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

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

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

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

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

AREA TO BE REZONED
±6.59 ACRES

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

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

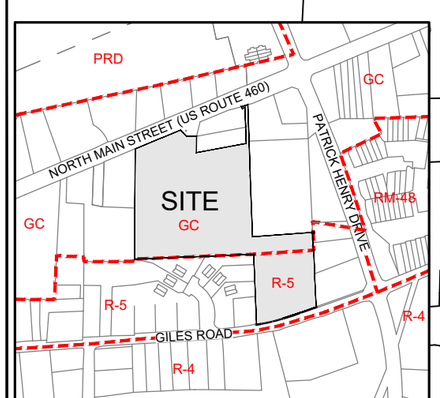
RIGHT OF WAY
TO BE DEDICATED
±1,014 SF (±0.023 AC)

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

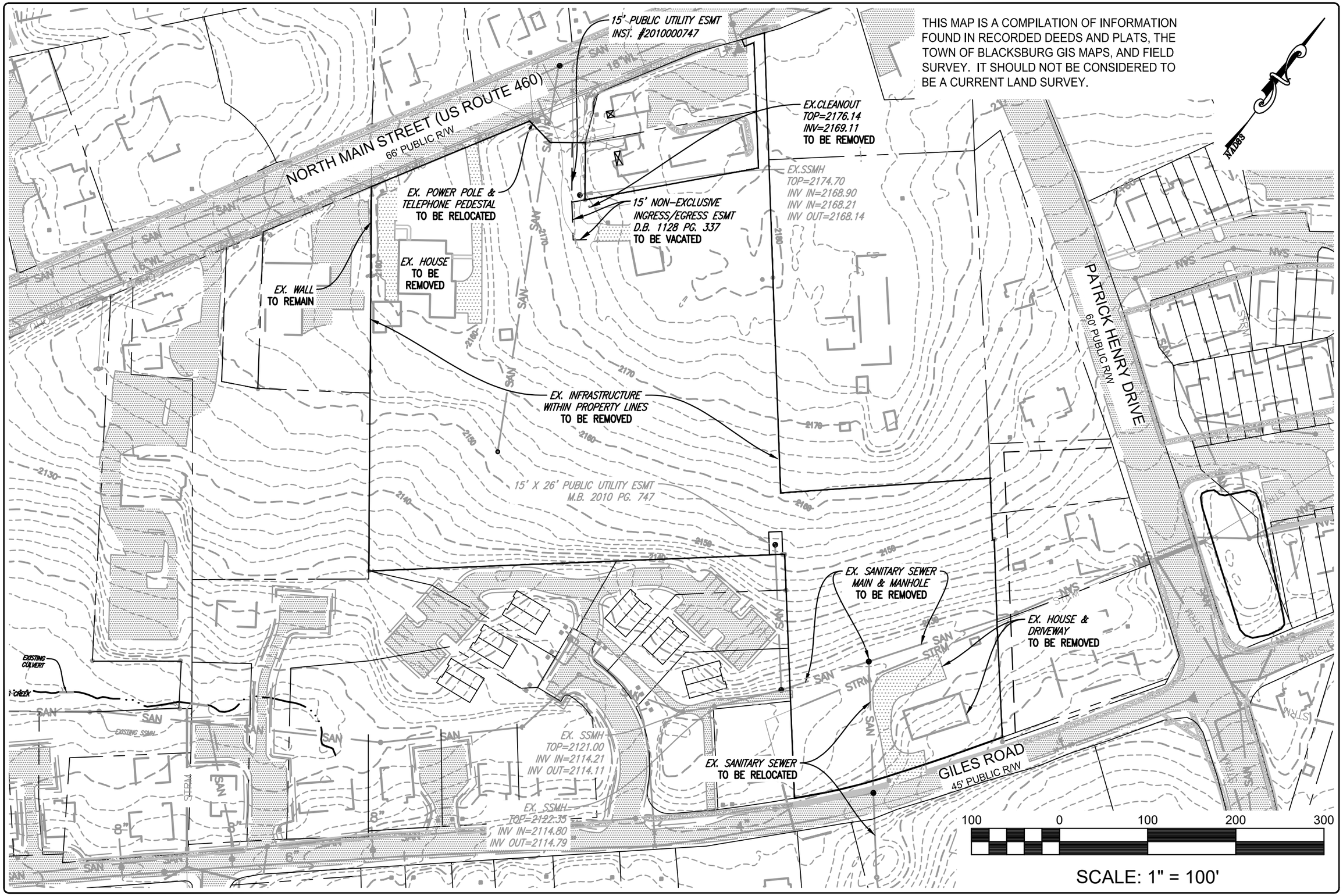
MOUNT TABOR MAGISTERIAL DISTRICT
TOWN OF BLACKSBURG, VIRGINIA

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	
4. 12/4/19	

Z1

PROJECT NO 24180101.00

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.



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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	
4. 12/4/19	

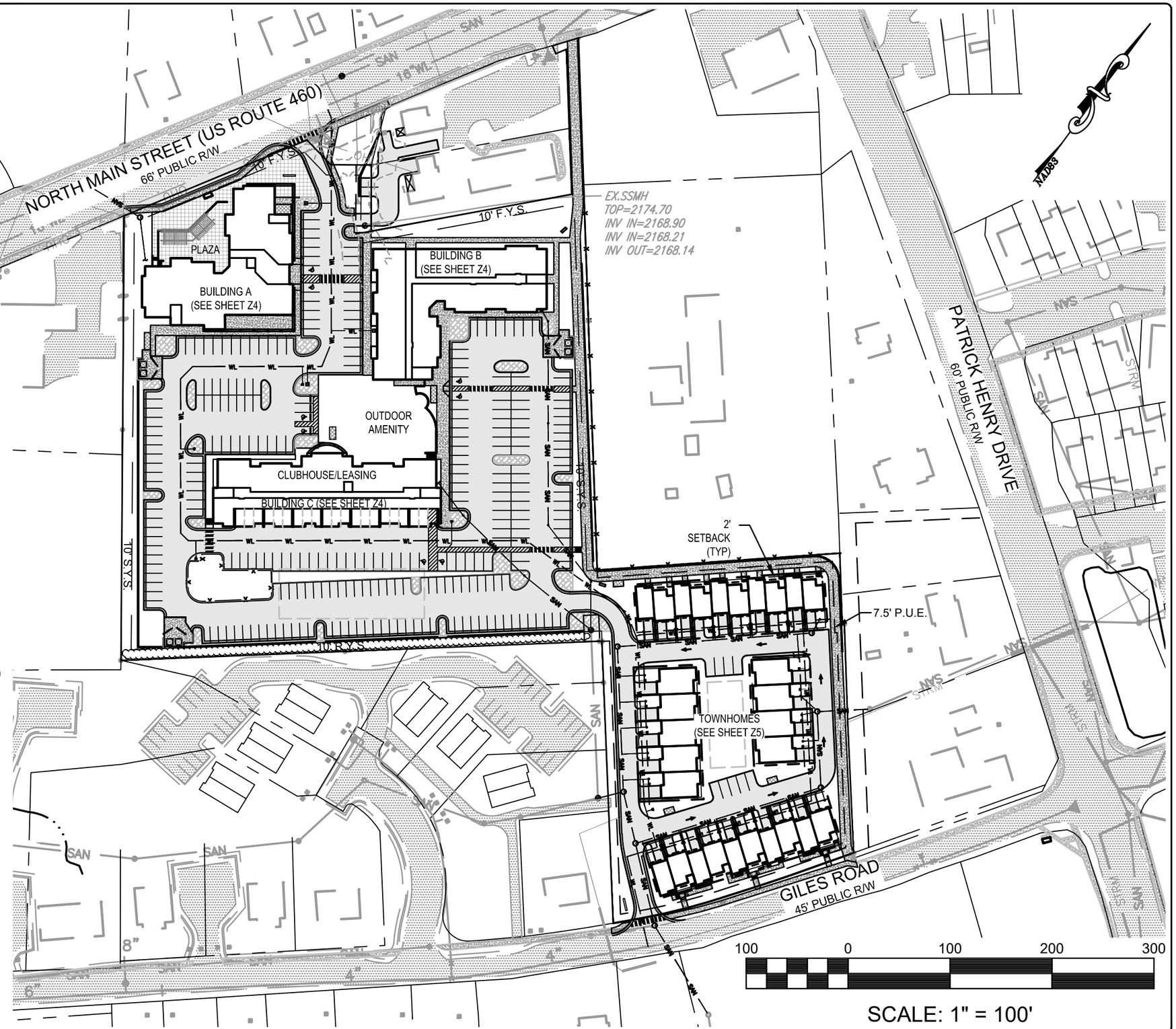
Z2

PROJECT NO 24180101.00

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



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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	
4. 12/4/19	

Z3

PROJECT NO 24180101.00

SEE INSET A FOR TRAIL CONNECTION

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

PROPOSED BUS PULL OFF LANE W/ NEW 8' X 4' SHELTER 1200 N. MAIN NBND/STOP #1426 (RELOCATED)

CONNECT TO EX. 16" WATERMAIN

PROPOSED MONUMENT SIGN

COMMERCIAL BIKE PARKING (16) (10' DEEP)

10' F.Y.S.

WATER METER

COMMERCIAL (LEVEL 1)

PLAZA

SEWER LATERAL

PROPOSED BUILDING A
4 STORIES
COMMERCIAL (LEVEL 1)

PROPOSED BUILDING B
3 STORIES

4 STORIES

4 STORIES

BIKE PARKING (16)

(2) MOTORCYCLE SPACES

TRASH/ RECYCLING AREA

WATER METER

WATER METER

F.H.

COMPACT

POOL

BIKE PARKING (10)

PROPOSED BUILDING C
4 STORIES

LEASING/AMENITY (LEVEL 1)

175 COVERED BICYCLE SPACES

TUCK UNDER PARKING SPACES

8" WATER MAIN

DOG PARK
±2,800 SF

STORMWATER MANAGEMENT FACILITY #1

10' S.Y.S.

10' R.Y.S.

EVERGREEN BUFFER

PRIVACY FENCE

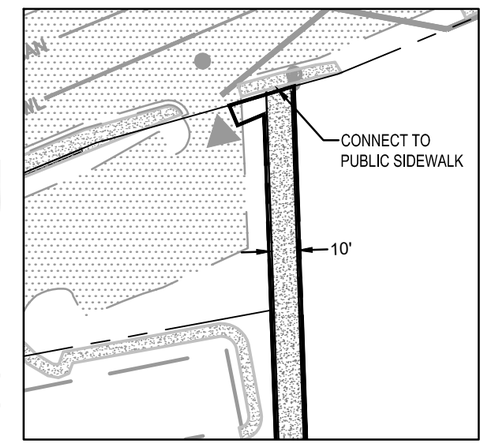
10'

5'

NAD83

LEGEND

- ASPHALT
- CONCRETE
- HARDSCAPE
- BIKE PARKING
- LANDSCAPING



INSET "A" - TRAIL CONNECTION
SCALE: 1"=60'

60 0 60 120 180

SCALE: 1" = 60'

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1310 N. MAIN STREET PRD

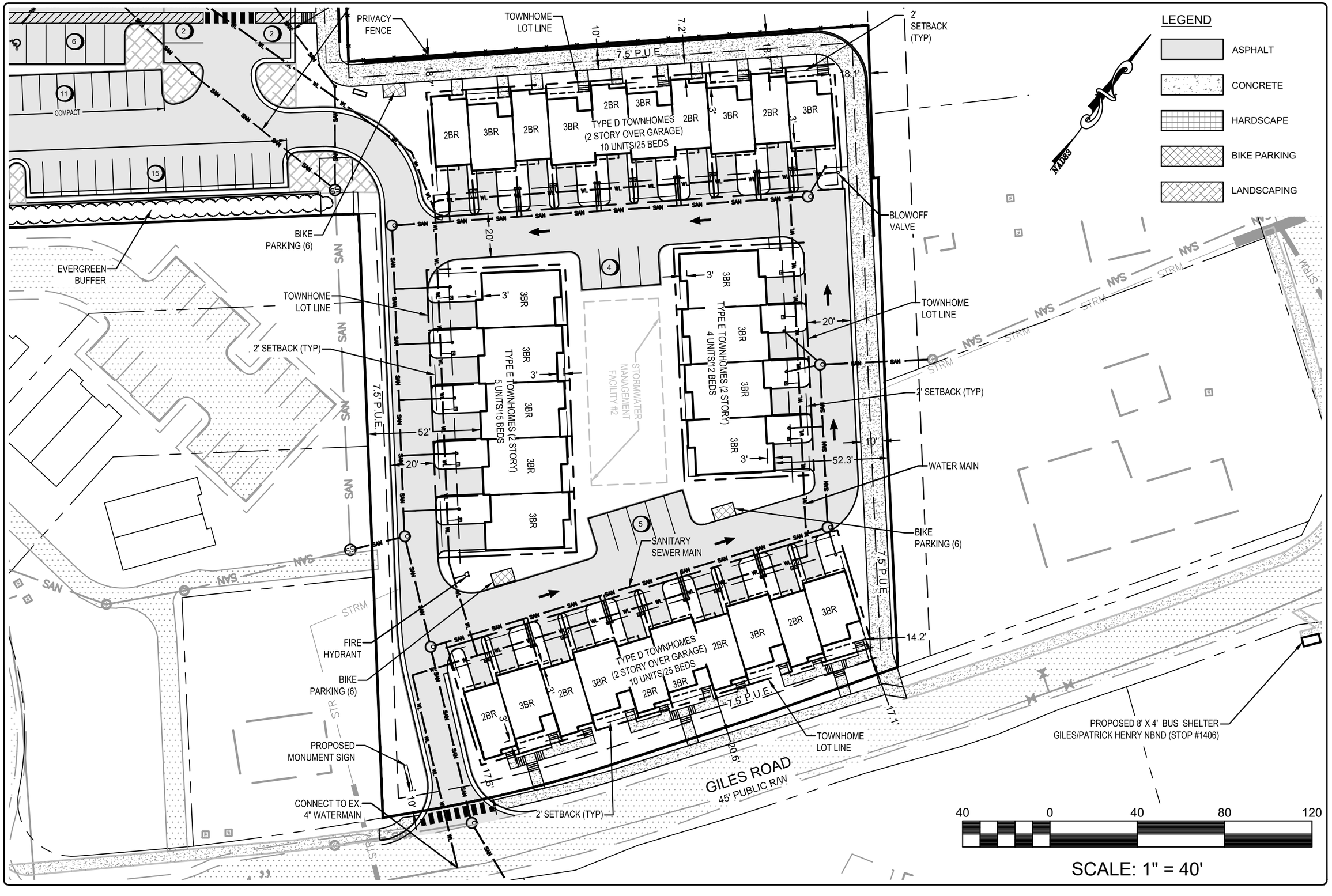
MASTER PLAN - NORTH

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	
4. 12/4/19	

Z4

PROJECT NO 24180101.00



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1310 N. MAIN STREET PRD

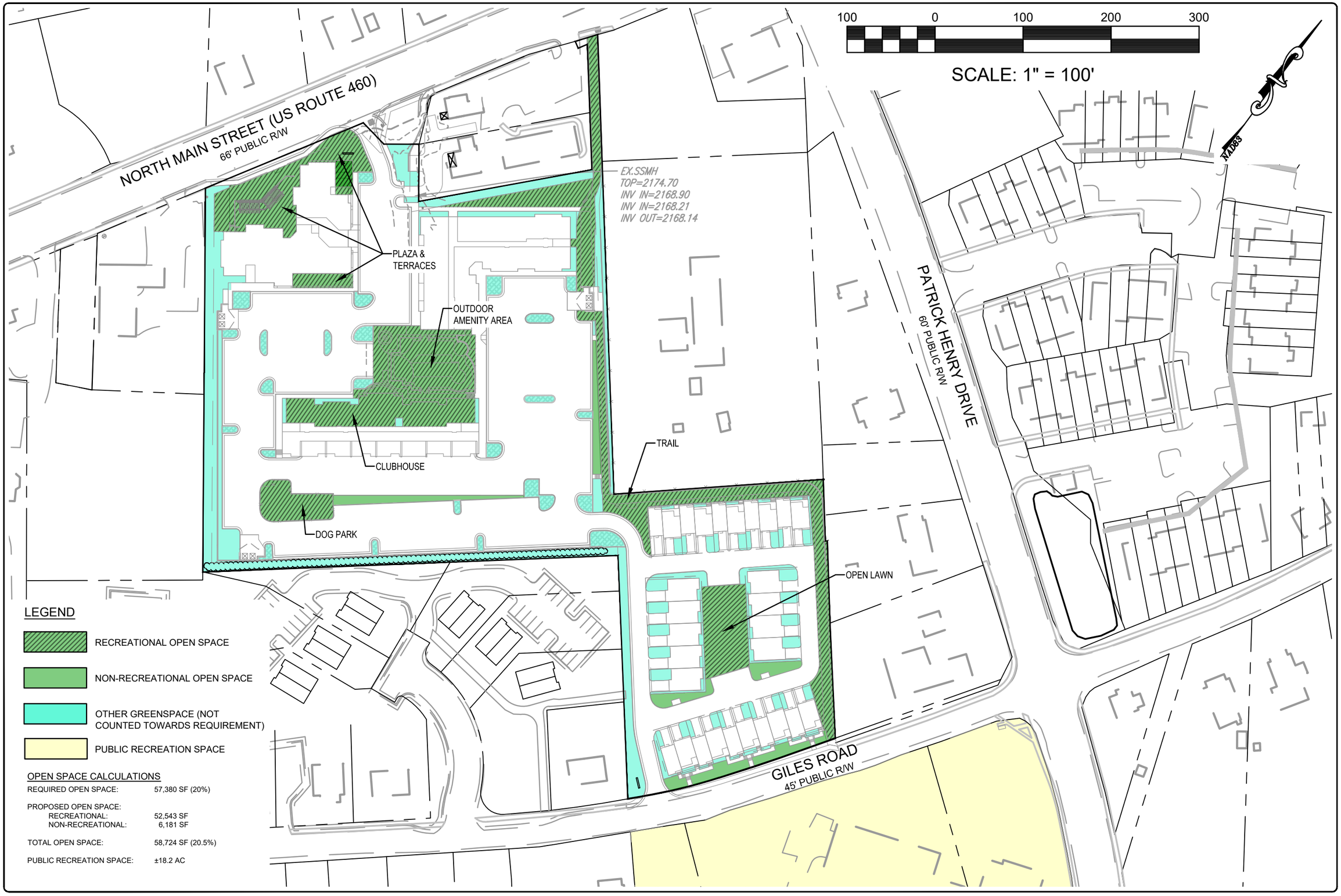
MASTER PLAN - SOUTH

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	
4. 12/4/19	

PROJECT NO 24180101.00

Z5



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1310 N. MAIN STREET PRD

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	
4. 12/4/19	

PROJECT NO 24180101.00

Z6