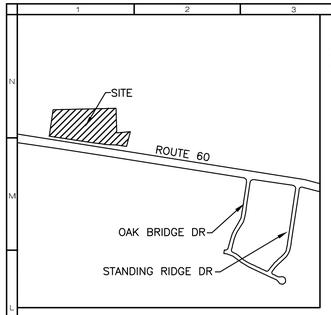


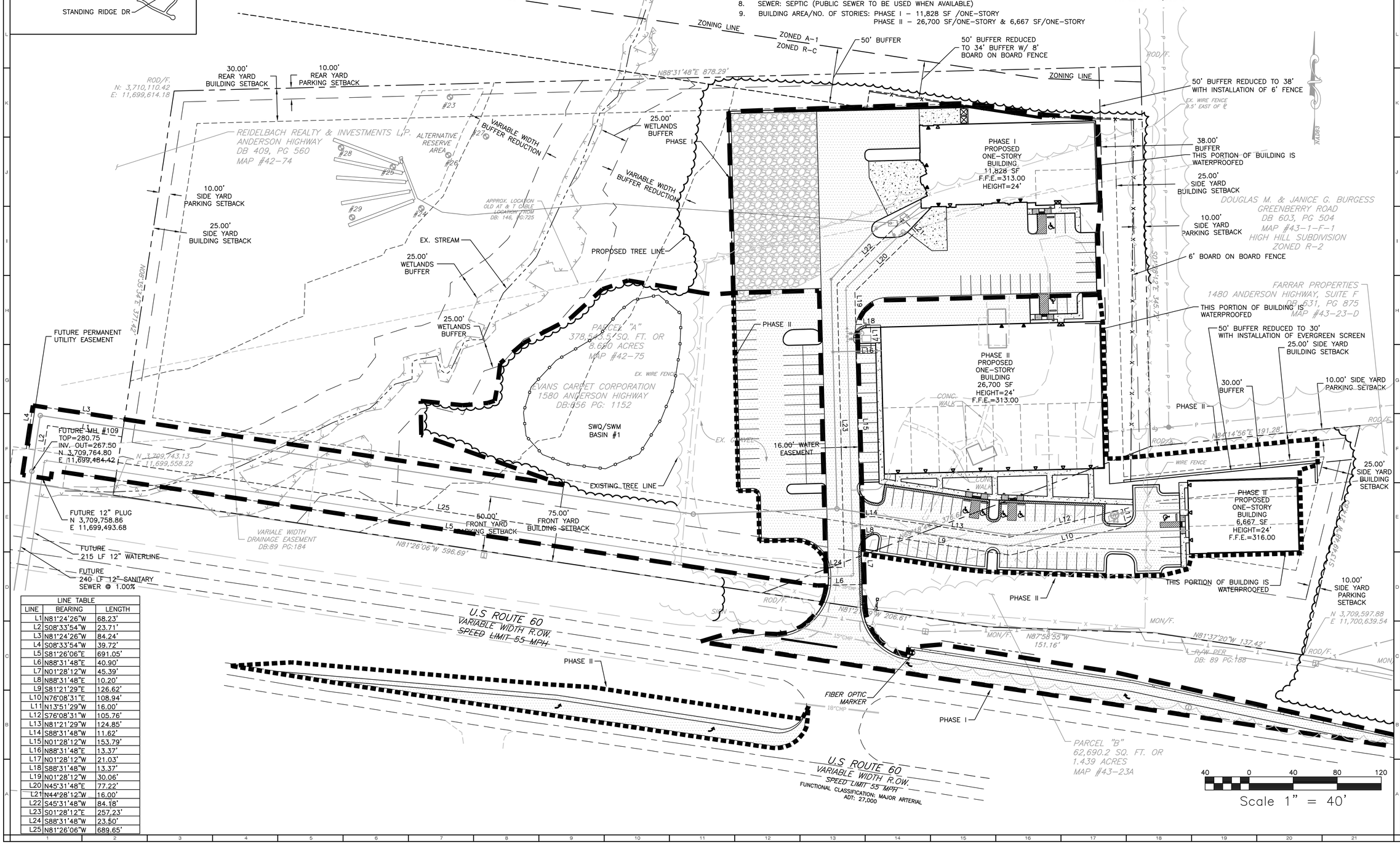
VICINITY MAP
SCALE: 1" =2000'

NOTE:
THE 100' STREAM BUFFER WAS REDUCED TO A VARIABLE WIDTH BUFFER AS SHOWN. THE LIMITS OF THE VARIABLE WIDTH BUFFER WERE DETERMINED BY THE 25' WETLAND BUFFER.

GENERAL NOTES

1. SITE ADDRESS: 1580 ANDERSON HIGHWAY
   POWHATAN COUNTY, VIRGINIA
2. OWNER: EVANS CARPET CORP.
   511 BRANCHWAY ROAD
   RICHMOND, VA 23236
   PHONE: 804–794–9025
   FAX: 804–794–9228
   CONTACT: RUSTY EVANS

   AGENT: BALZER & ASSOC.
   15871 CITY VIEW DR, SUITE 200
   MIDLOTHIAN, VA 23113
   PHONE:(804)–794–0571
   FAX:(804)–794–2635
   CONTACT: AARON BREED
3. USE: STORAGE/RETAIL
4. ZONING: R–C (RESIDENTIAL–COMMERCIAL) AND A–1 (AGRICULTURAL)
5. MAP NO.: 43–23A & 42–75
6. SITE AREA: 10.13 ACRES
   DISTURBED AREA: 6.63 ACRES
7. WATER: EX. WELL (PUBLIC WATER CONNECTION TO BE USED WHEN AVAILABLE)
8. SEWER: SEPTIC (PUBLIC SEWER TO BE USED WHEN AVAILABLE)
9. BUILDING AREA/NO. OF STORIES: PHASE I – 11,828 SF /ONE–STORY
   PHASE II – 26,700 SF/ONE–STORY & 6,667 SF/ONE–STORY
10. PARKING REQUIRED: PHASE I –(1 SPACE/200 SF OF RETAIL) (1,768 SF)=9 SPACES
    (1 SPACE PER EMPLOYEE) (6 EMPLOYEES)=6 SPACES
    TOTAL =15 SPACES
    PHASE II –(1 SPACE/200 SF OF RETAIL) (18,667 SF)=94 SPACES
    (1 SPACE PER EMPLOYEE) (10 EMPLOYEES)=10 SPACES
    TOTAL =104 SPACES
    TOTAL SPACES REQUIRED=119 SPACES
11. PARKING PROVIDED: PHASE I – 18 SPACES
    PHASE II – 9 SPACES REMOVED, 114 SPACES ADDED = 105 SPACES
    TOTAL SPACES PROVIDED=123 SPACES
12. SURFACE PARKING AREA LANDSCAPE
    REQUIRED: 16 S.F. OF INTERIOR LANDSCAPE PER PARKING SPACE
    PHASE I – (18 SPACES)(16 SF)= 288 SF
    PHASE II – (105 SPACES)(16 SF)=1,680 SF
    PROVIDED: PHASE I – 775 SF
    PHASE II – 2,058 SF



LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°24'26"W	68.23'
L2	S08°33'54"W	23.71'
L3	N81°24'26"W	84.24'
L4	S08°33'54"W	39.72'
L5	S81°26'06"E	691.05'
L6	N88°31'48"E	40.90'
L7	N01°28'12"W	45.39'
L8	N88°31'48"E	10.20'
L9	S81°21'29"E	126.62'
L10	N76°08'31"E	108.94'
L11	N13°51'29"W	16.00'
L12	S76°08'31"W	105.76'
L13	N81°21'29"W	124.85'
L14	S88°31'48"W	11.62'
L15	N01°28'12"W	153.79'
L16	N88°31'48"E	13.37'
L17	N01°28'12"W	21.03'
L18	S88°31'48"W	13.37'
L19	N01°28'12"W	30.06'
L20	N45°31'48"E	77.22'
L21	N44°28'12"W	16.00'
L22	S45°31'48"W	84.18'
L23	S01°28'12"E	257.23'
L24	S88°31'48"W	23.50'
L25	N81°26'06"W	689.65'

COMMONWEALTH OF VIRGINIA
AARON D. BREED
No. 36527
01-23-09
PROFESSIONAL ENGINEER

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Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

EVANS CARPET

OVERALL PLAN

HUGUENOT DISTRICT
POWHATAN COUNTY, VIRGINIA

DRAWN BY: YLM
DESIGNED BY: YLM
CHECKED BY: ADB
DATE: 06-02-06

REVISIONS:
12-11-06
06-06-07
08-20-07
10-10-08
01-23-09

SCALE: 1"=40'

SHEET NO.
C2

JOB NO.
C0500269