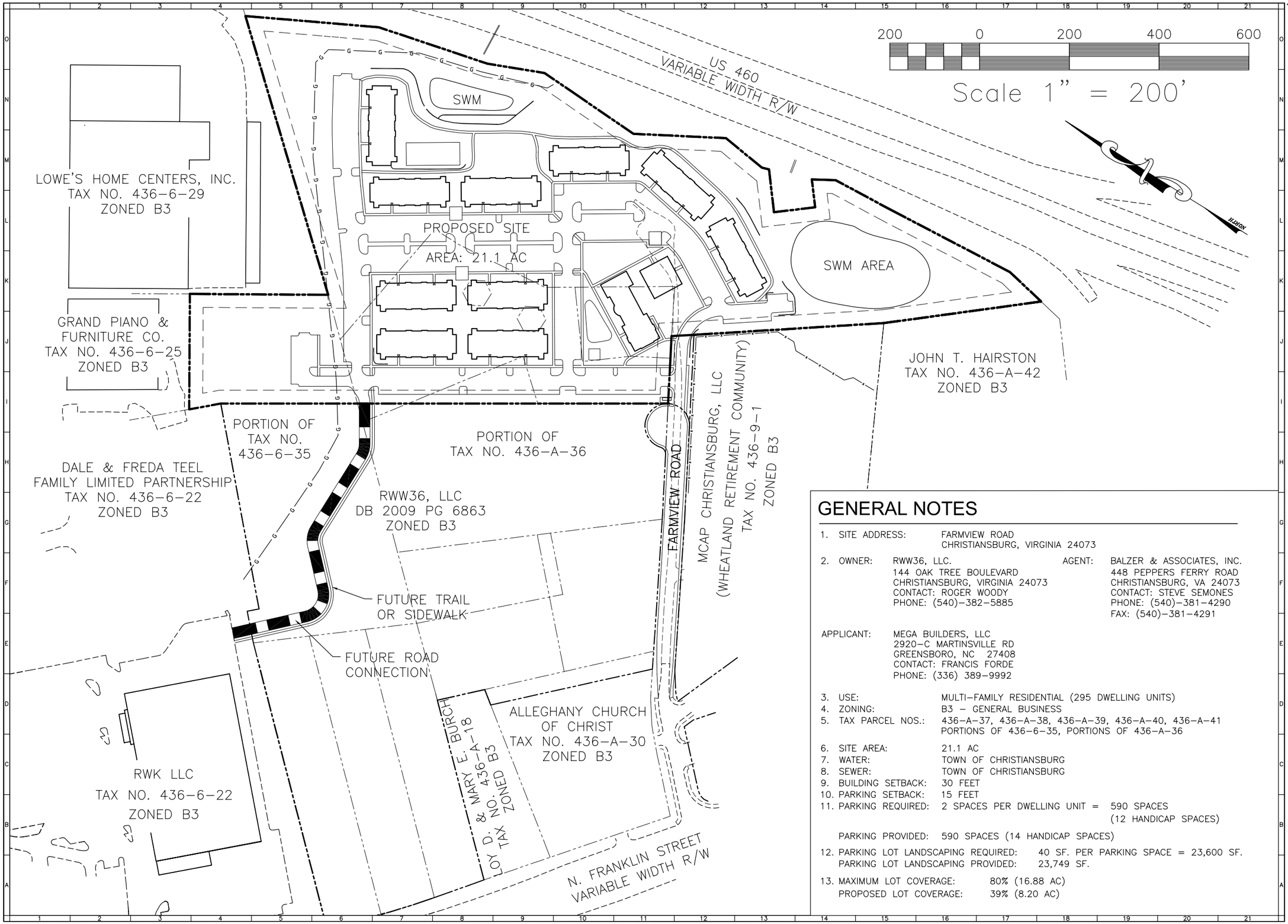

GENERAL NOTES

1. SITE ADDRESS: FARMVIEW ROAD
   CHRISTIANSBURG, VIRGINIA 24073
2. OWNER: RWW36, LLC.
   144 OAK TREE BOULEVARD
   CHRISTIANSBURG, VIRGINIA 24073
   CONTACT: ROGER WOODY
   PHONE: (540)-382-5885

   AGENT: BALZER & ASSOCIATES, INC.
   448 PEPPERS FERRY ROAD
   CHRISTIANSBURG, VA 24073
   CONTACT: STEVE SEMONES
   PHONE: (540)-381-4290
   FAX: (540)-381-4291

   APPLICANT: MEGA BUILDERS, LLC
   2920-C MARTINSVILLE RD
   GREENSBORO, NC 27408
   CONTACT: FRANCIS FORDE
   PHONE: (336) 389-9992
3. USE: MULTI-FAMILY RESIDENTIAL (295 DWELLING UNITS)
4. ZONING: B3 - GENERAL BUSINESS
5. TAX PARCEL NOS.: 436-A-37, 436-A-38, 436-A-39, 436-A-40, 436-A-41
   PORTIONS OF 436-6-35, PORTIONS OF 436-A-36
6. SITE AREA: 21.1 AC
7. WATER: TOWN OF CHRISTIANSBURG
8. SEWER: TOWN OF CHRISTIANSBURG
9. BUILDING SETBACK: 30 FEET
10. PARKING SETBACK: 15 FEET
11. PARKING REQUIRED: 2 SPACES PER DWELLING UNIT = 590 SPACES
    (12 HANDICAP SPACES)

    PARKING PROVIDED: 590 SPACES (14 HANDICAP SPACES)
12. PARKING LOT LANDSCAPING REQUIRED: 40 SF. PER PARKING SPACE = 23,600 SF.
    PARKING LOT LANDSCAPING PROVIDED: 23,749 SF.
13. MAXIMUM LOT COVERAGE: 80% (16.88 AC)
    PROPOSED LOT COVERAGE: 39% (8.20 AC)

BALZER AND ASSOCIATES INC.
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.
448 Peppers Ferry Road, NW
Christiansburg, VA 24073
540-381-4290
FAX 540-381-4291

MEGA BUILDERS
OVERALL PLAN
TOWN OF CHRISTIANSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY JRT
DESIGNED BY JRT
CHECKED BY SMS
DATE 12/20/11
SCALE 1" =200'
REVISIONS:
1/27/12

SHEET NO.
CUP 1
JOB NO. B1100073.00