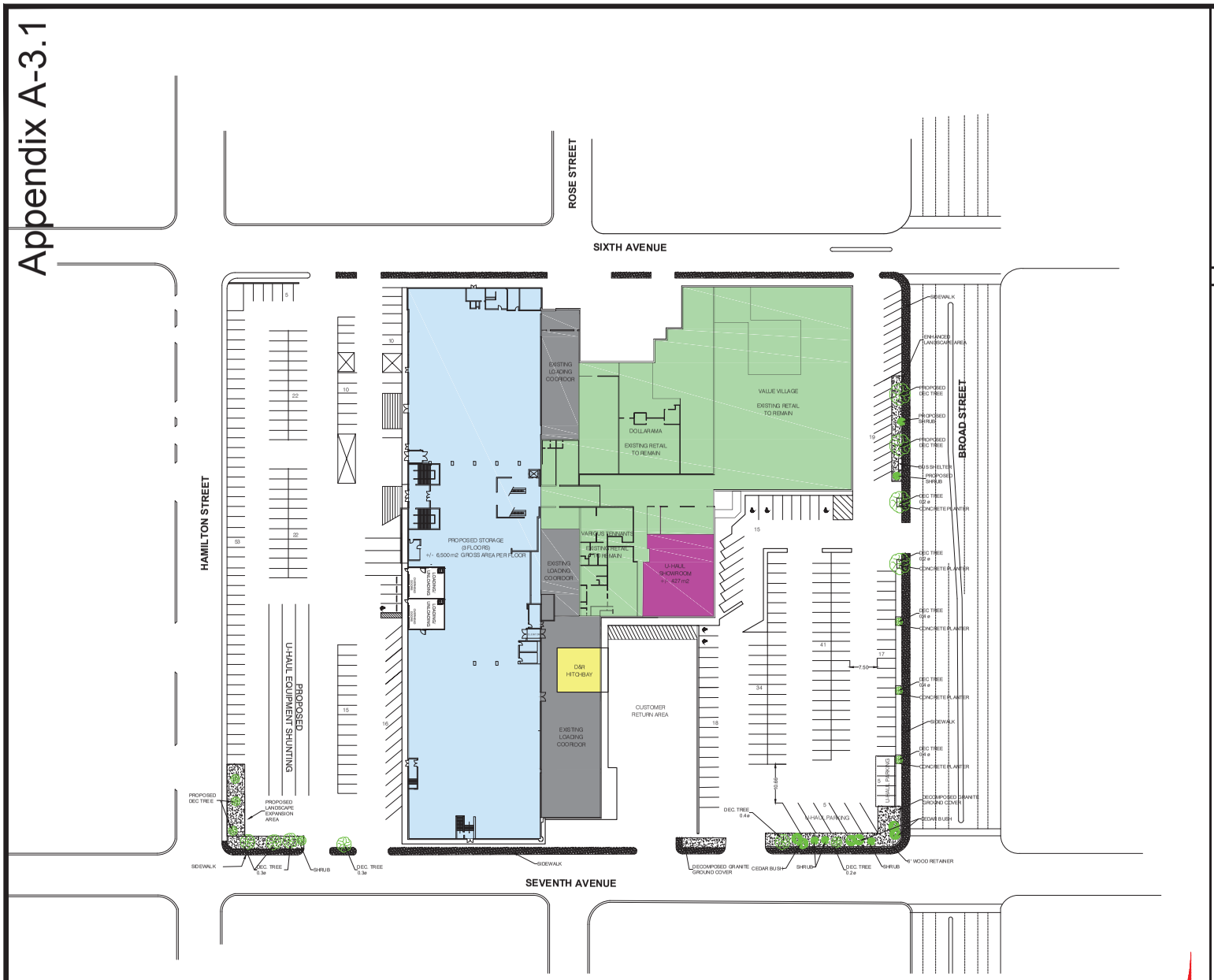
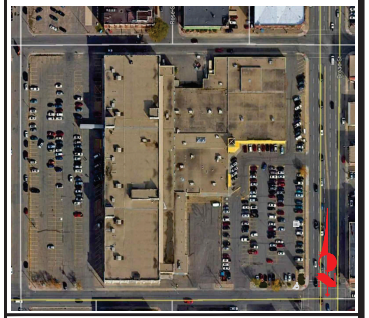
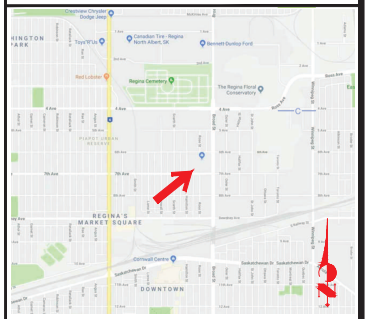
Appendix A-3.1



CONCEPTUAL SITE & LANDSCAPE PLAN



AERIAL PHOTOGRAPH



VICINITY MAP

SITE INFORMATION

ADDRESS	1230 BROAD ST REGINA, SK
SITE AREA	6.96 AC.
STORAGE BUILDING AREA	6,500 m2 (FOOTPRINT)
CURRENT ZONING	DSC (DESIGNATED SHOPPING CENTER)

REQUEST; DISCRETIONARY USE PERMIT TO ALLOW SELF-STORAGE

RETAIL

U-HAUL SHOWROOM	+/-	427 m2
VALUE VILLAGE	+/-	2,682 m2
DOLLARAMA	+/-	867 m2
VARIOUS TENANTS	+/-	835 m2
TOTAL RETAIL AREA	+/-	4811 m2

PROPOSED SELF-STORAGE	+/-	19,500 m2 (gross)
EXISTING LOADING CORRIDORS	+/-	1,356 m2 (gross)
D&R / HITCH BAY	+/-	144 m2 (gross)

PARKING

	REQUIRED	
SELF-STORAGE	1 PER 600 m² (19,500 m²) =	32.5 STALLS
RETAIL	1 PER 20 m² (4,863 m²) =	240.55 STALLS

TOTAL PARKING REQUIRED	= 274 STALLS
TOTAL PARKING PROPOSED	= 307 STALLS

*NOTE: CUSTOMER LOADING STALLS NOT INCLUDED IN PARKING COUNT

15 7.5 0 15 30 45 60 75 metres

SCALE 1:750 UNLESS OTHERWISE NOTED

SHEET NOTES:

REVISIONS:

NO.	DATE	REVISIONS	NOTES
1			
2			
3			
4			
5			
6			
7			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF REGINA
1230 Broad St
Regina, SK

SHEET CONTENTS:
CONCEPTUAL SITE PLAN

827074

DRAWN:	ME	SP1
CHECKED:	PB	
DATE:	05/08/2019	

conceptual site plan.DWG