

INTRODUCED: September 17, 2015

AN ORDINANCE No. 2015-195-195

To authorize the special use of the property known as 4300 West Broad Street for the purpose of a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods, upon certain terms and conditions.

Patron – Mayor Jones (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 12 2015 AT 6 P.M.

WHEREAS, the owner of the property known as 4300 West Broad Street, which is situated in a B-3 General Business District, desires to use such property for the purpose of a warehouse with an excess of 20,000 square feet in area dedicated to storage of goods, which use, among other things, is not currently allowed by section 114-438.1 of the Code of the City of Richmond (2004), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: OCT 12 2015 REJECTED: _____ STRICKEN: _____

tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 114-1050.1 of the Code of the City of Richmond (2004), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 4300 West Broad Street and identified as Tax Parcel No. N000-2002/007 in the 2015 records of the City Assessor, being more particularly shown on the plat entitled “A Portion of 4300 W Broad Street, City of Richmond, VA, and County of Henrico, VA,” prepared by Nyfeler Associates, and dated June 18, 2015, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of a warehouse with an excess of 20,000 square feet in area dedicated to storage of goods, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Site and Utility Plans for Mini Price Warehouse II, West End District #1 – Richmond, VA, Brookland District – Henrico County, VA,” prepared by Silvercore Land Development Consultants, dated June 5, 2015, the plans entitled “Building 2 for Mini-Price Warehouse, West Broad Street, Richmond, Virginia,” prepared by Covington Hendrix Anderson, and dated May 28, 2015, the plan entitled “West Broad Street Mini Price Storage Expansion,” prepared by Finley Design, and dated May 28, 2015, the plans entitled “Mini Price Storage: 4300 West Broad Street Expansion, View 1,” “Mini Price Storage: 4300 West Broad Street Expansion, View 2,” and “Mini Price Storage: 4300 West Broad Street Expansion, View 3,” prepared by Finley Design, and dated May 28, 2015, the plans entitled “West Broad Street Mini Price Storage Expansion,” prepared by Finley Design, and dated May 28, 2015, and the plan entitled “Mini Price Storage,” prepared by Cardinal Sign Corporation, and dated June 3, 2015, all of which are hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The use of the Property shall be a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods served by eleven on-site parking spaces, substantially as shown on the Plans.

(b) Signage on the Property shall be limited to (i) those signs exempt from the signage regulations of the zoning ordinance by section 114-503 of the Code of the City of Richmond (2004), as amended, (ii) those signs permitted in all zoning districts by section 114-505 of the Code of the City of Richmond (2004), as amended, and (iii) one freestanding sign and wall signage, substantially as shown on the Plans, not to exceed an aggregate of 400 square feet in area.

(c) All building materials, material colors, and site improvements, including landscaping, shall be substantially as shown on the Plans.

(d) Evidence shall be provided to the City’s Zoning Administrator of the City of Richmond that the County of Henrico has approved the portion of this development that lies within the boundaries of the County of Henrico.

(e) All mechanical equipment serving the Property shall be located so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws.

(e) All improvements and work within the public right-of-way, including the installation of street trees, shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works that such improvements and work are in accordance with such requirements, (iii) transferred to the City, following the written confirmation by the Director of Public Works, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the

City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 114-1220 of the Code of the City of Richmond (2004), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 114-1080 of the Code of the City of Richmond (2004), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.Richmondgov.com

Intracity Correspondence

Ordinance: a2015 - 983

RECEIVED

AUG 20 2015

File Number: a2015 - 983

OFFICE OF CITY ATTORNEY

To authorize the special use of the property known as 4300 West Broad Street for the purpose of a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods, upon certain terms and conditions.

4-4000

O & R REQUEST

AUG 19 2015

Chief Administration Office
City of Richmond

DATE: August 19, 2015

TO: The Honorable Members of City Council

THROUGH: Dwight C. Jones, Mayor *DW*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Jr., Interim Deputy Chief Administrative Officer for Economic Development and Planning *PLD*

FROM: Mark A. Olinger, Director, Dept. of Planning and Development Review *MAO*

RE: To authorize the special use of the property known as 4300 West Broad Street for the purpose of a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods, upon certain terms and conditions.

O & R Request
EDITION: 1

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 4300 West Broad Street for the purpose of a warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods, upon certain terms and conditions.

REASON: The subject property is zoned in the B-3 General Business District, which does not allow warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods (Zoning Ord. Sec. 114-438.1(58)). The applicant has requested a special use permit to authorize the expansion of an existing warehouse use (i.e., mini-storage facility) which would exceed the 20,000 square feet threshold.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its October 5, 2015, meeting. A letter outlining the Commission's recommendation will be forwarded to City

Council following that meeting.

BACKGROUND: The subject property is located at 4300 West Broad Street within the Sauer's Gardens neighborhood and Far West planning district of the City of Richmond. Portion of the property is also located within the County of Henrico. The City portion of the property consists of 0.847 acres (36,895 sq. ft.) and the County portion consists of 1.836 acres (79,976 sq. ft.) for a total of 2.683 acres (116,871 sq. ft.) of land.

The property is improved with a mini-storage building built, per tax assessment records, in 2013, and containing 23,670 sq. ft. of storage space (3,670 sq. ft. of which will not be used until the special use permit is approved) and 1,500 sq. ft. of accessory office space within City limits; an additional 105,720 sq. ft. of storage space is located within Henrico County. The property is also improved with a vacant automobile sales/rental facility that would be replaced by a second mini-storage building containing 20,463 sq. ft. of storage area within City limits and 21,612 sq. ft. of storage area within Henrico County. In total, 44,133 sq. ft. of area dedicated to storage of goods is proposed for the subject property within City limits and 127,332 sq. ft. within Henrico County.

The subject property is zoned in the B-3 General Business District, which does not allow warehouse use with an excess of 20,000 square feet in area dedicated to storage of goods (Zoning Ord. Sec. 114-438.1(58)). Commercial land use predominates the Broad Street corridor in the vicinity of the subject property, with some office and industrial uses being present as well. Residential use predominates the area south and west of the corridor.

The Land Use Plan of the City of Richmond's Master Plan designates the subject property for General Commercial land use. Primary uses in this category include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas. The typical zoning classification that may accommodate this land use category is B-3 (p. 135).

In regards to the Broad Street corridor within the Far West planning district, the Mater Plan states "commercial development and activities on Broad Street...have a tendency to negatively impact adjacent residential neighborhoods with encroaching traffic, parking demand, and noise" (p. 179). "The Broad Street commercial corridor should not be allowed to encroach into adjacent neighborhoods" and "should not include those [uses] inappropriate to the area or in direct conflict with existing uses". However, "Broad Street, from I-95 to the City limits should remain a commercial (primarily retail) corridor" (p. 180). In addition, the property is located along the proposed Broad Street bus rapid transit line.

FISCAL IMPACT / COST: The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No.

REVENUE TO CITY: \$2,400.00

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: September 14, 2015

CITY COUNCIL PUBLIC HEARING DATE: October 12, 2015

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
October 5, 2015

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans & Survey

STAFF: Matthew J. Ebinger, AICP, Senior Planner
Land Use Administration (Room 511)
646-6308

PDR O&R No. 15-29

SITE DATA
 PREPARED BY: J.L. BAKER INC.
 2000 S. SHERMAN ST SUITE 215
 VIRGINIA BEACH, VA 23462
 (757) 486-1172
 CONTACT: DON SMITH

PROJECT: 300 CENTRAL DRIVE, SUITE 106
 VIRGINIA BEACH, VA 23454
 (757) 486-1172
 CONTACT: DON SMITH
 E-MAIL: DONSMITH@JLBAC.COM

CLIENT: SHARON W. LARSON
 15300 SHERWOOD DRIVE
 RICHMOND, VA 23236
 (804) 771-4253
 CONTACT: GEORGE WATTEL

DATE: HENRICO, 7/16/2015
 RICHMOND VAP REF: R000102007

PERMITS: 4800 WEST BROAD ST
PERMITS: 2772 AC TOTAL
 1.67 AC IN HENRICO
 0.65 AC IN RICHMOND
 HENRICO: M-1 LIGHT INDUSTRIAL
 RICHMOND: S-3 GENERAL BUS
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL
 USE: M-1 INDUSTRIAL

OWNER: SHARON W. LARSON
 15300 SHERWOOD DRIVE
 RICHMOND, VA 23236
 (804) 771-4253
 CONTACT: GEORGE WATTEL

DATE: HENRICO, 7/16/2015
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SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: EXISTING CONDITIONS/ DEMOLITION PLAN
SHEET 3: LAYOUT PLAN
SHEET 4: UTILITY PLAN
SHEET 5: EROSION CONTROL PHASE I PLAN
SHEET 6: EROSION CONTROL PHASE II PLAN
SHEET 7: EROSION CONTROL PHASE III PLAN
SHEET 8: HENRICO COUNTY STD DETAILS I
SHEET 9: HENRICO COUNTY STD DETAILS II
SHEET 10: HENRICO COUNTY STD DETAILS III
SHEET 11: HENRICO COUNTY STD DETAILS IV
SHEET 12: NOTES AND DETAILS
SHEET 13: NOTES AND DETAILS
SHEET 14: CALCULATIONS
SHEET 15: LANDSCAPE PLAN
SHEET 16: LIGHTING PLAN

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

I, the undersigned, being a duly Licensed Professional Engineer in the State of Virginia, do hereby certify that the above information was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Virginia. I am not providing this information as a contractor or subcontractor. I am not providing this information as a consultant or subcontractor. I am not providing this information as a subcontractor. I am not providing this information as a subcontractor.

DOES NOT require issuance of a Traffic Impact Study Report as required by Section 13-2-11 of the Code of Ordinances of Henrico County, Virginia. This project does not require a Traffic Impact Study Report as required by Section 13-2-11 of the Code of Ordinances of Henrico County, Virginia.

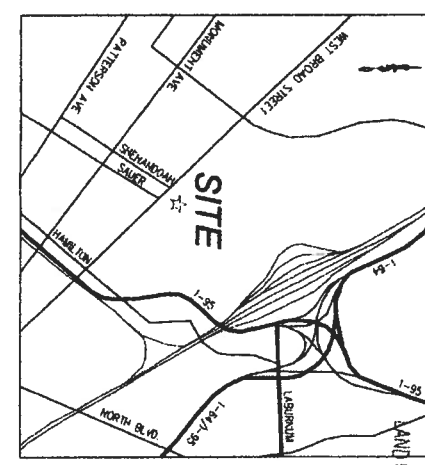
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Signature: *[Signature]*
 Title: *[Title]*
 Date: *[Date]*

EROSION CONTROL QUANTITIES

FROM PERMITS DIVISION



SITE AND UTILITY PLANS FOR MINI PRICE WAREHOUSE II

WEST END DISTRICT # 1 - RICHMOND, VA BROOKLAND DISTRICT - HENRICO COUNTY, VA

RECEIVED
AUG 25 2015

LAND USE ADMINISTRATION

**DEPARTMENT OF PLANNING
APPROVAL BLOCK**

PROJECT: 300 CENTRAL DRIVE, SUITE 106, VIRGINIA BEACH, VA 23454

CLIENT: SHARON W. LARSON

ENGINEER'S CERTIFICATION:

EXCEPTIONS GRANTED

REVISIONS TO APPROVED PLANS

P.O.D. 2014-00000

DEPARTMENT OF PLANNING APPROVAL BLOCK

PROJECT: 300 CENTRAL DRIVE, SUITE 106, VIRGINIA BEACH, VA 23454

CLIENT: SHARON W. LARSON

ENGINEER'S CERTIFICATION:

EXCEPTIONS GRANTED

REVISIONS TO APPROVED PLANS

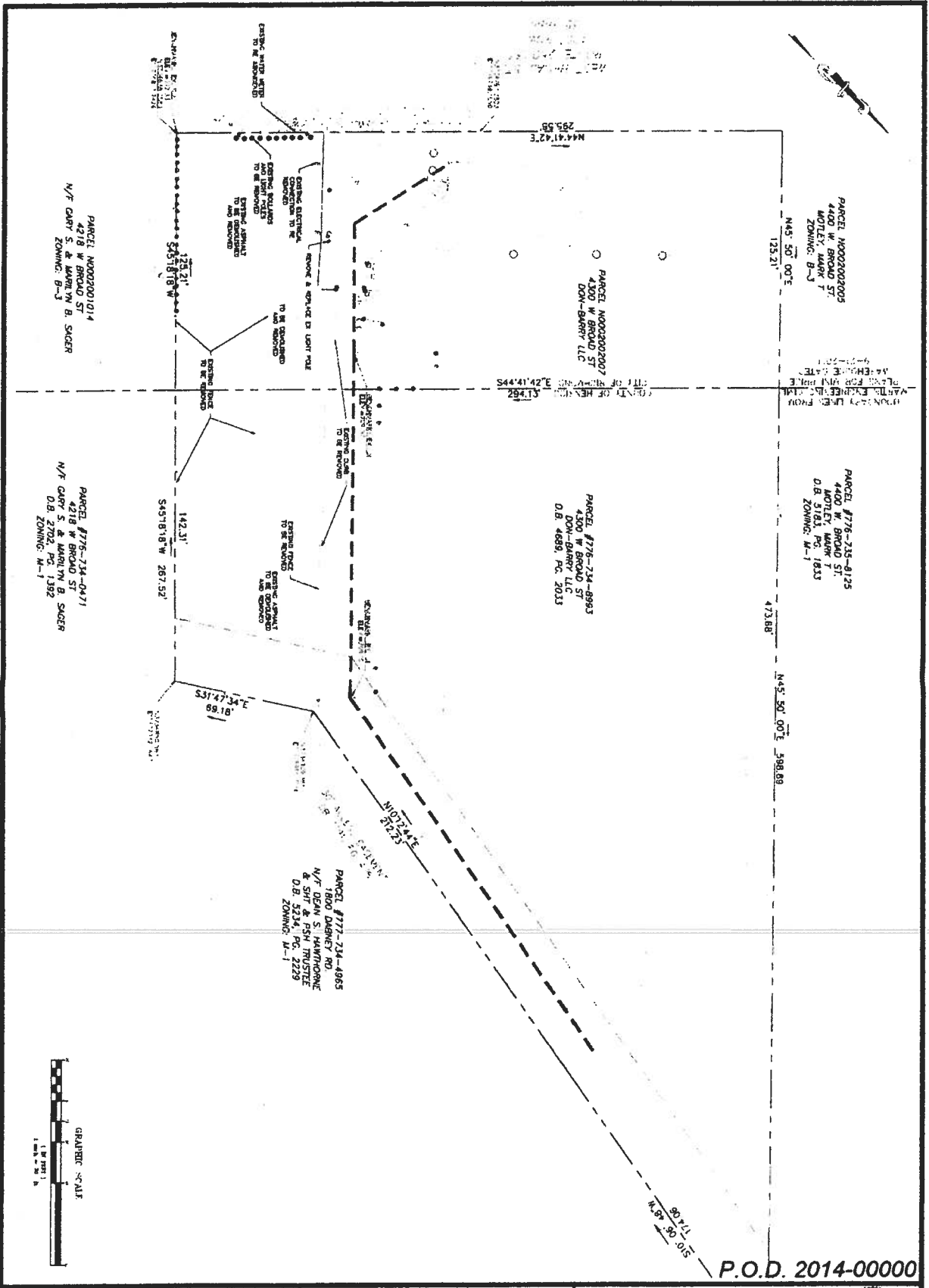
P.O.D. 2014-00000

**MINI PRICE WAREHOUSE II
COVER SHEET**

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

SILVERCORE
LAND DEVELOPMENT CONSULTANTS



P.O.D. 2014-00000



JOB # 140070

2 SHEET

REVISIONS	
NO.	DATE

DATE: 02/03/14

SCALE: 1"=10'

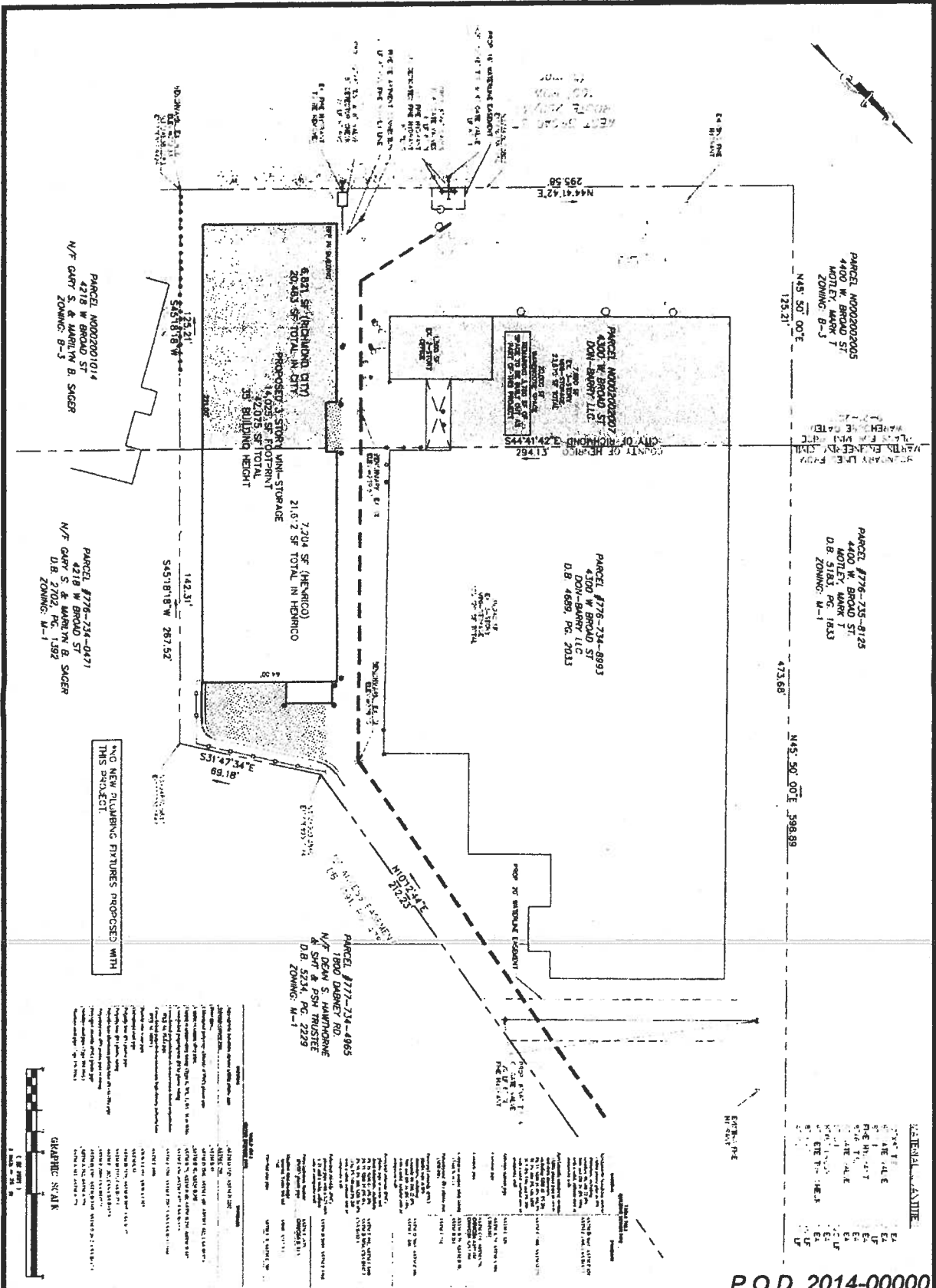
MINI PRICE WAREHOUSE II
EX. CONDITIONS / DEMO

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

 **SILVERCORE**
LAND DEVELOPMENT CONSULTANTS





P.O.D. 2014-00000

MINI PRICE WAREHOUSE II
UTILITY PLAN

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION
1	08/15/14	ISSUED FOR PERMIT
2	08/15/14	ISSUED FOR PERMIT
3	08/15/14	ISSUED FOR PERMIT
4	08/15/14	ISSUED FOR PERMIT

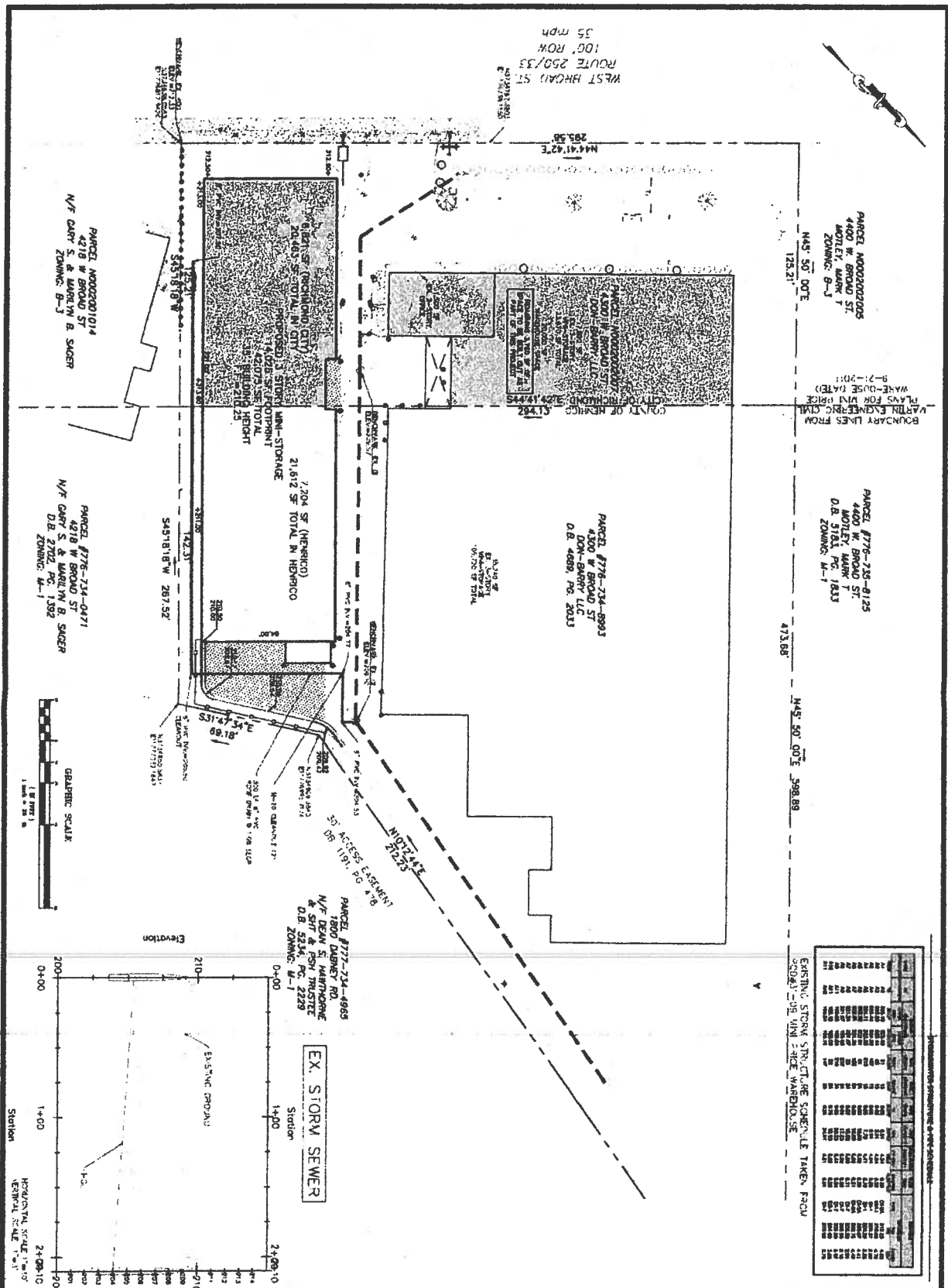
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CHECKED: [Name]
DATE: 08/15/14

GRAPHIC SCALE

1" = 20' (AS SHOWN)

4 SHEET

JOB #: 140070



P.O.D. 2014-0000

**MINI PRICE WAREHOUSE II
GRADING PLAN**

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			

DESIGN CHECKED BY: [Signature]
DATE: 11/11/14
SCALE: 1" = 100'

5

JOB # 140070

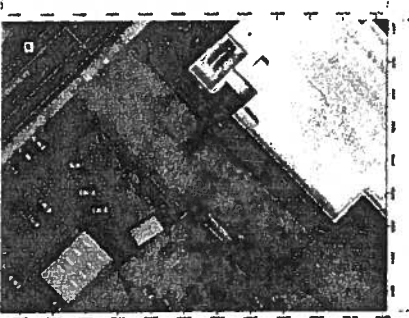
EROSION CONTROL MEASURES

1) THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1.

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EROSION CONTROL NOTES

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Map Link Expanded

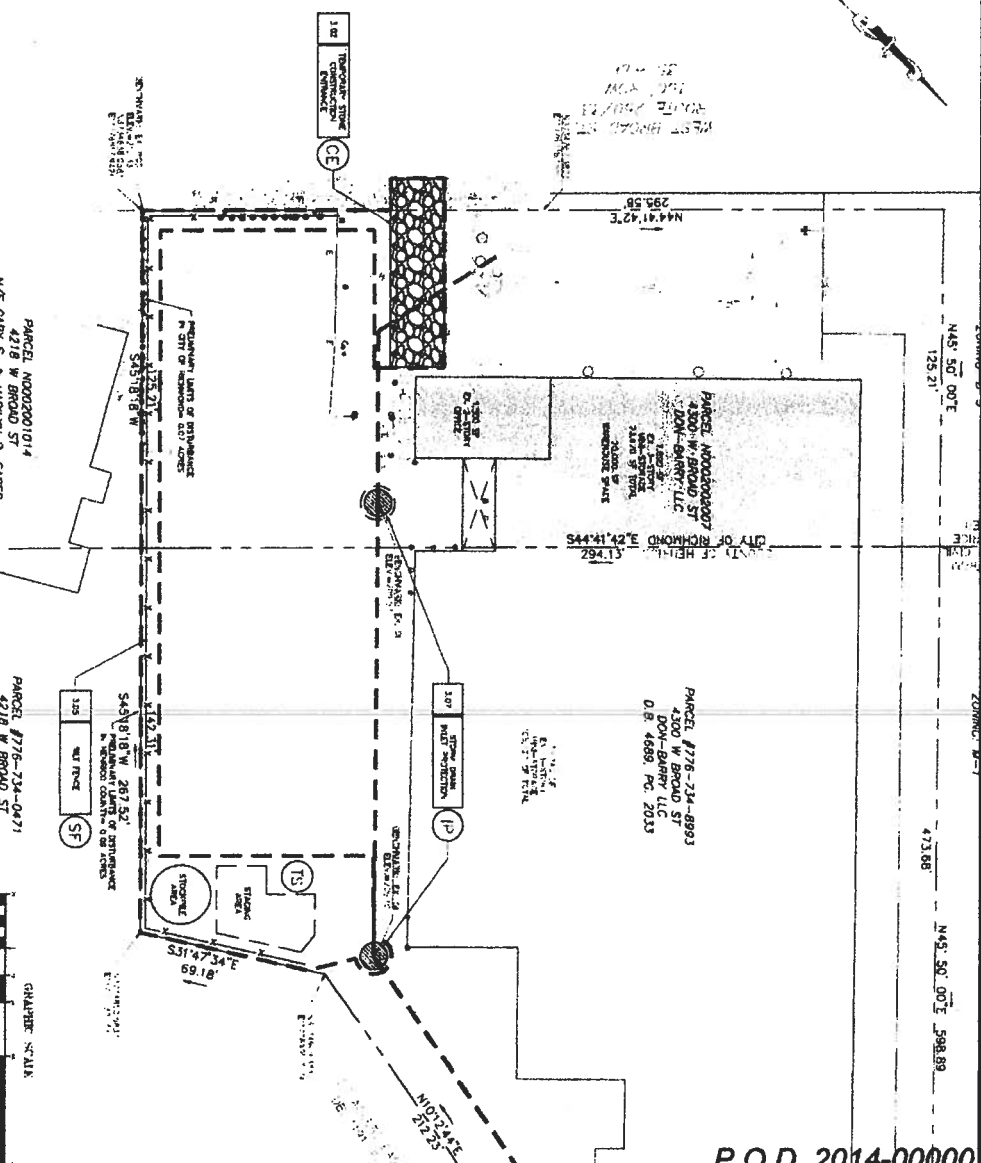
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/14/2014	W. J. ...
2	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
3	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
4	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
5	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
6	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
7	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
8	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
9	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
10	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...

EROSION CONTROL PHASE I REQUIREMENTS/REQUIREMENTS

1. CONTACT THE ENVIRONMENTAL DIVISION TO ESTABLISH A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF CONSTRUCTION.
2. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1.
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7. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1.
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10. THE EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RICHMOND, VIRGINIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF PUBLIC UTILITIES, EROSION CONTROL HANDBOOK, 2008 EDITION, CHAPTER 1, SECTION 1.1.1.

EROSION CONTROL LEGEND & QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY
1	1' EROSION CONTROL MAT	1 EROSION CONTROL MAT
2	2' EROSION CONTROL MAT	2 EROSION CONTROL MAT
3	3' EROSION CONTROL MAT	3 EROSION CONTROL MAT
4	4' EROSION CONTROL MAT	4 EROSION CONTROL MAT
5	5' EROSION CONTROL MAT	5 EROSION CONTROL MAT
6	6' EROSION CONTROL MAT	6 EROSION CONTROL MAT
7	7' EROSION CONTROL MAT	7 EROSION CONTROL MAT
8	8' EROSION CONTROL MAT	8 EROSION CONTROL MAT
9	9' EROSION CONTROL MAT	9 EROSION CONTROL MAT
10	10' EROSION CONTROL MAT	10 EROSION CONTROL MAT



P.O.D. 2014-00000

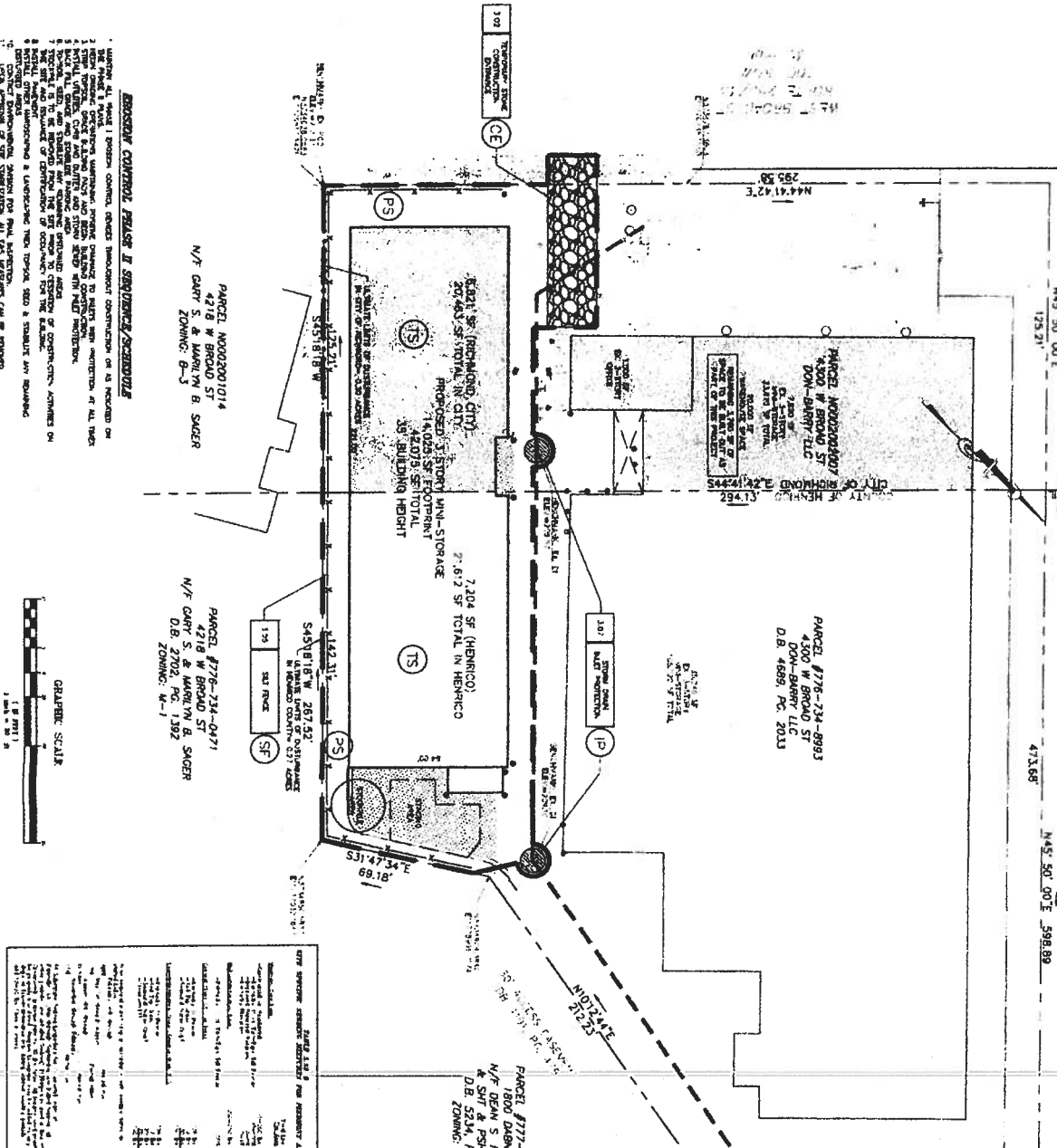
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/14/2014	W. J. ...
2	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
3	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
4	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
5	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
6	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
7	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
8	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
9	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...
10	REVISED PER CITY COMMENTS	08/14/2014	W. J. ...

**MINI PRICE WAREHOUSE II
EROSION CONTROL
PHASE I PLAN**

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

SILVERCORE
LAND DEVELOPMENT CONSULTANTS



EROSION CONTROL PHASE II SCHEDULE/SEQUENCE

1. EROSION CONTROL PHASE II SCHEDULE/SEQUENCE ON AS REQUIRED BY THE PROJECT. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.



GENERAL NOTES

1. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
2. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
3. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
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10. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

- GENERAL NOTES AND EROSION CONTROL NOTES**
- ES-1. EROSION CONTROL PHASE II SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-2. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-3. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-4. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-5. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-6. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-7. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-8. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-9. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ES-10. THE SCHEDULE/SEQUENCE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

**MINI PRICE WAREHOUSE II
EROSION CONTROL
PHASE II PLAN**

WEST END DISTRICT #1
BROCKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

SILVERCORE
LAND DEVELOPMENT CONSULTANTS

P.O. 2014-0000

JOB # 140070

SHEET
7

Model Report

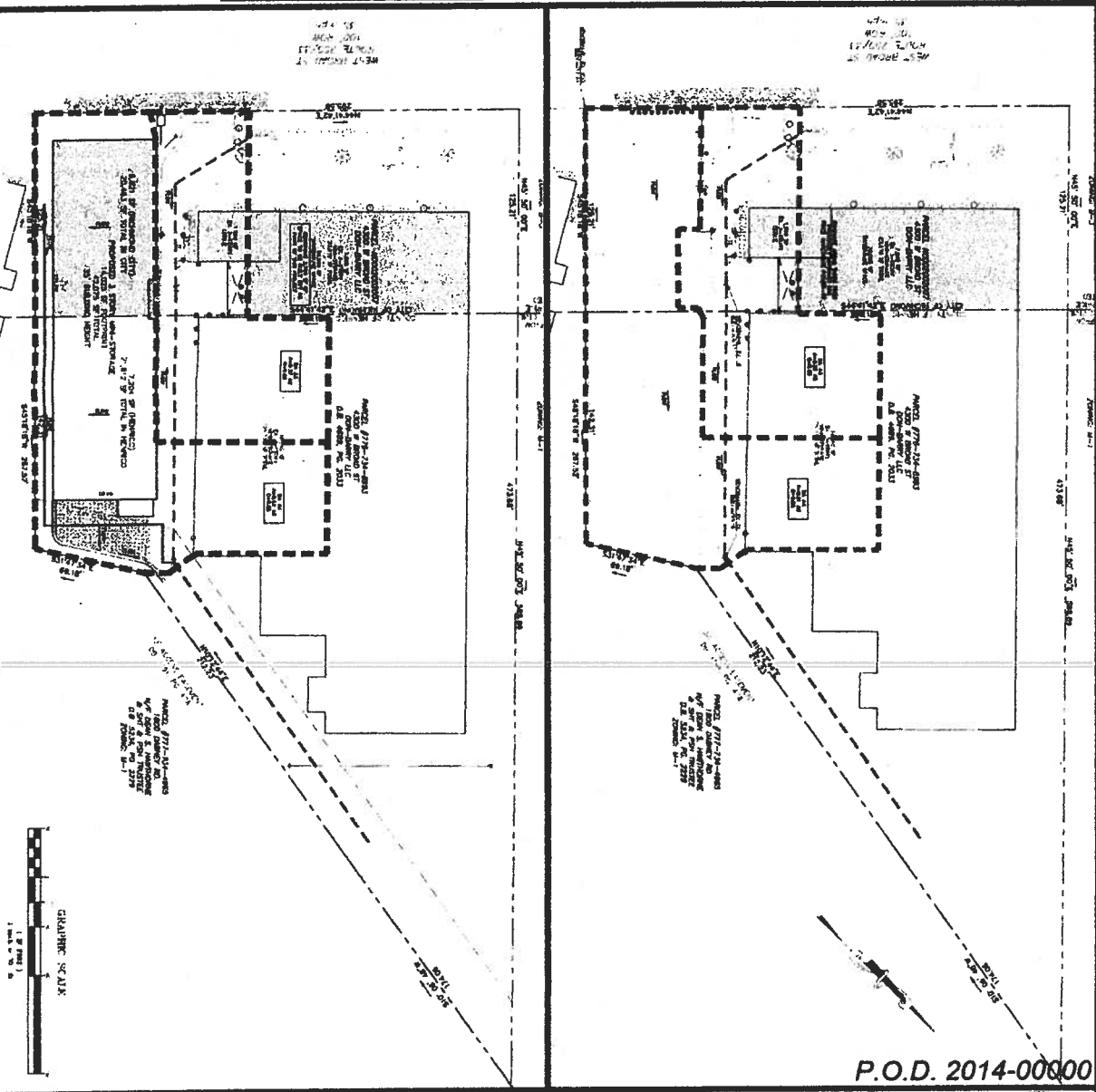
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Model Units	Feet
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Model Style	AS12
Model Layer	0
Model Plot	Plot
Model Print	Print
Model Save	Save
Model Close	Close
Model Exit	Exit

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3	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
4	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
5	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
6	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
7	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
8	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
9	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit
10	Text	Red	0	AS12	Arial	12	1	Plot	Print	Save	Close	Exit

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CHANNEL UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRAINAGE CHANNEL UNLESS OTHERWISE NOTED.



P.O.D. 2014-00000

NO. 1	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMITTING
2	11/11/2011	ISSUED FOR PERMITTING
3	11/11/2011	ISSUED FOR PERMITTING
4	11/11/2011	ISSUED FOR PERMITTING
5	11/11/2011	ISSUED FOR PERMITTING
6	11/11/2011	ISSUED FOR PERMITTING
7	11/11/2011	ISSUED FOR PERMITTING
8	11/11/2011	ISSUED FOR PERMITTING
9	11/11/2011	ISSUED FOR PERMITTING
10	11/11/2011	ISSUED FOR PERMITTING

**MINI PRICE WAREHOUSE II
 DRAINAGE PLAN**

WEST END DISTRICT #1
 BROOKLAND DISTRICT

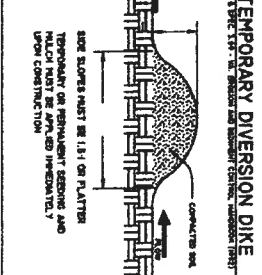
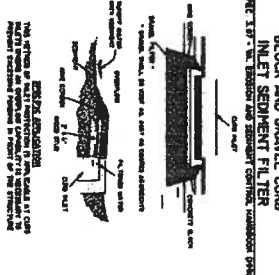
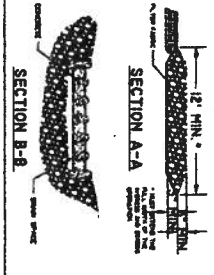
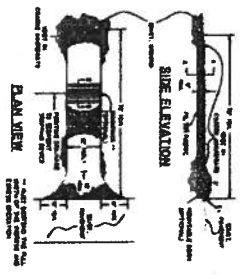
RICHMOND, VIRGINIA
 HENRICO COUNTY, VIRGINIA

SILVERCORE
 LAND DEVELOPMENT CONSULTANTS

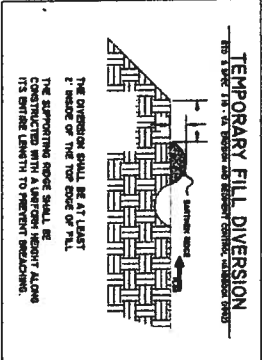
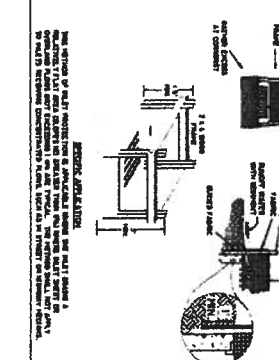
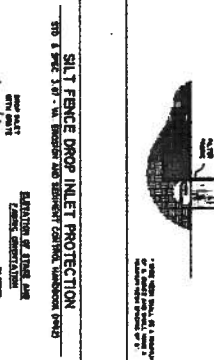
COMPANIES OF
 THE
 NATIONAL
 ASSOCIATION OF
 LAND DEVELOPERS

JOB #: 140070
 SHEET
8

STONE CONSTRUCTION ENTRANCE
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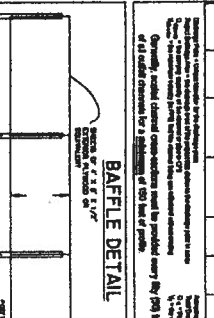


SILT FENCE
 THIS IS SPEC. 1.07 - 1B, ENTRIES AND EXITS CONTROL, STANDARD SPEC.



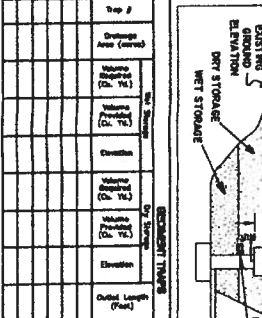
OUTFALL ASSURANCE

1. The contractor shall provide the following information to the County Engineer:
 - a. The design of the outfall structure shall be designed to meet the design flow and the design flood.
 - b. The design of the outfall structure shall be designed to meet the design flow and the design flood.
 - c. The design of the outfall structure shall be designed to meet the design flow and the design flood.
 - d. The design of the outfall structure shall be designed to meet the design flow and the design flood.
2. The design of the outfall structure shall be designed to meet the design flow and the design flood.
3. The design of the outfall structure shall be designed to meet the design flow and the design flood.
4. The design of the outfall structure shall be designed to meet the design flow and the design flood.
5. The design of the outfall structure shall be designed to meet the design flow and the design flood.



Station	Structure	Length	Width	Height	Notes
1+00	Structure 1	10	10	10	
2+00	Structure 2	10	10	10	
3+00	Structure 3	10	10	10	
4+00	Structure 4	10	10	10	
5+00	Structure 5	10	10	10	
6+00	Structure 6	10	10	10	
7+00	Structure 7	10	10	10	
8+00	Structure 8	10	10	10	
9+00	Structure 9	10	10	10	
10+00	Structure 10	10	10	10	

TEMPORARY SEDIMENT BASIN
 THIS IS SPEC. 1.07 - 1C, ENTRIES AND EXITS CONTROL, STANDARD SPEC.



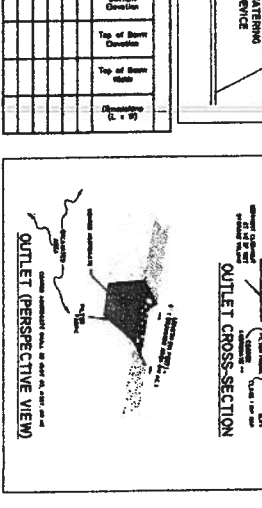
County Of Henrico
 Department of Public Works

SO/10 DETENTION SUMMARY

Station	Structure	Length	Width	Height	Notes
1+00	Structure 1	10	10	10	
2+00	Structure 2	10	10	10	
3+00	Structure 3	10	10	10	
4+00	Structure 4	10	10	10	
5+00	Structure 5	10	10	10	
6+00	Structure 6	10	10	10	
7+00	Structure 7	10	10	10	
8+00	Structure 8	10	10	10	
9+00	Structure 9	10	10	10	
10+00	Structure 10	10	10	10	

Station	Structure	Length	Width	Height	Notes
1+00	Structure 1	10	10	10	
2+00	Structure 2	10	10	10	
3+00	Structure 3	10	10	10	
4+00	Structure 4	10	10	10	
5+00	Structure 5	10	10	10	
6+00	Structure 6	10	10	10	
7+00	Structure 7	10	10	10	
8+00	Structure 8	10	10	10	
9+00	Structure 9	10	10	10	
10+00	Structure 10	10	10	10	

TEMPORARY SEDIMENT TRAP
 THIS IS SPEC. 1.07 - 1D, ENTRIES AND EXITS CONTROL, STANDARD SPEC.

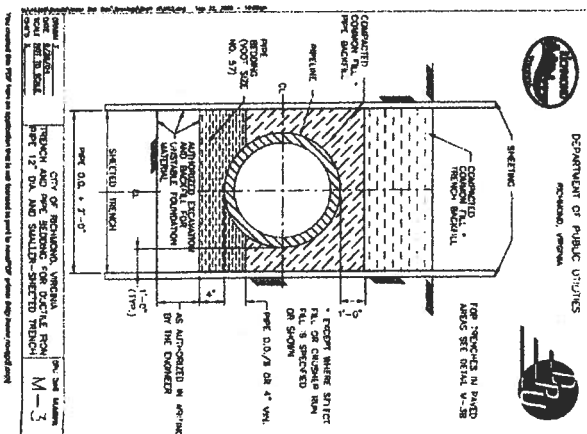
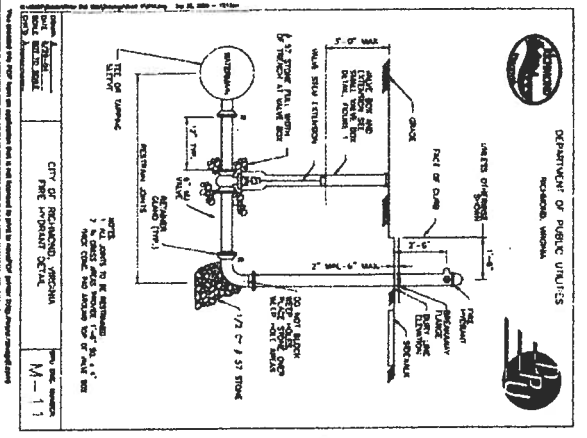
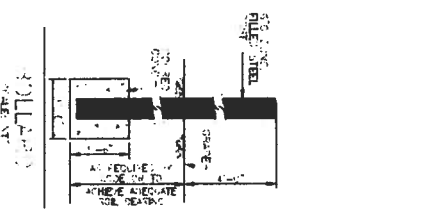
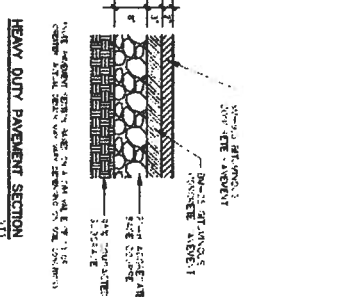
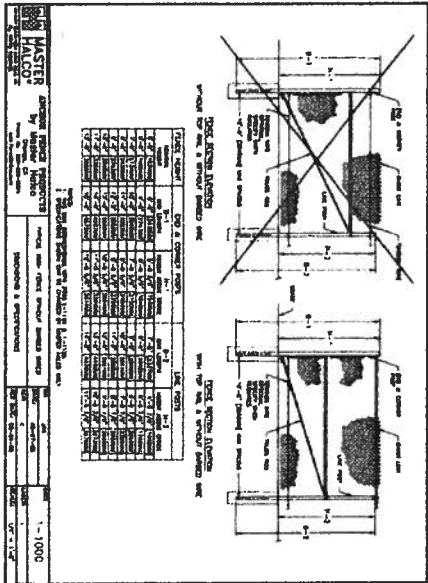


P.O.D. 2014-0000



MINI PRICE WAREHOUSE II
HENRICO STD DETAILS II
 WEST END DISTRICT #1
 BROOKLAND DISTRICT
 RICHMOND, VIRGINIA
 HENRICO COUNTY, VIRGINIA

Station	Structure	Length	Width	Height	Notes
1+00	Structure 1	10	10	10	
2+00	Structure 2	10	10	10	
3+00	Structure 3	10	10	10	
4+00	Structure 4	10	10	10	
5+00	Structure 5	10	10	10	
6+00	Structure 6	10	10	10	
7+00	Structure 7	10	10	10	
8+00	Structure 8	10	10	10	
9+00	Structure 9	10	10	10	
10+00	Structure 10	10	10	10	



NOTES

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7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	AS SHOWN	11/11/11
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MINI PRICE WAREHOUSE II

NOTES & DETAILS

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

SHEET 12

JOB #: 140070

SILVERCORE

LAND DEVELOPMENT CONSULTANTS

10000 Silvercore Lane
Suite 100
Richmond, VA 23234
Tel: 804-771-1111
Fax: 804-771-1112
www.silvercore.com

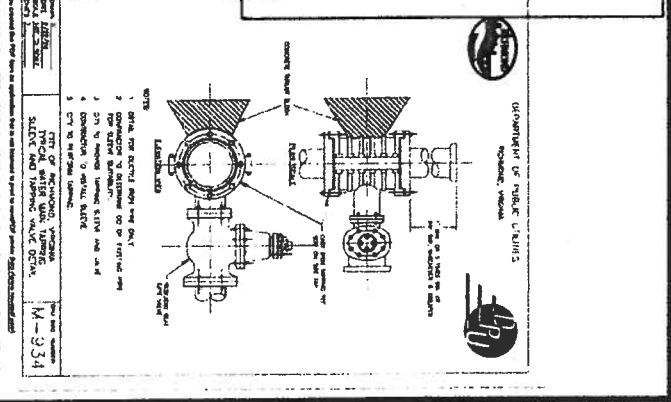
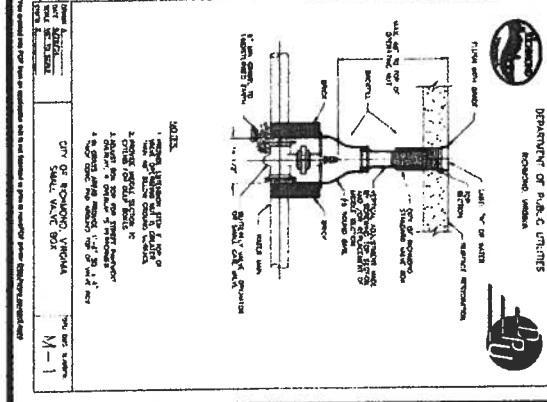
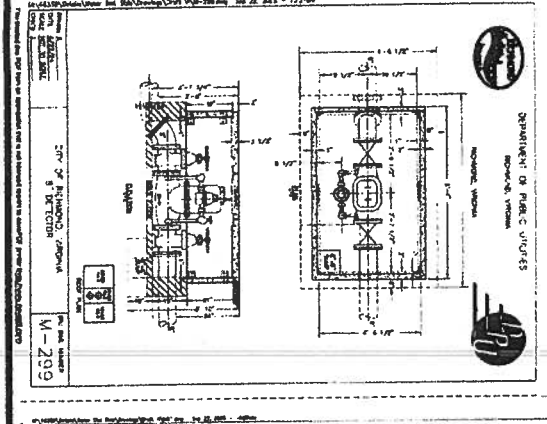
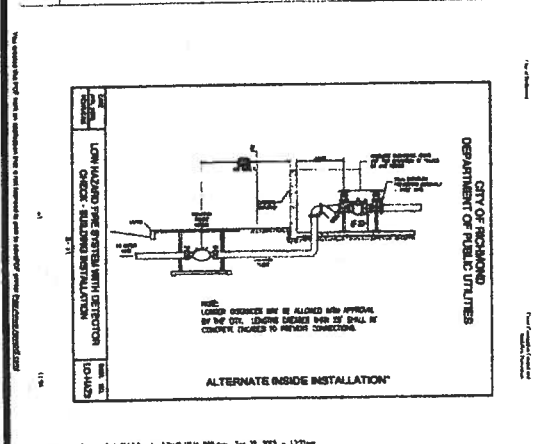
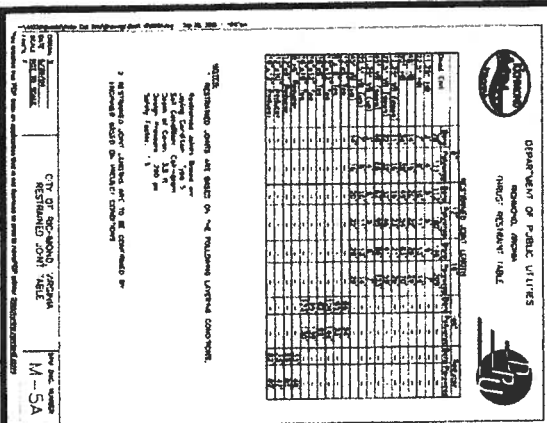
CONTRACT NO. 100-1000000
 CITY OF RICHMOND
 DEPARTMENT OF PUBLIC UTILITIES
 10/11/10

1. The Contractor shall provide and install the fire alarm system in accordance with the following specifications:
 2. The fire alarm system shall be a low voltage system with a central station alarm.
 3. The fire alarm system shall be installed in accordance with the National Fire Alarm and Signaling Code (NFPA 72) and the City of Richmond Fire Department specifications.
 4. The fire alarm system shall be installed in accordance with the City of Richmond Fire Department specifications.
 5. The fire alarm system shall be installed in accordance with the City of Richmond Fire Department specifications.

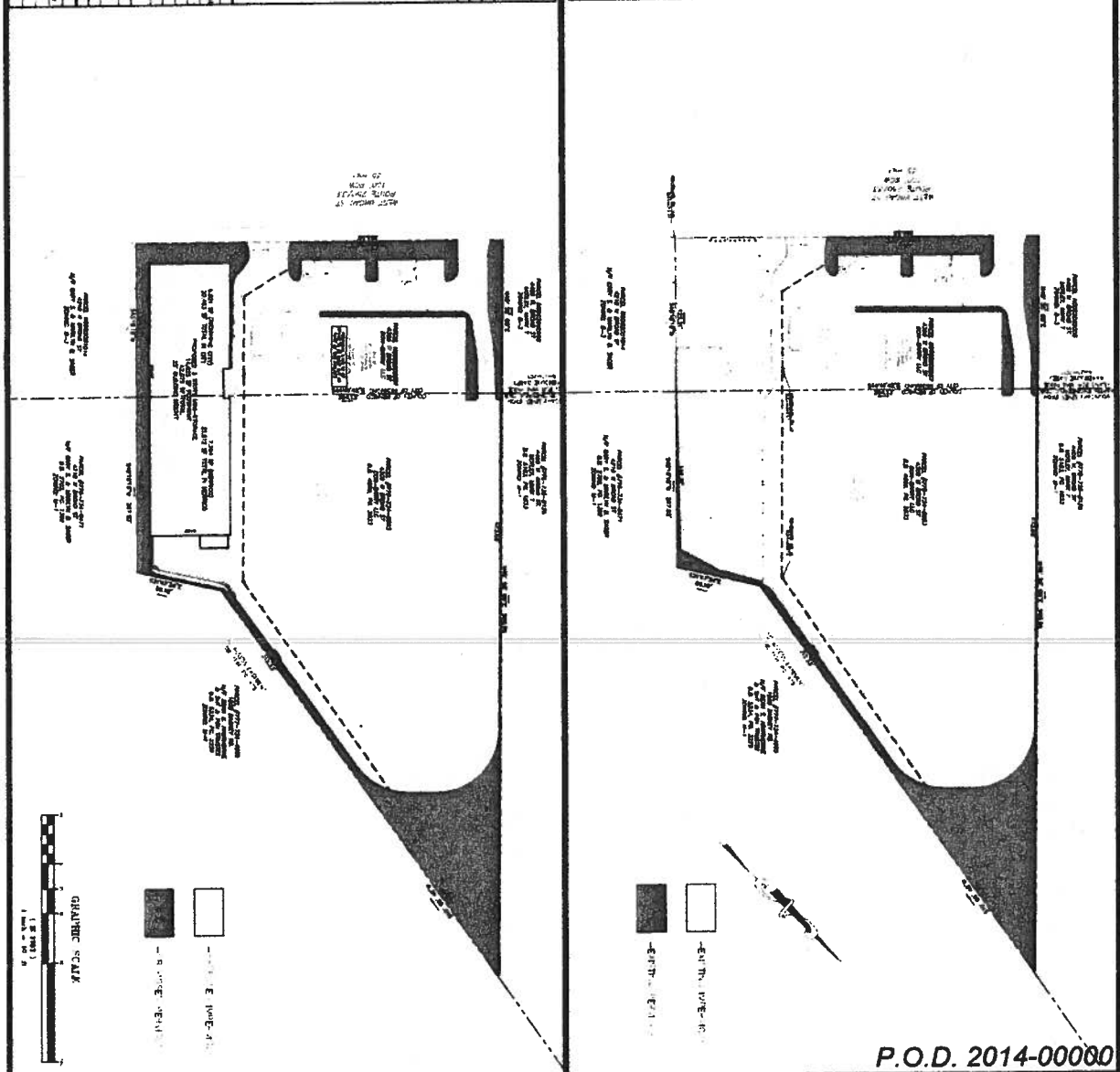
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Item No.	Description	Quantity	Unit	Rate	Amount
1	Excavation - 10' x 10' x 10'	1	cu yd	100.00	100.00
2	Concrete - 10' x 10' x 10'	1	sq ft	100.00	100.00
3	Rebar - 10' x 10' x 10'	1	lb	100.00	100.00
4	Formwork - 10' x 10' x 10'	1	sq ft	100.00	100.00
5	Gravel - 10' x 10' x 10'	1	cu yd	100.00	100.00
6	Asphalt - 10' x 10' x 10'	1	sq ft	100.00	100.00
7	Paint - 10' x 10' x 10'	1	gal	100.00	100.00
8	Electrical - 10' x 10' x 10'	1	hr	100.00	100.00
9	Plumbing - 10' x 10' x 10'	1	hr	100.00	100.00
10	Mechanical - 10' x 10' x 10'	1	hr	100.00	100.00
11	Interior Finishes - 10' x 10' x 10'	1	hr	100.00	100.00
12	Exterior Finishes - 10' x 10' x 10'	1	hr	100.00	100.00
13	Site Work - 10' x 10' x 10'	1	hr	100.00	100.00
14	Permit Fees - 10' x 10' x 10'	1	hr	100.00	100.00
15	Contingency - 10' x 10' x 10'	1	hr	100.00	100.00
16	Subtotal				1500.00
17	Grand Total				1500.00



P.O.D. 2014-00080

MINI PRICE WAREHOUSE II
CALCULATIONS

WEST END DISTRICT #1
BROOKLAND DISTRICT

RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

SILVERCORE
LAND DEVELOPMENT CONSULTANTS

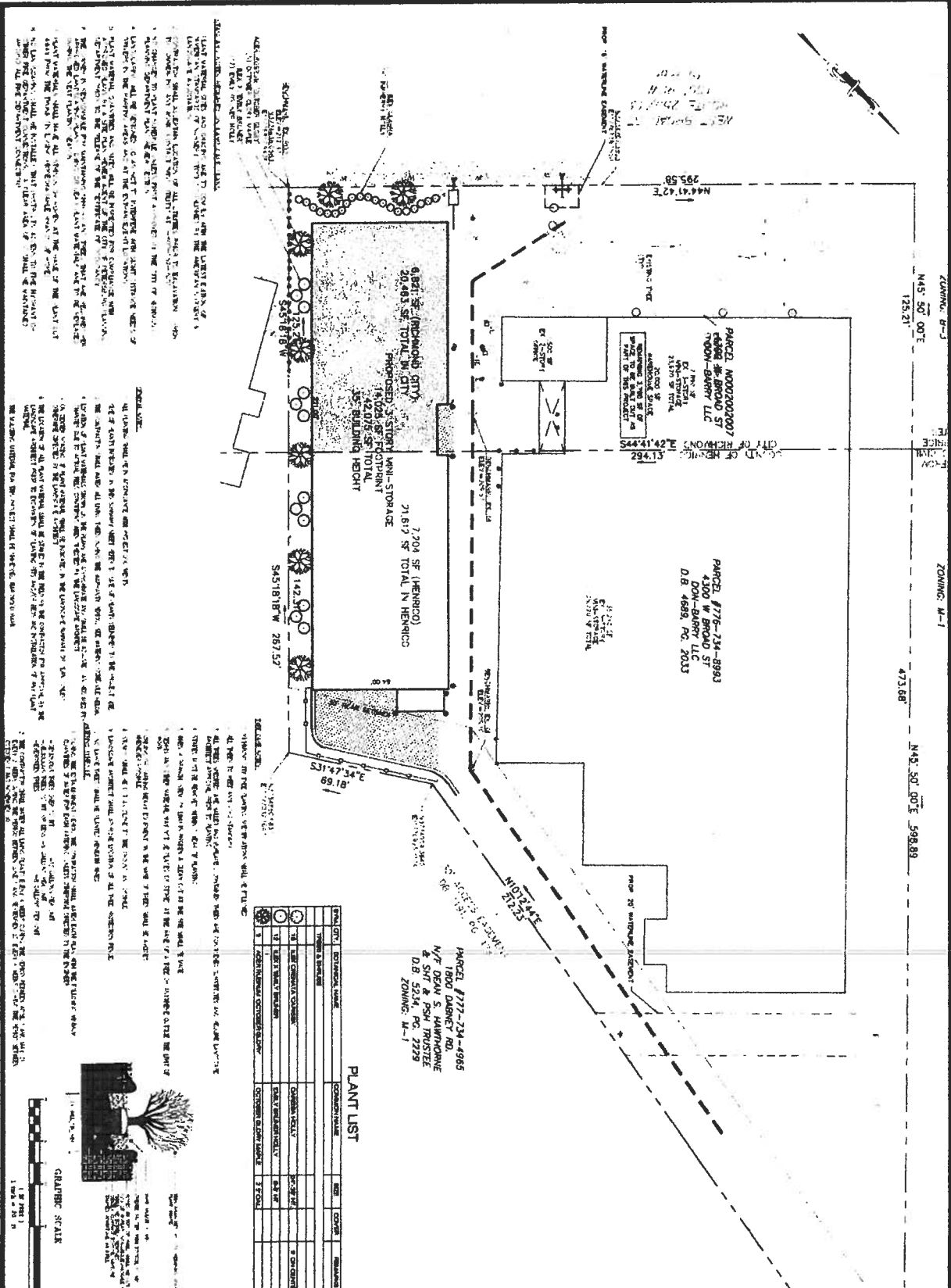
DATE: 1/15/14

SCALE: 1/8" = 1'-0"

SHEET: 14

JOB #: 140070

REVISION	DATE



P.O.D. 2014-00000

MINI PRICE WAREHOUSE II
LANDSCAPE PLAN

WEST END DISTRICT #1
BROOKLAND DISTRICT

SILVERCORE
LAND DEVELOPMENT CONSULTANTS

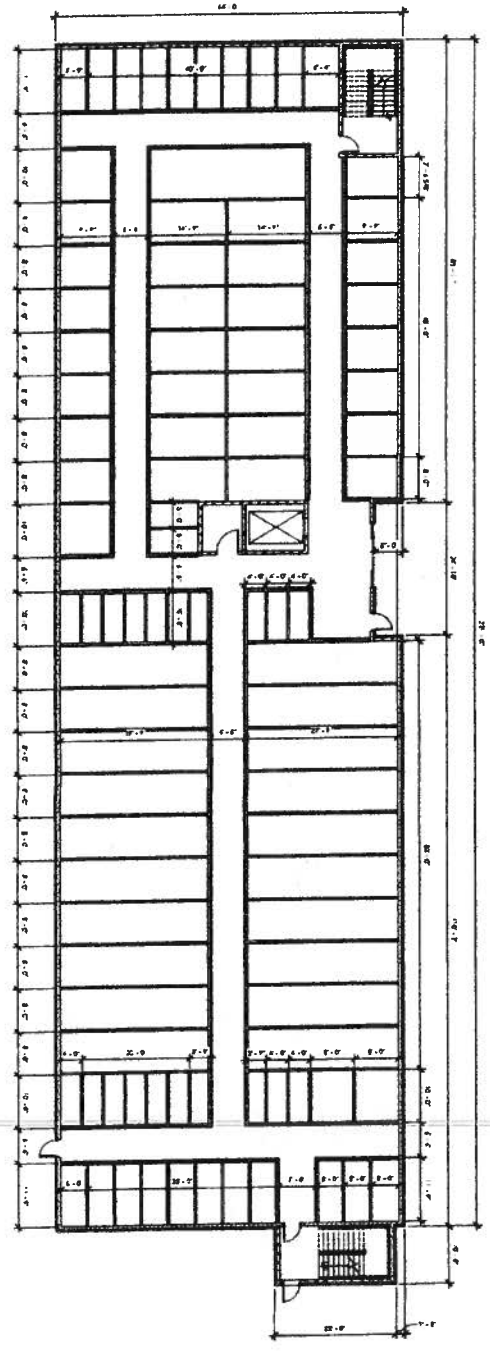
RICHMOND, VIRGINIA
HENRICO COUNTY, VIRGINIA

CONTRACT NO. 1501
DATE: 05/27/2014

SHEET
15

JOB #: 140010

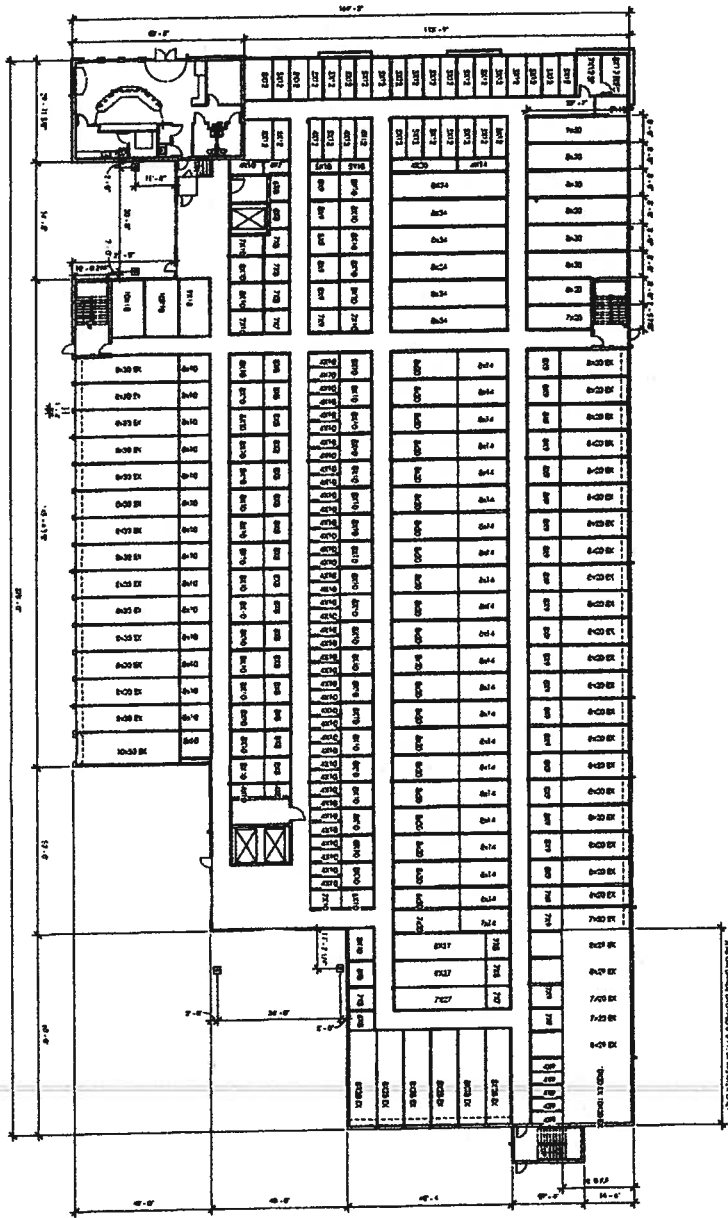
OVERALL FIRST FLOOR PLAN



RECEIVED
 JUL 02 2015
 LAND USE ADMINISTRATION

 <p>GOVERNOR PATRICK ANDERSON</p>	BUILDING 2 FOR MINI-PRICE WAREHOUSE WEST BROAD STREET RICHMOND, VIRGINIA	
	LIAISON OFFICE 1000 N. 11TH ST. RICHMOND, VA 23219 TEL: 804-646-1234	PROJECT NO. 1000
MADE: WESTICO PAPER	A1.0	

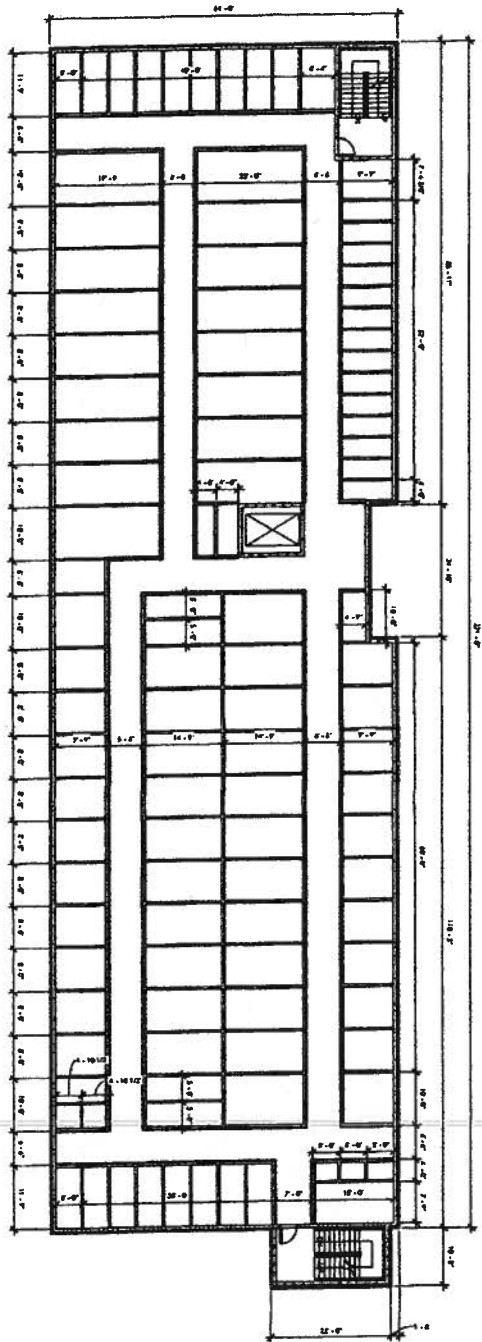
OVERALL FIRST FLOOR PLAN



	CIVIL ENGINEER JAMES H. SMITH No. 10000 State of Virginia Mechanical Engineering
	DATE: 01/22/11 DRAWN BY: JLS CHECKED BY: JLS PROJECT: WEST BROAD STREET WAREHOUSE PHASE I
OVERALL FIRST FLOOR PLAN EXISTING PHASE I	A1.1

EXISTING PHASE I
MINI-PRICE WAREHOUSE
 WEST BROAD STREET RICHMOND, VIRGINIA

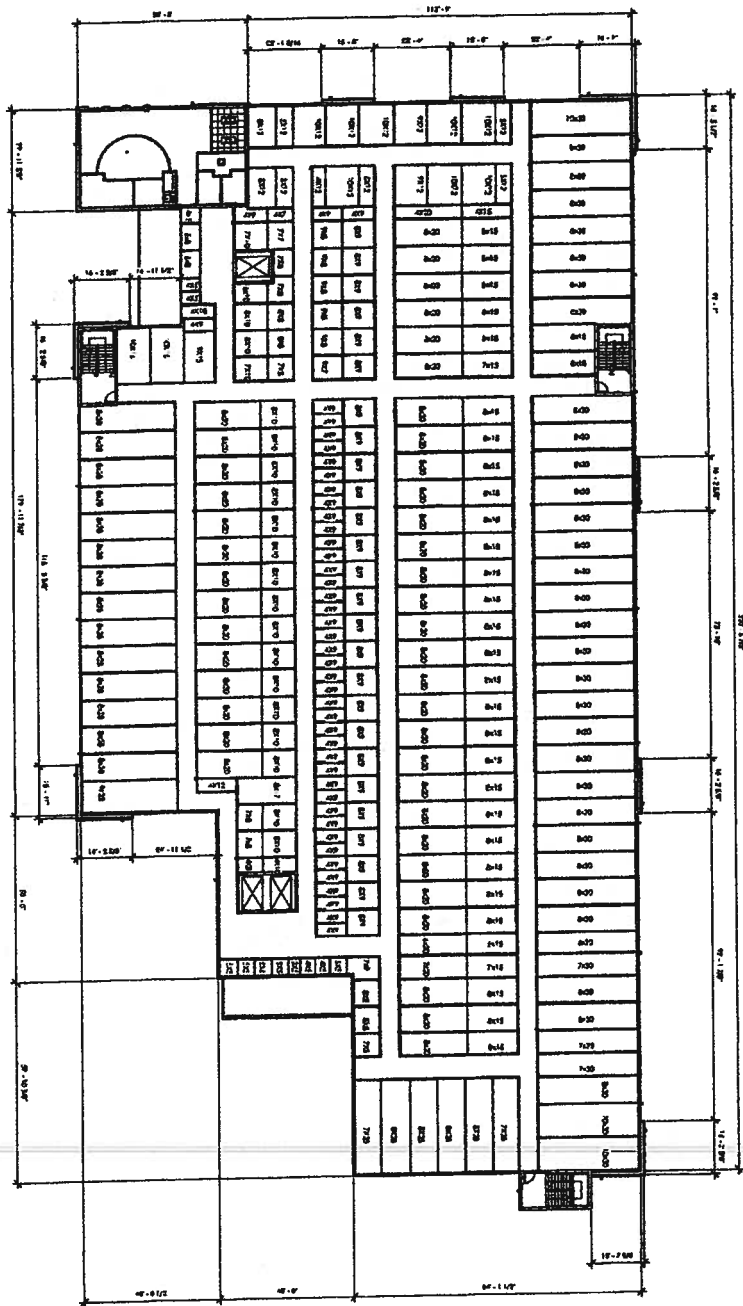
OVERALL SECOND FLOOR PLAN



	<p>BUILDING 2 FOR MINI-PRICE WAREHOUSE WEST BROAD STREET RICHMOND, VIRGINIA</p>
	<p>9-09-73</p>
	<p>CMA PROJECT 1583 SERIAL 1001 SUBDIVISION 141</p>
	<p>PLAN 2 SECOND FLOOR PLAN</p>

A2.0

OVERALL SECOND FLOOR PLAN



OVERALL SECOND FLOOR PLAN
- EXISTING PHASE I

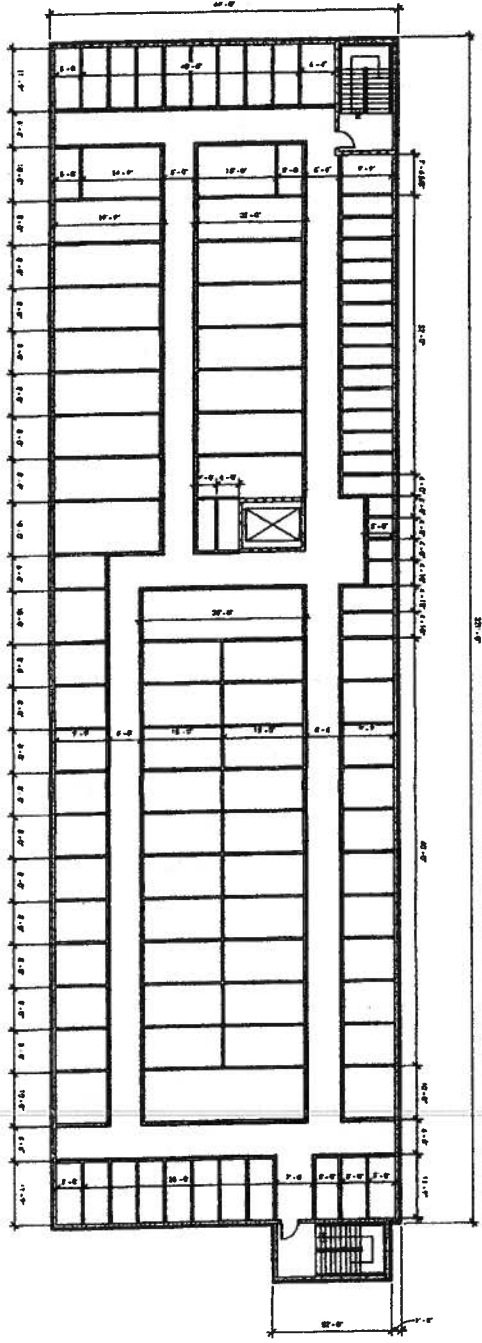
A2.1

EXISTING PHASE I
MINI-PRICE WAREHOUSE
WEST BROAD STREET RICHMOND, VIRGINIA

CONSTRUCTION
OVERSEEN BY
[Signature]

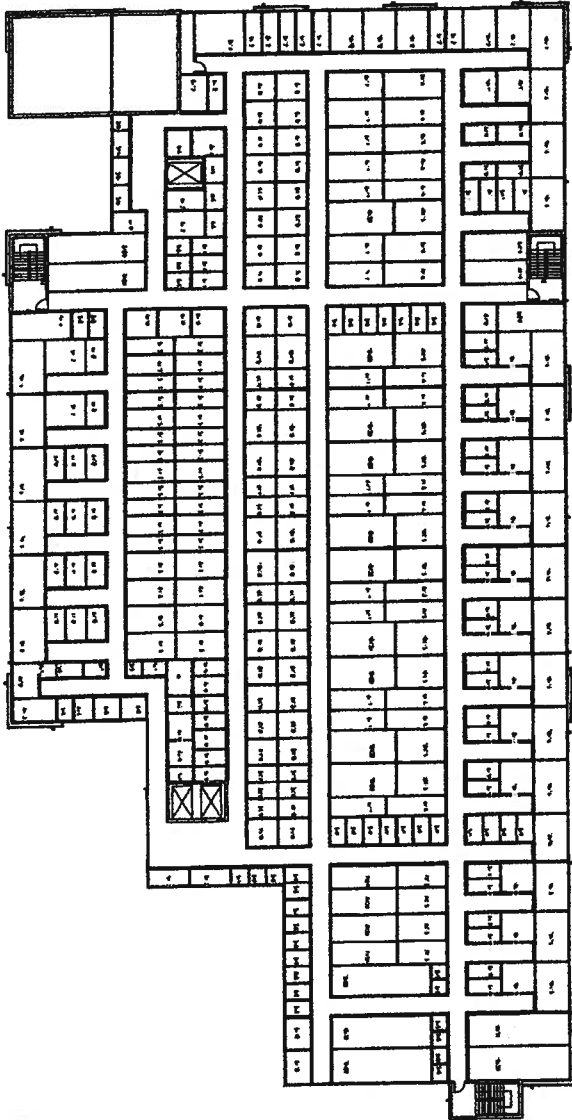
DATE: 7/23/14
DRAWN BY: DLK

OVERALL THIRD FLOOR PLAN
1/10/82



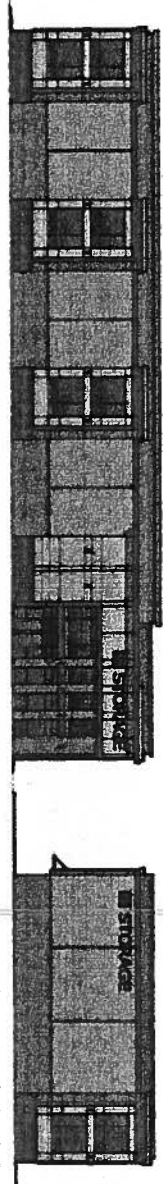
	OVERALL THIRD FLOOR PLAN BUILDING 2 FOR MINI-PRICE WAREHOUSE WEST BROAD STREET RICHMOND, VIRGINIA
	DATE: 1/10/82 DRAWN BY: J. W. HARRIS CHECKED BY: J. W. HARRIS PROJECT NO.: 1380
NAME: 3 BATH FLOOR PLAN SCALE: A3.0	

OVERALL THIRD FLOOR PLAN

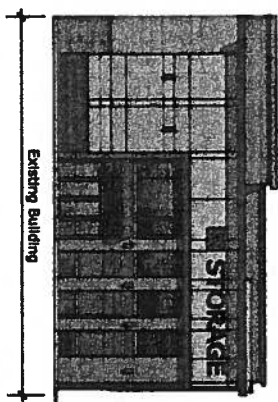


<p>OVERALL THIRD FLOOR PLAN DISMANTLING</p>			<p>EXISTING PHASE I MINI-PRICE WAREHOUSE WEST BROAD STREET RICHMOND, VIRGINIA</p>
	<p>DATE: 07/27/11 REVISION: 01/27/11 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 07/27/11 REVISION: 01/27/11 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>DATE: 07/27/11 REVISION: 01/27/11 DRAWN BY: [Name] CHECKED BY: [Name]</p>

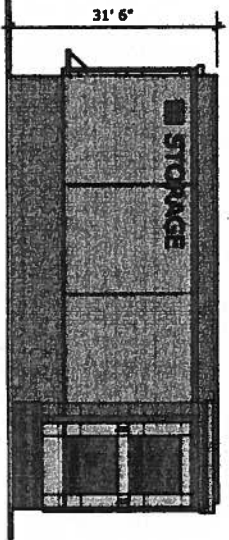
A3.1



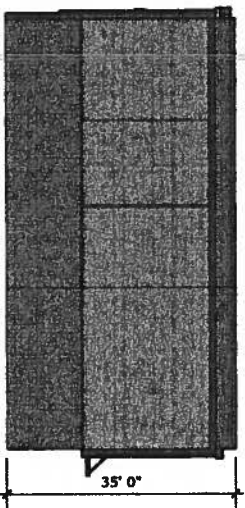
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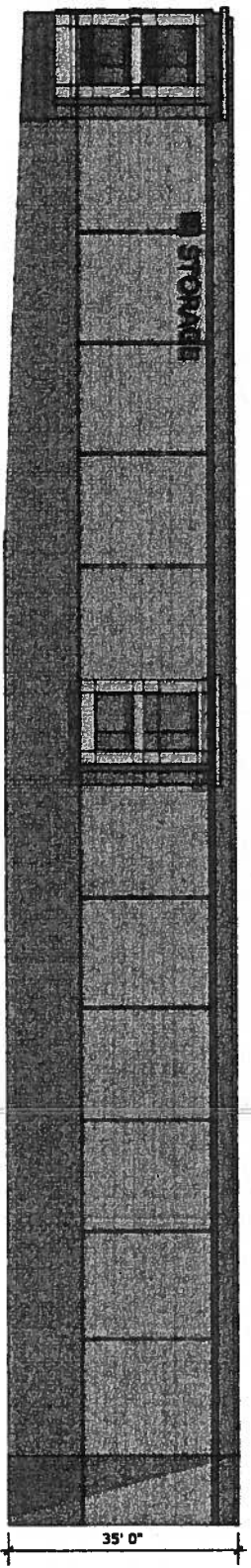
Existing Building



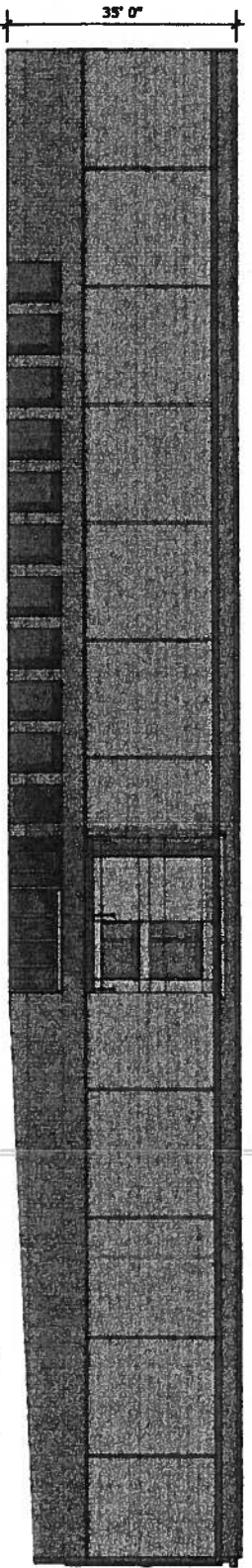
Section floor is partially underground on the side of building
Front Elevation at 3/32" = 1'-0"



Back Elevation at 3/32" = 1'-0"



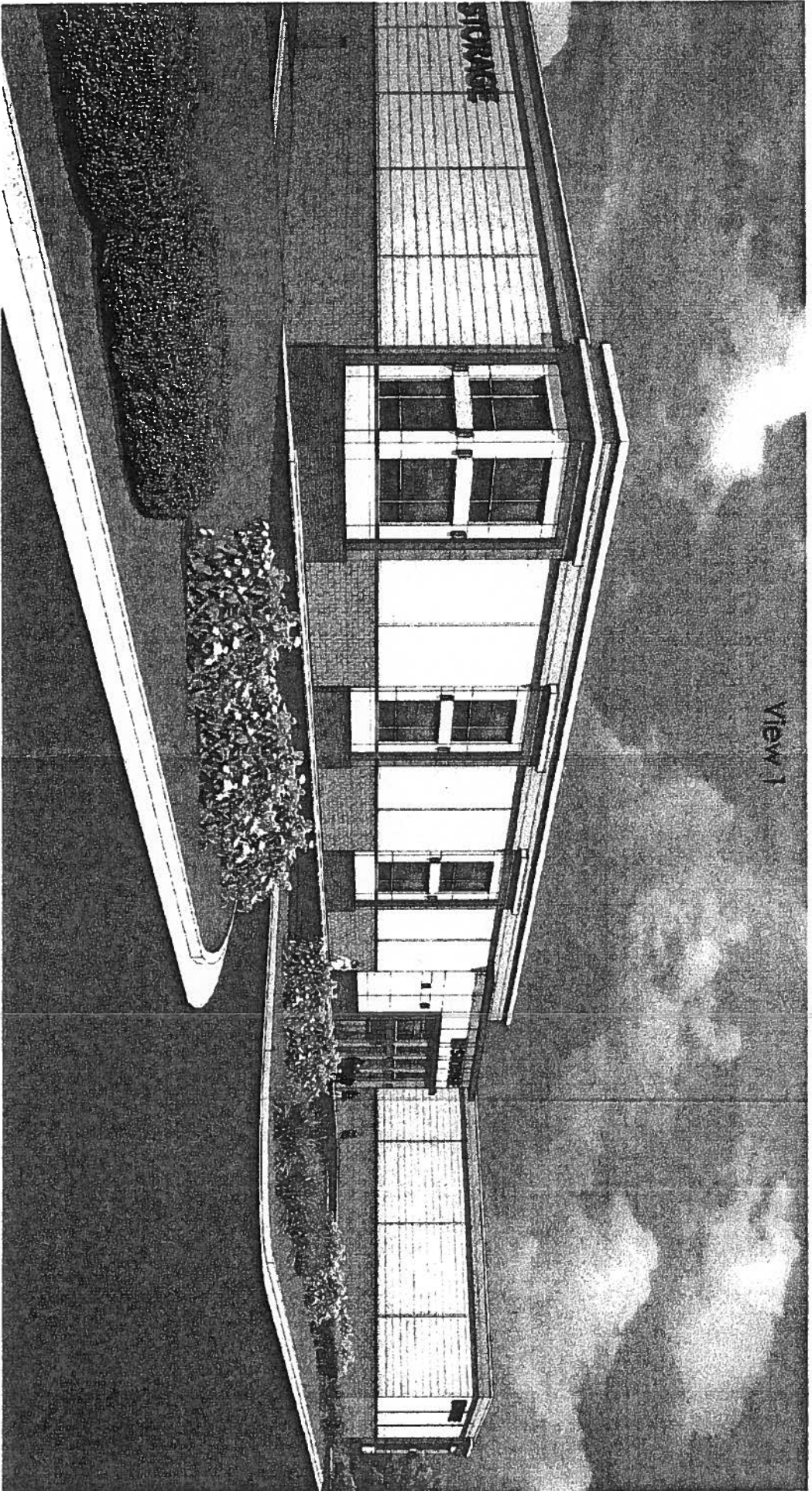
Right Elevation at 3/32" = 1'-0"



Left Elevation at 3/32" = 1'-0"

WEST BROAD STREET MINI PRICE STORAGE EXPANSION
RICHMOND, VIRGINIA
MAY 28, 2015





View 1

Mini Price Storage: 4300 West Broad Street Expansion

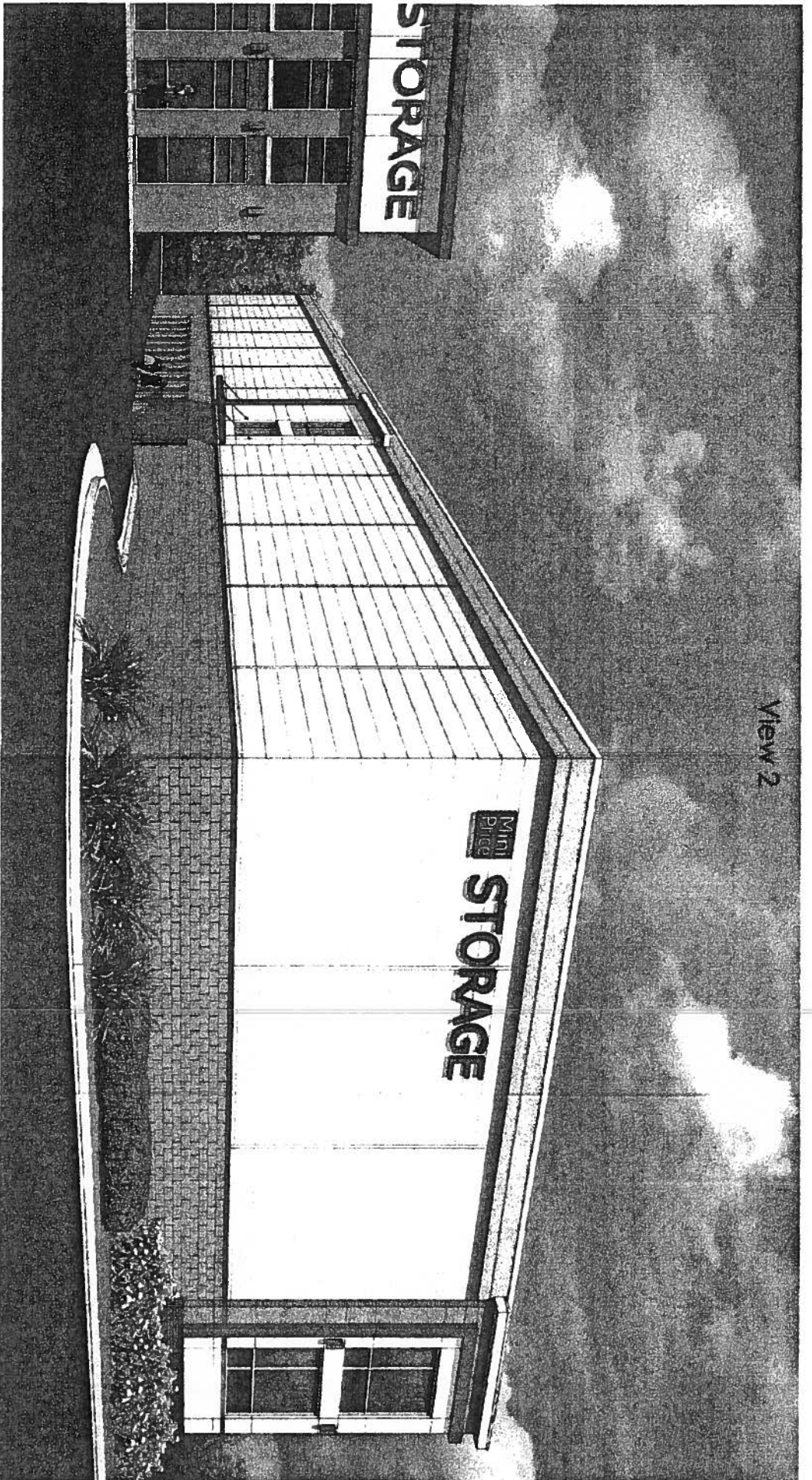
Richmond, VA May 28, 2015

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FINLEY DESIGN
ARCHITECTURE + INTERIORS

JUL 02 2015

LAND USE ADMINISTRATION





View 2

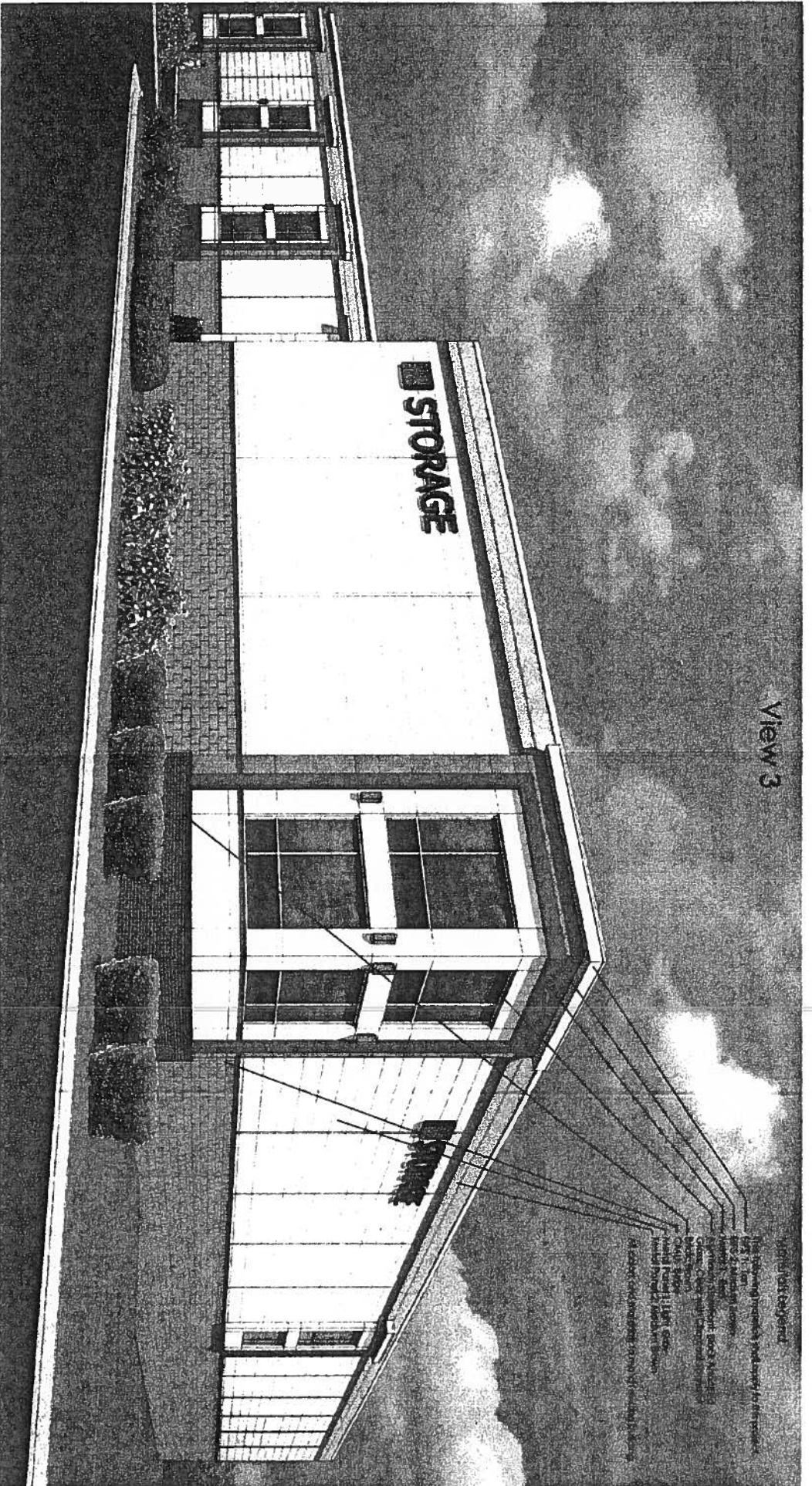
Mini Price Storage: 4300 West Broad Street Expansion

Richmond, VA May 28, 2015

 **FINLEY DESIGN**
ARCHITECTURE + INTERIORS

 **SIPFEN**

View 3



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SIF 150001-01

Mini Price Storage: 4300 West Broad Street Expansion

Richmond, VA May 28, 2015

 FINLEY DESIGN
ARCHITECTURE + INTERIORS

 SIFFEN

PROPERTY OF



John Drive
1 Beach Va 22452

1 486-3412

1 486-7658

CONTACT:
NALSIGN.COM

Price

Age

Location:
Wood City

Lot No

9-R3

Year:

Name:

Stollings

1'-0"

15

Not Approved

22'
8" RW

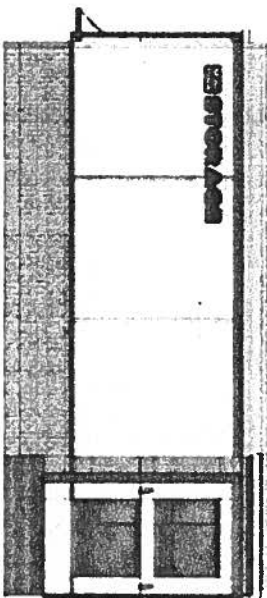
Mini
Price

STORAGE

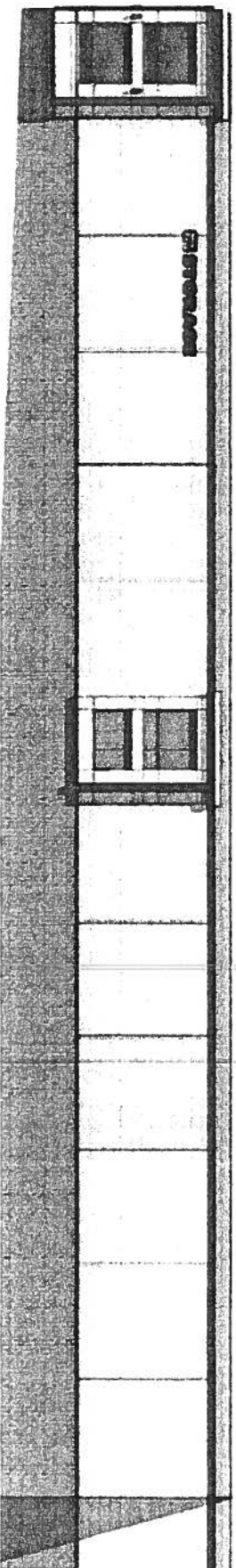
220"

(A)

SIGN A: CHANNEL LED LETTERS ON RACEWAY



FRONT ELEVATION



RIGHT ELEVATION

EXISTING CONDITIONS LEGEND

- IRF = IRON ROD FOUND
- = PROPERTY LINE
- = BUILDING LINE
- = CURB AND GUTTER
- = ASPHALT

NOTES:

1. THIS MAP IS NOT A BOUNDARY SURVEY AND DOES NOT MEET MINIMUM STANDARDS FOR BOUNDARY SURVEYING IN VIRGINIA
2. CITY/COUNTY COMMON BOUNDARY, 30' ACCESS EASEMENT, AND BOUNDARY LINES FROM MARTIN ENGINEERING CIVIL PLANS FOR MINI PRICE WAREHOUSE DATED 9-21-2011

PARCEL #776-735-8125
4400 W BROAD ST
N/F MARK T. MOTLEY
D.B. 5183, PG. 1833

PARCEL #777-734-4965
1800 DABNEY RD.
N/F DEAN S. HAWTHORNE
& SHT & PSH TRUSTEE
D.B. 5234, PG. 2229

SOME IMPROVEMENTS
EXIST THAT ARE NOT
SHOWN

PARCEL #776-734-8993
4300 W BROAD ST
N/F DON-BARRY LLC
D.B. 4689, PG. 2033
HENRICO COUNTY PORTION

PARCEL #776-734-0471
4218 W BROAD ST
N/F GARY S. &
MARILYN B. SAGER
D.B. 2702, PG. 1392

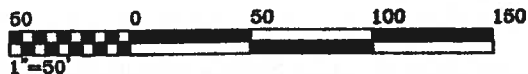
RECEIVED
JUL 02 2015
LAND USE ADMINISTRATION

COUNTY OF HENRICO
CITY OF RICHMOND

PARCEL #N0002002005
4400 W BROAD ST
N/F MARK T MOTLEY
DEED REF. 2013-19902

PARCEL #N0002002007
4300 W BROAD ST
N/F DON-BARRY LLC
DEED REF. 2009-20257
CITY OF RICHMOND PORTION
+/- 0.847 ACRES

PARCEL #N0002001014
4224 W BROAD ST
N/F GARY S & MARILYN
B SAGER
DEED REF. 97-3893



W BROAD STREET
PUBLIC R.O.W.

+/- 925' TO WEST
LINE OF WESTWOOD AVE.

COMPILED MAP

FOR:
**A PORTION OF
4300 W BROAD ST**
CITY OF RICHMOND, VA
AND COUNTY OF HENRICO, VA
PREPARED FOR: SILVERCORE

 **NYFELER
ASSOCIATES**
LAND SURVEYING & MAPPING
619 W CARY ST. RICHMOND, VA 23220
804-277-4231
www.NyfelerAssociates.com

DATE: 6-18-2018	SCALE: 1" = 60'
JOB NUMBER: 14112	DRAWN BY: JRW
APPROVED BY: GLN	

