



www.balzer.cc

15871 City View Drive
Suite 200
Midlothian, VA 23113
804.794.0571

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

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

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
AERIAL VIEW

SPENCER DISTRICT

DRAWN BY AG
DESIGNED BY CM
CHECKED BY CM
DATE 05/09/2023
SCALE 1" = 8'
REVISIONS
07/20/2023
08/14/2023

1 of 1

