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Roanoke / Richmond  
New River Valley  
Shenandoah Valley

[www.balzer.cc](http://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.

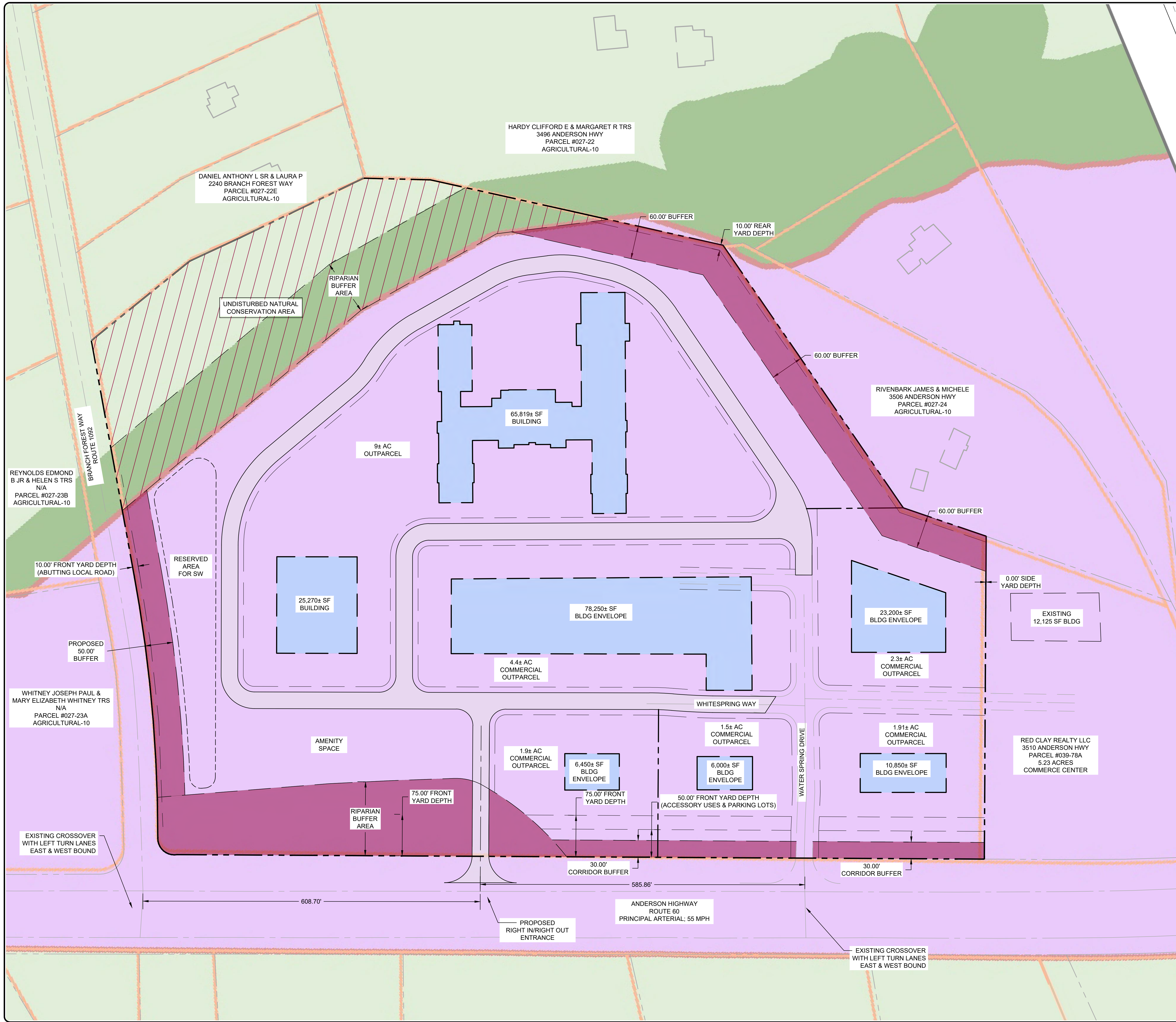
SPRING BRANCH LLC

CONCEPT PLAN  
FUTURE LAND USE PLAN

SPENCER DISTRICT  
POWhatan County, Virginia

DRAWN BY: AGM  
DESIGNED BY: CMS  
CHECKED BY: CMS  
DATE: 08/14/2023  
SCALE: 1" = 80'  
REVISIONS:

1 of 1  
PROJECT NO. 56230019.00



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