

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 8 LOTS FROM TAX PARCELS 72-5-82 THROUGH A CONDITIONAL USE UTILIZING THE CONVENTIONAL OPTION WITHIN THE LOW DENSITY RESIDENTIAL ZONING DISTRICT.

DATA COLUMN

TAX PARCEL #: 72-5-82
SOURCE OF TITLE: DB 8583 PG 840
LOT AREA: 10.375 ACS
EXISTING: 10.375 ACS
STREET ADDRESS: 10.375 ACS
OWNER'S NAME(S): 10.375 ACS
OWNER'S ADDRESS: 10.375 ACS
EQUITABLE OWNER'S NAME(S): 10.375 ACS
EQUITABLE OWNER'S ADDRESS: 10.375 ACS
ZONING: CONVENTIONAL LDR
MIN. LOT WIDTH - 120'
MIN. LOT DEPTH - 50'
FRONT YARD SETBACK - 75'
STATE ROADS - 40'
ALL OTHER ROADS - 30'
REAR YARD SETBACK - 15' INDIVIDUAL, 40' AGGREGATE
SIDE YARD SETBACK - 10%
MAXIMUM COVERAGE - 15%
LOT - 20% FOR TRACTS > 15 ACRES
MAXIMUM BUILDING HEIGHT - 35'
AREA & BULK REQUIREMENTS: CONVENTIONAL LOW DENSITY RESIDENTIAL: MINIMUM LOT AREA: 60,000 S.F.
MIN. LOT WIDTH - 150'
MIN. LOT DEPTH - 50'
FRONT YARD SETBACK - 75'
STATE ROADS - 40'
ALL OTHER ROADS - 30'
REAR YARD SETBACK - 15' INDIVIDUAL, 50' AGGREGATE
SIDE YARD SETBACK - 10%
MAXIMUM COVERAGE - 15%
LOT - 20% FOR TRACTS > 15 ACRES
MAXIMUM BUILDING HEIGHT - 35'

PROPOSED NUMBER OF LOTS: 8
PROPOSED WATER SUPPLY: ON-LOT WELLS
PROPOSED SEWAGE DISPOSAL: ON-LOT SEPTIC SYSTEMS

GENERAL NOTES:

- THE PROPERTY BOUNDARY HAS BEEN COMPUTED FROM DEEDS AND RECORD PLAN #14042
- TOPOGRAPHY HAS BEEN OBTAINED THROUGH AVAILABLE GIS INFORMATION.
- WETLANDS SHOWN HEREIN HAVE BEEN OBTAINED FROM RECORD PLAN #14042
- THE PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD ZONE PER THE FIRM NUMBER 42204C0150 FOR CHESTER COUNTY, PENNSYLVANIA, DATED SEPTEMBER 24, 2011.
- THIS PLAN IS SCHEMATIC AND ONLY INTENDED FOR SKETCH PLAN PURPOSES.

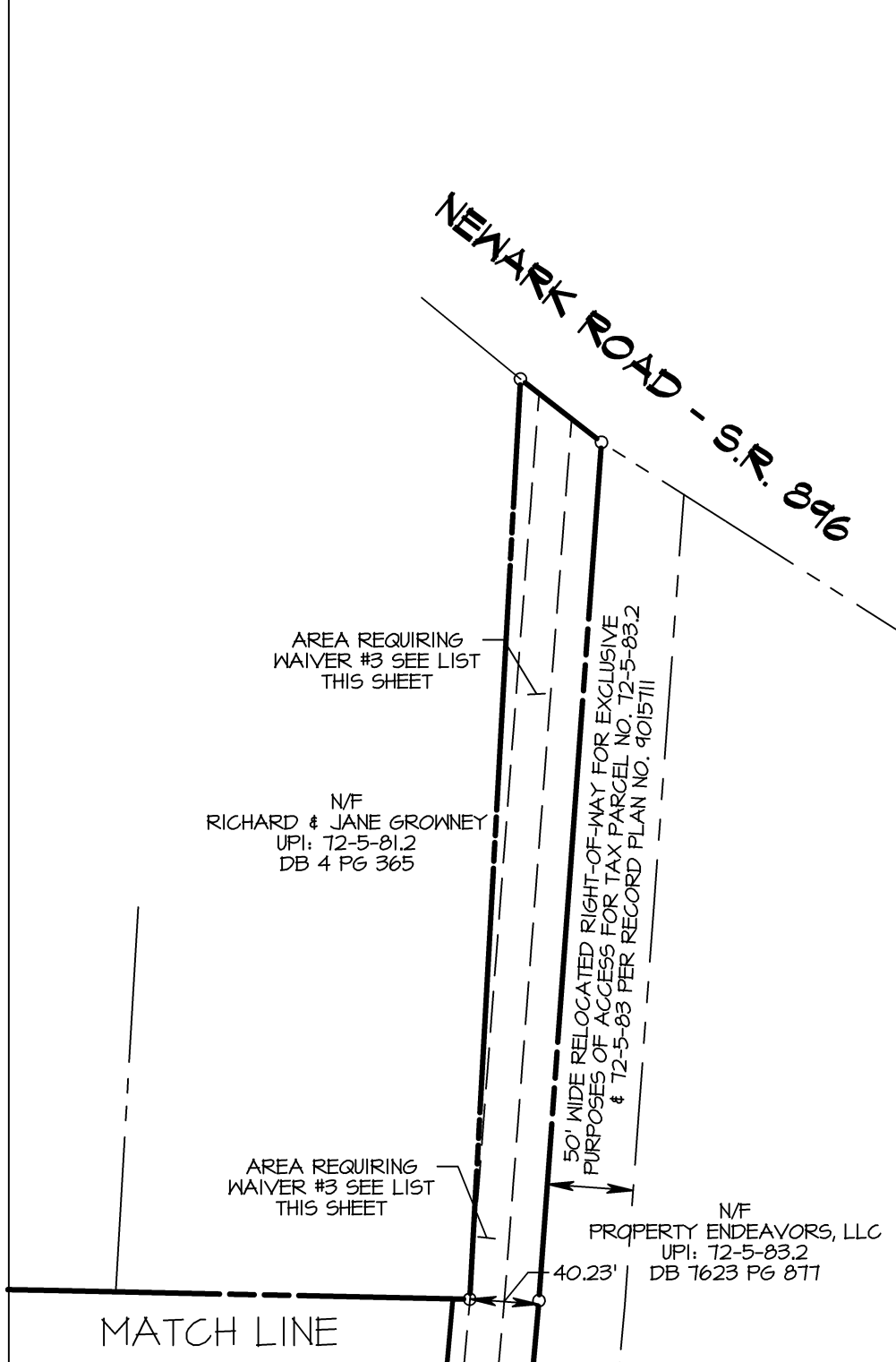
CONDITIONAL USE

- SECTION 21-522.3 - A CONDITIONAL USE IS REQUIRED TO SUBDIVIDE THE PARCEL UTILIZING THE CONVENTIONAL SINGLE-FAMILY DESIGN FOR TRACTS LARGER THAN 15 ACRES.
- SECTION 21-110 - A CONDITIONAL USE IS REQUIRED TO UTILIZE A LIMITED BREWERY USE ACCESSORY TO AGRICULTURE

WAIVERS REQUESTED

- A WAIVER IS BEING REQUESTED FROM SECTION 22-404 TO PROCESS THIS PLAN AS A PRELIMINARY/FINAL PLAN.
- A WAIVER IS BEING REQUESTED FROM SECTION 22-1031 TO ALLOW A CUL-DE-SAC LENGTH TO BE LONGER THAN THE MAXIMUM 600 FEET PERMITTED.
- A WAIVER IS BEING REQUESTED FROM SECTION 22-1051 TO ALLOW A PRIVATE STREET RIGHT OF WAY WIDTH TO BE LESS THAN THE REQUIRED 50 FEET.

INSERT DETAIL



APPLETON ROAD - S.R. 3007

CHISEL CREEK

DRIVE

FRANKLIN TOWNSHIP

LONDON BRITAIN TOWNSHIP

LEGEND:

PROPERTY BOUNDARY
PROPOSED PROPERTY LINE
LOT LINE TO BE EXTINGUISHED
SETBACK LINE
ZONING BOUNDARY LINE
EXISTING RIGHT OF WAY
EXISTING EASEMENT
WETLANDS
STREAM
RESOURCE BUFFER
EXISTING PROPERTY CORNER

EXISTING CONTOUR
EXISTING INDEX CONTOUR
MODERATELY STEEP SLOPES BETWEEN 5% AND 25%
SEVERELY STEEP SLOPES OVER 25%

100'

0

I HEREBY CERTIFY THAT THE BEARINGS AND DISTANCES SHOWN ON THESE SHEETS MEET THE MINIMUM STANDARDS AND PRACTICES FOR PROFESSIONAL LAND SURVEYS IN THE COMMONWEALTH OF PENNSYLVANIA AS ADOPTED BY THE PENNSYLVANIA SOCIETY OF LAND SURVEYORS.

TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS IN CONFORMANCE WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS.

CERTIFICATION OF RECORD OWNERSHIP AND ACKNOWLEDGEMENT OF SUBDIVISION AND LAND DEVELOPMENT PLANS:

BY: JOSE AND JASMINE SABASTRO

ON THIS, THE DAY OF 2020, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED THE ABOVE NAMED PERSONS, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT HE IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

JOSE AND JASMINE SABASTRO DATE

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN. MY COMMISSION EXPIRES:

NOTARY PUBLIC

REVIEWED BY PLANNING COMMISSION OF FRANKLIN TOWNSHIP THIS DAY OF 20

CHAIRMAN DATE

VICE CHAIRMAN DATE

SECRETARY DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

SECRETARY

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FRANKLIN TOWNSHIP THIS DAY OF 20

CHAIRMAN DATE

VICE CHAIRMAN DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

MEMBER DATE

0 25 50 100 200 300
GRAPHIC SCALE
1"=100'



SEAL

SKETCH PLAN
CHISEL CREEK GOLF COURSE
FRANKLIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

REVISION

DATE

2-24-20

DRAWN BY: TAS

CHECKED BY: A.H

PROJ. NO.: 1713

SCALE: 1" = 100'

CAD FILE NAME: 1713257.DWG

DWG. NO.