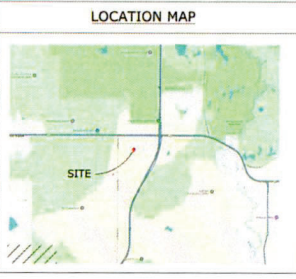


- LEGEND**
- COMMERCIAL AREA PDP(HC)
 - RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)
 - COMMERCIAL MIXED USE PDP(C), PDP(MF), & PDP(SF)
 - POTENTIAL FIRE STATION SITE
 - SINGLE FAMILY PDP(SF)
 - PARK AND/OR AMENITY AREA
 - LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
 - RETENTION POND AREA
 - R.O.W. RESERVATION AREA



LAND USE TABLE

LAND USE	ACRES	UNITS	DENSITY
COMMERCIAL AREA PDP(HC)	20		200,000 SQ. FT.
COMMERCIAL MIXED USE PDP(C), PDP(MF), & PDP(SF)	19	320*	100,000 SQ. FT.
SINGLE FAMILY PDP(SF)	72	288*	
RESIDENTIAL MIXED USE PDP(MF) & PDP(SF)	37	370*	
DRAINAGE, RECREATION, BUFFERS, OPEN SPACE	37.81		
ROADS	18		
TOTAL:	+/- 203.89	978	

SITE DATA

OWNER: JACK MELTON FAMILY INC.
 PARCEL KEY NO.: 840923, 841138, & 1760151
 SECTION / TOWNSHIP / RANGE: 06/23S/18E

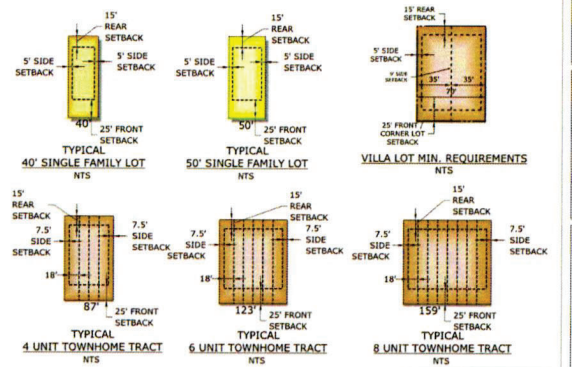
CURRENT ZONING: SPLIT ZONING AG, PDP(GC), & PDP(HC)
PROPOSED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT (C/PDP)

PROJECT AREA:
 840923 ± 179.16 AC.
 841138 ± 21.65 AC.
 1760151 ± 3.08 AC.
TOTAL: ± 203.89 AC.

PERIMETER SETBACKS (INCLUDES OF BUFFERS)
 NORTH: 75 (ELEVATION FROM 123)
 EAST: 35
 WEST: 35
 SOUTH: 35

NOTES

- * ALL ACREAGES AND DWELLING UNITS PROVIDED IN LAND USE ARE CONCEPTUAL FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF LOT AND ACREAGE WILL BE DETERMINED AT THE TIME OF PLATTING.
- * LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.
- * JACK MELTON FAMILY, INC. AND THE FOOT ARE IN NEGOTIATIONS TO POTENTIALLY SWAP LANDS. VACATE EASEMENTS AND/OR CO-INCIDENT STOPWATERS IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY. THEREFORE, THE FOOT PARCEL KEY 1760151 HAS BEEN INCLUDED AS PART OF THIS REZONING APPLICATION.



	SINGLE-FAMILY	MULTI-FAMILY	VILLAS	TOWNHOMES	COMMERCIAL
MINIMUM LOT WIDTH	40'	N/A	35'	18'	100'
MINIMUM FRONTAGE ALONG CURVE	30'	N/A	25'	15'	N/A
MINIMUM LOT SQFT	4,400 SF	N/A	3,850 SF	1,800 SF	N/A
MAXIMUM BUILDING HEIGHT	35'	50'	35'	35'	50'
MAXIMUM BUILDING AREA RATIO	65%	45%	70%	70%	0.75

SEE LOT DETAIL ABOVE FOR INTERNAL SETBACKS.
 *MULTI-FAMILY MAXIMUM BUILDING AREA RATIO IS A % OF GROSS RESIDENTIAL ACREAGE.

BLACK JACK RIDGE
 REZONING MASTER PLAN
 JACK MELTON PARCELS

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DATE	REV. BY	REV. NO.	REVISION