

1. OWNER/DEVELOPER SITE DATA
 SAUER PROPERTIES INC.
 ATTN: SHANE PARR
 2000 W. BROAD ST.
 RICHMOND, VA 23220
 PHONE: 914-7894
 FAX: 358-4396
 SProperties@cfsauer.com

2. ENGINEER: MONTE LEWIS
 E. D. LEWIS AND ASSOCIATES, P.C.
 ENGINEERS & SURVEYORS
 2116 SPENCER ROAD
 RICHMOND, VIRGINIA 23230
 PHONE: 285-3948 FAX: 282-1280
 monte@edlewis-assoc.com

3. A. PARCEL:
 B. **GPIN:** 000-000-0000

4. ADDRESS: 5301 AND 5305 W. WEST BROAD ST.

5. ACREAGE: 000 AC

6. ZONING:

7. PROPOSED USE: EX CAR REPAIR AND VET OFFICE

8. PREVIOUS APPROVAL:
 A. POD #
 B. ADMINISTRATIVE #
 C. ZONING CASE : N/A
 D. VARIANCE (BZA) CASE #
 E. PROVISIONAL USE PERMIT # NA
 F. SPECIAL EXCEPTION (CONDITIONAL USE) #

9. UTILITIES

	YES	NO
COUNTY WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COUNTY SEWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WELL	<input type="checkbox"/>	<input type="checkbox"/>

10. PARKING SCHEDULE:
 A. # SPACES REQUIRED = 00 SPACES
 B. BASIS FOR PARKING CALCULATIONS
 MEDICAL OFFICE = 0000 SF/ 00 SF/SPACE = 00 SPACES
 CAR REPAIR 00 BAYS
 C. PARKING PROVIDED: TOTAL= 33
 D. # ACCESSIBLE SPACES PROVIDED : 2
 E. INTERIOR GREENSPACE CALCULATIONS
 33 X9'X18' X 5%= 268 SF GREEN SPACE REQ.
 PROVIDED= 000 SF

11. FLOOD PLAIN INFORMATION:
 A. FEMA FLOOD PLAIN
 YES NO
 B. COUNTY FLOODPLAIN
 YES NO

12. BUILDING INFORMATION
 A. SQ. FOOTAGE OF BUILDINGS
 AUTO 0000 SF
 VET OFFICE 0000 SF
 TOTAL= 0000 SF

B. NUMBER OF STORIES 1
 C. NUMBER OF UNITS: NA
 D. CONSTRUCTION TYPE
 E. SPRINKLER YES NO
 F. USE GROUP(S)
 G. MEDICAL OFFICE YES NO

13. TREE CANOPY CALCULATIONS
 SITE= 0000 sf
 BLDG - 0000 sf
 STALLS -(33 X 18 X 9)= -5346sf
 EASE - 0000 SF
 =0000 SF
 X 0.10= 000 sf
 LAND DISTURBANCE =00AC

SHEET INDEX

C-1 COVER SHEET

D-1 NOTES AND DETAILS

D-2 NOTES AND DETAILS

D-3 E & S DETAILS

D-4 E & S DETAILS

D-5 POLLUTION PREVENTION PLAN

D-6 COUNTY DETAILS

D-7 CITY E&S NOTES AND DETAILS

ES-1 PHASE 1 E&S PLAN

DEMO-1 DEMO PLAN

L-1 LAYOUT PLAN

S-1 SITE PLAN

P-1 PROFILES

DA-1 POST DRAINAGE AREAS

DA-2 PRE DRAINAGE AREAS

PRE-1 PRE DEVELOPMENT

POST-1 POST DEVELOPMENT

CALC-1 CALCULATIONS

COND-1 CONDITIONS AND DETAILS

**TRAFFIC IMPACT ANALYSIS
 DEVELOPER'S/ENGINEER'S
 CERTIFICATION**

I HAVE, IN ACCORDANCE WITH SECTION 15.2-2222.1 OF THE CODE OF VIRGINIA AND ITS SUPPORTING REGULATIONS, 24VAC 30-155-50, EXAMINED THE CRITERIA THAT REQUIRE THAT A TRAFFIC IMPACT ANALYSIS BE SUBMITTED TO VDOT VIA THE LOCALITY, IF THE PROPOSAL WILL SUBSTANTIALLY AFFECT TRANSPORTATION ON STATE CONTROLLED HIGHWAYS, AND HAVE DETERMINED THAT THE ABOVE REFERENCED PROPOSAL:

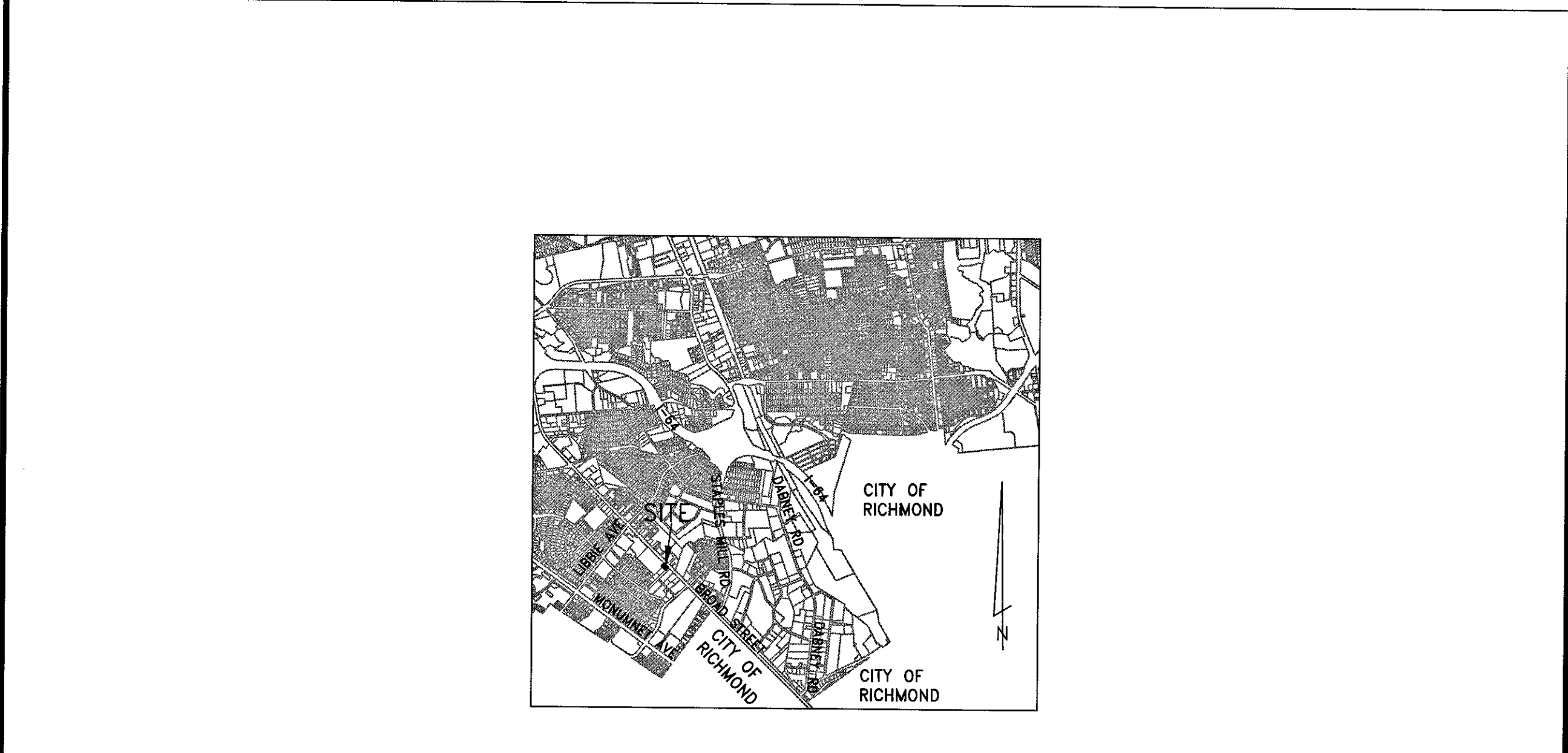
DOES NOT REQUIRE SUBMISSION OF A SUPPLEMENTAL TRAFFIC ANALYSIS (STA) PER 527 REGULATIONS FOR THIS PROPOSED PLAN.

DOES REQUIRE SUBMISSION OF A SUPPLEMENTAL TRAFFIC ANALYSIS (STA) PER 527 REGULATIONS FOR THIS PROPOSED PLAN.

EROSION CONTROL QUANTITIES
 (FOR BOND PURPOSES ONLY)

HENRICO	0 EA P
0 EA S	
0.0 AC SEEDING/ DISTURBANCE	
000 CY STOCK PILE	
000 LF SF	

5305 W. BROAD ST SITE AND UTILITY PLANS HENRICO COUNTY, VIRGINIA BROOKLAND DISTRICT



VICINITY MAP
 SCALE: 1"=2000'

FIELD TOPO TAKEN ON 0-00-00 BY CHARLES GITTINS WITH ED LEWIS AND ASSOC.
 PROJECT IS NEITHER GRANDFATHERED OR PREVIOUSLY PERMITTED
 HUC JL 18
 THERE IS NO INCREASE IN IMPERVIOUS AREA ASSOCIATED WITH THIS PROJECT THEREFORE NO 50/10 DETENTION IS REQUIRED

IN ACCORDANCE WITH SEC. 10-36 OF THE CODE OF THE COUNTY OF HENRICO, I HEREBY CERTIFY THAT I AM THE RESPONSIBLE LAND DISTURBER FOR THIS PROJECT AND THAT I HAVE A VALID CERTIFICATION FROM THE STATE OF VIRGINIA.

 SIGNATURE

 NAME (PRINT)

 DATE

EXCEPTIONS GRANTED

DATE	DEPT(S)	DESCRIPTION

ENGINEER'S CERTIFICATION
 TO THE BEST OF MY KNOWLEDGE, THIS PLAN SATISFIES ALL ZONING CODE REQUIREMENTS, CONDITIONS OF APPROVAL, AND PROFFERS.

E. D. Lewis, Jr.
 SIGNATURE

REVISIONS TO APPROVED PLANS

NO.	DATE	DESCRIPTION

**DEPARTMENT OF PLANNING
 APPROVAL BLOCK**

APPROVED BY THE COUNTY OF HENRICO
 BOARD OF SUPERVISORS

DATE _____ COUNTY MANAGER _____

APPROVED BY:
 THE HENRICO COUNTY PLANNING COMMISSION

APPROVED BY:
 THE HENRICO COUNTY PLANNING DEPARTMENT

P.C. DATE _____ ACTING SECRETARY DATE _____ COUNTY PLANNER
 PRINCIPAL PLANNER
 DIRECTOR

THIS APPROVAL ENCOMPASSES ONLY THOSE REVISIONS NOTED IN THE LETTER OF APPROVAL.

AS INDICATED IN RED

YES NO 10 DAY EXPEDITED SIGNATURE PROCESS

AUTHORIZATION TO BEGIN WATER AND SEWER CONSTRUCTION WILL BE PROVIDED AT THE DPU PRECONSTRUCTION MEETING.

**DEPARTMENT OF PUBLIC UTILITIES
 POD APPROVAL**

FOR WATER AND SANITARY SEWER ONLY, SUBJECT TO COUNTY SPECIFICATIONS.

APPROVED BY _____ DATE _____

APPROVAL FOR WATER AND SEWER EXPIRES: _____

NOTE:
 WATER AND SEWER SYSTEMS FOR THIS PROJECT WILL BE ACCEPTED AND WATER METERS WILL BE SET AFTER ADJACENT UTILITIES TO WHICH THEY CONNECT HAVE BEEN ACCEPTED BY THE COUNTY FOR OPERATION.

DPU PRE-CONSTRUCTION MEETING

DPU INSPECTOR _____ DATE _____

D.P.U. # _____

**DEPARTMENT OF PUBLIC WORKS
 APPROVAL BLOCK**

DIRECTOR OF PUBLIC WORKS

DATE _____

DATE	DESIGN ENGINEER
DATE	ENVIRONMENTAL ENGINEER
DATE	TRAFFIC ENGINEER
DATE	ENVIRONMENTAL INSPECTOR

AS INDICATED IN RED

D.P.W. # _____

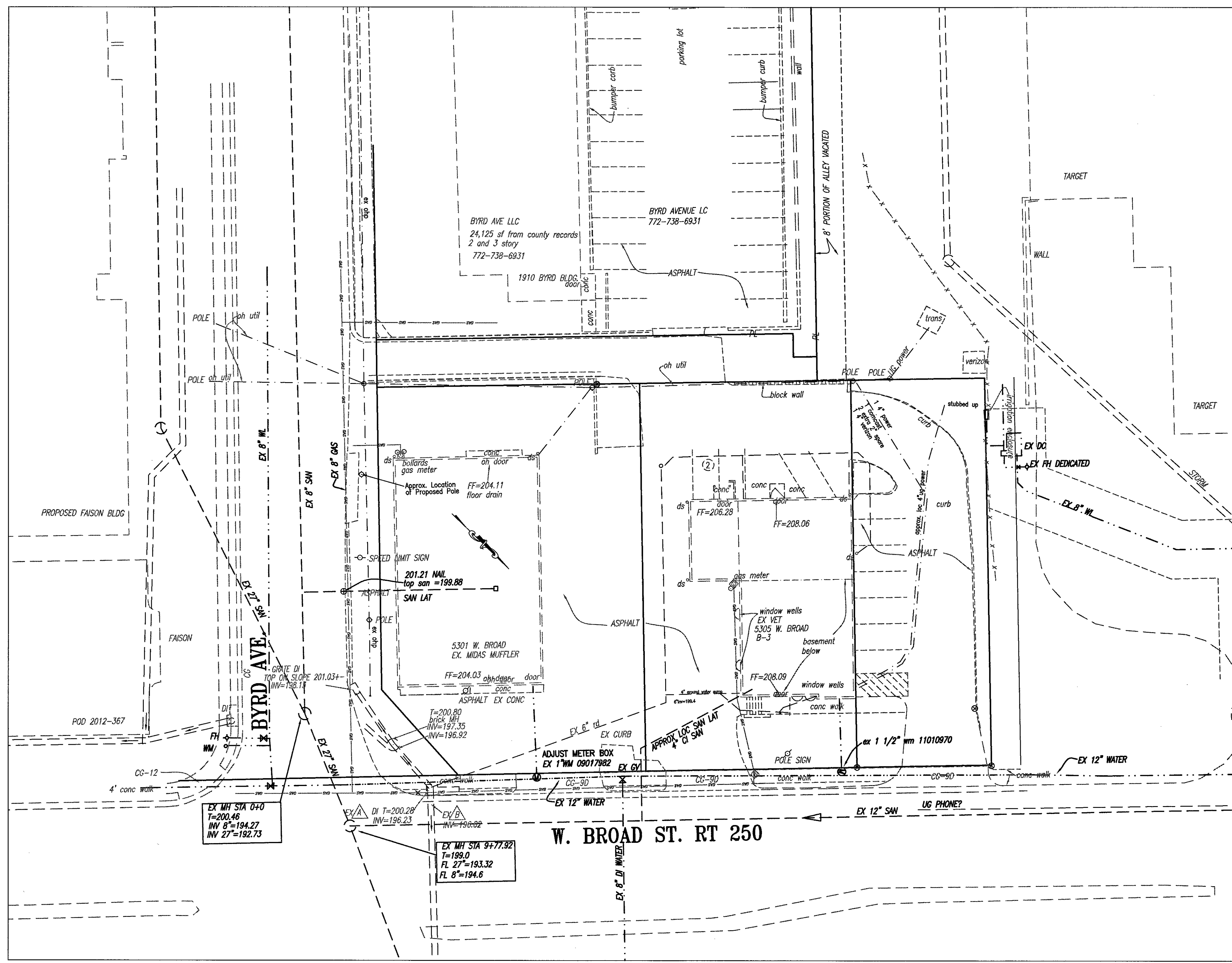
DISTRIBUTION BY DPW:
 _____ PUBLIC UTILITIES (S) _____ ENGINEER
 _____ PERMIT CENTER _____ FIRE
 _____ EASTERN GOVERNMENT CENTER

E.D. LEWIS & ASSOCIATES P.C.
 Consulting Engineers & Planners & Surveyors
 2116 Spencer Road · Richmond, VA 23230
 Phone: (804)285-3948 Fax: (804)282-1280

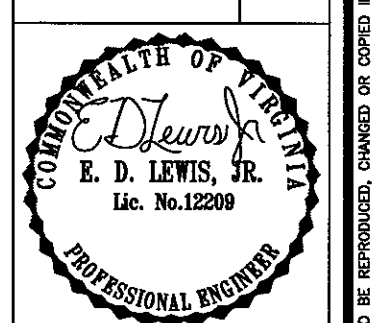
COMMONWEALTH OF VIRGINIA
 E. D. LEWIS, JR.
 Lic. No. 12209
 PROFESSIONAL ENGINEER

JN 21774

C-1

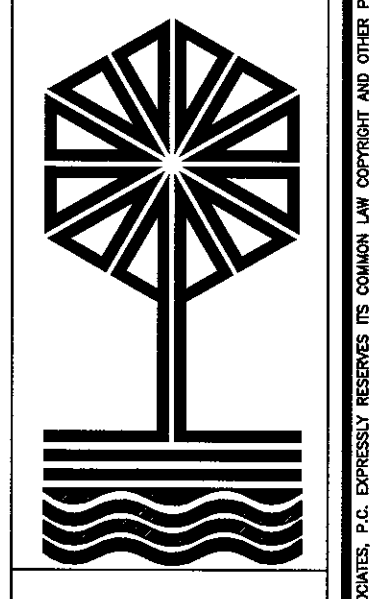


5305 W. BROAD ST
 BROOKLAND DISTRICT
 HENRICO COUNTY, VA.
EXISTING CONDITIONS



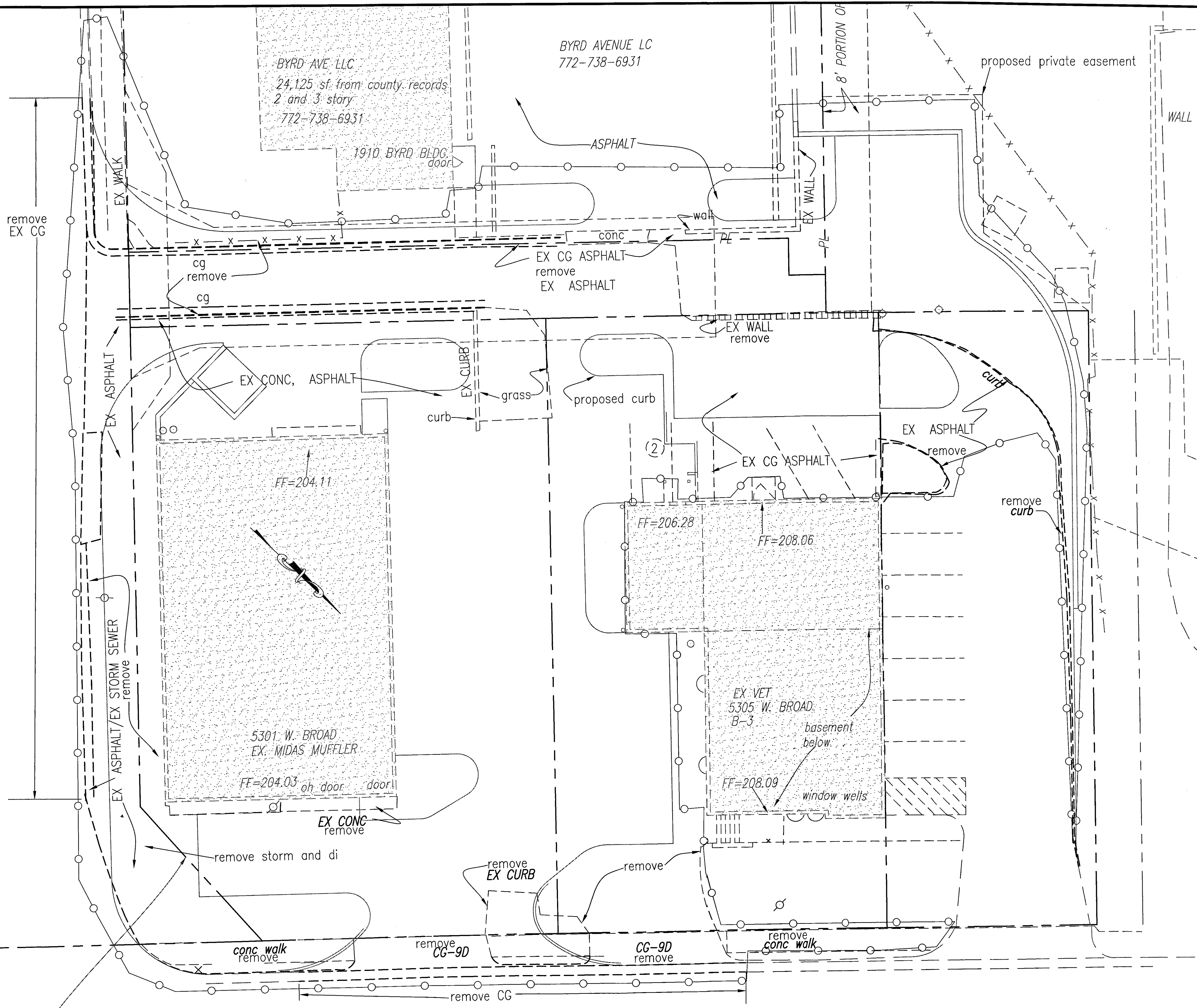
DATE: 11-21-14
 SCALE: 1"=20'
 DESIGNED: ML
 DRAWN: ML
 CHECKED: ML

REVISIONS:



F:\DWGS\21754 5305 w broad\21754.dwg, 4/27/2016 9:18:09 AM, MONTE

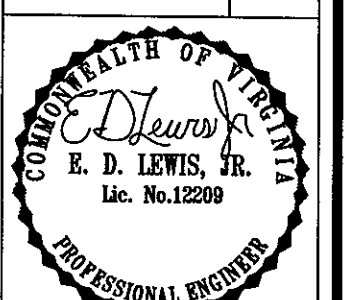
BYRD AVE.



W. BROAD ST. RT 250

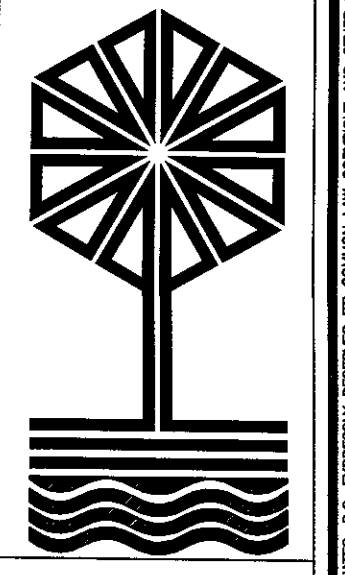
5305 W. BROAD ST
 BROOKLAND DISTRICT
 HENRICO COUNTY, VA.
 DEMO PLAN

E.D. LEWIS & ASSOCIATES, P.C.
 Consulting Engineers · Land Surveyors & Planners
 2116 Spencer Road · Richmond, VA 23230
 Phone: (804)285-3948 Fax: (804)282-1280



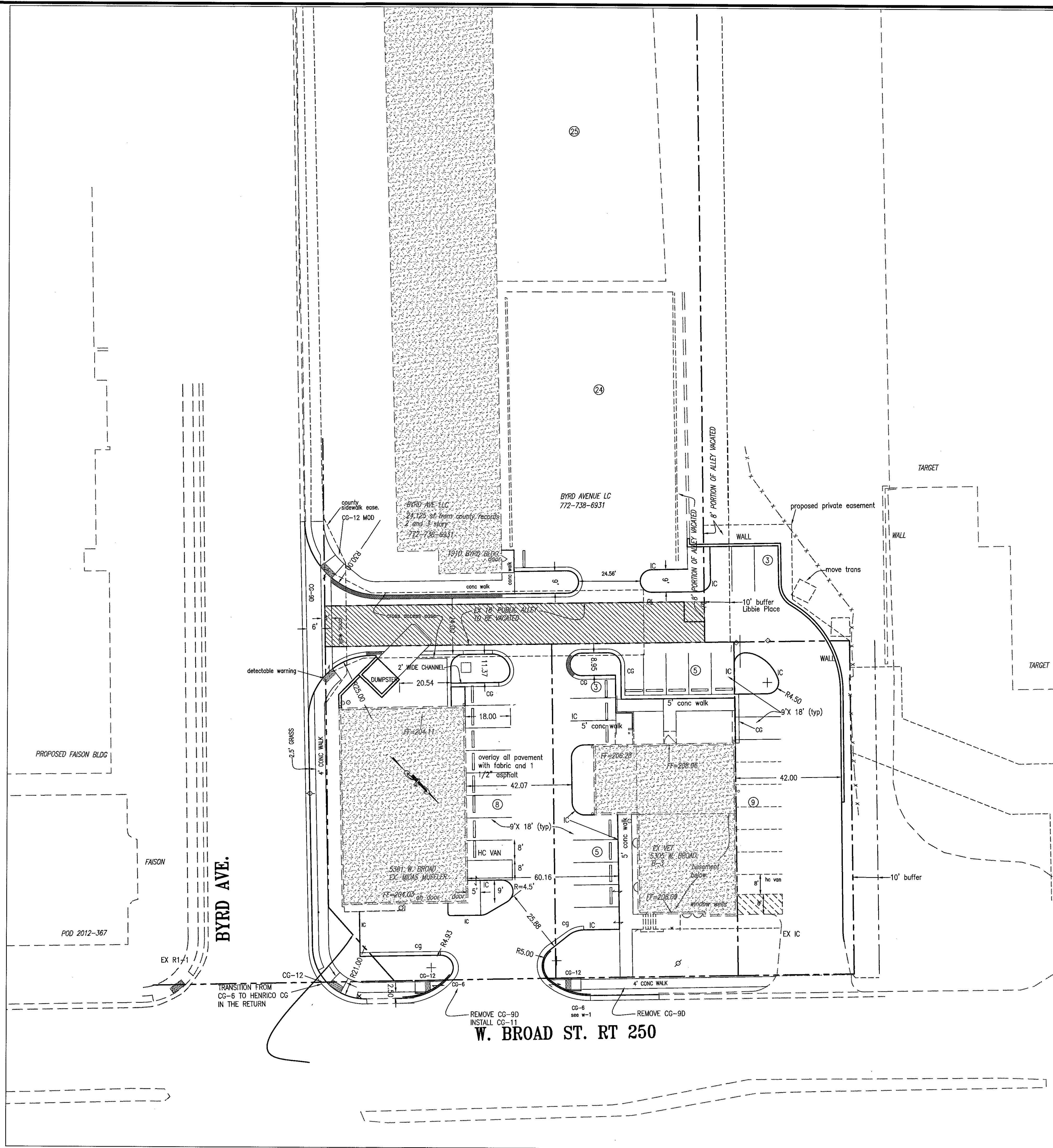
DATE: 11-21-14
 SCALE: 1"=10'
 DESIGNED: ML
 DRAWN: ML
 CHECKED: ML

REVISIONS:



JN 21754
 DEMO

F:\DWG\21754 5305 w broad\21754.dwg, 4/27/2016 9:18:33 AM, MONTE



0.56 AC DISTURBANCE

5305 W. BROAD ST
 BROOKLAND DISTRICT
 HENRICO COUNTY, VA.

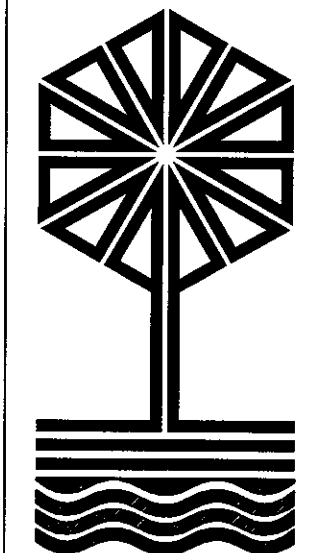
LAYOUT

E.D. LEWIS & ASSOCIATES S^{INC}
 Consulting Engineers · Land Surveyors & Planners
 2116 Spencer Road · Richmond, VA 23230
 Phone: (804)285-3948 Fax: (804)282-1280



DATE: 11-21-14
 SCALE: 1"=20'
 DESIGNED: ML
 DRAWN: ML
 CHECKED: ML

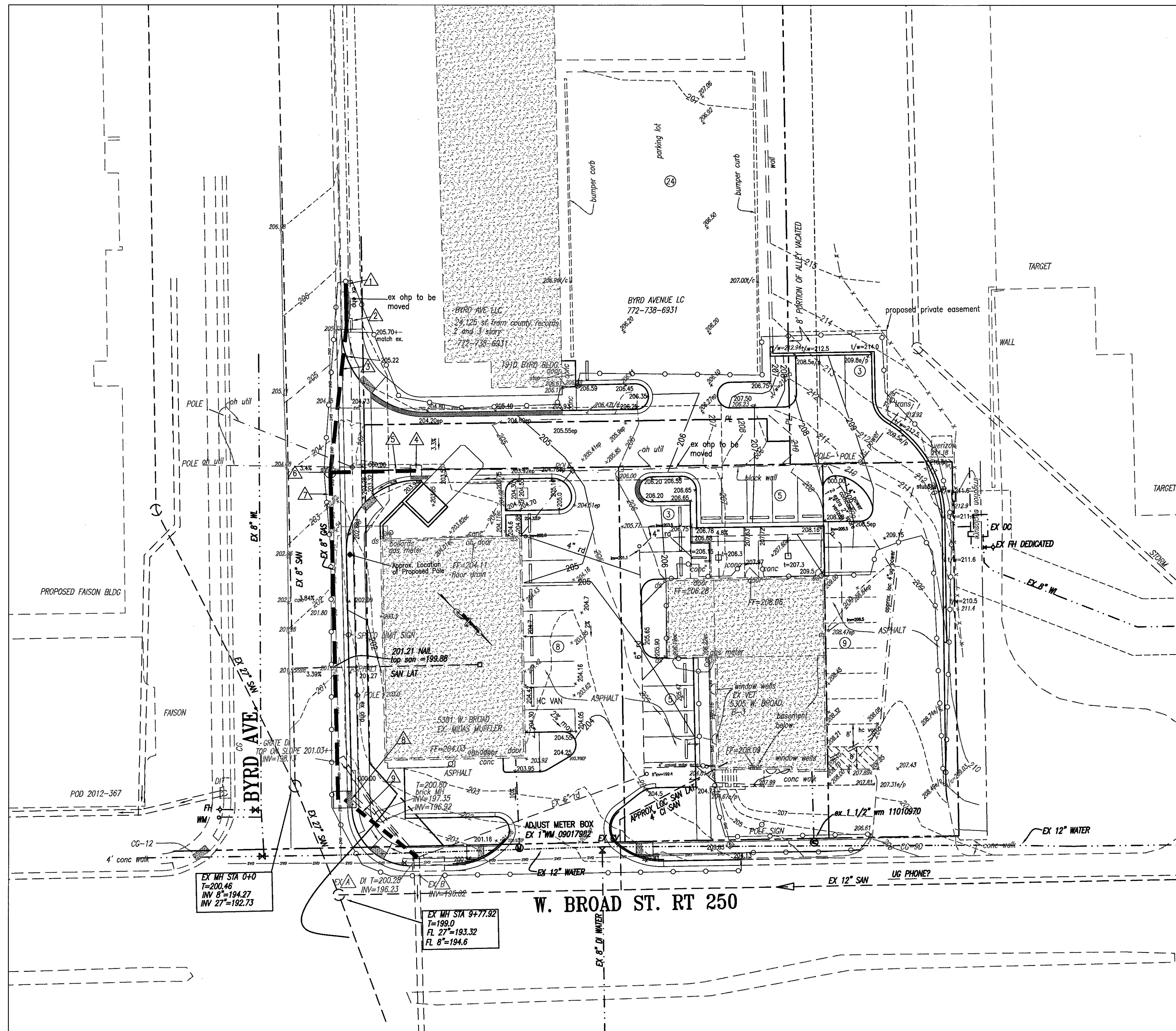
REVISIONS:



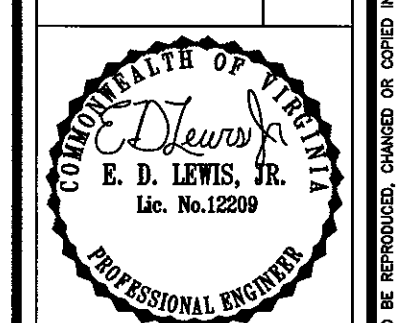
JN 21754

L-1

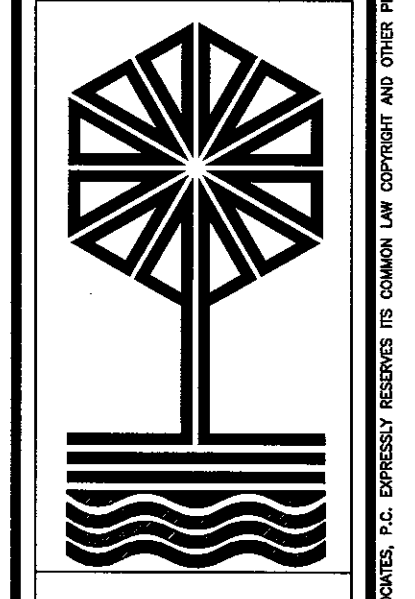
E.D. LEWIS AND ASSOCIATES, P.C. EXPRESSLY DISCLAIMS ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE INTRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF E.D. LEWIS AND ASSOCIATES, P.C.



5305 W. BROAD ST
 BROOKLAND DISTRICT
 HENRICO COUNTY, VA.
 SITE PLAN

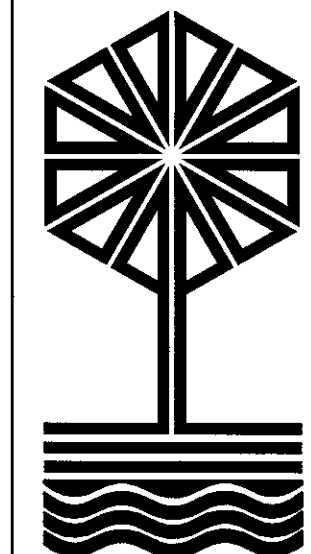
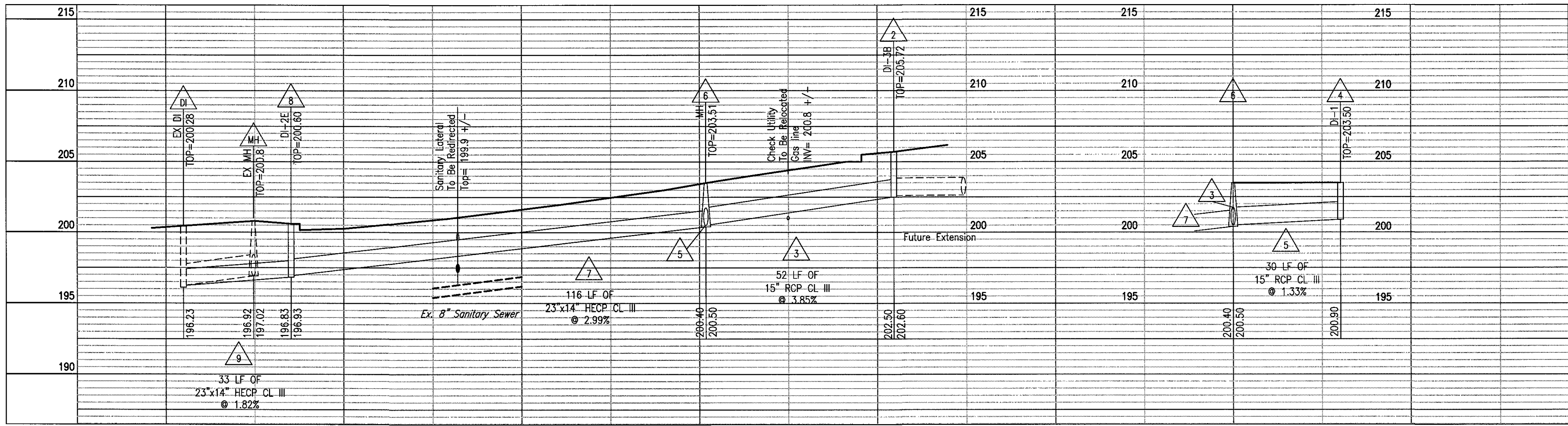


DATE: 11-21-14
 SCALE: 1"=20'
 DESIGNED: ML
 DRAWN: ML
 CHECKED: ML
 REVISIONS: 10-23-15



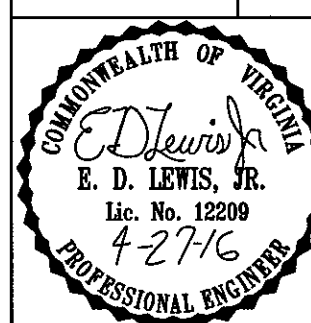
F:\DWGS\21754_5305 w broad\21754.dwg, 4/27/2016 9:34:23 AM, MONTE

© E.D. LEWIS AND ASSOCIATES, P.C. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF E.D. LEWIS AND ASSOCIATES, P.C.



JN 21754
PROF-1

DATE: 07-28-2015
SCALE: H:1"=20', V:1"=5'
DESIGNED: ML,JAW
DRAWN: ML,JAW
CHECKED: ML

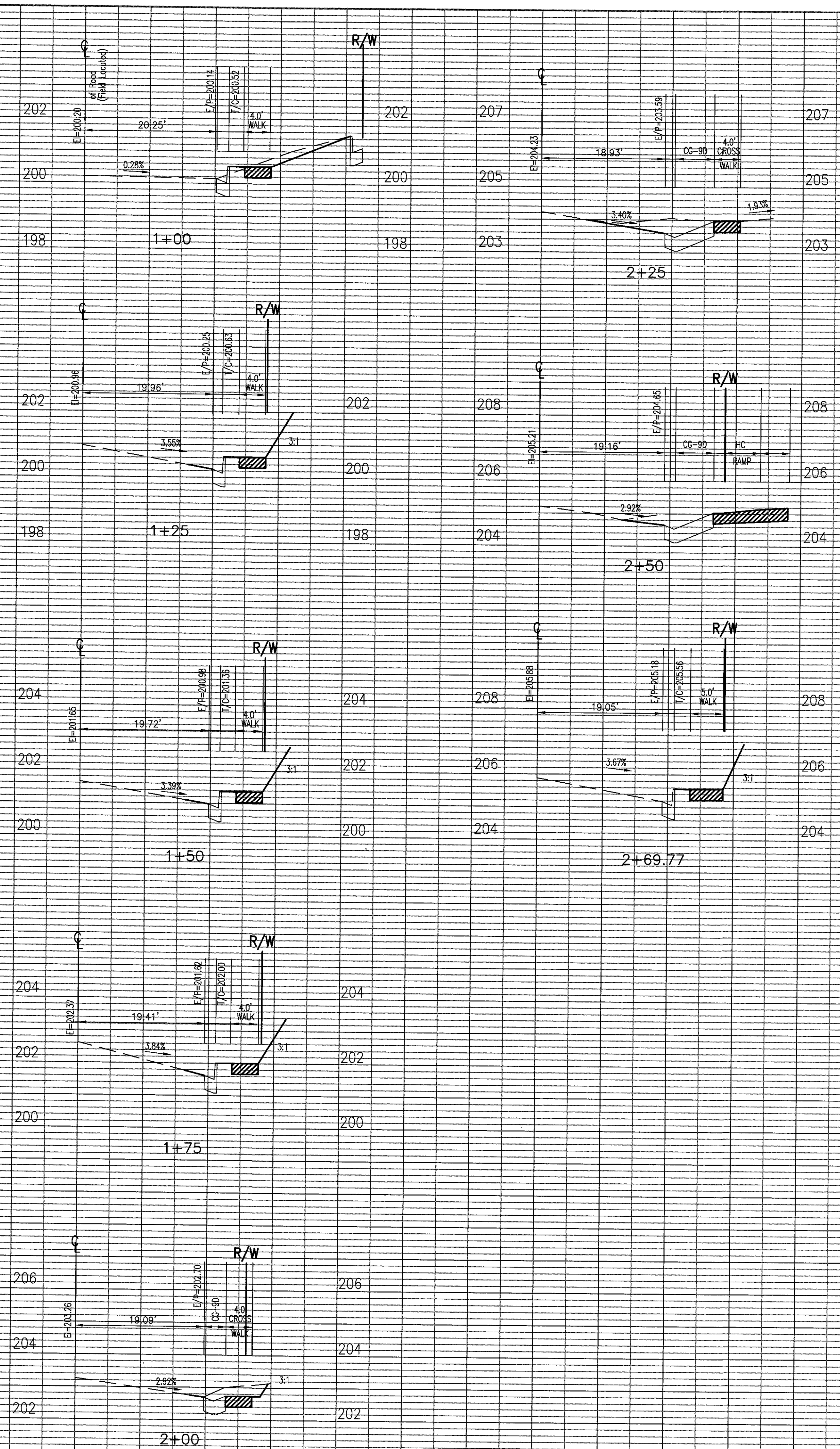


5305 WEST BROAD STREET
BROOKLAND DISTRICT
HENRICO COUNTY, VIRGINIA
STORM SEWER PROFILES

E.D. Lewis & Associates, P.C.
Consulting Engineers • Land Surveyors & Planners
2116 Spencer Road • Richmond, VA 23230
Phone: (804)265-3948 Fax: (804)282-1280

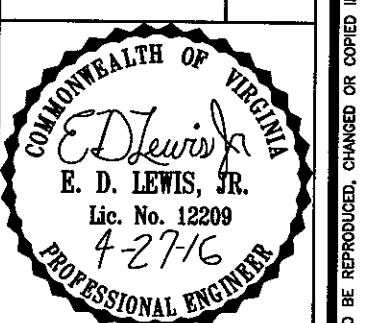
© E.D. LEWIS AND ASSOCIATES, P.C. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR COUNTERED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF E.D. LEWIS AND ASSOCIATES, P.C.

F:\DWG\21754 5305 w broad\21754- Cross Sections.dwg, 4/27/2016 9:29:21 AM, MONTE



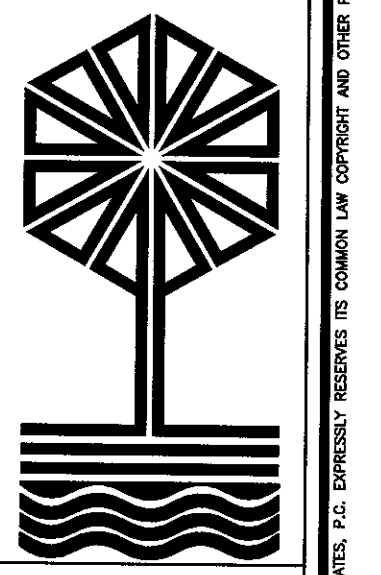
Consulting Engineers · Land Surveyors & Planners
E.D. LEWIS & ASSOCIATES P.C.
 2116 Spencer Road · Richmond, VA 23230
 Phone: (804)265-3948 Fax: (804)262-1280

5305 W BROAD ST
 HENRICO DISTRICT
 HENRICO COUNTY, VIRGINIA
 BYRD AVENUE X-SEC 1+00 TO 2+75



DATE: 1-9-15
 SCALE: 1"=2'H, 1"=10'V
 DESIGNED: JAW
 DRAWN: JAW
 CHECKED: JAW

REVISIONS:
 11-24-14 CO. COMMENTS



JN 21754
 SECTIONS

© E.D. LEWIS AND ASSOCIATES, P.C. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR CROPPED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF E.D. LEWIS AND ASSOCIATES, P.C.

