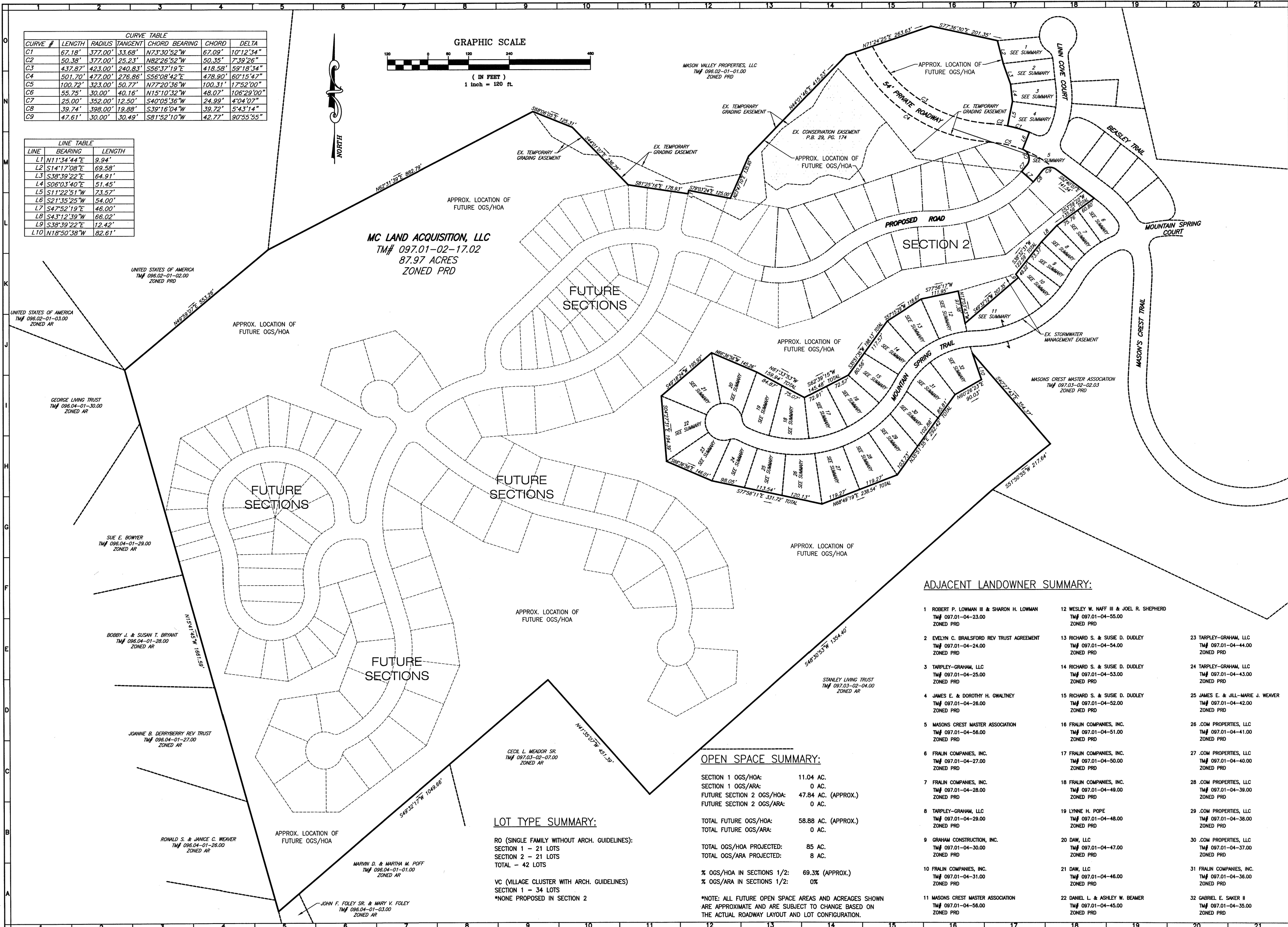
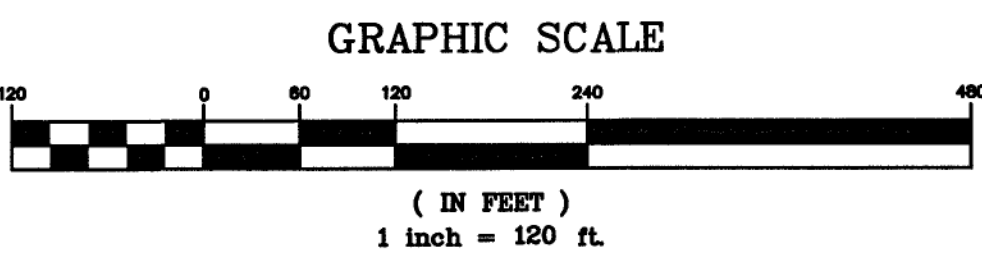




CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	67.18'	377.00'	33.68'	N73°30'52"W	67.09'	10°12'34"
C2	50.38'	377.00'	25.23'	N82°26'52"W	50.35'	7°39'26"
C3	437.87'	423.00'	240.83'	S56°37'19"E	418.58'	59°18'34"
C4	501.70'	477.00'	276.86'	S56°08'42"E	478.90'	60°15'42"
C5	100.72'	323.00'	50.77'	N77°20'36"W	100.31'	17°52'00"
C6	55.75'	30.00'	40.16'	N15°10'32"W	48.07'	106°29'00"
C7	25.00'	352.00'	12.50'	S40°05'36"W	24.99'	4°04'07"
C8	39.74'	398.00'	19.88'	S39°16'04"W	39.72'	5°43'14"
C9	47.61'	30.00'	30.49'	S81°52'10"W	42.77'	90°55'55"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°34'44"E	9.94'
L2	S14°17'08"E	69.58'
L3	S38°39'22"E	64.91'
L4	S06°03'40"E	51.45'
L5	S11°22'51"W	73.57'
L6	S21°35'25"W	54.00'
L7	S47°52'19"E	46.00'
L8	S43°12'39"W	66.02'
L9	S38°39'22"E	12.42'
L10	N18°50'38"W	82.61'



ADJACENT LANDOWNER SUMMARY:

1 ROBERT P. LOWMAN III & SHARON H. LOWMAN TM# 097.01-04-23.00 ZONED PRD	12 WESLEY W. WAFF III & JOEL R. SHEPHERD TM# 097.01-04-55.00 ZONED PRD	23 TAPLEY-GRAHAM, LLC TM# 097.01-04-44.00 ZONED PRD
2 EVELYN C. BRALSFORD REV TRUST AGREEMENT TM# 097.01-04-24.00 ZONED PRD	13 RICHARD S. & SUSIE D. DUDLEY TM# 097.01-04-54.00 ZONED PRD	24 TAPLEY-GRAHAM, LLC TM# 097.01-04-43.00 ZONED PRD
3 TAPLEY-GRAHAM, LLC TM# 097.01-04-25.00 ZONED PRD	14 RICHARD S. & SUSIE D. DUDLEY TM# 097.01-04-53.00 ZONED PRD	25 JAMES E. & JILL-MARIE J. WEAVER TM# 097.01-04-42.00 ZONED PRD
4 JAMES E. & DOROTHY H. GWALTNEY TM# 097.01-04-26.00 ZONED PRD	15 RICHARD S. & SUSIE D. DUDLEY TM# 097.01-04-52.00 ZONED PRD	26 .COM PROPERTIES, LLC TM# 097.01-04-41.00 ZONED PRD
5 MASON'S CREST MASTER ASSOCIATION TM# 097.01-04-26.00 ZONED PRD	16 FRALIN COMPANIES, INC. TM# 097.01-04-51.00 ZONED PRD	27 .COM PROPERTIES, LLC TM# 097.01-04-40.00 ZONED PRD
6 FRALIN COMPANIES, INC. TM# 097.01-04-27.00 ZONED PRD	17 FRALIN COMPANIES, INC. TM# 097.01-04-50.00 ZONED PRD	28 .COM PROPERTIES, LLC TM# 097.01-04-39.00 ZONED PRD
7 FRALIN COMPANIES, INC. TM# 097.01-04-28.00 ZONED PRD	18 FRALIN COMPANIES, INC. TM# 097.01-04-49.00 ZONED PRD	29 .COM PROPERTIES, LLC TM# 097.01-04-38.00 ZONED PRD
8 TAPLEY-GRAHAM, LLC TM# 097.01-04-29.00 ZONED PRD	19 LYNNE H. POPE TM# 097.01-04-48.00 ZONED PRD	30 .COM PROPERTIES, LLC TM# 097.01-04-37.00 ZONED PRD
9 GRAHAM CONSTRUCTION, INC. TM# 097.01-04-30.00 ZONED PRD	20 DAW, LLC TM# 097.01-04-47.00 ZONED PRD	31 FRALIN COMPANIES, INC. TM# 097.01-04-36.00 ZONED PRD
10 FRALIN COMPANIES, INC. TM# 097.01-04-31.00 ZONED PRD	21 DAW, LLC TM# 097.01-04-46.00 ZONED PRD	32 GABRIEL E. SAKER II TM# 097.01-04-35.00 ZONED PRD
11 MASON'S CREST MASTER ASSOCIATION TM# 097.01-04-56.00 ZONED PRD	22 DANIEL L. & ASHLEY W. BEAMER TM# 097.01-04-45.00 ZONED PRD	

OPEN SPACE SUMMARY:

SECTION 1 OGS/HOA:	11.04 AC.
SECTION 1 OGS/ARA:	0 AC.
FUTURE SECTION 2 OGS/HOA:	47.84 AC. (APPROX.)
FUTURE SECTION 2 OGS/ARA:	0 AC.
TOTAL FUTURE OGS/HOA:	58.88 AC. (APPROX.)
TOTAL FUTURE OGS/ARA:	0 AC.
TOTAL OGS/HOA PROJECTED:	85 AC.
TOTAL OGS/ARA PROJECTED:	8 AC.
% OGS/HOA IN SECTIONS 1/2:	69.3% (APPROX.)
% OGS/ARA IN SECTIONS 1/2:	0%

*NOTE: ALL FUTURE OPEN SPACE AREAS AND AGEAGES SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE BASED ON THE ACTUAL ROADWAY LAYOUT AND LOT CONFIGURATION.

LOT TYPE SUMMARY:

RO (SINGLE FAMILY WITHOUT ARCH. GUIDELINES):
SECTION 1 - 21 LOTS
SECTION 2 - 21 LOTS
TOTAL - 42 LOTS

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

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New River Valley
Richmond
Roanoke
Shenandoah Valley

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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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

MASON'S CREST - SECTION 2
OVERALL PLAN
CAVE SPRING DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY SMH
DATE 06/25/2010
SCALE 1" = 120'

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

SHEET NO. C03
JOB NO. R1000040.00