



**BALZER
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Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571

SITE SUMMARY

OWNER: SPRING BRANCH LLC
PARCEL: #039-78
ACREAGE: 36.84 AC
EXISTING ZONING: AGRICULTURAL-10
COMP PLAN: GATEWAY BUSINESS
(GROWTH AREA BOUNDARIES)
PROPOSED ZONING: COMMERCE CENTER (CC)

COMMERCE CENTER STANDARDS

LOT COVERAGE, MAXIMUM = 60%
STRUCTURE HEIGHT, MAXIMUM = 35 FT
FRONT YARD DEPTH, MINIMUM
ALONG MAJOR ARTERIALS = 75 FEET
(50 FEET FOR ACCESSORY USES AND STRUCTURES)
LOTS ABUTTING INTERNAL/LOCAL ROADS = 10 FEET
SIDE YARD DEPTH, MINIMUM = NOT APPLICABLE
REAR YARD DEPTH, MINIMUM = 10 FEET

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION.
2. THIS EXHIBIT IS COMPILED FROM PUBLICLY AVAILABLE GEOSPATIAL DATA ONLY AND DOES NOT REPRESENT AN ACTUAL BOUNDARY OR TOPOGRAPHIC SURVEY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE REPORT; THEREFORE, ALL MATTERS AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN. HORIZONTAL AND VERTICAL DATUM ARE ASSUMED BASED UPON AERIAL IMAGERY.
3. AERIAL IMAGERY SOURCE FROM 2023 MICROSOFT CORPORATION.

SPRING BRANCH LLC

CONCEPT PLAN

SPENCER DISTRICT
POWhatan County, Virginia

DRAWN BY: AGM
DESIGNED BY: CMS
CHECKED BY: CMS
DATE: 05/09/2023
SCALE: 1" = 80'
REVISIONS:
07/11/2023
08/17/2023

1 of 1
PROJECT NO. 56230019.00

