Plotted on 06-12-2009 at 14:28:42
Drawing Name: E:\08C\08C008A\08C008A-RLY_church road access option 01.dwg

OWNER/APPLICANT:
Ralph W. & Helen A. Luttrell
3514 Old Hershey Road
Elizabethtown, PA 17022
Phone: (717) 533-6513

SOURCE OF TITLE:
Parcel ID: 22-1-8
Deed Ref. 6052-592

TRACT AREA:
9.748 Acres

Site Data

Existing Site Area: Luttrell Property	9.748 Acres
Proposed Use	Single Family Detached
Proposed Number of Single Family Dwelling Units	7
Proposed Number of Lots	7
Proposed Water Service	On-Lot
Proposed Sanitary Sewer Service	Public
Proposed Density	1.36 Units/Acre
Proposed Parking Required & Provided	2 Spaces/Unit

Zoning Data

Existing Zoning	R-S (Residential Suburban)
Minimum Lot Area	30,000 Sq. Ft. (On-Lot Water and Public Sewer)
*Minimum Lot Width	100' (Interior Lots)
	125' (Corner Lots)
Minimum Front Yard Setback	40' (from Ultimate Right of Way)
Minimum Rear Yard Setback	30'
Minimum Side Yard Setback	15' Each
Maximum Building Height	35'
Maximum Lot Coverage	30% Buildings
	50% Impervious surfaces
Required Parking	2 Spaces/Unit

*Minimum lot width measured at minimum building setback

LRHA

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Civil and Site Engineering • Land Surveying • Landscape Architecture

SKETCH PLAN

RALPH W. & HELEN A. LUTTRELL

CONEWAGO TOWNSHIP – DAUPHIN COUNTY, PA

SKETCH PLAN 01

Project Manager: Randall J. Wright, RLA
Drawn By: ERK
Project Surveyor:
Project Engineer:
Scale: 1" = 50'
Graphic Scale 0 25 50 100 150
Seal:

Date: June 12, 2009
Project No.: 08C008A
Sheet No.: 1
Section:

Date	Revision