

THE VICINITY MAP SHOWN WAS PREPARED BY DATA COMPILED FROM RECORDED SUBDIVISION PLATS, PARCEL PLATS, DEEDED DESCRIPTION DATA, AND OTHER RECORDS OWNED BY THE TOWN OF BLACKSBURG. THE TOWN OF BLACKSBURG ASSUMES NO LEGAL RESPONSIBILITY OR LIABILITY FOR ANY OF THE INFORMATION CONTAINED ON THIS MAP.

CLAY STREET APARTMENTS PRD STORMWATER CONCEPT PLAN

TOWN OF BLACKSBURG MONTGOMERY COUNTY, VIRGINIA

GENERAL NOTES

1. SITE ADDRESS: 402 CLAY STREET
BLACKSBURG, VIRGINIA 24060
MOUNT TABOR MAGISTERIAL DISTRICT
2. APPLICANT: KALER COMMUNICATIONS, LLC
P.O. BOX 10397
BLACKSBURG, VA 24062
PHONE: (540) 953-2080
CONTACT: IAN FRIEND
3. AGENT: BALZER & ASSOCIATES, INC.
80 COLLEGE STREET, SUITE H
CHRISTIANSBURG, VA 24073
PHONE: (540) 381-4290
CONTACT: STEVE SEMONES
4. TAX PARCEL NO'S: #257-A 188
5. CURRENT ZONING: R-5 - TRANSITIONAL RESIDENTIAL
6. PROPOSED ZONING: PRD - PLANNED RESIDENTIAL DISTRICT
7. THE PROPERTY IS LOCATED IN F.E.M.A. DEFINED ZONE X (UNSHADED) AS SHOWN ON PANEL #51121C0131C. (EFFECTIVE DATE SEPTEMBER 25, 2009).
8. WATER: TOWN OF BLACKSBURG
9. SEWER: TOWN OF BLACKSBURG
10. SITE AREA = 1.56 ACRES (AFTER ROW DEDICATION)
11. APPROXIMATE LIMITS OF CLEARING AND GRADING = 1.67 ACRES
EXISTING LOT COVERAGE = 0.42 AC. (25%)
PROPOSED LOT COVERAGE = 1.00 AC. (60%)
12. BUILDING SETBACKS:
R/W SETBACK: 20'
SIDE SETBACK: 15'
REAR SETBACK: 15'
13. ALL UTILITY LINES SHALL BE PLACED UNDERGROUND.

SOILS INFORMATION

- 18B - GROSECLOSE-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C
- 18C - GROSECLOSE-URBAN LAND COMPLEX, 7 TO 15 PERCENT SLOPES
K-FACTOR: 0.32
TEXTURE: LOAM
HYDROLOGIC SOIL GROUP: C

SURVEY DATA

HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE PERFORMED ON FEBRUARY 11, 2022. ADJACENT PROPERTIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT NECESSARILY THE RESULT OF A FIELD SURVEY.

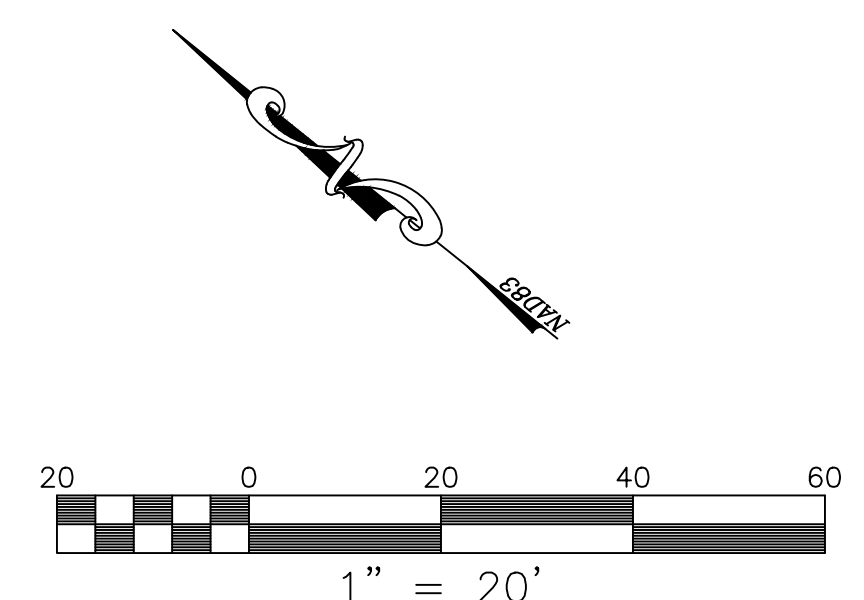
HORIZONTAL DATUM: NAD83 (VIRGINIA SOUTH ZONE)
VERTICAL DATUM: NAVD88

SOURCE OF TOPOGRAPHIC MAPPING:
ON SITE - BALZER AND ASSOCIATES, INC, 2022
OFF-SITE - TOWN OF BLACKSBURG, 2017

BOUNDARY SURVEY WAS COMPLETED BY: BALZER AND ASSOCIATES, INC, 2022



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TOTAL SITE AREA 67,768 SF / 1.56 ACRES (AFTER ROW DEDICATION)

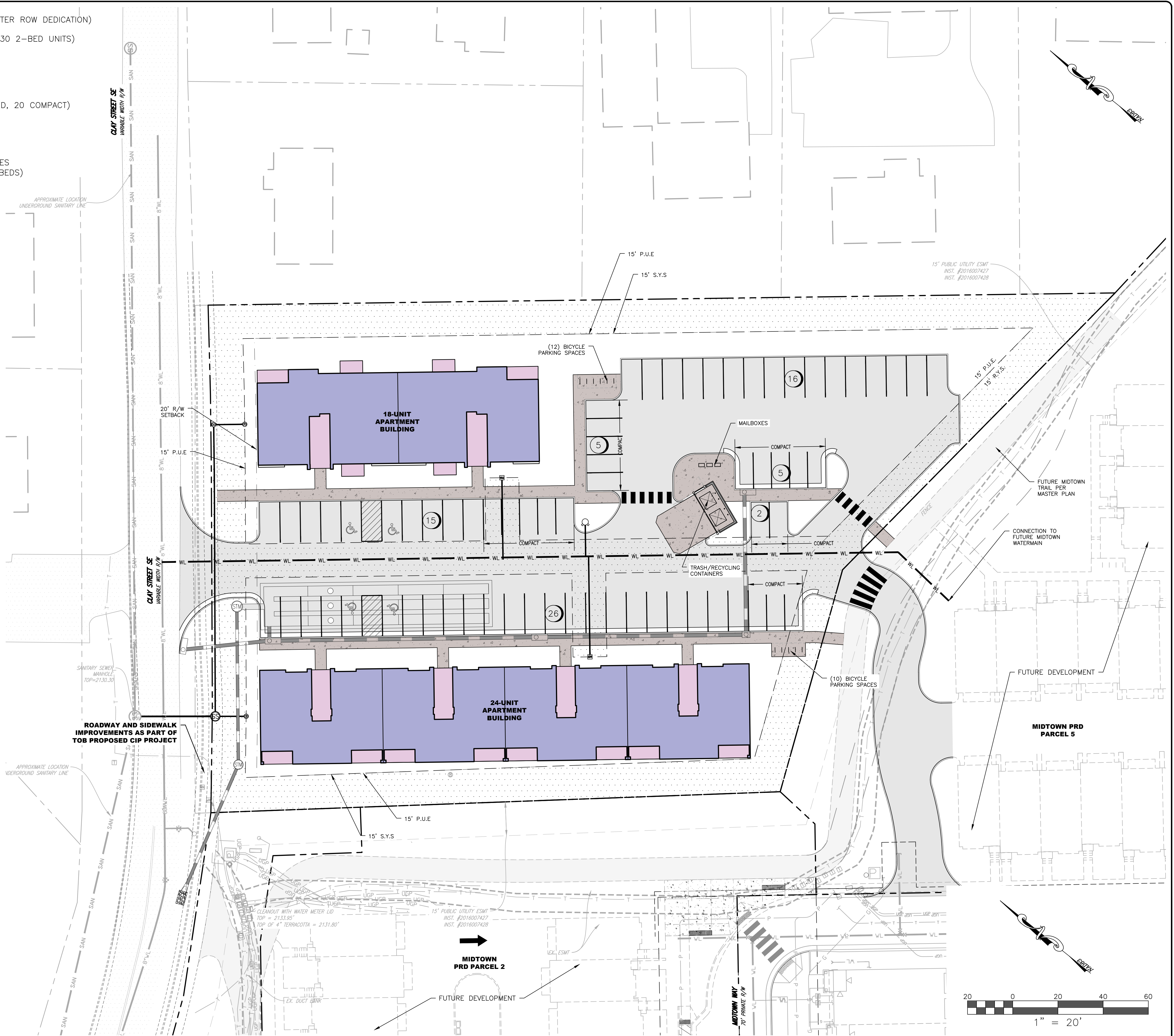
TOTAL UNITS 42 UNITS (12 1-BED UNITS, 30 2-BED UNITS)
TOTAL BEDROOMS 72 BEDS

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)



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BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

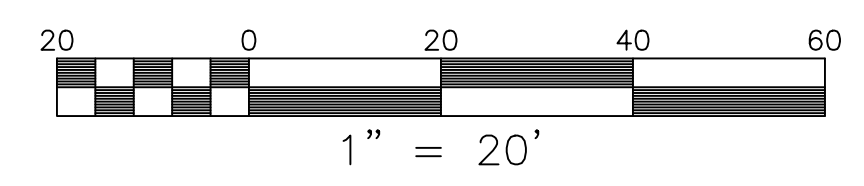


CLAY STREET APARTMENTS
PLANNED RESIDENTIAL DEVELOPMENT
MASTER PLAN

DRAWN BY GLM
DESIGNED BY GLM
CHECKED BY JRT
DATE 10/1/24
SCALE 1" = 20'
REVISIONS

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

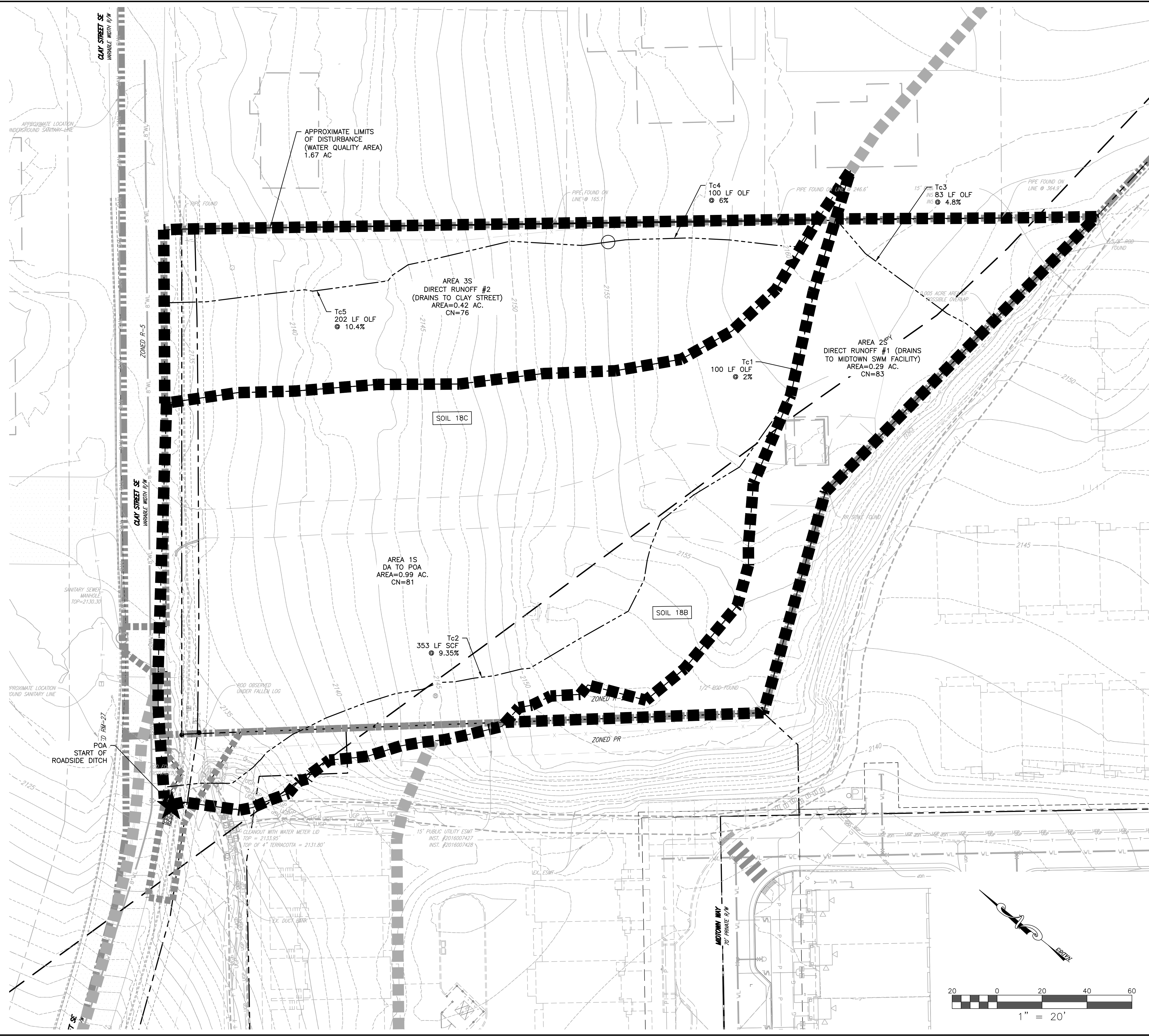
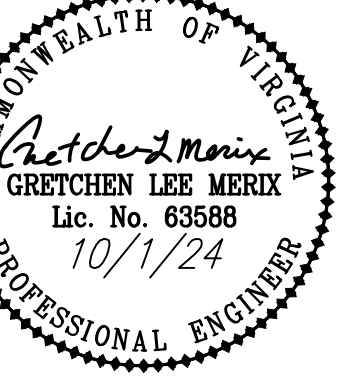
SW2
PROJECT NO. 24240392.00





BALZER & ASSOCIATES
 PLANNERS / ARCHITECTS
 ENGINEERS / SURVEYORS

Roanoke / Richmond
 New River Valley
 Shenandoah Valley
 www.balzer.cc
 80 College Street
 Suite H
 Christiansburg, VA 24073
 540.381.4290



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CLAY STREET APARTMENTS
 PLANNED RESIDENTIAL DEVELOPMENT
 PRE-DEVELOPMENT DRAINAGE MAP

DRAWN BY: GLM
 DESIGNED BY: GLM
 CHECKED BY: JRT
 DATE: 10/1/24
 SCALE: 1" = 20'
 REVISIONS:

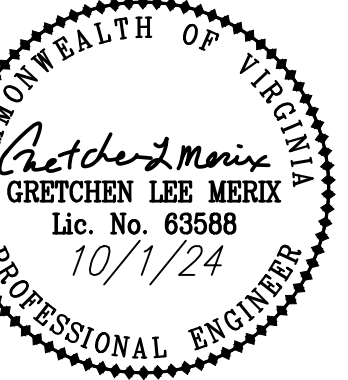
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SW3



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80 College Street
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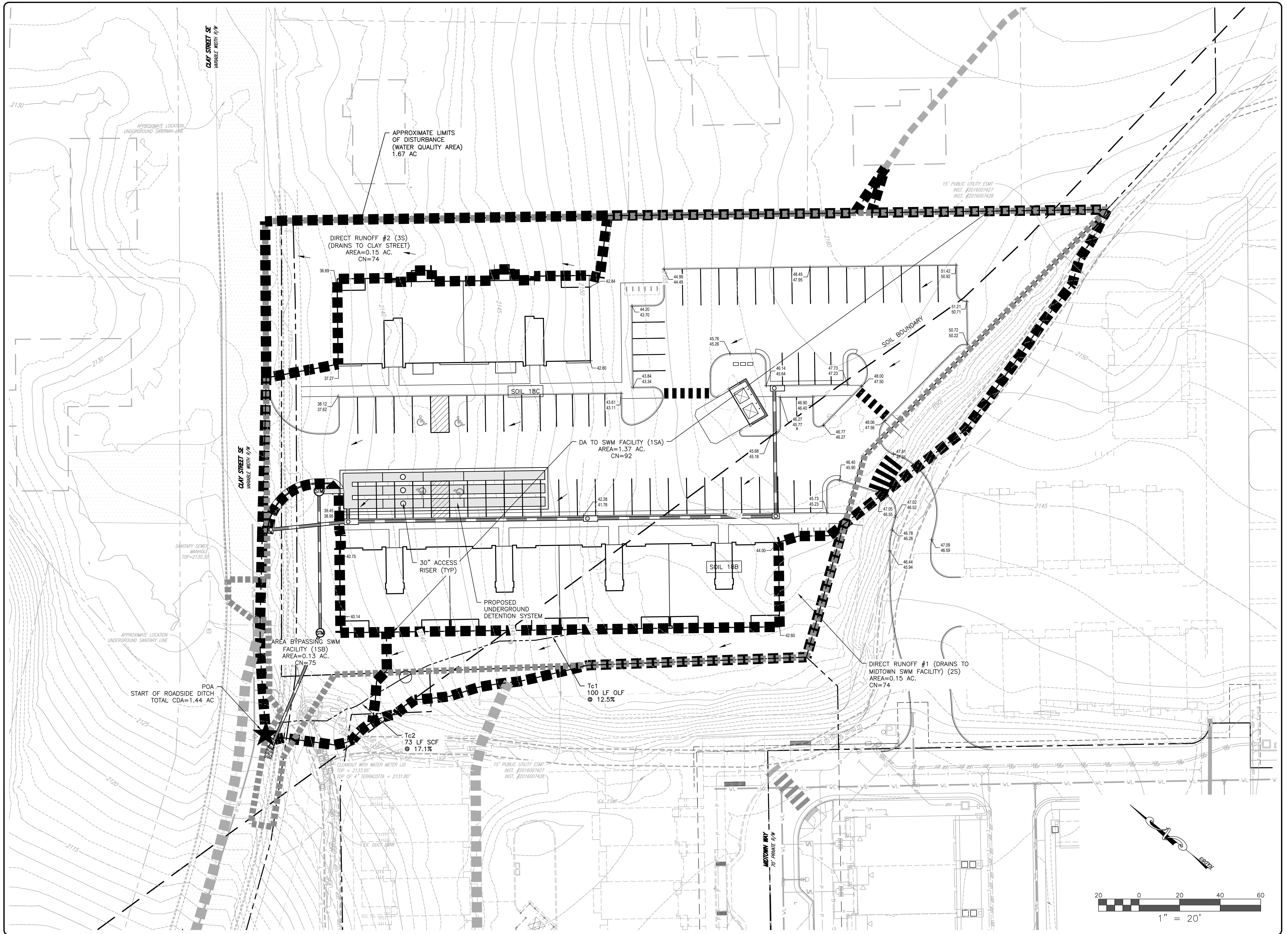
CLAY STREET APARTMENTS
PLANNED RESIDENTIAL DEVELOPMENT
POST-DEVELOPMENT DRAINAGE MAP

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

DRAWN BY: GLM
DESIGNED BY: GLM
CHECKED BY: JRT
DATE: 10/1/24
SCALE: 1" = 20'
REVISIONS:

SW4

PROJECT NO. 24240392.00



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