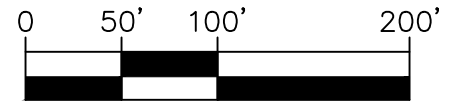
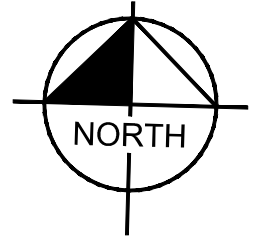


CONCEPT SITE PLAN SELF-STORAGE FACILITY

5815 E 42ND ST
INDIANAPOLIS, IN 46226
OWNER: PATH TO PROSPERITY LLC



LEGEND

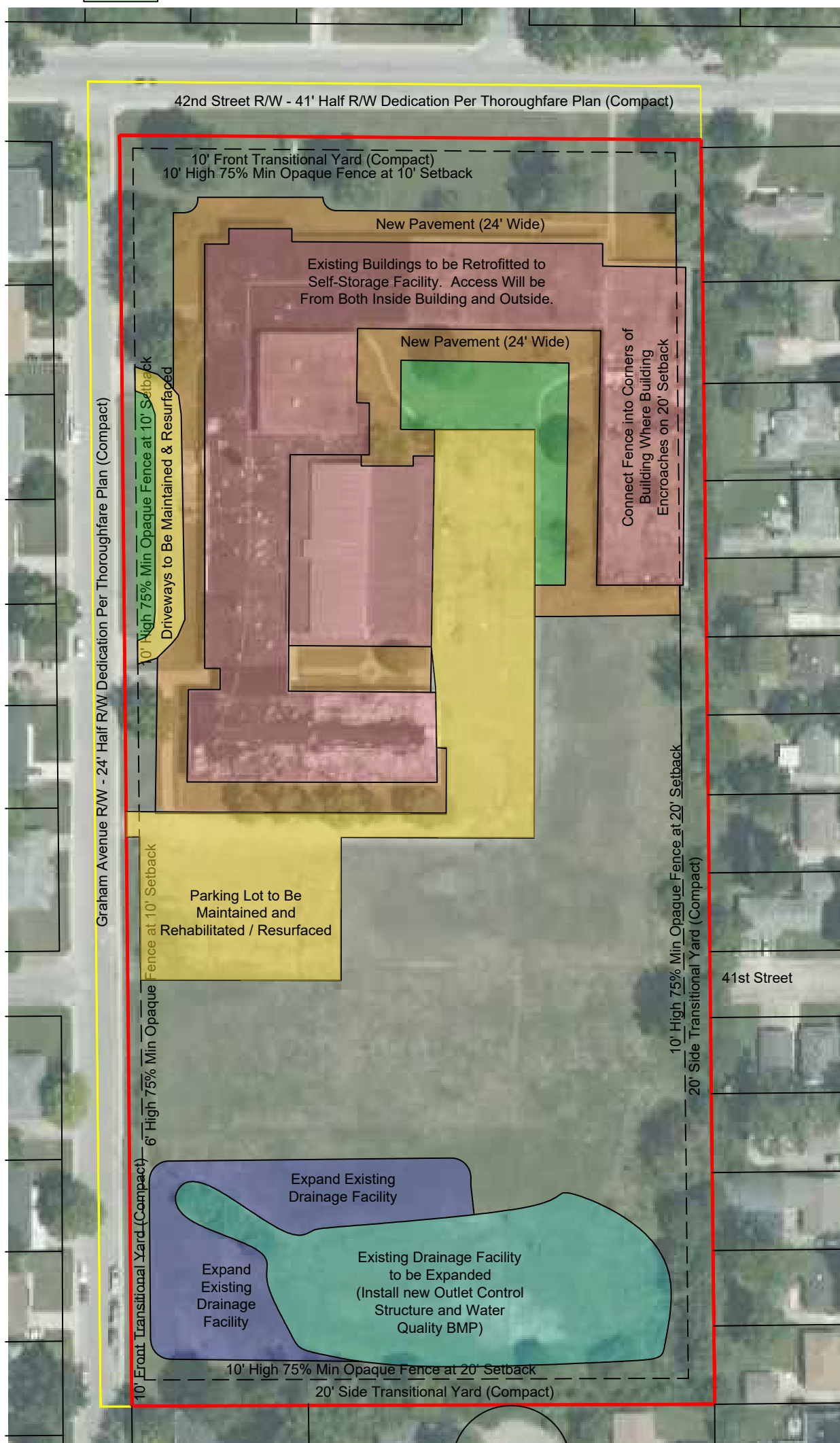
- Existing Building To Remain - 2.0 +/- Acres
- Future Building - 1.36 +/- Acres
- Existing Pavement to Remain/Rehabilitated - 0.81 +/- Acres
- Proposed New Pavement - 3.17 +/- Acres
- Stormwater Facility
- Landscaped Interior Area

SITE STATS

Site Area After Dedication of R/W - 9.95 Acres
Existing Zoning - SU1
Proposed Zoning - C7
Surrounding Zoning - D5 (all 4 sides). Note: This is considered a Protected District
Maximum Building Area Proposed - 150,000 SF
Maximum Impervious Area Proposed - 7.3 Ac (74%)

NOTES:

1. It is assumed Indianapolis will require 41' half R/W dedication along 42nd Street based on the compacted district since the district limits is 42nd Street. This is based on 42nd Street being a 4-Lane Primary Collector.
2. A maximum height of 14' is shown for outdoor storage to provide maximum height vehicles. However, the City may limit that to 10' due to the height of the east fence, which is at maximum height permitted.
3. There is an encroachment (to remain) of the existing building within the 20' side transitional yard setback.
4. Two proposed gates are anticipated at the entrance off Graham Avenue.
5. Landscaping Requirements
 - 5.1. All roadway frontage to have 6' wide continuous landscaping bed with 1 shade tree per 35 feet of street frontage
 - 5.1.1. 42nd Street - 11 New Trees (Request Credit for 2 Existing)
 - 5.1.2. Graham Avenue - 26 New Trees (Request Credit for 2 Existing)
 - 5.2. Provide 3 shrubs per 25' of Frontage in 6' planting bed
 - 5.2.1. 42nd Street - 52 Shrubs
 - 5.2.2. Graham Ave - 117 Shrubs
 - 5.3. South and East Buffer shall have
 - 5.3.1. East - 1 tree per 50' - 14 Trees
 - 5.3.2. East - 3 shrubs per 25' - 117
 - 5.3.3. South - 1 tree per 50' - 7 Trees
 - 5.3.4. South - 3 shrubs per 25' - 52
 - 5.4. It is assumed no interior landscaping around parking areas will be required. since there would be no new parking lot (just outdoor storage parking)
 - 5.5. It is assumed some of the trees proposed to be removed are heritage trees and the site may need to be adjusted. Therefore, it is recommended an allowance of 50 trees be included in the scope for mitigation purposes.
6. Water quality BMP proposed to be Aqua-Swirl manufactured unit or equivalent. It is assumed two units will be required.
7. It is assumed the existing electric, water, and sanitary services will be re-used.
8. It is assumed the stormwater outlet will be maintained.
9. A wetland assessment of the site has not been completed. It is assumed the existing drainage facility would not be considered a wetland or WOTUS since it has been used for stormwater purposes.



Edward Hamilton