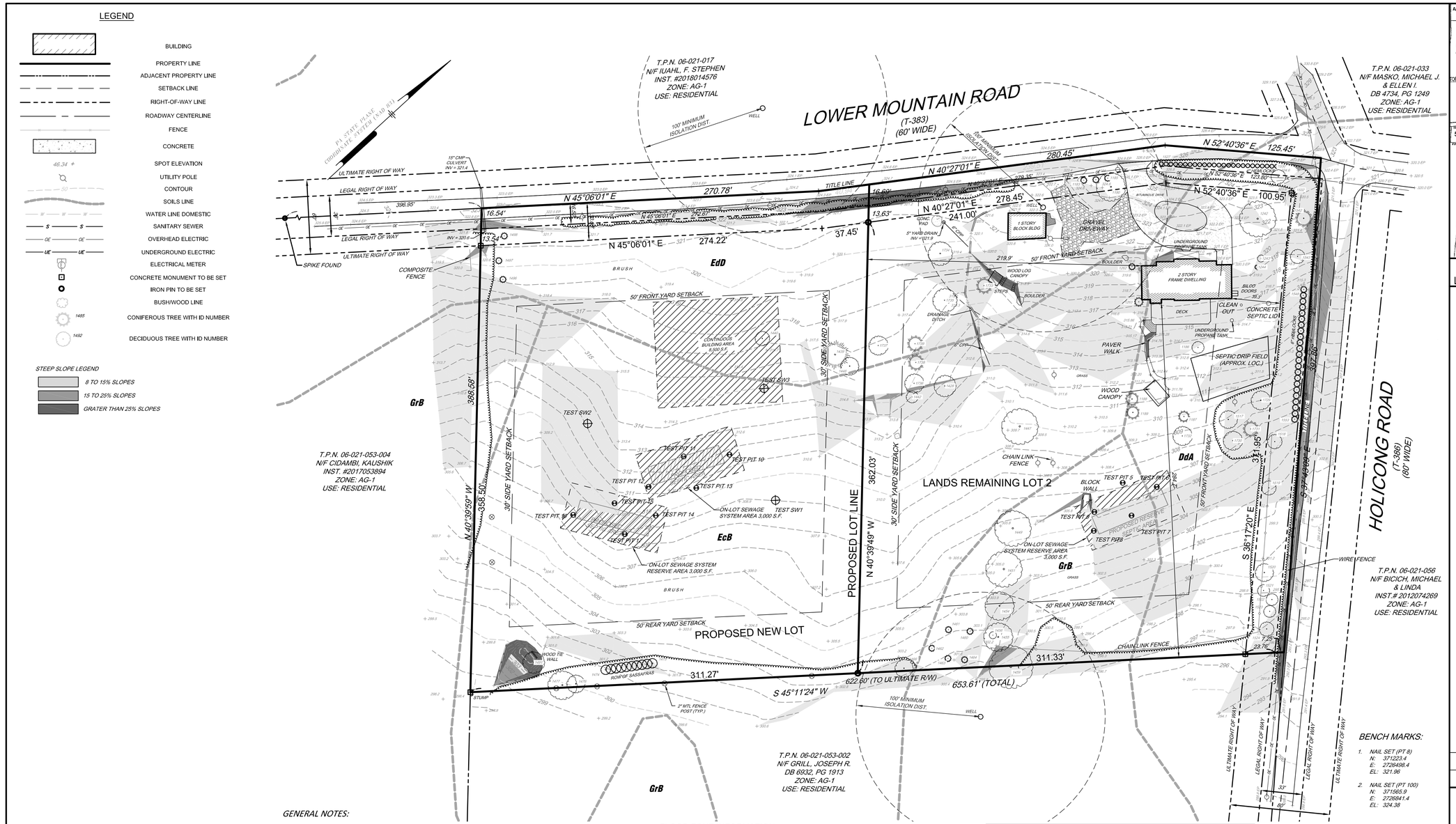

TAX MAP

LAT: 40°19'13.91"N SCALE:1"=800' LON: 75° 01'47.76"W

CLIENT/OWNER INFORMATION:

Thomas J. Walsh
5087 Lower Mountain Road
New Hope, PA 18938
Deed Book 4311 Page 2065
Shown as Lot 1 on Plan Book 112, Page 40

OWNERS ACKNOWLEDGEMENT

I, Thomas J. Walsh have laid out upon my lands situate in the Township of Buckingham, County of Bucks, Commonwealth of Pennsylvania, lots according to this plan which is intended to be recorded. Witness my hand and seal this _____ day of _____, 20___.

Owner (seal and print name)

COMMONWEALTH OF PENNSYLVANIA-COUNTY OF BUCKS

On the _____ day of _____, _____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared the within name _____who acknowledged this plan to be the official plan of property shown thereon, situated in the Buckingham Township, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

Notary Public My Commission Expires

BOARD OF SUPERVISORS' APPROVAL

This plan was approved by The Board of Supervisors of Buckingham Township, Bucks County, Pennsylvania, at a meeting held on the _____ day of _____, 20___.

TOWNSHIP ENGINEER APPROVAL

This plan was recommended for approval by Buckingham Township Engineer this _____ day of _____, 20___.

(Buckingham Township Engineer)

RECORDING CERTIFICATION-COUNTY OF BUCKS

This plan was recorded in the office for the Recording of Deeds, in and for the County of Bucks at Doylestown, Pennsylvania in Plan Book _____, Page _____ on _____, 20___.

BUCKS COUNTY PLANNING COMMISSION NOTATION

BCPC NO. _____

Processed and reviewed. report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____.

Bucks County Planning Commission

DATE	NO.	REVISIONS	BY

PROPERTY OF THOMAS J. WALSH

5087 LOWER MOUNTAIN ROAD

TAX PARCEL 06-021-053-001

TOWNSHIP OF BUCKINGHAM
COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA

MINOR SUBDIVISION PLAN

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN M. DURA LAND SURVEYOR NO. SU-031397

JOHN M. DURA, P.L.S.
PA LICENSE NO. SU031397

SAS Geospatial, LLC

SHAHEED A. SMITH GEOSPATIAL, LLC
1432 EASTON ROAD, SUITE 5F WARRINGTON, PA 18976
PHONE: 215-343-5989
INFO@SASGEOSPATIAL.COM WWW.SASGEOSPATIAL.COM

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DWG. BY	CHK'D BY	SCALE	DATE	SHEET	PROJ. NO.
JMD	SAS	1" = 40'	5/30/19	1 OF 5	JTW1501

BENCH MARKS:

1. NAIL SET (PT 8)
   N: 371223.4
   E: 2726498.4
   EL: 321.96
2. NAIL SET (PT 100)
   N: 371565.9
   E: 2726841.4
   EL: 324.38

SUBDIVISION & LAND DEVELOPMENT ORDINANCE:
ENACTED TO OCT. 14, 2009

ZONING ORDINANCE:
ENACTED TO JAN. 24, 2018

ZONING TABLE

ZONING DISTRICT:AG-1 AGRICULTURAL DISTRICT

	REQUIRED	EXISTING (NET)	LANDS REMAINING (NET)	PROPOSED NEW LOT (NET)
MIN. LOT AREA	1.8 ACRES	5.340 AC.	2.782 AC.	2.558 AC.
MIN. LOT WIDTH AT SETBACK	150 FT.	378.5 FT.	338.2 FT.	311.6 FT.
FRONT YARD SETBACK	50 FT.	39.3 FT.*	39.3 FT.*	50 FT.
SIDE YARD SETBACK (BOTH)	30 FT.	284.7 FT.	219.9 FT.	30 FT.
REAR YARD SETBACK	50 FT.	N/A	N/A	50 FT.
MAX IMPERVIOUS COVERAGE	15%	4.6%	7.7%	3.2%

* INDICATES AN EXISTING CONDITION
ZONING SOURCE: BUCKINGHAM TOWNSHIP MAP AND CODE

LAND AREA:
ENTIRE TRACT (GROSS): 262,550 S.F. OR 6.027 ACRES ±
AREA WITHIN RIGHT OF WAYS: 29,934 S.F. OR 0.687 ACRES ±
BASE SITE AREA (NET): 232,616 S.F. OR 5.340 ACRES ±

NET BUILDABLE SITE AREA:

BASE SITE AREA	5.340 ACRES
RESOURCE PROTECTED LAND	2.685 ACRES
NET BUILDABLE SITE AREA	2.645 ACRES

NUMBER OF DWELLING UNITS/LOTS PERMITTED:

BASE SITE AREA	5.34 ACRES
AREA PER DWELLING UNITS	1.8 ACRES
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED	2.97
	2 LOTS PERMITTED

PROPOSED NEW LOT:
ENTIRE TRACT (GROSS): 120,784 S.F. OR 2.773 ACRES ±
AREA WITHIN RIGHT OF WAYS: 9,351 S.F. OR 0.215 ACRES ±
BASE SITE AREA (NET): 111,335 S.F. OR 2.558 ACRES ±

LANDS REMAINING:
ENTIRE TRACT (GROSS): 141,766 S.F. OR 3.254 ACRES ±
AREA WITHIN RIGHT OF WAYS: 20,583 S.F. OR 0.472 ACRES ±
BASE SITE AREA (NET): 121,183 S.F. OR 2.782 ACRES ±

GENERAL NOTES:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED IN JUNE 2015 AND UPDATED TO FEBRUARY 2019.
2. THIS SITE IS CURRENTLY ZONED AG-1 AGRICULTURAL DISTRICT IN THE TOWNSHIP OF BUCKINGHAM. FOR COMPLETE ZONING INFORMATION PLEASE REFER TO THE ZONING CODE OF THE TOWNSHIP OF BUCKINGHAM AS CURRENTLY AMENDED.
3. VERTICAL INFORMATION AS SHOWN HEREON IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. HORIZONTAL INFORMATION IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE.
5. THIS PLAN WAS PREPARED IN ACCORDANCE WITH INSTRUCTIONS OF THE CLIENT.
6. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
7. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM AND ASSIGNED SERIAL NUMBER 20173330632 IN ACCORDANCE WITH PA ACT OF 1974 AS AMENDED BY ACT 121 OF 2008 (800-242-1776)
8. THIS SITE IS NOT LOCATED WITHIN 200' OF AREAS IDENTIFIED AS HAVING CARBONATE LIMESTONE GEOLOGY.
9. A WETLANDS INVESTIGATION FOR THIS SITE WAS PERFORMED BY NOVA CONSULTANTS, LTD. ON AUGUST 29, 2018. NO EVIDENCE OF ANY WETLANDS WERE FOUND.
10. AN APPLICATION FOR A WELL DRILLING PERMIT SHALL BE MADE PRIOR TO OR IN CONJUNCTION WITH THE FILING OF THE BUILDING PERMIT APPLICATION. THE DRILLING OF THE WELL AND A WELL UTILIZATION PERMIT MUST BE ISSUED, PRIOR TO THE BUILDING PERMIT BEING ISSUED.
11. THE PROPOSED FEATURES SHOWN ARE CONCEPTUAL ONLY AND MAY BE MODIFIED UPON BUILDING PERMIT APPLICATION.
12. THE AREA BETWEEN THE TITLE LINES AND THE ULTIMATE RIGHT OF WAY LINES OF ALL PUBLIC ROADS IS OFFERED FOR DEDICATION TO BUCKINGHAM TOWNSHIP.
13. NO ATTEMPT WAS MADE TO LOCATE THE UNDERGROUND UTILITIES WHICH MAY EXIST ON THIS PROPERTY. THIS PLAN DOES NOT CERTIFY TO THE LOCATION, BOTH HORIZONTAL AND VERTICAL OR ANY UNDERGROUND FEATURE OR STRUCTURE WHICH HAS NOT BEEN EXPOSED FOR DIRECT MEASUREMENT. LOCATIONS OF SUBSURFACE CONDITIONS SUCH AS UTILITIES, TANKS, DISPOSAL SYSTEMS, ETC ARE NOT REPRESENTED HEREON.
14. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
15. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
16. THE WORD "CERTIFY" AS USED IN ITS VARIOUS FORMS HEREON, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FLOOD ZONE INFORMATION:

BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 309 OF 532, COMMUNITY MAP NO. 42017C0309 J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLAN REFERENCES:

FINAL PLAN OF LANDS OF FLORENCE WENDIG, MADE BY SURVEYING SERVICES INC., IN DOYLESTOWN PA, PREPARED FOR FLORENCE WENDIG TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, PENNSYLVANIA DATED JULY 2, 1973 AND RECORDED AUGUST 14, 1973, IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 112 PAGE 40.

FINAL PLAN OF LANDS OF FLORENCE WENDIG, MADE BY SURVEYING SERVICES INC., IN DOYLESTOWN PA, PREPARED FOR FLORENCE WENDIG TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, PENNSYLVANIA DATED FEBRUARY 4, 1981 AND RECORDED APRIL 8, 1981, IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 206 PAGE 42.

PLAN OF PROPOSED SEWAGE SYSTEM MADE FOR JERRY WALSH - 1587 LOWER MOUNTAIN ROAD, PREPARED BY DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS, INC. DATED 7/30/07.

STATEMENT OF INTENT:

THE INTENT OF THE SUBDIVISION IS TO CREATE 2 CONFORMING LOTS. AT THIS TIME IT IS THE INTENT OF THE LAND OWNER TO FILE FOR SUBDIVISION APPROVAL ONLY WITHOUT ANY LAND DEVELOPMENT.

SOIL CLASSIFICATIONS:

- DdA (DOYLESTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES) (HYDRIC SOIL)
- EcB (EDGEMONT CHANNERY SANDY LOAM, 3 TO 8 PERCENT SLOPES) **
- EdD (EDGEMONT CHANNERY SANDY LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY)
- GrB (GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES)**

** INDICATES AREAS OF PRIME FARMLAND
ALL OTHER SOILS ARE NOT PRIME FARMLAND

SOURCE: WEB SOIL SURVEY (WEBSOILSURVEY.SC.EGOV.USDA.GOV)

BEFORE YOU DIG ANYWHERE

IN... PENNSYLVANIA

STOP! CALL 1-800-242-1776
(TOLL FREE)
PA LAW REQUIRES A TWO(2) DAYS NOTICE FOR CONSTRUCTION STAKES AND 10 WORKING DAYS NOTICE IN ILLINOIS STATE
PENNSYLVANIA ONE CALL SYSTEM, Inc.

ALL EXCAVATION, GRADING AND BLASTING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS

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