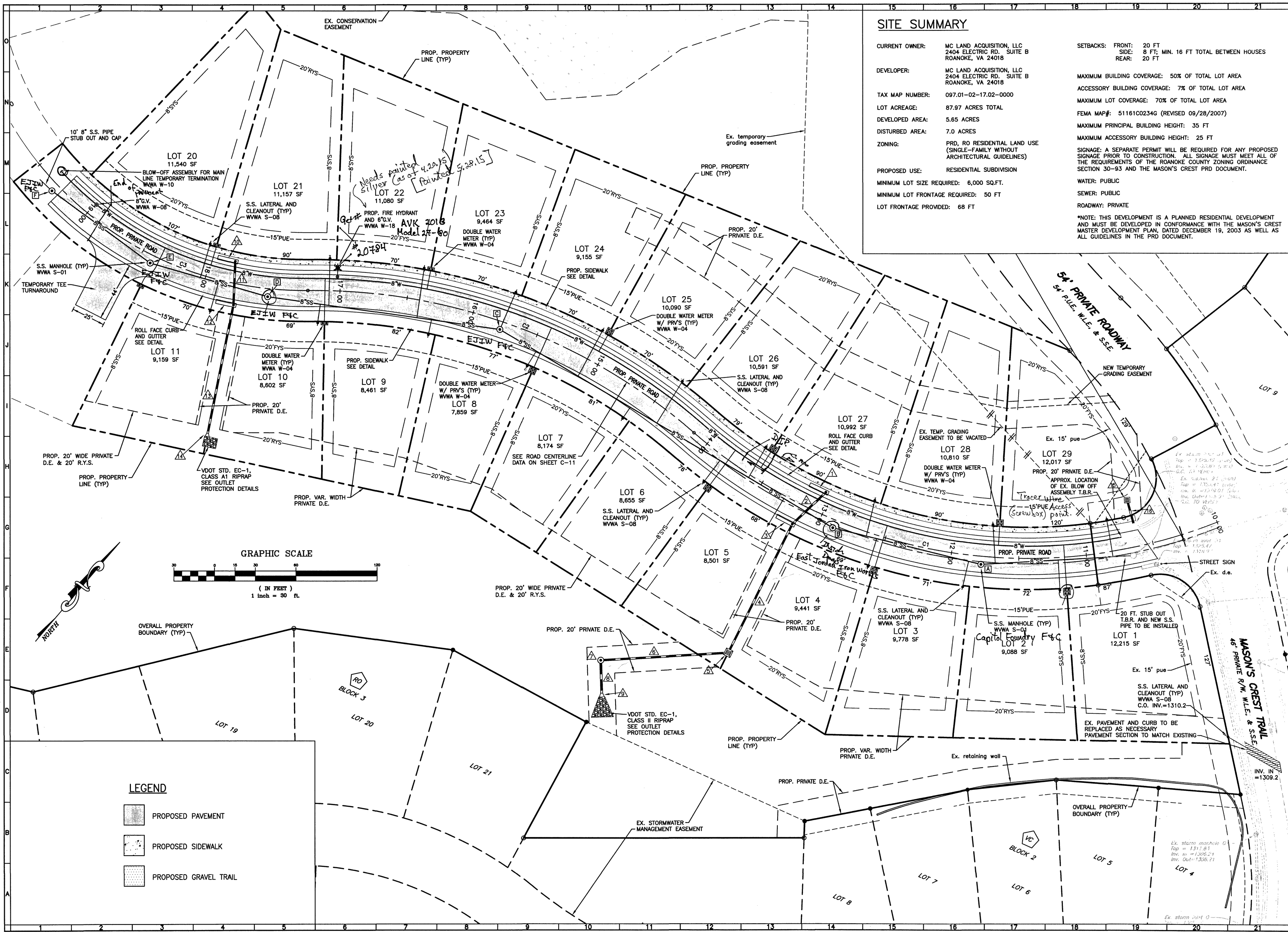




SITE SUMMARY

CURRENT OWNER: MC LAND ACQUISITION, LLC
2404 ELECTRIC RD., SUITE B
ROANOKE, VA 24018

DEVELOPER: MC LAND ACQUISITION, LLC
2404 ELECTRIC RD., SUITE B
ROANOKE, VA 24018

TAX MAP NUMBER: 097.01-02-17.02-0000

LOT ACREAGE: 87.97 ACRES TOTAL

DEVELOPED AREA: 5.65 ACRES

DISTURBED AREA: 7.0 ACRES

ZONING: PRD, RO RESIDENTIAL LAND USE
(SINGLE-FAMILY WITHOUT
ARCHITECTURAL GUIDELINES)

PROPOSED USE: RESIDENTIAL SUBDIVISION

MINIMUM LOT SIZE REQUIRED: 6,000 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 50 FT

LOT FRONTAGE PROVIDED: 68 FT

SETBACKS: FRONT: 20 FT
SIDE: 8 FT; MIN. 16 FT TOTAL BETWEEN HOUSES
REAR: 20 FT

MAXIMUM BUILDING COVERAGE: 50% OF TOTAL LOT AREA

ACCESSORY BUILDING COVERAGE: 7% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE: 70% OF TOTAL LOT AREA

FEMA MAP#: 51161C0234G (REVISED 09/28/2007)

MAXIMUM PRINCIPAL BUILDING HEIGHT: 35 FT

MAXIMUM ACCESSORY BUILDING HEIGHT: 25 FT

SIGNAGE: A SEPARATE PERMIT WILL BE REQUIRED FOR ANY PROPOSED
SIGNAGE PRIOR TO CONSTRUCTION. ALL SIGNAGE MUST MEET ALL OF
THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE
SECTION 30-93 AND THE MASON'S CREST PRD DOCUMENT.

WATER: PUBLIC

SEWER: PUBLIC

ROADWAY: PRIVATE

*NOTE: THIS DEVELOPMENT IS A PLANNED RESIDENTIAL DEVELOPMENT
AND MUST BE DEVELOPED IN CONFORMANCE WITH THE MASON'S CREST
MASTER DEVELOPMENT PLAN, DATED DECEMBER 19, 2003 AS WELL AS
ALL GUIDELINES IN THE PRD DOCUMENT.

BALZER
AND ASSOCIATES, INC.
BVINE
REFLECTING TOMORROW

www.balzer.cc

New River Valley
Richmond
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
GEOTECHNICAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 047338
7/24/12
PROFESSIONAL ENGINEER

MASON'S CREST - SECTION 2
LAYOUT & UTILITY PLAN
CAVE SPRING DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY SMH
DATE 06/25/2010
SCALE 1" = 30'

REVISIONS:
08/19/2010
09/27/2010
07/24/2012

APPROVED

SHEET NO. C04
JOB NO. R1000040.00