

N/F
CBS RADIO EAST HOLDINGS CORPORATION, INC.
 D.B. 5695 PG. 1181
 GPIN: 768-748-3572
 3245 BASIE ROAD
 ZONED: MIXED

N/F
JACQUELYN C. LIGHTFOOT
 D.B. 2743 PG. 2053
 GPIN: 768-748-7186
 3013 BASIE ROAD
 ZONED: R-4

N/F
MDO PARK WEST INVESTORS, LLC AND MDO PW, LLC
 D.B. 5695 PG. 1181
 GPIN: 768-747-5999
 5300 GLENSIDE DRIVE
 ZONED: R-6C

SITE STATISTICS

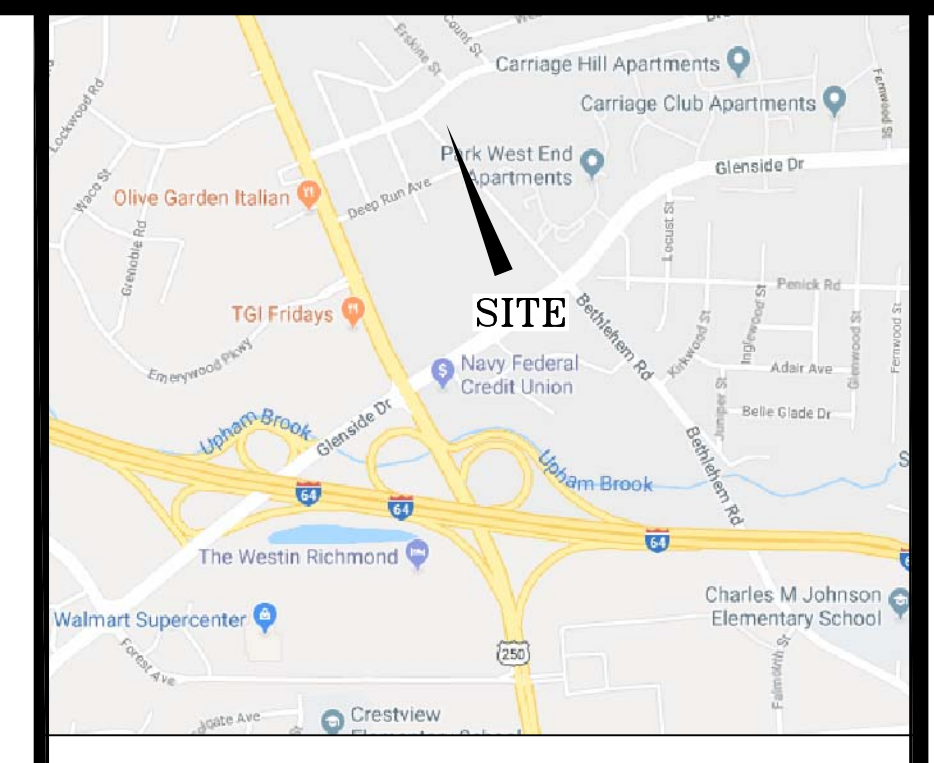
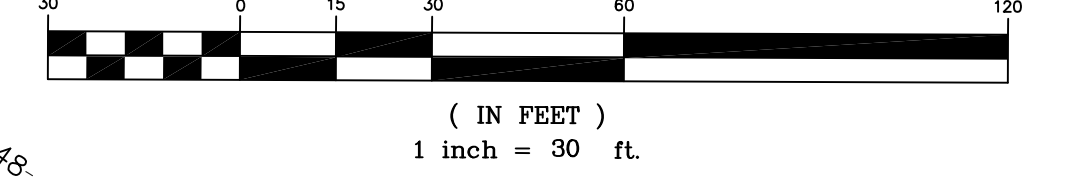
OWNER/DEVELOPER: PILGRIM'S JOURNEY BAPTIST CHURCH
 C/O DEACON TYRONE BAILEY
 7204 BETHLEHEM ROAD
 HENRICO, VA 23228
 804-672-9319

GPIN: 767-748-7555
 ADDRESS: 7204 BETHLEHEM ROAD
 ZONED: R-4
 TOTAL SITE AREA: 181,998 SF (3.49 ACRE)
 EXISTING BUILDING AREA: 9,255 SF (0.21 ACRE)
 EXISTING PARKING AREA: 22,908 SF (0.53 ACRE)
 EXISTING SIDEWALK AREA: 3,470 SF (0.08 ACRE)
 EXISTING GRAVEL AREA: 14,675 SF (0.34 ACRE)
 EXISTING IMPERVIOUS AREA: 50,308 SF (1.15 ACRES)
 EXISTING PERVIOUS/GREEN AREA: 101,690 SF (2.33 ACRES)
 TOTAL NUMBER OF EXISTING PARKING SPACES: 50 SPACES
 NUMBER OF REGULAR SPACES: 39 SPACES
 NUMBER OF HANDICAP SPACES: 11 SPACES (4 VAN ACCESSIBLE)

VICINITY MAP: SCALE: 1"=1,500'

COURTESY: GOOGLE MAPS

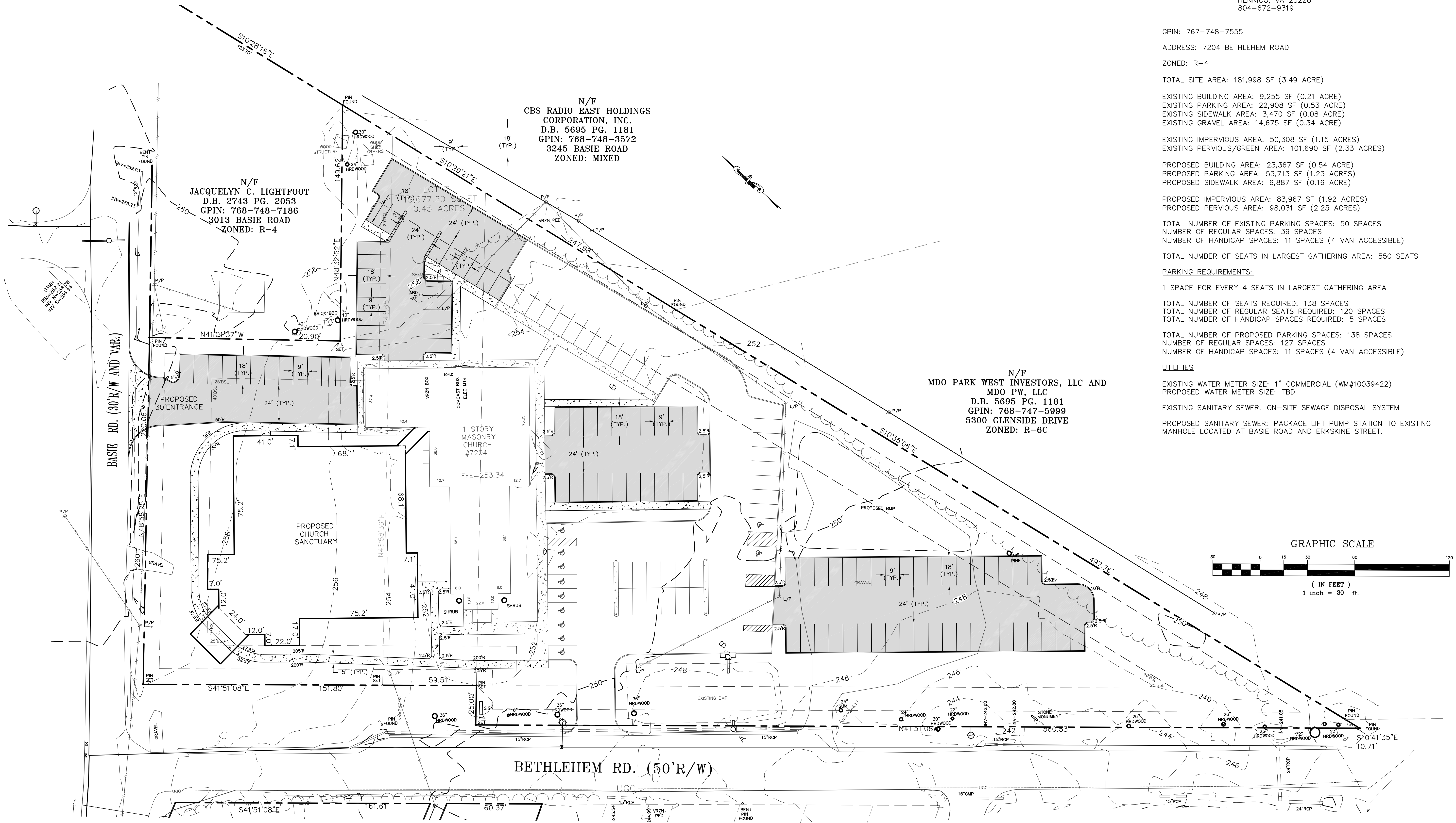
GRAPHIC SCALE



No.	Date	Description

CAE, INC.
 ENGINEERS, PLANNERS, AND CONSTRUCTION CONSULTANTS
 321 OFFICE SQUARE LANE, SUITE 101A
 VIRGINIA BEACH, VIRGINIA 23462-3655
 TELEPHONE: (757) 271-1576 (757) 271-1009 FAX
 Date: 05/14/18 Scale: AS SHOWN Drawn By: HBE/MP Checked By: HBE Designed By: HBE/MP Computed By: HBE/MP

EXISTING CHURCH SITE BOUNDARY AND TOPOGRAPHIC SURVEY
 OF
PILGRIM'S JOURNEY BAPTIST CHURCH EXPANSION
 PROPERTY OF
PILGRIM'S JOURNEY BAPTIST CHURCH
 GPIN: 767-748-7555, 767-748-4947, 767-748-4057, 767-748-3254, 767-748-2752
 BROOKLAND MAGISTERIAL DISTRICT HENRICO COUNTY, VIRGINIA



SITE STATISTICS

OWNER/DEVELOPER: PILGRIM'S JOURNEY BAPTIST CHURCH
 C/O DEACON TYRONE BAILEY
 7204 BETHLEHEM ROAD
 HENRICO, VA 23228
 804-672-9319

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 ZONED: R-4

TOTAL SITE AREA: 181,998 SF (3.49 ACRE)

EXISTING BUILDING AREA: 9,255 SF (0.21 ACRE)
 EXISTING PARKING AREA: 22,908 SF (0.53 ACRE)
 EXISTING SIDEWALK AREA: 3,470 SF (0.08 ACRE)
 EXISTING GRAVEL AREA: 14,675 SF (0.34 ACRE)

EXISTING IMPERVIOUS AREA: 50,308 SF (1.15 ACRES)
 EXISTING PERVIOUS/GREEN AREA: 101,690 SF (2.33 ACRES)

PROPOSED BUILDING AREA: 23,367 SF (0.54 ACRE)
 PROPOSED PARKING AREA: 53,713 SF (1.23 ACRES)
 PROPOSED SIDEWALK AREA: 6,887 SF (0.16 ACRE)

PROPOSED IMPERVIOUS AREA: 83,967 SF (1.92 ACRES)
 PROPOSED PERVIOUS AREA: 98,031 SF (2.25 ACRES)

TOTAL NUMBER OF EXISTING PARKING SPACES: 50 SPACES
 NUMBER OF REGULAR SPACES: 39 SPACES
 NUMBER OF HANDICAP SPACES: 11 SPACES (4 VAN ACCESSIBLE)

TOTAL NUMBER OF SEATS IN LARGEST GATHERING AREA: 550 SEATS

PARKING REQUIREMENTS:

1 SPACE FOR EVERY 4 SEATS IN LARGEST GATHERING AREA

TOTAL NUMBER OF SEATS REQUIRED: 138 SPACES
 TOTAL NUMBER OF REGULAR SEATS REQUIRED: 120 SPACES
 TOTAL NUMBER OF HANDICAP SPACES REQUIRED: 5 SPACES

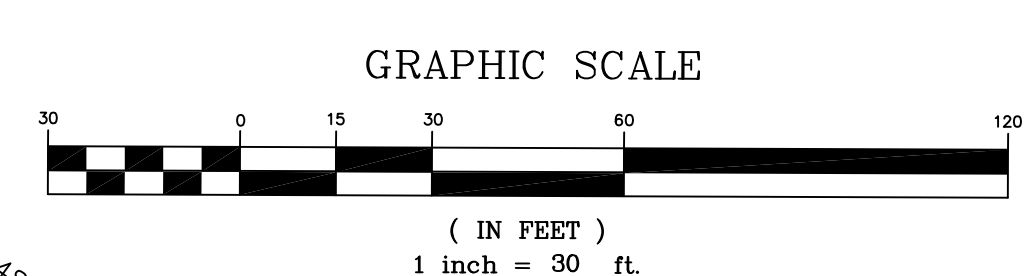
TOTAL NUMBER OF PROPOSED PARKING SPACES: 138 SPACES
 NUMBER OF REGULAR SPACES: 127 SPACES
 NUMBER OF HANDICAP SPACES: 11 SPACES (4 VAN ACCESSIBLE)

UTILITIES

EXISTING WATER METER SIZE: 1" COMMERCIAL (WM#10039422)
 PROPOSED WATER METER SIZE: TBD

EXISTING SANITARY SEWER: ON-SITE SEWAGE DISPOSAL SYSTEM

PROPOSED SANITARY SEWER: PACKAGE LIFT PUMP STATION TO EXISTING MANHOLE LOCATED AT BASIE ROAD AND ERKSKINE STREET.



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 TELEPHONE: (757) 271-1576 (757) 271-1009 FAX

Date: 05/14/18
 Scale: AS SHOWN
 Drawn By: HBE/MP
 Checked By: HBE
 Designed By: HBE
 Computed By: HBE/MP

BOUNDARY AND TOPOGRAPHIC SURVEY, PRELIMINARY SITE PLAN
 OF
PILGRIM'S JOURNEY BAPTIST CHURCH EXPANSION
 PROPERTY OF
PILGRIM'S JOURNEY BAPTIST CHURCH
 GPIN: 767-748-7555, 767-748-4947, 767-748-4057, 767-748-3254, 767-748-2752
BROOKLAND MAGISTERIAL DISTRICT
HENRICO COUNTY, VIRGINIA

SITE STATISTICS (AUXILIARY SITE ONLY)

OWNER/DEVELOPER: PILGRIM'S JOURNEY BAPTIST CHURCH
 C/O DEACON TYRONE BAILEY
 7204 BETHLEHEM ROAD
 HENRICO, VA 23228
 804-672-9319

GPIN: 767-748-2752; 767-748-3254; 767-748-4057; 767-748-4947

ADDRESS: 3003, 3005, 3007, 7213 BETHLEHEM ROAD

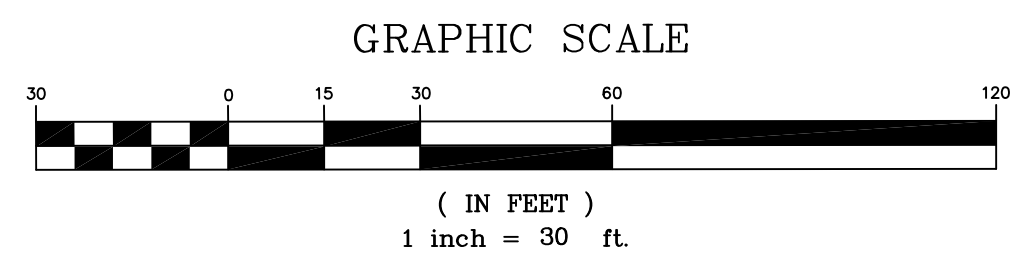
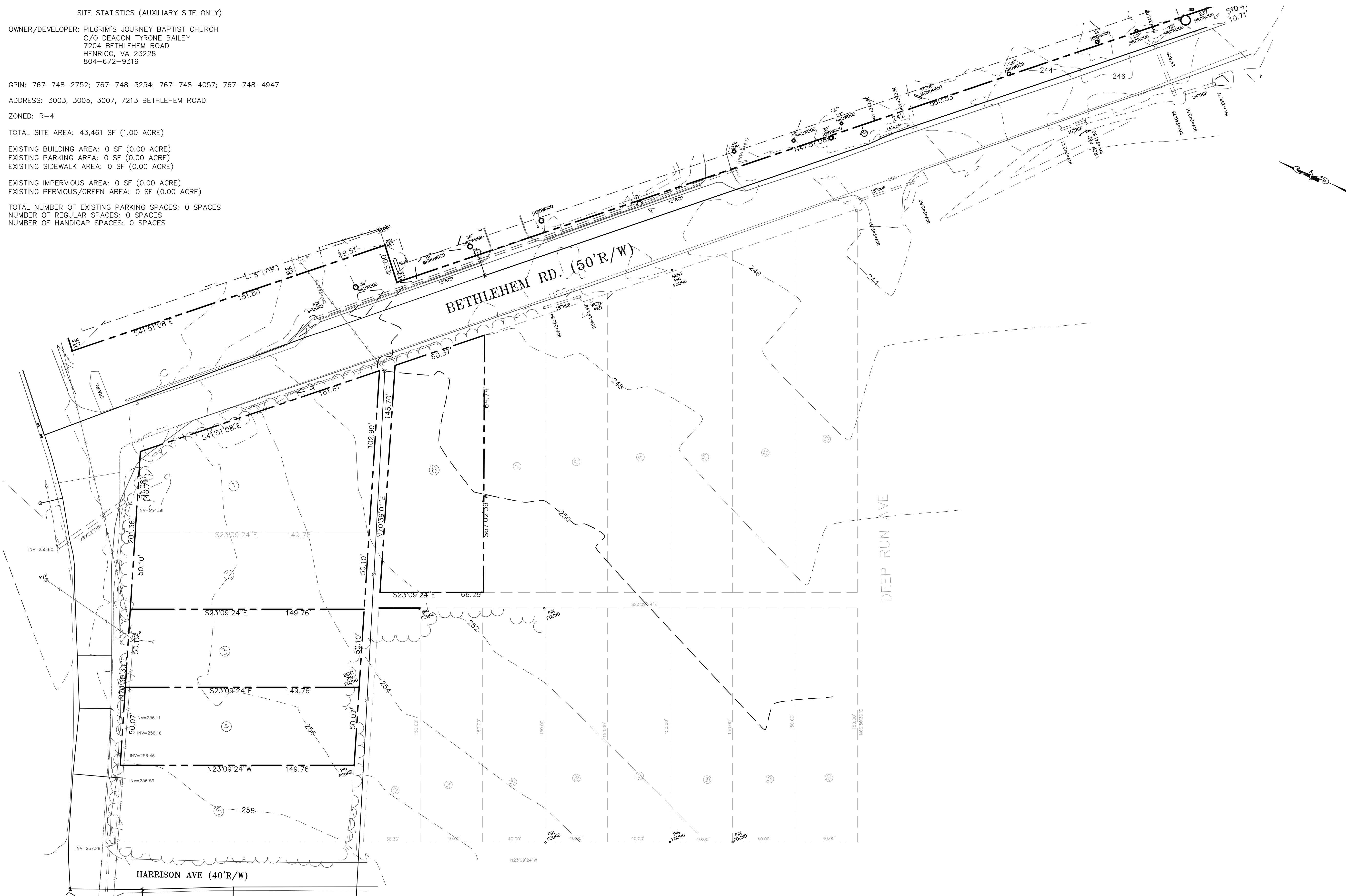
ZONED: R-4

TOTAL SITE AREA: 43,461 SF (1.00 ACRE)

EXISTING BUILDING AREA: 0 SF (0.00 ACRE)
 EXISTING PARKING AREA: 0 SF (0.00 ACRE)
 EXISTING SIDEWALK AREA: 0 SF (0.00 ACRE)

EXISTING IMPERVIOUS AREA: 0 SF (0.00 ACRE)
 EXISTING PERVIOUS/GREEN AREA: 0 SF (0.00 ACRE)

TOTAL NUMBER OF EXISTING PARKING SPACES: 0 SPACES
 NUMBER OF REGULAR SPACES: 0 SPACES
 NUMBER OF HANDICAP SPACES: 0 SPACES



No.	Date	Description

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 VIRGINIA BEACH, VIRGINIA, 23462-3655
 TELEPHONE: (757) 271-1576 (757) 271-1009 FAX

BOUNDARY AND TOPOGRAPHIC SURVEY OF AUXILIARY SITE
 OF
 PILGRIM'S JOURNEY BAPTIST CHURCH EXPANSION
 PROPERTY OF
 PILGRIM'S JOURNEY BAPTIST CHURCH
 GPIN: 767-748-7555, 767-748-4947, 767-748-4057, 767-748-3254, 767-748-2752
 BROOKLAND MAGISTERIAL DISTRICT HENRICO COUNTY, VIRGINIA