

Site Plan Essentials

- Building Setbacks are the legal distance your buildings may be placed away from the property line according to your local zoning restrictions. Parking and drive aisles are usually permitted in the setback area, but no permanent structures. Front setbacks may have provisions for widening the road or landscaping requirements.
- Utility Easements are also areas where permanent structures are prohibited. Check your Deed Restrictions and local Planning & Zoning Regulations carefully for other types of easements and restrictions.
- Access to the Rental Office and ample customer parking should be located OUTSIDE the security gate. Handicap parking should be clearly labeled and closest to the door.
- The Approach and Entrance to the facility should be wide enough to allow passing vehicles and long enough to get visitors safely off the roadway. Vehicle Stacking before the Security Gate should be at least Three Deep. We recommend that drive widths at the entrance be at least 30 feet.
- Drive Aisles should be wide enough to provide ample turning radius for commercial vehicles and the passing of unloading vehicles. For driveways between buildings with outside storage we recommend a minimum of 25 feet for the longest parallel drives and 30 feet for the cross aisles. RV's and Fire Engines require drive aisles wide enough for proper turn radius. Keep in mind that your local Fire Marshal may have to sign off on your Site Plan.
- Drive Aisles for RV/Boat Storage should be at least 35 feet wide for 60-degree angled parking and 55 feet for 90-degree parking.
- Your site may require a Retention Basin for on-site detention of storm water runoff. We recommend placing it in the lowest rear corner of the property. The entire site should be graded to drain towards the Retention Basin.
- Gaps between long buildings will provide access to maintain the setback area and a place to push snow in winter climates.
- Cement-filled bollards will protect the corners of your buildings from damage by "Yahoos in U-Hauls".
- Provide additional parking within the facility at entrances to interior storage buildings to prevent congestion in the drive aisles near unloading areas.
- Doorways to interior storage should open outwards and be recessed where an opening door may obstruct a passing vehicle. We recommend four-foot doors to allow access with handcarts. Provide sufficient entrances so that customers need not push their belongings farther than 75-100 feet. Hallways should be five feet wide and handcarts easily accessible near the entrances.
- Orienting your buildings parallel to the longest property line will provide for fewer drive aisles and the best coverage for net rentable square feet. Placing buildings along the setbacks in a "Fortress Configuration" will provide additional security and a savings in fencing costs. In winter climates, orienting buildings north to south (so that doors face east and west) will aid in melting snow on roofs as the sun passes over and prevent ice from collecting at the bottom of the doors.

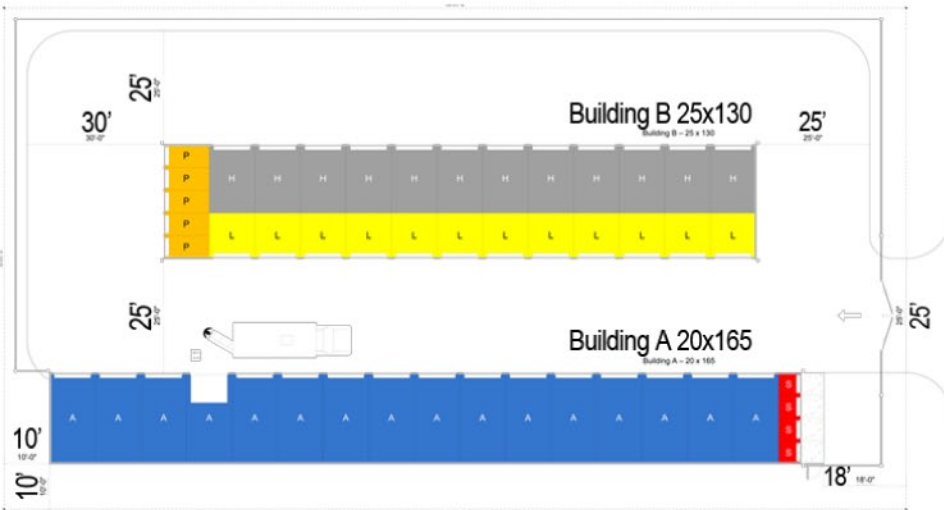
Half Acre Site Plan #1

Unit Mix Legend

- (16) 10x20
- (5) 5x10
- (12) 10x15
- (4) 5x5
- (12) 10x10



Lot Size 110 x 198



Half Acre Site Plan #2

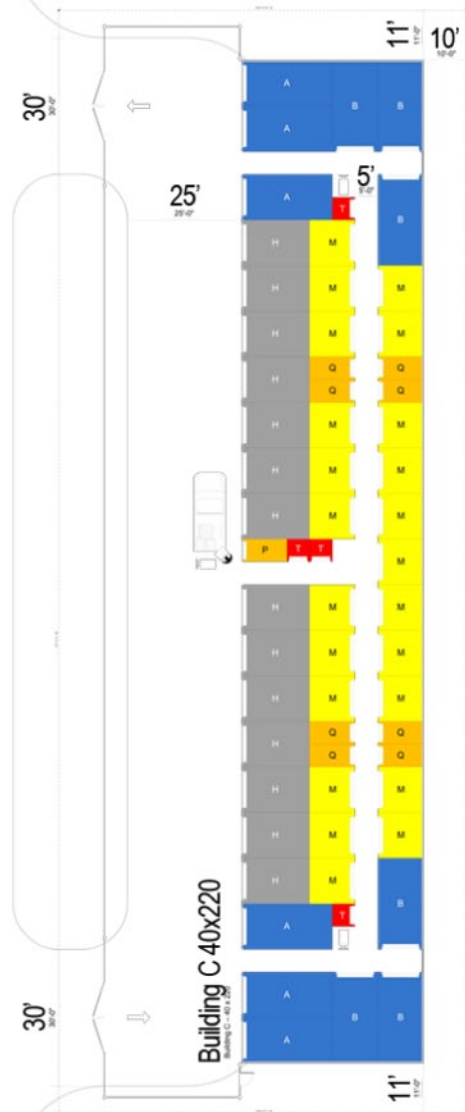
Unit Mix Legend

- (6) 10x20
- (1) 5x10
- (6) 10x20
- (8) 5x10
- (14) 10x15
- (4) 5x5
- (23) 10x10



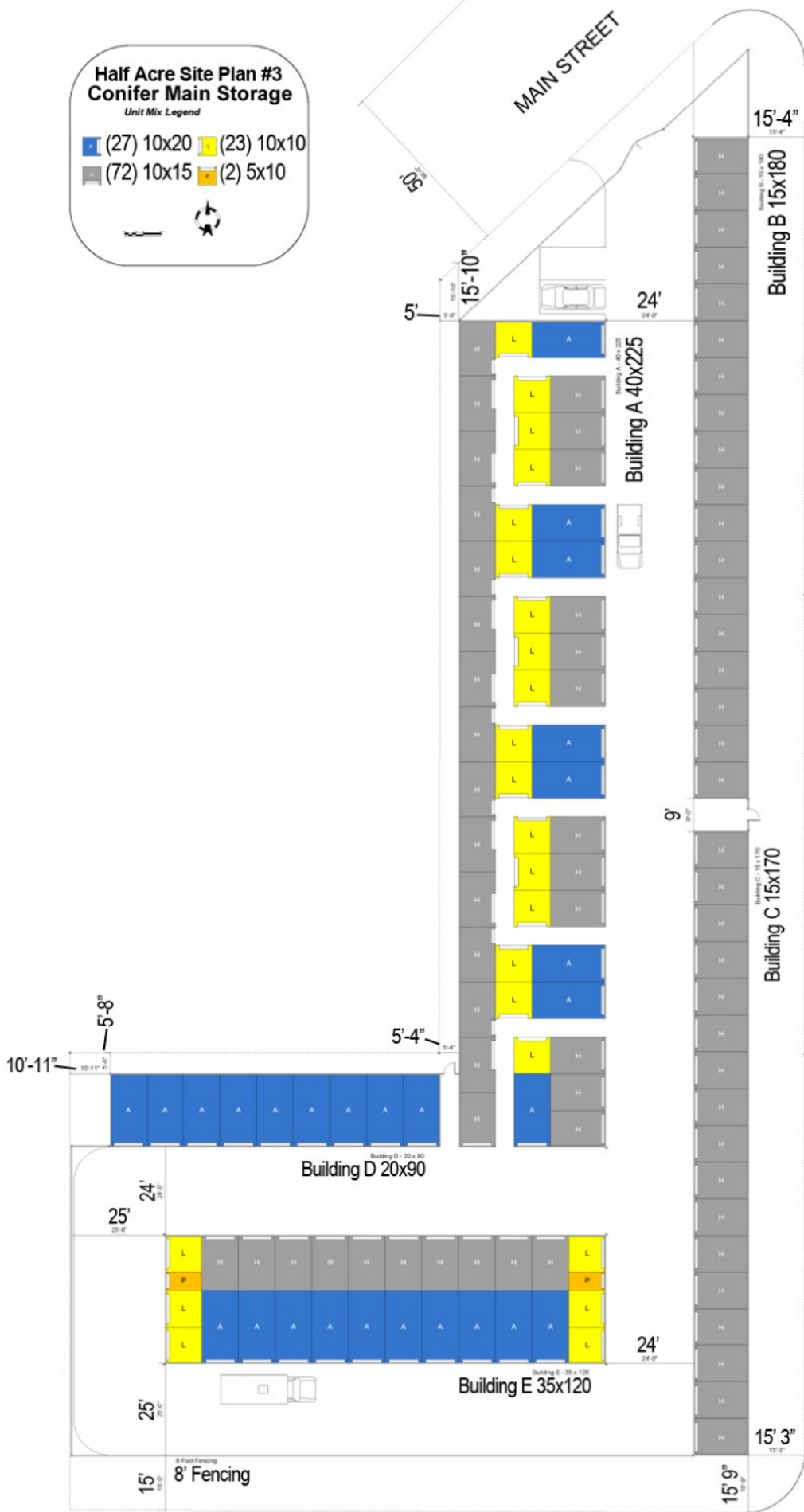
Lot Size 242 x 90

Stieben Road



Half Acre Site Plan #3
Conifer Main Storage
Unit Mix Legend

- (27) 10x20
- (23) 10x10
- (72) 10x15
- (2) 5x10



CLARK AVENUE

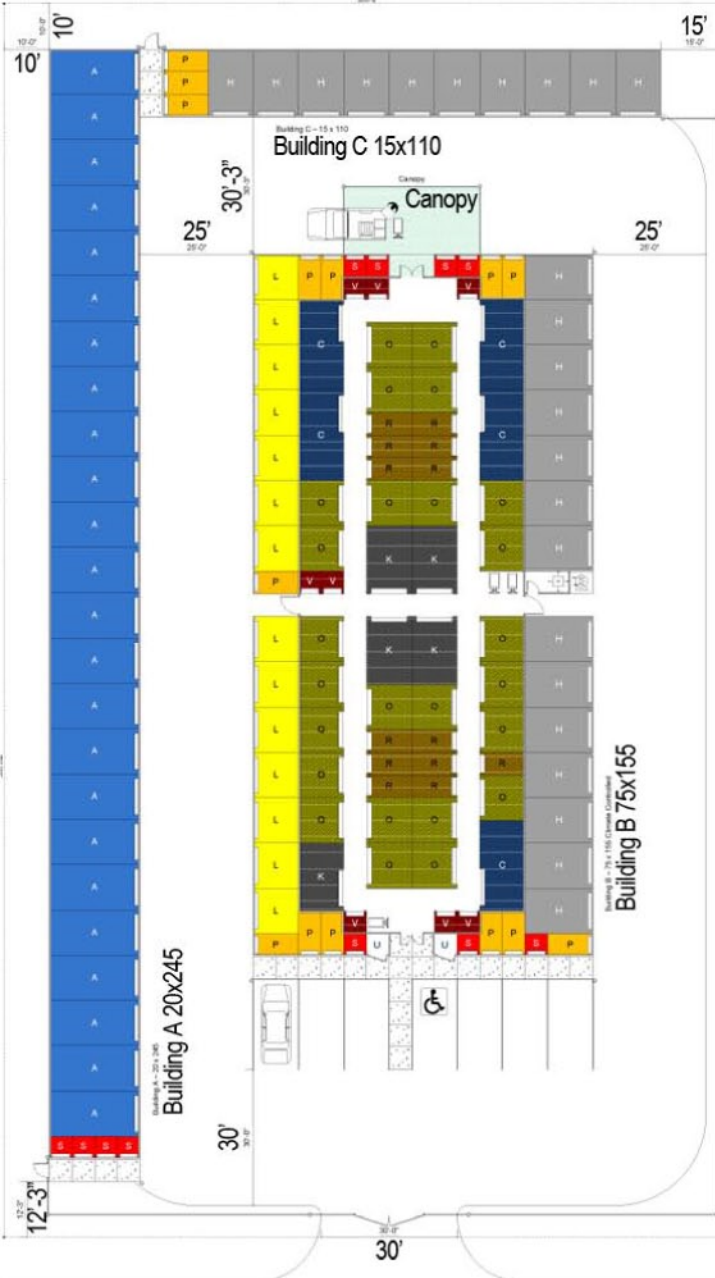
One Acre Site Plan #1

Unit Mix Legend

CC = Climate Controlled

- (24) 10x20
- (23) 10x10
- (11) 5x5
- (5) 10x20 CC
- (25) 10x10 CC
- (8) 5x5 CC
- (24) 10x15
- (14) 5x10
- (4) 5x5x4 Lockers
- (5) 10x15 CC
- (13) 5x10 CC

Lot Size 160 x 272.25



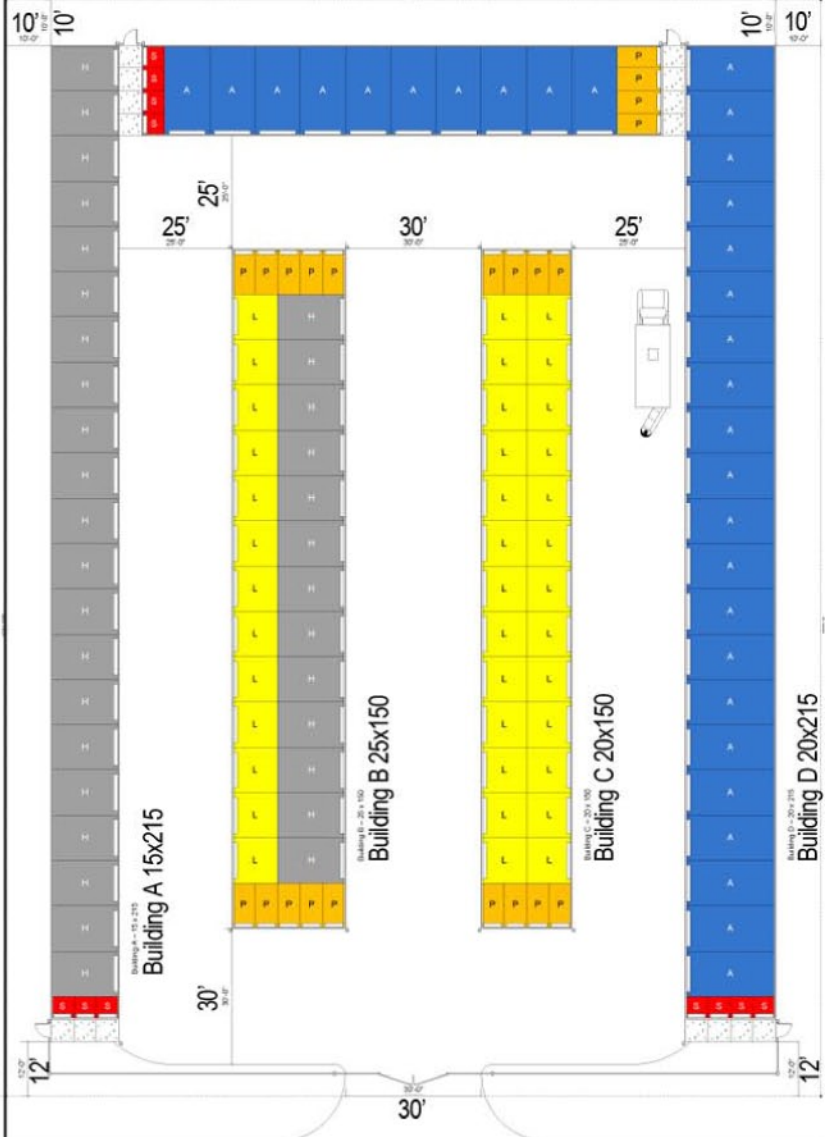
One Acre Site Plan #2

Unit Mix Legend

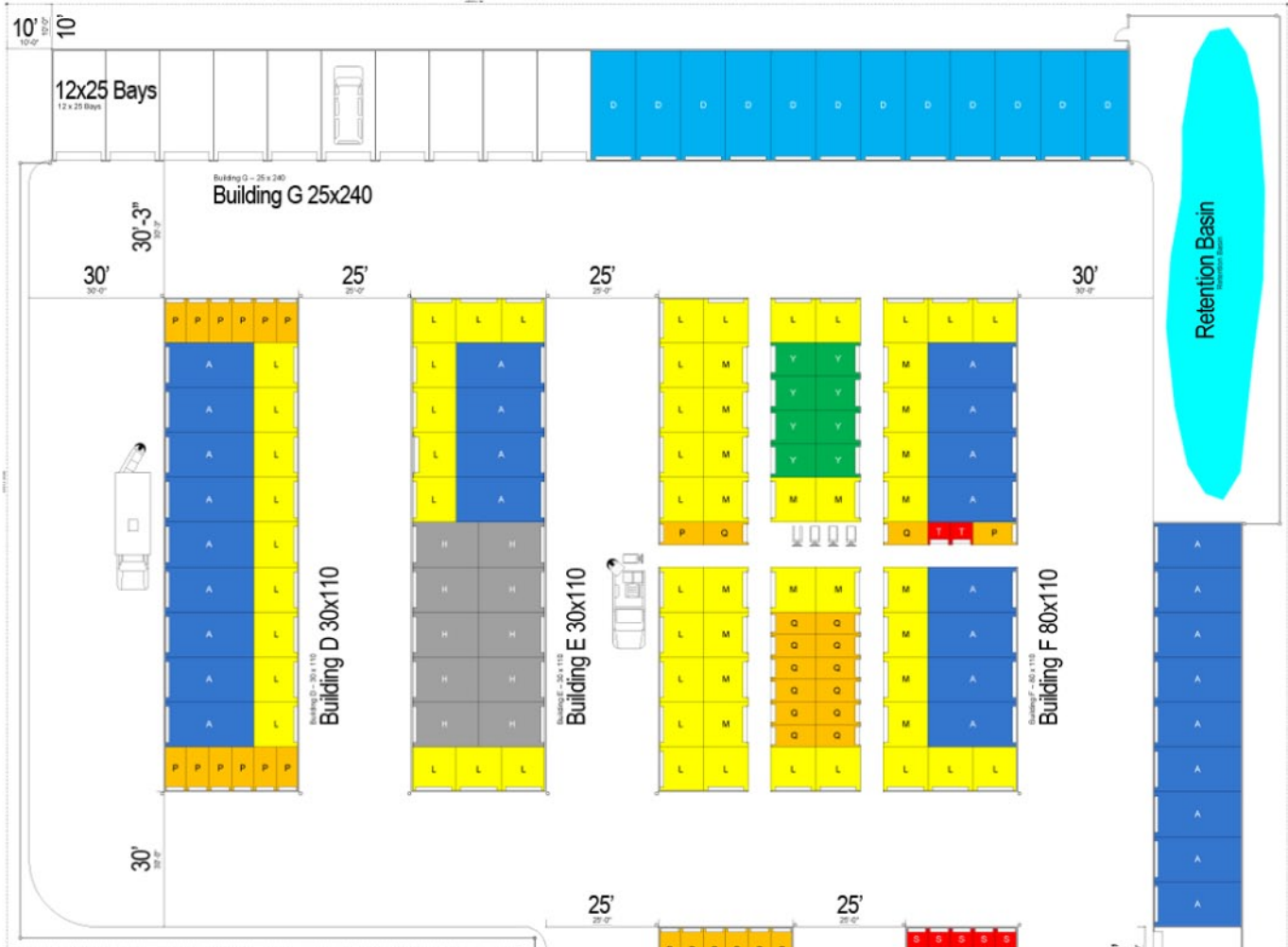
- (31) 10x20
- (22) 5x10
- (34) 10x15
- (11) 5x5
- (39) 10x10



Lot Size 180 x 242



Hawley Street



Lot Size 170 x 160 + 285 x 210.25

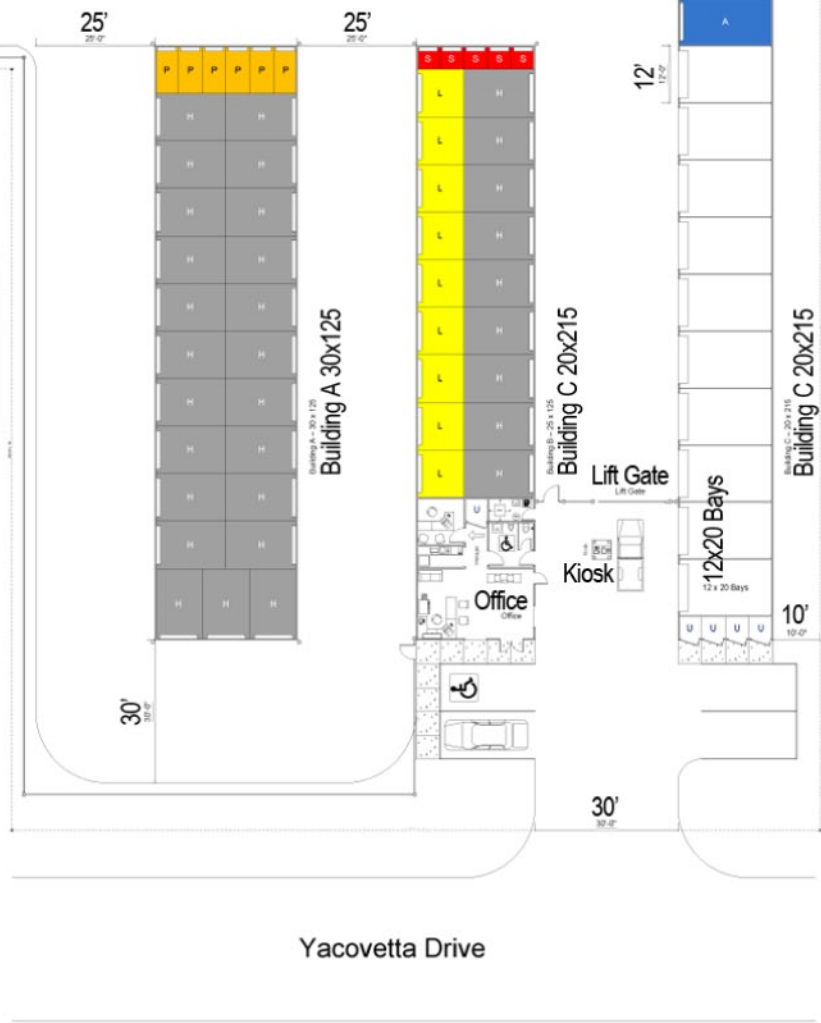
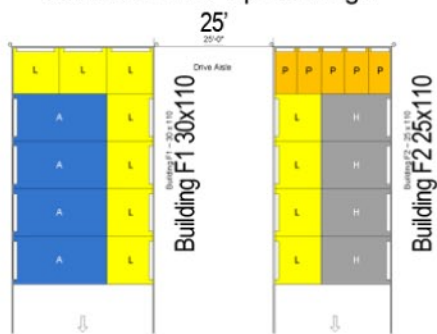
Two Acre Site Plan

Unit Mix Legend

- (12) 10x15
- (20) 10x10
- (5) 5x5
- Enclosed Garage (10) 12x20
- (30) 10x20
- (8) 7.5x10
- (2) 5x5
- (10) 12x25
- (42) 10x15
- (20) 5x10
- (10) 5x5x4 Lockers
- (50) 10x10
- (12) 5x10



To Replace Building F With Standard Drive-Up Buildings



Three Acre Site Plan

Unit Mix Legend

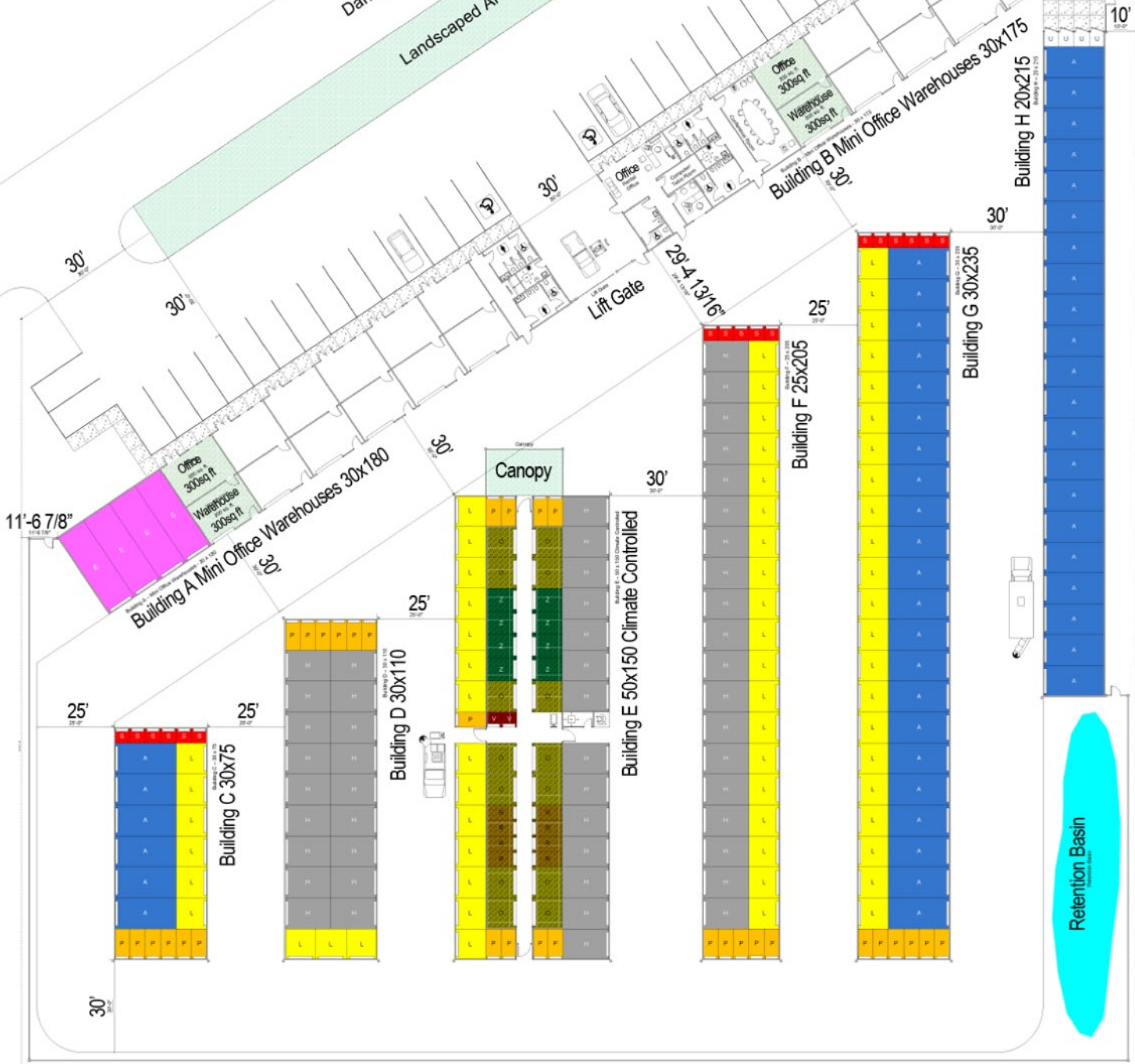
CC= Climate Control

- (4) 10x30
- (14) 10x10 CC
- (17) 5x5
- (49) 10x20
- (8) 7.5x10 CC
- (2) 5x5 CC
- (51) 10x15
- (32) 5x10
- (32) 5x5x4 Stacked Lockers
- (64) 10x10
- (8) 5x10

(11) Mini Office Warehouses



Danny Wirth Boulevard
Landscaped Area



Four Acre Site Plan

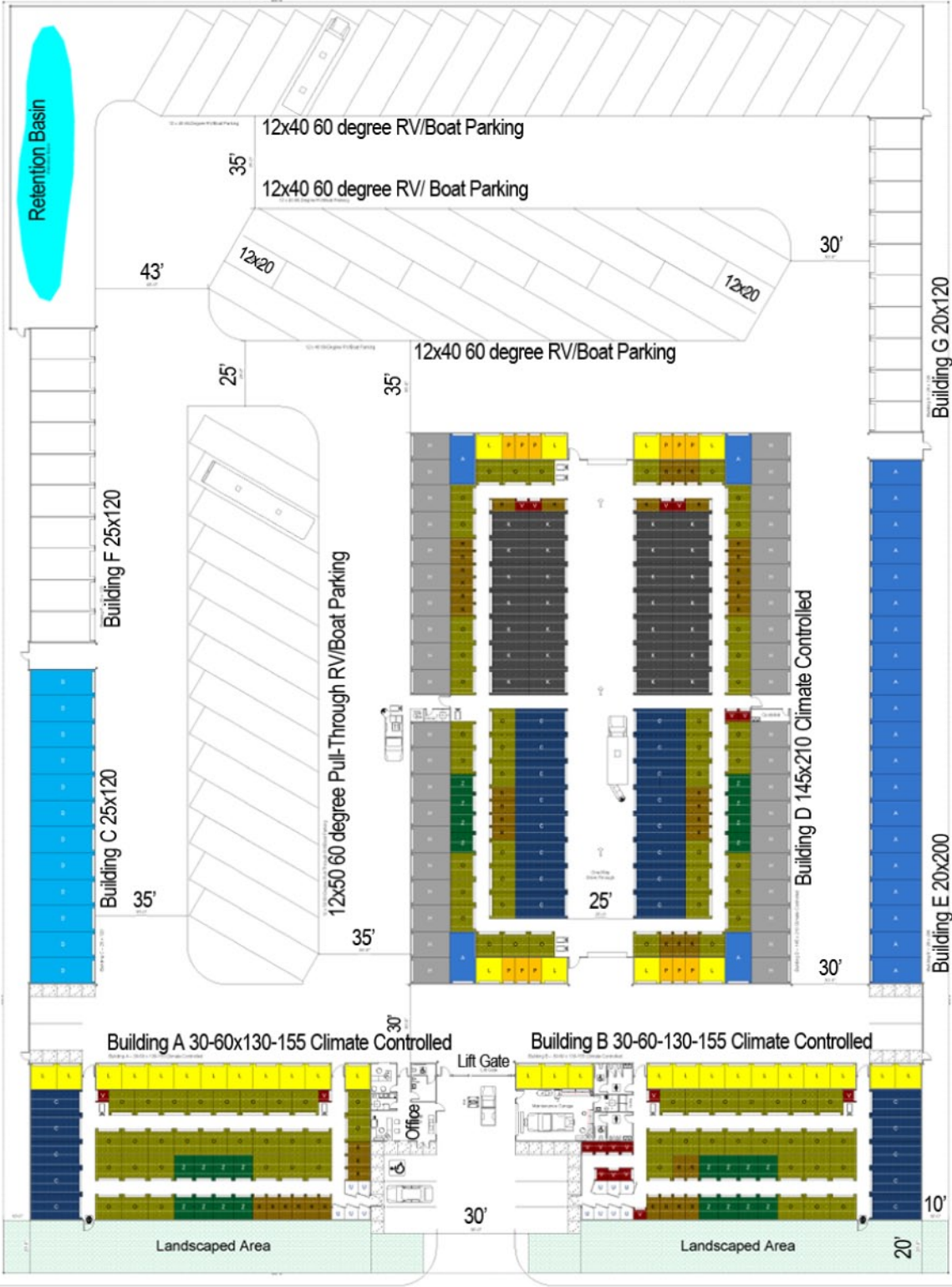
Unit Mix Legend



CC= Climate Controlled

- (12) 10x25
- (33) 10x10
- (18) 5x5 CC
- (24) 10x20
- (92) 10x10 CC
- (24) 5x5x4 Stacked Lockers
- (16) 10x20 CC
- (24) 7.5x10 CC
- (10) 12x20 Enclosed Garages
- (40) 10x15
- (12) 5x10
- (10) 12x25 Enclosed Garages
- (28) 10x15 CC
- (45) 5x10 CC
- (2) 12x 20, (36) 12x40, (14) 12x50 Pull-through

Lot Size 360 x 484



Regency Drive

10+ Acre Site Plan TUNI ACRES SUPER STORAGE

Unit Mix Legend

CC= Climate Controlled

- | | | |
|------------|----------------|----------------------------|
| (10) 10x25 | (44) 10x10 CC | (21) 5x10 CC |
| (59) 10x20 | (12) 7.5x10 | (15) 5x5 |
| (59) 10x15 | (4) 7.5x10 | (4) 5x5 |
| (2) 10x15 | (20) 7.5x10 CC | (4) 5x5 CC |
| (84) 10x10 | (29) 5x10 | (18) 5x5x4 Stacked Lockers |
| (27) 10x10 | (3) 5x10 | |

- | | | |
|---------|----------|-----------|
| Phase I | Phase II | Phase III |
|---------|----------|-----------|

- Parking
 - (12) 10x20
 - (6) 12x25
 - (31) 12x30
 - (1) 12x35
 - (2) 12x40
 - (6) 12x45
- RV Canopy
 - (24) 12x45
- Fully Enclosed
 - (18) 12x25
 - (15) 14x45
 - (15) 14x50

