WESTWOOD AVE 60' R/W

STOP

PROPERTY BOUNDARY
395'

5' SIDE YARD SETBACK / LANDSCAPED

PROPERTY BOUNDARY
215'

10' REAR YARD SETBACK / LANDSCAPED BUFFER

SIGN 2

SIGN 4

SIGN 1 FLAGS

SIGN 3

LH9.3 L

5,780 SF

TO-GO PARKING

TO-GO PARKING

TO-GO PARKING

13

22

7

7

10

46

28

5' FRONT YARD SETBACK / LANDSCAPED

PROPERTY BOUNDARY
140'

STOP

5' SIDE YARD SETBACK / LANDSCAPED

PROPERTY BOUNDARY
211'

PROPERTY BOUNDARY
75'

5' SIDE YARD SETBACK / LANDSCAPED

PROPERTY BOUNDARY
285'

MAIN EXPOSURE / ACCESS

(US 62) W STATE ST 96' R/W

CONCEPTUAL DEVELOPMENT SITE PAN

DEVELOPED FROM RECORDED DEED BEARINGS, RECORDED SURVEYS, AND GNSS RECORDED DATA
CENTER OF INTERSECTION MONUMENT REFERENCED
FINAL PLANS REQUIRE SURVEY, ENGINEERING, CITY, AND COUNTY REVIEW/APPROVAL

SITE: ALCO PROPERTIES ID: 21xx
ADDRESS: 2155-2165 W STATE, ALLIANCE, OH 44601
1.8 Acres, Intersection with light and dedicated turn lanes

GRAPHIC SCALE
0 4 8 12 16

N

ADDRESS: 2155-2165 W STATE, ALLIANCE, OH 44601

PARCEL 7701035 2155 STATE ST W
PARCEL 7700986 2165 STATE ST W

BUILDING SQ FT 5780
PARKING SPACES 133

ALCO LTD
2105 S Union Ave
Alliance, OH 44601
(330) 206-0020

NO.	DATE	REVISION	BY

DWG TITLE
CONCEPTUAL
DEVELOPMENT
SITE PLAN

ENGINEER	CHECKED BY
SMA	
JOB NO	DRAWN BY
SCALE	DATE
	2024-08-26
DWG NO	
SHEET NO	
1 OF 1	

CAD DWG FILE