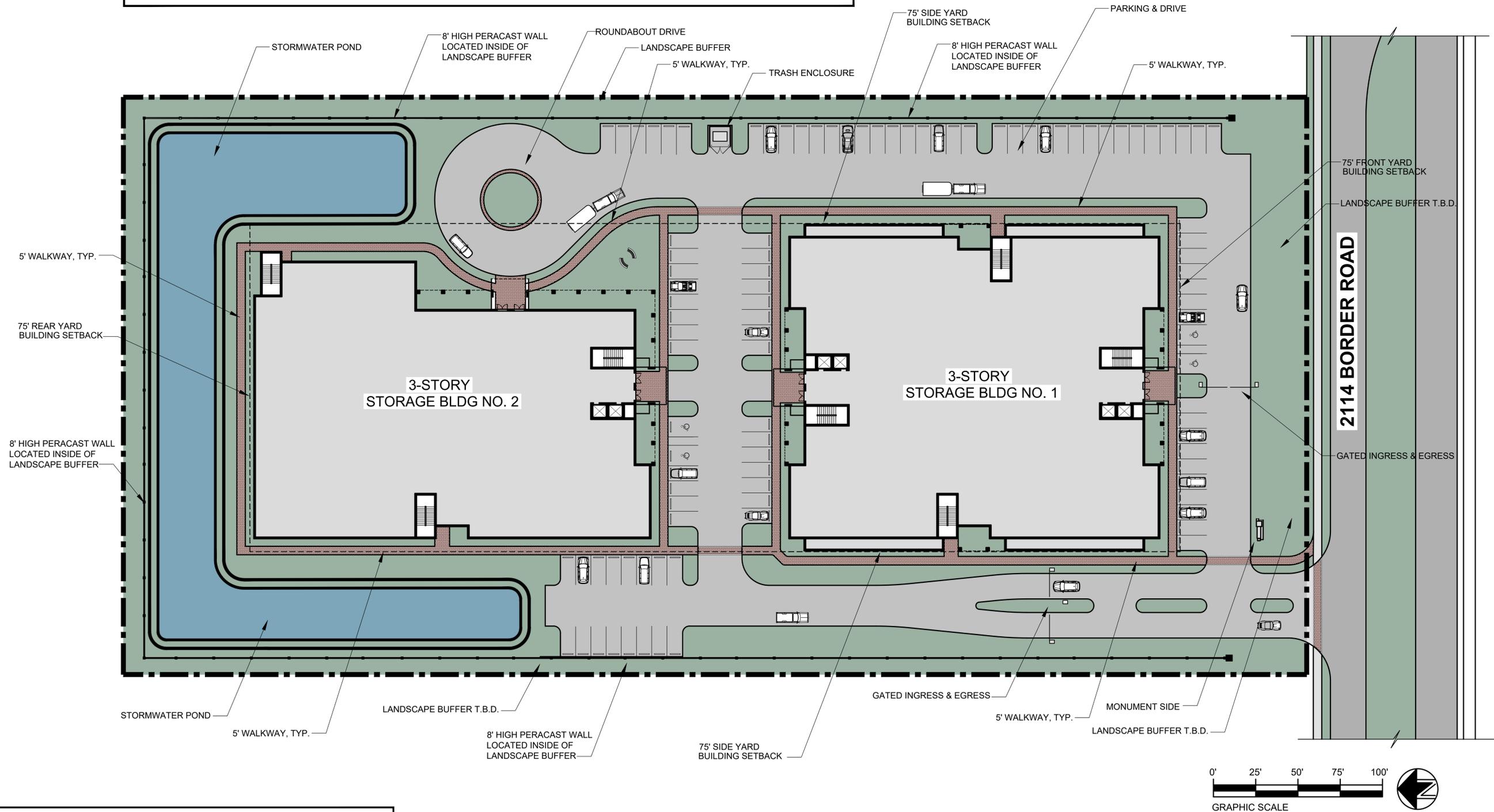


SITE DATA INFORMATION:

PROPERTY ADDRESS: 2114 BORDER ROAD, VENICE FL 34292
 PARCEL ID NO.: 0390002020
 PROPERTY AREA: APPROX. 233,800 SQ. FT = 5.37 +/- ACRES
 EXISTING LAND USE: RESIDENTIAL SINGLE-FAMILY
 EXISTING FUTURE LAND USE: OFFICE & SELF STORAGE FACILITY
 EXISTING ZONING: SARASOTA COUNTY OUE-1 (OPEN USE ESTATE)
 PROPOSED ANEXATION OF PROPERTY TO THE CITY OF VENICE
 PROPOSED REZONING REQUIRED: (TO BE DETERMINED)
 PROPOSED USE: SELF STORAGE FACILITY
 PROPOSED AREA FOR SELF STORAGE USE:
 3-STORY SELF STORAGE BUILDING NO. 1: 116,400 SQ. FT.
 3-STORY SELF STORAGE BUILDING NO. 2: 98,400 SQ. FT.
 TOTAL COMBINED SELF STORAGE AREA: 214,800 SQ. FT.

EXISTING UTILITIES: WELL AND SEPTIC
 PROPOSED UTILITIES: WATER: CITY OF VENICE
 PROPOSED UTILITIES: SEWER: SARASOTA COUNTY
 FLOOD ZONE: 'AE' AND 'X'
 PROPOSED BUILDING HEIGHT: 35 FEET
 PROPOSED PARKING: 1 PARKING SPACE PER 2,000 SQ. FT.
 SELF STORAGE BUILDING NO. 1: 59 SPACES REQUIRED
 SELF STORAGE BUILDING NO. 2: 49 SPACES REQUIRED
 TOTAL PARKING SPACES PROVIDED: 107 PARKING SPACES
 REQUIRED BUILDING SETBACKS:
 FRONT SETBACK: 75 FEET
 REAR SETBACK: 75 FEET
 EAST SIDE SETBACK: 75 FEET (2 X BUILDING HEIGHT OF 35')
 WEST SIDE SETBACK: 75 FEET (2 X BUILDING HEIGHT OF 35')

PROPOSED BUILDING COVERAGE: 34.9%
 (81,600 +/- SQ. FT. = APPROX. 1.87 +/- ACRES)
 PARKING, DRIVE & WALKS COVERAGE: 24.7%
 (57,761 +/- SQ. FT. = APPROX. 1.18 +/- ACRES)
 TOTAL IMPERVIOUS COVERAGE: APPROX. 59.6%
 (APPROX. 141,430 SQ. FT. = 3.24 +/- ACRES)
 OPEN SPACE: APPROX. 28.2% (not incl. stormwater)
 (65,939 +/- SQ. FT. = APPROX. 1.51 +/- ACRES)
 STORMWATER RETENTION: APPROX. 12.1%
 (APPROX. 28,500 SQ. FT., 0.65 +/- ACRES)



PROPOSED SITE DEVELOPMENT CONCEPT PLAN

job	2227
dwn	R SIVITZ
date	06-13-22
revisions	