

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 - MAIN ROW - BUILDING SETBACK AS PROPOSED: 16.5' (33.5' VARIANCE REQUIRED)

FRONT YARD - JOG ROW AT CAMERA POLE - BUILDING SETBACK AS PROPOSED: 7.5' (42.5' VARIANCE REQUIRED)

FRONT YARD VEHICLE USE AREA SETBACK REQUIRED: 10'

FRONT YARD - MAIN ROW - VEHICLE USE AREA SETBACK AS PROPOSED: 4.5' (5.5' VARIANCE REQUIRED)

FRONT YARD - JOG ROW AT CAMERA POLE - VEHICLE USE AREA SETBACK AS PROPOSED: -4.5' (14.5' VARIANCE REQUIRED)

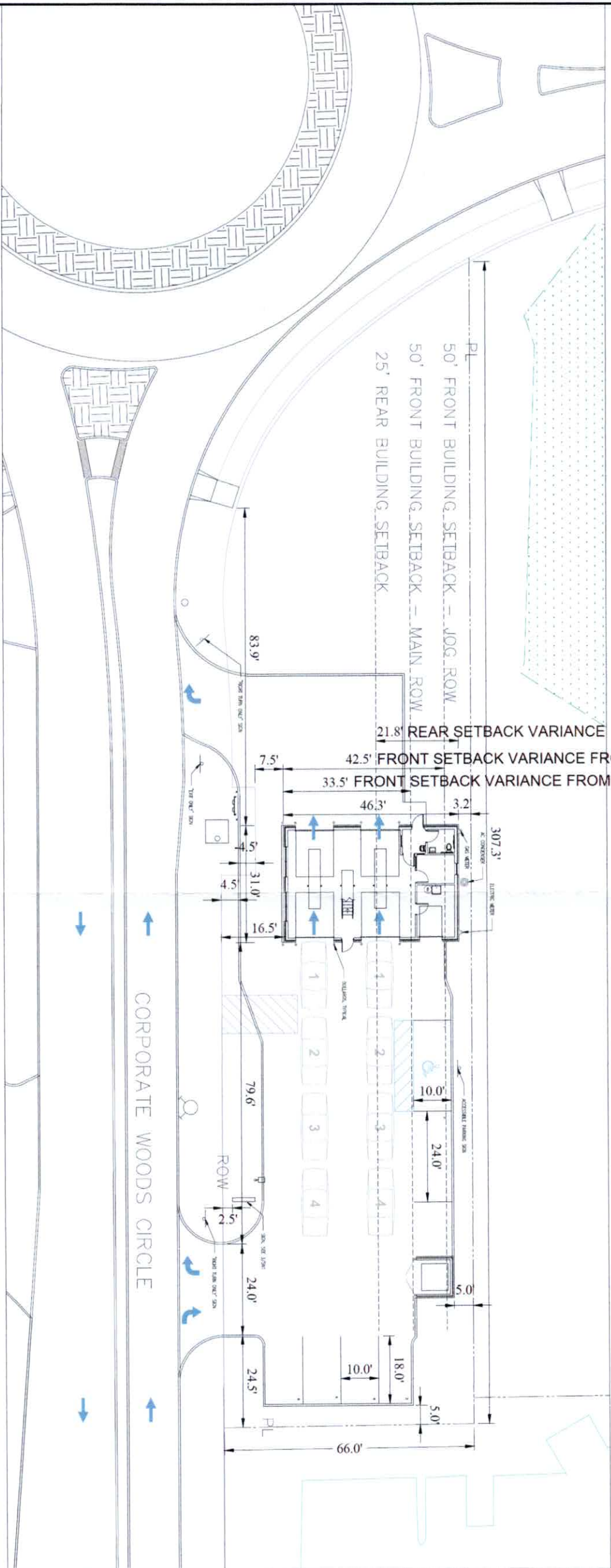
REAR YARD SETBACK REQUIRED: 25'

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 SITE PLAN
1" = 30'

Revised 10/30/25



BUILDER / DEVELOPER / REAL ESTATE BROKER
1525 CORPORATE WOODS PKY.
SUITE 100
UNIONTOWN, OHIO 44685
330-886-3253
WWW.CAMINCORP.COM

REVISIONS

ADDED JOG ROW SETBACKS 10/30/25

SERVICE PRO
OIL CHANGE
FACILITY

CORPORATE WOODS
PARKWAY/CIRCLE
GREEN, OH 44685



CONCEPTUAL
SITE PLAN

Project Number 25-654
Date 10/17/25

SK-1

Scale 1" = 30'