LEGEND

- BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT FOUND
- SETBACK LINE
- RIGHT-OF-WAY LINE
- FENCE
- CONCRETE
- 46.34 x — SPOT ELEVATION
- UTILITY POLE
- 50 — CONTOUR
- SOILS LINE
- W — WATER LINE DOMESTIC
- S — SANITARY SEWER
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- ELECTRICAL METER
- BUSH/WOOD LINE
- 1485 — CONIFEROUS TREE WITH ID NUMBER
- 1492 — DECIDUOUS TREE WITH ID NUMBER

STEEP SLOPE LEGEND

- 8 TO 15% SLOPES
- 15 TO 25% SLOPES
- GRATER THAN 25% SLOPES

TREE INVENTORY

TREE NUMBER	NORTHING	EASTING	SIZE	TYPE	STATUS
1183	371551.8	2726816.3	6"	SPRUCE	TO REMAIN
1184	371558.7	2726823.2	6"	SPRUCE	TO REMAIN
1185	371565.9	2726829.4	6"	SPRUCE	TO REMAIN
1186	371513.4	2726974.2	10"	MAPLE	TO REMAIN
1187	371464.7	2727002.9	10"	SPRUCE	TO REMAIN
1188	371447.2	2726962.6	12"	SPRUCE	TO REMAIN
1189	371439.6	2726970.3	12"	SPRUCE	TO REMAIN
1190	371562.5	2726836.0	24"	CHESTNUT	TO REMAIN
1242	371622.2	2726940.6	30"	MAPLE	TO REMAIN
1243	371600.3	2726984.0	6"	CHERRY	TO REMAIN
1244	371593.0	2726986.2	4"	PINE	TO REMAIN
1262	371526.2	2726891.5	6"	CEDAR	TO REMAIN
1263	371508.8	2726914.4	8"	CEDAR	TO REMAIN
1428	371354.6	2726844.0	18"	CHESTNUT	TO REMAIN
1439	371314.4	2726761.7	24"	SPRUCE	TO REMAIN
1440	371284.9	2726739.6	12"	CHERRY	REMOVE
1442	371330.5	2726830.4	10"	CHERRY	REMOVE
1446	371315.3	2726776.6	15"	CATALPA	REMOVE
1449	371306.1	2726960.9	30"	MULBERRY	TO REMAIN
1451	371276.9	2726977.5	30"	CHERRY	TO REMAIN
1454	371252.7	2726994.6	24"	MULBERRY	TO REMAIN
1455	371233.4	2727010.6	24"	CHERRY	TO REMAIN
1456	371231.6	2727036.5	6"	WALNUT	TO REMAIN
1459	371222.4	2727034.2	36"	MULBERRY	TO REMAIN
1460	371221.6	2726980.8	6"	SPRUCE	TO REMAIN
1461	371211.1	2726977.0	6"	SPRUCE	TO REMAIN
1462	371191.1	2726977.1	6"	SPRUCE	TO REMAIN
1463	371183.7	2726982.2	6"	SPRUCE	TO REMAIN
1464	371201.8	2727002.8	6"	SPRUCE	TO REMAIN
1466	371164.2	2726971.2	15"	CHERRY	TO REMAIN
1474	371003.1	2726794.2	6"	BEG. ROW OF SASSAFRAS	TO REMAIN
1475	371032.3	2726818.6	6"	END ROW OF SASSAFRAS	TO REMAIN
1476	370978.7	2726784.0	15"	CHERRY	TO REMAIN
1477	370970.7	2726776.6	24"	CHERRY	TO REMAIN
1491	370968.8	2726747.3	18"	CHERRY	TO REMAIN
1496	371180.8	2726523.2	6"	LARCH	TO REMAIN
1497	371189.8	2726510.7	6"	LARCH	TO REMAIN
1498	371207.5	2726503.7	6"	SPRUCE	TO REMAIN
1517	371486.7	2727031.0	15"	WALNUT	TO REMAIN
1518	371498.5	2727070.5	12"	WALNUT	TO REMAIN
1519	371467.7	2727091.8	12"	WALNUT	TO REMAIN
1520	371414.8	2727134.7	15"	WALNUT	TO REMAIN
1521	371403.7	2727143.8	10"	WALNUT	TO REMAIN
1522	371402.7	2727153.7	10"	WALNUT	TO REMAIN
1523	371394.5	2727158.7	10"	WALNUT	TO REMAIN
1524	371382.3	2727166.4	12"	WALNUT	TO REMAIN
1527	371603.2	2726853.7	6"	START HEMLOCK ROW	TO REMAIN
1530	371663.7	2726923.8	6"	END HEMLOCK ROW	TO REMAIN
1531	371658.4	2726930.4	12"	MAPLE	TO REMAIN
1532	371655.0	2726948.7	4"	SPRUCE	TO REMAIN
1542	371647.2	2726967.9	15"	CEDAR	TO REMAIN
1543	371621.2	2726984.7	12"	HOLLY	TO REMAIN
1548	371604.8	2727006.1	6"	START HEMLOCK ROW	TO REMAIN
1553	371522.5	2727070.5	6"	END HEMLOCK ROW	TO REMAIN
1729	371515.6	2727040.0	16"	APPLE	TO REMAIN
1730	371476.6	2727045.1	14"	CHESTNUT	TO REMAIN
1731	371493.2	2727049.5	14"	SPRUCE	TO REMAIN
1732	371452.4	2727012.5	14"	CHESTNUT	TO REMAIN
1733	371435.5	2726813.5	14"	PINE	TO REMAIN
1734	371431.0	2726770.0	24"	MAPLE	TO REMAIN
1735	371405.7	2726797.9	24"	ASH	TO REMAIN
1736	371339.7	2726824.4	12"	CATALPA	REMOVE
1737	371343.0	2726782.6	14"	MAPLE	REMOVE
1738	371353.1	2726814.1	12"	SPRUCE	REMOVE
1739	371363.8	2726803.6	12"	SPRUCE	REMOVE
2012	371122.9	2726546.6	10"	CHERRY	TO REMAIN
2013	371139.9	2726543.7	8"	WALNUT	TO REMAIN
2024	370939.0	2726920.1	10"	WALNUT	TO REMAIN
2041	370966.1	2726730.7	6"	WALNUT	TO REMAIN
2047	371606.9	2726878.8	4"	CHERRY	TO REMAIN
2048	371625.7	2726911.5	3"	CHERRY	TO REMAIN
2049	371589.8	2726901.9	3"	CHERRY	TO REMAIN
2054	370971.2	2726737.9	6"	CHERRY	TO REMAIN
2055	370961.4	2726746.7	6"	CHERRY	TO REMAIN
2056	371305.8	2727115.9	10"	WALNUT	TO REMAIN
2057	371313.8	2727114.5	4"	WALNUT	TO REMAIN
2058	371453.7	2727106.2	10"	WALNUT	TO REMAIN
2059	371514.1	2727078.6	12"	WALNUT	TO REMAIN
2060	371614.2	2726888.9	6"	SASSAFRAS	TO REMAIN
2061	371169.2	2726993.2	8"	SASSAFRAS	TO REMAIN
2062	371641.8	2726898.6	3"	CHERRY	TO REMAIN

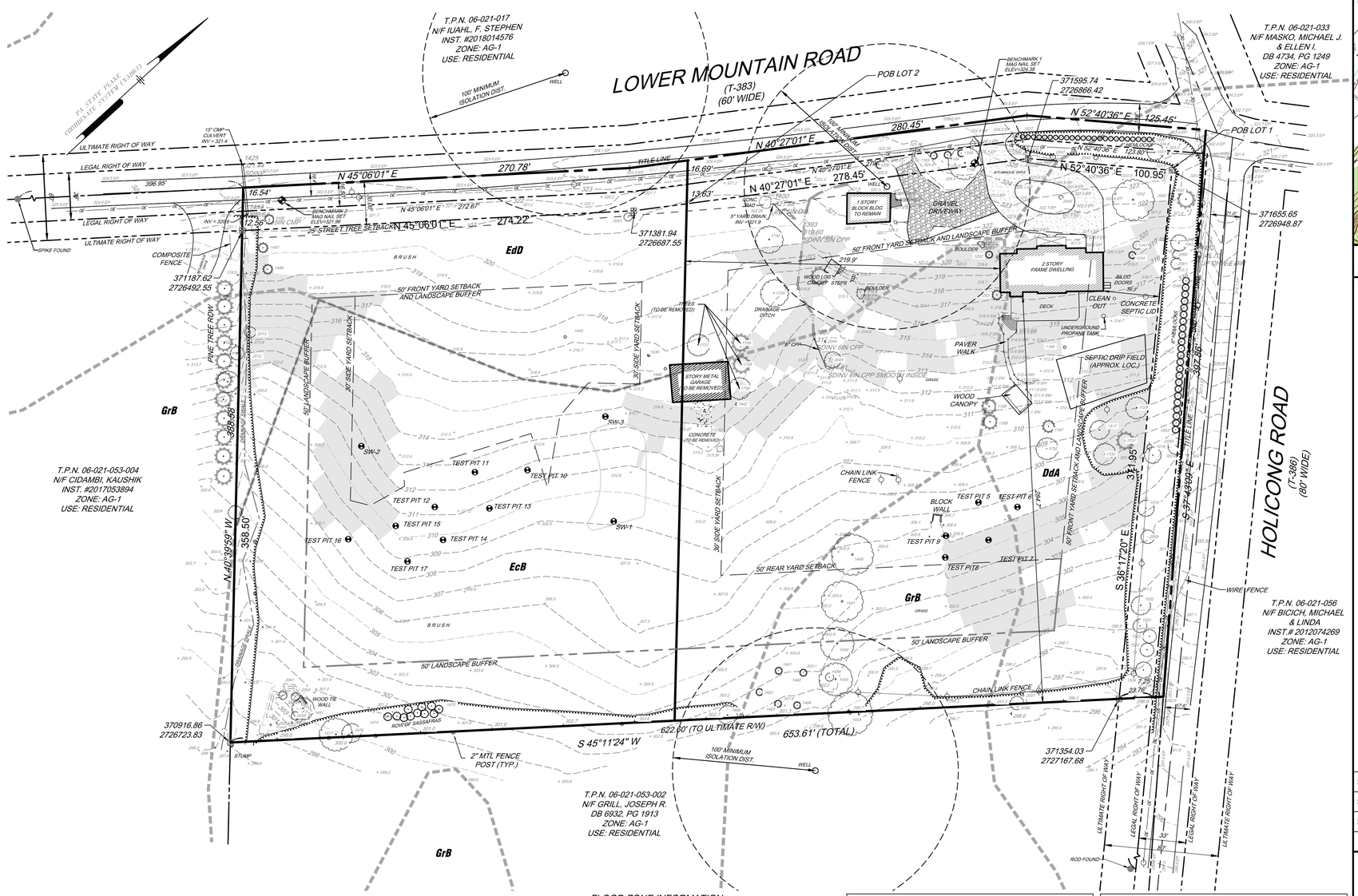
NATURAL RESOURCE RESTRICTIONS AND RESOURCE PROTECTION

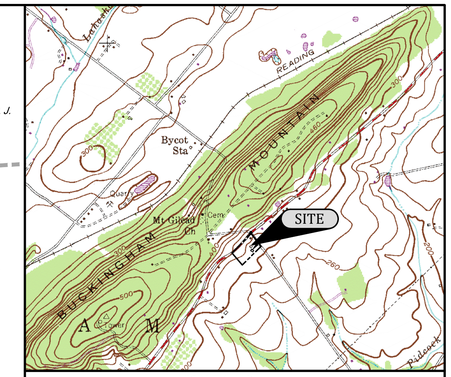
RESOURCE GROUP	NATURAL RESOURCE	% TO BE PROTECTED	TOTAL RESOURCE LAND (ACRES)	LOT 1 RESOURCE LAND (ACRES)	LOT 2 RESOURCE LAND (ACRES)	LOT 1 RESOURCE PROTECTION LAND (I X III)	LOT 2 RESOURCE PROTECTION LAND (II X III)
	I	II	III	III	III	IV	IV
HYDROLOGIC SURFACE FEATURES	FLOOD PLAIN	100%	0	0	0	0	0
	FLODPLAIN SOILS	100%	0	0	0	0	0
	WATERCOURSE OR STREAMS	100%.	0	0	0	0	0
	WATERS OF THE COMMONWEALTH	100%	0	0	0	0	0
	LAKES OR PONDS	100%	0	0	0	0	0
	WETLANDS	100%	0	0	0	0	0
	LAKE AND POND SHORELINE	100%	0	0	0	0	0
SLOPES	STEEP SLOPES (8-15%)	60%	1.218 ACRES	0.268 ACRES	0.950 ACRES	0.161 ACRES	0.570 ACRES
	STEEP SLOPES (15-25%)	70%	0.037 ACRES	0.037 ACRES	0	0.026 ACRES	0
	STEEP SLOPES (>25%)	85%	0.022 ACRES	0.022 ACRES	0	0.019 ACRES	0
AG SOILS	AGRICULTURAL SOILS, CLASS I, II, III AND IV IN AG-1 DISTRICT	50%	3.378 ACRES	1.812 ACRES	1.566 ACRES	0.906 ACRES	0.783 ACRES
PERIMETER VEGETATION	VEGETATION AT THE PERIMETER OF A TRACT	100%	0.230 ACRES	0.115 ACRES	0.115 ACRES	0.115 ACRES	0.115 ACRES
FOREST	FOREST *	80%	0	0	0	0	0
		TOTALS	4.885 ACRES	2.254 ACRES	2.631 ACRES	1.227 ACRES	1.468 ACRES

* EXCEPT WHERE OTHERWISE SPECIFIED IN THE TOWNSHIP ZONING ORDINANCE

SHEET LIST TABLE

PAGE	SHEET TITLE	ISSUED DATE	REVISED DATE
1	EXISTING FEATURES PLAN	5/30/2019	2/24/2023
2	SUBDIVISION PLAN	5/30/2019	2/24/2023
3	SITE ANALYSIS AND RESOURCE CONSERVATION PLAN	5/30/2019	2/24/2023
4	GRADING PLAN	5/30/2019	2/24/2023
5	LANDSCAPE PLAN	5/30/2019	2/24/2023
6	CONSTRUCTION DETAILS	5/30/2019	2/24/2023
7	EROSION AND SEDIMENTATION CONTROL PLAN	5/30/2019	2/24/2023
8	E&S NOTES AND DETAILS	5/30/2019	2/24/2023
9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	5/30/2019	2/24/2023
10	PCSM NOTES AND DETAILS	5/30/2019	2/24/2023





VICINITY MAP

LAT: 40°19'13.91"N N.T.S. 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

GENERAL NOTES:

1. A FIELD SURVEY OF THE SITE WAS PERFORMED BY SAS GEOSPATIAL, LLC 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 LOWER 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 20173308362 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.

DATE	NO.	REVISIONS	BY
2023-03-24	3	MINOR SUBDIVISION RESUBMISSION	0502
2022-10-11	2	MINOR SUBDIVISION RESUBMISSION	0502
2022-08-09	1	MINOR SUBDIVISION RESUBMISSION	0502

PROPERTY OF THOMAS J. WALSH
5087 LOWER MOUNTAIN ROAD
TAX PARCEL 06-021-053-001

TOWNSHIP OF BUCKINGHAM
COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA

EXISTING FEATURES PLAN
SA 2019-01

FLOOD ZONE INFORMATION:

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) (CLASS IV)
- EcB (EDGEMONT CHANNERY SANDY LOAM, 3 TO 8 PERCENT SLOPES) **(CLASS II)
- EdD (EDGEMONT CHANNERY SANDY LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY) (CLASS VII)
- GrB (GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES)** (CLASS II)

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

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

ZONING TABLE
ZONING DISTRICT:AG-1 AGRICULTURAL DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA	1.8 ACRES	5.340 AC.
MIN. LOT WIDTH AT SETBACK	150 FT.	378.5 FT
FRONT YARD SETBACK	50 FT.	39.3 FT*
SIDE YARD SETBACK (BOTH)	30 FT.	284.7 FT.
REAR YARD SETBACK	50 FT.	N/A
MAX IMPERVIOUS COVERAGE	15%	4.6%

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	2.695 ACRES
NET BUILDABLE SITE AREA	2.645 ACRES

NUMBER OF DWELLING UNITS/LOTS PERMITTED:

BASE SITE AREA	5.340 ACRES
AREA PER DWELLING UNITS	1.8 ACRES
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED	2.97
	2 LOTS PERMITTED

IMPERVIOUS SURFACE CALCULATIONS

DWELLING	2,198 S.F.
BLOCK BUILDING	632 S.F.
METAL GARAGE (TO BE REMOVED)	1,069 S.F.
TOTAL BUILDINGS	3,899 S.F.
PAVED DRIVE	2,852 S.F.
STONE DRIVE	1,927 S.F.
FRONT PORCH	122 S.F.
DECK AND STEPS	978 S.F.
BILCO DOOR	20 S.F.
STONE WALK	246 S.F.
WOOD CANOPY	214 S.F.
CONC. TO BE REMOVED	201 S.F.
CONC. PADS AND STEPS	152 S.F.
TOTAL EXISTING IMPERVIOUS	10,611 S.F.

GRAPHIC SCALE
0 40' 80' 120'
1 INCH = 40 FT.

BEFORE YOU DIG ANYWHERE
IN... PENNSYLVANIA
STOP! CALL 1-800-242-1776
(TOLL FREE)
PA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PLANS AND 10 WORKING DAYS NOTICE IN DESIGN STAGE
PENNSYLVANIA ONE CALL SYSTEM, Inc.
ALL TRENCHING, BORING AND GROUNDING SHALL BE IN STRICT ACCORDANCE WITH OSHA STANDARDS

SHAHEED A. SMITH, P.L.S.
PA LICENSE NO. SU075289
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	CHKD BY	SCALE	DATE	SHEET	PROJ. NO.
JMD	SAS	1" = 40'	5/30/19	1 OF 10	JTW1501

ALL DOCUMENTS PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SHAHEED A. SMITH GEOSPATIAL, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO SHAHEED A. SMITH GEOSPATIAL, LLC. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS SHAHEED A. SMITH GEOSPATIAL, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

© 2018 SHAHEED A. SMITH GEOSPATIAL, LLC