

SITE INFORMATION

ZONING DISTRICT: B1 GENERAL BUSINESS

LOT AREA: .42 ACRES

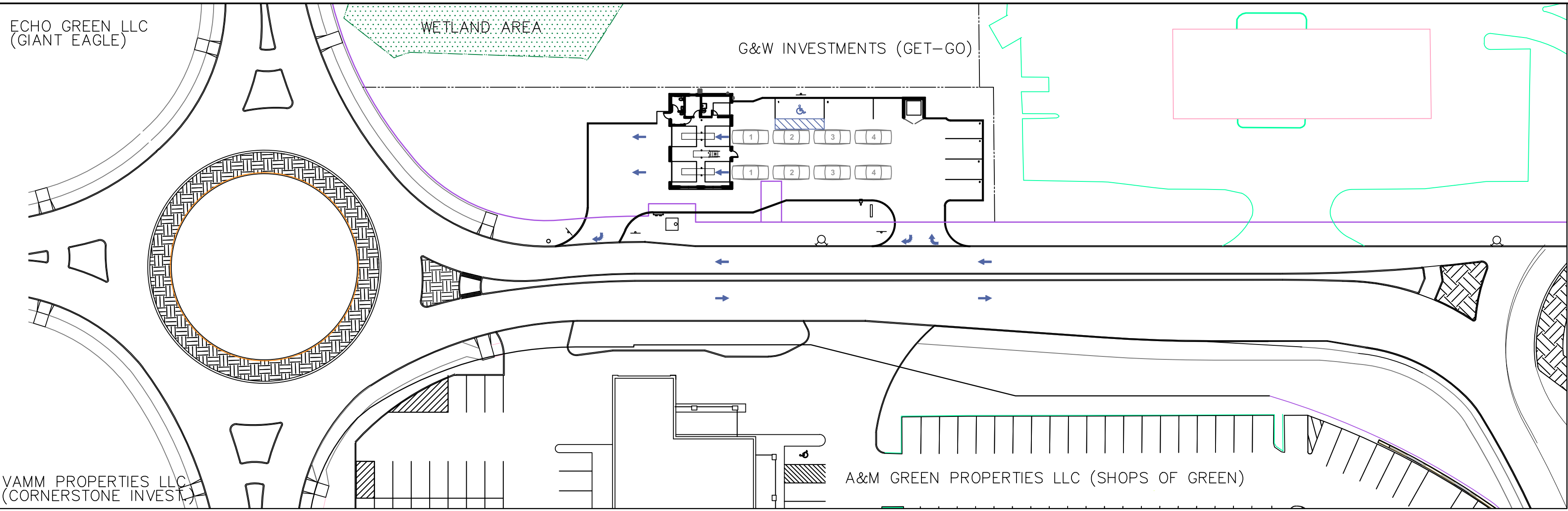
BUILDING AREA (FOOTPRINT): 1,446 SF
LOT COVERAGE BY BUILDING: 8%

IMPERVIOUS AREA: 9,940 SF
LOT COVERAGE BY IMPERVIOUS SURFACE: 54%

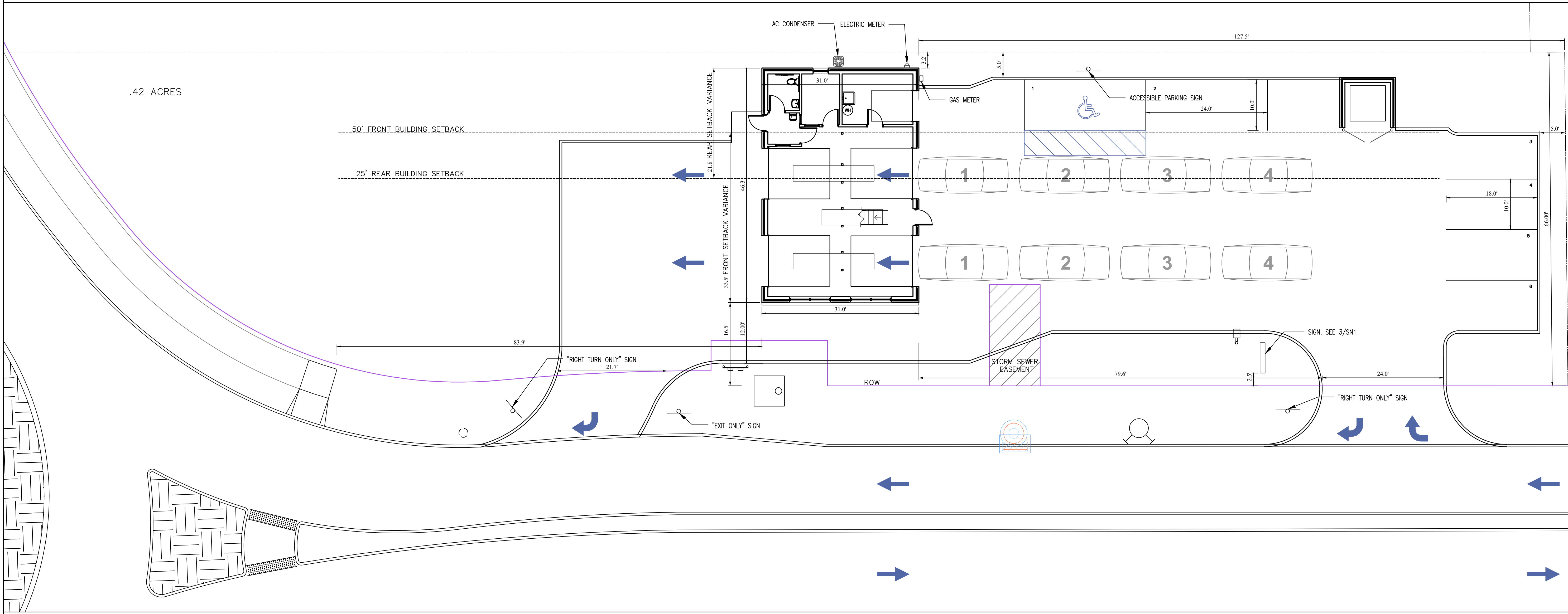
FRONT YARD BUILDING SETBACK REQUIRED: 50'
FRONT YARD BUILDING SETBACK AS PROPOSED: 16.5' (33.5' VARIANCE REQUIRED)
REAR YARD SETBACK REQUIRED: 25'
REAR YARD SETBACK AS PROPOSED: 3.2' (21.8' VARIANCE REQUIRED)
SIDE YARD SETBACKS REQUIRED: 25'
SIDE YARD SETBACK AS PROPOSED: 83.9' (LEFT) AND 127.5' (RIGHT)

PARKING SPACES REQUIRED: 5 (3/1000SF X 300SF + 2/BAY)
PARKING SPACES PROPOSED: 6 (5 STANDARD + 1 ADA)

OF EMPLOYEES ON SITE PER SHIFT: 3



1 OVERALL SITE PLAN
1" = 40'



2 ENLARGED SITE PLAN
1" = 10'

REVISIONS:
9/23/25 ADD BYPASS LANE

SERVICE PRO OIL CHANGE FACILITY
CORPORATE WOODS CIRCLE
CITY OF GREEN, OH 44685

CAM INC.
BUILDER / DEVELOPER
PROPERTY MANAGEMENT

1525 CORPORATE WOODS PKY.
SUITE 100
UNIONTOWN, OHIO 44685

VOICE: 330-896-3253
FAX: 330-896-3304

PROJECT #:
20-482
DATE:
3/11/20

CONCEPTUAL SITE PLAN

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
CHARLES A. MOCKBEE
E 0382970

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SD1