

SITE DATA:

OWNER: JOSEPH M. SHUKAITIS
 PO BOX 2093
 MARCO ISLAND, FL 34143

APPLICANT: ALICE OLENIK
 PO BOX 2093
 MARCO ISLAND, FL 34143

TAX PARCEL: TAX NO. 16-7312-00-81-1310
 (16.7.2.3-1)

DEED BOOK: RB 396 PG 1110

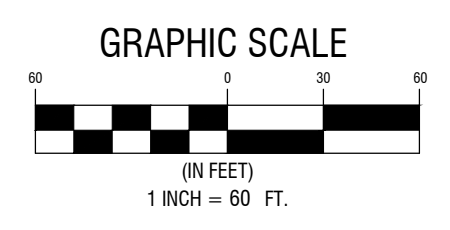
ZONING DISTRICT: RC - RESIDENTIAL CONSERVATION

LOT AREA: 17.58 ACRES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

RC ZONE (ONSITE WELL/SEPTIC)	REQUIRED
MINIMUM LOT SIZE	80,000 SF
MINIMUM LOT WIDTH	150 FT
MINIMUM LOT DEPTH	175 FT
FRONT YARD	25 FT
SIDE YARD	25 FT
REAR YARD	25 FT
BOTH SIDE YARDS	50 FT
MAXIMUM BUILDING HEIGHT	35 FT
BUILDING COVERAGE	20%

- NOTES:**
- PROPERTY LINES SHOWN BASED ON MONROE COUNTY PARCEL DATA.
 - PLOT OF DEED RB 396 PG 1110 HAS BEEN APPROXIMATELY MATCHED TO THE AERIAL PHOTOGRAPHY
 - PHOTO IS BASED ON A 2021 AERIAL PHOTOGRAPH.
 - WETLAND WATER BOUNDARY, WELL, AND SAND MOUND LOCATION MARKINGS REFERENCED FROM FIELD SKETCH PRELIMINARY TEST PITS DATED 8-9-2021.
 - HIDDEN VALLEY DRIVE IS AN EXISTING PRIVATE ACCESS DRIVE, WHICH PROVIDES ACCESS TO 4 EXISTING RESIDENCES (INCLUDING PROPOSED LOT 1) PER SALDO SECTION 22-106.11.C.
 - PROPOSED LOT 2, SHALL ONLY HAVE DRIVEWAY ACCESS TO FRANKLIN HILL ROAD. ACCESS TO HIDDEN VALLEY DRIVE SHALL BE PROHIBITED.
 - PROPOSED LOT 3, HAS AN EXISTING DRIVEWAY ENTERING ONTO FRANKLIN HILL ROAD.



REVISED

DATE: 05/24/2024

BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/24/2024	4 TO 3 LOTS

AUTHORIZED USE: SKETCH

RKR RHESS
 A DIVISION OF **UTRS**

Civil Engineers • Environmental Engineers • Surveyors
 112 North Courtyard Street, East Stroudsburg, Pa. 18301
 Telephone (570) 421-1550, Fax (570) 421-6720
 Website: www.rkrhess.com Email: info@rkrhess.com

SKETCH PLAN FOR LANDS OF
JOSEPH M. SHUKAITIS
 PROPOSED CONSERVATION SUBDIVISION

JOSEPH M. SHUKAITIS
 PO BOX 2093
 MARCO ISLAND, FL 34146

SMITHFIELD TOWNSHIP
 MONROE COUNTY, PA

DATE: 8/16/2023
 SCALE: 1"=60'
 PROJECT NO: 10157_003
 P:\PA\Monroe\Smithfield\Drawn\A\10157_001 Franklin Hill Subdiv Rev\Engineering\Drawings\CAD_Layou_Sketch.dwg

1 OF 1

ALL DOCUMENTS PREPARED BY RKR RHESS, A DIVISION OF UTRS, INC. ARE INSTRUMENTS OF SERVICE WITH RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION OR ADAPTATION BY RKR RHESS, A DIVISION OF UTRS, INC. FOR THE SPECIFIC PURPOSE INTENDED IS STRICTLY PROHIBITED AND WILL BE AT THE OWNER'S RISK. RKR RHESS, A DIVISION OF UTRS, INC. EXPRESSLY DISCLAIMS ALL LIABILITY FOR SUCH UNAUTHORIZED USE. OWNER/USER SHALL INDEMNIFY AND HOLD HARMLESS RKR RHESS, A DIVISION OF UTRS, INC. FROM ALL CLAIMS, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. THESE PLANS ARE FOR APPROVAL PURPOSE ONLY AND MAY NOT BE SUITABLE FOR CONSTRUCTION UNLESS SO NOTED. IF CONSTRUCTION IS UNDERTAKEN FROM PLANS NOT AUTHORIZED FOR CONSTRUCTION, THE OWNER DOES SO AT THEIR OWN RISK AND MAY EXPERIENCE PROBLEMS AND ADDITIONAL COSTS FOR COMPLETION OF THE PROJECT.