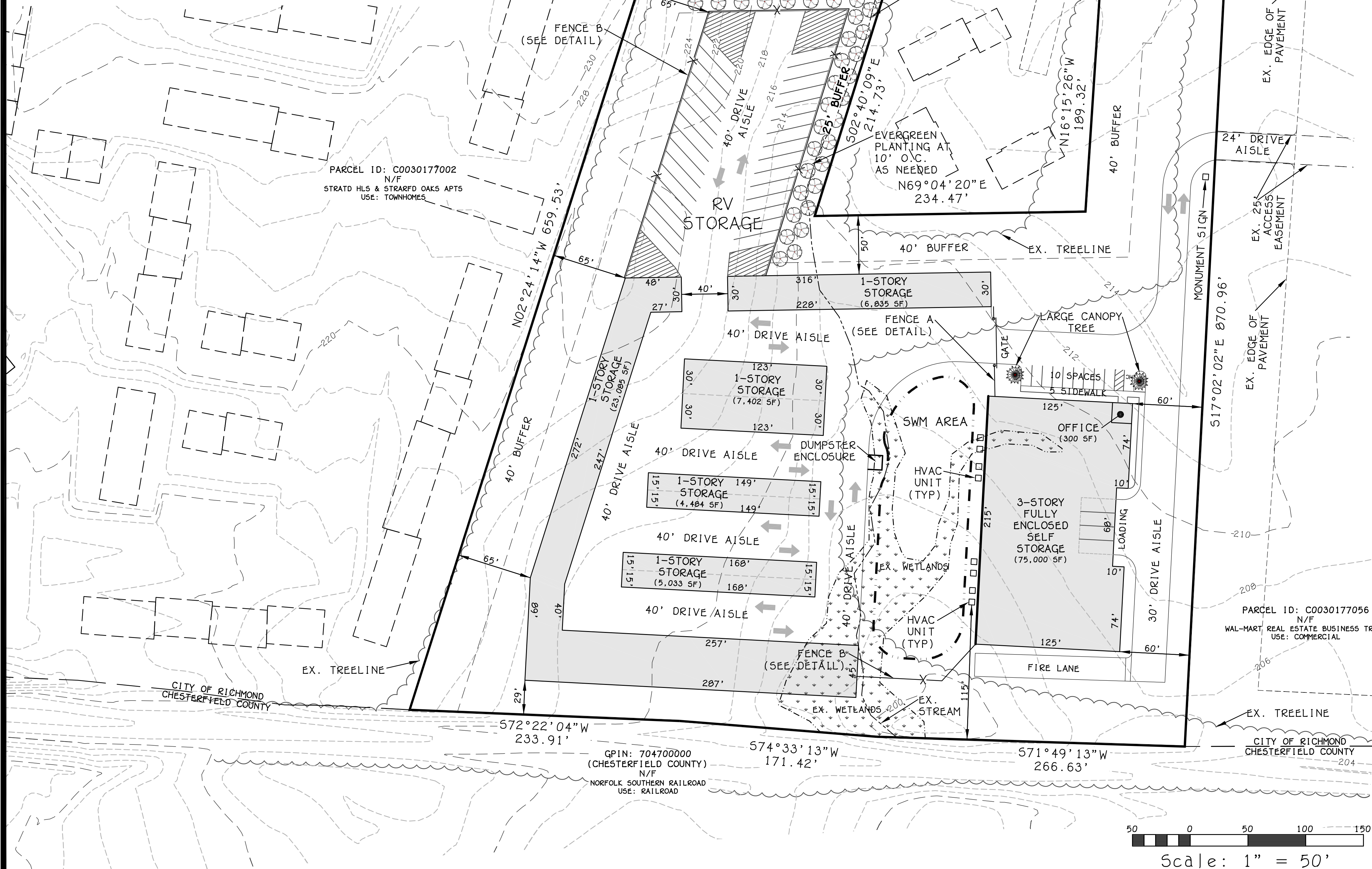


VICINITY MAP
SCALE 1" = 2000'



OWNER:
WOODY REAL ESTATE INVESTMENT LLC
148 BRISTOL EAST ROAD,
BRISTOL, VA 24202

CONTRACT PURCHASER/DEVELOPER:
HANKY LLC
C/O JAY HANKY
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
PH: (804) 569-7060
EMAIL: jayhanky@outlook.com

ENGINEER:
THE BAY COMPANIES, INC.
C/O DAN CASKIE, P.E.
8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
PH: 804.569.7060
EMAIL: dan.caskie@thebaycompanies.com

ADDRESS:
2100 SHEILLA LANE, RICHMOND VA 23225

SITE AREA:
TOTAL AREA = 349,089 SF = 8.01 ACRES
LIVABILITY SPACE REQUIRED = (8.01*0.20) = 1.62 ACRES
(20% TOTAL AREA)
LIVABILITY SPACE PROVIDED = 3.85 ACRES

BUILDINGS:
3-STORY SELF STORAGE = 1 = 75,000 SF
1-STORY SELF STORAGE = 4 = 46,840 SF
GROSS SQUARE FOOTAGE = 121,840 SF
FLOOR AREA RATIO = (121840/349089) = 0.35

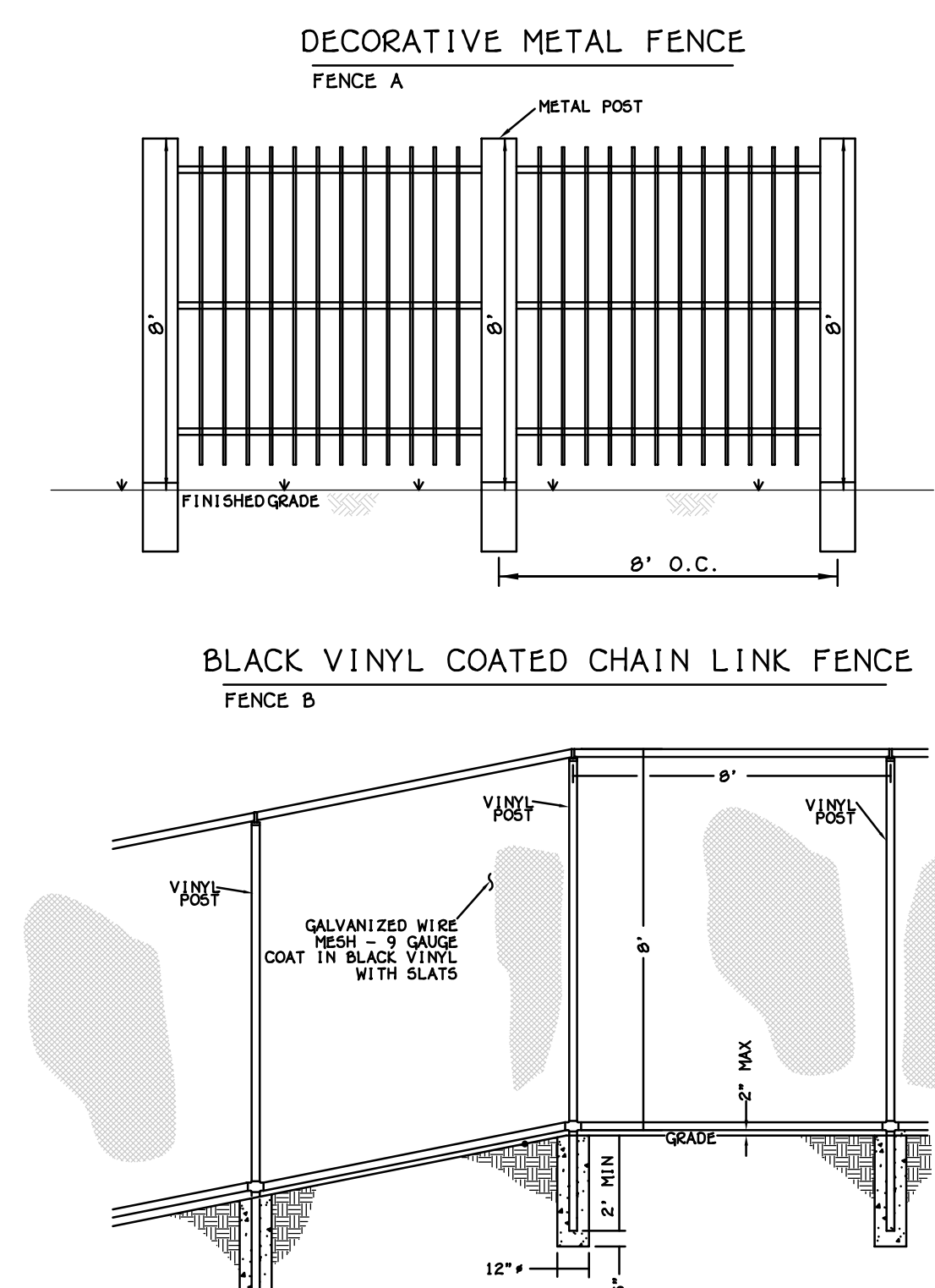
PARKING:
REQUIRED: 1 SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER 300 SF OF OFFICE
1 EMPLOYEE AND 300 SF OFFICE = 2 SPACES REQUIRED

PROVIDED: 10 SPACES (1 HANDICAP AND 9 STANDARD)

LANDSCAPE:
REQUIRED: 10 SF OF LANDSCAPING PER PARKING SPACE
1 LARGE CANOPY/ORIENAL TREE FOR EVERY 8 SPACES
10 SPACES * 10 SF PER SPACE = 100 SF OF LANDSCAPING REQUIRED
10 SPACES @ 1 TREE PER 8 SPACES = 2 TREES REQUIRED

PROVIDED: 343 SF LANDSCAPING AREA
2 TREES

- NOTES:
1. BUILDING PERMITS WILL BE REQUIRED FOR THE PROPOSED WORK, AT WHICH TIME A COMPLETE BUILDING CODE REVIEW WILL BE DONE. SEPARATE BUILDING PERMITS WILL BE REQUIRED FOR EACH BUILDING.
 2. FOR REMAINING TREE LINE THAT WILL BE LEFT AFTER CONSTRUCTION, ALL CONSTRUCTION PROTECTION PRACTICES SHOULD BE FOLLOWED. THIS AREA INCLUDES, AT A MINIMUM, THE AREA UNDER THE Drip Line OF THE TREES. THIS IS A CRITICAL AREA TO STAY OUT OF DUE TO ROOT COMPACTION OR CUTTING OF ROOTS DURING THE GRADING PROCESS. WOOD CHIPS SHOULD BE PUT DOWN TO ENSURE THIS AREA IS VISIBLE TO EVERYONE. ALSO, PUTTING UP A PHYSICAL BARRIER TO KEEP OUT EQUIPMENT AND PERSONNEL FROM THE CONSTRUCTION PROTECTION ZONE AROUND TREES. IF WORK ABSOLUTELY HAS TO OCCUR IN THE AREA, WOOD CHIPS WILL HELP REDUCE COMPACTION. KEEP ANY DISTURBANCES TO A MINIMUM AND NO PARKING OF EQUIPMENT IN THIS AREA.
 3. ALL LIGHTING FIXTURES SHALL BE SHIELDED FULL CUT-OFF STYLE AND SHALL BE INSTALLED IN A MANNER TO MINIMIZE LIGHT PROJECTION ONTO ADJACENT PROPERTIES.



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FILED:
17051_preliminary plan

DATE:
August 27, 2018

REVISED:
October 15, 2018

REVISED:

REVISED:



8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7060
FAX: (804) 569-7061

PROJECT:

Forest Hill Storage

Self Storage

City of Richmond, Virginia

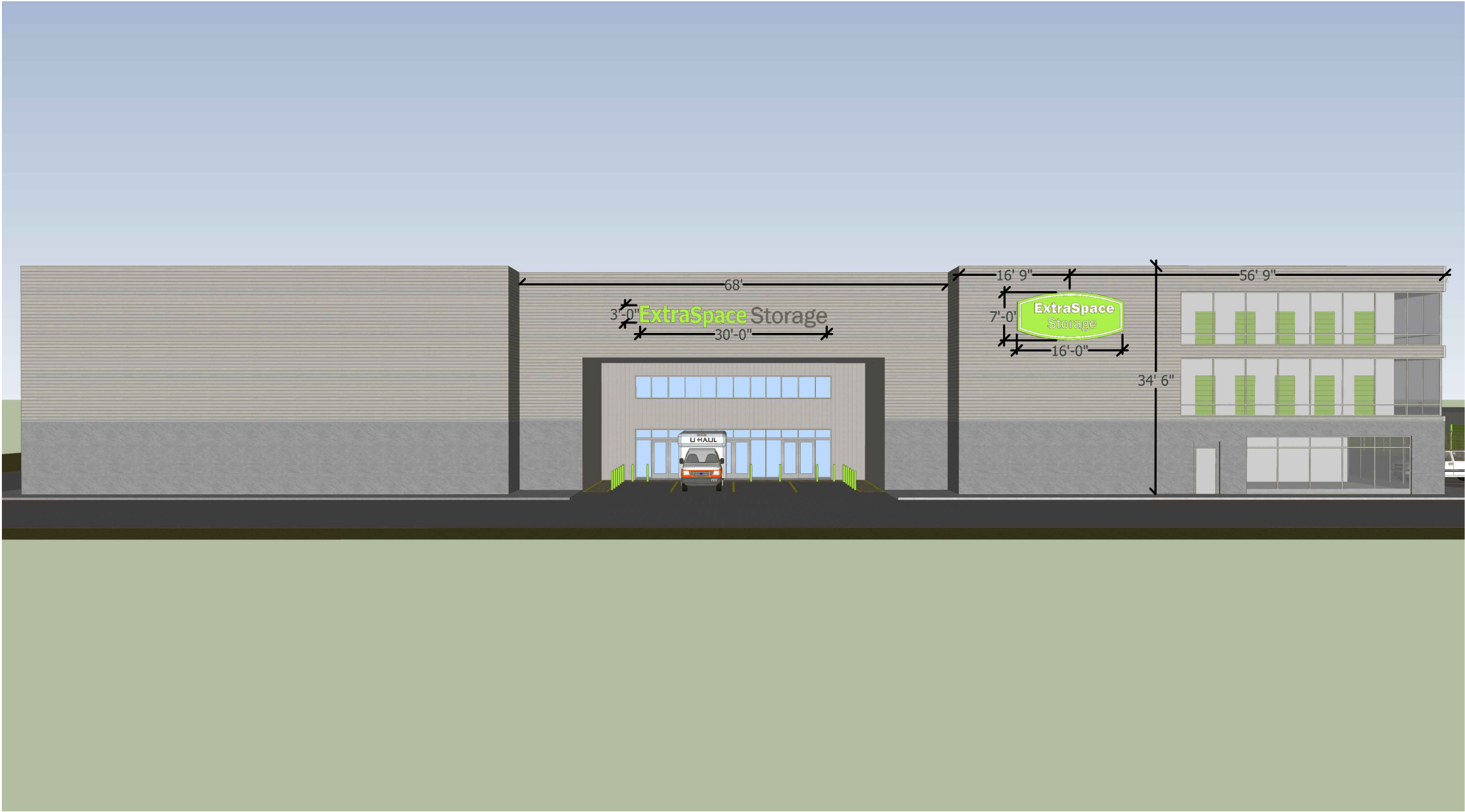
SHEET:

Preliminary Plan

SHEET NO:

C1

JOB NO. 17051



akai

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1030 Washington St
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Phone: 919-846-1600
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ARCHITECTSKT.COM

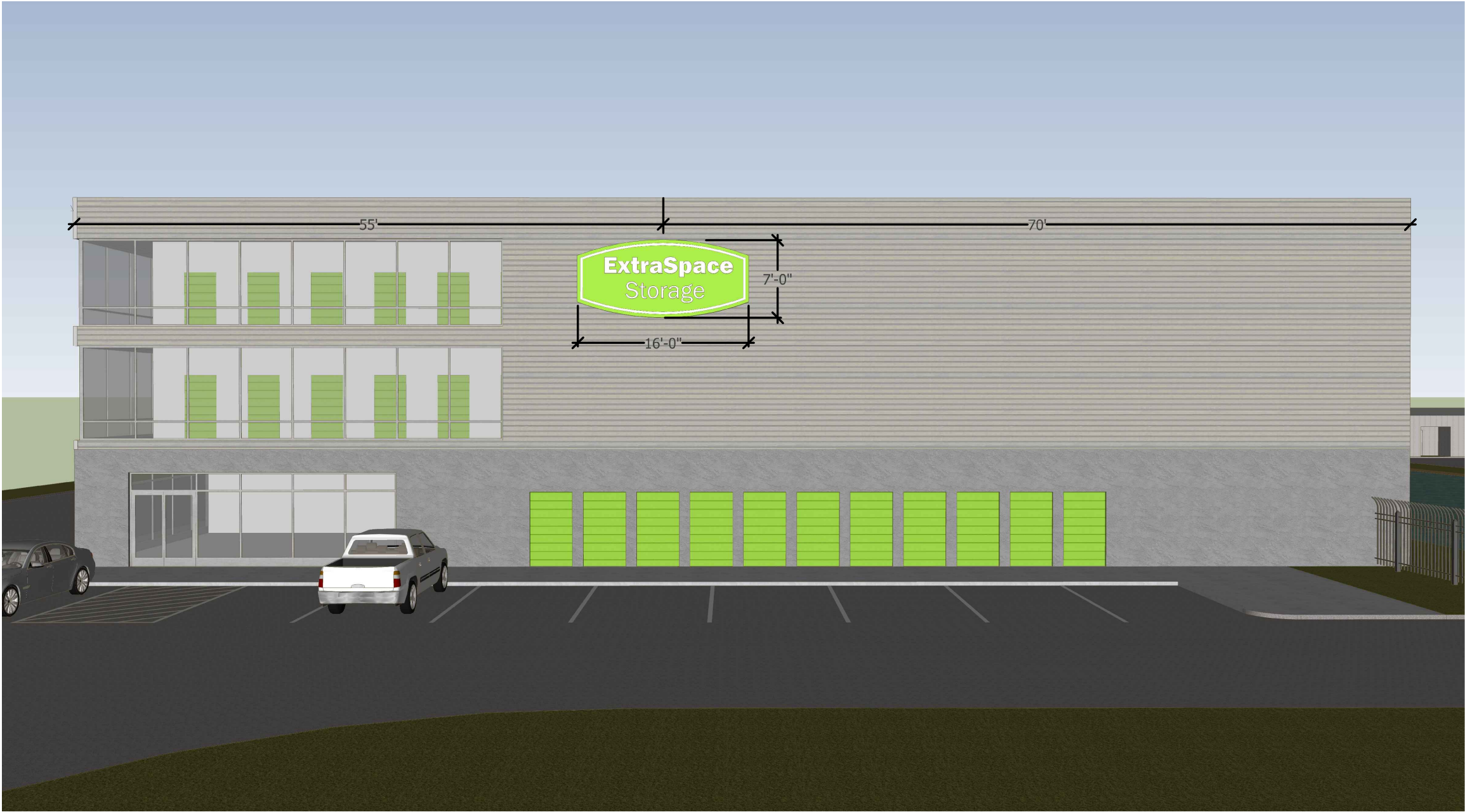
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FOREST HILLS
STORAGE

10/26/2018

Front
Elevation
SCALE : NTS



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Elevation
SCALE : NTS



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PERSPECTIVE

VIEW

SCALE : NTS



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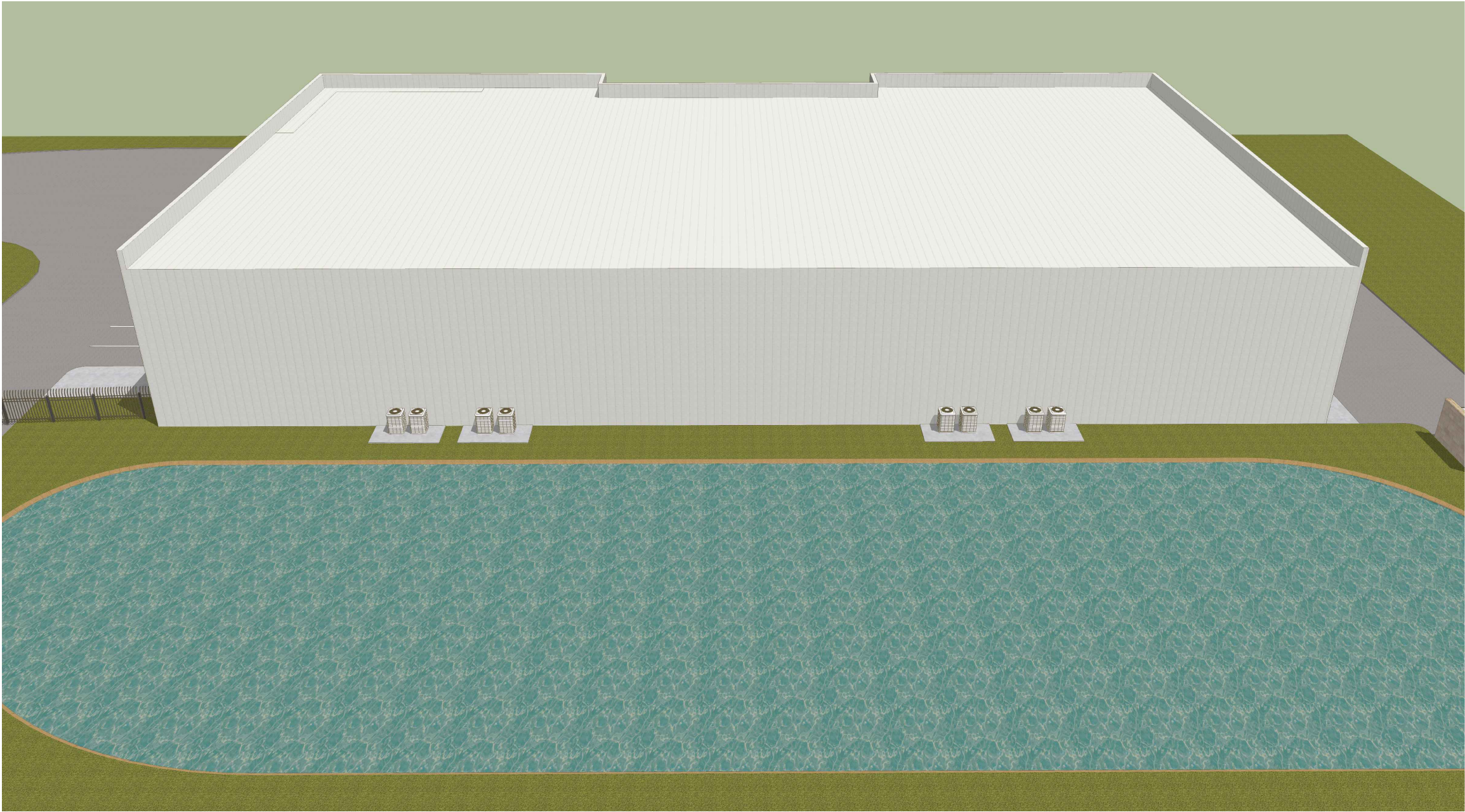
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FOREST HILLS
STORAGE

10/18/2018

PERSPECTIVE

REAR

SCALE : NTS