

LOCATION MAP
Scale: 1" = 1000'

LOT AREA SUMMARY - LOT 1

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

VARIANCES GRANTED:
THE FOLLOWING VARIANCES WERE GRANTED ON JANUARY 25, 2017:
§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'.

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

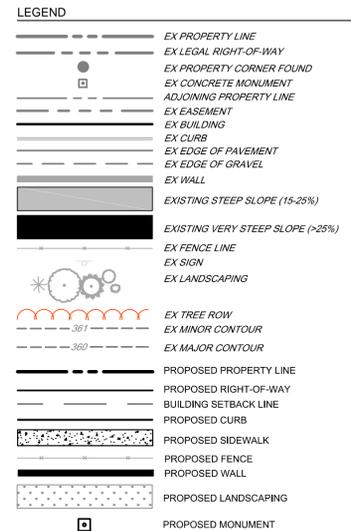
§139.23 C.1 - FRONT YARD NOT LESS THAN 45 FEET IN DEPTH, PROVIDED THAT IN ANY CASE WHERE THE LOT AREA AND LOT WIDTH REQUIREMENTS ARE REDUCED IN ACCORDANCE WITH SUBSECTION A OF THIS SECTION, EACH SUCH YARD SHALL BE NOT LESS THAN 60' IN DEPTH.
§139.23 C.2 - TWO YARDS, NEITHER LESS THAN 40' IN WIDTH, PROVIDED 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.

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	10 (2,000 SF OFFICE SPACE)	-	N/A	-	N/A
OFFICE: 1 SPACE PER 200 SF					
STORAGE: 1 SPACE PER 1,000 SF	5 (4,230 SF STORAGE SPACE)	-	N/A	-	N/A
TOTAL	15	7	N/A	23	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



GENERAL NOTES:

- SITE ADDRESS: 2090 DUTTON MILL ROAD WILLISTOWN, PA
OWNER: CAMCO PROPERTIES, LLC
APPLICANT: TERRA FIRMA BUILDERS, LLC 2090 DUTTON MILL ROAD WILLISTOWN, PA
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF TWO EXISTING LOTS AND CONSTRUCTION OF A NEW SURFACE PARKING AREA.
- 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.
- 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.
- 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. 220 OF 380, COMMUNITY MAP NO. 4202030220F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THE SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - 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.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
- THE WATERSHED FOR THIS TRACT IS HILLSIDE RUN WHICH IS CLASSIFIED AS HIGH QUALITY-TROUT STOCKING HQ-ST AND MIGRATORY FISH (MF) BY TITLE 25, CHAPTER 93 OF THE PENNSYLVANIA CODE.
- ALL RADII SHOWN ARE 5 FT UNLESS OTHERWISE SPECIFIED.



CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER: 20170670581

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER SS:
ON THE _____ DAY OF _____ A.D. BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ COUNTY, PA, WHO KNOWLEDGES HIMSELF TO BE THE PERSONALLY APPEARED _____ OF _____ COUNTY, PA, AND THAT AS SUCH TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THE NAME OF SAID LLP BY HIMSELF AS _____ THAT THE SAID LLP IS THE OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENCORSED THEREON AND THAT THE SAID CORPORATION DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

OWNER: _____
IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC NAME: _____
MY COMMISSION EXPIRES: _____
REVIEWED BY THE PLANNING COMMISSION OF WILLISTOWN TWP., CHESTER COUNTY, PA THIS _____ DAY OF _____, 201__.

APPROVED BY THE BOARD OF SUPERVISORS OF WILLISTOWN TWP., CHESTER COUNTY, PA THIS _____ DAY OF _____, 201__.

REVIEWED BY THE CHESTER COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 201__.

CCPC FILE # _____

SECRETARY
REVIEWED BY THE WILLISTOWN TOWNSHIP ENGINEER THIS _____ DAY OF _____, 201__.

TOWNSHIP ENGINEER

(DEPUTY) RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS CHESTER COUNTY AT WEST CHESTER, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF 201__.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY IMMEDIATE SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN CONFORMS TO ALL ENGINEERING, ZONING, AND OTHER APPLICABLE WILLISTOWN TOWNSHIP ORDINANCES AND REGULATIONS, EXCEPT AS INDICATED HEREON.

CERTIFIED THIS _____ DAY OF _____, 201__.

PROFESSIONAL ENGINEER _____ DATE _____

Pennonni
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

PROFESSIONAL ENGINEER
MICHAEL KISSINGER
No. 007074

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

SITE PLAN

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

NO.	DATE	REVISIONS	BY

PROJECT: **TERF1601**
DATE: 2017-03-13
DRAWING SCALE: 1" = 40'
DRAWN BY: MBL
APPROVED BY: MK
CS1001
SHEET 4 OF 11

0 40' 80' NOT FOR CONSTRUCTION