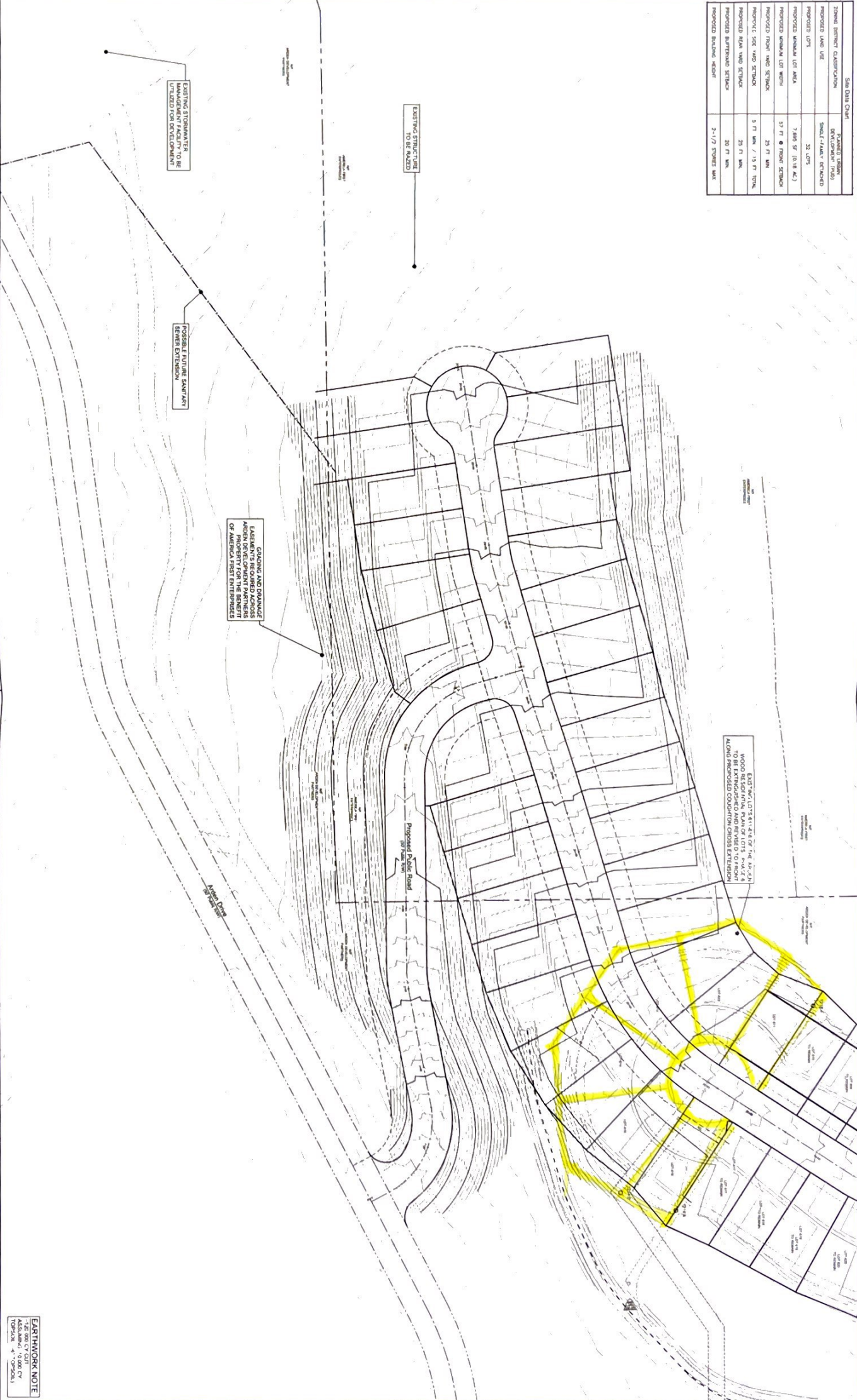


Zone/ District Classification	Number of Units
PROPOSED LAND USE	SMALL-FAMILY RESIDENTIAL
PROPOSED LOTS	32 LOTS
PROPOSED WOODLAND LOT AREA	7,895 SF (0.18 AC.)
PROPOSED WOODLAND LOT WIDTH	32 FT. @ FRONT SETBACK
PROPOSED FRONT WOOD SETBACK	25 FT. MIN.
PROPOSED SIDE WOOD SETBACK	5 FT. MIN. / 15 FT. TYP.
PROPOSED REAR WOOD SETBACK	25 FT. MIN.
PROPOSED PATTERNS SETBACK	25 FT. MIN.
PROPOSED BUILDING HEIGHT	2-1/2 STOREY MAX.



**811**  
 Call before you dig.  
 POCS 888-8-2811

North  
 Horizontal Scale  
 1 inch = 50 ft.

Date	Revision Description	By	Professional Seal

Prepared By  
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Prepared for  
**Coughlin Cross Drive Extension**  
 Single-Family Residential Development  
 America First / Arden Development Partners  
 Situated in  
 Lancaster Township, Butler County, Pennsylvania

Concept Site Plan 2

DRAWING SCALE	1" = 50'	DESIGNED BY	BJD
DATE ISSUED	4/18/2022	REVIEWED BY	GAS
PROJECT JOB#	3273	FIELD BOOK #	

Sheet No.  
**1**

**EARTHWORK NOTE**  
 1.25,000 CY CUT  
 1.25,000 CY FILL  
 (TOTALS MAY VARY)