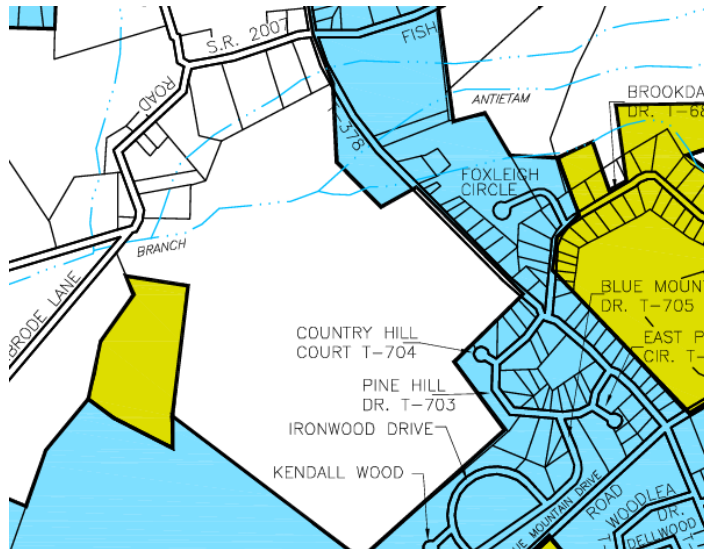
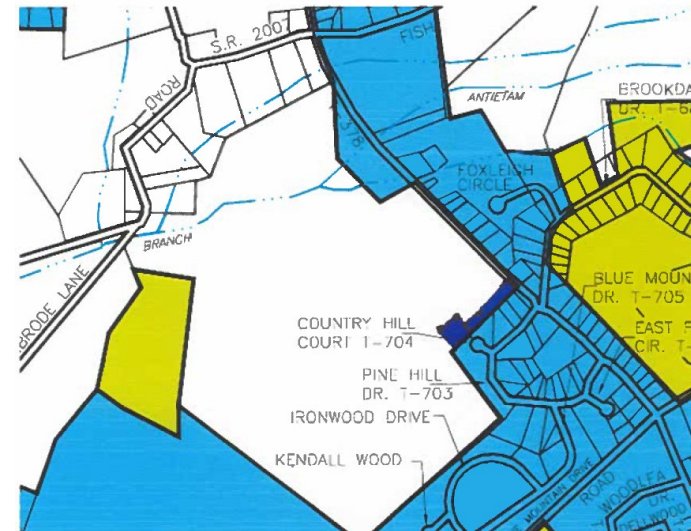


Current vs. Proposed Zoning – RZ-240003

“EXHIBIT A”

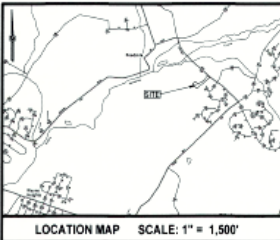


Current Zoning



Proposed Zoning

**Note: R-1 is coded as blue, R-2 is Gold, and Agricultural is White*



LINE LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- CENTER LINE ON ROAD
- FENCE LINE
- CONTOUR LINES
- SILT FENCE
- LIMIT OF DISTURBANCE
- SANITARY SEWER LINE
- EASEMENT LINE
- WATER LINE
- TREE LINE

POINT LEGEND

- ⊙ = STORM SEWER CLEAN OUT
- ⊕ = MANHOLE
- ⊖ = REBAR FD
- ⊙ = POINT
- ⊖ = MAG NAIL SET
- ⊖ = REBAR & CAP SET
- ⊖ = IRON PIPE FD
- ⊖ = NAIL SET OVER MAGNETIC LOCATION FD

LOT AREA CHART

LOT 1 (RESIDUE)		LOT 2	
PRE LOT ADDITION	186.96 ACRES (GROSS TAX OFFICE)	LOT 2	1.3885 ACRES (GROSS)
LOT 2	1.3885 ACRES	FRANKLIN ROAD NW	0.8319 ACRES
POST LOT ADDITION	185.50 ACRES +/-	BASE LOT AREA	0.8974 ACRES (NET)
GROSS LOT AREA	185.50 ACRES +/-		35,378 SQ FT
NOT SURVEYED BY DENNIS E. KAUFFMAN SURVEYING			

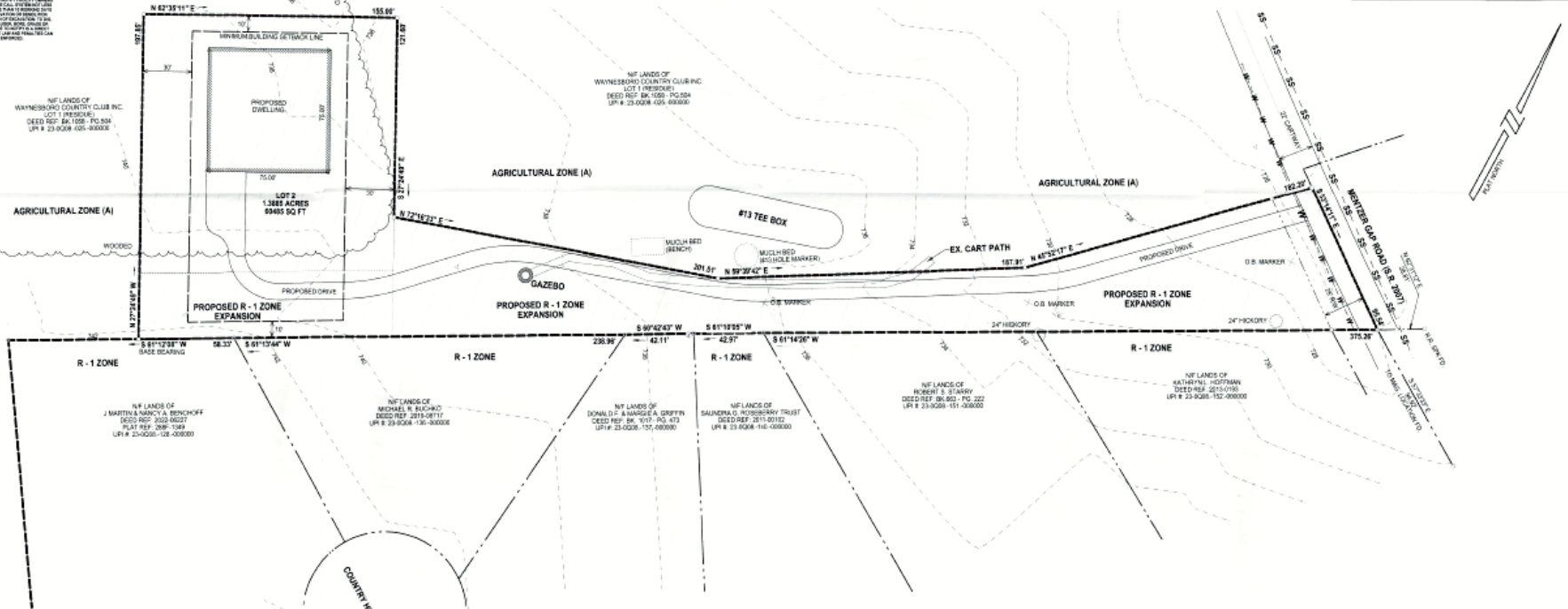
NOTES:

- DEED REF: LOT 1 AND LOT 2 ARE ALL OF FRANKLIN COUNTY DEED BOOK 1086 PAGE 804
- THE PURPOSE OF THIS DRAWING IS FOR THE PROPOSED REZONING OF LOT 2 (SHADED AREA) FROM AGRICULTURAL TO R-1 ZONE
- PROPOSED LOT 2 HAS ACCESS TO PUBLIC UTILITIES IN REYNOLDS GAP ROAD, SEWER, WATER, WAYSIDE BOROUGHS AUTHORITY
- IF THE REZONING REQUEST IS GRANTED, A SURVEYOR PLAN WILL BE SUBMITTED FOR TOWNSHIP APPROVAL. SUCH PLAN WILL CONTAIN MORE DETAILED INFORMATION (E.G. UTILITIES, NOTES, ETC.) AS REQUIRED FOR A SUBDIVISION PLAN.

COUNTY PLANNING
TOWNSHIP PLANNING
TOWNSHIP SUPERVISORS



ITS THE LAW IN PENNSYLVANIA TO REPORT ANY UNDISCOVERED UTILITIES TO THE APPROPRIATE AGENCY BEFORE YOU DIG. CALL 811 TO REPORT ANY UNDISCOVERED UTILITIES TO THE APPROPRIATE AGENCY BEFORE YOU DIG.



UPI #: 23-0Q08-.025-000000

OWNER
WAYNESBORO COUNTRY CLUB INC.
11022 COUNTRY CLUB ROAD
WAYNESBORO, PA 17268



SURVEYOR'S CERTIFICATION

I, DENNIS E. KAUFFMAN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THAT THIS PLAN REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 04, 2024, THAT ALL THE MONUMENTS SHOWN HEREON ACTUALLY EXIST, THAT THE LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN, AND THAT THIS PLAN WAS PREPARED AT THE DISCRETION OF THE DEVELOPER OR THE KNOWLEDGE OF THE OWNER.

Signature: *Dennis E. Kauffman* DATE: 08/04/2024
EIGNATURE: DEN E. KAUFFMAN DATE

FINAL PLAT OF A PROPOSED LOT REZONING FOR WAYNESBORO COUNTRY CLUB INC.

SITUATE IN WASHINGTON TOWNSHIP FRANKLIN COUNTY, PENNSYLVANIA

DENNIS KAUFFMAN SURVEYING

16544 WYBART ROAD
WAYNESBORO, PENNSYLVANIA 17268-1659
PHONE & FAX: (717) 762-7764, EMAIL: DEN@DENKASURVEYING.COM
LICENSED IN PA & MD
WWW.DENKASURVEYING.COM

SHEET LOG

DATE	BY	REVISION	DATE