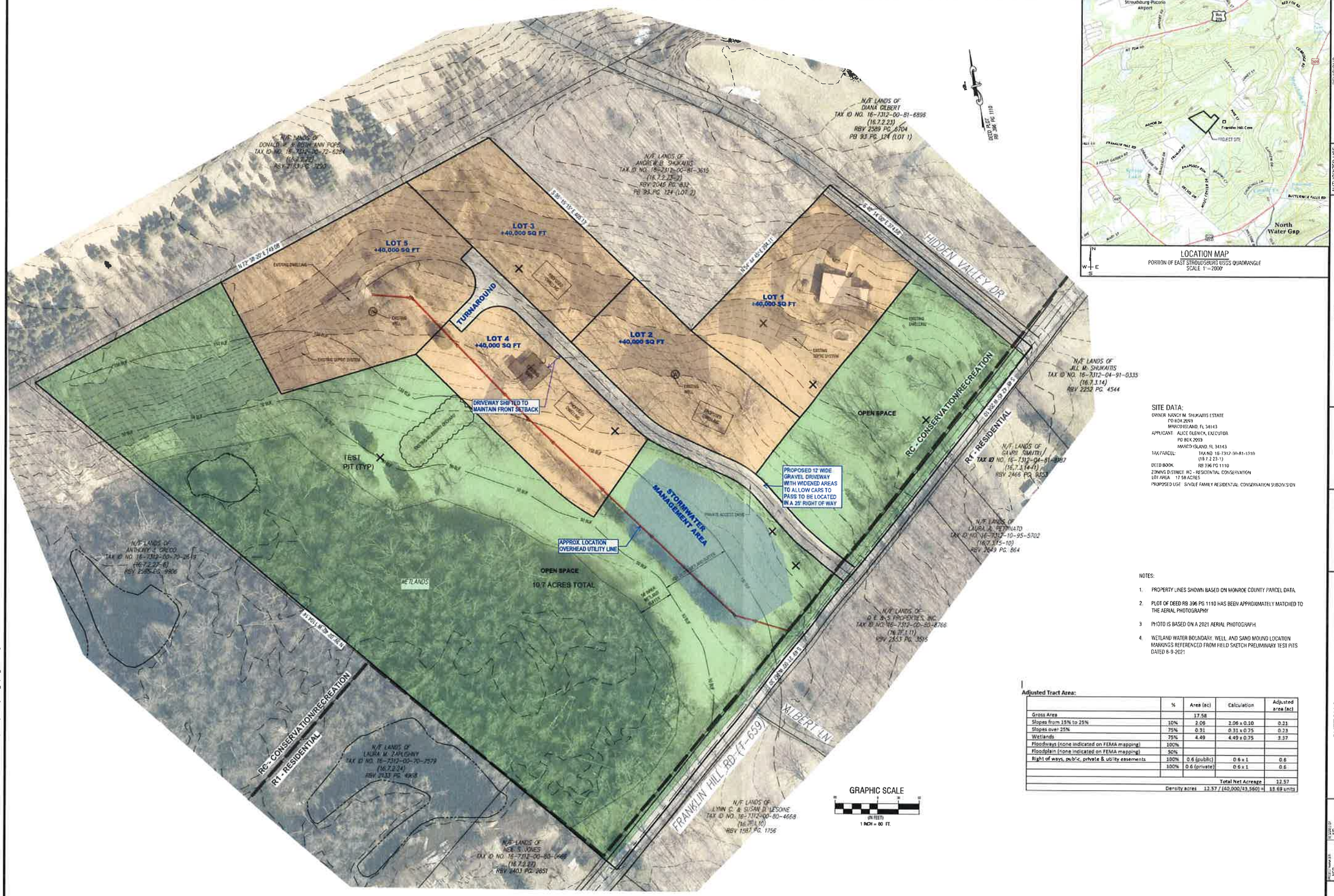

LOCATION MAP
PORTION OF EAST STROUDSBURG USGS QUADRANGLE
SCALE 1"=2000'

SITE DATA:
OWNER NANCY M. SHUKAITIS ESTATE
PO BOX 2093
MARCO ISLAND, FL 34143
APPLICANT ALICE OLENICK, EXECUTOR
PO BOX 2093
MARCO ISLAND, FL 34143
TAX PARCEL: TAX NO. 16-7312-00-81-1310
(16.7.2.23-1)
DEED BOOK RB 396 PG 1110
ZONING DISTRICT RC - RESIDENTIAL CONSERVATION
LOT AREA 17.58 ACRES
PROPOSED USE SINGLE FAMILY RESIDENTIAL CONSERVATION SUBDIVISION

NOTES:

1. PROPERTY LINES SHOWN BASED ON MONROE COUNTY PARCEL DATA.
2. PLOT OF DEED RB 396 PG 1110 HAS BEEN APPROXIMATELY MATCHED TO THE AERIAL PHOTOGRAPHY
3. PHOTO IS BASED ON A 2021 AERIAL PHOTOGRAPH
4. WETLAND WATER BOUNDARY, WELL, AND SAND MOUND LOCATION MARKINGS REFERENCED FROM FIELD SKETCH PRELIMINARY TEST PITS DATED 8-9-2021

Adjusted Tract Area:

	%	Area (ac)	Calculation	Adjusted area (ac)
Gross Area		17.58		
Slopes from 15% to 25%	10%	2.06	2.06 x 0.10	0.21
Slopes over 25%	75%	0.31	0.31 x 0.75	0.23
Wetlands	75%	4.49	4.49 x 0.75	3.37
Floodways (none indicated on FEMA mapping)	100%			
Floodplain (none indicated on FEMA mapping)	50%			
Right of ways, public, private & utility easements	100%	0.6 (public)	0.6 x 1	0.6
	100%	0.6 (private)	0.6 x 1	0.6
			Total Net Acreage	12.57
			Density acres 12.57 / (40,000/43,560) =	18.69 units

REVISIONS

AUTHORIZED USE

SKETCH

RKRHESS
A DIVISION OF UTRS
Civil Engineers • Environmental Engineers • Surveyors
112 North Courtland Street, East Stroudsburg, Pa. 18301
Telephone (570) 421-1550, Fax (570) 421-9720
Website: www.rkrhess.com Email: info@rkrhess.com

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SKETCH PLAN FOR LANDS OF
NANCY M. SHUKAITIS ESTATE
PROPOSED CONSERVATION SUBDIVISION

ALICE OLENICK
PO BOX 2093
MARCO ISLAND, FL 34146

SMITHFIELD TOWNSHIP MONROE COUNTY, PA

DESIGNED BY: JSD	SCALE: 1" = 80'
DRAWN BY:	DATE: 8-18-2023
CHECKED BY:	SHEET: 1 OF 1
PROJECT STATUS: PRELIMINARY	PROJECT: 10757.003
FILE NUMBER: C:\DWG\FILES\10757.003 Franklin Hill Subdivision\Drawings\10.0 Layout_Sketch.dwg	

1 OF 1

Aug 18,23-9:01 am
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