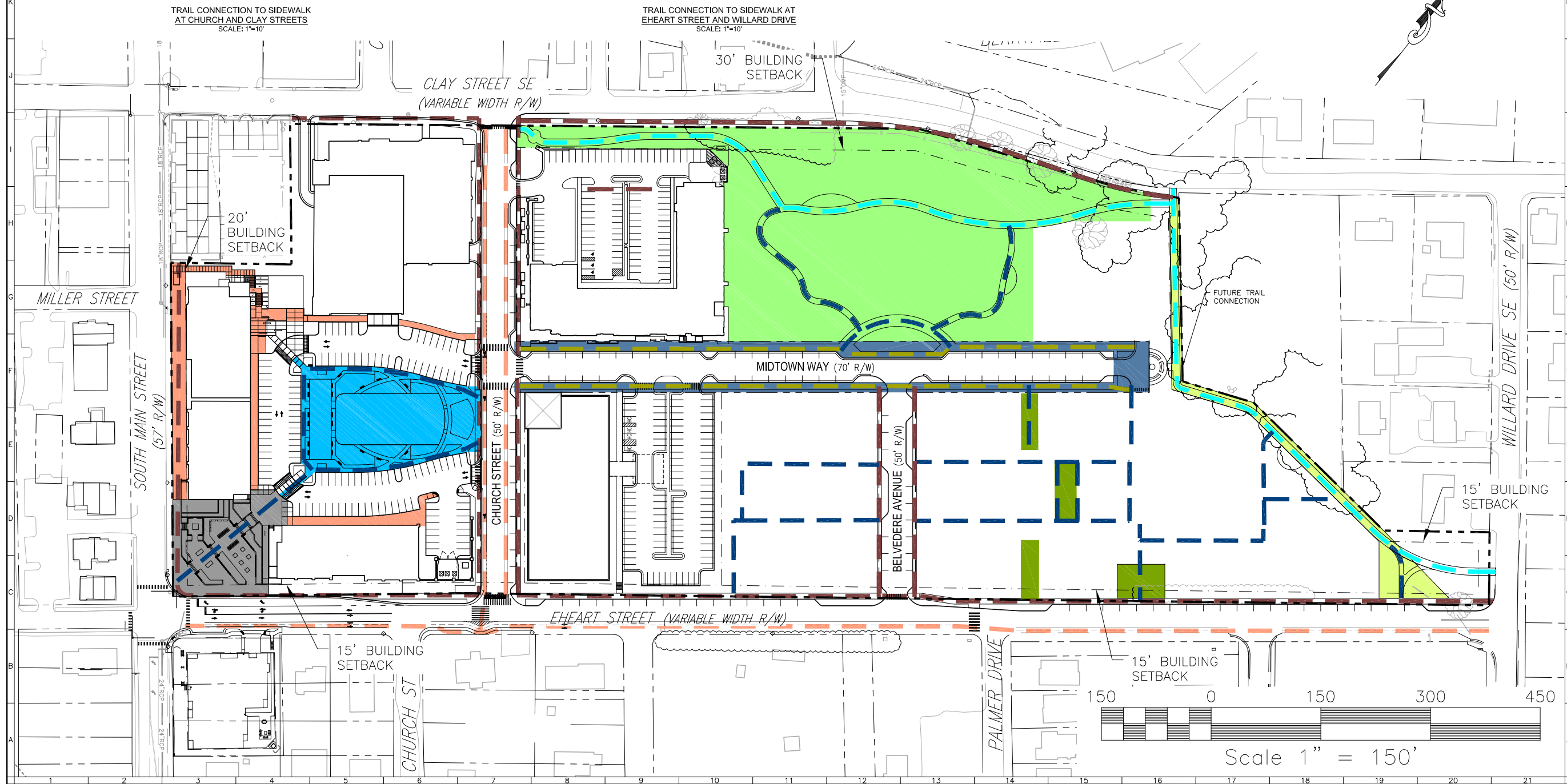
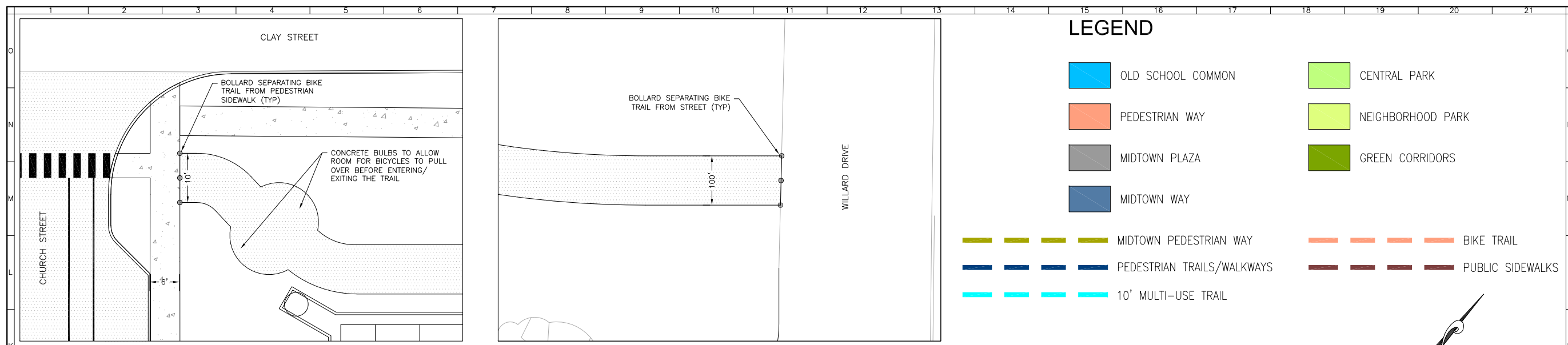
DRAWN BY GLM
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SHEET NO.
Z5
JOB NO. B1200098.00

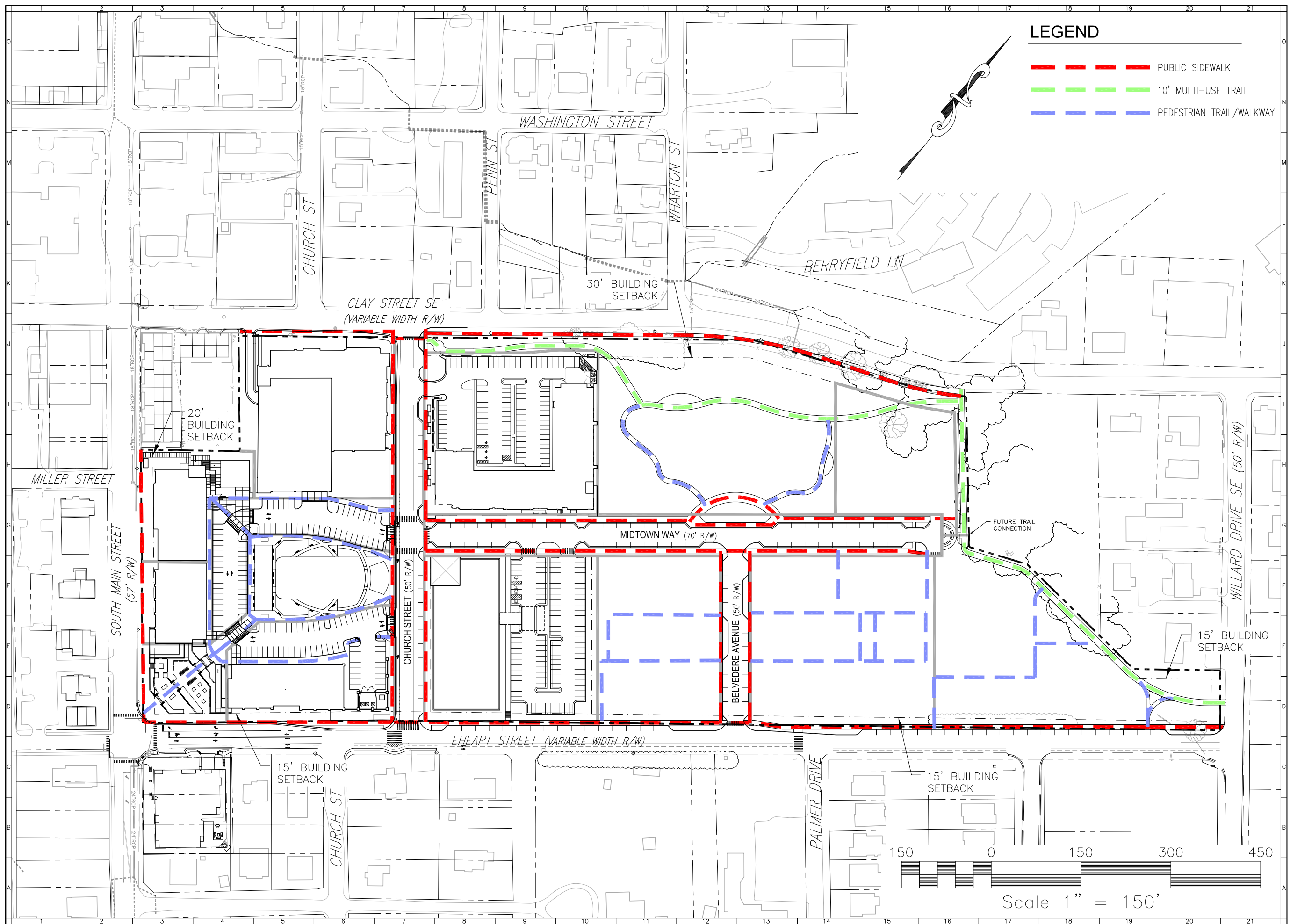
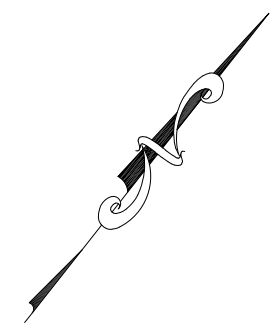
LEGEND

- | | | | |
|---|----------------------------|---|-------------------|
|  | 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 | | |



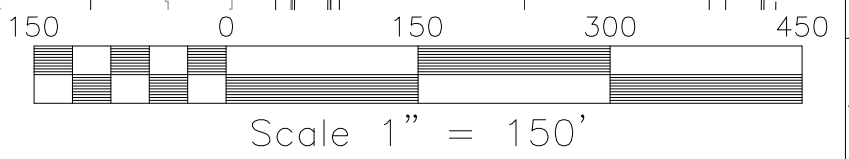
LEGEND

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



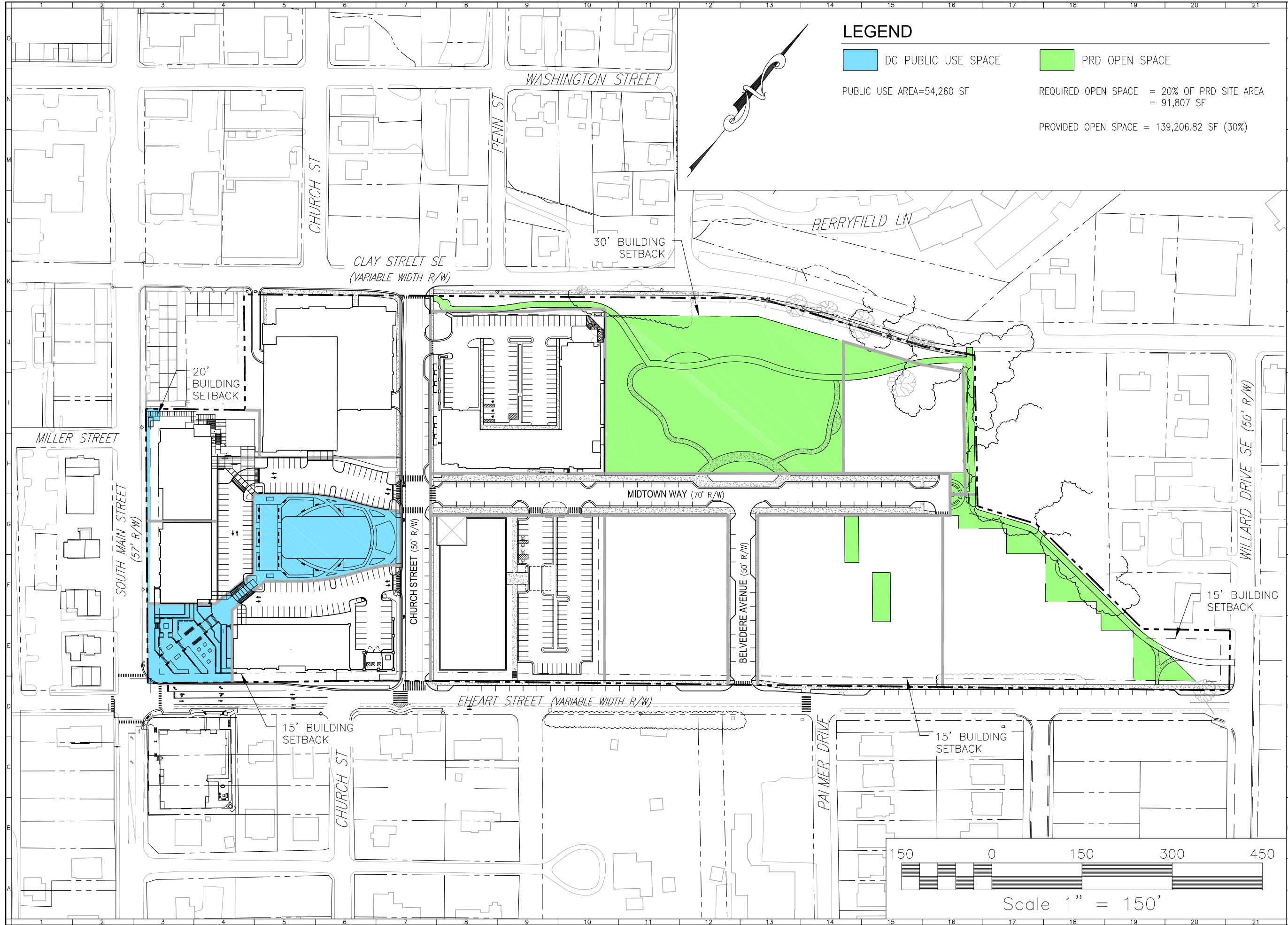
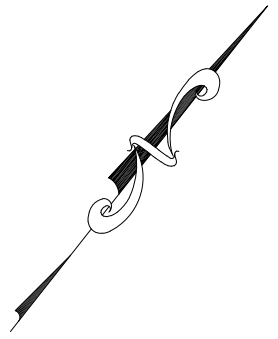
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED SIDEWALK & TRAIL PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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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 = 139,206.82 SF (30%)



OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED OPEN SPACE PLAN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

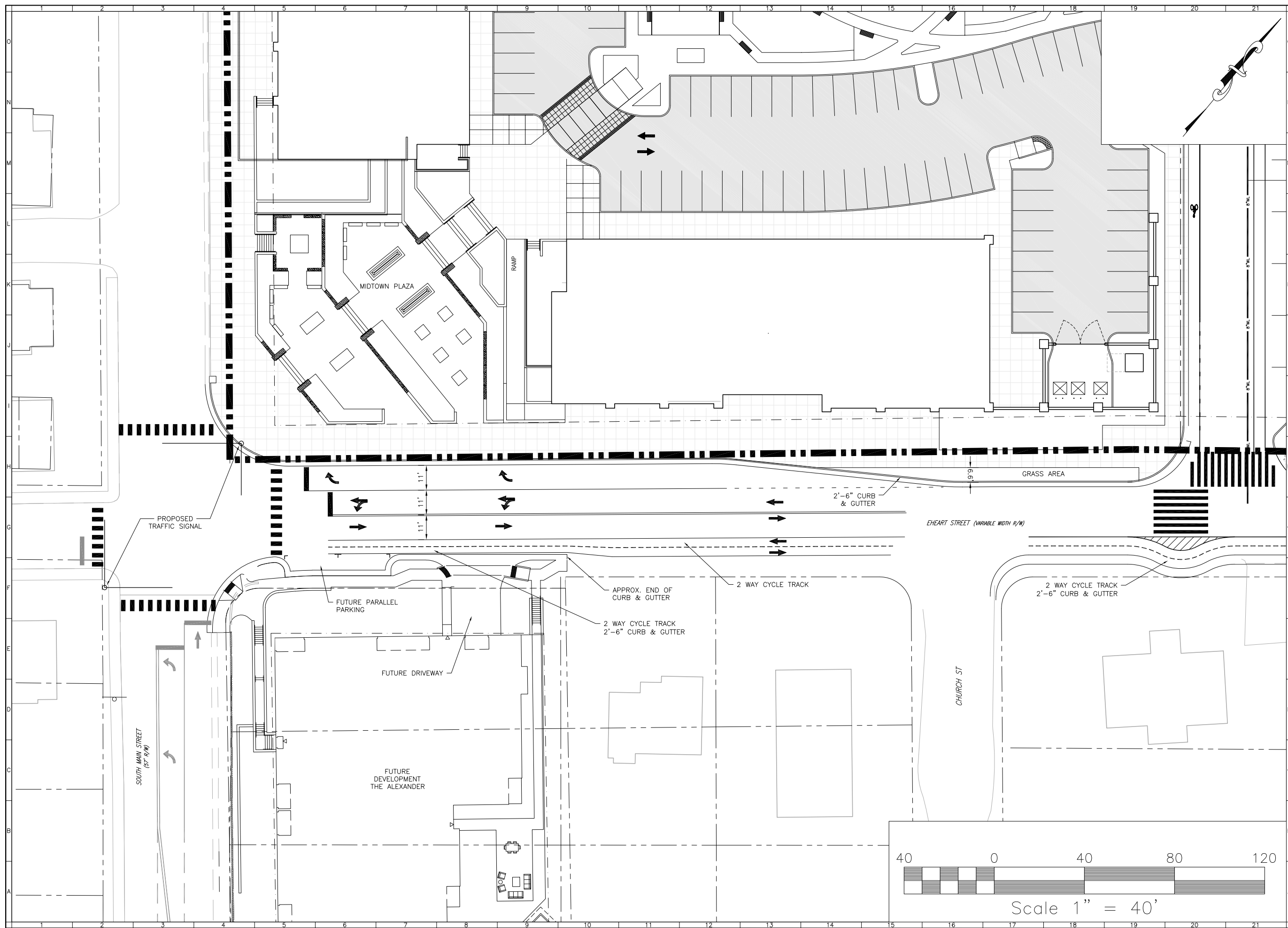
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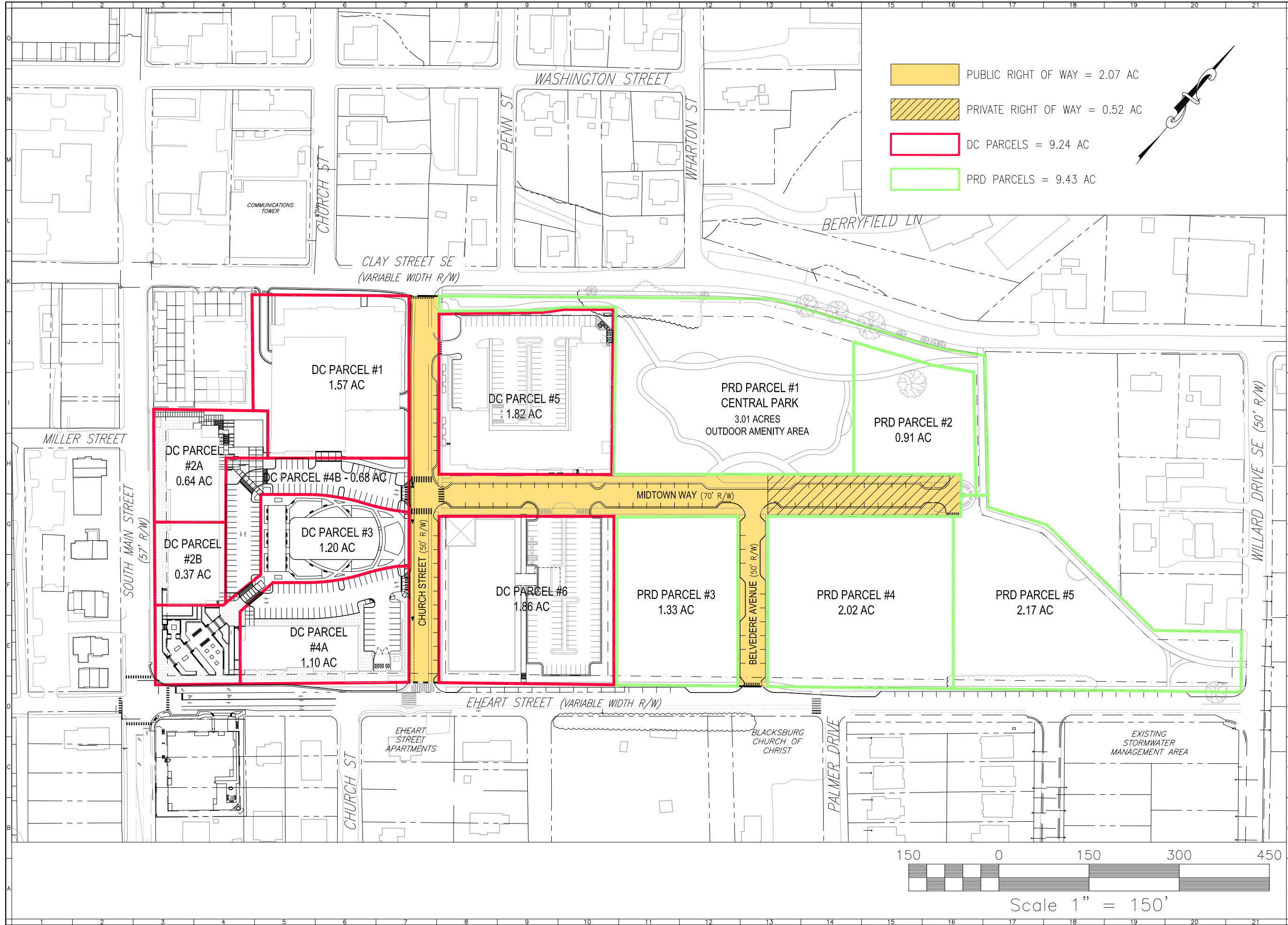
OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET
PROPOSED INTERSECTION DESIGN
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
3. 8/7/20

SHEET NO.
Z8
JOB NO. B1200098.00





OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

PROPOSED PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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