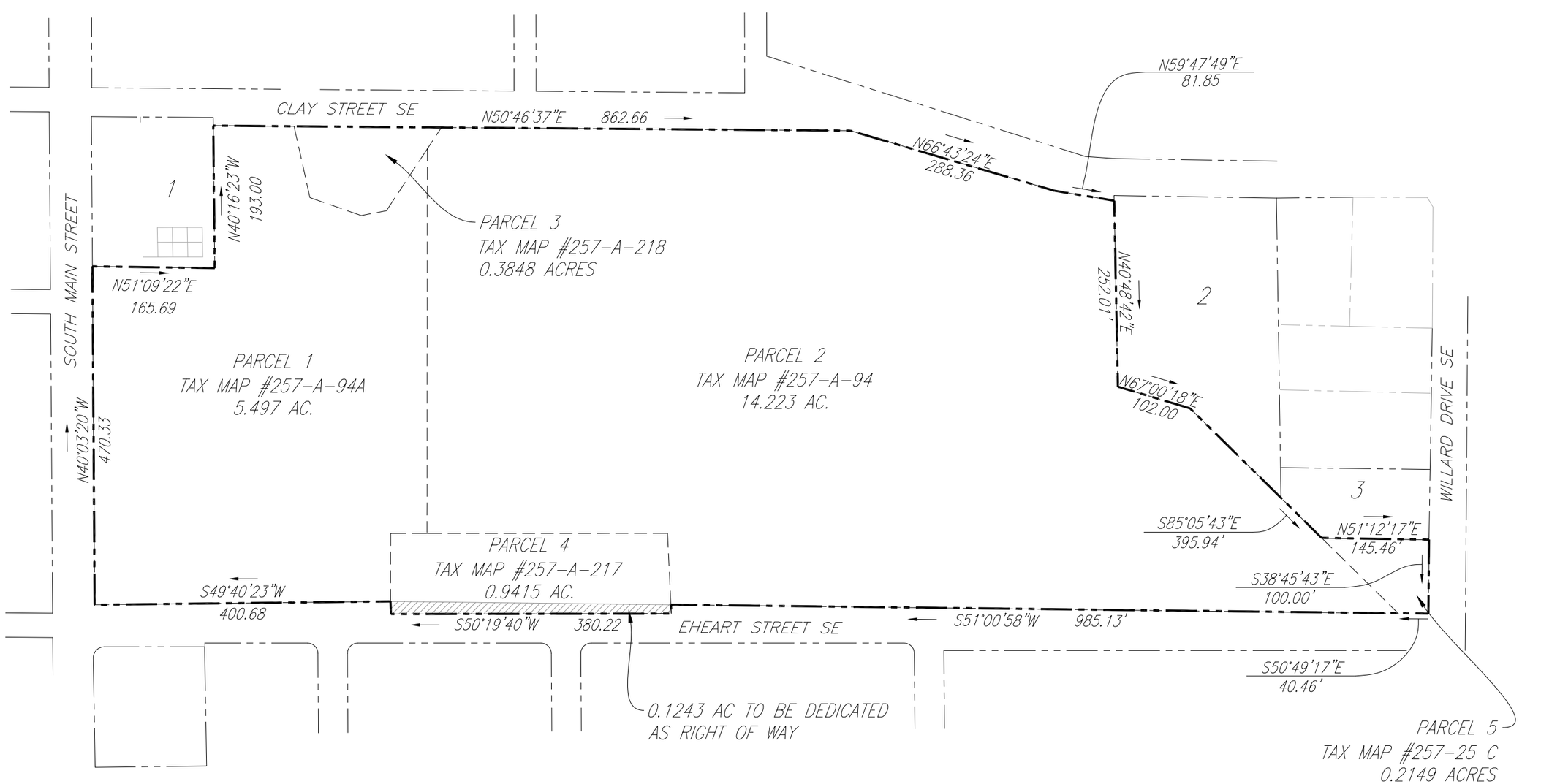
THIS MAP IS A COMPILATION OF RECORD DEEDS, PLATS, AND MAPS OF RECORD AND DOES NOT REPRESENT A BOUNDARY SURVEY. AREAS, BEARINGS, AND DISTANCES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY A CURRENT FIELD SURVEY.



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

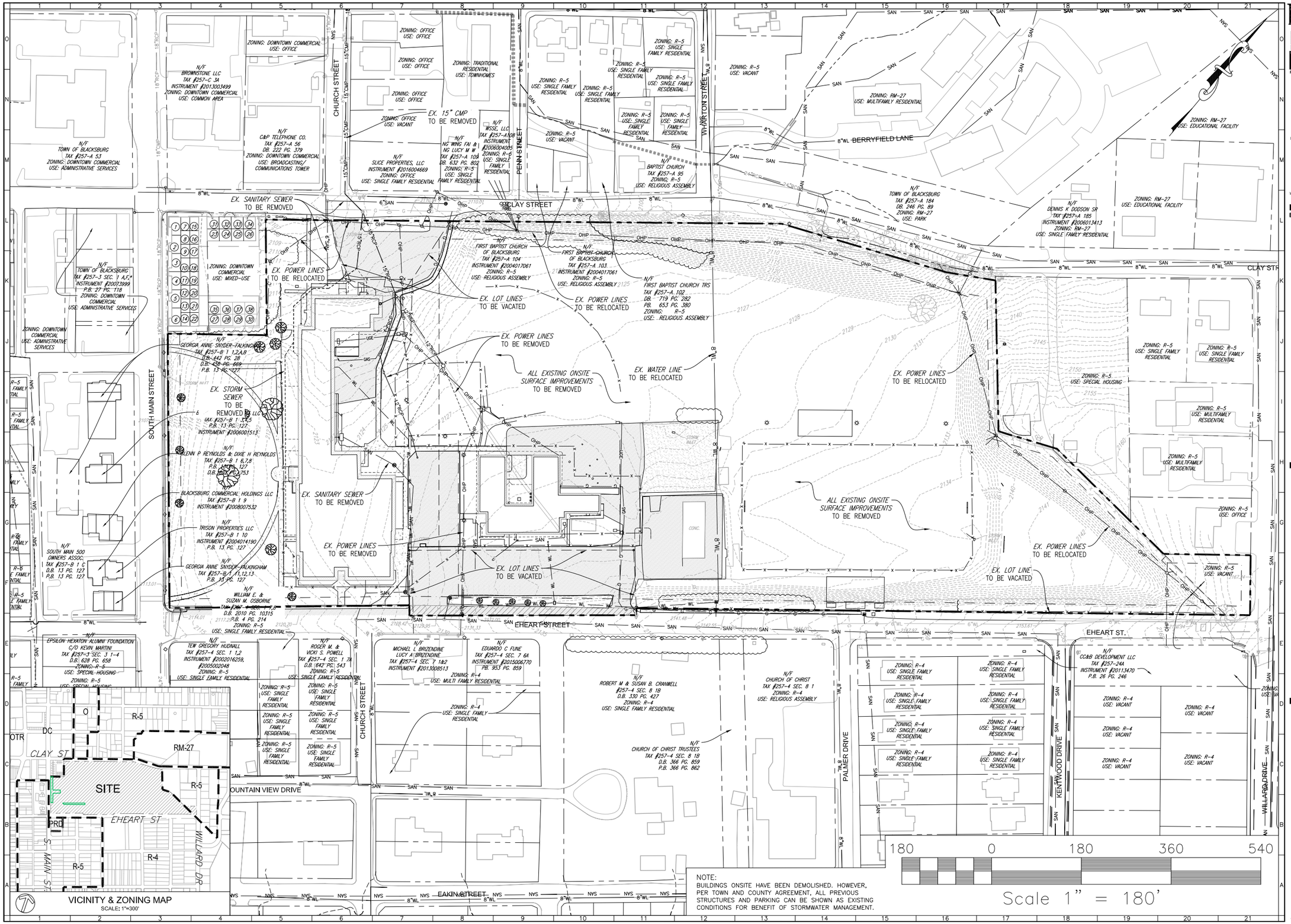
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
4. 2/8/19

SHEET NO. Z1

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

EXISTING CONDITIONS

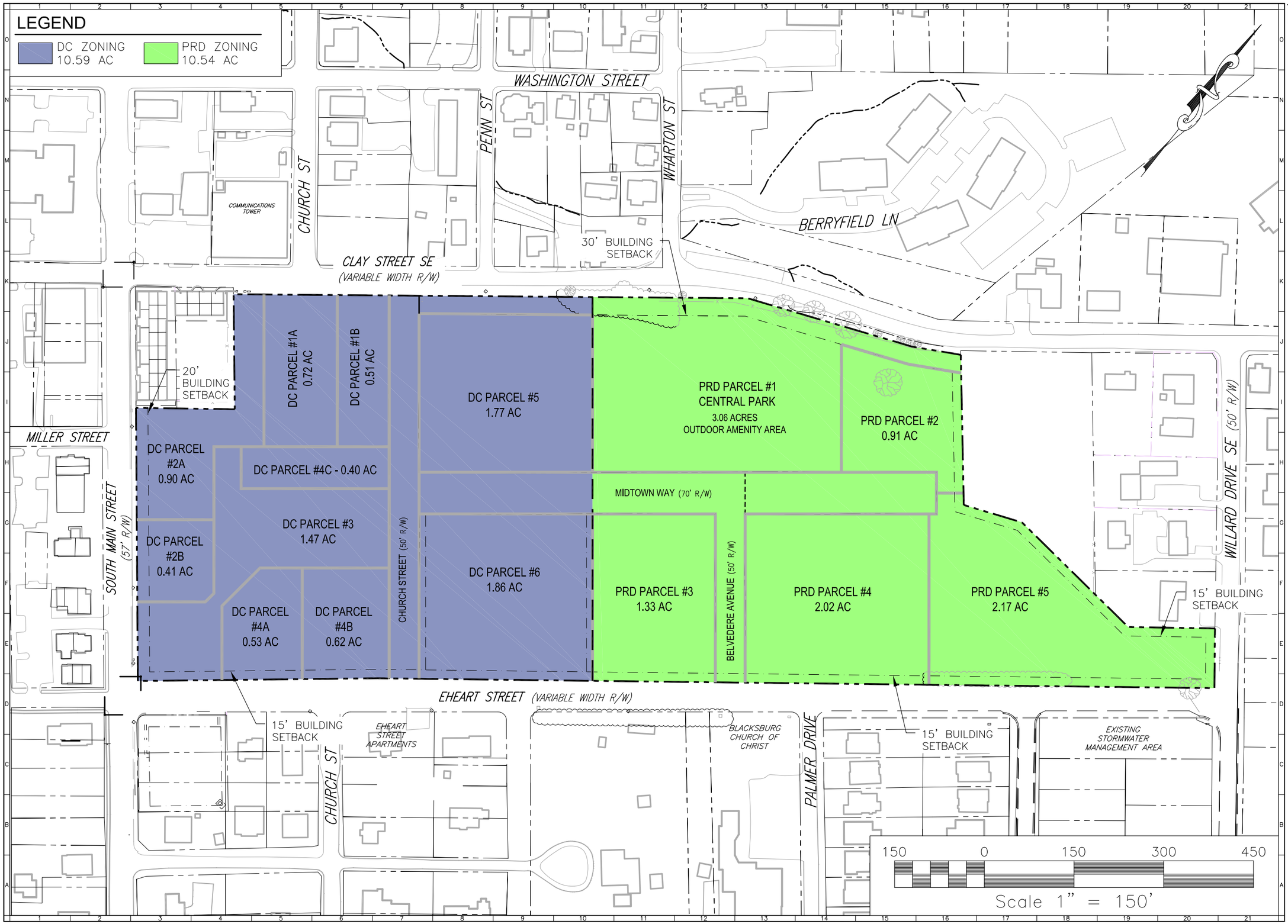
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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. 1/15/19
4. 2/8/19

SHEET NO.
Z2

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

ZONING PLAN

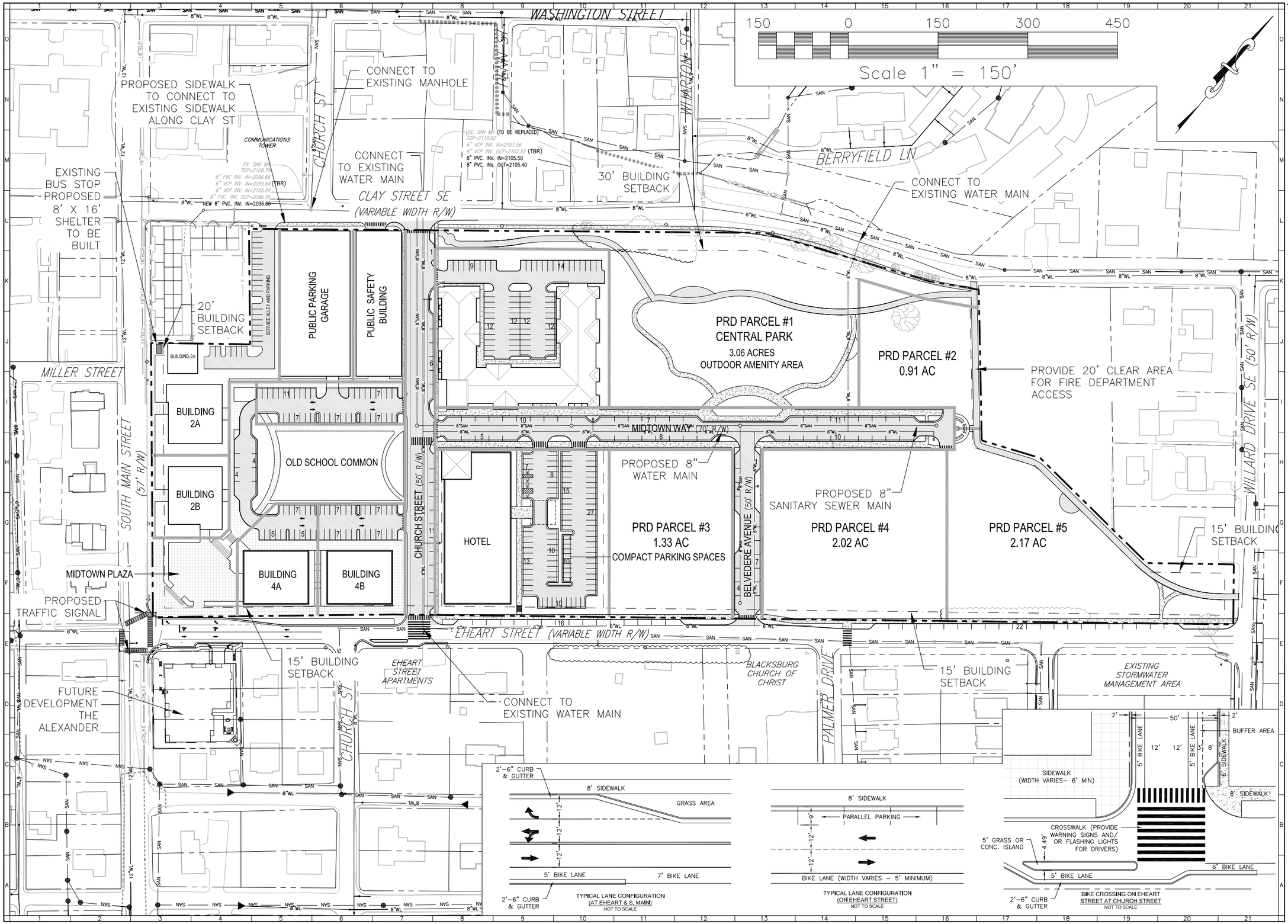
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
4. 2/8/19

SHEET NO.
Z3

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

OVERALL CONCEPTUAL MASTER PLAN

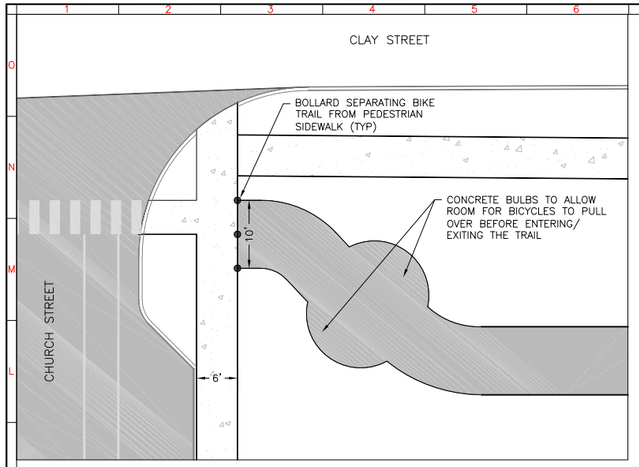
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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

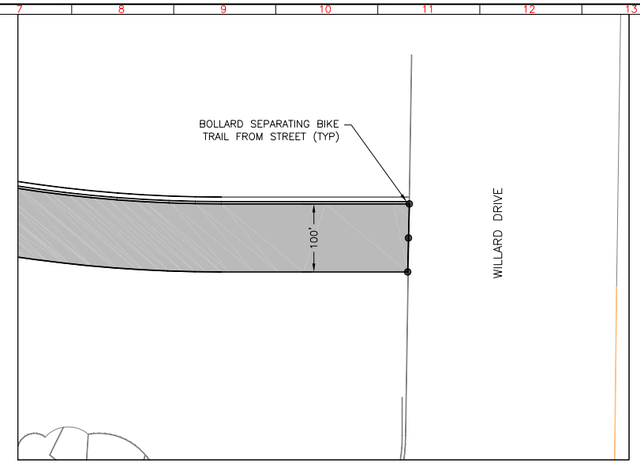
REVISIONS:
1. 4/13/18
2. 8/10/18
3. 1/15/19
4. 2/8/19

SHEET NO.
Z4

JOB NO. B1200098.00



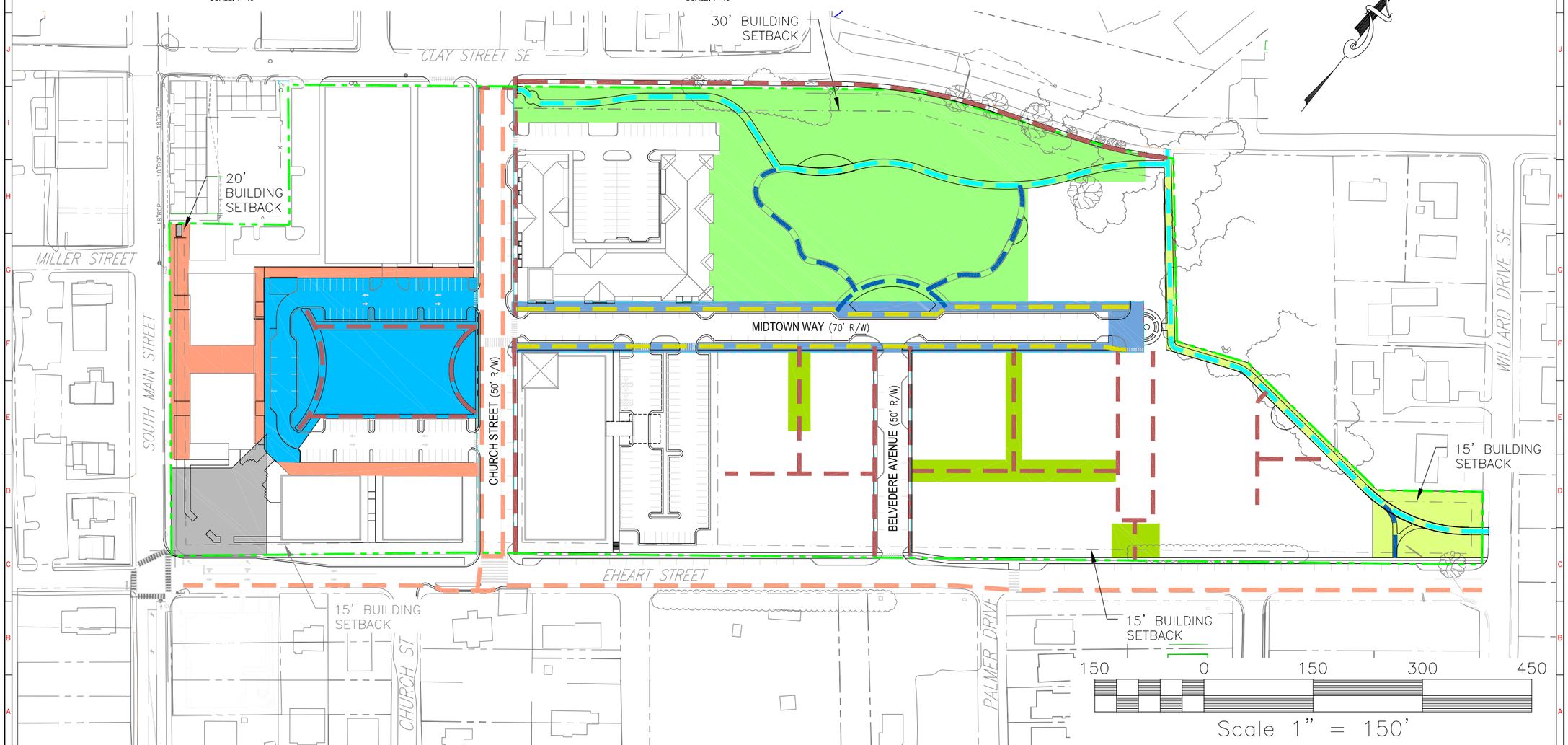
TRAIL CONNECTION TO SIDEWALK
AT CHURCH AND CLAY STREETS
SCALE: 1"=10'



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

501 SOUTH MAIN STREET

PROPOSED PARKS & TRAILS

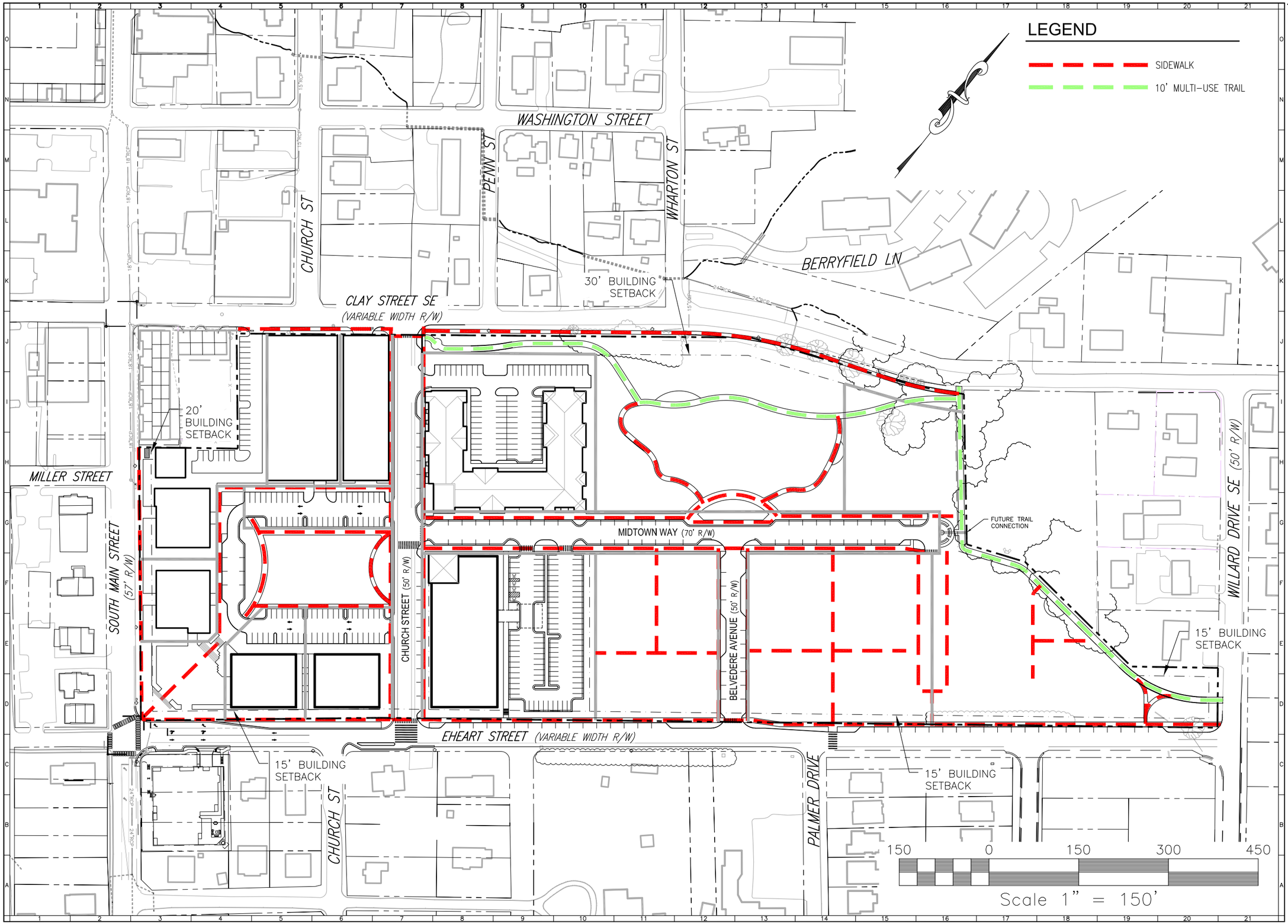
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
4. 2/8/19

SHEET NO.
Z5

JOB NO. B1200098.00



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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
4. 2/8/19

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

CLAY STREET SE
(VARIABLE WIDTH R/W)

30' BUILDING SETBACK

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)

15' BUILDING SETBACK

CHURCH ST

PALMER DRIVE

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

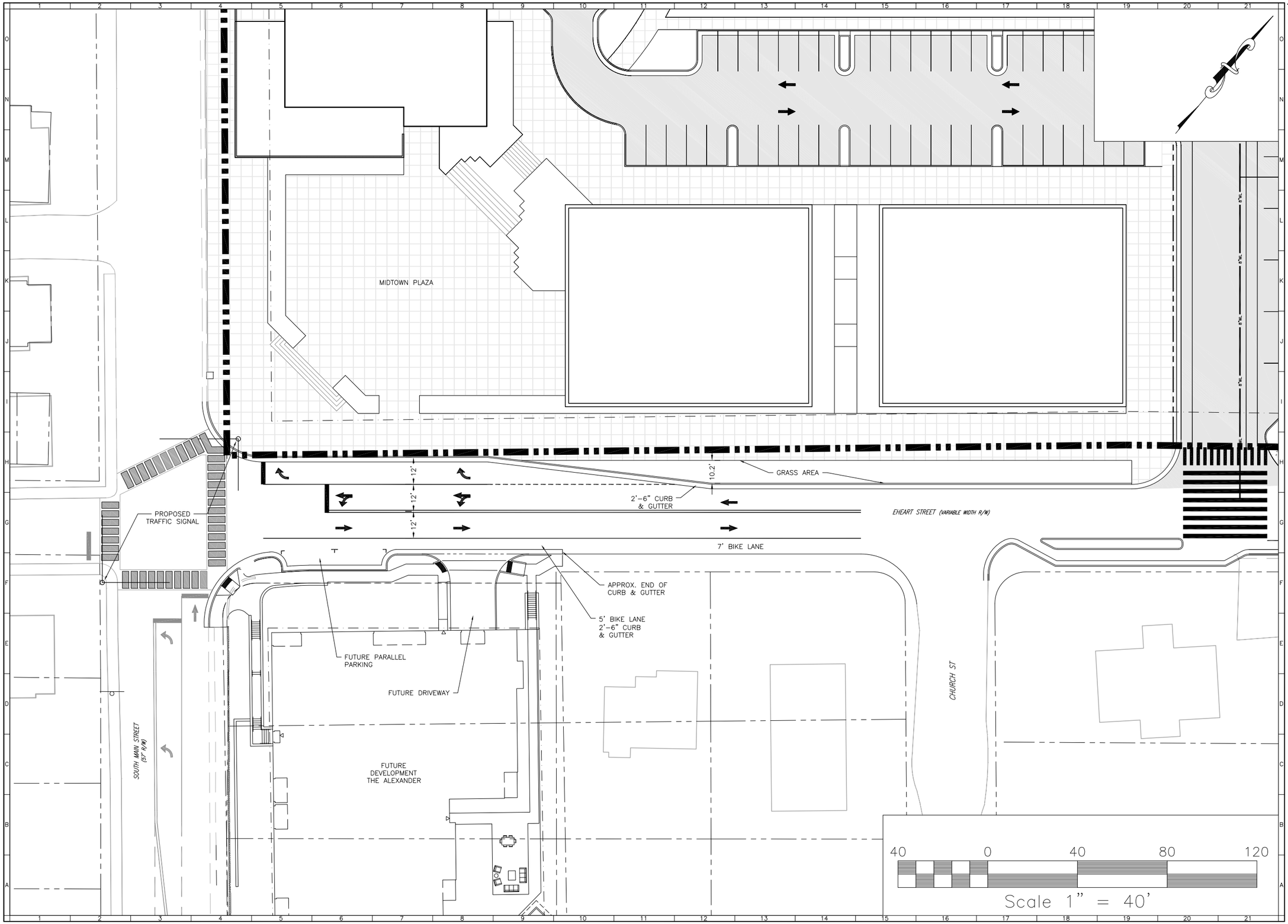
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
4. 2/8/19

SHEET NO. Z7

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 SOUTH MAIN STREET

PROPOSED INTERSECTION DESIGN

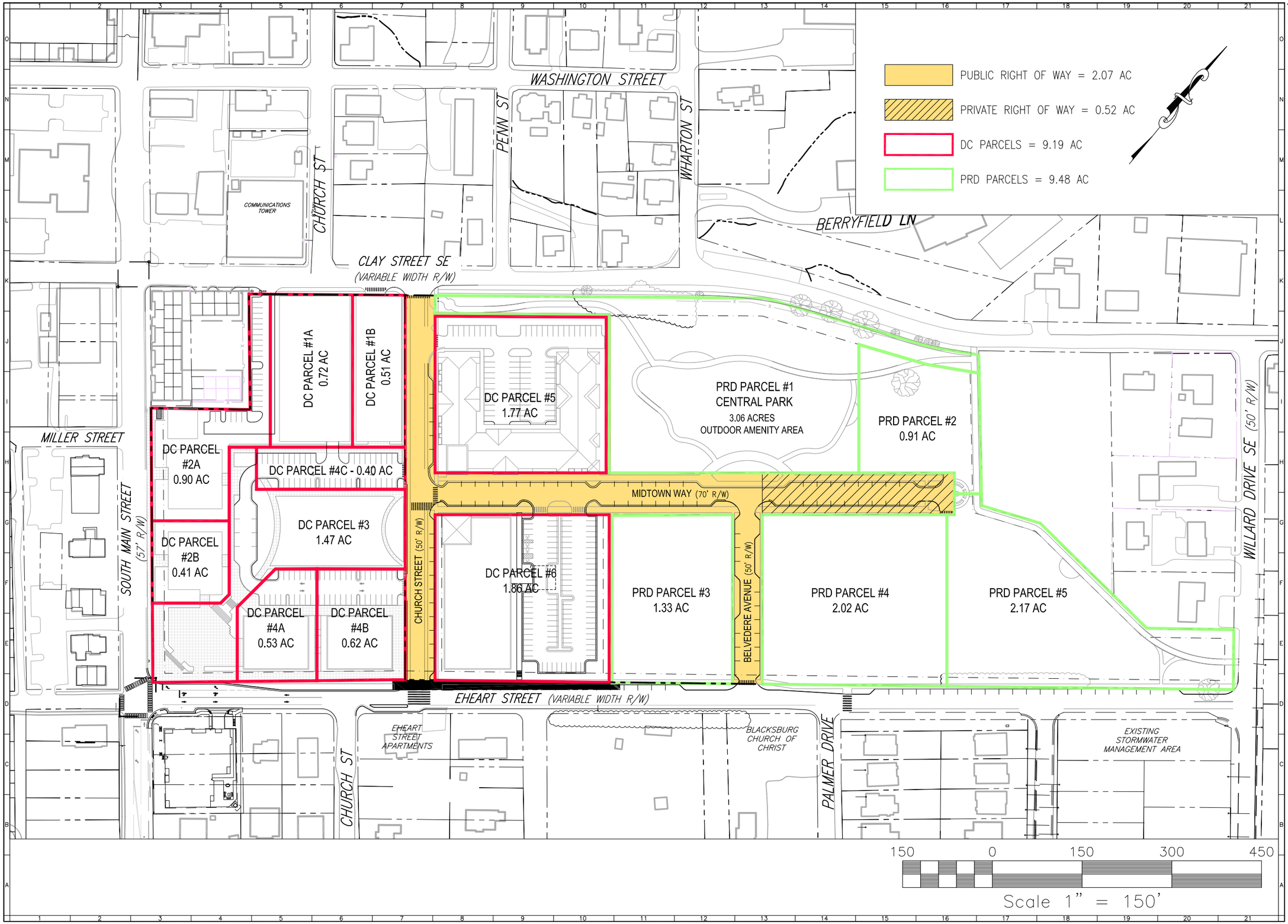
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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
4. 2/8/19

SHEET NO.
Z8

JOB NO. B1200098.00



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OLD BLACKSBURG MIDDLE SCHOOL SITE

501 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. 1/15/19
4. 2/8/19

SHEET NO.
Z9

JOB NO. B1200098.00