



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
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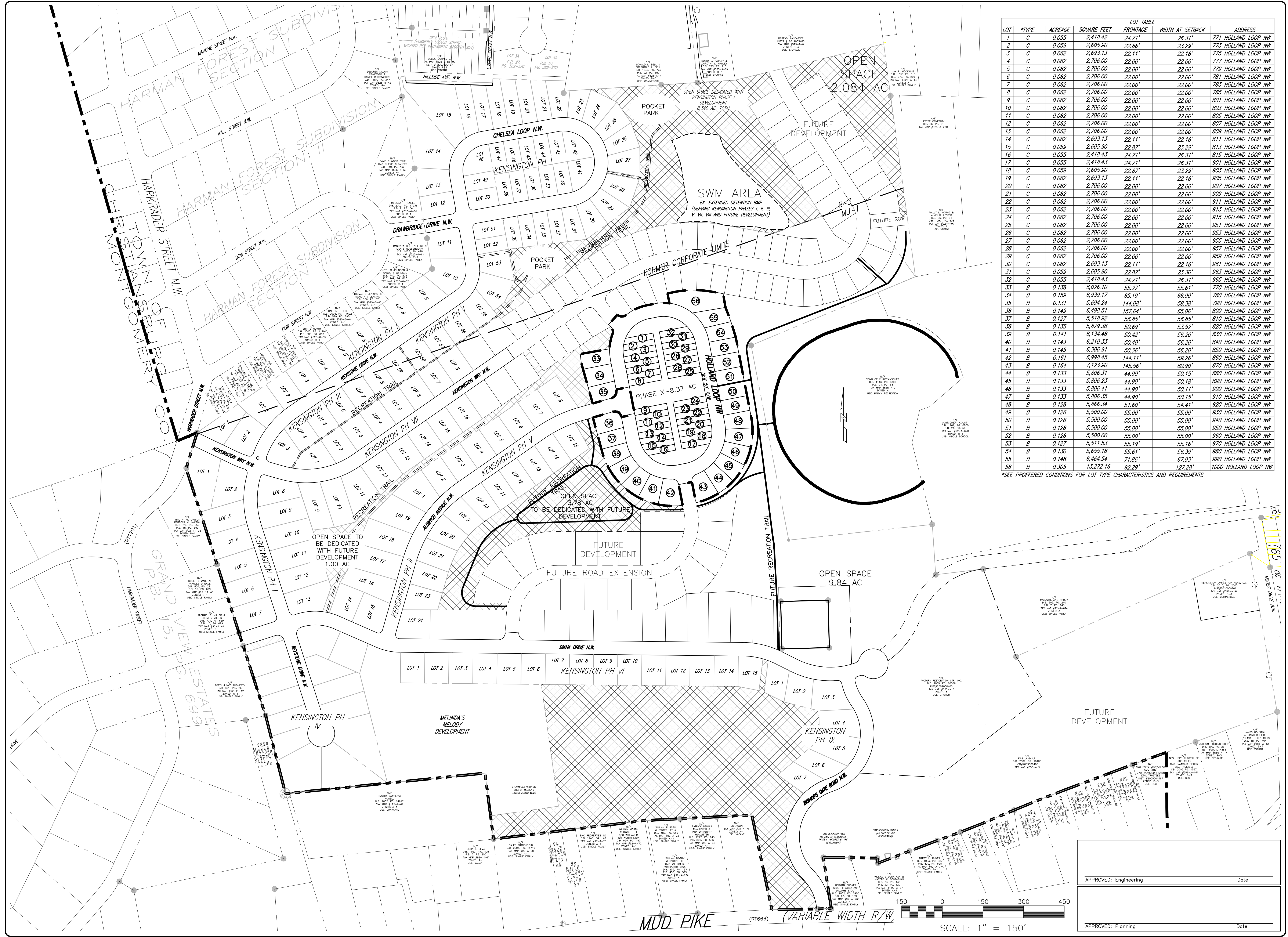
KENSINGTON PHASE X
HOLLAND LOOP NW
MASTER PLAN

DRAWN BY: MRM
DESIGNED BY: MRM
CHECKED BY: SMS
DATE: 03/01/2019
SCALE: 1" = 150'
REVISIONS:
SUB #2: 06/03/2019
SUB #3: 07/01/2019

C3
PROJECT NO: 24180070.00

LOT TABLE						
LOT	*TYPE	ACREAGE	SQUARE FEET	FRONTAGE	WIDTH AT SETBACK	ADDRESS
1	C	0.055	2,418.42	24.71'	26.31'	771 HOLLAND LOOP NW
2	C	0.059	2,605.90	22.86'	23.29'	773 HOLLAND LOOP NW
3	C	0.062	2,693.13	22.11'	22.16'	775 HOLLAND LOOP NW
4	C	0.062	2,706.00	22.00'	22.00'	777 HOLLAND LOOP NW
5	C	0.062	2,706.00	22.00'	22.00'	779 HOLLAND LOOP NW
6	C	0.062	2,706.00	22.00'	22.00'	781 HOLLAND LOOP NW
7	C	0.062	2,706.00	22.00'	22.00'	783 HOLLAND LOOP NW
8	C	0.062	2,706.00	22.00'	22.00'	785 HOLLAND LOOP NW
9	C	0.062	2,706.00	22.00'	22.00'	801 HOLLAND LOOP NW
10	C	0.062	2,706.00	22.00'	22.00'	803 HOLLAND LOOP NW
11	C	0.062	2,706.00	22.00'	22.00'	805 HOLLAND LOOP NW
12	C	0.062	2,706.00	22.00'	22.00'	807 HOLLAND LOOP NW
13	C	0.062	2,706.00	22.00'	22.00'	809 HOLLAND LOOP NW
14	C	0.062	2,693.13	22.11'	22.16'	811 HOLLAND LOOP NW
15	C	0.059	2,605.90	22.87'	23.29'	813 HOLLAND LOOP NW
16	C	0.055	2,418.43	24.71'	26.31'	815 HOLLAND LOOP NW
17	C	0.055	2,418.43	24.71'	26.31'	901 HOLLAND LOOP NW
18	C	0.059	2,605.90	22.87'	23.29'	903 HOLLAND LOOP NW
19	C	0.062	2,693.13	22.11'	22.16'	905 HOLLAND LOOP NW
20	C	0.062	2,706.00	22.00'	22.00'	907 HOLLAND LOOP NW
21	C	0.062	2,706.00	22.00'	22.00'	909 HOLLAND LOOP NW
22	C	0.062	2,706.00	22.00'	22.00'	911 HOLLAND LOOP NW
23	C	0.062	2,706.00	22.00'	22.00'	913 HOLLAND LOOP NW
24	C	0.062	2,706.00	22.00'	22.00'	915 HOLLAND LOOP NW
25	C	0.062	2,706.00	22.00'	22.00'	951 HOLLAND LOOP NW
26	C	0.062	2,706.00	22.00'	22.00'	953 HOLLAND LOOP NW
27	C	0.062	2,706.00	22.00'	22.00'	955 HOLLAND LOOP NW
28	C	0.062	2,706.00	22.00'	22.00'	957 HOLLAND LOOP NW
29	C	0.062	2,706.00	22.00'	22.00'	959 HOLLAND LOOP NW
30	C	0.062	2,693.13	22.11'	22.16'	961 HOLLAND LOOP NW
31	C	0.059	2,605.90	22.87'	23.30'	963 HOLLAND LOOP NW
32	C	0.055	2,418.43	24.71'	26.31'	965 HOLLAND LOOP NW
33	B	0.138	6,026.10	55.27'	55.61'	770 HOLLAND LOOP NW
34	B	0.159	6,939.17	65.19'	66.90'	780 HOLLAND LOOP NW
35	B	0.131	5,694.24	144.08'	58.38'	790 HOLLAND LOOP NW
36	B	0.149	6,498.51	157.64'	65.06'	800 HOLLAND LOOP NW
37	B	0.127	5,518.92	56.85'	56.85'	810 HOLLAND LOOP NW
38	B	0.135	5,879.36	50.69'	53.52'	820 HOLLAND LOOP NW
39	B	0.141	6,134.46	50.42'	56.20'	830 HOLLAND LOOP NW
40	B	0.143	6,210.33	50.40'	56.20'	840 HOLLAND LOOP NW
41	B	0.145	6,306.91	50.36'	56.20'	850 HOLLAND LOOP NW
42	B	0.161	6,998.45	144.11'	59.26'	860 HOLLAND LOOP NW
43	B	0.164	7,123.90	145.56'	60.90'	870 HOLLAND LOOP NW
44	B	0.133	5,806.31	44.90'	50.15'	880 HOLLAND LOOP NW
45	B	0.133	5,806.23	44.90'	50.18'	890 HOLLAND LOOP NW
46	B	0.133	5,806.41	44.90'	50.11'	900 HOLLAND LOOP NW
47	B	0.133	5,806.35	44.90'	50.15'	910 HOLLAND LOOP NW
48	B	0.128	5,866.34	51.60'	54.41'	920 HOLLAND LOOP NW
49	B	0.126	5,500.00	55.00'	55.00'	930 HOLLAND LOOP NW
50	B	0.126	5,500.00	55.00'	55.00'	940 HOLLAND LOOP NW
51	B	0.126	5,500.00	55.00'	55.00'	950 HOLLAND LOOP NW
52	B	0.126	5,500.00	55.00'	55.00'	960 HOLLAND LOOP NW
53	B	0.127	5,511.53	55.19'	55.16'	970 HOLLAND LOOP NW
54	B	0.130	5,655.16	55.61'	56.39'	980 HOLLAND LOOP NW
55	B	0.148	6,464.54	71.86'	67.93'	990 HOLLAND LOOP NW
56	B	0.305	13,272.16	92.29'	127.28'	1000 HOLLAND LOOP NW

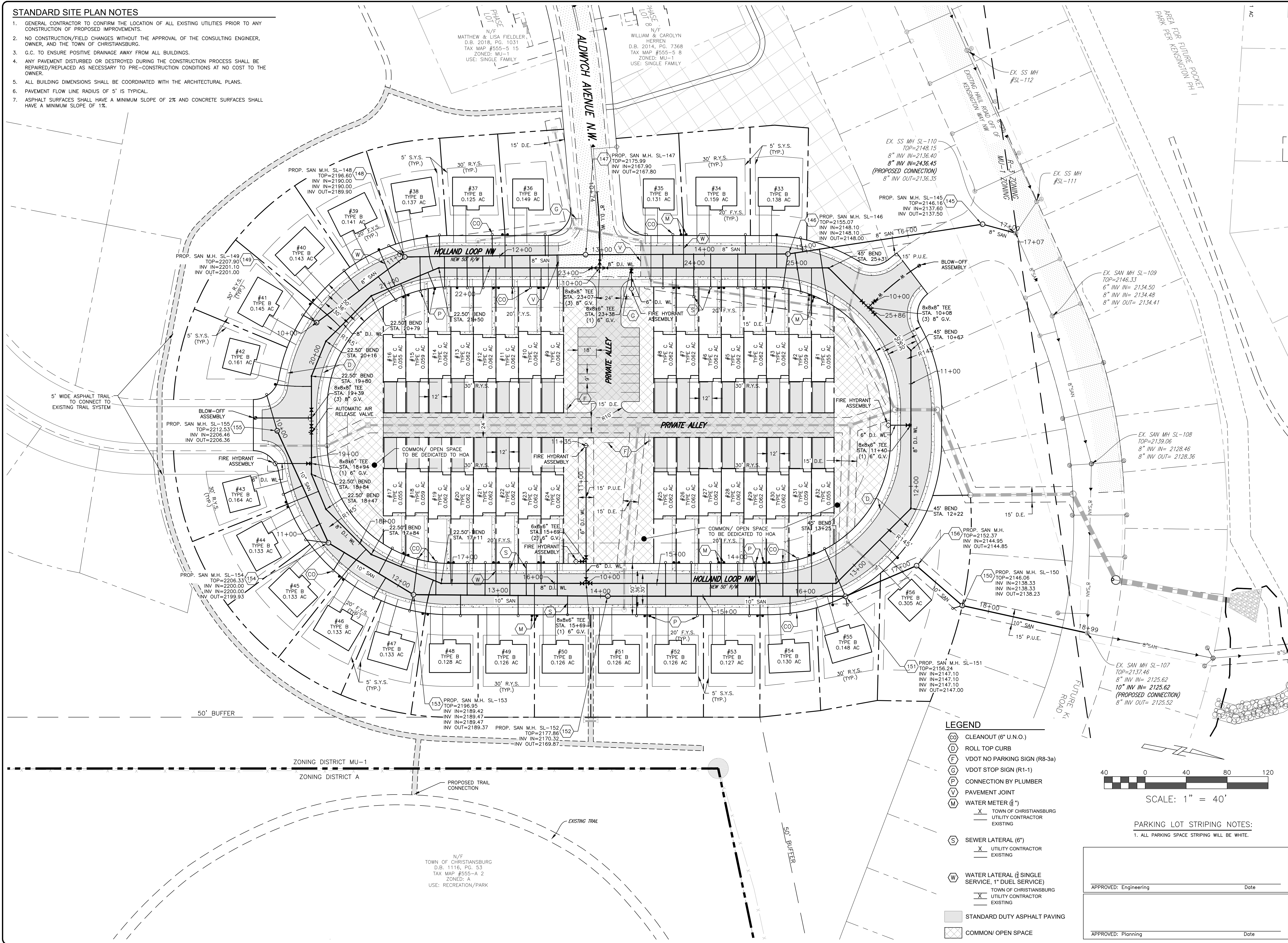
*SEE PROFFERED CONDITIONS FOR LOT TYPE CHARACTERISTICS AND REQUIREMENTS



APPROVED: Engineering	Date
APPROVED: Planning	Date

STANDARD SITE PLAN NOTES

1. GENERAL CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, OWNER, AND THE TOWN OF CHRISTIANSBURG.
3. G.C. TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.
4. ANY PAVEMENT DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL BUILDING DIMENSIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. PAVEMENT FLOW LINE RADIUS OF 5' IS TYPICAL.
7. ASPHALT SURFACES SHALL HAVE A MINIMUM SLOPE OF 2% AND CONCRETE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1%.



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