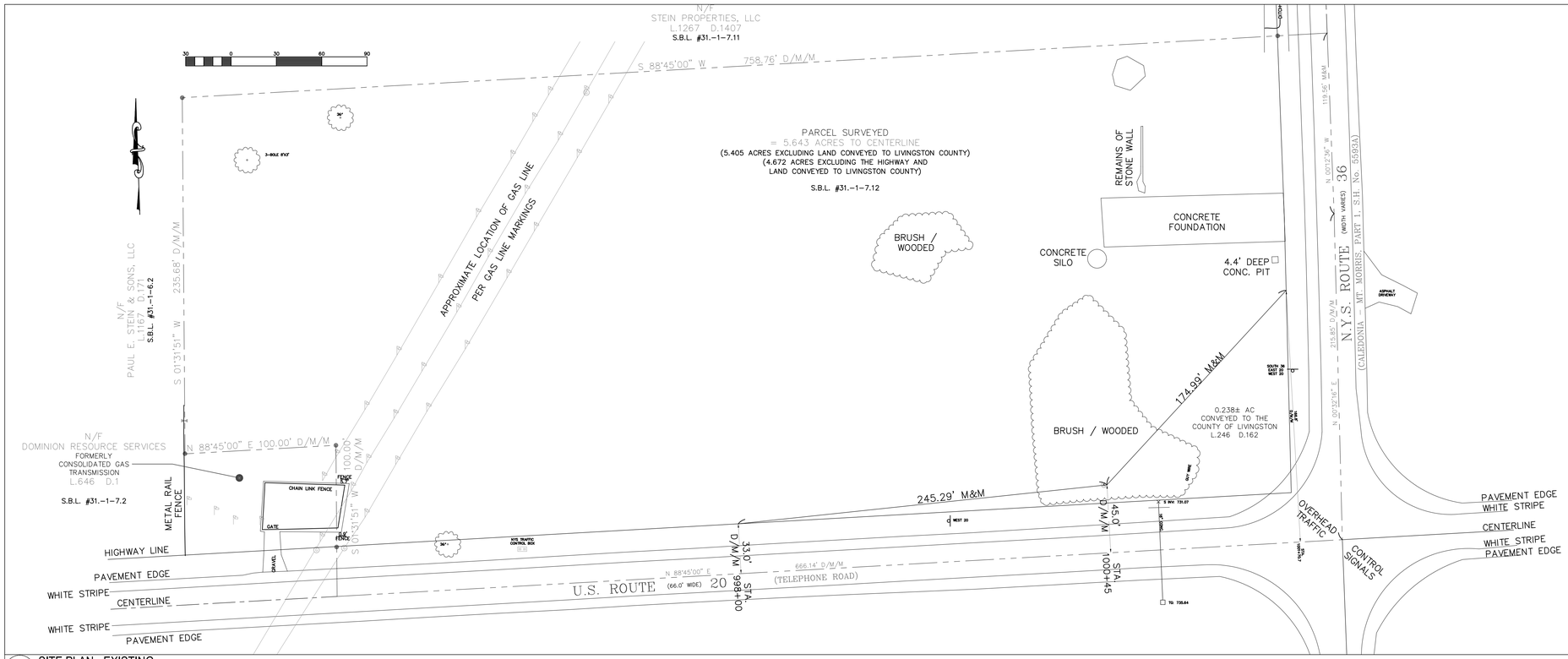
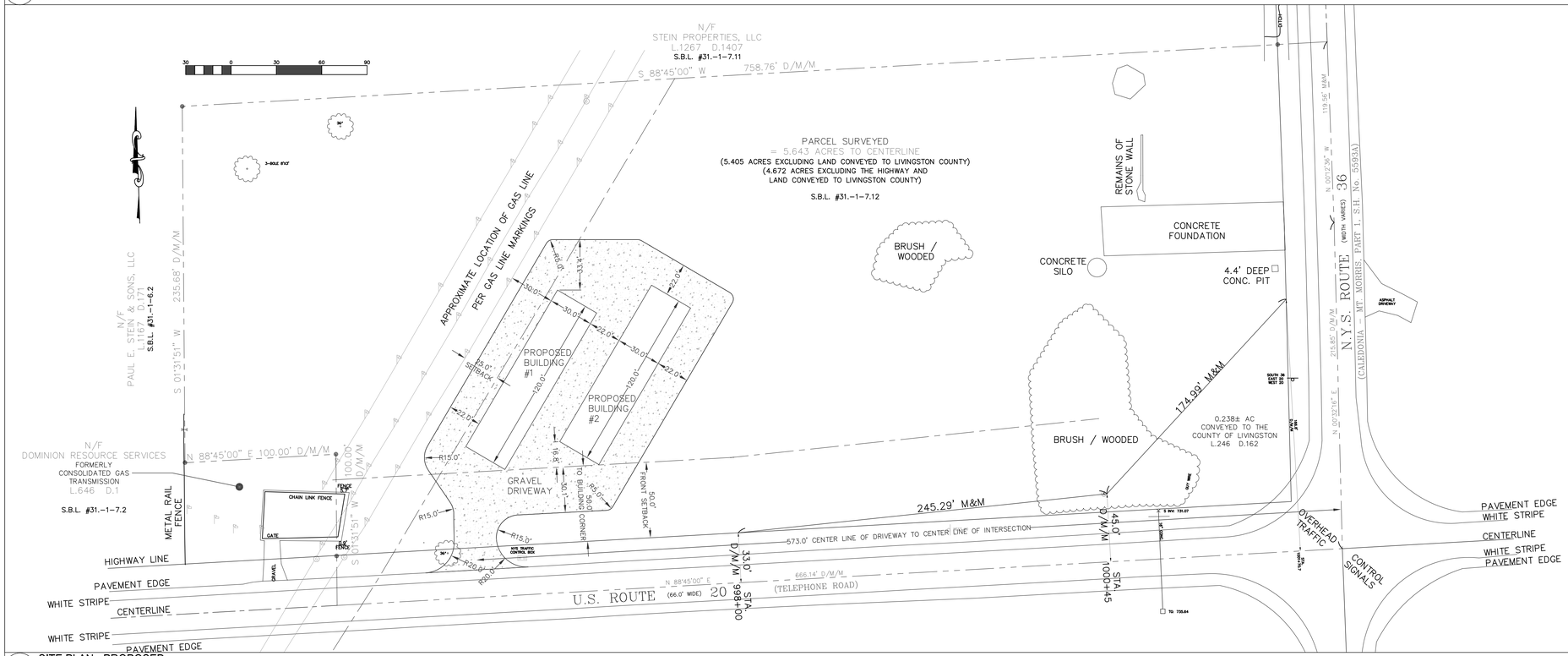


1 SITE PLAN - EXISTING
SCALE: 1:40



2 SITE PLAN - PROPOSED
SCALE: 1:40

PROPOSED USE: SELF STORAGE
S1 MODERATE HAZARD

ZONING: C (COMM)
SETBACKS: FRONT - 50 FT
SIDE - 25 FT
REAR - 25 FT
LOT SIZE: 5.405 ACRES (235441.8 SF)
LOT SIZE EXCLUDING HIGHWAY AND CONVEYED TO LIVINGSTON COUNTY: 4.672 ACRES (203512.32 SF)

MAX LOT COVERAGE: 70%, 3.27 ACRES (142441.2 SF)

CURRENT COVERAGE: 3,993.5 SF (1.96%)
(EXISTING CONCRETE FOUNDATION)
EXISTING BLDGS TO REMAIN: 3,993.5 SF
EXISTING BLDGS TO BE REMOVED: 0 SF
PAVEMENT TO REMAIN: N/A SF
PAVEMENT TO BE REMOVED: N/A SF
POST-DEMO LOT COVERAGE: 3,993.5 SF (1.96%)

ALLOWABLE ADDITIONAL COVERAGE: 138447.7 SF
PROPOSED ADDITIONAL COVERAGE:
25,239.29 SF (.58 ACRES)

PROPOSED BLDGS: 2 @ 3,600 SF = 7,200 SF
PROPOSED DRIVEWAY = 18,039.29 SF

FINAL BUILD-OUT COVERAGE: 29,335.73 SF (14.36%)

PROPOSED AREA

3 SITE MAP
SCALE: NTS

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> design team

> civil consultant:

> structural consultant:

> MEP consultant:

> project information

> owner agency

BEARDSLEY PROPERTY LLC
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SELF-STORAGE DEVELOPMENT
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WARNING
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SITE PLAN

G-0.1
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