



F R E D E R I C K S B U R G   R O A D

C A L L A G H A N  
 R O A D

**CONCEPTUAL SITE  
 DEVELOPMENT PLAN**

SCALE: GRAPHIC



**SITE TABULATIONS**

<b>LOT AREA:</b>	0.56 AC.
<b>BUILDING AREA:</b>	2,412 SF
<b>PARKING RATIO:</b>	(4 SP) 1.7/1,000 SF

**NOTE:** THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

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