PRELIMINARY SUBDIVISION PROPOSED RESIDENTIAL DEVELOPMENT FOR

PRESIDENTIAL HEIGHTS ASSOCIATES

MT. AIRY ROAD SHREWSBURY TOWNSHIP, YORK COUNTY, PENNSYLVANIA

PREPARED FOR: PRESIDENTIAL HEIGHTS ASSOCIATION 901 DELTA ROAD **RED LION, PA 17356**

LANDSCAPE PLAN ACCURACY I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LANDSCAPE PLAN(S) SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE YORK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE: STEVEN J. CHARRON, P.L.A. REGISTRATION NO. LA-002904 (AGENT FOR SITE DESIGN CONCEPTS, INC.) I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. GRANT ALLEN ANDERSON, P.L.S. REGISTRATION NO. SU 075471 (AGENT FOR SITE DESIGN CONCEPTS, INC.) **ENGINEER** I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LAND DEVELOPMENT PLANS SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THAT THE PROPOSED STORM DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE SHREWSBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE. COPYRIGHT BY AND REGISTRATION NO. PE 079416 (AGENT FOR SITE DESIGN CONCEPTS, INC.) DATE CARBONATE GEOLOGY STATEMENT I, ADAM W. ANDERSON, CERTIFY THAT THE PROPOSED STORMWATER MANAGEMENT FACILITIES (CIRCLE ONE) IS / (S NOT UNDERLAIN BY CARBONATE GEOLOGY.

(AGENT FOR SITE DESIGN CONCEPTS, INC.)



THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE SHREWSBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN REQUESTED AND ACTED UPON BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A MEETING HELD ON: _____

- A.) SECTION 403-403.5.F: WHICH REQUIRES THE CERTIFICATION OF PROPOSED METHOD OF SEWAGE WAIVER IS REQUESTED TO DEFER SEWAGE FACILITIES PLANNING MODULE APPROVAL UNTIL TIME OF FINAL PLAN APPROVAL OF EACH PHASE OF THE DEVELOPMENT DUE TO LIMITED AVAILABILITY OF SEWER CAPACITY WITHIN THE TOWNSHIP AND THE DESIRE TO DEPICT THE ENTIRE PROJECT FOR PLANNING PURPOSES.
- B.) SECTION 22-505.3.B: WHICH REQUIRES LAND DEVELOPMENTS FRONTING AN EXISTING MINIMUM ROADWAY STANDARD AS SPECIFIED IN THE TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. WAIVER IS REQUESTED TO NOT WIDEN MT. AIRY ROAD TO A WIDTH OF 32 FEET. THE EXISTING CARTWAY WIDTH IS 28 FEET WIDE AND IS CONSISTENT WITH OTHER PROPERTIES IN THE VICINITY OF THE PROJECT. C.) SECTION 22-505.13.B: WHICH REQUIRES SLOPES NOT TO EXCEED 4:1 FILLS AND CUTS WITHIN 10 FEET OF A PROPERTY LINE
- WAIVER IS REQUESTED TO PERMIT 3:1 SLOPES WITHIN 10 FEET OF PROPOSED PROPERTY LINES D.) SECTION 22-529.3.A: WHICH REQUIRES SEEPAGE PITS TO BE A MINIMUM OF TEN FEET FROM A PROPERTY LINE, DWELLING AND/OR DRIVEWAYS. WAIVER IS REQUESTED TO PERMIT SEEPAGE PITS WITHIN TEN FEET OF PROPERTY LINE, DWELLING
- E.) SECTION 22-709.1.E: WHICH REQUIRES STREET TREES TO BE SPACED SO THAT, AT MATURITY, NO MORE THAN A FIFTEEN-FOOT GAP WILL EXIST BETWEEN TREE CANOPIES OR CROWNS.
- WAIVER IS REQUESTED FOR FLEXIBILITY IN STREET TREE PLACEMENT DUE TO CONFLICTS WITH PROPOSED F.) SECTION22-712.1 AND 22-712.2: WHICH REQUIRES STREAM BUFFER PLANTINGS

WAIVER IS REQUESTED TO REDUCE STREAM BUFFER PLANTINGS DUE TO PRESENCE OF WETLANDS AND

- THE FOLLOWING WAIVERS/MODIFICATIONS FROM THE SHREWSBURY TOWNSHIP STORMWATER ORDINANCE HAVE BEEN REQUESTED AND ACTED UPON BY THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS AT A G.) SECTION 25-308.3.A(3): WHICH REQUIRES A MAXIMUM 4:1 SIDE SLOPE FOR DETENTION BASINS
- H.) SECTION 25-303: WHICH REQUIRES ALL LAND DEVELOPMENT PROJECTS TO NOT INCREASE THE POST DEVELOPMENT TOTAL RUNOFF VOLUME FOR ALL STORMS EQUAL TO OR LESS THAN THE TWO-YEAR, TWENTY-FOUR WAIVER IS REQUESTED TO MEET A PORTION OF THE TWO-YEAR INCREASED VOLUME DUE TO POOR INFILTRATION RATES OBSERVED THROUGH INFILTRATION TESTING AND ALLOW THE DESIGN AND CONSTRUCTION OF A STORMWATER MANAGEMENT SYSTEM BASED ON THE MANAGED RELEASE CONCEPT

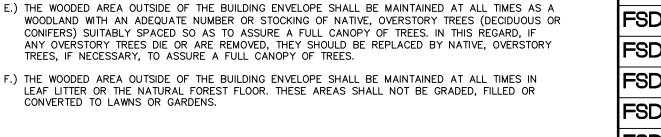
WOODLAND PRESERVATION REQUIREMENTS

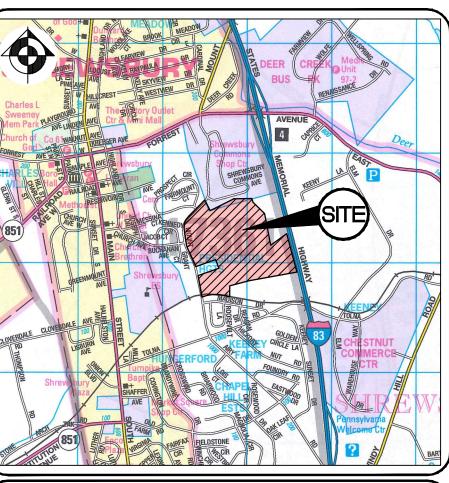
WAIVER IS REQUESTED TO ALLOW 3:1 SIDE SLOPES.

CONVERTED TO LAWNS OR GARDENS.

IN ACCORDANCE WITH SHREWSBURRY TOWNSHIP'S SALDO SECTION 510, ALL RESIDENTIAL LOTS LESS THAN 20,000 S.F. SHALL RETAIN AT LEAST 20% OF THE WOODED AREAS, AND THE FOLLOWING REQUIREMENTS

- A.) A BUILDING ENVELOPE, MARKED BY PERMANENT MONUMENTS, SHALL BE LOCATED ON EACH PROPOSED, APPROVED LOT. ALL STRUCTURES AND RELATED IMPROVEMENTS SHALL BE LOCATED
- B.) IF THE LOT OWNER DESIGNATES THE BUILDING ENVELOPE, A USE CERTIFICATE MUST BE ISSUED BY SHREWSBURY TOWNSHIP PRIOR TO THE REMOVAL OF ANY TREES.
- C.) PERMANENT MONUMENTS SHALL BE PLACED AND MAINTAINED ALONG THE BUILDING ENVELOPE D.) PROTECTIVE BARRIERS SHALL BE INSTALLED ALONG THE PERIMETER OF THE BUILDING ENVELOPE
- PRIOR TO LAND CLEARING OR TREE REMOVAL AND KEPT IN PLACE UNTIL THE ISSUANCE OF AN
- WOODLAND WITH AN ADEQUATE NUMBER OR STOCKING OF NATIVE, OVERSTORY TREES (DECIDUOUS OR CONIFERS) SUITABLY SPACED SO AS TO ASSURE A FULL CANOPY OF TREES. IN THIS REGARD, IF ANY OVERSTORY TREES DIE OR ARE REMOVED, THEY SHOULD BE REPLACED BY NATIVE, OVERSTORY TREES, IF NECESSARY, TO ASSURE A FULL CANOPY OF TREES. F.) THE WOODED AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE MAINTAINED AT ALL TIMES IN

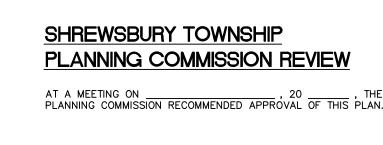




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PRELIMINARY SUBDIVISION PLAN

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SHREWSBURY TOWNSHIP **BOARD OF SUPERVISORS PLAN APPROVAL**

AT A MEETING ON ______ , 20 _____ , THE SHREWSBURY TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PLAN.

THE SHREWSBURY TOWNSHIP

SHREWSBURY TOWNSHIP ENGINEER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER

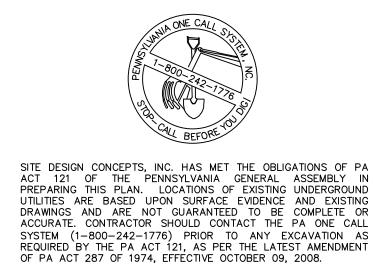
SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP CODE ENFORCEMENT OFFICER. CODE ENFORCEMENT OFFICER

SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER REVIEW

REVIEWED BY THE SHREWSBURY TOWNSHIP SEWAGE ENFORCEMENT OFFICER.

SEWAGE ENFORCEMENT OFFICER



COLUMBIA GAS OF PA INC CONTACT: LISA COLLINS EMAIL: LDUGAN@NISOURCE.COM C/O USIC LOCATING SERVICES INC 3085 HAMILTON CROSSING BLVD SUITE 200 CONTACT: USIC PERSONNEL SHREWSBURY BOROUGH 35 W RAILROAD AVE SHREWSBURY, PA 17361

CONTACT: BRIAN SWEITZER EMAIL: BSWEITZER@SHREWSBURYBOROUGH.ORG MET ED FIRSTENERGY READING, PA 19605 CONTACT: PETE HACHEM EMAIL: PHACHEM@FIRSTENERGYCORP.COM

DESIGN SERIAL NUMBER 20212841532 (SHREWSBURY TOWNSHIP) SHREWSBURY TOWNSHIP GLEN ROCK, PA 17327 CONTACT: MIKE MCCLAIN EMAIL: MIKEM@SHREWSBURYTOWNSHIP.ORG VERIZON NORTH 37 W 8TH ST WYOMING, PA 18644 CONTACT: RONALD SILINSKIE EMAIL: RONALD.SILINSKIE@VERIZON.COM YORK WATER COMPANY

130 E MARKET ST YORK, PA 17401

CONTACT: TYLER CLEMENS

EMAIL: TYLERC@YORKWATER.COM

YORK COUNTY PLANNING COMMISSION

THE YORK COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS AMENDED, REVIEWED THIS PLAN ON ___, 20_____, AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN YCPC FILE NO. ____ THE CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE YORK COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS,

DIRECTOR, YORK COUNTY PLANNING COMMISSION

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR YORK COUNTY, PENNSYLVANIA, IN LAND RECORD BOOK ______, PAGE _____ ON THIS _____, DAY OF ____

STORMWATER BMP MODIFICATION NOTE

I, ANDREA S. ANDERSON (AGENT OF PRESIDENTIAL HEIGHTS ASSOCIATES), AM AWARE OF AND RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER BMP FACILITIES. I ACCEPT THAT STORMWATER BMPS ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: ANDREA S. ANDERSON (AGENT OF PRESIDENTIAL HEIGHTS ASSOCIATES)

NOTARY STAMP SEAL:

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

11-0016.00 COMMONWEALTH OF PENNSYLVANIA

COUNTY OF YORK

ON THIS, THE ______, ____, BEFORE ME, ______, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

PRESIDENTIAL HEIGHTS ASSOCIATES , OWNER THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE LIMITED PARTNERSHIP, THAT THE PLAN IS THE ACT AND DEED OF THE LIMITED PARTNERSHIP, THAT THE LIMITED PARTNERSHIP DESIRES THE SAME TO BE RECORDED AND, ON BEHALF OF THE LIMITED PARTNERSHIP, FURTHER ACKNOWLEDGES THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE, EXCEPT THOSE AREAS LABELED "NOT FOR DEDICATION."

PRESIDENTIAL HEIGHTS ASSOCIATES 901 DELTA ROAD RED LION, PA 17356 NOTARY PUBLIC

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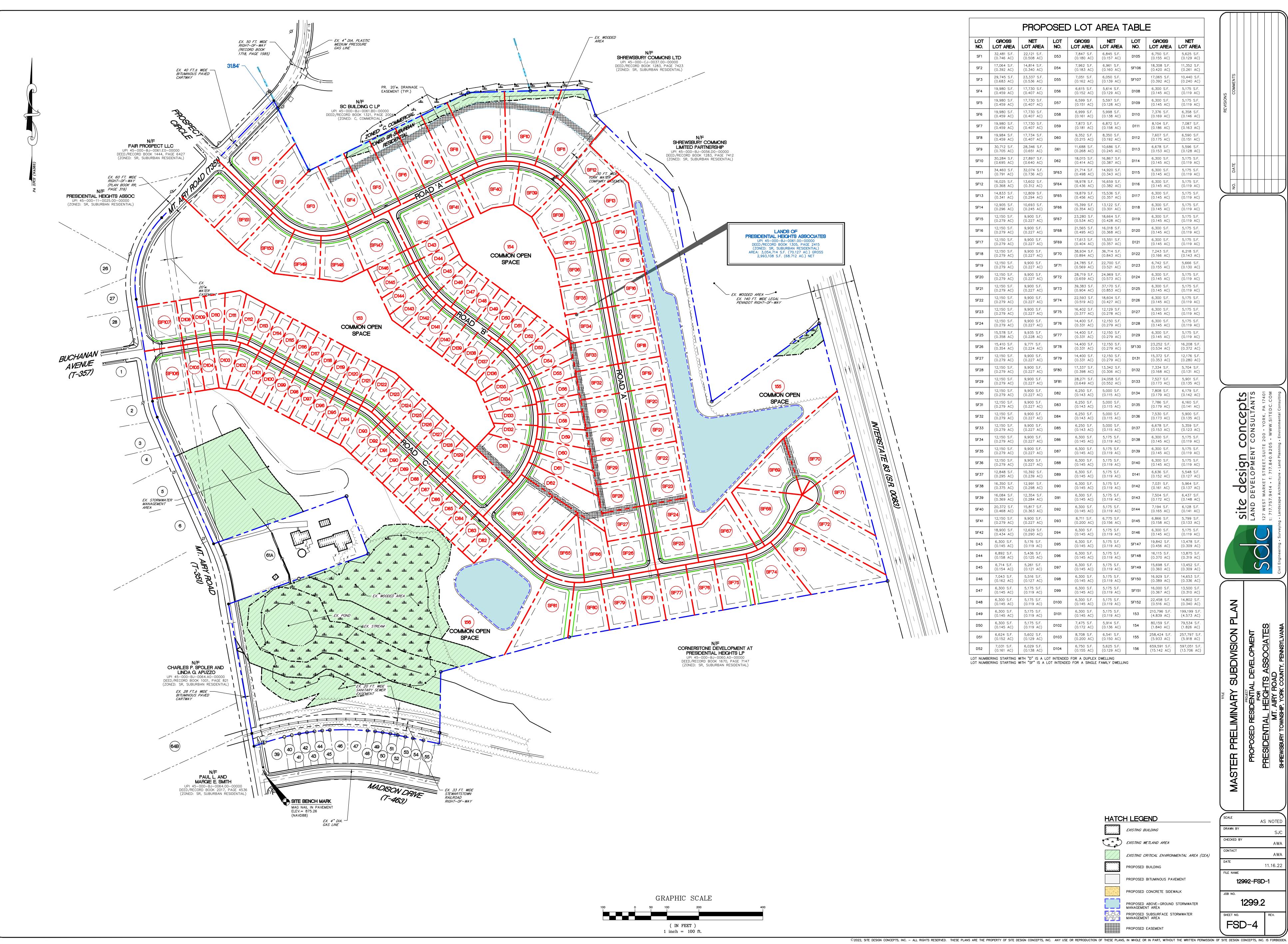
NOTARY STAMP SEAL

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SCALE	AS NOTED
DRAWN BY	SJC
CHECKED BY	AWA
CONTACT	AWA
DATE	11.16.22
FILE NAME	



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LOT NO.	GROSS LOT AREA	NET LOT AREA	LOT NO.	GROSS LOT AREA	NET LOT AREA	LOT NO.	GROSS LOT AREA	NET LOT ARE/
SF1	32,481 S.F. (0.746 AC)	22,121 S.F. (0.508 AC)	D53	7,847 S.F. (0.180 AC)	6,845 S.F. (0.157 AC)	D105	6,750 S.F. (0.155 AC)	5,625 S.F (0.129 AC
SF2	17,064 S.F. (0.392 AC)	14,814 S.F. (0.340 AC)	D54	7,962 S.F. (0.183 AC)	6,961 S.F. (0.160 AC)	SF106	18,308 S.F. (0.420 AC)	11,352 S.F (0.261 AC
SF3	29,745 S.F. (0.683 AC)	23,337 S.F. (0.536 AC)	D55	7,051 S.F. (0.162 AC)	6,050 S.F. (0.139 AC)	SF107	17,065 S.F. (0.392 AC)	10,440 S.F (0.240 AC
SF4	19,980 S.F. (0.459 AC)	17,730 S.F. (0.407 AC)	D56	6,615 S.F. (0.152 AC)	5,614 S.F. (0.129 AC)	D108	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF5	19,980 S.F. (0.459 AC)	17,730 S.F. (0.407 AC)	D57	6,599 S.F. (0.151 AC)	5,597 S.F. (0.128 AC)	D109	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF6	19,980 S.F. (0.459 AC)	17,730 S.F. (0.407 AC)	D58	6,999 S.F. (0.161 AC)	5,998 S.F. (0.138 AC)	D110	7,376 S.F. (0.169 AC)	6,358 S.F (0.146 AC
SF7	19,980 S.F. (0.459 AC)	17,730 S.F. (0.407 AC)	D59	7,873 S.F. (0.181 AC)	6,872 S.F. (0.158 AC)	D111	8,104 S.F. (0.186 AC)	7,087 S.F (0.163 AC
SF8	19,984 S.F. (0.459 AC)	17,734 S.F. (0.407 AC)	D60	9,352 S.F. (0.215 AC)	8,350 S.F. (0.192 AC)	D112	7,607 S.F. (0.175 AC)	6,590 S.F (0.151 AC
SF9	30,712 S.F. (0.705 AC)	28,346 S.F. (0.651 AC)	D61	11,688 S.F. (0.268 AC)	10,686 S.F. (0.245 AC)	D113	6,678 S.F. (0.153 AC)	5,596 S.F (0.128 AC
SF10	30,284 S.F. (0.695 AC)	27,897 S.F. (0.640 AC)	D62	18,015 S.F. (0.414 AC)	16,867 S.F. (0.387 AC)	D114	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF11	34,460 S.F. (0.791 AC)	32,074 S.F. (0.736 AC)	SF63	21,714 S.F. (0.498 AC)	14,920 S.F. (0.343 AC)	D115	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF12	16,025 S.F.	13,602 S.F.	SF64	18,978 S.F.	16,659 S.F.	D116	6,300 S.F.	5,175 S.F
SF13	(0.368 AC) 14,833 S.F.	(0.312 AC) 12,809 S.F.	SF65	(0.436 AC) 19,879 S.F.	(0.382 AC) 15,536 S.F.	D117	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.
SF14	(0.341 AC) 12,905 S.F.	(0.294 AC) 10,693 S.F.	SF66	(0.456 AC) 15,399 S.F.	(0.357 AC) 13,122 S.F.	D118	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.
SF15	(0.296 AC) 12,150 S.F.	(0.245 AC) 9,900 S.F.	SF67	(0.354 AC) 23,280 S.F.	(0.301 AC) 18,664 S.F.	D119	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.
SF15 SF16	(0.279 AC) 12,150 S.F.	(0.227 AC) 9,900 S.F.		(0.534 AC) 21,565 S.F.	16,018 S.F.		(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.
	(0.279 AC) 12,150 S.F.	(0.227 AC) 9,900 S.F.	SF68	(0.495 AC) 17,613 S.F.	(0.368 AC) 15,551 S.F.	D120	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.
SF17	(0.279 AC) 12,150 S.F.	(0.227 AC) 9,900 S.F.	SF69	(0.404 AC) 38,934 S.F.	(0.357 AC) 36,714 S.F.	D121	(0.145 AC) 7,243 S.F.	(0.119 AC 6,218 S.F
SF18	(0.279 AC) 12,150 S.F.	(0.227 AC) 9,900 S.F.	SF70	(0.894 AC) 24,785 S.F.	(0.843 AC) 22,700 S.F.	D122	(0.166 AC) 6,742 S.F.	(0.143 AC 5,666 S.F
SF19	(0.279 AC)	(0.227 AC) 9.900 S.F.	SF71	(0.569 AC) 28,719 S.F.	(0.521 AC) 24,969 S.F.	D123	(0.155 AC) 6,300 S.F.	(0.130 AC 5,175 S.F
SF20	(0.279 AC)	(0.227 AC) 9,900 S.F.	SF72	(0.659 AC) 39,383 S.F.	(0.573 AC) 37,170 S.F.	D124	(0.145 AC) 6,300 S.F.	(0.119 AC 5,175 S.F
SF21	(0.279 AC)	9,900 S.F. (0.227 AC)	SF73	(0.904 AC) 22,593 S.F.	(0.853 AC) 18,604 S.F.	D125	(0.145 AC)	(0.119 AC 5,175 S.F
SF22	12,150 S.F. (0.279 AC)	(0.227 AC)	SF74	(0.519 AC)	(0.427 AC)	D126	6,300 S.F. (0.145 AC)	(0.119 AC
SF23	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	SF75	16,402 S.F. (0.377 AC)	12,129 S.F. (0.278 AC)	D127	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF24	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	SF76	14,400 S.F. (0.331 AC)	12,150 S.F. (0.279 AC)	D128	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF25	15,578 S.F. (0.358 AC)	9,935 S.F. (0.228 AC)	SF77	14,400 S.F. (0.331 AC)	12,150 S.F. (0.279 AC)	D129	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF26	15,410 S.F. (0.354 AC)	9,771 S.F. (0.224 AC)	SF78	14,400 S.F. (0.331 AC)	12,150 S.F. (0.279 AC)	SF130	23,252 S.F. (0.534 AC)	16,208 S.F (0.372 AC
SF27	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	SF79	14,400 S.F. (0.331 AC)	12,150 S.F. (0.279 AC)	D131	15,372 S.F. (0.353 AC)	12,176 S.F (0.280 AC
SF28	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	SF80	17,337 S.F. (0.398 AC)	13,342 S.F. (0.306 AC)	D132	7,334 S.F. (0.168 AC)	5,704 S.F (0.131 AC
SF29	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	SF81	28,271 S.F. (0.649 AC)	24,058 S.F. (0.552 AC)	D133	7,527 S.F. (0.173 AC)	5,901 S.F (0.135 AC
SF30	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D82	6,250 S.F. (0.143 AC)	5,000 S.F. (0.115 AC)	D134	7,808 S.F. (0.179 AC)	6,179 S.F (0.142 AC
SF31	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D83	6,250 S.F. (0.143 AC)	5,000 S.F. (0.115 AC)	D135	7,786 S.F. (0.179 AC)	6,160 S.F (0.141 AC
SF32	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D84	6,250 S.F. (0.143 AC)	5,000 S.F. (0.115 AC)	D136	7,530 S.F. (0.173 AC)	5,900 S.F (0.135 AC
SF33	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D85	6,250 S.F. (0.143 AC)	5,000 S.F. (0.115 AC)	D137	6,678 S.F. (0.153 AC)	5,359 S.F (0.123 AC
SF34	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D86	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D138	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF35	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D87	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D139	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF36	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D88	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D140	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
SF37	12,848 S.F. (0.295 AC)	10,392 S.F. (0.239 AC)	D89	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D141	6,636 S.F. (0.152 AC)	5,548 S.F (0.127 AC
SF38	16,350 S.F. (0.375 AC)	12,991 S.F. (0.298 AC)	D90	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D142	7,031 S.F. (0.161 AC)	5,964 S.F (0.137 AC
SF39	16,084 S.F. (0.369 AC)	12,354 S.F. (0.284 AC)	D91	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D143	7,504 S.F. (0.172 AC)	6,437 S.F (0.148 AC
SF40	20,372 S.F. (0.468 AC)	15,817 S.F. (0.363 AC)	D92	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D144	7,194 S.F. (0.165 AC)	6,128 S.F (0.141 AC
SF41	12,150 S.F. (0.279 AC)	9,900 S.F. (0.227 AC)	D93	8,711 S.F. (0.200 AC)	6,775 S.F. (0.156 AC)	D145	6,866 S.F. (0.158 AC)	5,799 S.F (0.133 AC
SF42	18,900 S.F. (0.434 AC)	12,629 S.F. (0.290 AC)	D94	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	D146	6,300 S.F. (0.145 AC)	5,175 S.F (0.119 AC
D43	6,300 S.F. (0.145 AC)	5,176 S.F. (0.119 AC)	D95	6,300 S.F. (0.145 AC)	5,175 S.F. (0.119 AC)	SF147	19,842 S.F. (0.456 AC)	13,478 S.F (0.309 AC
D44	6,892 S.F.	5,436 S.F.	D96	6,300 S.F.	5,175 S.F.	SF148	16,115 S.F.	13,875 S.F
D45	(0.158 AC) 6,714 S.F.	(0.125 AC) 5,261 S.F.	D97	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	SF149	(0.370 AC) 15,698 S.F.	(0.319 AC
D46	(0.154 AC) 7,043 S.F.	(0.121 AC) 5,516 S.F.	D98	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	SF150	(0.360 AC) 16,929 S.F.	(0.309 AC
D47	(0.162 AC) 6,300 S.F.	(0.127 AC) 5,175 S.F.	D99	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	SF151	(0.389 AC) 16,000 S.F.	(0.336 AC
D47	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	D100	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	SF151	(0.367 AC) 22,458 S.F.	(0.310 AC
	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.		(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.		(0.516 AC) 210,796 S.F.	(0.340 AC
D49	(0.145 AC) 6,300 S.F.	(0.119 AC) 5,175 S.F.	D101	(0.145 AC) 7,475 S.F.	(0.119 AC) 5,914 S.F.	153	(4.839 AC) 80,159 S.F.	(4.573 AC
D50	(0.145 AC)	(0.119 AC)	D102	(0.172 AC)	(0.136 AC)	154	(1.840 AC)	(1.826 AC
D51	6,624 S.F.	5,602 S.F.	D103	8,708 S.F.	6,541 S.F.	155	258,424 S.F.	257,797 S.

LOT NUMBERING STARTING WITH "D" IS A LOT INTENDED FOR A DUPLEX DWELLING LOT NUMBERING STARTING WITH "SF" IS A LOT INTENDED FOR A SINGLE FAMILY DWELLING

HATCH LEGEND

EXISTING BUILDING

EXISTING WETLAND AREA

EXISTING CRITICAL ENVIRONMENTAL AREA (CEA) PROPOSED BUILDING PROPOSED BITUMINOUS PAVEMENT

PROPOSED EASEMENT

PROPOSED CONCRETE SIDEWALK PROPOSED ABOVE—GROUND STORMWATER MANAGEMENT AREA PROPOSED SUBSURFACE STORMWATER MANAGEMENT AREA

11.16.22 12992-FSD-1

DRAWN BY

AS NOTED

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