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.

CLAY STREET SE

N50°46'37"E 862.66

N66°43'24"E 288.36

N59°47'49"E 81.85

SOUTH MAIN STREET

1

N40°16'23"W 193.00

N51°09'22"E 165.69

PARCEL 3
TAX MAP #257-A-218
0.3848 ACRES

PARCEL 1
TAX MAP #257-A-94A
5.497 AC.

PARCEL 2
TAX MAP #257-A-94
14.223 AC.

2

N40°48'42"E 252.01'

N67°00'18"E 102.00

WILLARD DRIVE SE

3

S85°05'43"E 395.94'

N51°12'17"E 145.46'

S38°45'43"E 100.00'

S50°49'17"E 40.46'

N40°03'20"W 470.33

PARCEL 4
TAX MAP #257-A-217
0.9415 AC.

S49°40'23"W 400.68

S50°19'40"W 380.22

EHEART STREET SE

S51°00'58"W 985.13'

0.1243 AC TO BE DEDICATED AS RIGHT OF WAY

PARCEL 5
TAX MAP #257-25 C
0.2149 ACRES

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

2. N/F
VIRGINIA TECH
FOUNDATION, INC.
TAX MAP #257-A188
INST. #2013008625

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

150 0 150 300 450

Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

EXISTING PARCEL MAP

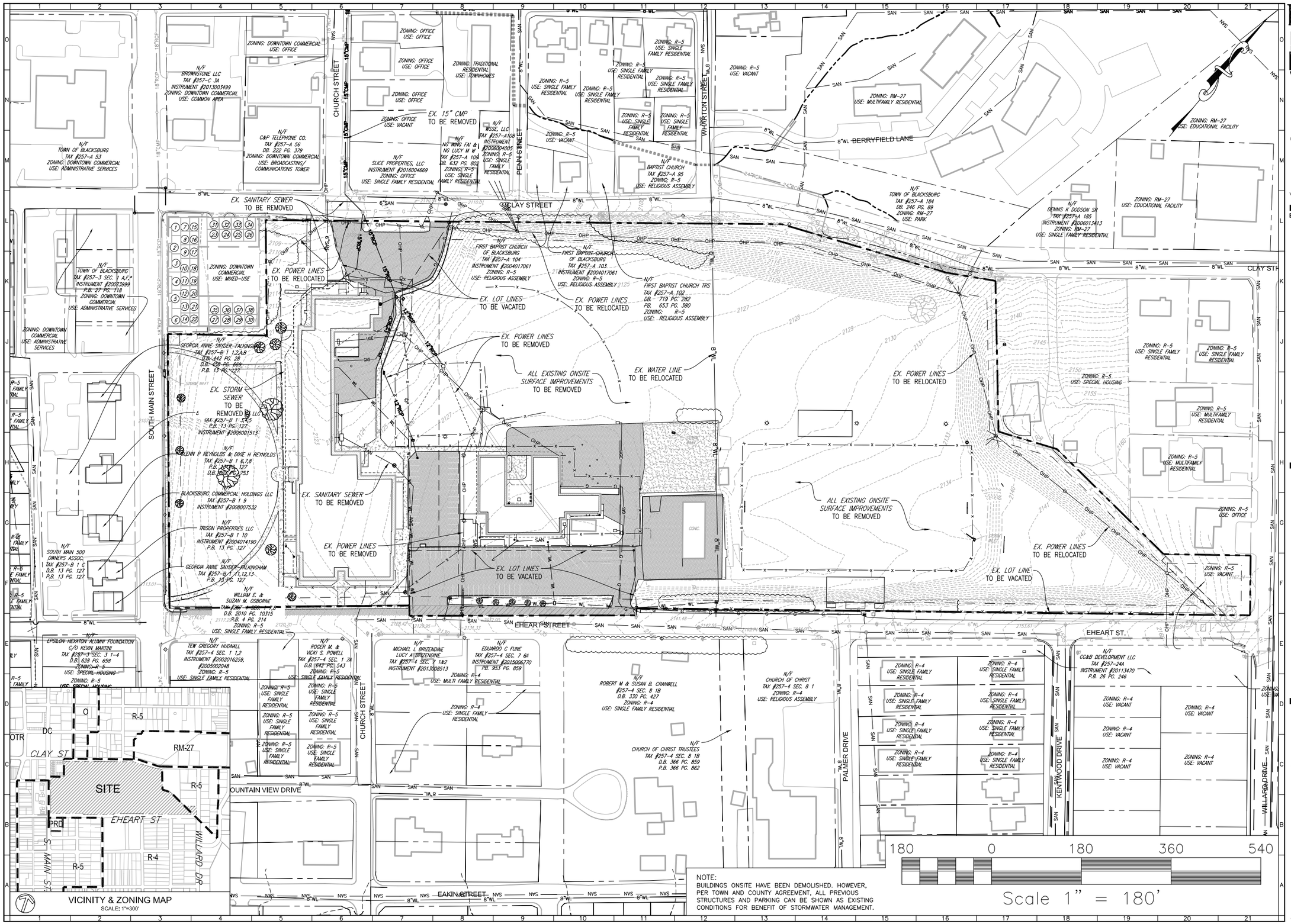
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

REVISIONS:
1. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO. Z1

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

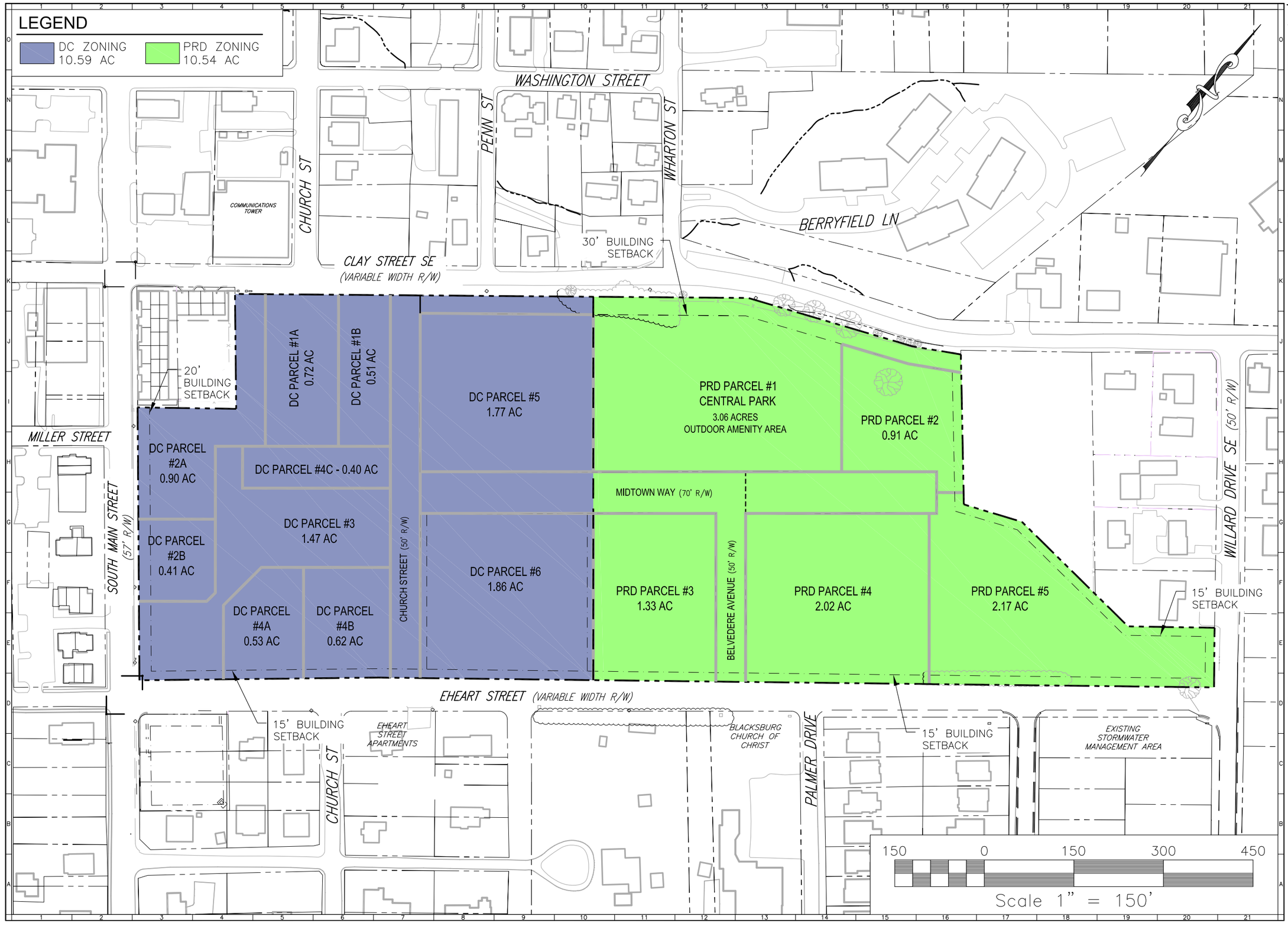
EXISTING CONDITIONS
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

REVISIONS:
1. 4/13/18
2. 8/10/18
3. 1/15/18

SHEET NO.
Z2

JOB NO. B1200098.00



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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. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO.
Z3

JOB NO. B1200098.00

Scale 1" = 150'

150 0 150 300 450

WASHINGTON STREET

PROPOSED SIDEWALK TO CONNECT TO EXISTING SIDEWALK ALONG CLAY ST

CONNECT TO EXISTING MANHOLE

CONNECT TO EXISTING WATER MAIN

EXISTING BUS STOP PROPOSED 8' X 16' SHELTER TO BE BUILT

CLAY STREET SE (VARIABLE WIDTH R/W)

30' BUILDING SETBACK

CONNECT TO EXISTING WATER MAIN

20' BUILDING SETBACK

PUBLIC PARKING GARAGE

PUBLIC SAFETY BUILDING

PRD PARCEL #1
CENTRAL PARK
3.06 ACRES
OUTDOOR AMENITY AREA

PRD PARCEL #2
0.91 AC

PROVIDE 20' CLEAR AREA FOR FIRE DEPARTMENT ACCESS

MILLER STREET

SOUTH MAIN STREET (57' R/W)

BUILDING 2A

BUILDING 2B

OLD SCHOOL COMMON

MIDTOWN WAY (70' R/W)

PROPOSED 8" WATER MAIN

PROPOSED 8" SANITARY SEWER MAIN

CHURCH STREET (50' R/W)

HOTEL

PRD PARCEL #3
1.33 AC
COMPACT PARKING SPACES

BELVEDERE AVENUE (50' R/W)

PRD PARCEL #4
2.02 AC

PRD PARCEL #5
2.17 AC

15' BUILDING SETBACK

WILLARD DRIVE SE (50' R/W)

MIDTOWN PLAZA

PROPOSED TRAFFIC SIGNAL

EHEART STREET (VARIABLE WIDTH R/W)

15' BUILDING SETBACK

EHEART STREET APARTMENTS

CONNECT TO EXISTING WATER MAIN

BLACKSBURG CHURCH OF CHRIST

PALMER DRIVE

15' BUILDING SETBACK

EXISTING STORMWATER MANAGEMENT AREA

FUTURE DEVELOPMENT THE ALEXANDER

CHURCH ST

BERRYFIELD LN

COMMUNICATIONS TOWER

EX. SAN MH TOP=2106.79
8" PVC INV. IN=2096.66
6" VCP INV. IN=2099.64 (TBR)
6" VCP INV. IN=2103.04
8" PVC. INV. OUT=2096.56
NEW 8" PVC. INV. IN=2096.66

EX. SAN MH (TO BE REPLACED)
TOP=2110.62
6" VCP INV. IN=2107.56
6" VCP INV. OUT=2107.52 (TBR)
8" PVC. INV. IN=2105.50
8" PVC. INV. OUT=2105.40

2'-6" CURB & GUTTER
8' SIDEWALK
GRASS AREA
12' 12' 12'
5' BIKE LANE
7' BIKE LANE
2'-6" CURB & GUTTER
TYPICAL LANE CONFIGURATION (AT EHEART & S. MAIN)
NOT TO SCALE

8' SIDEWALK
PARALLEL PARKING
9' 12' 12'
BIKE LANE (WIDTH VARIES – 5' MINIMUM)
TYPICAL LANE CONFIGURATION (ON EHEART STREET)
NOT TO SCALE

2' 50' 2'
5' BIKE LANE 12' 12' 5' BIKE LANE 8' 6' SIDEWALK
BUFFER AREA
SIDEWALK (WIDTH VARIES– 6' MIN)
8' SIDEWALK
CROSSWALK (PROVIDE WARNING SIGNS AND/ OR FLASHING LIGHTS FOR DRIVERS)
5' GRASS OR CONC. ISLAND
4.49'
5' BIKE LANE
6' BIKE LANE
2'-6" CURB & GUTTER
BIKE CROSSING ON EHEART STREET AT CHURCH STREET
NOT TO SCALE

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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

OVERALL CONCEPTUAL MASTER PLAN

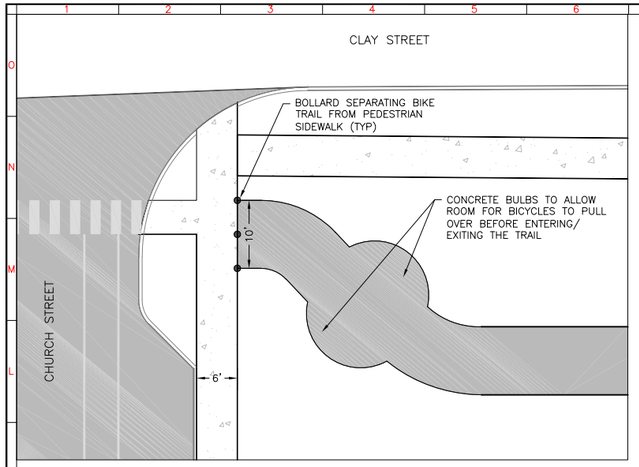
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

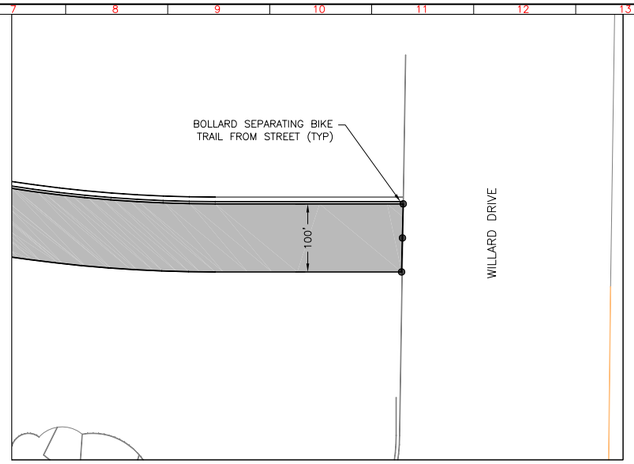
REVISIONS:
1. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO. Z4

JOB NO. B1200098.00



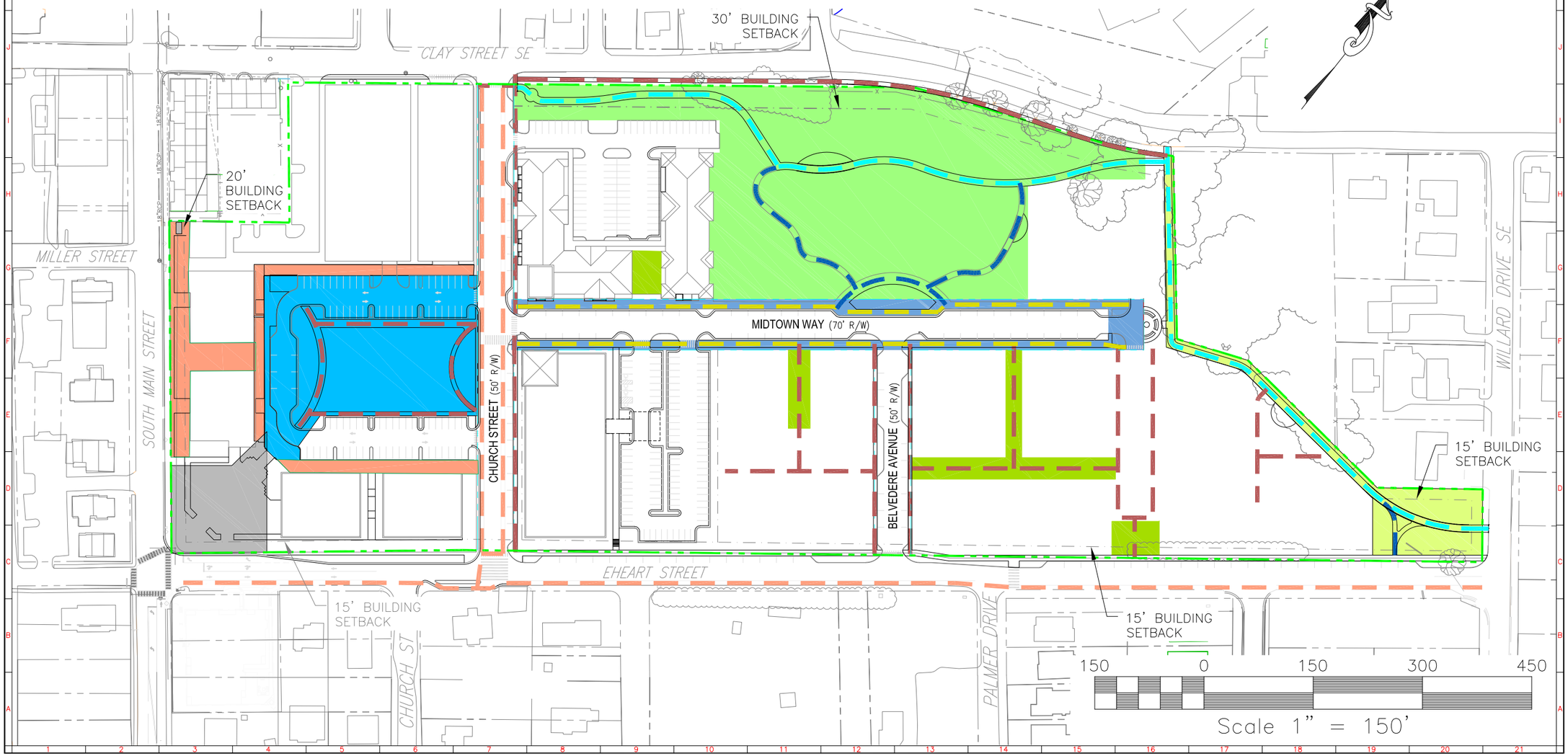
TRAIL CONNECTION TO SIDEWALK
AT CHURCH AND CLAY STREETS
SCALE: 1"=10'



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

LEGEND

- OLD SCHOOL COMMON
- PEDESTRIAN WAY
- MIDTOWN PLAZA
- MIDTOWN WAY
- CENTRAL PARK
- NEIGHBORHOOD PARK
- POCKET PARKS/GREEN STREETS
- MIDTOWN PEDESTRIAN WAY
- PEDESTRIAN TRAILS
- 10' MULTI-USE TRAIL
- BIKE TRAIL
- PUBLIC SIDEWALKS



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OLD BLACKSBURG MIDDLE SCHOOL SITE
301 SOUTH MAIN STREET

PROPOSED PARKS & TRAILS

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. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO.
Z5
JOB NO. B1200098.00

LEGEND

- SIDEWALK
- 10' MULTI-USE TRAIL

WASHINGTON STREET
CHURCH ST
PENN ST
WHARTON ST
BERRYFIELD LN
30' BUILDING SETBACK
CLAY STREET SE (VARIABLE WIDTH R/W)
20' BUILDING SETBACK
MILLER STREET
SOUTH MAIN STREET (57' R/W)
MIDTOWN WAY (70' R/W)
CHURCH STREET (50' R/W)
BELVEDERE AVENUE (50' R/W)
WILLARD DRIVE SE (50' R/W)
FUTURE TRAIL CONNECTION
15' BUILDING SETBACK
EHEART STREET (VARIABLE WIDTH R/W)
CHURCH ST
PALMER DRIVE
15' BUILDING SETBACK
15' BUILDING SETBACK

150 0 150 300 450

Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

PROPOSED SIDEWALK & TRAIL 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. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO. Z6

JOB NO. B1200098.00

LEGEND

DC PUBLIC USE SPACE

PRD OPEN SPACE

PUBLIC USE AREA=83,540 SF

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

PROVIDED OPEN SPACE = 159,453 SF (35%)

WASHINGTON STREET

CHURCH ST

PENN ST

30' BUILDING SETBACK

CLAY STREET SE (VARIABLE WIDTH R/W)

BERRYFIELD LN

20' BUILDING SETBACK

MILLER STREET

SOUTH MAIN STREET (57' R/W)

MIDTOWN WAY (70' R/W)

CHURCH STREET (50' R/W)

BELVEDERE AVENUE (50' R/W)

WILLARD DRIVE SE (50' R/W)

15' BUILDING SETBACK

EHEART STREET (VARIABLE WIDTH R/W)

CHURCH ST

PALMER DRIVE

15' BUILDING SETBACK

15' BUILDING SETBACK

150 0 150 300 450

Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE
501 SOUTH MAIN STREET

PROPOSED OPEN SPACE 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. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO. Z7

JOB NO. B1200098.00

MIDTOWN PLAZA

PROPOSED TRAFFIC SIGNAL

12'
12'
12'

10.2'

GRASS AREA

2'-6" CURB & GUTTER

EHEART STREET (VARIABLE WIDTH R/W)

7' BIKE LANE

APPROX. END OF CURB & GUTTER

5' BIKE LANE
2'-6" CURB & GUTTER

FUTURE PARALLEL PARKING

FUTURE DRIVEWAY

FUTURE DEVELOPMENT THE ALEXANDER

SOUTH MAIN STREET (57' R/W)

CHURCH ST

40 0 40 80 120

Scale 1" = 40'

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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. 4/13/18
2. 8/10/18
3. 1/15/19

SHEET NO.
Z8

JOB NO. B1200098.00

PUBLIC RIGHT OF WAY = 2.07 AC

PRIVATE RIGHT OF WAY = 0.52 AC

DC PARCELS = 9.19 AC

PRD PARCELS = 9.48 AC

WASHINGTON STREET

PENN ST

WHARTON ST

CHURCH ST

COMMUNICATIONS TOWER

BERRYFIELD LN

CLAY STREET SE (VARIABLE WIDTH R/W)

MILLER STREET

SOUTH MAIN STREET (57' R/W)

DC PARCEL #1A 0.72 AC

DC PARCEL #1B 0.51 AC

DC PARCEL #2A 0.90 AC

DC PARCEL #2B 0.41 AC

DC PARCEL #4C - 0.40 AC

DC PARCEL #3 1.47 AC

DC PARCEL #4A 0.53 AC

DC PARCEL #4B 0.62 AC

DC PARCEL #5 1.77 AC

DC PARCEL #6 1.86 AC

PRD PARCEL #1 CENTRAL PARK 3.06 ACRES OUTDOOR AMENITY AREA

PRD PARCEL #2 0.91 AC

PRD PARCEL #3 1.33 AC

PRD PARCEL #4 2.02 AC

PRD PARCEL #5 2.17 AC

MIDTOWN WAY (70' R/W)

CHURCH STREET (50' R/W)

BELVEDERE AVENUE (50' R/W)

WILLARD DRIVE SE (50' R/W)

EHEART STREET (VARIABLE WIDTH R/W)

EHEART STREET APARTMENTS

BLACKSBURG CHURCH OF CHRIST

PALMER DRIVE

EXISTING STORMWATER MANAGEMENT AREA

CHURCH ST

150 0 150 300 450

Scale 1" = 150'

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OLD BLACKSBURG MIDDLE SCHOOL SITE

301 SOUTH MAIN STREET

PROPOSED PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

REVISIONS:
1. 4/13/18
2. 8/8/18
3. 10/1/18

SHEET NO. Z9

JOB NO. B1200098.00