

# BUILDING CODE DATA

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BUILDING CODE 2018 IBC, 2018 IPC, 2018 IFC, 2018 IMC, 2017 NEC  
 USE GROUP MINI STORAGE S-1 - MODERATE HAZARD STORAGE  
 ACCESSORY-B USE GROUP  
 CONSTRUCTION TYPE II-B NONCOMBUSTIBLE (NOT SPRINKLED)  
 ZONING C-2 (GENERAL COMMERCIAL)

ALLOWABLE AREA (TABLE 503)  
 BLDGS A THRU C 17,500 S.F., 2 STORY, 55'

ACTUAL AREA  
 BUILDING A 3,600 S.F., 1 STORY, 11'-0"  
 BUILDING B & C 11,100 S.F., 1 STORY, 11'-2"  
 BUILDING D 4,500 S.F., 1 STORY, 11'-1"  
 TOTAL SQ. FOOTAGE 19,200

## SITE STATISTICS LOT #1

SITE AREA 69,517 S.F. (1.596 ACRES)  
 FLOOR AREA RATIO (19,200/69,517) 27.62%  
 IMPERVIOUS AREA - LOT 1 54,222 S.F.  
 SITE COVERAGE RATIO (54,222/69,517) 78.00%  
 PROVIDED GREEN SPACE 15,295 S.F.

STORM WATER DETENTION WILL CONFORM WITH ARTICLE 410-VII  
 STORMWATER MANAGEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS

## PARKING

REQUIRED OFF STREET PARKING SHALL COMPLY WITH ARTICLE 405-VI -  
 OFF-STREET PARKING AND LOADING REQUIREMENTS

## ZONING

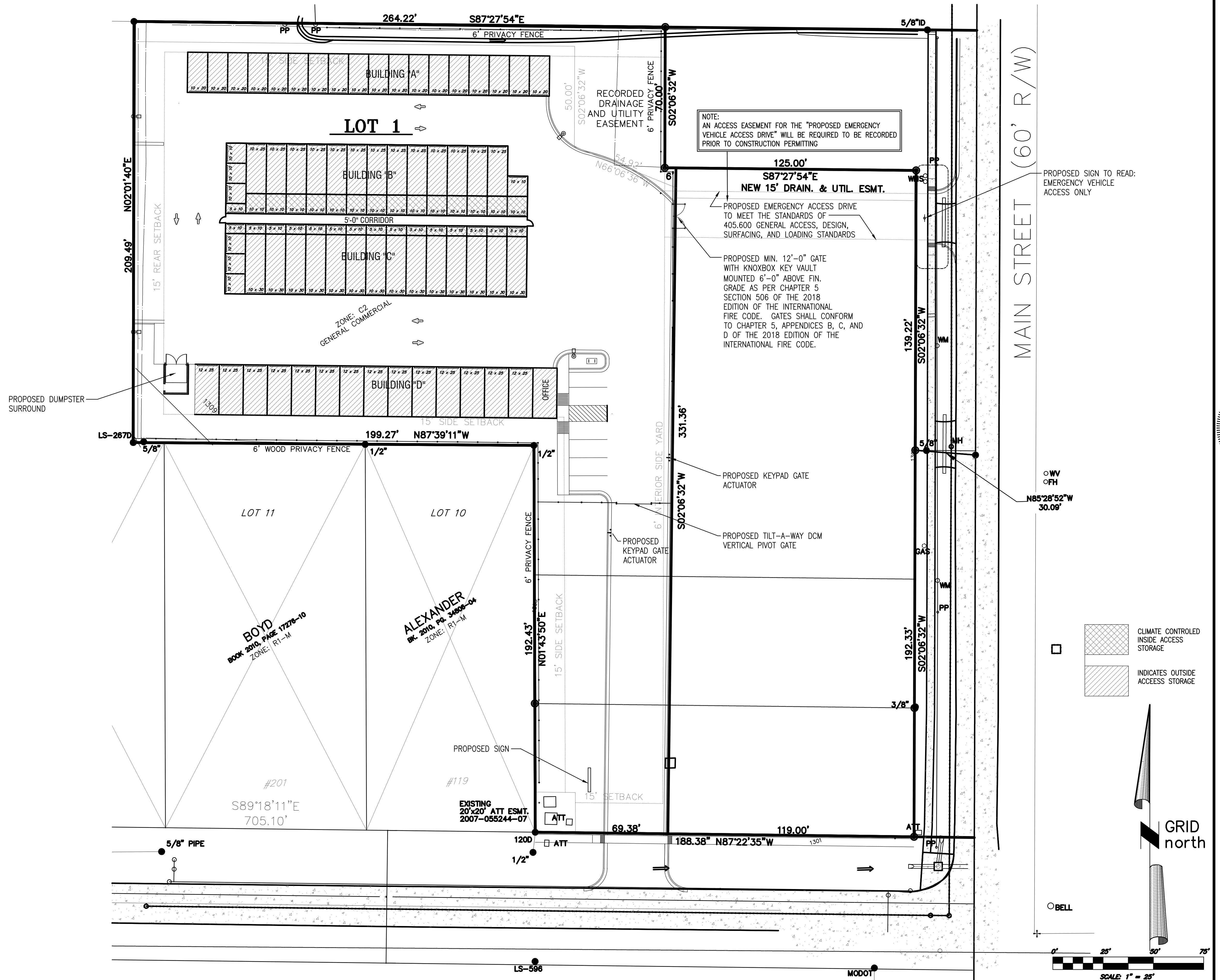
SITE IS ZONED C2 - (GENERAL COMMERCIAL)  
 ALL SETBACK, MAXIMUM BUILDING HEIGHT AND AREA REQUIREMENTS WILL  
 CONFORM TO ARTICLE 405.540 HEIGHT AND AREA REGULATIONS ESTABLISHED  
 CHART.

## LANDSCAPE REQUIREMENTS

LANDSCAPING WILL COMPLY WITH ARTICLE 405-X LANDSCAPING AND  
 SCREENING  
 BUFFER YARD "A" AT ALL AREAS BETWEEN "C-2 GENERAL COMMERCIAL" AND  
 RESIDENTIAL ZONING  
 SCREEN 6" OPAQUE SCREEN  
 W/ TREES 12" O.C. OR SMALL TREES  
 30' O.C. W/ 6" SHRUBS AT 4'-0" O.C.

## DEVELOPER:

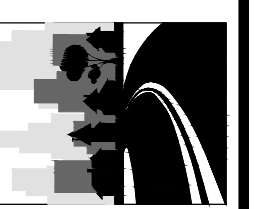
ROLANDO MAYTIN  
 GATOR STATE STORAGE FP, LLC  
 228 PARK AVENUE SOUTH  
 SUITE 85473, NEW YORK, NY 10003



# SPECIAL USE PERMIT PLAN EXHIBIT

1"=25'-0"

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DAVID D. ERDMANN - ARCHITECT A-6898



7-17-2023

NEW SITE DEVELOPMENT AND SELF STORAGE  
 FOR  
**ROYAL STATE STORAGE GROUP**  
 111 WEST BROAD STREET, REPUBLIC, MISSOURI

DATE  
 7-17-2023

DRAWN / CHECKED  
 DDE / DDE

FILE:

COMM. NO.  
 2213

PLOT SCALE:  
 1"=25'-0"

SHEET NUMBER