Scale 1" = 100'

100 0 100 200 300

24" RCP

30' BUILDING SETBACK

WALKING TRAIL

US 460 WBL

US 460 EBL

36" RCP

SWM

32 UNITS

TENNIS COURT

DOG PARK

32 UNITS

27 UNITS

32 UNITS

32 UNITS

32 UNITS

27 UNITS

27 UNITS

27 UNITS

27 UNITS

GYM

CLUBHOUSE

GRILL AREA

MAIL

30' BUILDING SETBACK

EX.6' CHAINLINK FENCE

VEGETATIVE BUFFER

EX. 6' BOARD ON BOARD FENCE

BUS SHELTER

FARMVIEW RD. 50' R/W

FUTURE ROAD CONNECTION

PROPOSED PROPERTY LINE

FUTURE DEVELOPMENT

EXISTING GAS LINE AND 50' EASEMENT

LEGEND

- CONCRETE
- ASPHALT PAVING
- AREA CALCULATED AS INTERIOR PARKING LOT GREENSPACE

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REFLECTING TOMORROW

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Balzer and Associates, Inc.
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Christiansburg, VA 24073
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MEGA BUILDERS

CONCEPTUAL MASTERPLAN

TOWN OF CHRISTIANSBURG
MONTGOMERY COUNTY, VIRGINIA

DRAWN BY	JRT
DESIGNED BY	JRT
CHECKED BY	SMS
DATE	12/20/11
SCALE	1" =100'

REVISIONS:
1/27/12

SHEET NO.
CUP 2

JOB NO. B1100073.00