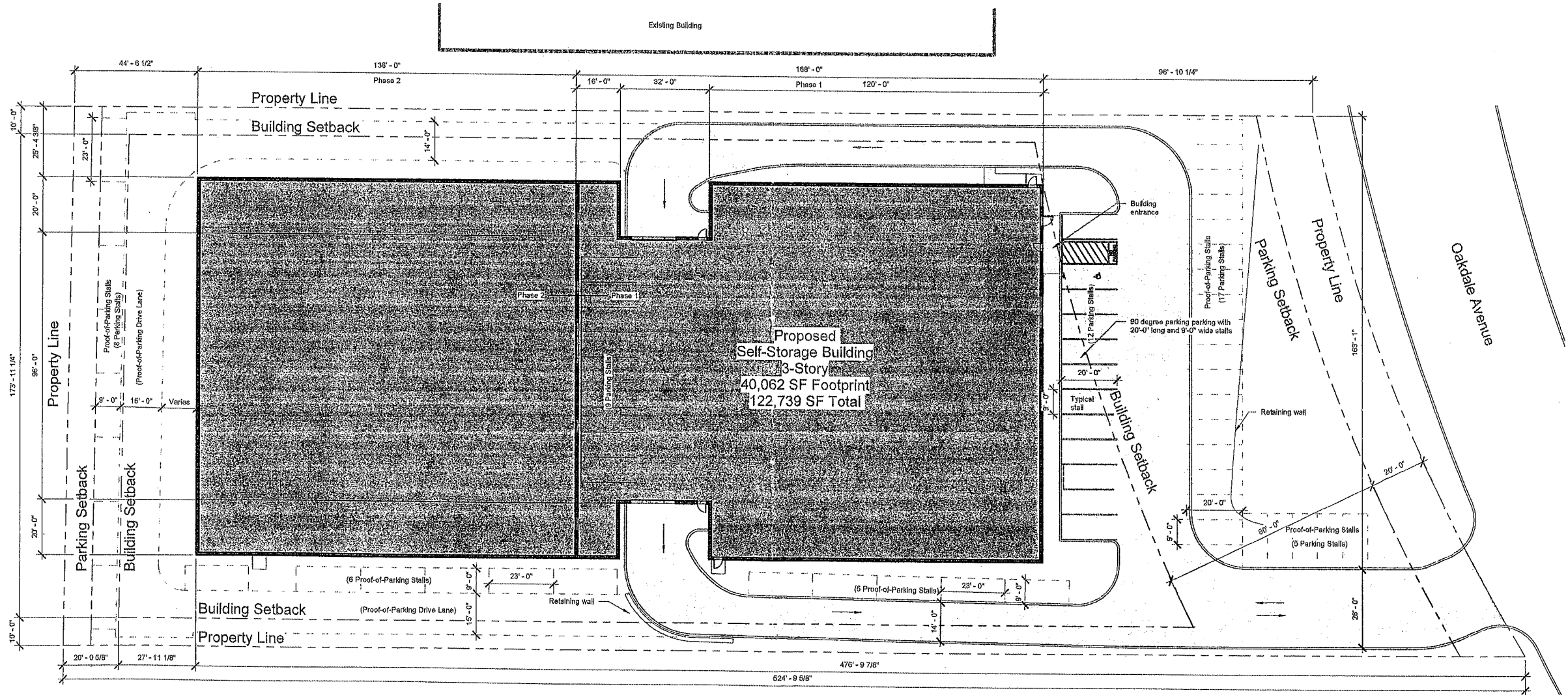


More Space Self-Storage

1777 Oakdale Avenue
West St. Paul, MN

Planning Review Summary

Site Statistics:	
Site Area	92,853 SF 2.13 Acre
Property Zoned	I-1 - Light Industrial
Allowed Use	Storage
Proposed Use	Storage (Climate Controlled Self-Storage)
Setback Statistics:	
Building Setback - Street Right of Way (Oakdale Ave)	100 Feet
Building Setback - Side Yard	10 Feet
Building Setback - Rear Yard	20 Feet
Parking Setback - Street Right of Way (Oakdale Ave)	10 Feet
Building Area Statistics:	
Proposed Building Footprint	40,062 SF
Proposed Building Total Gross Floor Area (GFA)	122,739 SF
Proposed Building Area Percentage	43.1%
Maximum Allowed Building Area Percentage	50.0%
Lot Coverage Statistics:	
Total Site Impervious Area - Parking / Sidewalk	17,791 SF
Total Proposed Building Area	40,062 SF
Total Proposed Landscape Coverage	35,000 SF
Total Proposed Landscape Percentage	38%
Parking Statistics:	
Parking Proposed (Self-Service Storage) 1 stall per 2,000 SF GFA	122,739 GFA / 2000 = 61
Parking Provided	
Exterior	12 Stalls
Exterior Proof of Parking	41 Stalls
Interior (Parking Along one-way Aisle)	9 Stalls
Total Stalls Provided	62 Stalls



PREPARED BY: CNH ARCHITECTS, INC.
 SPECIFICATION OF WORK AND PREPARED BY:
 THE ARCHITECT OR ARCHITECTS TO WHOM THE
 TITLE OF THE STATE OF MINNESOTA
 PRINT NAME: **Quinn S. Hulson**
 SIGNATURE: *Quinn S. Hulson*
 DATE: 5/6/2020 U.C. NO.: 21224

CNH NO.: 19122
 DATE: 5/6/2020
 REVISIONS:

More Space - West St. Paul

1777 Oakdale Avenue
 West St. Paul, MN

Site Plan

CS01

NOT FOR CONSTRUCTION

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A1 Site Plan
 CS01 1" = 20'-0"

7000 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124-7500 (652) 431-4433
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