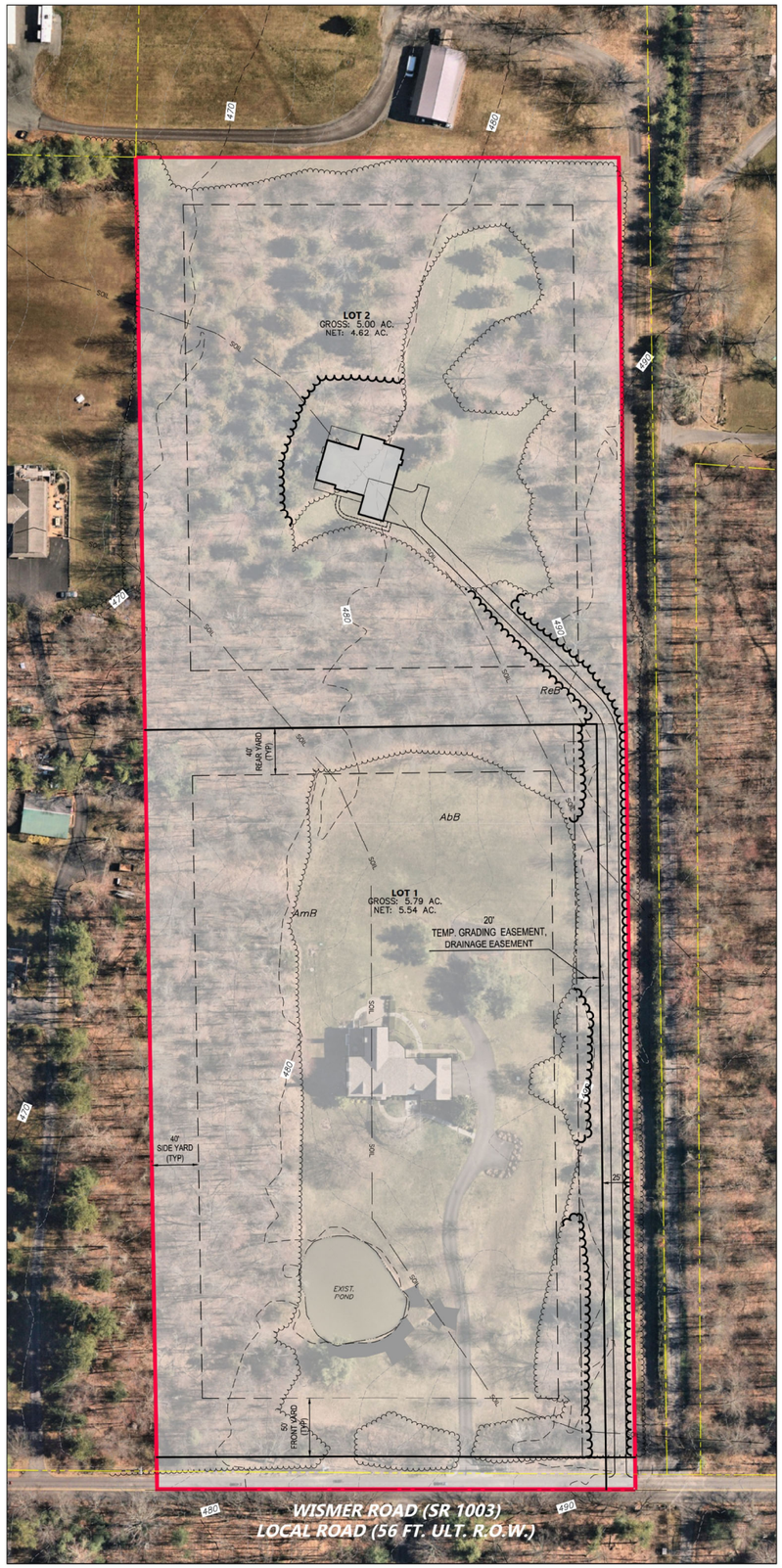
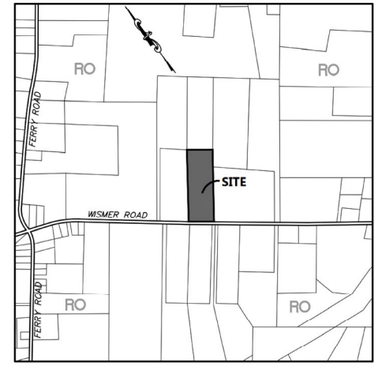
EXISTING FEATURES



PROPOSED LAYOUT



LOCATION MAP

SCALE: 1" = 800'

OWNER/APPLICANT:

FRANCO AND GABRIELLE PETTINATO
4575 WISMER ROAD
DOYLESTOWN, PA 18902

GRAPHIC SCALE

0 400 800 1600

1 INCH = 800 FT

ZONING DATA

ZONED: RO – RURAL RESIDENTIAL
PROPOSED USE: B1 – SINGLE FAMILY DETACHED DWELLILNG (PERMITTED)

	REQUIRED	PROPOSED
MIN. LOT AREA	2 ACRES	4.20 AC.
MIN. LOT WIDTH (@ BLDG. LINE)	200 FT.	385 FT.
MAX. BUILDING COVERAGE	10%	≤10%
MAX. IMPERV. SURFACE	25%	≤25%
MIN. YARDS		
FRONT	50 FT.	50 FT.
SIDE	40 FT.	40 FT.
REAR	40 FT.	40 FT.
MIN. BLDG. ENVELOPE	10,000 SF	117,634 SF

SITE CAPACITY CALCULATIONS

1. BASE SITE AREA	
TOTAL SITE AREA	10.79 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.	-0.26 AC.
BASE SITE AREA	10.53 AC.

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	0.15 AC.	0.15 AC.	0.15 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	6.63 AC.	5.30 AC.	5.76 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.

ANTICIPATED WAIVERS:

1. §22-904.5. REQUIRING LOT LINES INTERSECTING STREET LINES TO BE ORIENTED SUBSTANTIALLY AT RIGHT ANGLES OR RADIAL TO THE STREET LINE, FROM THE STREET LINE TO THE REAR OF THE LOT. *STANDARD FLAG LOT CONFIGURATION MAKES THIS NOT POSSIBLE TO COMPLY WITH.*
2. §22-905.2.F. PERMITTING ONLY ONE TIER OF LANE LOTS. *WHILE THIS SUBDIVISION ONLY PROPOSES ONE TIER OF LANE LOTS, AN EXISTING LANE LOT BEHIND THIS TRACT WOULD BECOME A SECOND TIER OF LANE LOTS.*
3. IT IT IS ANTICIPATED THAT WAIVERS FROM PROVIDING CARTWAY WIDENING AND ASSOCIATED ROADWAY IMPROVEMENTS (CURB, STORMWATER, SIDEWALK) WILL BE REQUESTED.

LEGEND

- ADJOINER BOUNDARY LINE
- TRACT BOUNDARY LINE
- ULTIMATE RIGHT OF WAY
- EXISTING EDGE OF FOREST
- EXISTING STEEP SLOPES 15%-25%
- DuA SOIL BOUNDARY LINE AND TYPE
- EXISTING CONTOUR LINE
- PROPOSED LOTLINE
- PROPOSED TREELINE

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY TAKEN FROM DEED PLOT.
2. CONTOURS WERE DERIVED FROM A BARE-EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM PAMAP LIDAR (LIGHT DETECTION AND RANGING) ELEVATION POINTS, PREPARED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY.
3. THE SITE IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM 1983, PENNSYLVANIA SOUTH ZONE HORIZONTALLY AND TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VERTICALLY.
4. SITE FEATURES SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHY AS TAKEN FROM NEARMAP IMAGERY, DATED MARCH 29, 2023.
5. 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.
6. 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.
7. 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 189 OF 532, MAP NUMBERS 42017C0189J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2015.
8. SOILS TAKEN FROM NRCS WEBSITE. PURSUANT TO THE NRCS MAPPING, THE SITE DOES NOT CONTAIN HYDRIC OR FLOODPLAIN SOILS.
9. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS.
10. IT IS ANTICIPATED THAT THIS SITE WILL BE SERVED BY ON-LOT WATER AND SEWER.
11. THE PROPOSED HOUSE AND DRIVEWAY 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, AS REQUIRED WILL BE PROVIDED WITH THE FUTURE SUBDIVISION APPLICATION.
12. IT WILL BE REQUESTED THAT A FEE IN LIEU OF RECREATION LAND WILL BE PROVIDED AS A PREREQUISITE TO INDIVIDUAL LOT BUILDING PERMIT ISSUANCE.

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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
Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
STOP!! CALL 1-800-242-1776 TOLL FREE
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 30 60 120
1 INCH = 60 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.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

SKETCH PLAN

FOR

FRANK AND GABRIELLE PETTINATO

DATE:	JULY 12, 2023
SCALE:	1"=60'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	23-04-P

TMP: 34-018-079

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

01 of 01