

OWNER IN EQUITY/APPLICANT

WALNUT CREEK ACQUISITIONS, LP
404 SUMNEYTOWN PIKE, SUITE 200
NORTH WALES, PA 19454

ZONING DATA

ZONED: RA RESIDENTIAL AGRICULTURAL DISTRICT
USE: CONSERVATION RESIDENTIAL DEVELOPMENT (CONDITIONAL USE)

	REQUIRED	PROVIDED
MIN. TRACT AREA ⁽¹⁾	25 AC.	24.447 AC. ⁽⁵⁾
MIN. CONSERVATION AREA	85%	75.8%
MAX. DEVELOPMENT AREA	35%	24.2%
MAX. DENSITY	0.7 DU/AC. ⁽²⁾	0.7 DU/AC. ⁽²⁾
MIN. LOT SIZE	7,500 SF ⁽³⁾	8,580 SF
MIN. YARDS		
FRONT	20 FT. ⁽³⁾	20 FT.
SIDE	10 FT. ⁽³⁾	10 FT.
REAR	20 FT. ⁽³⁾	20 FT.
MAX. ON-LOT IMPERVIOUS COVER	80% ⁽⁴⁾	≤80%

- THE MINIMUM TRACT AREA, MEASURED TO THE ULTIMATE RIGHTS-OF-WAY OF ADJOINING ROADS, SHALL NOT BE LESS THAN 25 ACRES. THERE SHALL BE NO DEDUCTIONS FROM THIS COMPUTATION OTHER THAN AREAS WITHIN THE ULTIMATE RIGHT-OF-WAY OF EXISTING ROADS AND STREETS.
- SEE DENSITY CALCULATIONS FOR DENSITY BONUSES PERMITTED.
- THE MINIMUM LOT SIZE AND SETBACKS MAY BE PERMITTED TO VARY TO THE EXTENT NECESSARY TO MEET THE DESIGN STANDARDS PROVIDED IN §403.
- THE MAXIMUM BUILDING AND IMPERVIOUS COMBINED LOT COVERAGE OF 80% OF LOT AREA; PROVIDED THAT THE BOARD OF SUPERVISORS UPON THE RECOMMENDATION OF THE WARRINGTON TOWNSHIP PLANNING COMMISSION MAY PERMIT SUCH BUILDING AND IMPERVIOUS LOT COVERAGE, AS IT DEEMS NECESSARY TO MEET THE DESIGN STANDARDS PROVIDED IN §403.A HEREOF, PROVIDED HOWEVER, THAT ADEQUATE STORMWATER MANAGEMENT IS PROVIDED.
- VARIANCE REQUIRED FOR ZONING ORDINANCE §403.A(3) REQUIRING A TRACT AREA OF 25 ACRES.

GENERAL NOTES

- THIS MAP REPRESENTS A BOUNDARY SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES IN JULY 2001.
- EXISTING TOPOGRAPHY HEREON WAS DERIVED BY PHOTOGRAMMETRIC MEANS. DIGITAL MAPPING WAS PREPARED BY NOR EAST MAPPING, INC. AND IS BASED ON AERIAL PHOTOGRAPHY DATED FEBRUARY 6, 2003. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AS DERIVED FROM A GPS SURVEY BY VCEA.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS OBTAINED FROM TITLE POLICY NO. A75-0427415 PREPARED BY ASSOCIATES GROUP ABSTRACT, INC., DATED AUGUST 20, 2001.
- NO CERTIFICATION IS MADE AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 187 OF 1996 (UNDERGROUND UTILITY LINE PROTECTION ACT). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON MARCH 7, 2003 (SERIAL NOS. 0380648 AND 0380649).
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THE WATERS AS SHOWN HEREON IS A DELINEATION AS PROVIDED BY NOVA CONSULTANTS ON APRIL 24, 2017.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 294 OF 532, MAP NUMBER 4207700294 J, EFFECTIVE DATE MARCH 16, 2015. FLOODPLAIN LIMITS SHOWN ON PLAN ARE AS CALCULATED BY VAN CLEEF ENGINEERING ASSOCIATES.
- SOILS TAKEN FROM NRCS WEBSITE. NO SOILS PRESENT ON SITE ARE CONSIDERED PRIME AGRICULTURAL SOILS.
- THIS DEVELOPMENT WILL UTILIZE PUBLIC WATER AND SEWER. (CURRENT USE UTILIZES PUBLIC WATER AND SEWER).

NATURAL RESOURCE PROTECTION

RESOURCE	PROTECTION RATIO	LAND IN RESOURCE*	REQUIRED PROTECTION RATIO	PROPOSED PROTECTION RATIO	RESOURCE PROTECTION LAND	PROPOSED PROTECTION LAND
STREAMS TYPE I	1.00	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.
WATER BODY TYPE I	1.00	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.
WETLANDS	1.00	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.00 AC.
STEEP SLOPES						
25% PLUS	.85	0.03 AC.	0.03 AC.	0.03 AC.	0.03 AC.	0.03 AC.
15%-25%	.70	0.05 AC.	0.04 AC.	0.04 AC.	0.05 AC.	0.05 AC.
8%-15%	.60	0.12 AC.	0.07 AC.	0.07 AC.	0.12 AC.	0.12 AC.
FORESTED AREAS						
ENVIRONMENTALLY SENSITIVE**	.80	4.45 AC.	3.56 AC.	4.33 AC.	4.33 AC.	4.33 AC.
OTHER	.50	7.69 AC.	3.85 AC.	6.95 AC.	6.95 AC.	6.95 AC.

* THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE NET SITE AREA.
** ENVIRONMENTALLY SENSITIVE LAND INCLUDES TYPE II STREAMS, TYPE II WATER BODIES, TRANSITION AREAS, PRIME AGRICULTURAL SOILS.

SOILS LEGEND

SYMBOL	NAME	PRIME AG SOILS
CbA	CHALFONT SILT LOAM	NO
DcA	DOYLESTOWN SILT LOAM	NO
DcB	DOYLESTOWN SILT LOAM	NO

LEGEND

- TRACT BOUNDARY LINE
- ULTIMATE RIGHT OF WAY
- EXISTING EDGE OF FOREST
- SOIL BOUNDARY LINE AND TYPE
- EXISTING CONTOUR LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING WATERS
- EXISTING STEEP SLOPES (8%-15%)
- EXISTING STEEP SLOPES (15%-25%)
- EXISTING STEEP SLOPES (25% PLUS)
- PROPOSED CONSERVATION AREA
- PROPOSED LIMIT OF WOODLAND CLEARING
- PROPOSED BUFFER

SITE AREA CALCULATIONS:

GROSS SITE AREA PRIOR TO 2010: 26.434 AC.
PENNDOT TAKING OF 2010: -1.987 AC.
REMAINING AREA: 24.447 AC.

DENSITY CALCULATIONS:

TRACT AREA 24.447 AC.
MINUS COUNTY LINE ROAD ULTIMATE R.O.W. (ALREADY TAKEN) -0.00 AC.
TOTAL AREA 24.447 AC.

TOTAL AREA 24.447 AC.
MULTIPLY BY PERMITTED GROSS DENSITY x0.7
PERMITTED NUMBER OF DWELLINGS 17 DWELLINGS

DENSITY BONUSES:
OFFSITE SFD DWELLING SEWER CONNECTIONS
.02 DU/AC. BONUS FOR EACH CONNECTION
0 HOUSE CONNECTIONS ASSUMED
0x.02 = 0.18 DU/AC BONUS
0.00 x 24.447 AC. = 0 DWELLINGS

WOODLAND PRESERVATION ABOVE 50%
.04 DU/AC. BONUS FOR EACH 3 ACRES PRESERVED ABOVE REQUIRED AMOUNT
7.41 AC. REQUIRED PRES.: 11.28 AC. PROPOSED PRES. 11.28 AC.-7.41 AC. = 3.87 AC. PRES. BEYOND REQ'D
0.04 x 24.447 AC. = 0.978 DWELLINGS

CONSERVATION AREA ABOVE 65%
.08 DU/AC. BONUS FOR EACH 5% ABOVE REQUIRED AMOUNT
CONSERVATION AREA PROPOSED: 75.8%
75.8%-65% = 10.8% CONS. AREA BEYOND REQ'D
0.16 x 24.447 AC. = 3.912 DWELLINGS

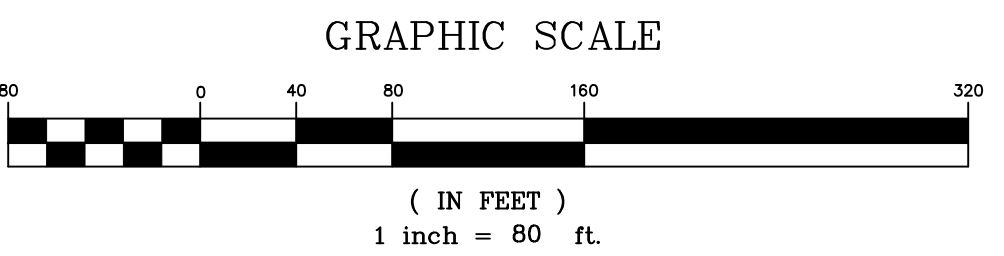
TOTAL DENSITY BONUSES = 4.890 DWELLINGS (ROUNDS TO 5 DWELLINGS)

TOTAL DWELLINGS PERMITTED PERMITTED PER BASE DENSITY +5 DWELLINGS PLUS TOTAL DENSITY BONUSES 22 DWELLINGS
TOTAL PERMITTED 22 DWELLINGS

CONSERVATION AREA CALCULATIONS:

REQUIRED:
SITE AREA 24.447 AC.
MULTIPLY BY CONSERVATION AREA REQUIREMENT x 0.65
TOTAL CONSERVATION AREA REQUIRED 15.891 AC.

PROPOSED:
18.521 AC.
18.521 AC./24.447 AC. = 75.8%



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED 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.

REVISIONS	AUTH.	DATE	JOB NO.
			19-05-WRR

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OFFICES THROUGHOUT NJ, EASTERN PA, DE AND MD

ZONING HEARING EXHIBIT PLAN
FOR
WALNUT CREEK ACQUISITIONS, LP
TMP. No. 50-004-067
WARRINGTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA