

VICINITY MAP
N.T.S.

SITE DATA: LOT 1
 Zoning: C (Commercial)
 Site Area: 0.4647 Acres
 Proposed Building: 5,000 S.F.
 Building Fronts N. Susquehanna Trail

Parking:
 Retail: 5 / 1,000 S.F. (Public Area) + 1 / Employee
 19± Parking Spaces Required
 23 Parking Spaces Provided (21 Standard & 2 Accessible)

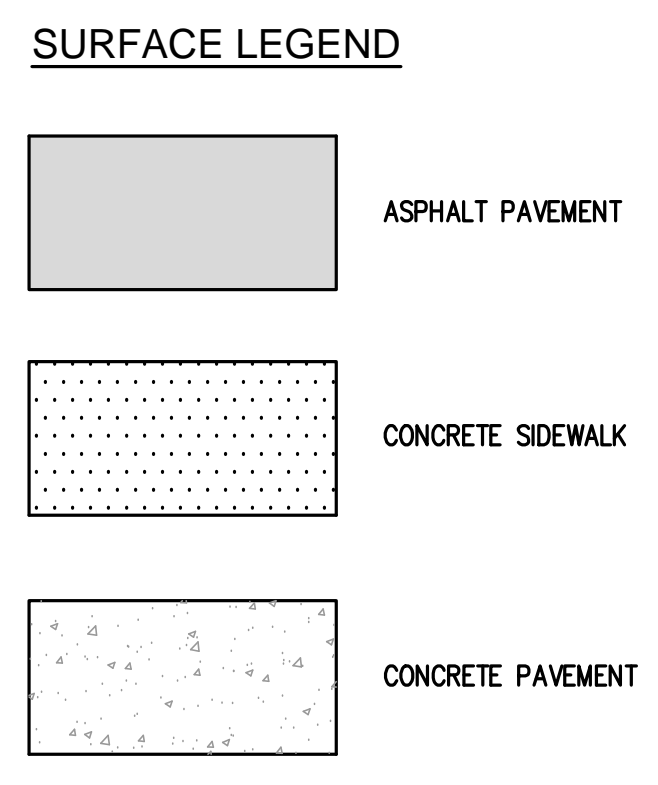
SITE DATA: LOT 2
 Zoning: C (Commercial)
 Site Area: 1.2808 Acres
 Proposed Building: 15,000 S.F.
 Building Fronts N. Susquehanna Trail

Parking:
 Retail: 5 / 1,000 S.F. (Public Area) + 1 / Employee
 63± Parking Spaces Required
 48 Parking Spaces Provided (45 Standard & 3 Accessible)

SITE DATA: LOT 3
 Zoning: C (Commercial)
 Site Area: 5.1918 Acres
 Proposed Building: 7,637 S.F.
 Building Fronts N. Susquehanna Trail

Parking:
 Suite A (Restaurant): 1 / 2 Seats + 1 / Employee
 Suite B (Dental): 1 / 175 S.F. + 1 / Employee
 Suite C (Restaurant): 1 / 2 Seats + 1 / Employee
 126 Vehicular Parking Spaces Required
 126 Vehicular Parking Spaces Provided (121 Standard, 5 Accessible)

Setbacks:
 Front: 40'
 Side: 10'
 Rear: 20'
 Landscape Buffer: 5' From Property Lines



PROPOSED DEVELOPMENT
 2192 - 2270 N. SUSQUEHANNA TRAIL
 SELINGROVE, PA

Project Title:
 Seal:
 Date:
 Expires:

Rev.	Date	Description

Project #: Selingsrove, PA II
 Drawn By: BJD
 Checked By: RW / ML
 Issue Date: 02.16.17
 Sheet Title:

SITE PLAN -
 OPTION 21

SP21.0
 Sheet: 1 of 1

10' ALLEY ON ADJOINING DEEDS
 TMP #12-11-315B
 SCHEDULE "A"
 TRACT #1
 RESIDUE
 108,596 S.F. OR
 0.4582 ACRES
 Google Drive\Project Files\Pennsylvania\Selingsrove II (PREIT)\Development\Civil Engineer\Drawings\Site Plans\Alternate Site Plans\170216-Site Plan Option 21 (Revised HF)\SP1 Site Plan.dwg