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80 College Street  
Suite H  
Christiansburg, VA 24073  
540.381.4290

**CLAY STREET APARTMENTS**  
PLANNED RESIDENTIAL DEVELOPMENT  
PARCEL MAP

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 10/1/24  
SCALE 1" = 40'  
REVISIONS



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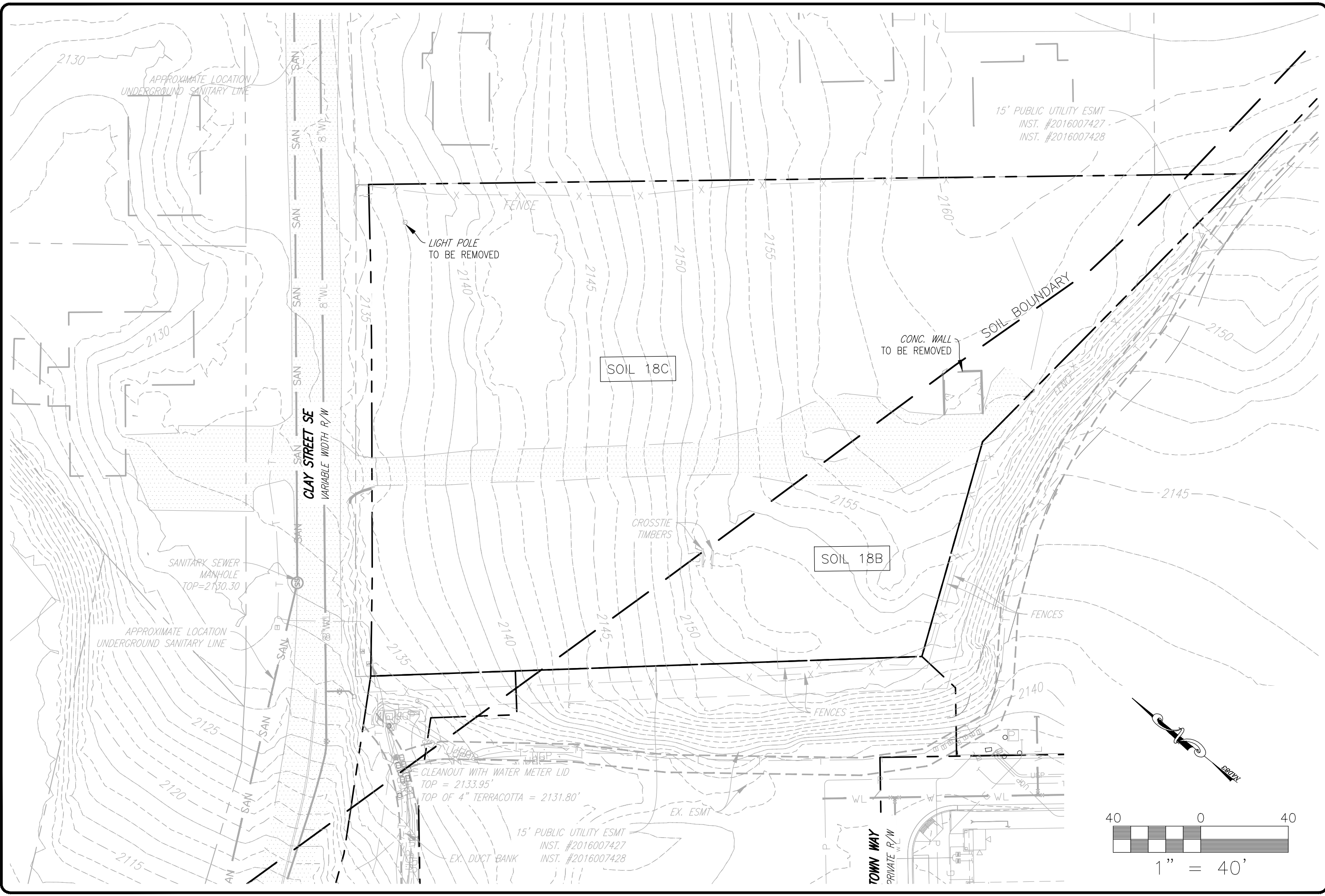
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**CLAY STREET APARTMENTS**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 EXISTING CONDITIONS

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 10/1/24  
 SCALE 1" = 40'  
 REVISIONS

PROJECT NO 24240392.00



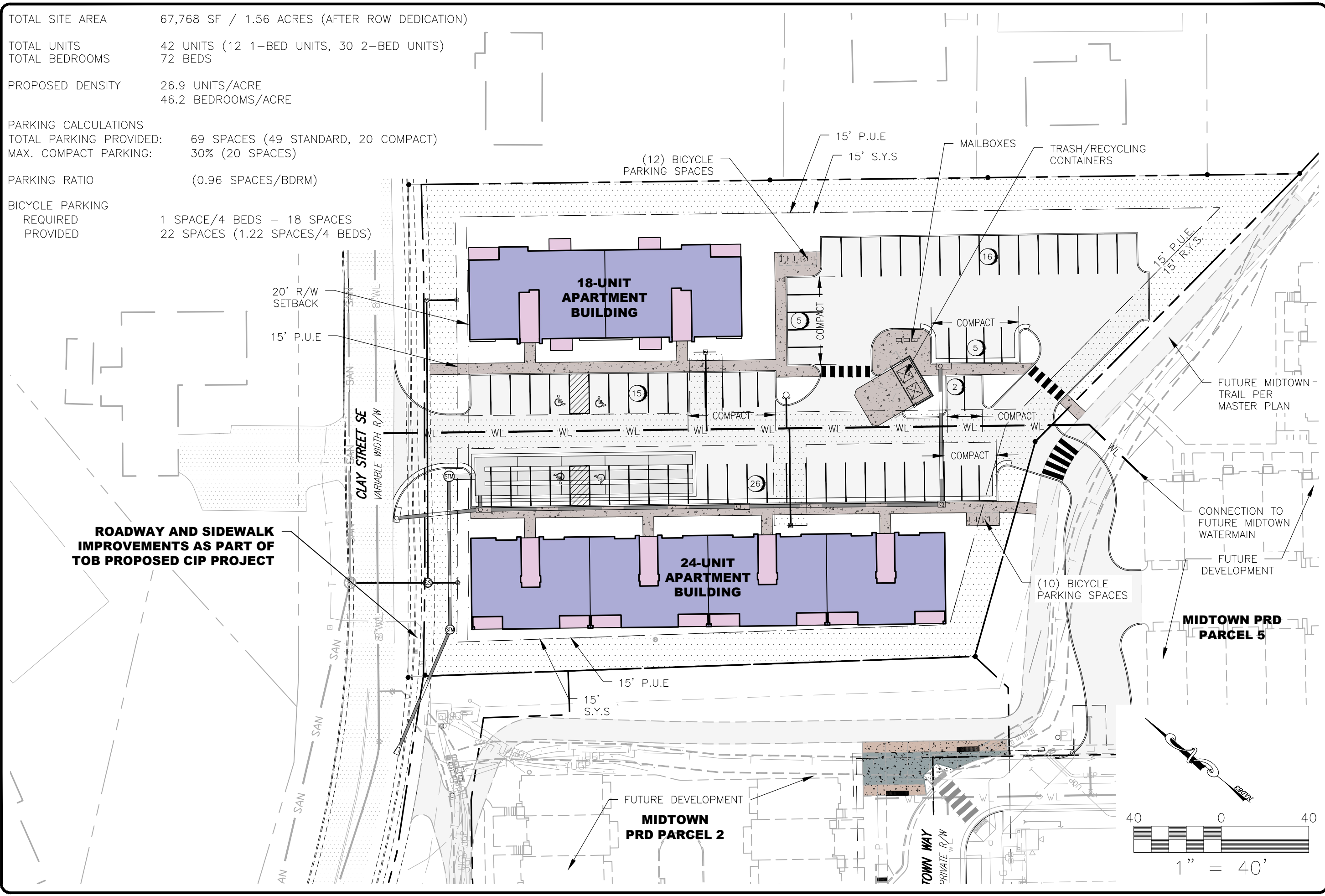
**Z2**

TOTAL SITE AREA 67,768 SF / 1.56 ACRES (AFTER ROW DEDICATION)  
 TOTAL UNITS 42 UNITS (12 1-BED UNITS, 30 2-BED UNITS)  
 TOTAL BEDROOMS 72 BEDS  
 PROPOSED DENSITY 26.9 UNITS/ACRE  
 46.2 BEDROOMS/ACRE

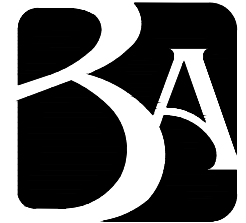
PARKING CALCULATIONS  
 TOTAL PARKING PROVIDED: 69 SPACES (49 STANDARD, 20 COMPACT)  
 MAX. COMPACT PARKING: 30% (20 SPACES)

PARKING RATIO (0.96 SPACES/BDRM)

BICYCLE PARKING  
 REQUIRED 1 SPACE/4 BEDS - 18 SPACES  
 PROVIDED 22 SPACES (1.22 SPACES/4 BEDS)



**ROADWAY AND SIDEWALK IMPROVEMENTS AS PART OF TOB PROPOSED CIP PROJECT**



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**CLAY STREET APARTMENTS**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 MASTER PLAN

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 10/1/24  
 SCALE 1" = 40'  
 REVISIONS





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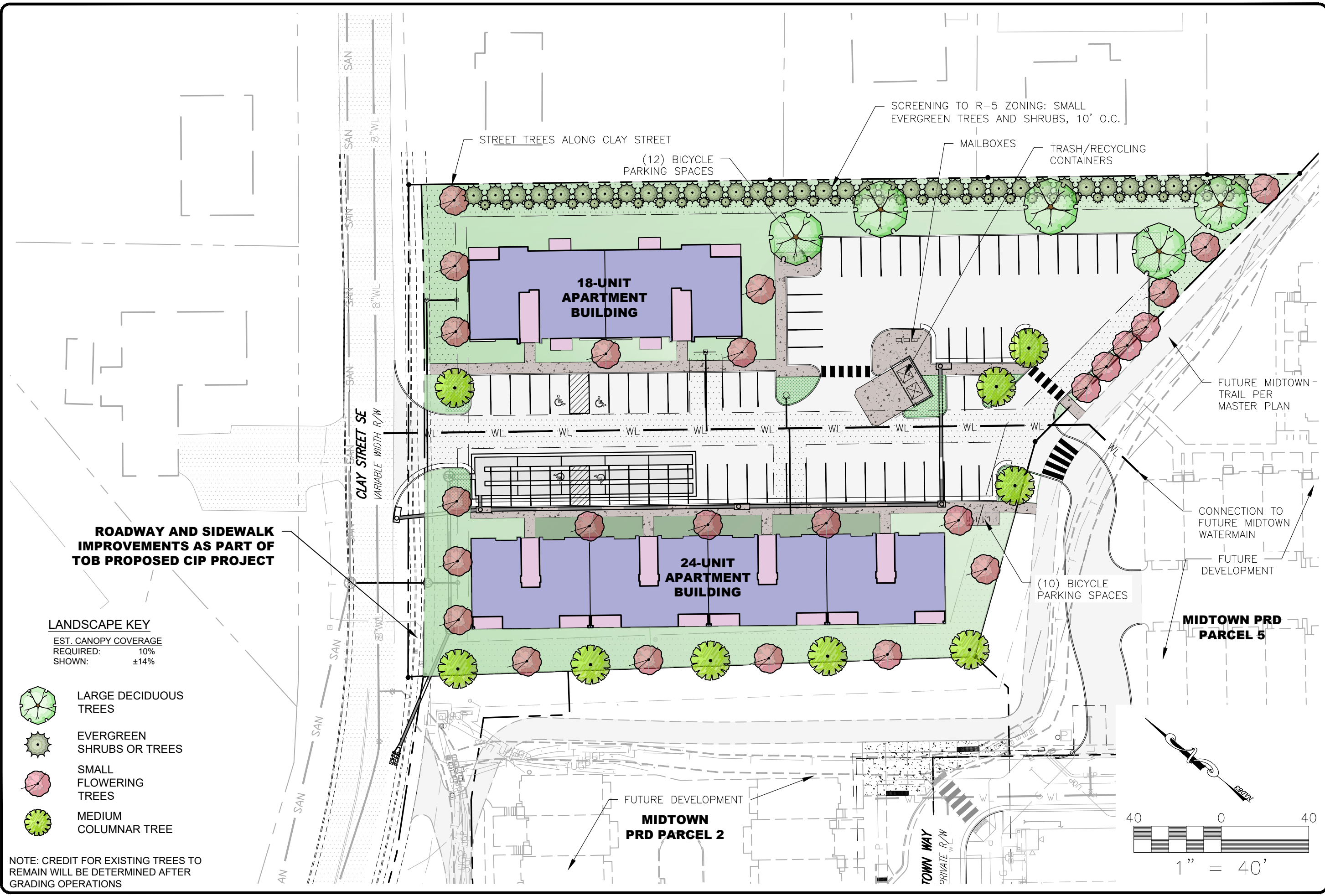
**CLAY STREET APARTMENTS**  
 PLANNED RESIDENTIAL DEVELOPMENT  
 ILLUSTRATIVE MASTER PLAN

MOUNT TABOR MAGISTERIAL DISTRICT  
 TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 10/1/24  
 SCALE 1" = 40'  
 REVISIONS

PROJECT NO 24240392.00





**Z4**



**ROADWAY AND SIDEWALK IMPROVEMENTS AS PART OF TOB PROPOSED CIP PROJECT**

**LANDSCAPE KEY**

EST. CANOPY COVERAGE  
 REQUIRED: 10%  
 SHOWN: ±14%

-  LARGE DECIDUOUS TREES
-  EVERGREEN SHRUBS OR TREES
-  SMALL FLOWERING TREES
-  MEDIUM COLUMNAR TREE

NOTE: CREDIT FOR EXISTING TREES TO REMAIN WILL BE DETERMINED AFTER GRADING OPERATIONS



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**CLAY STREET APARTMENTS**  
PLANNED RESIDENTIAL DEVELOPMENT  
SIGHT DISTANCE EXHIBIT

MOUNT TABOR MAGISTERIAL DISTRICT  
TOWN OF BLACKSBURG, MONTGOMERY COUNTY, VIRGINIA

DATE 10/1/24  
SCALE 1" = 40'  
REVISIONS

PROJECT NO 24240392.00

**Z5**

