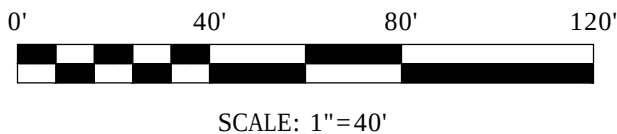
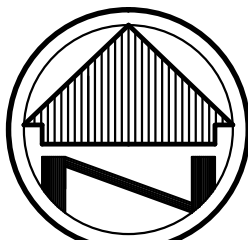
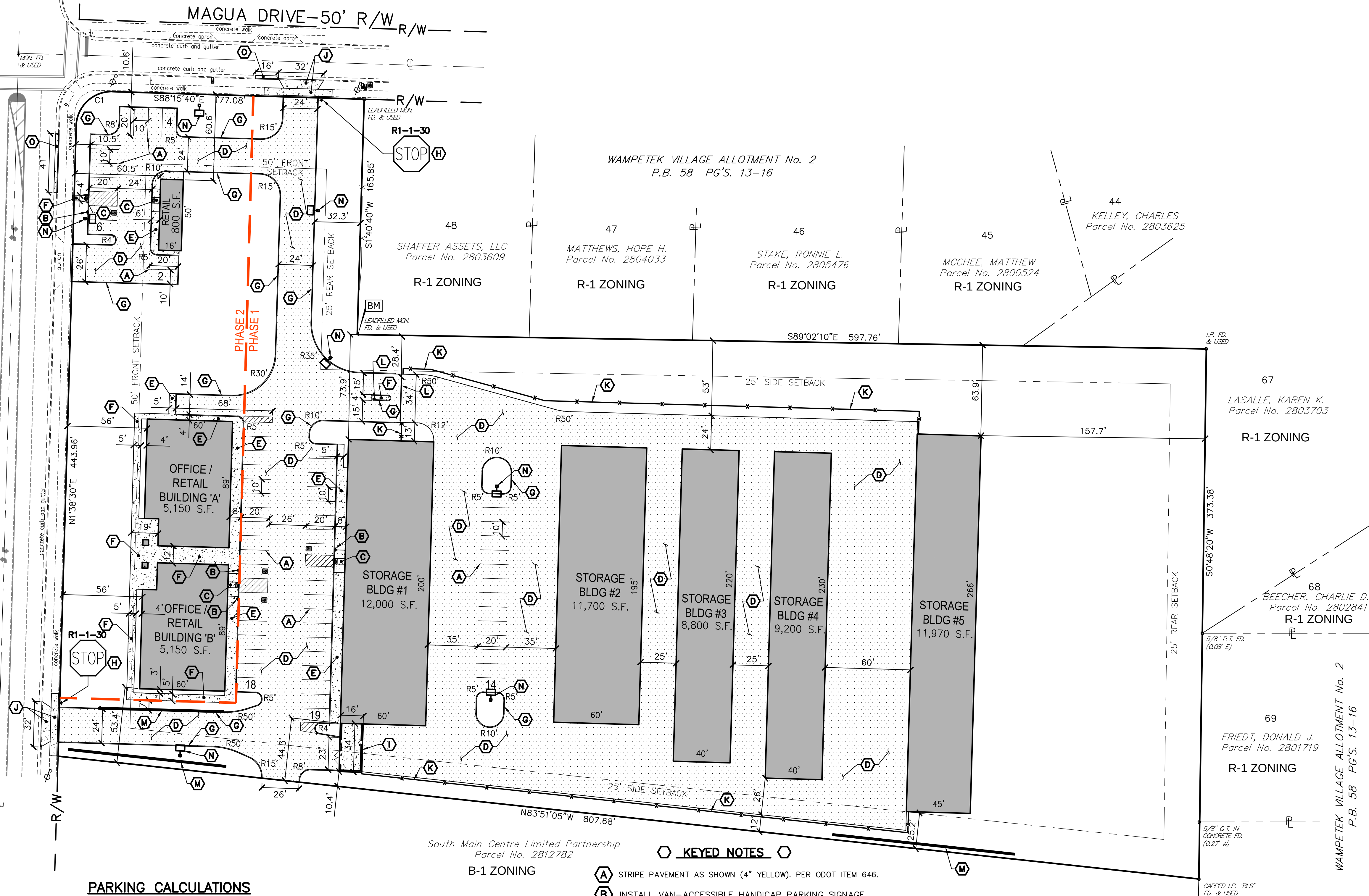


C1
Δ = 90°05'49"
R = 25.00'
T = 25.04'
C = 35.39'
L = 39.31'
CB = N46°41'25"E

S. MAIN STREET
84' R/W

MAGUA DRIVE-50' R/W



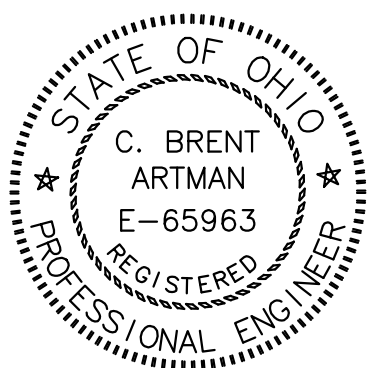
BENCH MARK BM
TOP OF LEAD FILLED MONUMENT LOCATED ON THE NORTH
PROPERTY LINE.
ELEVATION = 1020.92

LEGEND

- R/W - RIGHT OF WAY
- P — PROPERTY LINE
 - CL — CENTER LINE
 - S — EXISTING SIGN
 - U — EXISTING UTILITY POLE
 - L — EXISTING LIGHT POLE
 - OH — EXISTING OVERHEAD LINES
 - M — EXISTING MAILBOX
 - C — EXISTING CATCH BASIN/INLET
 - O — EXISTING STORM MANHOLE
 - ST — EXISTING STORM SEWER
 - S — EXISTING SANITARY SEWER
 - W — EXISTING WATER MAIN
 - H — EXISTING HYDRANT
 - G — EXISTING GAS MAIN
 - X — EXISTING FENCE
 - [Pattern] — PROPOSED ASPHALT PAVEMENT
 - [Pattern] — PROPOSED CONCRETE
 - [Symbol] — PROPOSED SIGN
 - [Symbol] — PROPOSED SITE LIGHTING

NOTES:

- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL VERIFY BUILDING FOOTPRINTS WITH THE ARCHITECTURAL PLANS PRIOR TO BEGINNING CONSTRUCTION. ALL BUILDING DIMENSIONS SHALL BE OBTAINED FROM THE ARCHITECTURAL PLANS.
- THE BUILDER/CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS (ZONING, DRIVEWAY, RIGHT-OF-WAY, ROAD OPENING, ETC.) FROM THE CITY OF GREEN PRIOR TO STARTING CONSTRUCTION.
- THE BUILDER/CONTRACTOR SHALL NOTIFY THE CITY OF GREEN (330-896-5510) PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



BOUNDARY AND TOPOGRAPHIC SURVEY
INFORMATION COMPLETED BY:

SPAGNUOLO & ASSOCIATES, LLC
ENGINEERS - SURVEYORS
3057 WEST MARKET STREET, SUITE 201
FAIRLAWN, OHIO 44133
(330) 836-6661

PROPERTY INFORMATION

PARCELS: 2816264
EXISTING USE: VACANT
PROPOSED USE: COFFEE SHOP, OFFICE/RETAIL, AND SELF STORAGE

SITE DATA TABLE

ZONING: GENERAL BUSINESS DISTRICT (B-1)
TOTAL SITE AREA: 6.98 ACRES
PROPOSED BUILDING AREA: 65,400 SF
EXISTING BUILDING AREA: 2,133 SF (TO BE RAZED)
BUILDING COVERAGE OF LOT: 21.5%
IMPERVIOUS SURFACE AREA: 3.81 ACRES
IMPERVIOUS COVERAGE OF LOT: 54.6%
PARKING STALLS PROVIDED: 63 SPACES
PARKING STALLS REQUIRED: 57 SPACES

ZONING INFORMATION

ZONING: GENERAL BUSINESS DISTRICT (B-1)
FRONT YARD SETBACK: 50'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 25'
MAXIMUM HEIGHT OF PRINCIPAL BUILDINGS: 48'
MAXIMUM LOT COVERAGE BY BUILDINGS: 33%
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES: 75%

PARKING CALCULATIONS

RETAIL AND SERVICE COMMERCIAL: 4 SPACES PER 1,000 SQUARE FEET
SELF-STORAGE FACILITIES: 1 SPACE PER 20 STORAGE UNITS

RETAIL AND SERVICE COMMERCIAL: 11,100 SF

SPACES REQUIRED: 45

SELF STORAGE: 246 UNITS

SPACES REQUIRED: 12

B-1 ZONING

KEYED NOTES

- (A) STRIPE PAVEMENT AS SHOWN (4" YELLOW). PER ODOT ITEM 646.
- (B) INSTALL VAN-ACCESSIBLE HANDICAP PARKING SIGNAGE.
- (C) CONSTRUCT HANDICAP ACCESSIBLE RAMP.
- (D) CONSTRUCT ASPHALT PAVEMENT.
- (E) CONSTRUCT INTEGRAL CONCRETE CURB AND WALK.
- (F) CONSTRUCT CONCRETE WALK.
- (G) CONSTRUCT 6" X 18" CONCRETE CURBING.
- (H) INSTALL REGULATORY SIGN.
- (I) INSTALL CMU TRASH ENCLOSURE. SEE ARCHITECTURAL PLAN FOR DETAILS.
- (J) CONSTRUCT CONCRETE WALK AND APRON PER CITY OF GREEN REQUIREMENTS.
- (K) INSTALL 6' HIGH SOLID PRIVACY FENCE.
- (L) INSTALL ACCESS GATE AND CONTROL PEDESTAL.
- (M) INSTALL SEGMENTAL RETAINING WALL.
- (N) INSTALL SITE LIGHTING. SEE SITE LIGHTING PLAN FOR DETAILS.
- (O) CONSTRUCT CONCRETE CURB AND GUTTER (T=9"). ODOT SCD BP-5.1, TYPE 2.

CONDITIONAL USE PLANS
DIMENSIONED SITE PLAN
SELF STORAGE FACILITY
3929 S. MAIN STREET
AKRON, OHIO

Artman Engineering
CIVIL ENGINEERING - LAND PLANNING - SITE DEVELOPMENT
13710 CLEVELAND AVENUE NW UNIONTOWN, OHIO 44685
PHONE: (330) 699-9435 FAX: (330) 699-4005

REVISION	DESCRIPTION	DATE	INITIAL
1	PER CITY GREEN	11/24/25	CBA
2	PER CITY GREEN	12/9/25	CBA

DATED

10/31/25

SHEET

C-2.0

OWNER:
SELU HOLDINGS LLC
3466 MANCHESTER ROAD
AKRON, OHIO 44319