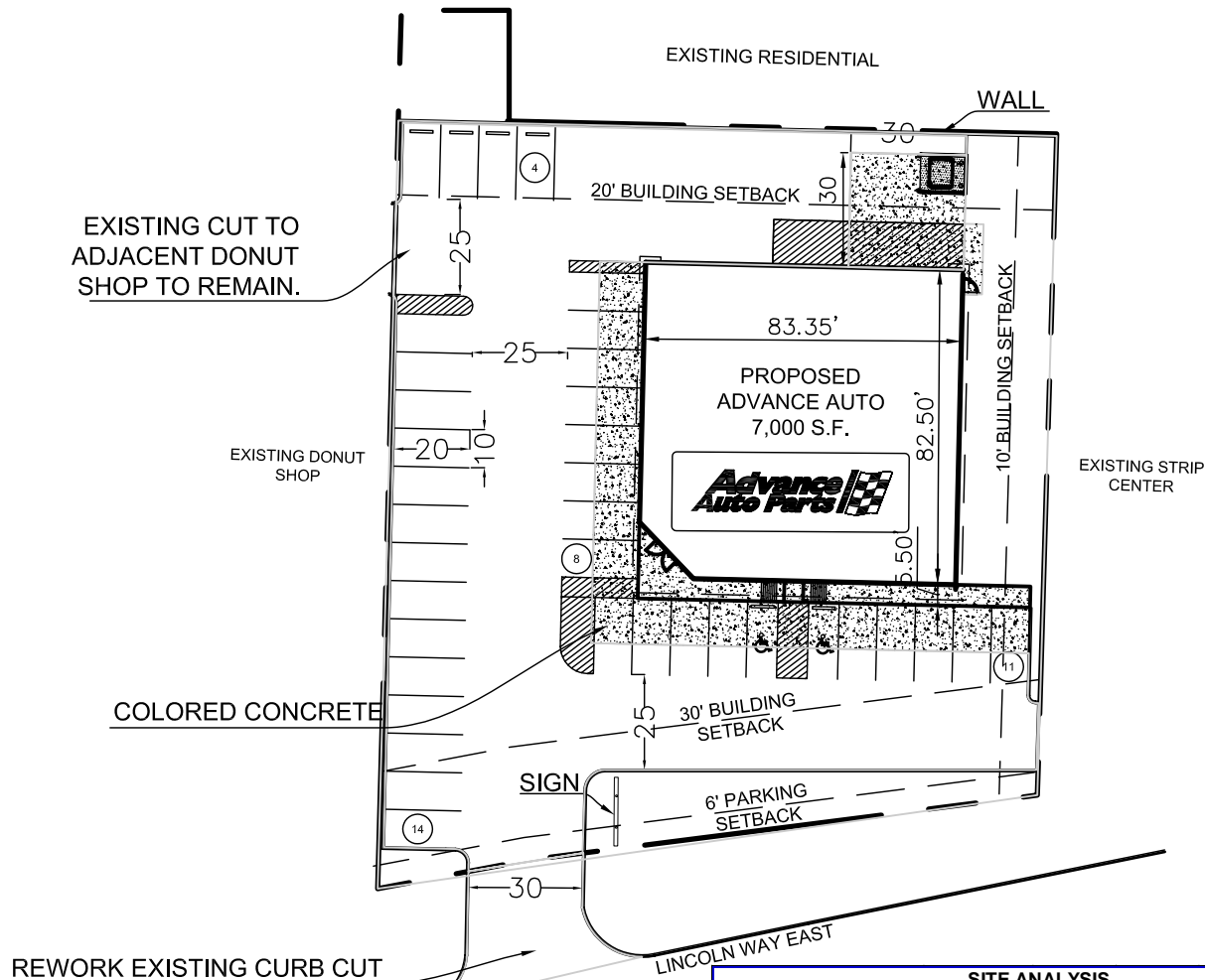


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SCALE IN FEET  
0 50 100



#### SITE ANALYSIS

TOTAL SITE AREA:	.74 ACRE
TOTAL BUILDING AREA:	Assuming a 7,000 sf building
PARKING RATIO:	1 space per 200 sf of gross floor area = 35

#### ZONING DATA

ZONING DESIGNATION: B-3 General Business District

ZONING STANDARD	REQUIRED	PROVIDED	VARIANCE	SECTION	PAGE
BUILDING					
BUILDING USAGE	RETAIL	RETAIL	NO	1167.02 (A)	
HEIGHT LIMIT	30 feet	30 feet	NO	1177.01 table	
FRONT YARD SETBACK	30 feet	30 feet	NO	1177.01 table	
SIDE YARD SETBACK	0 feet*	10 feet	NO	1177.01 (G)	
REAR YARD SETBACK	20 feet	20 feet	NO	1177.01 table	
PARKING					
NUMBER OF SPACES	35 (2 ADA)	37 (2 ADA)	NO	1183.01 (N)	
MIN SPACE SIZE	9' x 18'	10' x 20'	NO	1183.02 (B)	
FRONT YARD SETBACK	6 feet	6 feet	NO	1177.01 table	
SIDE YARD SETBACK	0	0	NO	1177.01 table	
REAR YARD SETBACK	0 with wall **	0 with wall	NO	1187.07 (A)	
DRIVEWAYS					
MINIMUM WIDTH	20' aisles (2-w ay)	25 feet	NO	1183.02 (B)	
CURB CUT					
SIGNAGE					
TYPE	Pole and Building		NO	1188.04(D)	
SETBACKS	0	0	NO	1188.04(D)	
MAX SIZE (POLE)	300 sf-35' high		NO	1188.04(D)	
MAX SIZE (BUILDING)	333 sf		NO	1188.04(D)	

#### NOTES:

\* No side yards are required along the interior side lot lines of this district provided that the walls of the building do not contain windows or other openings. Then a 10' side yard will be required.

\*\* A 4' 6" tall wall is required to buffer the adjoining residential lots along the north edge of the site.

\*\*\* Only one pole sign and one building sign will be allowed for this parcel.

This parcel comprises three lots according to Massillon Planning Department.



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Cincinnati, OH • Pittsburgh, PA • Indianapolis, IN • Nashville, TN

ADVANCE AUTO  
LINCOLN WAY ROAD, MASSILLON, OHIO  
SITE EXHIBIT - VERNON 2



DWN. BY: WEL SCALE: AS NOTED DATE: 10/09/06  
CHKD. BY: DRAFT

PROJECT NO: 061-920