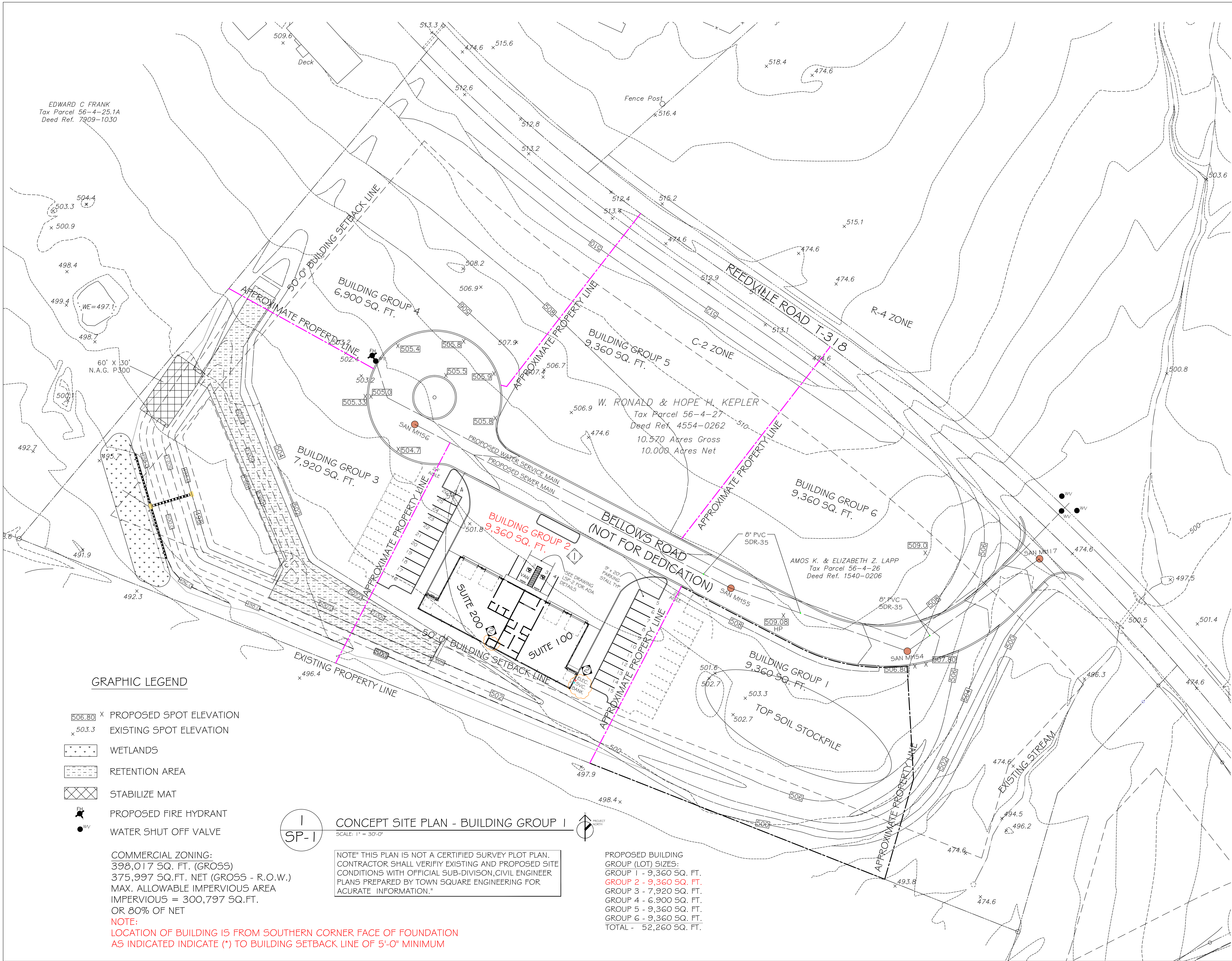




EDWARD C. FRANK
Tax Parcel 56-4-25.1A
Deed Ref. 7909-1030

GRAPHIC LEGEND

- 506.80 x PROPOSED SPOT ELEVATION
- x 503.3 EXISTING SPOT ELEVATION
- WETLANDS
- RETENTION AREA
- STABILIZE MAT
- FH PROPOSED FIRE HYDRANT
- WV WATER SHUT OFF VALVE

COMMERCIAL ZONING:
398,017 SQ. FT. (GROSS)
375,997 SQ. FT. NET (GROSS - R.O.W.)
MAX. ALLOWABLE IMPERVIOUS AREA
IMPERVIOUS = 300,797 SQ. FT.
OR 80% OF NET

NOTE:
LOCATION OF BUILDING IS FROM SOUTHERN CORNER FACE OF FOUNDATION
AS INDICATED INDICATE (*) TO BUILDING SETBACK LINE OF 5'-0" MINIMUM

1
SP-1

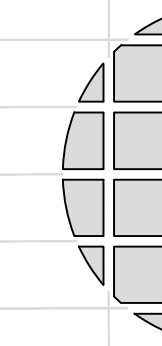
CONCEPT SITE PLAN - BUILDING GROUP 1

SCALE: 1" = 30'-0"

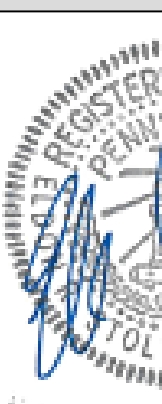
NOTE: THIS PLAN IS NOT A CERTIFIED SURVEY PLOT PLAN. CONTRACTOR SHALL VERIFY EXISTING AND PROPOSED SITE CONDITIONS WITH OFFICIAL SUB-DIVISION, CIVIL ENGINEER PLANS PREPARED BY TOWN SQUARE ENGINEERING FOR ACCURATE INFORMATION.

PROPOSED BUILDING GROUP (LOT) SIZES:
GROUP 1 - 9,360 SQ. FT.
GROUP 2 - 9,360 SQ. FT.
GROUP 3 - 7,920 SQ. FT.
GROUP 4 - 6,900 SQ. FT.
GROUP 5 - 9,360 SQ. FT.
GROUP 6 - 9,360 SQ. FT.
TOTAL - 52,260 SQ. FT.

Eldon R. Stoltzfus, Architect
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REVISIONS:	DATE	DESCRIPTION
05/12/2025	MOVED PROJECT TO BUILDING 2 SITE	
07/03/2025	CODE REVIEW COMMENTS & CLIENT CHANGES	



DRAWN BY:	FILE NAME:
DR:	2513-SP-1
SCALE:	DATE:
AS NOTED:	27-11-25

THE CONTRACTOR SHALL CHECK CONDITIONS IN PLACE AND OBTAIN OR VERIFY ALL NECESSARY DIMENSIONS BEFORE BEGINNING WORK.

CONCEPT SITE PLAN
156' x 60' NEW BUILDING AT
REEDVILLE BUSINESS PARK
BELLOW'S RD., LOWER OXFORD TWP.

JOB NO:
2513
DRAWING NO:
SP-1

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