

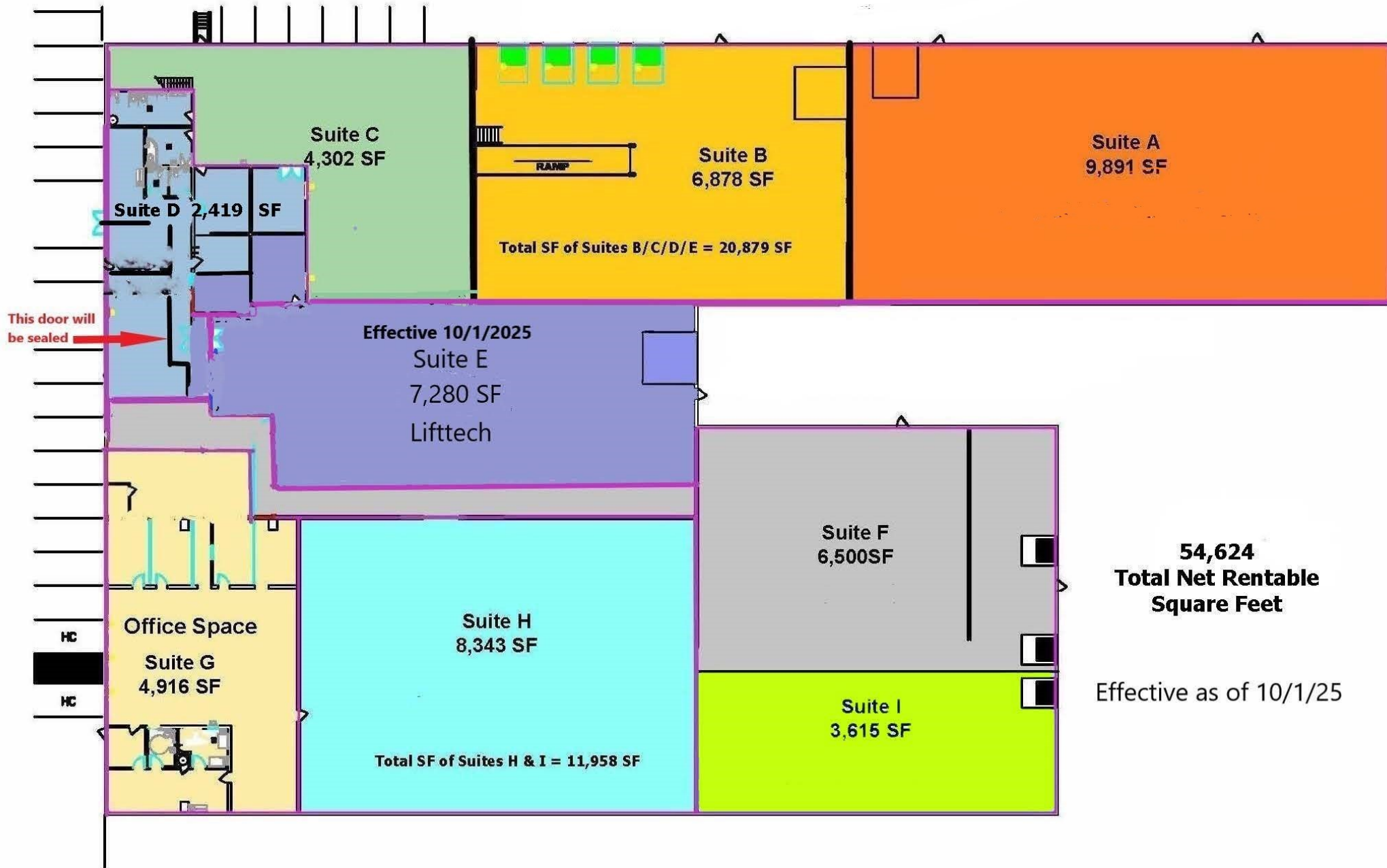
**2554 Needmore Road
Dayton Ohio, 45414**

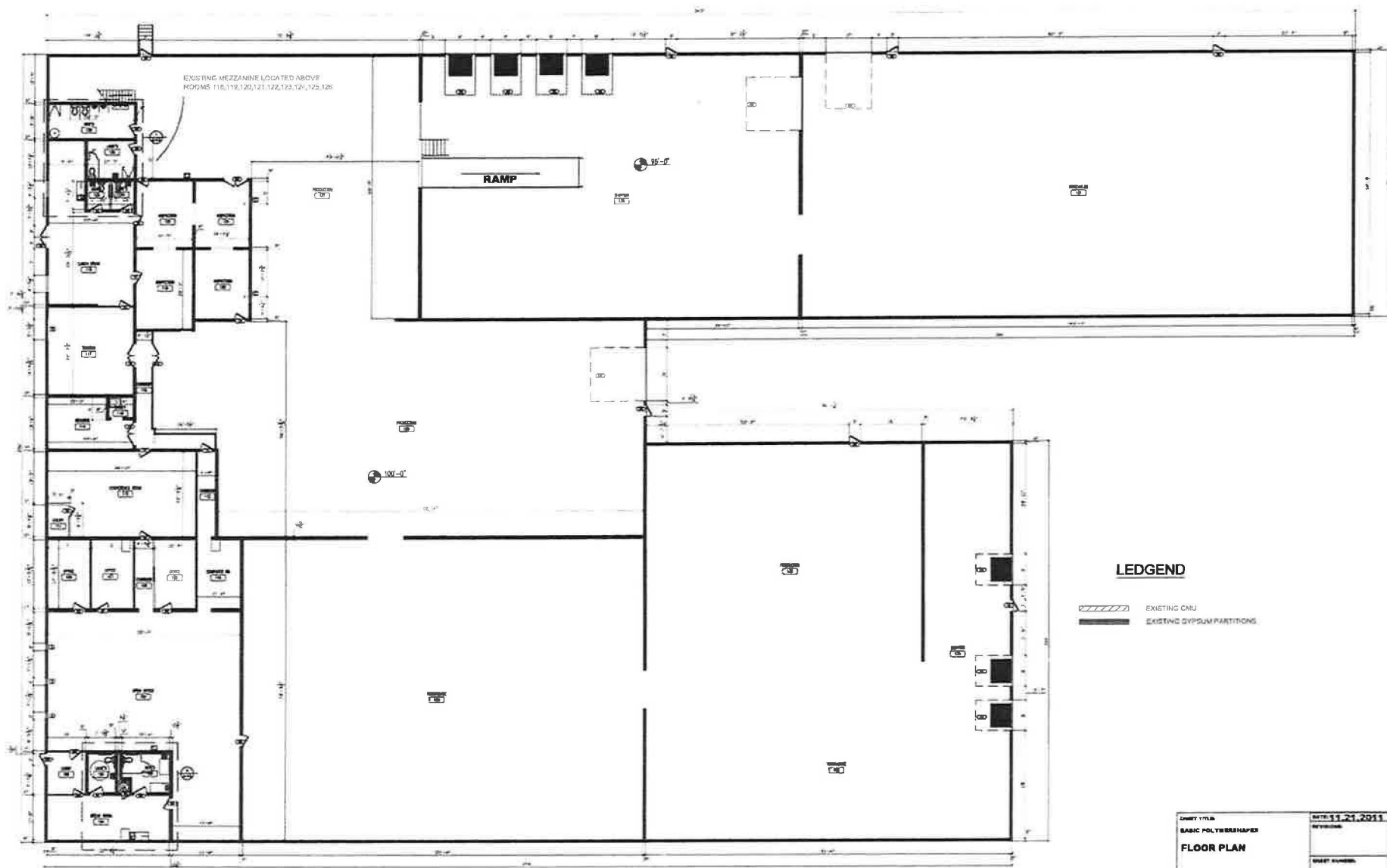
[CLICK THIS LINK FOR VIDEO OF PROPERTY](#)

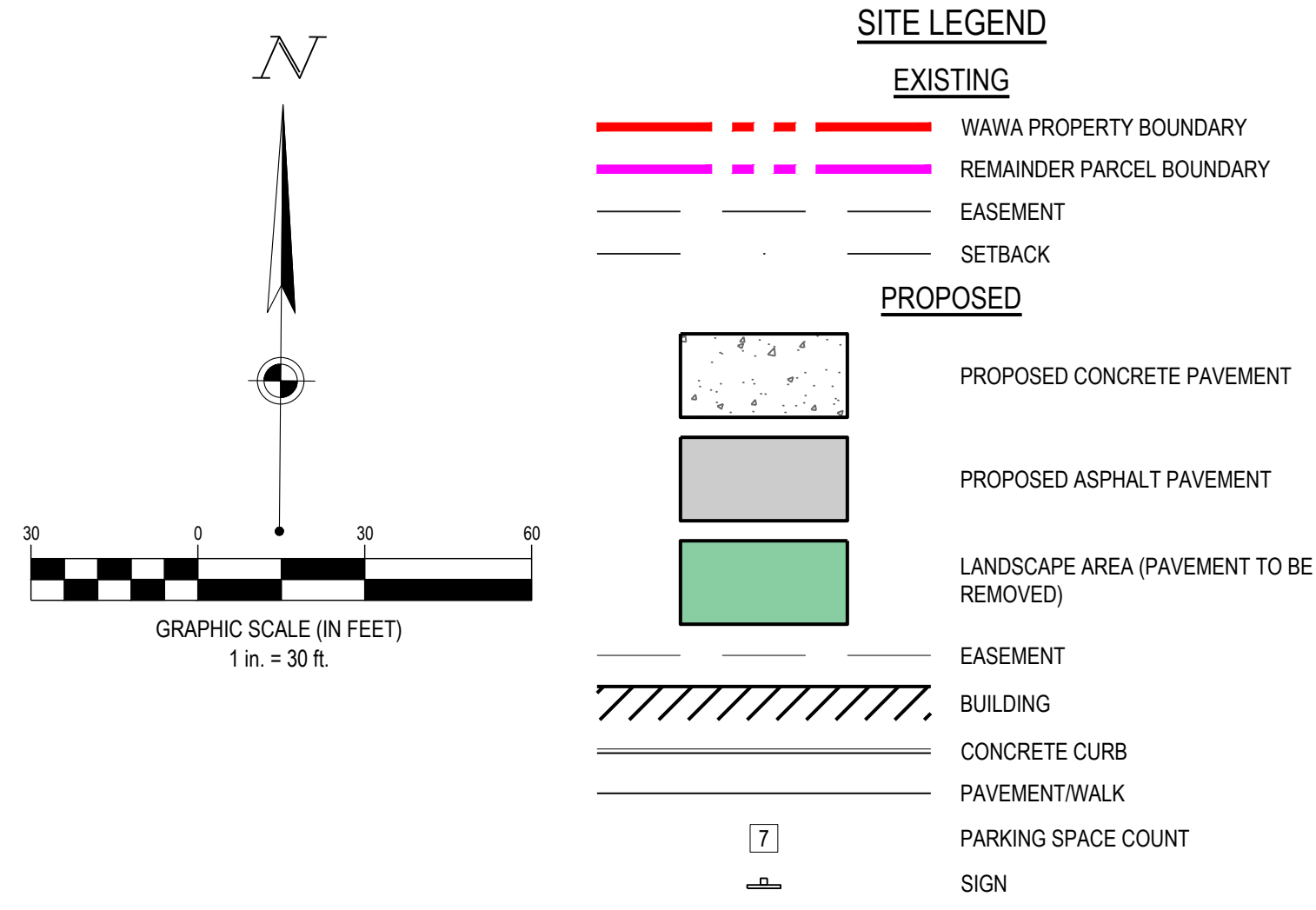
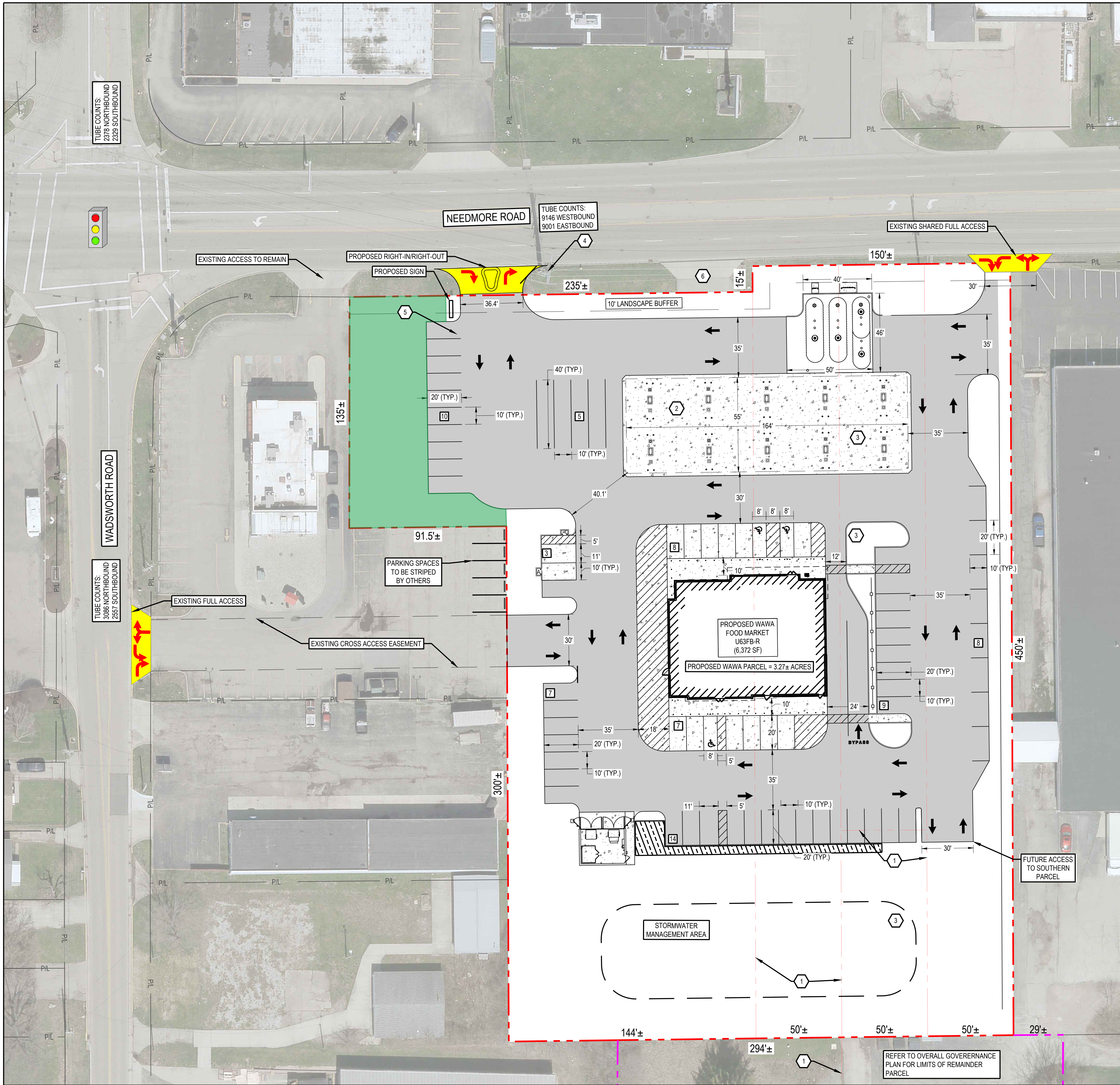




2554 Needmore Road, Dayton, OH 45414
Suites and Net Rentable Square Footage







LOCATION MAP:
NO SCALE

SITE DATA:

ADDRESS: 2532 NEEDMORE ROAD DAYTON, OH 45414

WAWA PARCEL AREA: 3.27 ACRES±
REMAINDER PARCEL AREA: 2.87 ACRES±
TOTAL PROPERTY AREA: 6.14 ACRES±

ZONING: I-1 (LIGHT INDUSTRIAL)

PROPOSED USE: FUEL STATION & CONVENIENCE STORE

BUILDING TYPE: U63FB

CANOPY CONFIGURATION: AUTO-STACKED
NUMBER OF M.P.D.S: AUTO - 10

CANOPY TYPE: SLOPED

	REQUIRED	PROPOSED
YARD SETBACKS		
FRONTAGE ALONG NEEDMORE ROAD:	25'	25'
SIDE:	20'	20'
REAR:	20'	62'

LANDSCAPE BUFFER

TBD

PARKING REQUIREMENT:
1 SPACE FOR EACH 100 SF OF FLOOR AREA PLUS 1 SPACE FOR EACH EMPLOYEE.
6,097 / 100 = 61 + 10 EMPLOYEES = 71 PARKING SPACES

TOTAL PARKING SPACES:	71	71
ADA PARKING SPACES:	3	3

PARKING TABLE

ZONE A:	24 SPACES (INCLUDING 3 ADA SPACES)
ZONE B:	32 SPACES (INCLUDING 12 FUTURE EV & 2 AIR SPACES)
ZONE C:	15 SPACES (INCLUDING 5 OVER-SIZED RV/TRAILER SPACES)
TOTAL:	71 SPACES

MAX BUILDING HEIGHT: 40'

MAX COVERAGE: 50%

CODED NOTES:

- EXISTING PROPERTY LINES. PROPERTY TO BE CONSOLIDATED.
- EXISTING BUILDING TO BE DEMOLISHED. APPROXIMATE AREA = 6,200 SF
- EXISTING BUILDING(S) TO BE DEMOLISHED. APPROXIMATE AREA = 47,250 SF
- EXISTING POWER POLE MAY NEED TO BE RELOCATED.
- REMOVE EXISTING PYLON SIGN
- REMOVE EXISTING CURB CUT



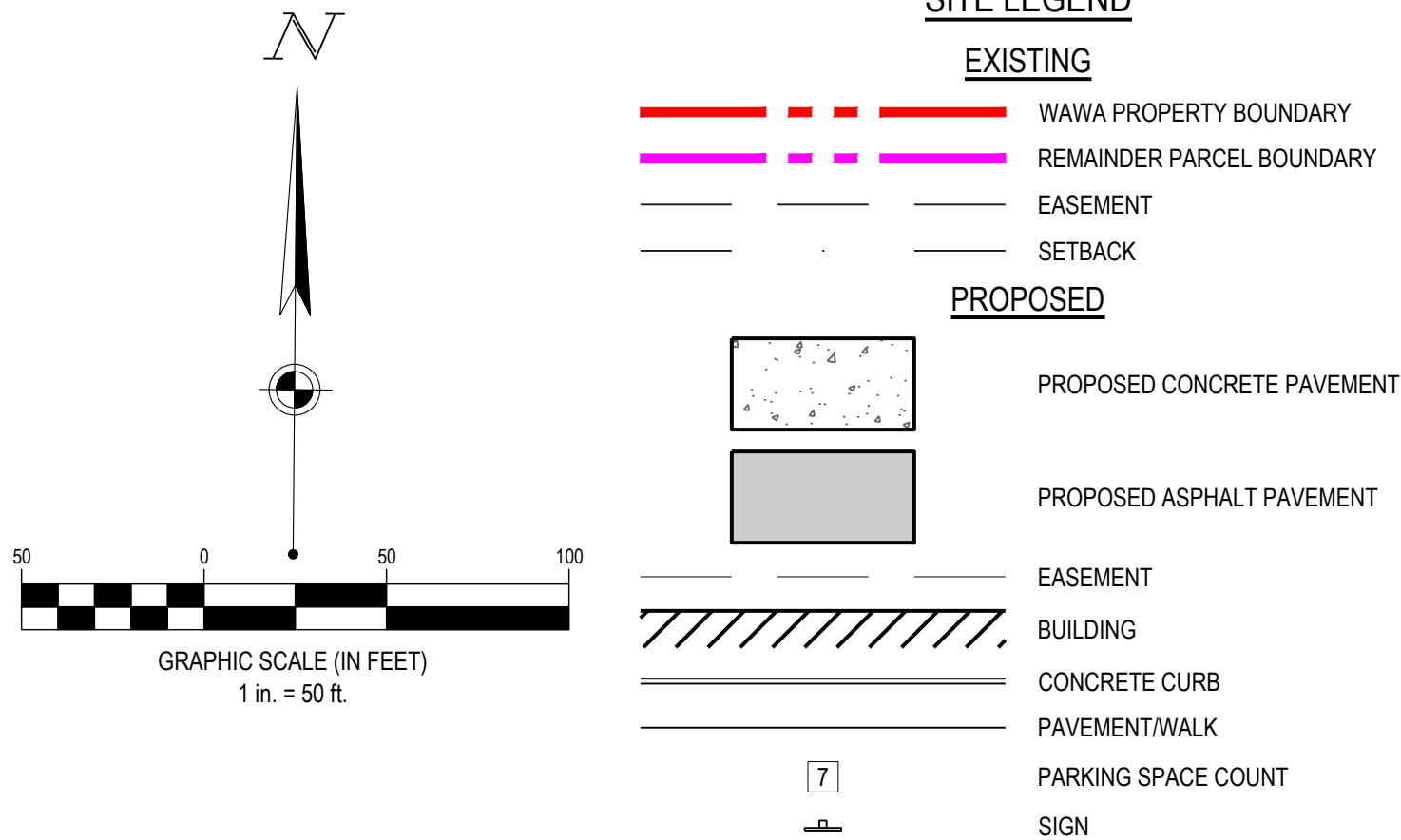
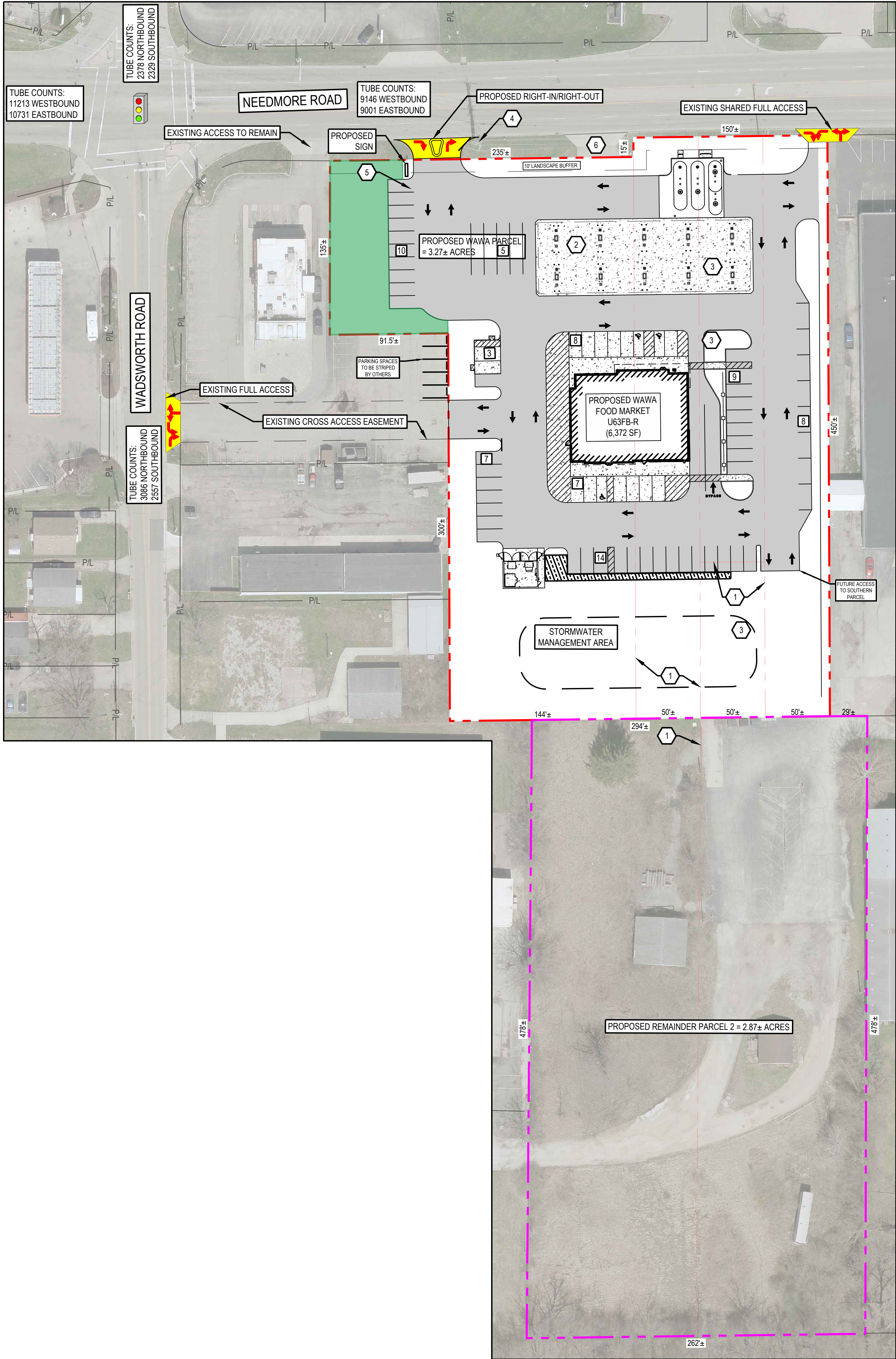
WAWA
STORE #TBD

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.	
Project Number:	764075
Scale:	1"= 30'
Drawn By:	CDR
Checked By:	PDH
Date:	11/11/2024
Issue:	CONCEPT

Drawing Title:
CONCEPT PLAN

CP1.0



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THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. IT IS NOT FOR CONSTRUCTION RECORD OR FOR ANY OTHER PURPOSES. NO REPRESENTATION.

WAWA - DAYTON, OH
2532 NEEDMORE ROAD
DAYTON, OH 45414

WAWA
STORE #TBD

Revisions / Submissions		
ID	Description	Date
© 2024 CESO, INC.		
Project Number:	764075	
Scale:	1"= 50'	
Drawn By:	CDR	
Checked By:	PDH	
Date:	11/11/2024	
Issue:	CONCEPT	

Drawing Title:
GOVERNANCE PLAN

GP1.1