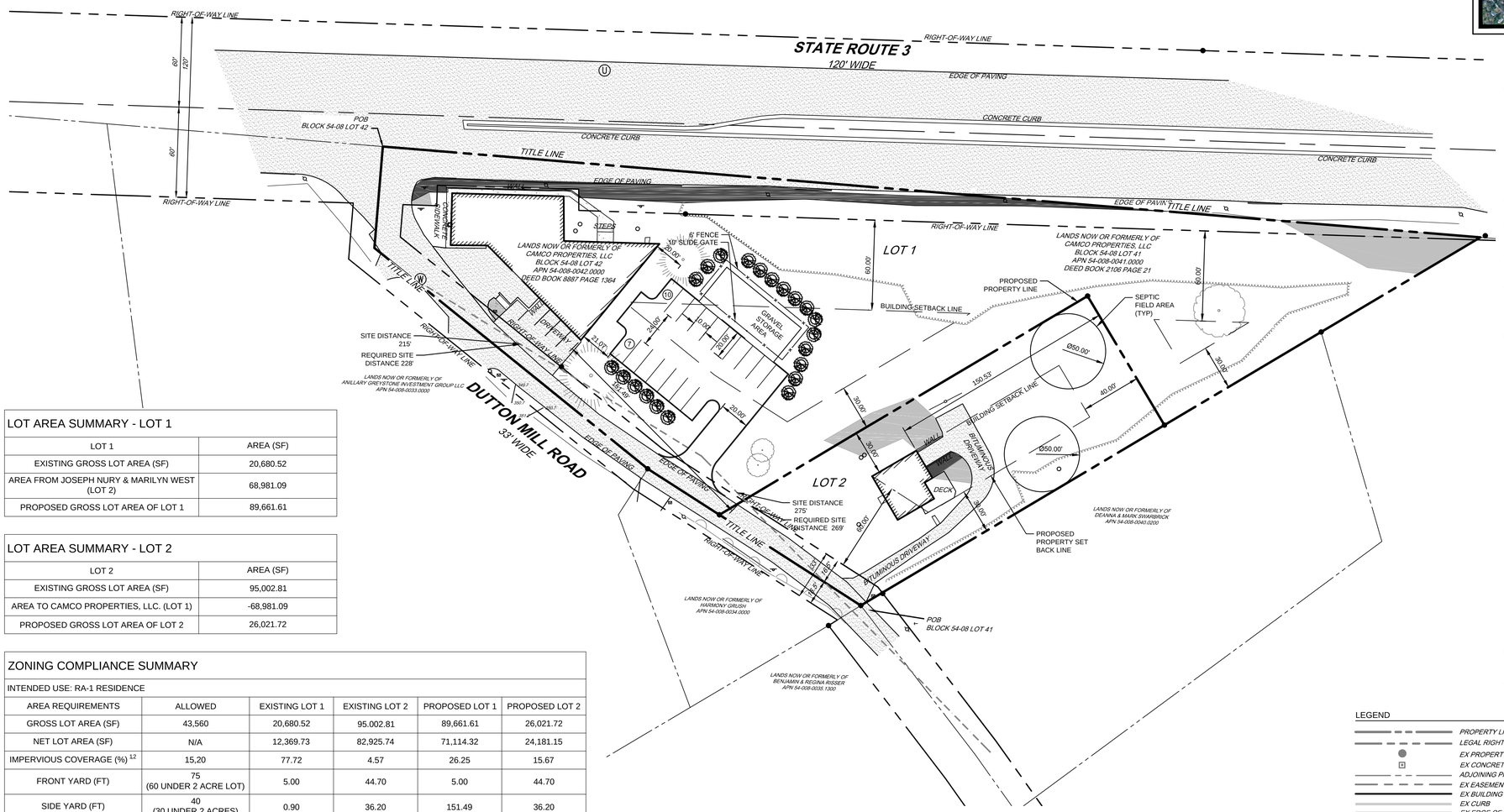

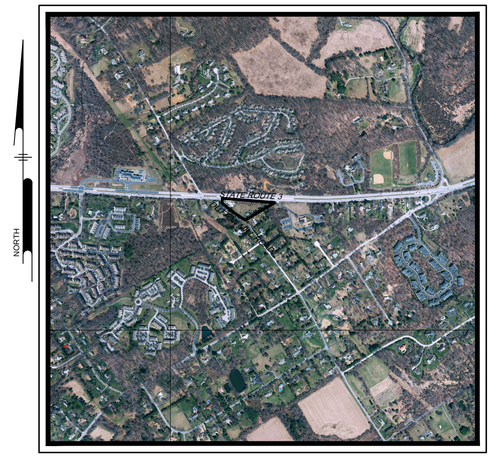

LOCATION MAP

Scale: 1" = 1000'

GENERAL NOTES:

1. SITE ADDRESS: 2090 DUTTON MILL ROAD WILLISTOWN, PA

   OWNER: CAMCO PROPERTIES, LLC

   APPLICANT: TERRA FIRMA BUILDERS, LLC 2090 DUTTON MILL ROAD WILLISTOWN, PA

2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TWO EXISTING LOTS AND CONSTRUCTION OF A NEW SURFACE PARKING AREA.

3. THIS SITE IS CURRENTLY ZONED RA-1, RESIDENTIAL IN WILLISTOWN TOWNSHIP . FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF WILLISTOWN TOWNSHIP AS CURRENTLY AMENDED

4. THE EXISTING TOPOGRAPHICAL FEATURES WERE OBTAINED FROM A SURVEY PERFORMED BY PENNONI ASSOCIATES AS WELL AS AERIAL PHOTOGRAPHY. THE ELEVATIONS SHOWN ARE BASED ON NAVD88.

5. BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 200 OF 380, COMMUNITY MAP NO. 42029C0220F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

6. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THE SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:

   A. RIGHTS OR INTERESTS OF THE UNITED STATES OF AMERICA OR COMMONWEALTH OF PENNSYLVANIA OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE, OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL AGENCY.

   B. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

   C. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS INCLUDING BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.

7. LOCATIONS OF ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION.

   A. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

   B. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

   C. IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 121 OF 2008 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776) A MINIMUM OF 3 WORKING DAYS BEFORE THE START OF EXCAVATION.

   D. THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

8. THE TRACT IS SPLIT WITHIN THE HIGH QUALITY CREEK WATERSHED AND BENNETTS RUN. HIGH QUALITY CREEK IS CLASSIFIED AS TROUT SHOCKING HQ-TSF AND MIGRATORY FISH (MF) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.

9. ALL RADII SHOWN ARE 5 FT UNLESS OTHERWISE SPECIFIED.

LOT AREA SUMMARY - LOT 1

LOT 1	AREA (SF)
EXISTING GROSS LOT AREA (SF)	20,680.52
AREA FROM JOSEPH NURY & MARILYN WEST (LOT 2)	68,981.09
PROPOSED GROSS LOT AREA OF LOT 1	89,661.61

LOT AREA SUMMARY - LOT 2

LOT 2	AREA (SF)
EXISTING GROSS LOT AREA (SF)	95,002.81
AREA TO CAMCO PROPERTIES, LLC. (LOT 1)	-68,981.09
PROPOSED GROSS LOT AREA OF LOT 2	26,021.72

ZONING COMPLIANCE SUMMARY

INTENDED USE: RA-1 RESIDENCE

AREA REQUIREMENTS	ALLOWED	EXISTING LOT 1	EXISTING LOT 2	PROPOSED LOT 1	PROPOSED LOT 2
GROSS LOT AREA (SF)	43,560	20,680.52	95.002.81	89,661.61	26,021.72
NET LOT AREA (SF)	N/A	12,369.73	82,925.74	71,114.32	24,181.15
IMPERVIOUS COVERAGE (%) [1,2]	15,20	77.72	4.57	26.25	15.67
FRONT YARD (FT)	75 (60 UNDER 2 ACRE LOT)	5.00	44.70	5.00	44.70
SIDE YARD (FT)	40 (30 UNDER 2 ACRES)	0.90	36.20	151.49	36.20
SIDE YARD AGGREGATE (FT)	65 UNDER 2 ACRES	0.90	242.6	151.49	66.20
REAR YARD (FT)	40	N/A	N/A	N/A	150.53
WIDTH AT BUILDING LINE (FT)	200 (150 UNDER 2 ACRES)	125.17	283.16	290.72	109.48
PARKING					
OFFICE: 1 SPACE PER 200 SF	10 (2,000 SF OFFICE SPACE)	-	N/A	-	N/A
STORAGE: 1 SPACE PER 1,000 SF	5 (4,230 SF STORAGE SPACE)	-	N/A	-	N/A
TOTAL	15	7	N/A	24	N/A

1. IMPERVIOUS COVERAGE BASED ON NET LOT AREA
2. ALLOWABLE IMPERVIOUS COVERAGE BASED ON LOT SIZE: 15% OVER 2 ACRES, 20% UNDER 2 ACRES

VARIANCE REQUESTED:

THE FOLLOWING VARIANCES ARE REQUESTED:

§139.23.A EVERY LOT SHALL HAVE A LOT AREA OF NOT LESS THAN TWO ACRES AND A LOT WIDTH OF NOT LESS THAN 200 FEET AT THE BUILDING LINE, EXCEPT THAT WHERE PUBLIC WATER FACILITIES ARE TO SERVE A DWELLING, LOT AREA MAY BE REDUCED TO NOT LESS THAN 1 ACRE, AND THE LOT WIDTH AT THE BUILDING LINE MAY BE REDUCED TO NOT LESS THAN 150'.

§139-23.C.1 - FRONT YARD NOT LESS THAN 45 FEET IN DEPTH, PROVIDED THAT IN ANY CASE WHERE THE LOT AREA AND LOT WIDTH REQUIREMENTS ARE REDUCED IN ACCORDANCE WITH SUBSECTION A OF THIS SECTION, EACH SUCH YARD SHALL BE NOT LESS THAN 60' IN DEPTH.

§139.23.C.2 - TWO YARDS, NEITHER LESS THAN 40' IN WIDTH, PROVIDED THAT IN ANY CASE WHERE THE LOT AREA AND LOT WIDTH REQUIREMENTS ARE REDUCED IN ACCORDANCE WITH SUBSECTION A OF THIS SECTION, SUCH YARDS SHALL BE NOT LESS THAN 65 FEET IN AGGREGATE WIDTH, AND NEITHER SHALL BE LESS THAN 30 FEET. IN THE CASE OF A CORNER LOT, A YARD WHICH ABUTS A STREET SHALL BE NOT LESS THAN 60' IN WIDTH.

§139-23.D - NOT MORE THAN 15% OF THE LOT AREA MAY CONTAIN IMPERVIOUS SURFACES, EXCEPT THAT ON LOTS LESS THAN TWO ACRES, NOT MORE THAN 20% OF THE LOT AREA MAY CONTAIN IMPERVIOUS SURFACES.

LEGEND

PROPERTY LINE
LEGAL RIGHT-OF-WAY
EX PROPERTY CORNER FOUND
EX CONCRETE MONUMENT
ADJOINING PROPERTY LINE
EX EASEMENT
EX BUILDING
EX CURB
EX EDGE OF PAVEMENT
EX EDGE OF GRAVEL
EX WALL
EXISTING STEEP SLOPE (15-25%)
EXISTING VERY STEEP SLOPE (>25%)
EX FENCE LINE
EX SIGN
EX LANDSCAPING
EX TREE ROW
EX MINOR CONTOUR
EX MAJOR CONTOUR
EX STORM SEWER LINES
EX UTILITY MANHOLE
EX STORM SEWER INLET
EX STORMWATER MANHOLE
EX OVERHEAD ELECTRICAL LINES
EX ELECTRICAL LINES
EX UTILITY POLE
EX WATER LINES
EX FIRE HYDRANT
EX WATER VALVE
EX SANITARY SEWER LINES
EX SANITARY MANHOLE
EX SANITARY CLEAN OUT
EX NATURAL GAS LINES
BENCHMARK
SOILS BOUNDARY LINES
SOILS TEXT
EXISTING TOWNSHIP LINE
EXISTING WETLAND LIMIT

0 40' 80'

NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
One South Church Street, 2nd Floor
West Chester, PA 19382
T 610.429.8907 F 610.429.8918

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

TERRA FIRMA BUILDERS, LLC
2090 DUTTON MILL ROAD
WILLISTOWN, PA

ZONING PLAN

TERRA FIRMA BUILDERS, LLC
2090 DUTTON MILL RD
WILLISTOWN, PA 19073

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	TERF1601
DATE	2016-05-11
DRAWING SCALE	1"= 40'
DRAWN BY	MBL
APPROVED BY	MK

ZP-1

SHEET 1 OF 1

R:\Projects\TERF1601-Terra Firma\Proposed New Site\DESIGN\CS\ZP-1.dwg PLOTTED: 10/25/2016 11:41 AM, BY: Michael LaBua PLOTSTYLE: Pennoni.NCS.ctb PROJECT STATUS: ---