



NO. BY	DATE	REVISION
1	08/09/19	ADD LANDSCAPE BUFFER

MANAGER: JOYCE C. GERHART  
 CHECKED BY: JCG  
 DESIGN BY: KO  
 DRAWN BY: KLA  
 CHECKED BY: JCG

CLIENT: MOYER LAND DEVELOPMENT CO. INC. & E.G. STOLTZFUS, LLC  
 474 MOUNT SIDNEY ROAD  
 LANCASTER, PA 17602  
 (717) 393-0212

PROJECT TITLE: WARWICK CROSSING CONDITIONAL USE PLAN  
 SHEET TITLE: LAYOUT PLAN  
 WARWICK TOWNSHIP, LANCASTER COUNTY, PA

SCALE: 1" = 100'  
 0' 100' 200' 300'

Land Planning  
 Landscape Architecture  
 Civil Engineering  
 53 West James Street, # 1100  
 (717) 715-1338 FAX: (717) 335-8277  
 241 W. Philadelphia Street  
 (717) 844-3101 FAX: (717) 844-1926  
 328 N. Market Street  
 (717) 397-1515 FAX: (717) 335-8277  
 E-mail: info@rbsassociates.com  
 www.rbsassociates.com

**RBS ASSOCIATES**

DATE: JULY 10, 2019  
 PROJECT NO.: 2013657-021

SHEET NO.: 2 OF 2

**SITE / ZONING DATA**

ZONING:	SEIGRIST TRACT
TOTAL SITE ACREAGE:	R-1 RESIDENTIAL ZONE (R-1)
PROPOSED NUMBER OF UNITS:	41.212 AC.
	91
	38 DUPLEX (42%)
	53 SINGLE FAMILY (58%)
DENSITY:	REQUIRED (BASED ON PROPOSED AMENDMENTS TO CLUSTER ORDINANCE)
RESTRICTED OPEN SPACE:	3.0 DWELLING UNITS PER ACRE MAX. 45.0% MIN. 16.48 AC.
LOT WIDTH:	SINGLE FAMILY
SETBACKS:	FRONT YARD
REAR YARD	REAR YARD
SIDE YARD	SIDE YARD
MAX. LOT COVERAGE:	MAX. LOT COVERAGE:
LOT AREA	LOT AREA

**SITE FEATURE LEGEND**

---	BOUNDARY LINE
---	LOT LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	CENTERLINE
---	EDGE OF PAVEMENT
---	CURB

PLOTID: 16599; August 20, 2019 @ 05:43PM

NOT FOR BIDDING/ NOT FOR CONSTRUCTION