



CITY REQUIREMENTS:

- 405.570.A.6 - 3 SPACES PLUS 1 PER EMPLOYEE. 1 LOADING SPACE PER 10,000 SF
- 405.770 - 10% REQUIRED LANDSCAPED AREA
- 405.600 - 9X19' SPACES, 12' ONE-WAY (30' SPINE TO SPINE), 23' TWO-WAY (91' SPINE TO SPINE)
- 405.810 - SCREEN - TYPE A SCREEN - 6' OPAQUE SCREEN W/LARGE TREES 40' O/C, OR SMALL TREES 30' O/C W/ 6' EVERGREEN SHRUBS 4' O/C

PROVIDED:

- 5 SPACES (INCLUDING 1 ADA)
- SETBACK REQUIREMENTS MET
- LOT 1 - SELF STORAGE IMPERVIOUS AREA:**
 - 7.37 AC TOTAL
 - 6.22 AC IMPERVIOUS (84.40%)
 - 1.15 AC LANDSCAPED AREA (15.60%)
- LOT 2 - PERIMETER ROAD IMPERVIOUS AREA:**
 - 2.86 AC TOTAL
 - 1.63 AC IMPERVIOUS (56.99%)
 - 1.23 AC LANDSCAPED AREA (43.01%)

STORAGE UNITS (MAXIMUM):

- PHASE 1 - 10'X20' UNITS - 356
- PHASE 2 - 10'X20' UNITS - 294
- TOTAL - 10'X20' UNITS - 650

BUILDING AREA (MAXIMUM):

- PHASE 1 - 10'X20' UNITS - 71,200 SF
- PHASE 2 - 10'X20' UNITS - 58,800 SF
- OFFICE - 800 SF
- TOTAL - 130,800 SF

LEGEND

- EXIST. PROPERTY LINE
- PROP. PROPERTY LINE
- PROP. LANDSCAPE SCREEN
- EXIST. SANITARY PIPE
- EXIST. OVERHEAD POWER
- EXIST. WATER PIPE
- PROP. 6" WATER MAIN
- PROP. 6" CHAINLINK FENCE
- PROP. DETENTION AREA
- LOT 1 - SELF STORAGE - PHASE 2

PROJECT NO: XX-XXXX
 DRAWN BY: TDD
 DATE: 08/05/2022

TRINITY - REPUBLIC SELF STORAGE

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EXHIBIT
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