THIS MAP IS A COMPILATION OF INFORMATION FOUND IN RECORDED DEEDS AND PLATS, THE TOWN OF BLACKSBURG GIS MAPS, AND FIELD SURVEY. IT SHOULD NOT BE CONSIDERED TO BE A CURRENT LAND SURVEY.

NAD83

N/F
CHARLES W. TURMAN SR TRUST
TAX MAP #196-A 15
PARCEL ID #019648
INST. #2012006401

N/F
CHARLES W. TURMAN SR TRUST
TAX MAP #196-A 16
PARCEL ID #005859
INST. #2012006401

NORTH MAIN STREET (US ROUTE 460)
66' PUBLIC R/W

15' PUBLIC UTILITY ESMT
INST. #2010000747

N/F
JACKSON, BRETT L. & SUZANNE I.
TAX MAP #196-A 20
PARCEL ID #008926
D.B. 1028 PG. 38
P.B. 986 PG. 839

15' NON-EXCLUSIVE
INGRESS/EGRESS ESMT
D.B. 1128 PG. 337
TO BE VACATED

N/F
BCCS, LLC
TAX MAP #196-A 22A
PARCEL ID #025890
D.B. INST #2007014388

ROBINSON CEMETERY

N/F
ROCKET PROPERTIES, LLC
TAX MAP #196-A 24
PARCEL ID #005332
INST. #2011003499

LOT LINE TO BE VACATED

LOT LINES TO
BE VACATED

AREA TO BE REZONED
±6.59 ACRES

N/F
ARGABRIGHT, RICKY D & DEBRA H
TAX MAP #196-A-29
PARCEL ID #000870
D.B. 572 PG. 830

PATRICK HENRY DRIVE
60' PUBLIC R/W

ADDITIONAL PROPERTY
TO BE PURCHASED
±16,693 SF (±0.38 AC)

N/F
TRICE, EVALIN T.
TAX MAP #197-15 3
PARCEL ID #026867
D.B. 1092 PG. 46

N/F
BELPROFO LLC
TAX MAP #196-A 26
PARCEL ID #000913
INST. #2018007625
P.B. 16 PG. 344

15' X 26' PUBLIC UTILITY ESMT
M.B. 2010 PG. 747

70'

N/F
TRICE, EVALIN T.
TAX MAP #197-15 2
PARCEL ID #026866
D.B. 539 PG. 369
P.B. 12 PG. 189

N/F
TRICE, JOSEPH LACY JR.
TRICE, EVALIN TEILMANN
TAX MAP #197-15 1
PARCEL ID #026865
INST. #2015005228
P.B. 12 PG. 189

N/F
HILL LAND COMPANY, INC.
THE HEIGHTS CONDOMINIUMS
D.B. 25 PG. 150
P.B. 25 PG. 195

N/F
MEINHART, BRIAN THOMAS
MEINHART, HEIDI BOE JONES
TAX MAP #196-A 28A
PARCEL ID #033640
INST. #2016007723
INST. #2005002454

GILES ROAD
45' PUBLIC R/W

RIGHT OF WAY
TO BE DEDICATED
±1,014 SF (±0.023 AC)

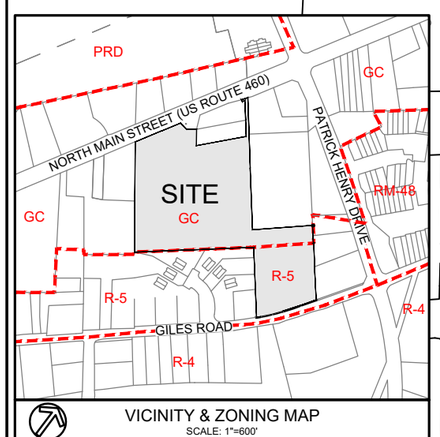
N/F
TTOWN OF BLACKSBURG
TAX MAP #197-A 40
PARCEL ID #070030

N/F
TOWN OF BLACKSBURG
COMMUNITY PARK
RECREATION DEV ASSOC, INC.
TAX MAP #226-A331
PARCEL ID #070042

N/F
TOWN OF BLACKSBURG
TAX MAP #197-A 39
PARCEL ID #070029

120 0 120 240 360

SCALE: 1" = 120'



VICINITY & ZONING MAP
SCALE: 1"=600'

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1310 N. MAIN STREET PRD

EXISTING PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 120'
REVISIONS	
1. 9/27/19	
2. 10/23/19	
3. 11/25/19	

PROJECT NO 24180101.00

Z1

THIS MAP IS A COMPILATION OF INFORMATION FOUND IN RECORDED DEEDS AND PLATS, THE TOWN OF BLACKSBURG GIS MAPS, AND FIELD SURVEY. IT SHOULD NOT BE CONSIDERED TO BE A CURRENT LAND SURVEY.

NORTH MAIN STREET (US ROUTE 460)
66' PUBLIC R/W

PATRICK HENRY DRIVE
60' PUBLIC R/W

GILES ROAD
45' PUBLIC R/W

15' PUBLIC UTILITY ESMT
INST. #2010000747

EX. POWER POLE & TELEPHONE PEDESTAL
TO BE RELOCATED

EX. WALL
TO REMAIN

EX. HOUSE
TO BE REMOVED

EX.CLEANOUT
TOP=2176.14
INV=2169.11
TO BE REMOVED

EX.SSMH
TOP=2174.70
INV IN=2168.90
INV IN=2168.21
INV OUT=2168.14

15' NON-EXCLUSIVE
INGRESS/EGRESS ESMT
D.B. 1128 PG. 337
TO BE VACATED

EX. INFRASTRUCTURE
WITHIN PROPERTY LINES
TO BE REMOVED

15' X 26' PUBLIC UTILITY ESMT
M.B. 2010 PG. 747

EX. SANITARY SEWER
MAIN & MANHOLE
TO BE REMOVED

EX. HOUSE &
DRIVEWAY
TO BE REMOVED

EX. SANITARY SEWER
TO BE RELOCATED

EXISTING
CULVERT

CREEK

EXISTING SSMH

EX. SSMH
TOP=2121.00
INV IN=2114.21
INV OUT=2114.11

EX. SSMH
TOP=2122.35
INV IN=2114.80
INV OUT=2114.79

NAD83

100 0 100 200 300

SCALE: 1" = 100'

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1310 N. MAIN STREET PRD

EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 100'
REVISIONS	
1. 9/27/19	
2. 10/23/19	
3. 11/25/19	

PROJECT NO 24180101.00

Z2

TOTAL PROPOSED SITE AREA	6.59 ACRES
COMMERCIAL AREA PROPOSED	10,646 SF
RESIDENTIAL AREA PROPOSED LEASING/AMENITY	6,327 SF
RENTAL BEDROOMS PROPOSED	(10) 1-BR UNITS = 10 BEDROOMS (32) 2-BR UNITS = 64 BEDROOMS (21) 3-BR UNITS = 63 BEDROOMS (43) 4-BR UNITS = 172 BEDROOMS
FOR SALE UNITS PROPOSED	(10) 2-BR UNITS = 20 BEDROOMS (19) 3-BR UNITS = 57 BEDROOMS
TOTAL UNITS	135 UNITS
TOTAL BEDROOMS	386 BEDROOMS
PROPOSED DENSITY	20.5 UNITS/ACRE 58.6 BEDROOMS/ACRE
PROPOSED PARKING	
TOWNHOME PARKING	67 SPACES (GARAGE & SURFACE)
STANDARD PARKING	170 SPACES
TUCK UNDER SPACES	20 SPACES
COMPACT SPACES	105 SPACES (28.3%)
MOTORCYCLE SPACES	1 SPACE*
ADA PARKING	8 SPACES
TOTAL PARKING	371 SPACES
COMMERCIAL PARKING	39 SPACES (1 SP/275 SF)
TOWNHOME PARKING	67 SPACES (0.87 SP/BED)
MULTI-UNIT PARKING	265 SPACES (0.85 SP/BED)

*2 MOTORCYCLE SPACES = 1 STANDARD SPACE PER ZONING ORDINANCE §5214(d)

BICYCLE PARKING REQUIRED	
COMMERCIAL	12 SPACES (1 PER 1,000 SF)
RESIDENTIAL	97 SPACES (1 PER 4 BEDS)
BICYCLE PARKING PROVIDED	
COMMERCIAL	16 SPACES
RESIDENTIAL (COVERED)	175 SPACES
RESIDENTIAL (OUTDOOR)	60 SPACES
TOTAL PARKING PROVIDED	251 SPACES

NORTH MAIN STREET (US ROUTE 460)
66' PUBLIC R/W
10' F.Y.S.
PLAZA
BUILDING A
(SEE SHEET Z4)
BUILDING B
(SEE SHEET Z4)
OUTDOOR
AMENITY
CLUBHOUSE/LEASING
BUILDING C (SEE SHEET Z4)
10' S.Y.S.
EX.SSMH
TOP=2174.70
INV IN=2168.90
INV IN=2168.21
INV OUT=2168.14
PATRICK HENRY DRIVE
60' PUBLIC R/W
2'
SETBACK
(TYP)
7.5' P.U.E.
TOWNHOMES
(SEE SHEET Z5)
GILES ROAD
45' PUBLIC R/W
NAD83
SAN
STRM
WL
8"

100 0 100 200 300

SCALE: 1" = 100'

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1310 N. MAIN STREET PRD

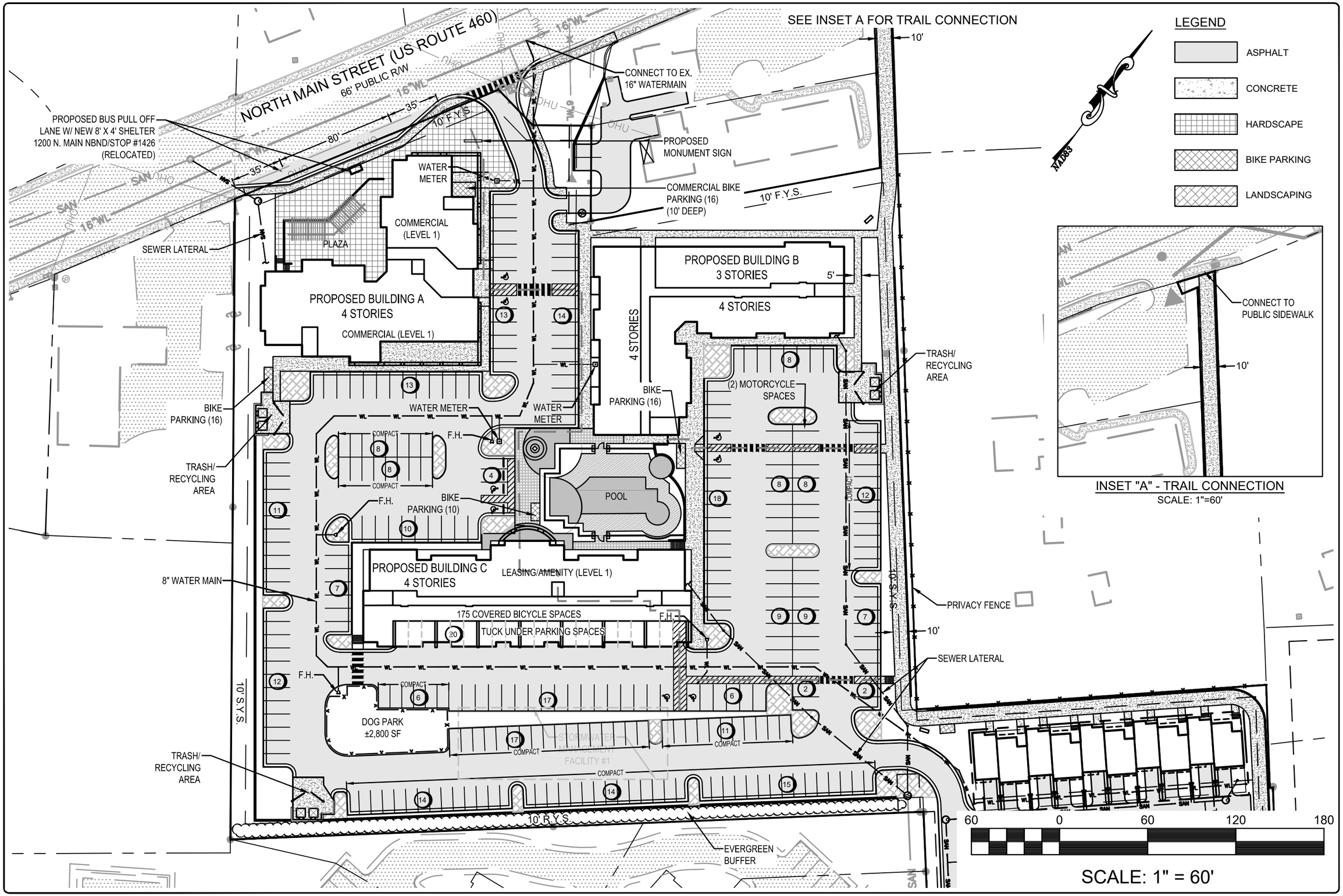
OVERALL MASTER PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 100'
REVISIONS	
1. 9/27/19	
2. 10/23/19	
3. 11/25/19	

PROJECT NO 24180101.00

Z3



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1310 N. MAIN STREET PRD

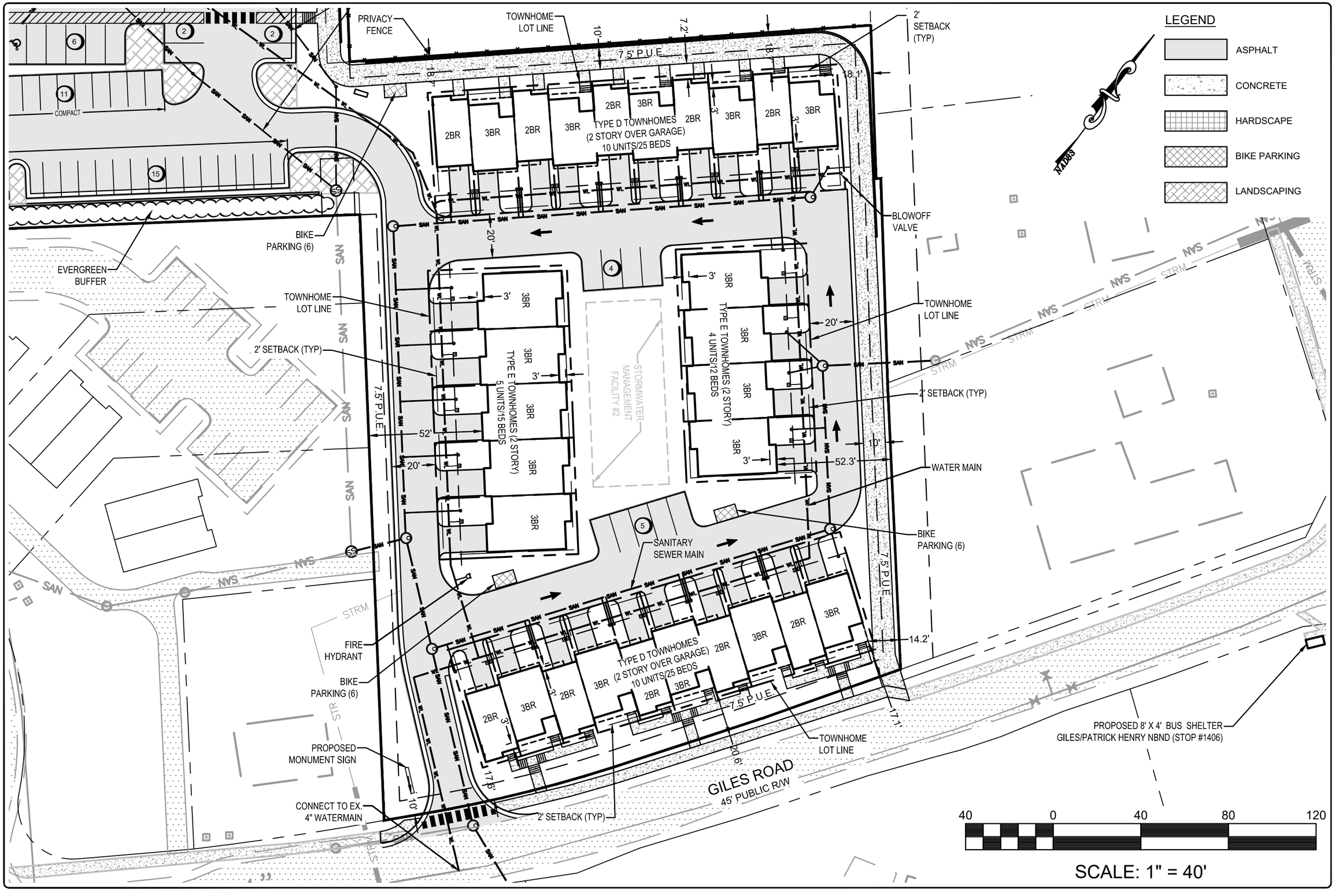
MASTER PLAN - NORTH

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 60'
REVISIONS	
1. 9/27/19	
2. 10/23/19	
3. 11/25/19	

Z4

PROJECT NO 24180101.00



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1310 N. MAIN STREET PRD

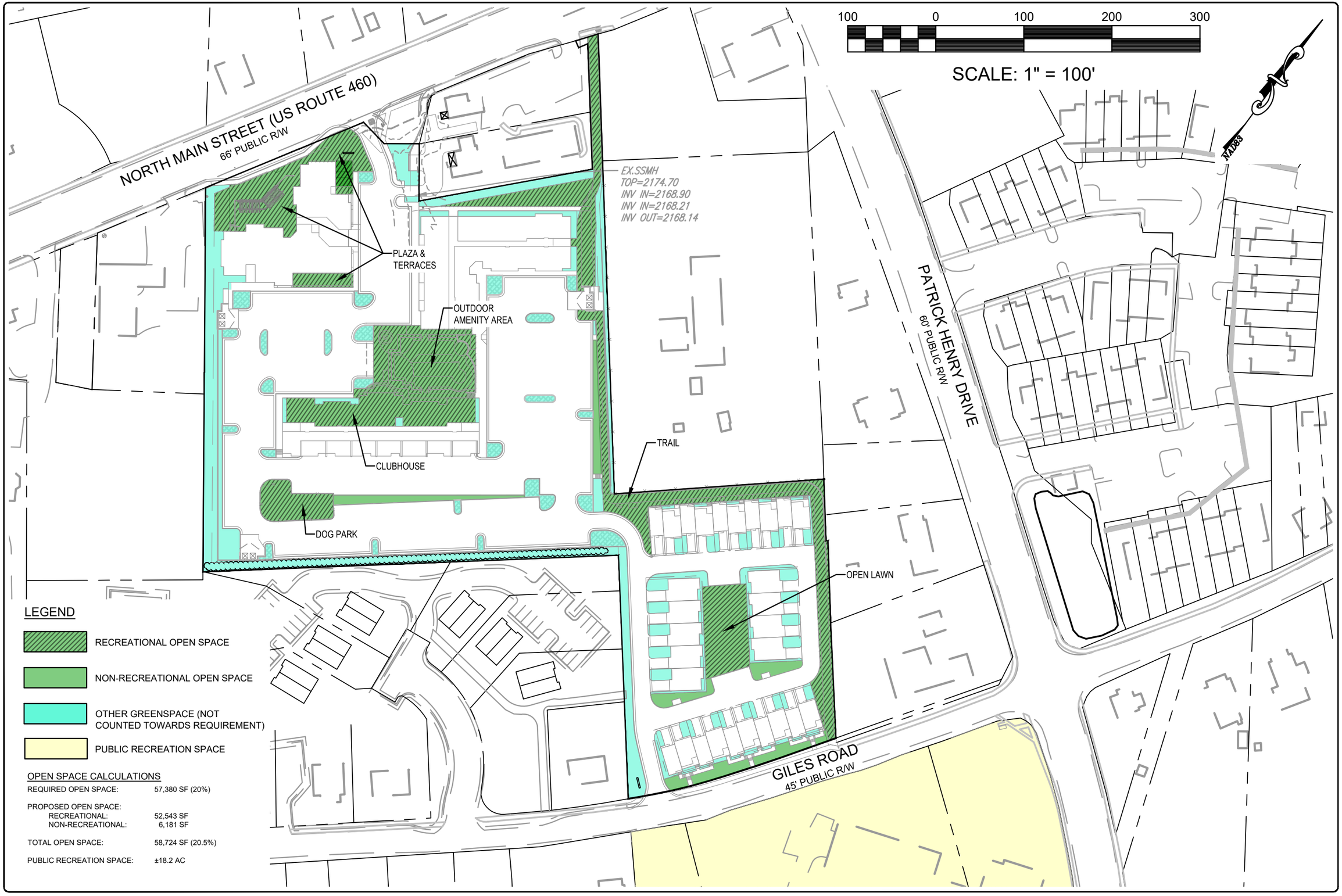
MASTER PLAN - SOUTH

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 40'
REVISIONS	
1. 9/27/19	
2. 10/23/19	
3. 11/25/19	

PROJECT NO 24180101.00

Z5



LEGEND

- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE
- OTHER GREENSPACE (NOT COUNTED TOWARDS REQUIREMENT)
- PUBLIC RECREATION SPACE

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:	57,380 SF (20%)
PROPOSED OPEN SPACE:	
RECREATIONAL:	52,543 SF
NON-RECREATIONAL:	6,181 SF
TOTAL OPEN SPACE:	58,724 SF (20.5%)
PUBLIC RECREATION SPACE:	±18.2 AC

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OPEN SPACE PLAN

MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

DRAWN BY	GLM
DESIGNED BY	GLM
CHECKED BY	SMS
DATE	7/1/19
SCALE	1" = 100'

REVISIONS

1. 9/27/19
2. 10/23/19
3. 11/25/19

PROJECT NO 24180101.00

Z6