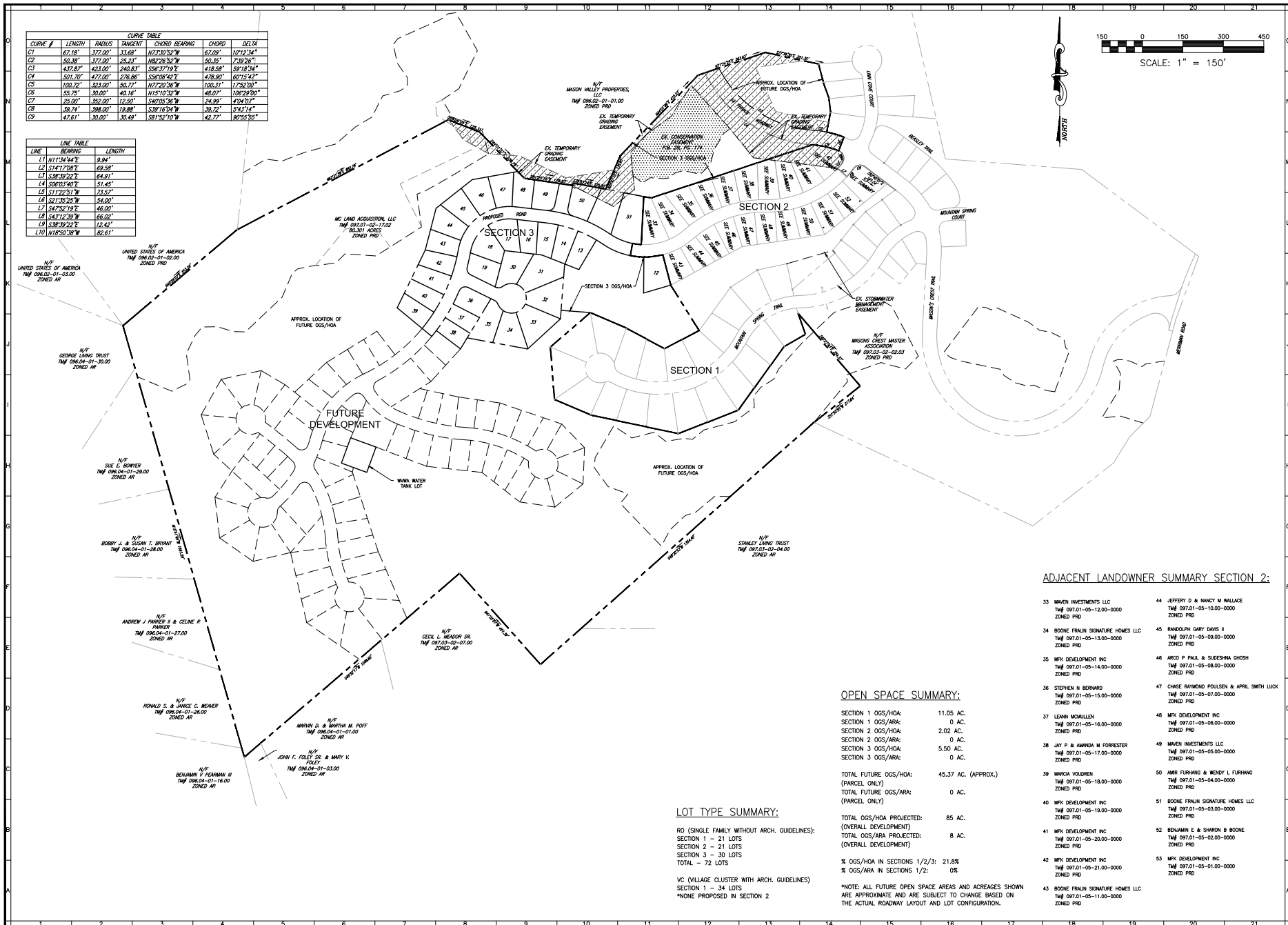


CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	67.18	377.00	33.68	N0730252W	67.09	N71234
C2	50.91	377.00	25.21	N0820537W	50.91	73926
C3	437.87	423.00	240.81	S563719E	418.58	S91834
C4	501.70	477.00	276.86	S560846E	478.90	S91543
C5	100.72	423.00	50.77	N0720236W	100.11	129202
C6	55.92	30.00	45.16	N1510152W	48.07	1082930
C7	25.00	350.00	12.50	S4020536W	24.99	470433
C8	30.74	398.00	19.68	S3916104W	30.74	374714
C9	47.61	30.00	30.49	S8152101W	47.77	N073035

LINE	BEARING	LENGTH
L1	N117444E	9.94
L2	S141708E	69.58
L3	S381922E	64.91
L4	S080340E	51.45
L5	S112251W	23.57
L6	S213525W	54.00
L7	S425210E	46.00
L8	S431210W	66.02
L9	S381922E	12.42
L10	N182038W	82.61



ADJACENT LANDOWNER SUMMARY SECTION 2:

33. MAVEN INVESTMENTS LLC TMF 097.01-05-12.00-0000 ZONED PRD	44. JEFFERY D & NANCY W WALLACE TMF 097.01-05-10.00-0000 ZONED PRD
34. BOONE FRALIN SIGNATURE HOMES LLC TMF 097.01-05-13.00-0000 ZONED PRD	45. RANDOLPH GARY DAVIS II TMF 097.01-05-09.00-0000 ZONED PRD
35. MKF DEVELOPMENT INC. TMF 097.01-05-14.00-0000 ZONED PRD	46. ARCO P PAUL & SUDESHNA GHOSH TMF 097.01-05-08.00-0000 ZONED PRD
36. STEPHEN N BERNARD TMF 097.01-05-10.00-0000 ZONED PRD	47. CHASE RAYMOND POLSEN & APRIL SMITH LUCK TMF 097.01-05-07.00-0000 ZONED PRD
37. LEANN MCWALLEN TMF 097.01-05-16.00-0000 ZONED PRD	48. MKF DEVELOPMENT INC. TMF 097.01-05-06.00-0000 ZONED PRD
38. JAY P & AMANDA W FORRESTER TMF 097.01-05-17.00-0000 ZONED PRD	49. MAVEN INVESTMENTS LLC TMF 097.01-05-05.00-0000 ZONED PRD
39. MARCIA VOLDREIN TMF 097.01-05-18.00-0000 ZONED PRD	50. AMR FURRANG & WENDY L FURRANG TMF 097.01-05-04.00-0000 ZONED PRD
40. MKF DEVELOPMENT INC. TMF 097.01-05-19.00-0000 ZONED PRD	51. BOONE FRALIN SIGNATURE HOMES LLC TMF 097.01-05-03.00-0000 ZONED PRD
41. MKF DEVELOPMENT INC. TMF 097.01-05-20.00-0000 ZONED PRD	52. BENJAMIN E & SHARON B BOONE TMF 097.01-05-02.00-0000 ZONED PRD
42. MKF DEVELOPMENT INC. TMF 097.01-05-21.00-0000 ZONED PRD	53. MKF DEVELOPMENT INC. TMF 097.01-05-01.00-0000 ZONED PRD
43. BOONE FRALIN SIGNATURE HOMES LLC TMF 097.01-05-11.00-0000 ZONED PRD	

OPEN SPACE SUMMARY:

SECTION 1 OGS/HOA:	11.05 AC.
SECTION 1 OGS/ARA:	0 AC.
SECTION 2 OGS/HOA:	2.02 AC.
SECTION 2 OGS/ARA:	0 AC.
SECTION 3 OGS/HOA:	5.50 AC.
SECTION 3 OGS/ARA:	0 AC.
TOTAL FUTURE OGS/HOA: (PARCEL ONLY)	45.37 AC. (APPROX.)
TOTAL FUTURE OGS/ARA: (PARCEL ONLY)	0 AC.
TOTAL OGS/HOA PROJECTED: (OVERALL DEVELOPMENT)	85 AC.
TOTAL OGS/ARA PROJECTED: (OVERALL DEVELOPMENT)	8 AC.
% OGS/HOA IN SECTIONS 1/2/3:	21.8%
% OGS/ARA IN SECTIONS 1/2:	0%

LOT TYPE SUMMARY:

RO (SINGLE FAMILY WITHOUT ARCH. GUIDELINES):
SECTION 1 - 21 LOTS
SECTION 2 - 21 LOTS
SECTION 3 - 30 LOTS
TOTAL - 72 LOTS

VC (VILLAGE CLUSTER WITH ARCH. GUIDELINES)
SECTION 1 - 34 LOTS
*NONE PROPOSED IN SECTION 2

REFLECTING TOMORROW

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New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATION & STUDY EVALUATIONS

Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24019
540-773-8580
FAX 540-772-8050

MASON'S CREST - SECTION 3
OVERALL PLAN
 CAVE SPRING DISTRICT
 ROANOKE COUNTY, VIRGINIA

DRAWN BY KRO
 DESIGNED BY CPB
 CHECKED BY BTC
 DATE 4/3/2018
 SCALE 1" = 150'
 REVISIONS:
 6/15/2018
 11/27/2018
 1/18/2019
 7/16/2019 P.R. #1
 3/10/2020 P.R. #2
 3/31/2020 P.R. #3
 4/22/2020 P.R. #4
 SHEET NO. **C3**
 JOB NO. 04160002.00