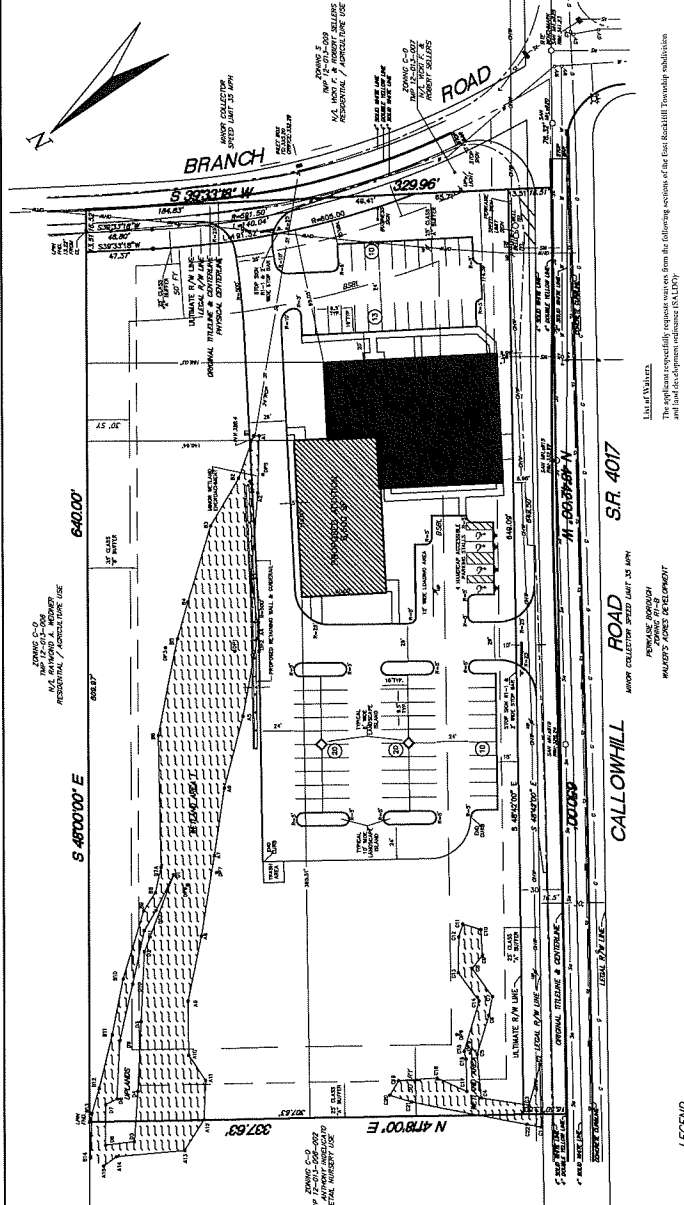


Summary and General Notes

- The Project Number is 240114688. The Project Name is Zoning Variance for 240114688. The Owner is Legit High of Wyo, LLC. The Address is 400 Branch Road, East Rockhill Township, Bucks County, PA 18822.
 - Approved by the Board of Supervisors on 11/13/2024.
 - Approved by the Board of Supervisors on 11/13/2024.
 - Approved by the Board of Supervisors on 11/13/2024.
- Applicant:** Legit High of Wyo, LLC
Project Address: 400 Branch Road, East Rockhill Township, Bucks County, PA 18822
Project Name: Zoning Variance for 240114688
Project Number: 240114688
Project Date: 11/13/2024
Project Status: Approved
Project Description: Zoning Variance for 240114688
- Site Plan Summary:**
Lot Area: 12,345 sq. ft.
Lot Dimensions: 120' x 100' x 120' x 100'
Proposed Structure: 12,345 sq. ft. building
Proposed Use: Residential
Proposed Height: 15'



Legal Description

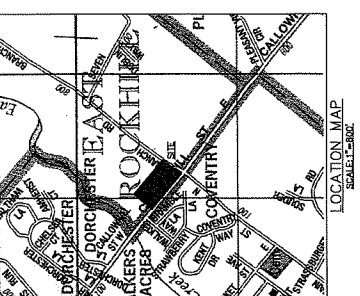
The applicant requests variance from the following systems of the East Rockhill Township, Bucks County, Pennsylvania, and the following parcels:

- Parcel 1: 240114688, Zoning Variance for 240114688, 400 Branch Road, East Rockhill Township, Bucks County, PA 18822.

The applicant requests a variance from the following systems of the East Rockhill Township, Bucks County, Pennsylvania, and the following parcels:

- Parcel 1: 240114688, Zoning Variance for 240114688, 400 Branch Road, East Rockhill Township, Bucks County, PA 18822.

- ### ACT 287 USERS LIST
- | NO. | NAME | ADDRESS | PHONE | EMAIL |
|-----|-----------------|---------|-------|-------|
| 1 | ACT 287 USER 01 | | | |
| 2 | ACT 287 USER 02 | | | |
| 3 | ACT 287 USER 03 | | | |
| 4 | ACT 287 USER 04 | | | |
| 5 | ACT 287 USER 05 | | | |



Application for Variance

The applicant requests variance from the following systems of the East Rockhill Township, Bucks County, Pennsylvania, and the following parcels:

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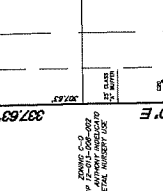
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- ### Notes
- The applicant requests variance from the following systems of the East Rockhill Township, Bucks County, Pennsylvania, and the following parcels: 240114688, Zoning Variance for 240114688, 400 Branch Road, East Rockhill Township, Bucks County, PA 18822.
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Shane Dam

- Preparation of this plan was completed on 11/13/2024.
- This plan is based on a site visit conducted on 11/13/2024.
- The applicant is responsible for providing all necessary information for the preparation of this plan.
- The applicant is responsible for obtaining all necessary permits for the construction of the dam.

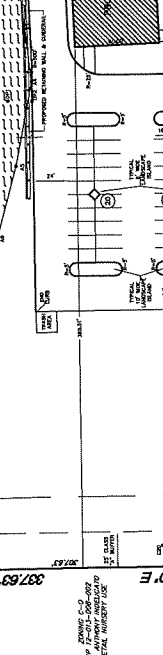


Notes

- The dam structure is designed to meet the requirements of the Pennsylvania Dam Safety Act.
- The dam structure is designed to be safe against failure under all reasonable conditions.
- The dam structure is designed to provide for the safe passage of floodwaters.
- The dam structure is designed to be constructed in accordance with the Pennsylvania Dam Safety Act.

Preparation of this plan

- The preparation of this plan was completed on 11/13/2024.
- This plan is based on a site visit conducted on 11/13/2024.
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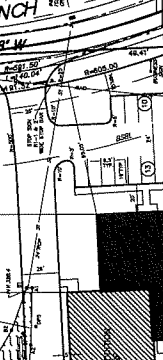


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Review of this plan

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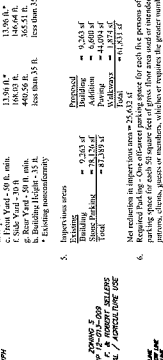


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Approval of this plan

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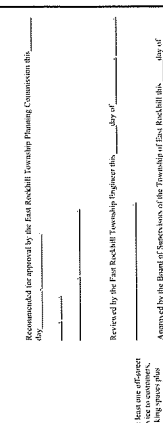


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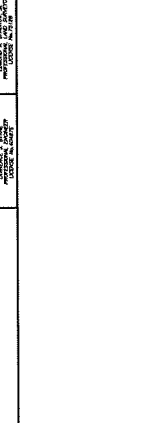


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PRELIMINARY PLAN OF LAND DEVELOPMENT
400 BRANCH ROAD
EAST ROCKHILL TOWNSHIP, BUCK COUNTY, PENNSYLVANIA
MADE FOR
SHANE DAM
 SCALE: 1"=40'

2 FEBRUARY 2024
RASTER/CHADROW ASSOCIATES, INC.
 503 S. STREET ROAD, WARRINGTON, PA 18874 • 717.741-9771 FAX 717.741-9772



PRELIMINARY PLAN OF LAND DEVELOPMENT

- PRELIMINARY PLAN OF LAND DEVELOPMENT
- DEVELOPMENT PLAN
- PROVISION & SEWAGE CONTROL PLAN
- PROVISION & SEWAGE CONTROL DETAILS
- POST CONSTRUCTION STORMWATER
- CONSTRUCTION DETAILS
- LANDSCAPING PLAN
- LIGHTING PLAN
- GENERAL PLAN