

THE APPROVED SUBDIVISION CONSTRUCTION PLANS  
HAVE BEEN REVIEWED AND THIS PLAN IS IN  
CONFORMANCE WITH THOSE APPROVED PLANS.

Lot 11

S88°37'19"W 91.68'

Limits of  
Clearing  
=11,163 Sq.Ft.  
=0.26 Acres

Lot 12  
0.272 Acre

PB: 45, Pg. 354-359

CABERNET LANE  
50' R/W

Lot 13

Proposed  
Dwelling

FF=197.50  
GF=194.50

Stone  
Construction  
Entrance

Drive

Water  
Meters(2)

CABERNET WAY  
52' R/W

Sewer  
Lateral

R-S Zoning  
F=15'  
S=0'  
R=0'

\*6" FALL IN FIRST 10' FROM FOUNDATION  
\*1% FALL THROUGH THE LIMITS OF DISTURBANCE

1. The intent of this plat is to show the location of a proposed dwelling for building permit purposes and is not intended to represent an actual field survey.
2. This plat is compiled from plats of record and without the benefit of a title report. No improvements and not all easements may be shown.
3. Contours and elevations are unregulated topographic information obtained from Construction Plans and is for general information only. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
4. Utility and drainage structures are general information obtained from Construction Plans and have been field verified.
5. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.

PROPOSED IMPROVEMENTS &

RE: RCI Builders  
DATE: 08/28/2020  
SCALE: 1"=20'  
JOB NO.: 55200973.HS  
DRAWN BY: BCW  
CHECKED BY: JAB

GRADING PLAN ON  
LOT 12, SECTION 1  
STAG'S LEAP

HANOVER COUNTY, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
ROANOKE / RICHMOND / NEW RIVER VALLEY / STAUNTON / HARRISONBURG / LYNCHBURG  
15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.co

**BALZER**  
& ASSOCIATES

