

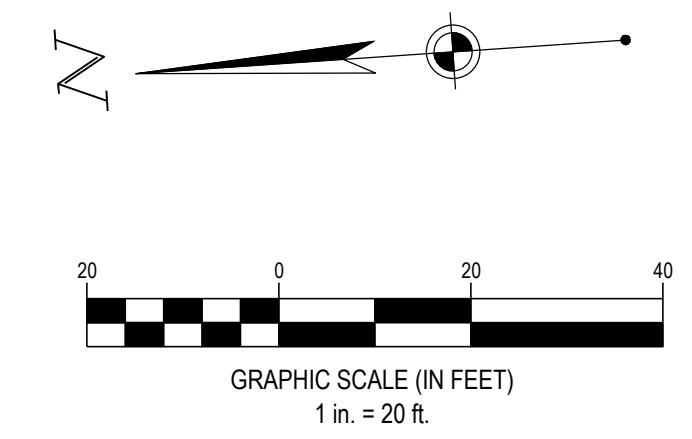
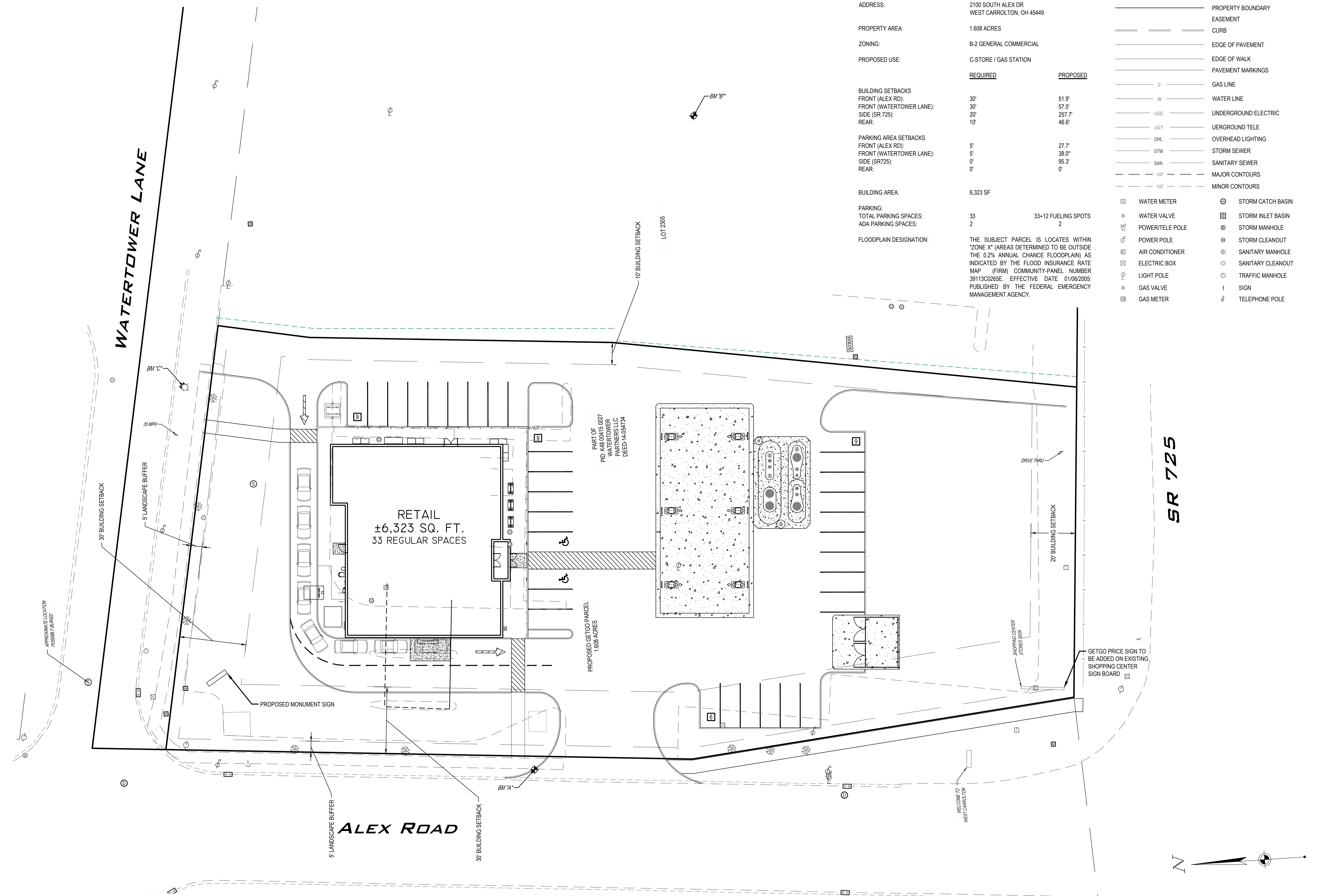


PROPERTY DATA:

PARCEL OWNER:	WATERTOWER PARTNERS LLC	
PARCEL ID:	K48 00415 0031	
ADDRESS:	2100 SOUTH ALEX DR WEST CARROLLTON, OH 45449	
PROPERTY AREA:	1.608 ACRES	
ZONING:	B-2 GENERAL COMMERCIAL	
PROPOSED USE:	C-STORE / GAS STATION	
	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT (ALEX RD):	30'	51.9'
FRONT (WATERTOWER LANE):	30'	57.5'
SIDE (SR 725):	20'	257.7'
REAR:	10'	46.6'
PARKING AREA SETBACKS		
FRONT (ALEX RD):	5'	27.7'
FRONT (WATERTOWER LANE):	5'	38.0'
SIDE (SR725):	0'	95.3'
REAR:	0'	0'
BUILDING AREA:	6,323 SF	
PARKING:		
TOTAL PARKING SPACES:	33	33+12 FUELING SPOTS
ADA PARKING SPACES:	2	2
FLOODPLAIN DESIGNATION:	THE SUBJECT PARCEL IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 39113C0265E. EFFECTIVE DATE 01/06/2005. PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.	

EXISTING FEATURES LEGEND
APPLIES TO ALL CIVIL SHEETS

—	RIGHT OF WAY	—	STORM CATCH BASIN
---	PARCEL LINE	—	STORM INLET BASIN
---	PROPERTY BOUNDARY	—	STORM MANHOLE
---	EASEMENT	—	STORM CLEANOUT
---	CURB	—	SANITARY MANHOLE
---	EDGE OF PAVEMENT	—	SANITARY CLEANOUT
---	EDGE OF WALK	—	TRAFFIC MANHOLE
---	PAVEMENT MARKINGS	—	SIGN
---	GAS LINE	—	TELEPHONE POLE
---	WATER LINE		
---	UNDERGROUND ELECTRIC		
---	UNDERGROUND TELE		
---	OVERHEAD LIGHTING		
---	STORM SEWER		
---	SANITARY SEWER		
---	MAJOR CONTOURS		
---	MINOR CONTOURS		



GETGO - GIANT EAGLE

WEST CARROLLTON, OH
2100 SOUTH ALEX ROAD
WEST CARROLLTON, OH 45449

Revisions / Submissions

ID	Description	Date

© 2022 CESO, INC.
Project Number: 761711
Scale: 1" = 20'
Drawn By: KWD
Checked By: EWB
Date: 12/20/2022
Issue: SITE PLAN REVIEW

Drawing Title:
SITE PLAN

1 OF 1