

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

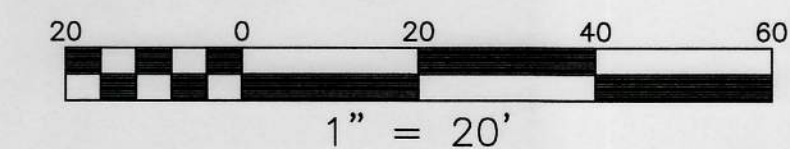
MINIMUM LOT AREA:	20,000 SF
MINIMUM LOT FRONTAGE:	100'
SETBACKS:	
FRONT:	30' FRONT PARKING/ 20' BACK PARKING
SIDE YARD:	10'
REAR YARD:	15'
MAXIMUM BUILDING HEIGHT:	NO MAXIMUM

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

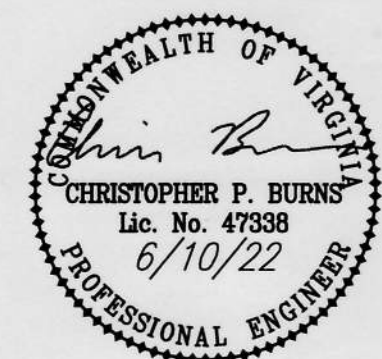
SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2018



Roanoke / Richmond
New River Valley
Shenandoah Valley

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



AS BUILTS

Contractor: Jack St. Clair

Inspector: Bruce Peters

5051 BENOIS ROAD

WATER VAULT PLAN

CAVE SPRING DISTRICT
5051 BENOIS RD

DRAWN BY
DESIGNED BY
CHECKED BY
DATE
SCALE
REVISIONS

AAB
AAB
CPB
0/2022
1" = 20'

C1

PROJECT NO. 04180085.01

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