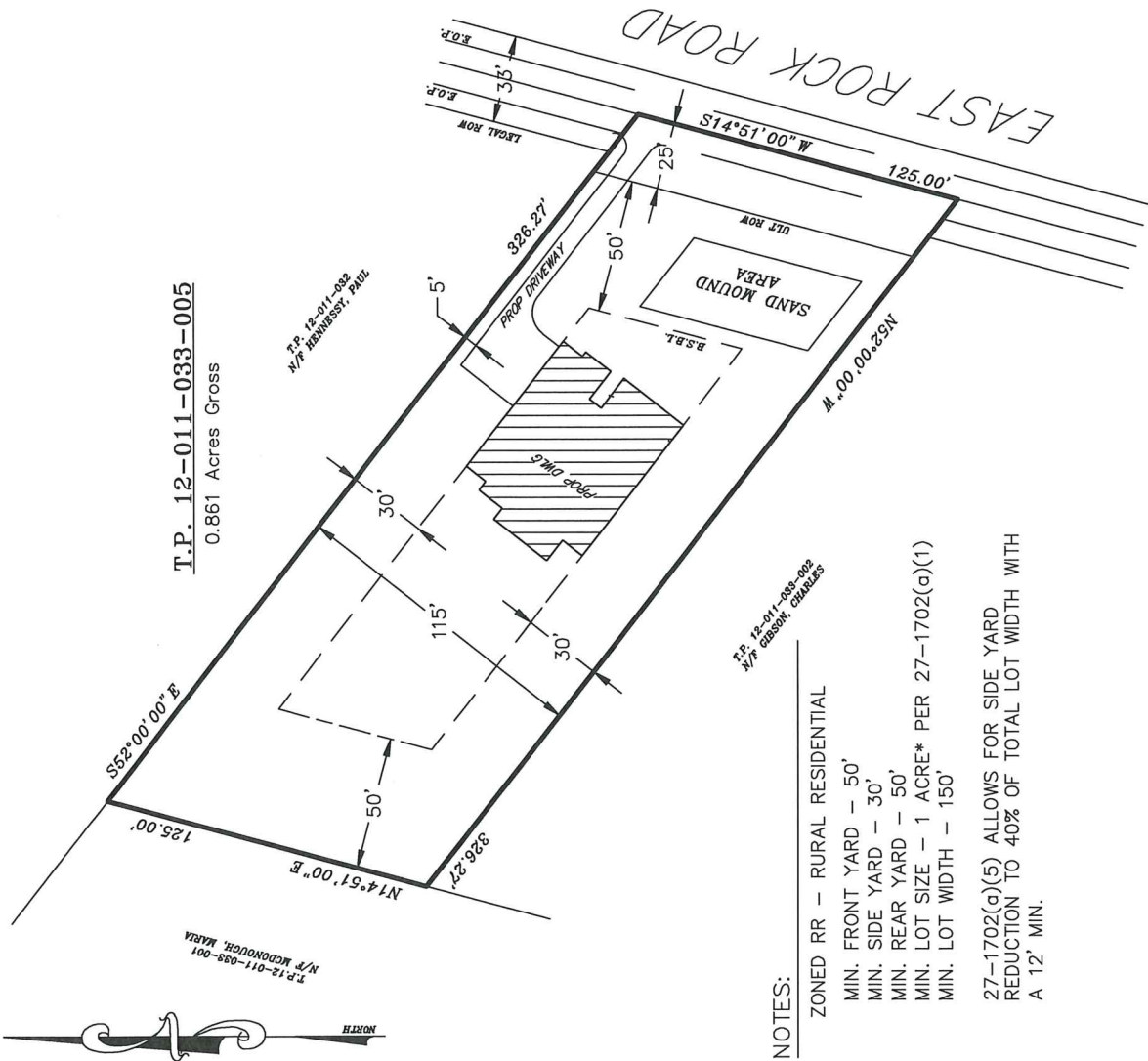




LOCATION MAP
NTS

SITE



T.P. 12-011-033-005
0.861 Acres Gross

T.P. 12-011-033
N/P THOMAS, PAUL

T.P. 12-011-033-001
N/P MCDONOUGH, KARLA

T.P. 12-011-033-002
N/P GIBSON, CHARLES

NOTES:

ZONED RR - RURAL RESIDENTIAL

- MIN. FRONT YARD - 50'
- MIN. SIDE YARD - 30'
- MIN. REAR YARD - 50'
- MIN. LOT SIZE - 1 ACRE* PER 27-1702(g)(1)
- MIN. LOT WIDTH - 150'

27-1702(g)(5) ALLOWS FOR SIDE YARD REDUCTION TO 40% OF TOTAL LOT WIDTH WITH A 12' MIN.

STANDARD SIDE YARD SETBACK
DEED PLOT & ZONING PLAN
or
TAX PARCEL 12-011-033-005

EAST ROCKHILL TOWNSHIP, BUICKS COUNTY, PA
SCALE: 1" = 20'
JAN 9, 2024

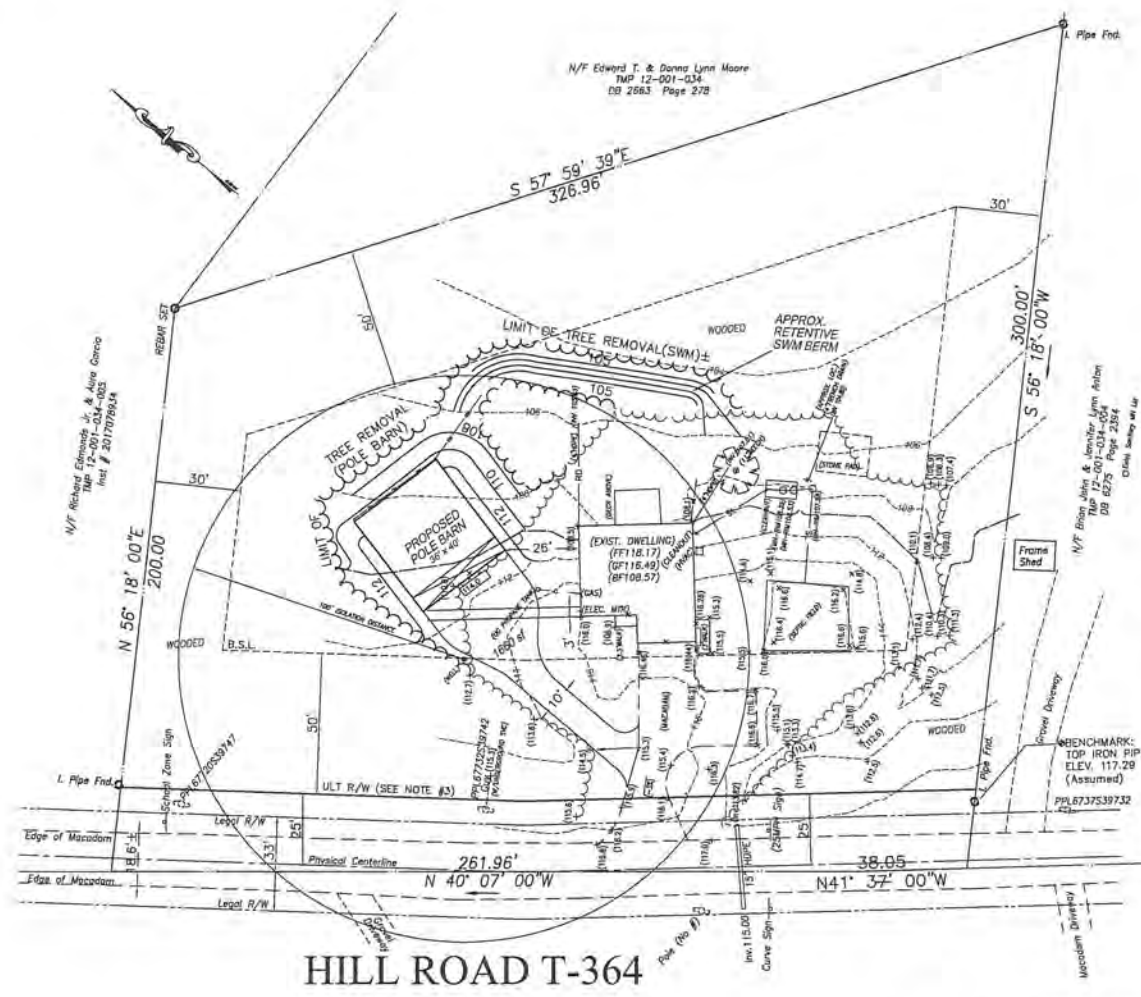
EQUITABLE OWNER:
ROGER & PATTI JONES
1344 WILLOW DRIVE
PERRYSVILLE, PA 18944



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LEGEND

EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
PROPOSED SANITARY SEWER FORCE MAIN	S---
EXISTING WATER LINE	W---
PROPOSED WATER LINE	W---
EXISTING CONTOUR	---M---
PROPOSED CONTOUR	---M---
POSITIVE DRAINAGE INDICATOR	---
EXISTING ELEV.	(ELEV.)
PROPOSED ELEV.	(ELEV.)



ZONING: RP - RESOURCE PROTECTION

USE: R-1 DETACHED DWELLING

REQUIRED	LOT
MINIMUM LOT AREA: 1.8 ACRES	1.587 AC. *
MINIMUM LOT WIDTH: 150 FEET	212.6'
MAXIMUM BUILDING COVERAGE: 10%	3,515 S.F. (EX. 2.19%) 3,142 S.F. (PROP. 4.55%)**

MAXIMUM IMPERV. SURFACE RATIO: NONE LISTED

MINIMUM FRONT YARD: 50 FEET

MINIMUM SIDE YARD: 30 FEET

MINIMUM REAR YARD: 50 FEET

MAXIMUM BUILDING HEIGHT: 35 FEET

MINIMUM BUILDING ENVELOPE: 10,000 S.F.

ON-LOT SEWAGE SYSTEM: 3,000-SF MIN. SYSTEM AREA

* EXISTING NON-CONFORMING

NATURAL RESOURCE PROTECTION

Z.O. 27-1901 - MINIMUM BUILDING ENVELOPE REQUIRED - 10,000 S.F.
MINIMUM AREA FOR ON-LOT SYSTEM = 3,000 S.F.

GROSS BUILDING ENVELOPE PROVIDED = 28,243 S.F.

LESS:

- WOODLANDS - 28,243 S.F. X .80 = 22,594 S.F.
- NET BUILDING ENVELOPE = 5,649 S.F. *

* LOT IS EXISTING NON-CONFORMING

VARIANCE REQUEST

27-1900.d, WOODLAND DISTURBANCE
BASE SITE AREA = 69124 S.F. X 0.20 = 13,824 SF (RP ZONING, 20% WOODLAND DIST.) (Assumed)

VARIANCE REQUESTED FOR 27-1900.d
BASE SITE AREA = 69124 S.F. X 0.40 = 27,650 SF (REQUEST 40% MAX WOODLAND DIST.)

EXISTING WOODLAND DISTURBANCE = 17,206 S.F.
PROP. POLE BARN DISTURBANCE ESTIMATE = 3,900 S.F.
PROP. SWM DISTURBANCE ESTIMATE = 2,700 S.F.
TOTAL SHOWN HEREON = 23,806 S.F. (34.4% WOODLAND DIST.)

HILL ROAD T-364

- NOTES**
- BOUNDARY PERFORMED BY IRICK, EBERHARDT & MIENTUS, INC. IN 2021 WITHOUT THE BENEFIT OF A TITLE REPORT AND FIELD SURVEY OF COMPLETED ABOVE GROUND IMPROVEMENTS, PERFORMED BY IRICK, EBERHARDT & MIENTUS, INC. IN MAY 2022. INFORMATION IN PARENTHESES () OR ITALICS IS *AS-BUILT*. LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN VERIFIED UNLESS NOTED OTHERWISE.
 - PLAN OF REFERENCE: PROPERTY SURVEY FOR LESTER SOLLIDAY, PREPARED BY GEORGE REID NEVELLS, DATED MAY 23, 1973, LAST REVISED FEB 6, 1974 AND RECORDED IN PLAN BOOK 124 PAGE 37.
 - ULTIMATE RIGHT-OF-WAY IS SHOWN ONLY FOR DETERMINATION OF THE FRONT YARD SETBACK AND IS NOT OFFERED FOR DEDICATION AT THIS TIME.

OWNER/APPLICANT INFORMATION
MATT BENNER
2021 HILL ROAD
SELLERSVILLE, PA 18960

PROPERTY INFORMATION
TRP 12-001-034-003
DB 3591 Page 1762
GROSS TRACT AREA: 74632 S.F. (1.7133 Acres)
NET TRACT TO LEGAL R/W: 69124 S.F. (1.587 Acres)

STOP-CALL BEFORE YOU DIG!



IMPERVIOUS	AREA
DWELLING:	(1515 S.F.)
FRONT WALKWAY:	(42 S.F.)
DRIVEWAY:	(1758 S.F.)
SIDE WALKWAY:	(45 S.F.)
EX. IMPERVIOUS:	(3360 S.F., 4.86%)
PROP. POLE BARN	1440 S.F. *
PROP. DRIVEWAY	1660 S.F.
PROP. SHEED (52 S.F.)	---
BL. EX. STONE PAD	252 S.F.
TOTAL	6712 S.F. (9.71%)

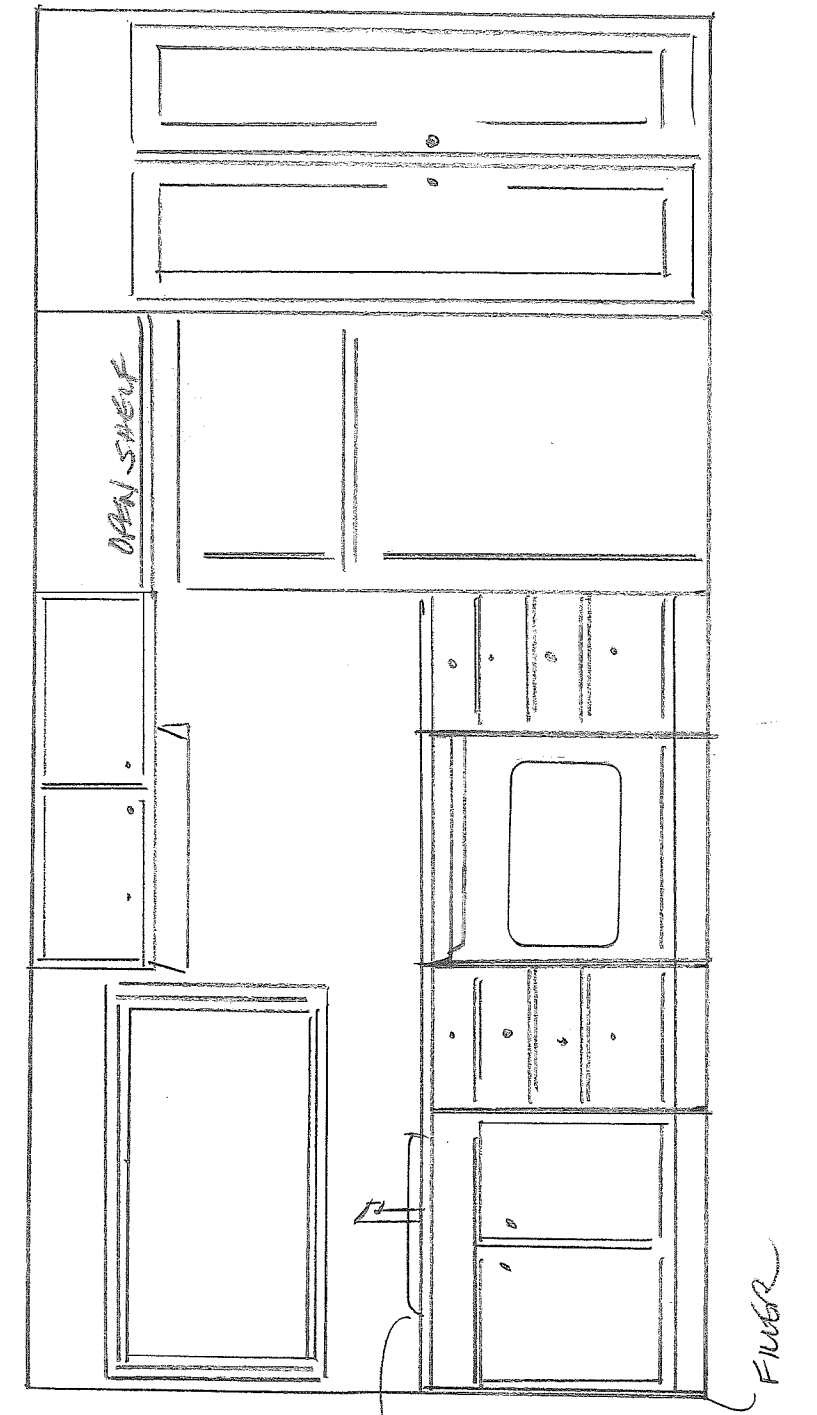
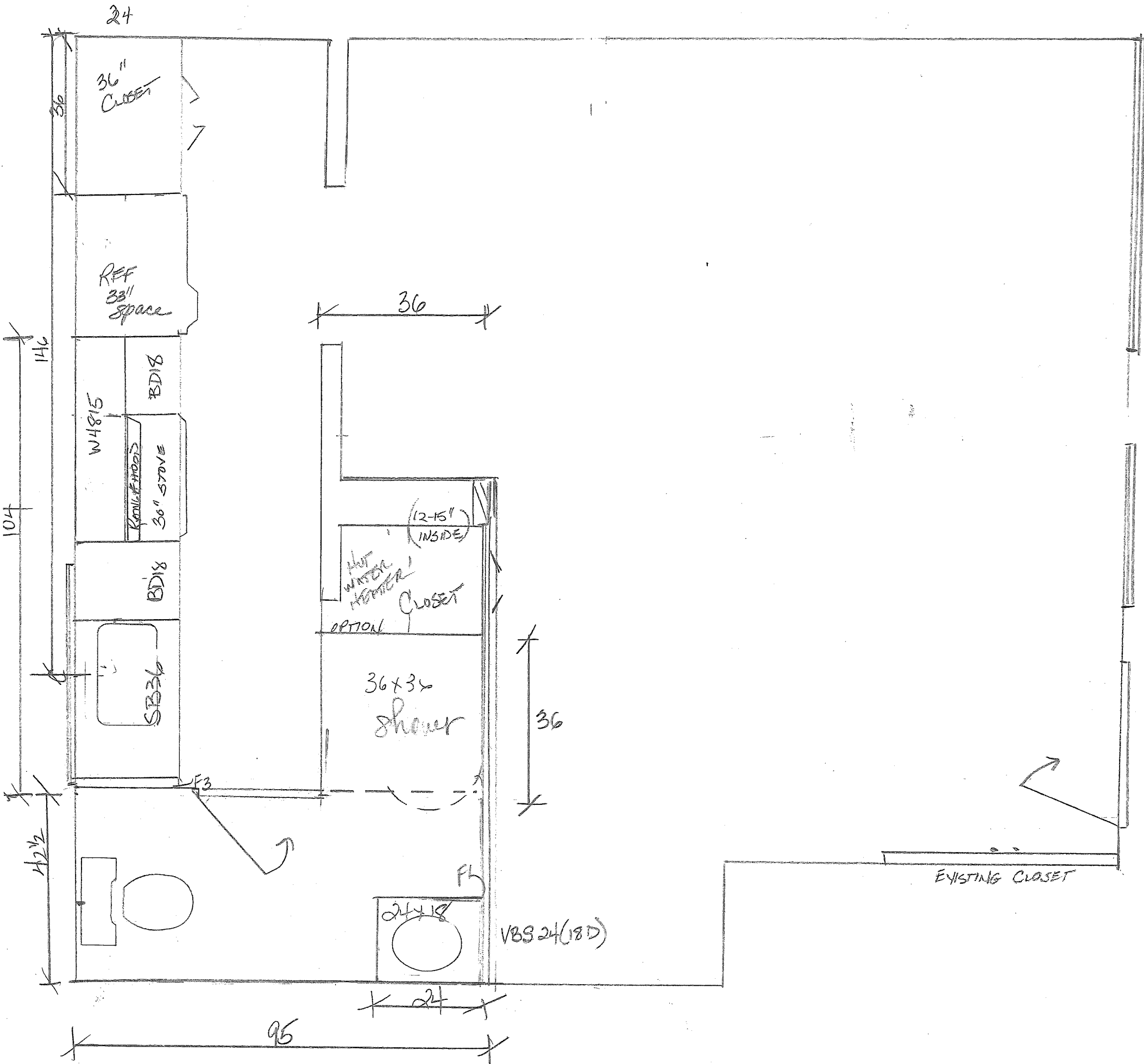
ZHB EXHIBIT
PREPARED FOR
MATT BENNER
SITE
EAST ROCKHILL TOWNSHIP
BRUCE COUNTY, PENNSYLVANIA

February 29, 2024

Scale: 1" = 20'

1 OF 1

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935 THREE MILE RUN ROAD

SUBJECT INFO					
File No.: 2024-148	Parcel No.: 12-009-130				
Property Address: 935 Three Mile Run Road					
City: Sellersville	County: Bucks	State: PA	Zip Code: 18960		
Owner: Piccari					
Client: Stephen J. and Susan L. Piccari			Client Address:		
Appraiser Name: Indian Valley Appraisal Company			Inspection Date: 2/5/2024		
SKETCH					
Sketch by: [Signature]					
AREA CALCULATIONS SUMMARY					COMMENT TABLE 1
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	Garage	1.0	924.0	128.0	
	Garage Lean To	1.0	440.0	84.0	
	Shop	1.0	2088.0	208.0	3452.0
GLA1	SFR	1.0	2126.0	240.0	2126.0
					COMMENT TABLE 2
					COMMENT TABLE 3
Net LIVABLE		cnt	1 (rounded)		2,126
Net BUILDING		cnt	3 (rounded)		3,452

Note: All dimensions are approximate. Buildings are measured by the appraiser.

