LEGEND

- PROPERTY LINE
- LEGAL ROW
- ULTIMATE ROW
- SUBDIVISION LINE
- BUILDING SETBACK LINE
- WOODLANDS
- LAKES OR POND
- STEEP SLOPES 15–25%
- STEEP SLOPES 25%+
- KlB — SOIL TYPE
- SOIL TYPE BOUNDARY

NOTES:

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM PLAN TITLED "EXISTING FEATURES" PREPARED BY CAVANAUGH SURVEYING SERVICES, PLS, DATED JULY 21, 2021.
2. AERIAL PHOTOGRAPHY TAKEN FROM PASDA 2018. LIDAR TOPOGRAPHY IS USED TO SUPPLEMENT BEYOND FIELD SURVEY AREAS.
3. THE PROPERTY IS WITHIN ZONE X OUTSIDE THE 500–YEAR FLOODPLAIN PER FEMA PANEL 42017C0178J REVISED MARCH 16, 2015.
4. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE.

RESOURCE PROTECTION STANDARDS

Resource	Min. Required Protection Ratio	Total Area of Land in Resource	Required Resource Protection Land	Actual Resource Protection Land	Actual Protection Ratio
	%	(Ac.)	(Ac.)	(Ac.)	%
One-Hundred-Year Floodplain	100%	0.00	0.00	0.00	N/A
Floodplain Soil	100%	0.00	0.00	0.00	N/A
Streams,Watercourses, Waters of Commonwealth, Waters of the U.S., and Riparian Buffer Areas	100%	0.00	0.00	0.00	N/A
Lakes and Ponds	100%	1.62	1.62	1.62	100%
Wetlands and Wetland Margins	100%	0.00	0.00	0.00	N/A
Steep Slopes 25%+	85%	0.21	0.18	0.21	100%
Steep Slopes 15%-25%	70%	0.30	0.21	0.30	100%
Forest (RP,RO,R-1,R-2,R-3,R-4,VR, and MHP)	80%	17.08	13.66	17.08	100%
Forest (C-1,C-2,C-3,R-5,VC,LI, and Q)	60%	0.00	0.00	0.00	N/A

ZONING TABLE

RO Rural Residential District

ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED	ORDINANCE SECTION
RO District Requirements *				
Permitted Uses	B1 Detached Dwelling; B11 Accessory Dwelling; B14 Residential Accessory Building & Structure	A1 General Farming	B1 Detached Dwelling; B11 Accessory Dwelling; B14 Residential Accessory Building & Structure	27-502
Min. Lot Area	2 AC	88.46 AC	2.04 AC	27-503.C
Min. Lot Width at Building Setback Line	200 FT	497 FT	200 FT	27-503.C
Max. Building Coverage	10%	0.0%	<10%	27-503.C
Max. Impervious Surface Coverage	45%	0.6%	<45%	27-503.C
Min. Front Yard Setback **	50 FT	286.7 FT	50 FT	27-503.C
Min. Side Yard Setback (each) **	50 FT	176.3 FT	50 FT	27-503.C
Min. Rear Yard Setback **	50 FT	484.4 FT	50 FT	27-503.C
General				
Max. Building Height	35 FT	< 35 FT	< 35 FT	27-2307
Min. Clear Sight Triangle at Driveway	10 FT	10 FT	10 FT	27-2308.2
Min. Number of Off-Street Parking Spaces (excludes attached garages)	2	2	2	27-2504.1
Min. Accessory Building Side/Rear Yard Setback	10 FT	176.3 FT	33.79 FT	27-2305.B
Min. Contiguous Building Envelope Area	10,000 SF	>10,000 SF	>10,000 SF	27-2402.A(1)
Min. On-Lot Disposal System Envelope Area	3,000 SF	>3,000 SF	>3,000 SF	27-2402.A(2)
A1 General Farming Use Regulations				
Min. Lot Area	3 AC	88.46 AC	N/A	27-304.1.A
Min. Front Yard Setback	50 FT	286.7 FT	N/A	27-304.1.C; 27-503.A
Min. Side Yard Setback (each)	40 FT	176.3 FT	N/A	27-304.1.C; 27-503.A
Min. Rear Yard Setback	40 FT	484.4 FT	N/A	27-304.1.C; 27-503.A
Max. Farm Dwellings For Lots <25 AC	1	N/A	N/A	27-304.1.E
Max. Farm Dwellings For Lots >25 AC	2	2	N/A	27-304.1.E
B14 Accessory Use Regulations				
Min. Swimming Pool and Equipment Side/Rear Setback	10 FT	1,093.16 FT	89.89 FT	27-304.28.D
Min. Tennis Court and Fencing Side/Rear Setback	15 FT	954.45 FT	25.00 FT	27-304.28.E

Notes:

* Sewage pump stations, community sewage systems, municipal public sewer systems, community sewage treatment facilities, and single-family small-flow treatment plants shall not be permitted.

** Setbacks from Resource-Protected Lands, Section 27-2309.B. On lots that include lands with floodplains, wetlands, wetland margins, streams, watercourses, Waters of the Commonwealth, Waters of the United States, or riparian buffers, the minimum building setback shall be measured from the limit of these resource-protected lands rather than from the lot lines so that the required minimum yard is free of resource-restricted lands.

0 100 200

LOT AREA TABLE

Lot #	Gross Lot Area (square feet)	Net Lot Area (square feet)
1	467,248	441,868
2	471,304	458,304
3	446,804	438,681
4	97,234	90,215
5	95,680	88,858
6	105,440	95,911
7	155,792	144,255
8	159,660	156,995
9	939,673	909,229
10	508,753	491,397
11	594,380	522,790

File No. 1649_SK2 Subdivision.DWG

REVISIONS

Date	Description

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE -- STOP & CALL --
Pennsylvania One Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

Holmes Cunningham ENGINEERING
Holmes Cunningham LLC
409 E. Butler Ave
Unit 5
Doylestown, PA 18901
(215) 586-3330
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KRISTIN R. HOLMES, P.E.
PA PE# 073604

TWIN SILO FARMS

5727 TWIN SILO ROAD & 5170 POINT PLEASANT PIKE
TMP # 34-015-096 & 34-015-096-004
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

SKETCH PLAN

HCE Job.	1649
Date	10/24/2023
Scale	1"=100'
Designer	RS
Sheet	1 of 1

Drawing No. SK-2