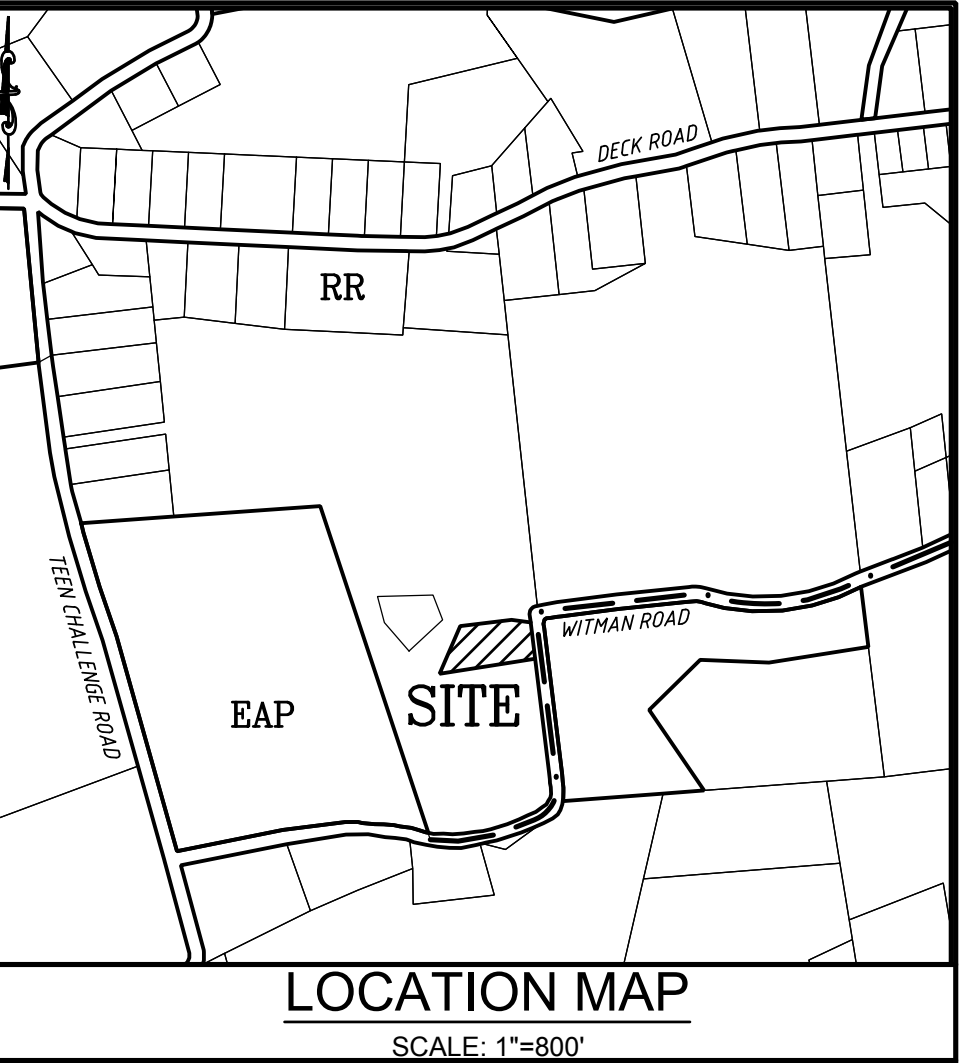




RECORD OWNER AND DEVELOPER: TW CONSTRUCTION LLC
31 WITMAN ROAD
WOMELSDORF, PA 19567

INSTRUMENT NUMBER: 2016 022868
TAX MAP: 4329-00-08-5546
PLAN BOOK VOLUME: 2009 35775, LOT 1 (ROSSINI FARM III SUBDIVISION FINAL PLAN
SOURCE OF TITLE: BEING A PART OF THE SAME PREMISES WHICH BURNELL M. ROSSINI AND
CATHERINE E. ROSSINI, HIS WIFE, BY DEED DATED JUNE 20, 2016 AN RECORDED IN THE
OFFICE FOR THE RECORDER OF DEEDS, IN INSTRUMENT NUMBER 2016 022868, BERKS COUNTY
RECORDS, GRANTED AND CONVEYED UNTO T.W. CONSTRUCTION, LLC.
TOTAL TRACT AREA: 2.155 ACRES

ZONING: RURAL RESIDENTIAL
ZONING REQUIREMENTS (WITH ON-LOT SEWAGE)

<u>REQUIRED</u>	
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	180 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	25 FEET
WITH ABUTTING STREET:	40 FEET
MINIMUM REAR YARD:	50 FEET
MAXIMUM LAND COVERAGE BY BUILDINGS:	10 PERCENT
MAXIMUM BUILDING HEIGHT:	35 FEET

PARKING SPACES: 10' x 20' (MIN. 200 SQ.FT.)

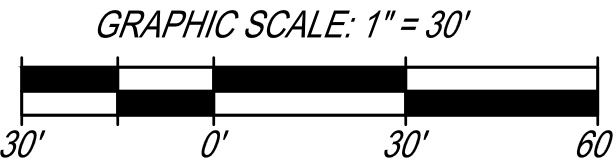
USE: BARN
PRO

THOMAS A. & SYLVIA H. WISE
INSTR. #2012 003505
PBV 2009 35775, RES. A
TAX MAP 4319-00-99-9321

$$\begin{array}{r} R=75.00' \\ D=7^{\circ}18'15'' \\ \hline T=25.88' \\ CH.BRG.=S11^{\circ}22'15''W \\ CH=9.55' \\ ARC=9.56' \end{array}$$

$R=325.00'$
 $D=9^{\circ}06'26''$
 $T=25.88'$
 $CH.BRG.=S03^{\circ}09'55''W$
 $CH=51.60'$
 $ARC=51.66'$

CLEAR SIGHT EASEMENT FOR LOT 1.
NO TREES OR BUSHES ARE
ALLOWED
TO BE PLANTED. THIS AREA MUST
REMAIN IN LAWN.



		SEAL
NO.	DATE	REVISION

REVISIONS

CONSULTANT



STACKHOUSE BENSINGER INC.

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
MUNICIPAL CONSULTING
SURVEYING

330 REVERE BOULEVARD
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PROJECT INFORMATION

CLIENT:
T W Construction, LLC
31 Whitman Road, Womelsdorf, PA 19567

PROJECT: **Zoning Exhibit**
Tulpehocken Township, Berks County, PA

LAYOUT PLAN

PLAN STATUS: **ZONING EXHIBIT**

ISSUE DATE: **8-21-2017**

PROPERTY P.I.N. **4329-00-08-5546**

FILE NAME:

DRAWN BY:

KKS

CHECKED BY:
SUB:

SHB
DRAWING SC.

$$1''=3$$

PROJECT NUMBER
2017-018

PLAN NO.:

C-1.1
SHEET 1 OF 1