

Site Data Chart	
PROPOSED SIDE YARD SETBACK	7.5 FT. MIN. / 15 FT. TOTAL
PROPOSED REAR YARD SETBACK	25 FT. MIN.
PROPOSED BUILDING HEIGHT	37' MAX
PROPOSED IMPERVIOUS LOT COVERAGE	30% MAX.
PROPOSED PARKING SPACES PER LOT	2 GARAGE & 2 DRIVEWAY
PROPOSED AREA IN DEVELOPMENT LOTS	1,323,910.21 SF. (30.39 AC.)
PROPOSED PUBLIC STREET R/W AREA	254,068.99 SF. (5.83 AC.)
PROPOSED COMMON OPEN SPACE AREA	1,100,733.7 SF. (25.27 AC.)
REMNANT PARCEL AREA	250,784.87 SF. (5.76 AC.)
PROPOSED OPEN SPACE AREA (%)	37.58% OF GROSS AREA

Visitor Parking Requirement	
ONE VISITOR PARKING SPACE TO BE PROVIDED FOR EVERY FIVE (5) LOTS	
95 LOTS / 5 = 19 PARKING SPACES REQUIRED	
PARKING SPACES PROVIDED = 27 SPACES	

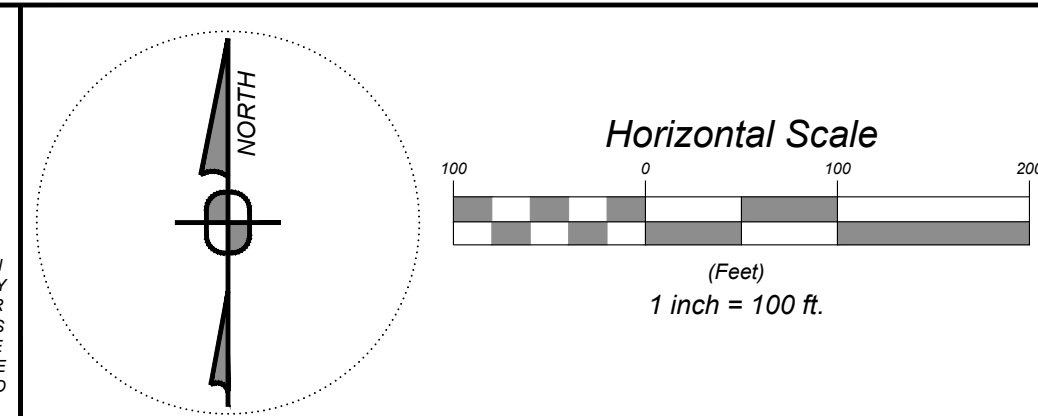


Drawing Legend	
	PROPOSED BOUNDARY LINE
	RIGHT-OF-WAYS
	ADJOINING PROPERTY LINES
	ASPHALT/PAVED ROADS/DRIVES
	PROPOSED ASPHALT WEDGE CURBS
	PROPOSED ROADWAY CENTERLINES
	PROPOSED BASIN ACCESS ROADS

**811** Know what's below.  
Call before you dig.

POCS SER. #: DESIGN - 20212852849-000  
DIG - 20212852841-000

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Date:	Revision Description:	By:	Professional Seal	Prepared For:
03/15/2022	PRELIMINARY TOWNSHIP SUBMITTAL	JRG		

**Professional Seal**

**Graham Lee Ferry**  
REGISTERED PROFESSIONAL ENGINEER  
PE074237

**Sheffler & Company, Inc.**  
ENGINEERING • SURVEYING

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**ROYAL ESTATES  
SUGAR CAMP ROAD**

Prepared For:  
**SUGAR WOODS ASSOCIATES, LP.**

Situate In:  
**PETERS TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA**

SITE LAYOUT PLAN (INDEX)	
DRAWING SCALE: 1" = 100'	DESIGNED BY: RLS
DATE ISSUED: 3/15/2022	REVIEWED BY: GAS
PROJECT JOB#: 3974	FIELD BOOK #: ---
CADD#: 3974-C200-OVERALL SITE PLAN.DWG	

ATTN: LOU RUSCITTO  
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Sheet No.  
**C200**