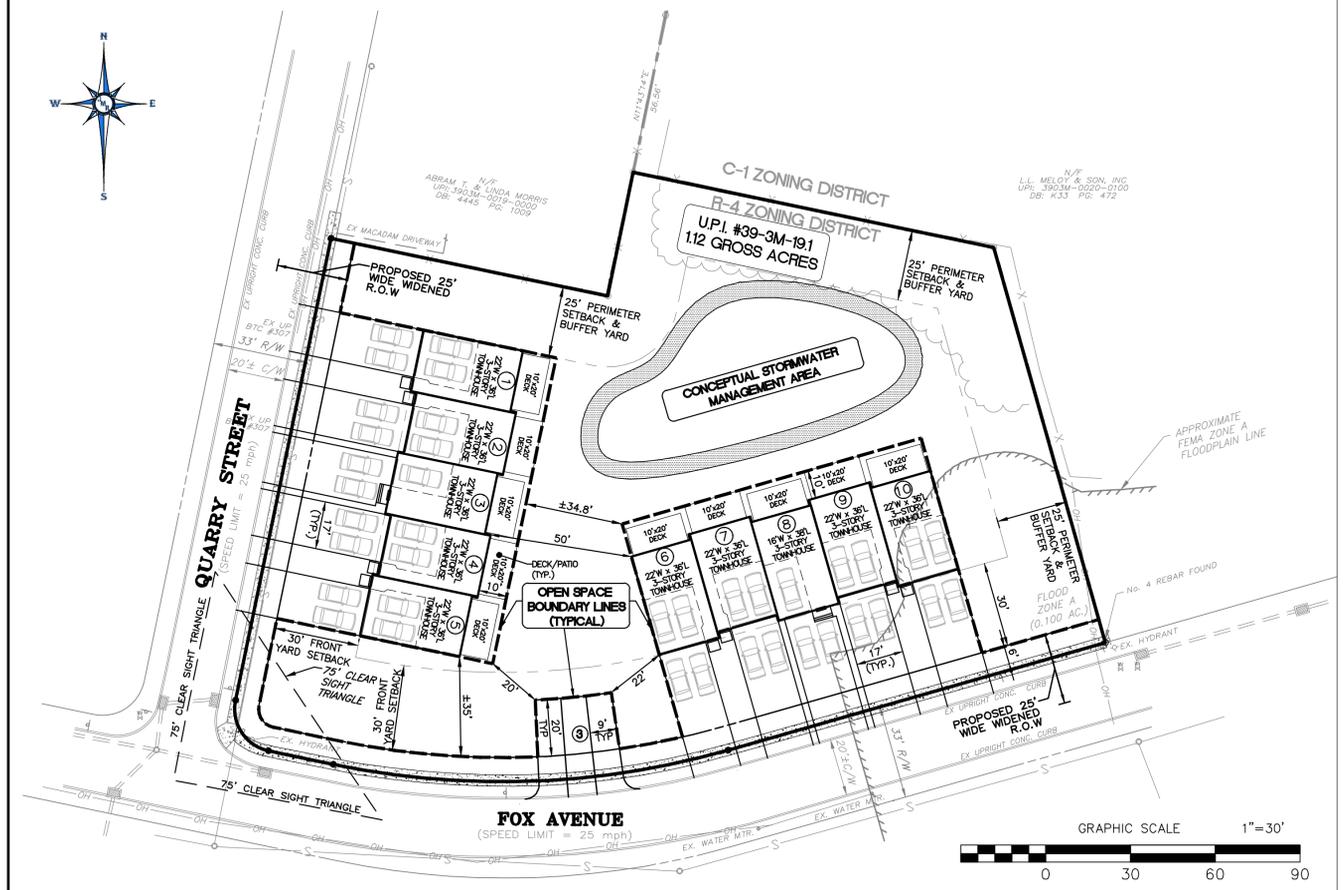


EXISTING CONDITIONS PLAN



CONCEPT PLAN - 22' WIDE TOWNHOUSE UNITS

CHAPTER 155 - ARTICLE VII
§ 155-54 GENERAL DESIGN REQUIREMENTS FOR MULTIFAMILY TOWNHOUSE USES AND DEVELOPMENTS

A. MULTIFAMILY TOWNHOUSE UNITS, AS DEFINED UNDER ARTICLE II OF THIS CHAPTER, ARE PERMITTED BY CONDITIONAL USE WITHIN THE R-4 AND TV-1 ZONING DISTRICTS. MULTIFAMILY TOWNHOUSE UNITS ARE ALSO PERMITTED PREVIOUSLY APPROVED BY CALN TOWNSHIP WITHIN THE R-5 ZONING DISTRICT.

B. ALL MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING GENERAL DESIGN REQUIREMENTS:

- (1) THE MINIMUM AMOUNT OF LAND IN THE DEVELOPMENT SHALL BE 25 CONTIGUOUS ACRES. "CONTIGUOUS LAND AREA" SHALL BE DEFINED AS A PARCEL OF LAND THAT IS OWNED UNDER A SINGLE DEED OR PARCELS OF LAND THAT ARE OWNED UNDER MULTIPLE DEEDS, PROVIDED THAT THE PARCELS OF LAND ARE CONTIGUOUS TO EACH OTHER HAVING COMMON DEED BOUNDARIES AND ARE NOT PHYSICALLY SEPARATED BY PARCELS OF LAND OWNED BY OTHER INDIVIDUALS OR PARTIES. THE BOARD OF COMMISSIONERS SHALL CONSIDER CONTIGUOUS PARCELS OF LAND THAT ARE PHYSICALLY SEPARATED BY EXISTING PUBLIC ROADS, UTILITY EASEMENTS OR RIGHTS-OF-WAY, STREAMS AND/OR OTHER NATURAL FEATURES, PROVIDED THAT THE APPLICANT DEMONSTRATE THAT THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT CAN BE HARMONIOUSLY DEVELOPED WITHIN THE EXISTING ENVIRONMENT.
- (2) ALL OF THE USES CONTAINED WITHIN THE DEVELOPMENT SHALL BE SERVED BY PUBLIC SANITARY SEWAGE DISPOSAL FACILITIES. AS PART OF THE CONDITIONAL USE APPLICATION, THE APPLICANT SHALL PROVIDE EVIDENCE THAT THERE ARE SUFFICIENT CAPACITIES TO SERVICE THE DEVELOPMENT IN ACCORDANCE WITH THE TERMS SPECIFIED ON ALL PERTINENT MUNICIPAL AGREEMENTS.
- (3) ALL OF THE USES CONTAINED WITHIN THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER SUPPLY FACILITIES. AS PART OF THE CONDITIONAL USE APPLICATION, THE APPLICANT SHALL PROVIDE EVIDENCE THAT THERE ARE SUFFICIENT CAPACITIES TO SERVICE THE DEVELOPMENT IN ACCORDANCE WITH THE TERMS SPECIFIED ON ALL PERTINENT MUNICIPAL AGREEMENTS.
- (4) THE MAXIMUM PERMITTED RESIDENTIAL DENSITY (TOWNHOUSE UNITS PER GROSS ACRE) FOR MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENTS SHALL NOT EXCEED 4.0 TOWNHOUSE UNITS PER GROSS ACRE.
- (5) A MINIMUM OF 50% OF THE GROSS AREA OF THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT SHALL BE SET ASIDE AS COMMON OPEN SPACE.

C. THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING MINIMUM AND MAXIMUM DIMENSIONAL REQUIREMENTS:

- (1) THE MINIMUM WIDTH OF A TOWNHOUSE UNIT SHALL BE 24 FEET PER UNIT.
- (2) THE BUILDING SETBACK LINE SHOULD BE ESTABLISHED 30 FEET FROM THE RIGHT-OF-WAY LINE OR 40 FEET FROM THE CURBLINE.
- (3) THE MINIMUM BUILDING SEPARATION FROM OTHER GROUPS OF TOWNHOUSE UNITS WITHIN THE DEVELOPMENT SHALL BE AS FOLLOWS:
 - (A) THE SEPARATION SHALL BE 40 FEET WHEN THE TOWNHOUSE UNIT GROUPS ARE SIDE TO SIDE.
 - (B) THE SEPARATION SHALL BE 50 FEET WHEN THE TOWNHOUSE UNIT GROUPS ARE SIDE TO REAR.
 - (C) THE SEPARATION SHALL BE 60 FEET WHEN THE TOWNHOUSE UNIT GROUPS ARE REAR TO REAR.
- (4) ALL TOWNHOUSE UNITS WITHIN THE DEVELOPMENT SHALL BE LOCATED AT LEAST 50 FEET FROM ANY PROPERTY LINE OR PROPERTY WHICH IS NOT OWNED BY THE APPLICANT IN PREDEVELOPMENT CONDITIONS.
- (5) THE NUMBER OF TOWNHOUSE UNITS, ATTACHED IN A COMMON ROW, SHALL NOT EXCEED EIGHT ATTACHED TOWNHOUSE UNITS.
- (6) THE MAXIMUM HEIGHT OF A TOWNHOUSE UNIT SHALL BE 35 FEET.
- (7) NO MORE THAN 25% OF THE TOTAL AREA OF THE DEVELOPMENT SHALL BE COVERED BY BUILDINGS.
- (8) NO MORE THAN 40% OF THE TOTAL AREA OF THE DEVELOPMENT SHALL BE COVERED BY IMPERVIOUS SURFACES.

D. THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT SHALL BE DESIGNED IN ACCORDANCE WITH FOLLOWING ARCHITECTURAL, LANDSCAPING AND EXTERIOR ENHANCEMENT STANDARDS:

- (1) THE DEVELOPMENT SHALL BE DESIGNED WITH REGARD TO THE TOPOGRAPHIC AND NATURAL FEATURES OF THE SITE. THE PURPOSE OF THIS PROVISION IS TO INSURE THAT THE NATURAL FEATURES OF THE DEVELOPMENT ARE PRESERVED AND PROTECTED TO THE EXTENT THAT IT IS NOT NECESSARY TO DISTURB THE SITE IN ORDER TO IMPLEMENT THE CONDITIONAL USE PLAN UTILIZING THE OBJECTIVE CRITERIA AND STANDARDS OF CHAPTERS 155 AND 157 RELATING TO THE PROPOSED HOUSING TYPES, STREET LOCATIONS AND REQUIRED INFRASTRUCTURE AND THEIR INTENDED LOCATION WITHIN THE SITE.
- (2) A PRELIMINARY GRADING PLAN SHALL BE DEVELOPED TO IDENTIFY THE LIMITS OF DISTURBANCE FOR ALL MUNICIPAL SITE IMPROVEMENTS WITHIN THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT, DESCRIBING THE PROPOSED LOCATION THEREOF IN RELATION TO LAKES, PONDS, STREAMS, FLOODPLAINS, WETLANDS, TREE MASSES AND HERETOFORE DESIGN COMPONENTS SHALL BE IMPLEMENTED TO MINIMIZE EXTENSIVE EARTHWORKING, UTILIZING TYPICAL PLANNING AND ENGINEERING PRACTICES.
- (3) THE APPLICANT SHALL GIVE SPECIATED MUNICIPAL AGREEMENTS TO THE MULTIFAMILY DEVELOPMENT. THE USE OF LIGHTING, WATER AND/OR LANDSCAPING PRODUCTS IN CONJUNCTION WITH A BOULEVARD STREET DESIGN SHALL BE PROVIDED AND CONSIDERED AS A PROMINENT FEATURE OF THE DEVELOPMENT. A BOULEVARD ENTRANCE SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE BOARD OF COMMISSIONERS AS PART OF THE CONDITIONAL USE APPLICATION.
- (4) A LANDSCAPING PLAN SHALL BE SUBMITTED TO CALN TOWNSHIP FOR CONSIDERATION AS PART OF THE CONDITIONAL USE APPLICATION, UNLESS OTHERWISE PERMITTED BY THE BOARD OF COMMISSIONERS AS PART OF THE CONDITIONAL USE APPLICATION. THE APPLICANT SHALL PROVIDE THREE NEW TREES PER TOWNHOUSE UNIT. THE TREES SHOULD BE A MINIMUM HEIGHT OF THREE INCHES IN CALIPER AND SHALL BE PLANTED EITHER AS STREET TREES, AS PART OF THE BUFFER YARD OR WITHIN THE AREAS DESIGNATED AS COMMON OPEN SPACE.
- (5) THE MULTIFAMILY DEVELOPMENT SHALL PROVIDE A TWENTY-FIVE-FOOT-WIDE BUFFER YARD AND PLANTING SCREEN ALONG THE PROPERTY LINES AT THE PERIMETER OF THE DEVELOPMENT. THE BUFFER YARD AND PLANTING SCREEN SHALL BE SUBJECT TO THE REASONABLE APPROVAL OF THE BOARD OF COMMISSIONERS. THE USE OF EXISTING MATURE TREES (SIX INCHES IN CALIPER, AS MEASURED FOUR FEET FROM THE GROUND) IS ENCOURAGED AND MAY BE UTILIZED AS PART OF THE REQUIRED BUFFER YARD.
- (6) TOWNHOUSE UNITS SHALL BE CONSTRUCTED UTILIZING MANGROVES, GABLES AND/OR HIP ROOFS AS PART OF THE ARCHITECTURAL DESIGN. THE FRONT BUILDING LINES OR FACADE OF ANY TWO ADJOINING TOWNHOUSE UNITS SHALL BE STAGGERED OR OFFSET SO THAT EACH TOWNHOUSE UNIT WILL HAVE A MINIMUM HORIZONTAL SEPARATION (FRONT TO BACK AT FULL HEIGHT) OF TWO FEET.
- (7) THE COMMON OFF-STREET PARKING AREAS AND ACCESS DRIVES SHALL BE DESIGNED CONSIDERING THE PROVISIONS OF ARTICLE X OF THIS CHAPTER AS WELL AS THE FOLLOWING REQUIREMENTS:
 - (A) THE PARKING AREAS SHALL NOT BE DESIGNED OR LOCATED TO REQUIRE CARS TO BACK INTO STREETS IN ORDER TO LEAVE THE PARKING AREAS. ALL REAR-TO-ROAD PARKING LOTS SHALL BE CONSTRUCTED AS COMMERCIAL OR INDUSTRIAL CAR SAFELY MANEUVER.
 - (B) COMMON PARKING AREAS AND ACCESS DRIVES SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ALL STRUCTURES AND FROM THE EXTERIOR LOT LINES OF THE DEVELOPMENT. COMMON PARKING AREAS SHALL BE A MINIMUM OF 20 FEET FROM ALL STREET RIGHTS-OF-WAY AND EXTERIOR LOT LINES OF THE DEVELOPMENT.
 - (C) THE ENTRANCE AND EXITS TO PARKING AREAS SHALL HAVE A MINIMUM WIDTH OF 12 FEET FOR EACH LAKE OF TRAFFIC ENTERING OR LEAVING THE AREAS.
 - (D) PARKING AREAS SHALL BE DESIGNED TO PREVENT THROUGH TRAFFIC TO OTHER PARKING AREAS. NO MORE THAN 60 OFF-STREET PARKING SPACES SHALL BE ACCOMMODATED IN ANY ONE PARKING AREA. ALL COMMON PARKING AREAS SHALL BE SUFFICIENTLY SCREENED AND LANDSCAPED IN ACCORDANCE WITH THE STANDARDS SPECIFIED UNDER § 155-119 OF THIS CODE.
 - (E) ENTRANCES TO AND EXITS FROM COMMON PARKING AREAS SHALL BE LOCATED A MINIMUM OF 150 FEET FROM THE POINT OF INTERSECTION OF THE NEAREST STREET CURB LINES.
 - (F) EXTERIOR STORAGE AREAS FOR TRASH AND RUBBISH SHALL BE COMPLETELY SCREENED FROM VIEW ON THREE SIDES BY FENCING AND LANDSCAPING. ALL TRASH AND RUBBISH SHALL BE CONTAINED IN VERMIN-PROOF CONTAINERS.

E. THE DESIGN OF THE LAND OR WATER AREAS DESIGNATED AS COMMON OPEN SPACE SHALL COMPLY WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:

- (1) A MINIMUM OF 50% OF THE GROSS AREA OF THE DEVELOPMENT TRACT SHALL BE SET ASIDE AS COMMON OPEN SPACE.
- (2) NO MORE THAN 50% OF THE COMMON OPEN SPACE SHALL BE LOCATED ON LANDS WITHIN AREAS THAT ARE LOCATED WITHIN THE ONE-HUNDRED-YEAR FLOODPLAIN. AREAS DESIGNATED AS COMMON OPEN SPACE SHALL BE LOCATED ON LANDS WITH A SLOPE OF 20% OR GREATER.
- (3) NO MORE THAN 50% OF THE COMMON OPEN SPACE SHALL INCLUDE LAND AREAS THAT ARE BURDENED BY OR ARE PROPOSED TO CONTAIN UTILITIES EASEMENTS AND/OR STORMWATER MANAGEMENT FACILITIES, AS FURTHER DESCRIBED UNDER CALN TOWNSHIP CODE.
- (4) THE COMMON OPEN SPACE SHALL BE PLANNED AND LOCATED AS A CONTIGUOUS ACCESSIBLE AREA WITHIN THE DEVELOPMENT. EXISTING AND/OR PROPOSED ROADS MAY BISSECT THE AREAS DESIGNATED AS COMMON OPEN SPACE, PROVIDED A GROSSWALK AT GRADE IS SAFELY DESIGNED TO LINK THE COMMON OPEN SPACE AREAS. PLANNED LINKAGES TO OTHER COMMON OPEN SPACE AREAS WITHIN OTHER ADJACENT RESIDENTIAL DEVELOPMENTS SHALL BE CONSIDERED BY THE APPLICANT AS PART OF THE CONDITIONAL USE APPLICATION.
- (5) SIGNIFICANT NATURAL FEATURES SHALL BE INCORPORATED INTO THE OVERALL SCHEMATIC OF THE DESIGN AS COMMON OPEN SPACE AREAS WHENEVER POSSIBLE.
- (6) A SYSTEM FOR PEDESTRIAN CIRCULATION THROUGHOUT THE DEVELOPMENT SHALL BE PROVIDED BY UTILIZING SIDEWALKS AND TRAILS.
- (7) THE TOTAL LAND AREA DESIGNATED TO COMPLY WITH THE MINIMUM OPEN SPACE REQUIREMENTS SHALL BE COVERED BY AREAS NOT LESS THAN 50 FEET IN WIDTH AND SHALL NOT CONTAIN LESS THAN ONE CONTIGUOUS ACRE OF LAND. IN ADDITION, THERE SHALL BE AT LEAST ONE DESIGNATED COMMON AREA THAT IS CONTIGUOUS WITHIN THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT CONTAINING NO LESS THAN 25% OF THE REQUIRED OPEN SPACE.
- (8) FOR ALL COMMON OPEN SPACES, SATISFACTORY WRITTEN AGREEMENTS APPROVED BY THE BOARD OF COMMISSIONERS SHALL BE EXECUTED AS A DECLARATION OF EASEMENTS AND RESTRICTIONS IN FAVOR OF THE PRESERVATION OF THE COMMON OPEN SPACES AND SHALL BE RECORDED WITH THE FINAL PLAN.
- (9) THE APPLICANT SHALL MAKE ARRANGEMENTS, PROVISIONS AND/OR AGREEMENTS TO INSURE THAT THE COMMON OPEN SPACE SHALL CONTINUE TO BE ADEQUATELY MANAGED AND MAINTAINED. THE APPLICANT SHALL HAVE THE FOLLOWING OPTIONS FOR OWNERSHIP, MANAGEMENT AND MAINTENANCE OF THE COMMON OPEN SPACE:
 - (a) DEDICATE THE LAND ENCOMPASSING THE COMMON OPEN SPACE TO A HOMEOWNERS' ASSOCIATION WHICH IS COMPRISED OF ALL THE RESIDENTS OF THE DEVELOPMENT; OR
 - (b) DEDICATE THE LAND ENCOMPASSING THE COMMON OPEN SPACE TO CALN TOWNSHIP, WHO SHALL HAVE THE OPTION TO ACCEPT OR REFUSE THE LAND OFFERED FOR DEDICATION.
- (10) THE PROVISIONS SPECIFIED HEREIN FOR COMMON OPEN SPACE DO NOT RELIEVE THE APPLICANT OF OTHER REQUIREMENTS FOR OPEN SPACE AND RECREATION, AS SPECIFIED WITH THE CALN TOWNSHIP CODE, WITH WHICH THE APPLICANT SHALL COMPLY.

F. IN ADDITION TO THE TOWNHOUSE UNITS, THE PROPOSED MULTIFAMILY DEVELOPMENT MAY CONTAIN THE FOLLOWING NONRESIDENTIAL USES, PROVIDED THEY ARE CONSIDERED AS PART OF THE CONDITIONAL USE APPLICATION:

- (1) OFFICE SPACE CONSISTING OF NO MORE THAN 5,000 SQUARE FEET AND UTILIZED FOR THE PURPOSES OF CONDUCTING CUSTOMARY BUSINESS, SALES, MEETINGS AND/OR MAINTENANCE WHICH ARE DIRECTLY ASSOCIATED WITH THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT AND WHICH ARE OWNED AND OPERATED BY THE DEVELOPER OR HOMEOWNERS' ASSOCIATION.
- (2) INDOOR RECREATION AND/OR COMMUNITY CENTER CONSISTING OF NO MORE THAN 10,000 SQUARE FEET AND UTILIZED EXCLUSIVELY BY THE RESIDENTS OF THE MULTIFAMILY TOWNHOUSE UNIT DEVELOPMENT.
- (3) ACTIVE AND PASSIVE RECREATION USES CONDUCTED ON THE AREAS DESIGNATED AS COMMON OPEN SPACE.

VARIANCES PREVIOUSLY GRANTED

AND NOW, this 5 day of September, 2019, confirming the August 1, 2019 oral decision of the Caln Township Zoning Hearing Board, the application of CJD Group, LLC for the property located at 15 Fox Avenue, being Tax Parcel No. 39-3M-19.1, the following variances are GRANTED:

1. From Section 155-54.B(1) to permit proposed townhouses to be developed on the 1.1 acre Property rather than the required 25 acres.
2. From Section 155-54.C(3)(b) to permit a building separation of 45 feet rather than the required 50 feet.
3. From Section 155-54.C(4) to permit a minimum setback of 25 feet from the property lines rather than the required 50 feet.
4. From Section 155-54.E(7) to permit a minimum open space of 25 feet wide and 0.572 contiguous acres.

And the following variances are DENIED:

1. From Section 155-54.B(4) to permit the density of the proposed units to be 13.4 units per acre instead of 4 units per acre.
2. From Section 155-54.C(1) to permit the width of the proposed units to be 16 feet instead of 24 feet.

BY ORDER OF THE ZONING HEARING BOARD

Charles Coxon
 Charles Coxon, Chairman
 Jason Reed
 Mike Noble

ZONING RELIEF REQUESTED/VARIANCES REQUESTED

ORDINANCE SECTION:	REQUIREMENT:	REQUEST:
§ 155-54.B(4)	MAXIMUM PERMITTED DENSITY OF 4.0 UNITS/ACRE	TO ALLOW A DENSITY OF 8.9 UNITS/ACRE.
§ 155-54.C(1)	MINIMUM WIDTH OF TOWNHOUSE UNIT OF 24 FT.	TO ALLOW A MINIMUM WIDTH OF TOWNHOUSE UNITS OF 22 FEET.
§ 155-54.C(7) & § 155-139.B	PARKING SPACES SHALL HAVE A MINIMUM AREA OF 200 SF AND BE 10 FEET WIDE BY 20 FEET LONG.	TO ALLOW 8.5' WIDE BY 20' LONG PRIVATE DRIVEWAY PARKING STALLS AND 4' WIDE BY 20' LONG PARKING STALLS ALONG FOX AVENUE AS SHOWN.
§ 155-54.D(7)(A) & § 155-139.K	PARKING AREAS SHALL NOT BE DESIGNED OR LOCATED TO REQUIRE CARS TO BACK INTO STREETS IN ORDER TO LEAVE THE PARKING AREAS.	TO ALLOW THE THREE (3) PARKING STALLS ALONG FOX AVENUE AS SHOWN.
§ 155-54.D(7)(B) & § 155-139.D & § 155-139.P	COMMON PARKING AREAS AND ACCESS DRIVES SHALL BE LOCATED A MINIMUM OF 20 FEET FROM ALL STRUCTURES AND FROM THE EXTERIOR LOT LINES OF THE DEVELOPMENT. COMMON PARKING AREAS SHALL BE A MINIMUM OF 20 FEET FROM ALL STREET RIGHTS-OF-WAY AND EXTERIOR LOT LINES OF THE DEVELOPMENT.	TO ALLOW THE THREE (3) PARKING STALLS ALONG FOX AVENUE TO BE LOCATED APPROXIMATELY 115 FEET FROM THE INTERSECTION OF THE NEAREST STREET CURB LINES.
§ 155-54.D(7)(E)	ENTRANCES TO AND EXITS FROM COMMON PARKING AREAS SHALL BE LOCATED A MINIMUM OF 150 FEET FROM THE POINT OF INTERSECTION OF THE NEAREST STREET CURB LINES.	TO ALLOW THE THREE (3) PARKING STALLS ALONG FOX AVENUE TO BE LOCATED APPROXIMATELY 115 FEET FROM THE INTERSECTION OF THE NEAREST STREET CURB LINES.
§ 155-54.E(7)	THE TOTAL LAND AREA DESIGNATED TO COMPLY WITH THE MINIMUM OPEN SPACE REQUIREMENTS SHALL BE COVERED BY AREAS NOT LESS THAN 50 FEET IN WIDTH AND SHALL NOT CONTAIN LESS THAN ONE CONTIGUOUS ACRE OF LAND.	TO ALLOW A MINIMUM OPEN SPACE WIDTH OF 20 FEET AND 0.60 CONTIGUOUS ACRES.

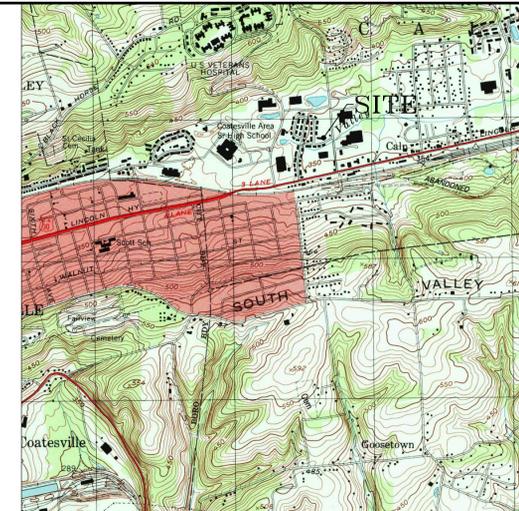
PARKING TABULATION

REQUIRED PARKING	PROPOSED MULTI-FAMILY BUILDING	PROPOSED IMPERVIOUS COVERAGE:
	SINGLE FAMILY DETACHED DWELLING	BUILDING COVERAGE = 4,533 SF (11.2%)
	2.5 SPACES PER DWELLING UNIT	OTHER COVERAGE = 5,207 SF (12.8%)
		TOTAL EXISTING = 9,740 SF (24.0%)
		PROPOSED IMPERVIOUS COVERAGE:
		BUILDING COVERAGE = 7,920 SF (16.3%)
		OTHER COVERAGE = 7,988 SF (16.4%)
		TOTAL PROPOSED = 15,908 SF (32.6%)

NRCS SOILS IDENTIFICATION TABLE

SYMBOL DESCRIPTION:	HYDROLOGIC GROUP	FARMLAND CAPABILITY	LAND CAPABILITY	SEASONAL HIGH DEPTH TO WATER DEPTH	SUITABILITY FOR DRAINAGE WITHOUT BASEMENTS	SUITABILITY FOR SUBSURFACE WATER MANAGEMENT
Ugbr URBAN LANDS-IMPROVEMENTS, LIMESTONE COMPLEX, TO 8 PERCENT SLOPES	C/D	NOT PRIME	8s	6 - 24 INCHES 10'-99'	NOT RATED	NOT RATED

NOTE: THE ENTIRE SITE IS UNDERLAIN WITH THE ABOVE DESCRIBED SOIL TYPE.



USGS LOCATION MAP SCALE: 1" = 2,000'
 CALN TOWNSHIP - CHESTER COUNTY - PENNSYLVANIA
 QUADRANGLE: COATESVILLE

PROJECT GENERAL NOTES:

- OWNER/APPLICANT: CJD GROUP, LLC, 275 HESS BOULEVARD, LANCASTER, PA 17601, DEED BOOK 9082, PAGE 2138
- TOTAL TRACT AREA: 48,794.5 SF / 1.120 ACRES (GROSS) - INCLUDES EXISTING SEWER EASEMENT TO BE EXTINGUISHED = 1,627.5 SF, 40,599.5 SF / 0.931 ACRES NET OF WIDENED RIGHT-OF-WAYS
- BOUNDARY & PLANIMETRIC FEATURES TAKEN FROM COMMONWEALTH ENGINEERS, INC. SURVEY PLAN TITLED "BOUNDARY AND TOPOGRAPHY PLAN FOR CJD GROUP," PLAN HAVING A PROJECT NUMBER OF 201553 AND IS DATED 01-28-16 WITH NO REVISIONS.
- FLOODPLAIN SHOWN AS PER THE FEDERAL EMERGENCY PLAN AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 195 OF 380, COMMUNITY MAP NO.4202C0195G, LAST REVISED SEPTEMBER 29, 2017.
- SOIL INFORMATION SHOWN HEREON PLOTTED FROM WEB SOIL SURVEY BY THE UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCE CONSERVATION SERVICE (NRCS).
- IRON PINS SHOWN AS THIS "O" SHALL BE PLACED WHERE INDICATED. IRON PINS SHOWN AS THIS "X" HAVE BEEN FOUND WHERE INDICATED.
- THE DEVELOPER SHALL CONFORM TO OR CAUSE CONFORMANCE WITH ALL OF THE APPLICABLE REQUIREMENTS OF THIS PLAN AND OF THE CALN TOWNSHIP ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS WELL AS OTHER APPLICABLE LOCAL, STATE & FEDERAL LAWS, STATUTES, REGULATIONS & ORDINANCES.
- THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 199 OF 2004 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID AGENCIES.
- THE APPLICANT SHALL OBTAIN A LETTER OF MAP AMENDMENT (LOMA) FROM FEMA PRIOR TO FINAL APPROVAL TO PERMIT GRADING WITHIN THE FLOODPLAIN ZONE 'X'.

JM ENGINEERING, LLC
 PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES
 55 COUNTRY CLUB DRIVE, SUITE 201 - DOWNTOWN, PA 19335
 VOICE: (484) 880-7442 - FAX: (610) 594-8668
 EMAIL: ADMIN@JMEENGINEERING.COM
 WEBSITE: WWW.JMEENGINEERING.COM

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL ENGINEER
 DAVID EDWARD RENTSCHLER
 No. 059954
 David E. Rentschler
 DAVID E. RENTSCHLER
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE059954

UTILITY USERS LIST

USERS	RESPONSES
CALN TOWNSHIP	CONFLICT-LINES NEARBY
COMCAST CABLE	CLEAR-NO FACILITIES
PECO ENERGY	CONFLICT-LINES NEARBY
PA AMERICAN WATER	PLAN SET
VERIZON PA	CONFLICT-LINES NEARBY

CALL BEFORE YOU DIG!
 PENNSYLVANIA UNIFORM MESSAGE TO CONSUMERS: NOTIFY UNDERGROUND UTILITY USERS AT LEAST 3 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE LOCAL OFFICE OF THE PENNSYLVANIA DEPARTMENT OF REVENUE (PDR) HAS DEVELOPED A SERVICE TO ASSIST YOU IN NOTIFYING UNDERGROUND UTILITY USERS. THE PDR WILL PROVIDE YOU WITH A LIST OF ALL UNDERGROUND UTILITY USERS IN YOUR AREA. YOU WILL BE RESPONSIBLE FOR NOTIFYING EACH UTILITY USER OF YOUR PLANNED CONSTRUCTION. THE PDR WILL NOT BE RESPONSIBLE FOR NOTIFYING UTILITY USERS. FOR MORE INFORMATION, VISIT WWW.CALLBEFOREYODIG.PA.GOV OR CALL 1-800-242-1776. PDRS SERIAL NUMBER: 20191001976

PLAN REVISIONS

REV. DATE	DESCRIPTION OF CHANGES
1 01/16/20	REVISED PER ZONING HEARING BOARD

ZONING HEARING BOARD PLAN FOR 15 FOX AVENUE DEVELOPMENT

LOCATION: 15 FOX AVENUE, CALN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
 PARCELS: TAX PARCEL NUMBER: 39-3M-19.1
 CLIENT: CJD GROUP, LLC, 275 HESS BOULEVARD, LANCASTER, PA 17601

PROJECT No.: 1279
 SURVEY REF.: CEI #201553
 DRAWN BY: J.R.
 CHECKED BY: D.E.R.
 PLAN DATE: NOVEMBER 26, 2019
 PLAN SCALE: 1" = 30'

ZHB EXHIBIT PLAN
 SHEET NUMBER: 1 OF 1
 Plot Date: Thu, Jan. 16, 2020