

PRELIMINARY SITE PLAN
GRACE FARM



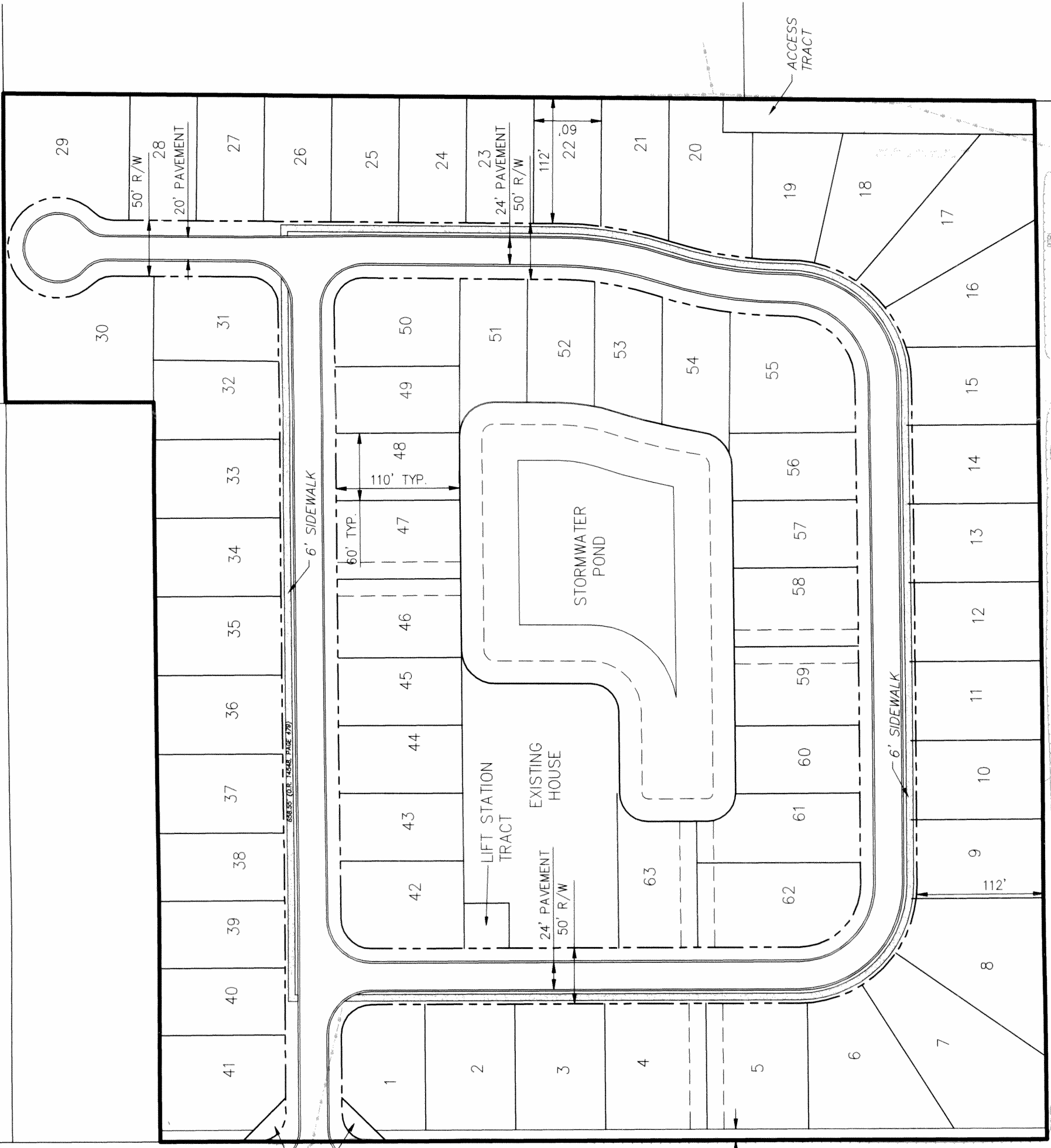
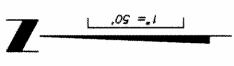
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ETM NO. 13-214
REVISIONS:
DRAWN BY: LRO
DESIGNED BY: PM
CHECKED BY: PM
DATE: 3-18-14

PLANS PREPARED UNDER THE
DIRECTION OF:
K.T. PETER MA, P.E.
P.E. NUMBER: 46661

PROJECT SUMMARY

1. LOCATION: NE QUADRANT OF PLUMMER GRANT ROAD & JODA LANE
2. TOTAL NUMBER OF LOTS: 63, PLUS 1 EXISTING HOUSE/LOT.
3. TOTAL ACRES: 17.6± ACRES
4. TOTAL NUMBER OF PHASES: 1
5. EXISTING ZONING: R.R. & RLD-90
6. PROPOSED ZONING: P.U.D.
7. PROJECT LOCATED IN FEMA FLOOD ZONE "X"
8. PERCENT OF LOT COVERAGE: 65%
9. RECREATION AREA/OPEN SPACE: 0.00AC.
10. POND PERCENTAGE: 8.7%
11. WETLAND AREA PERCENTAGE: 0%
12. MINIMUM LOT DIMENSIONS: 60'x110'
13. SETBACKS: FRONT 20'
REAR 10'
SIDE 5'
CORNER LOTS 10' (SIDE STREET)



June 27, 2014

Exhibit 3
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(JAMES PLUMMER GRANT ROAD PER DEEDS)

SET 600' NAL IN
E. 28.75' (MWD 29)

FOUND PALLETS
SPINE IN UTILITY POLE