

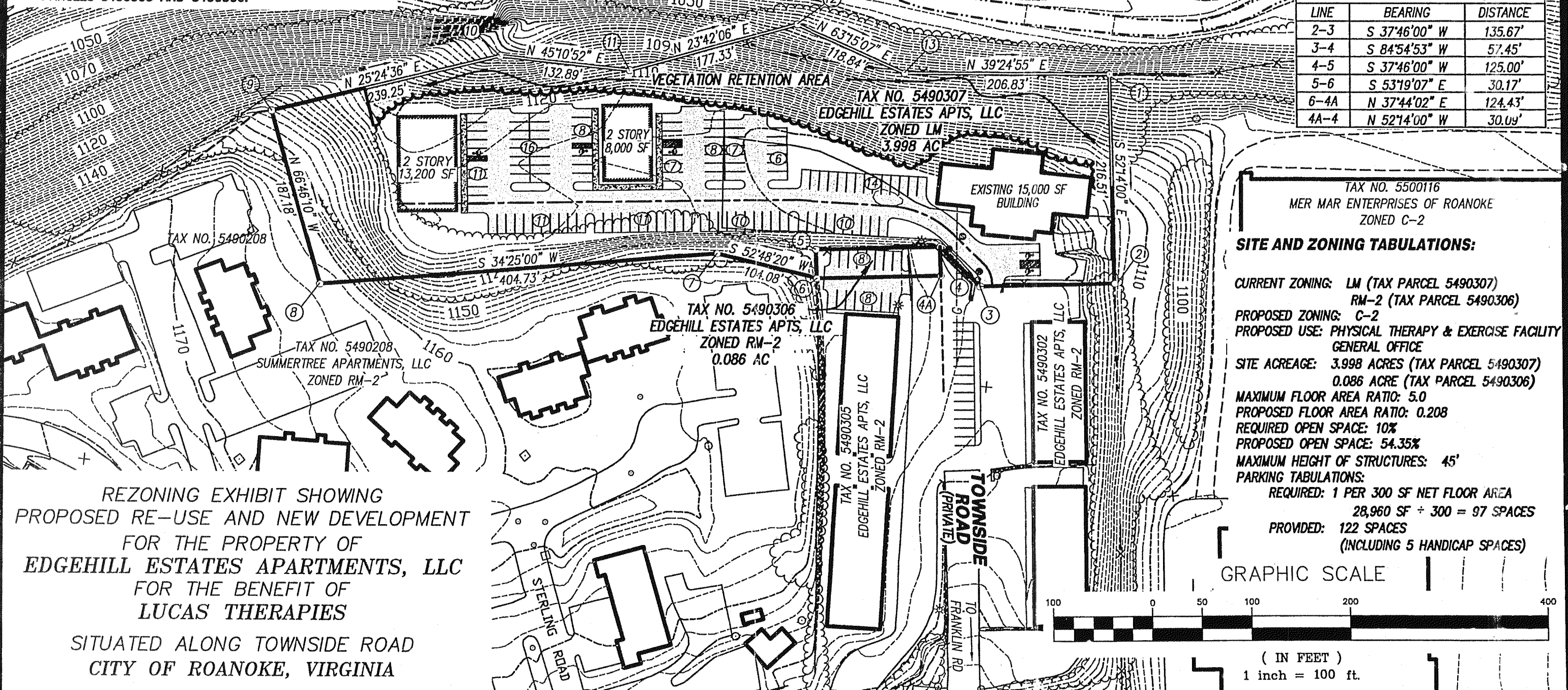
NOTES:

1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT FIELD SURVEY OR TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
2. OWNER WILL PROVIDE AN ACCESS EASEMENT FROM THE END OF TOWNSIDE ROAD TO THE SUBJECT PROPERTY.
3. SIXTEEN (16) EXISTING PARKING SPACES WILL BE RELOCATED FROM THE AREA OF THE ACCESS EASEMENT TO A NEW PARKING LOT LYING ON TAX PARCELS 5490305 AND 5490306.

U. S. ROUTE 220
(VARIABLE-WIDTH RIGHT-OF-WAY)

LINE TABLE

LINE	BEARING	DISTANCE
2-3	S 37°46'00" W	135.67'
3-4	S 84°54'53" W	57.45'
4-5	S 37°46'00" W	125.00'
5-6	S 53°19'07" E	30.17'
6-4A	N 37°44'02" E	124.43'
4A-4	N 52°14'00" W	30.09'



TAX NO. 5500116
MER MAR ENTERPRISES OF ROANOKE
ZONED C-2

SITE AND ZONING TABULATIONS:

CURRENT ZONING: LM (TAX PARCEL 5490307)
RM-2 (TAX PARCEL 5490306)
PROPOSED ZONING: C-2
PROPOSED USE: PHYSICAL THERAPY & EXERCISE FACILITY
GENERAL OFFICE
SITE ACREAGE: 3.998 ACRES (TAX PARCEL 5490307)
0.086 ACRE (TAX PARCEL 5490306)
MAXIMUM FLOOR AREA RATIO: 5.0
PROPOSED FLOOR AREA RATIO: 0.208
REQUIRED OPEN SPACE: 10%
PROPOSED OPEN SPACE: 54.35%
MAXIMUM HEIGHT OF STRUCTURES: 45'
PARKING TABULATIONS:
REQUIRED: 1 PER 300 SF NET FLOOR AREA
 $28,960 \text{ SF} \div 300 = 97 \text{ SPACES}$
PROVIDED: 122 SPACES
(INCLUDING 5 HANDICAP SPACES)

GRAPHIC SCALE



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DATE: REVISED 3/3/05, ADD TREE RETENTION AREA January 31, 2005
COMM. NO.: 04-139
SCALE: 1" = 100'

SHEET 1 OF 1