LOCATION MAP

SCALE: 1" = 800'

GRAPHIC SCALE

0 400 800 1600

1 INCH = 800 FT

OWNER IN EQUITY/APPLICANT:

JOHN ARCIDIACONO
P.O. BOX 540
HORSHAM, PA 19044

ZONING DATA

ZONED: R-1 – RURAL RESIDENTIAL
PROPOSED USE: B1 – SINGLE FAMILY DETACHED DWELLILNG (PERMITTED)

	REQUIRED	PROPOSED
MIN. LOT AREA	60,000 SF	60,000 SF
MIN. LOT WIDTH (@ BLDG. LINE)	150 FT.	150 FT.
MAX. IMPERV. SURFACE	25%	≤25%
MIN. YARDS		
FRONT	50 FT.	50 FT.
SIDE	25 FT.	25 FT.
REAR	40 FT.	40 FT.
MIN. BLDG. ENVELOPE	7,500 SF	7,500 SF

SITE CAPACITY CALCULATIONS

1. BASE SITE AREA

TOTAL SITE AREA	37.83 AC.
SUBTRACT EXISTING STREET RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, RECREATION, OPEN SPACE PRESERVATION, OR OTHER PURPOSES.	-1.05 AC.
BASE SITE AREA	36.78 AC.

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHY AND PHYSICAL FEATURES TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CREWS SURVEYING, INC. FOR CHITTICK TRACT, DATED MARCH 21, 2021.
2. THIS PLAN DOES NOT CONSTITUTE A SURVEYED BOUNDARY OR TOPOGRAPHY NOR TITLE SEARCH BY VAN CLEEF ENGINEERING ASSOCIATES. EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT MAY EXIST.
3. NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY ABOVE GROUND OR UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN.
4. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL 305 OF 532, MAP NUMBER 42017C0305J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2015.
5. SOILS TAKEN FROM NRCS WEBSITE.
6. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS. HOWEVER, PURSUANT TO THE NRCS SOIL SURVEY, THE SITE DOES CONTAIN HYDRIC SOILS.
7. AREAS SHOWN AS BEING SUITABLE FOR SAND MOUNDS AND SPRAY IRRIGATION ARE AS PROVIDED ON A MAP PREPARED BY PENNS TRAIL ENVIRONMENTAL, LLC, DATED APRIL 4, 2023.
8. IT IS ANTICIPATED THAT THIS SITE WILL BE SERVED BY ON-LOT WATER AND SEWER.
9. IT IS ANTICIPATED THAT WAIVERS WILL BE REQUESTED IN ORDER TO PERMIT SIDE LOTLINES TO HAVE ANGLE BREAKS AND FROM PROVIDING CARTWAY WIDENING AND ASSOCIATED ROADWAY IMPROVEMENTS (CURB, STORMWATER, SIDEWALK).
14. IT IS ANTICIPATED THAT A WAIVER FROM AFFORESTATION WILL BE REQUESTED. 25% OF THE BASE SITE AREA (9.20 ACRES) IS REQUIRED TO BE FORESTED. 22% (8.11 ACRES) EXISTS. NO DISTURBANCE OF THE WOODS IS PROPOSED, SO NO REFORESTATION IS ANTICIPATED.
15. IT IS ANTICIPATED THAT A WAIVER FROM ERSAP REQUIREMENTS WILL BE REQUESTED, AS THE ONLY NATURAL RESOURCE PRESENT IS FOREST, HOWEVER NO FORESTED AREA IS PROPOSED TO BE DISTURBED.
16. THE PROPOSED HOUSES AND DRIVEWAYS SHOWN HEREON ARE CONCEPTUAL ONLY. IT IS ANTICIPATED THAT FUTURE APPLICATION WILL BE FOR SUBDIVISION ONLY AS DEVELOPMENT WILL BE DEFERRED TO AN INDIVIDUAL LOT BASIS VIA PLOT PLAN/BUILDING PERMIT APPLICATION, WHICH AT THAT TIME WILL BE SUPPLEMENTED WITH STORMWATER MANAGEMENT DESIGN, EROSION AND SEDIMENTATION CONTROLS, AS REQUIRED. SANITARY SEWER DISPOSAL SYSTEMS AND WELL/HYDRO STUDY REQUIREMENTS, AS REQUIRED WILL BE PROVIDED WITH THE FUTURE SUBDIVISION APPLICATION.
17. IT WILL BE REQUESTED THAT A FEE IN LIEU OF RECREATION LAND WILL BE PROVIDED AS A PREREQUISITE TO INDIVIDUAL LOT BUILDING PERMIT ISSUANCE.
18. IT WILL BE REQUESTED THAT STREET TREES WILL BE DEFERRED UNTIL PLOT PLAN/BUILDING PERMIT PHASE.
19. THE REQUIRED CLASS 'D' BUFFER AT THE NORTHWESTERLY PROPERTY LINE CONTAINS EXISTING WOODS, SO NO ADDITIONAL PLANTING IS ANTICIPATED.

NATURAL RESOURCE PROTECTION

	RESOURCE PROTECTION RATIO	LAND IN RESOURCE[1]	REQUIRED RESOURCE PROTECTION LAND	PROPOSED RESOURCE PROTECTION LAND
100 YR FLOODPLAIN	1.00	0.00 AC.	0.00 AC.	0.00 AC.
STREAMS,WATERS,RIPARIAN BUFFERS	1.00	0.00 AC.	0.00 AC.	0.00 AC.
LAKES OR PONDS	1.00	0.00 AC.	0.00 AC.	0.00 AC.
WETLANDS/WETLANDS MARGIN	1.00	0.00 AC.	0.00 AC.	0.00 AC.
STEEP SLOPES (25%+)[2]	0.85	0.00 AC.	0.00 AC.	0.00 AC.
STEEP SLOPES (15%-25%)[2]	0.70	0.00 AC.	0.00 AC.	0.00 AC.
FOREST (R-1)	0.80	8.11 AC.	6.49 AC.	8.11 AC.

[1]THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE BASE SITE AREA.
[2]ALL STEEP SLOPE AREAS SHOWN ARE LESS THAN 3,000 SF AND THEREFORE NOT REGULATED.

LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- ULTIMATE RIGHT OF WAY
- EXISTING EDGE OF FOREST
- EXISTING STEEP SLOPES 15%-25%
- EXISTING STEEP SLOPES 25% PLUS
- DuA SOIL BOUNDARY LINE AND TYPE
- EXISTING CONTOUR LINE
- EXISTING EDGE OF PAVEMENT
- AREAS SUITABLE FOR SAND MOUNDS
- AREAS SUITABLE FOR SPRAY IRRIGATION
- P POTENTIAL LOCATION OF SAND MOUND
- S POTENTIAL RESERVE AREA FOR BACKUP SAND MOUND
- PROPOSED LOTLINE
- BUILDING SETBACK LINE
- REQUIRED BUFFER

Van Cleef ENGINEERING WITH FOCUS

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. _____

Before You Dig Anywhere
In... PENNSYLVANIA
811 Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
STOP! CALL 1-800-242-1776 or 811
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 50 100 200

1 INCH = 100 FT

PLAN NOTATION

ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Van Cleef ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEFENGINEERING.COM
PHONE (215) 345-1876

SKETCH PLAN OF CHITTICK TRACT

FOR

JOHN ARCIDIACONO

DATE:	APRIL 28,2023
SCALE:	1" = 100'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	23-03-P

TMP'S: 34-011-109, 34-011-109-002

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

01 of 01

F:\jobfile\2023\23P3P-DWG\SKETCH\SURVEY SKETCH BASE1-REDUCED LOTS.dwg smill 4/28/2023 10:24:43 AM