

SITE ADDRESS: 5051 BENOIS RD
CAVE SPRING, VA 24018

OWNER: VALLEY PROPERTIES, INC.

OWNER ADDRESS: 3330 HOLLINS RD, SUITE A
ROANOKE, VA 24012

TAX MAP NUMBER: 087.11-03-21.00, 087.11-03-08.00, 087.11-03-07.00

EXISTING LOT SIZE: 6.25 AC.

EXISTING ZONING: I2 ~ HIGH INTENSITY INDUSTRIAL

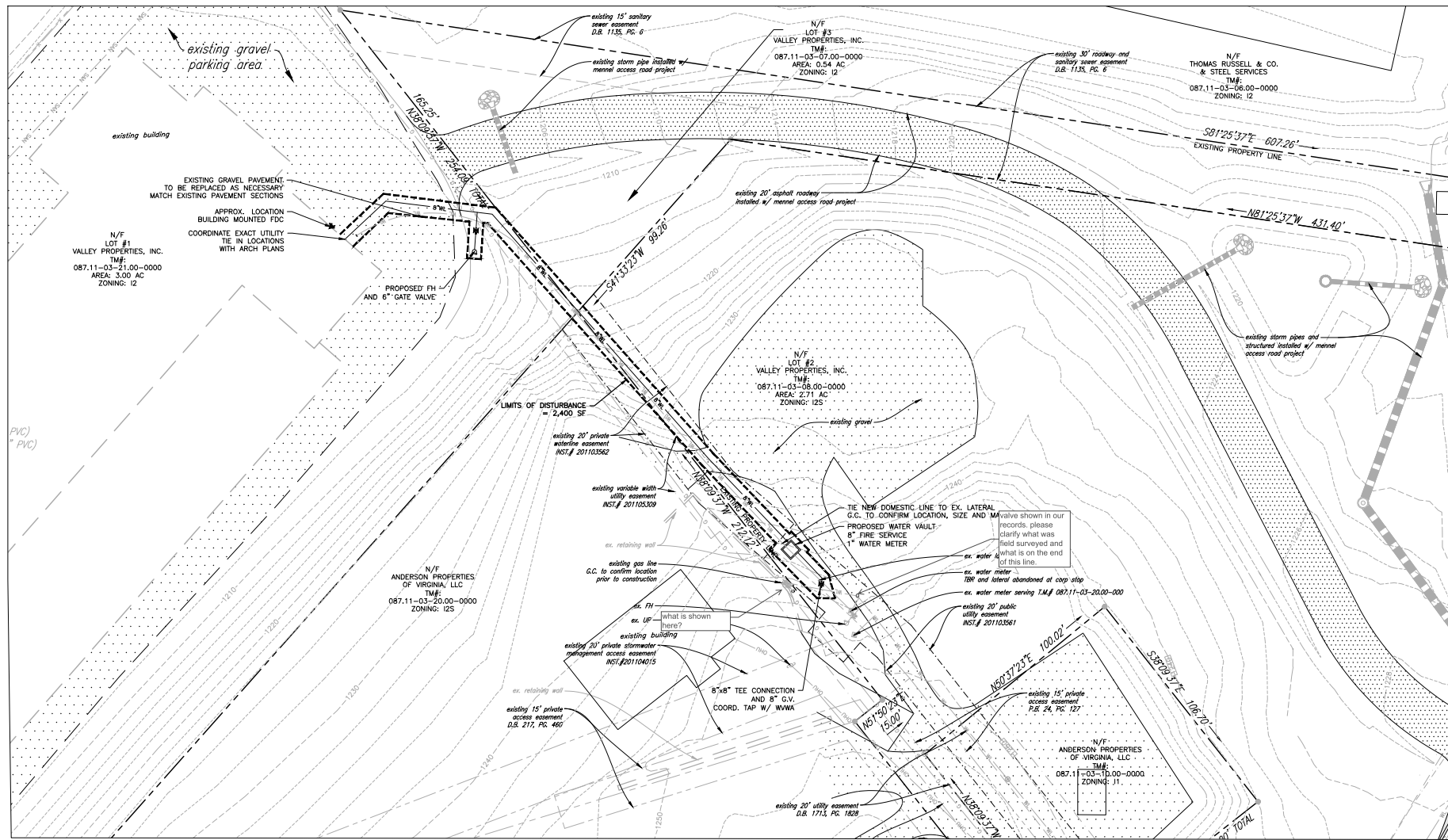
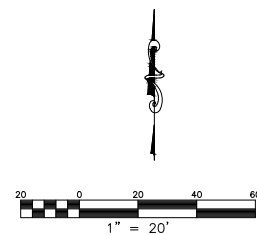
MINIMUM LOT AREA:	20,000 SF
MINIMUM LOT FRONTAGE:	100'
SETBACKS:	
FRONT:	30' FRONT PARKING/ 20' BACK PARKING
SIDE YARD:	10'
REAR YARD:	15'
MAXIMUM BUILDING HEIGHT:	NO MAXIMUM

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SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2018



Roanoke / Richmond

New River Valley
Chenoweth Valley

www.balzer.cc

www.dalziel.cc

1208 Corporate Circle
Roanoke, VA 24018

540.772.9580



WATER VAULT PLAN

CAVE SPRING DISTRICT

DRAWN BY	AAB
DESIGNED BY	AAB
CHECKED BY	CPB
DATE	6/10/2022
SCALE	1" = 20'
REVISIONS	

C1