



NOTE: THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY FRANKFORD DE DATED 6-14-05. APPROXIMATE TREE LINE IS BASED ON A MAP FOUND AS PART OF THE SELBYVILLE 2002 COMPREHENSIVE PLAN.

NOTE: THIS SCHEMATIC SITE PLAN IS BASED ON THE SHELBY COUNTY TAX MAP AND ON MAPS FOUND AS PART OF THE SELBYVILLE 2002 COMPREHENSIVE PLAN.

PROJECT DATA	
ZONED	69 (GENERAL COMMERCIAL DISTRICT)
AREA	57,000 S.F. (PROPOSED) 44,700 S.F. (EXISTING)
STORM WATER POND	44,700 S.F.
RETAIL AREA (FIRST FLOOR)	52,500 S.F.
OFFICE/ MED. AREA (2ND FL.)	27,500 S.F.
TOTAL AREA (TWO STORIES)	80,000 S.F.
PARKING CALCULATIONS (TOTAL)	
52,500 RETAIL (0.02)	1050
27,500 OFFICE/ MED. (0.05)	1375
27,500 OFFICE + MEDICAL (0.005)	137
REQUIRED	2562
PROVIDED	236

A1 CONCEPTUAL SITE PLAN PHASE 1

1" = 50'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

A B C D E F G H I J K L M N O P

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DRAWING NO. PJ-2	PRELIMINARY NOT FOR CONSTRUCTION PLOTTED 9-27-05	PROPOSED SITE IMPROVEMENTS FOR: MAIZEL SHOPPING CENTER RT. 113 AND RT. 399 SELBYVILLE, DE		SCALE: 1" = 50' DRAWN BY: MAS DATE: SEE BELOW
		PROJECT NO. 25047	CONCEPTUAL SITE PLAN -- SCHEME J: TWO LOTS, NO WETLANDS, TWO PHASES	
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