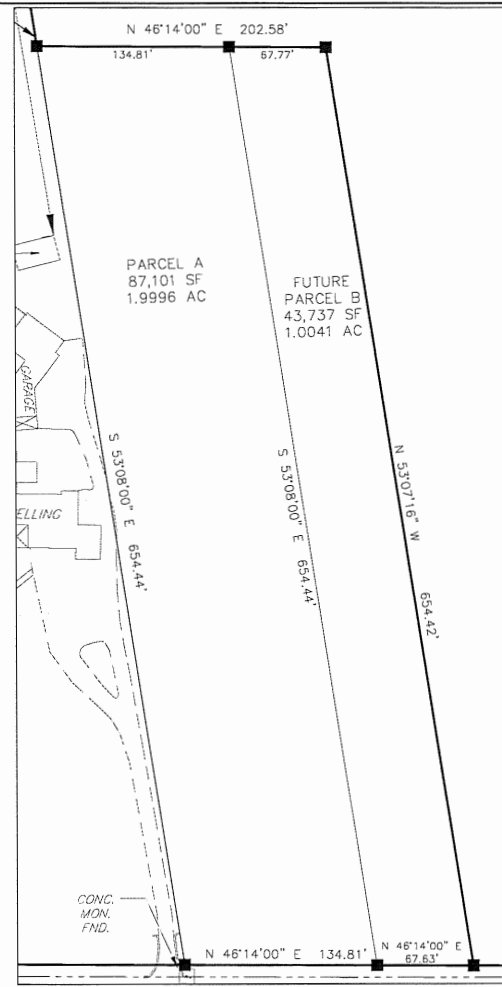


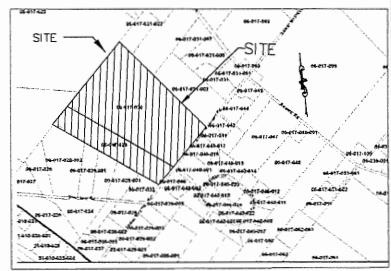
OVERALL SUBDIVISION PLAN
(PARCEL A + PARCEL B)
SCALE = 1" = 100'



PARCEL A & B
SCALE = 1" = 40'

NOTES:

- PARCEL A IS TO BE CONVEYED TO TWP 06-017-029 WITHIN ONE (1) CALENDAR YEAR OF THE PLANS APPROVAL. THEN PARCEL B SHALL BE CONVEYED TO TWP 06-017-029 WITHIN TWO (2) CALENDAR YEARS OF THE PLANS APPROVAL. PARCELS A AND B CAN BE SOLD OR TRANSFERRED AS A SINGLE UNIT. PARCEL A CAN ONLY BE RECONVEYED TO TWP 06-017-029. IF PARCEL B IS BE TRANSFERRED TO THE 06-017-029 WITHIN THE ABOVE-MENTIONED TIMEFRAME, PARCEL B WILL BE TRANSFERRED BACK TO TWP 06-017-029.
- THERE IS NO PROPOSED IMPERVIOUS SURFACE AT THIS TIME. ANY FUTURE PROPOSED IMPERVIOUS SURFACE WOULD BE SUBJECT TO THE BUCKINGHAM TOWNSHIP STORMWATER ORDINANCE.



LOCATION MAP
SCALE: 1" = 800'

LEGEND

- EXISTING ELEVATION
- EXISTING ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING BOUNDARY
- EXISTING TRAILLINE
- EXISTING DRIVE/ALLEY
- EXISTING ADJACENT LOT LINES
- EXISTING FENCING
- EXISTING EDGE OF PAVING
- EXISTING EDGE OF STONE PAVING AREA
- EXISTING OVERHEAD ELECTRIC LINES
- MON. P.N. TO BE SET
- MON. P.N. FOUND
- CONC. MON. P.N. FOUND
- MON. P.N. TO BE SET
- SITE BOUNDARY
- CONC. MON. P.N. TO BE SET

FOR GENERAL NOTES SEE SHEET 1 OF 4

ZONING TABLE

ZONING DISTRICT: A-1 - AGRICULTURAL DISTRICT

EXISTING USE: THREE (3) FAMILIES RESIDING ON THE SITE

PROPOSED USE: SINGLE FAMILY RESIDING (SINGLE-FAMILY RES.)

DESCRIPTION	REQUIRED	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH AT REAR (FT.)	MIN. FRONT YARD SETBACK (FT.)	MIN. SIDE YARD SETBACK (FT.)	MIN. REAR YARD SETBACK (FT.)	MIN. FRONT SETBACK FROM PROPERTY LINE (FT.)	MIN. REAR SETBACK FROM PROPERTY LINE (FT.)
MINIMUM TRACT SIZE (ACRES)	10 ACRES	100,000	100	100	100	100	100	100
MINIMUM LOT AREA (SQUARE FEET)	1.0 ACRES	100,000	100	100	100	100	100	100
MINIMUM LOT WIDTH AT REAR (FEET)	100 FT.	100	100	100	100	100	100	100
MINIMUM FRONT YARD SETBACK (FEET)	50 FT.	200.0	200.0	200.0	200.0	200.0	200.0	200.0
MINIMUM SIDE YARD-TO-TOCH (FEET)	30 FT.	617/200.0	617/200.0	617/200.0	617/200.0	617/200.0	617/200.0	617/200.0
MINIMUM REAR YARD SETBACK (FEET)	50 FT.	175.0	175.0	175.0	175.0	175.0	175.0	175.0
MINIMUM FRONT SETBACK FROM PROPERTY LINE	150'	2475'	1500'	2300'	2300'	2300'	2300'	2300'
MINIMUM REAR SETBACK FROM PROPERTY LINE	200'	3475'	1500'	2300'	2300'	2300'	2300'	2300'

IMPERVIOUS SURFACE BREAKDOWN	MAX. IMP. SURFACE	MIN. IMP. SURFACE	MIN. IMP. SURFACE	MIN. IMP. SURFACE
— DRIVEWAYS	4.43% S.F.	2,175.0 S.F.	4.43% S.F.	2,175.0 S.F.
— DRIVEWAY PAVING AREA	0.01% S.F.	1,000.0 S.F.	0.01% S.F.	1,000.0 S.F.
— DRIVEWAY PAVING AREA	10.20% S.F.	5,100.0 S.F.	10.20% S.F.	5,100.0 S.F.
— DRIVEWAY PAVING AREA	0.01% S.F.	500.0 S.F.	0.01% S.F.	500.0 S.F.
— DRIVEWAY PAVING AREA	0.01% S.F.	500.0 S.F.	0.01% S.F.	500.0 S.F.
— DRIVEWAY PAVING AREA	14.20% S.F.	7,100.0 S.F.	14.20% S.F.	7,100.0 S.F.
— DRIVEWAY PAVING AREA	2.25% S.F.	1,125.0 S.F.	2.25% S.F.	1,125.0 S.F.
TOTAL IMPERVIOUS SURFACE	19,118.0 S.F.	31,525.0 S.F.	19,118.0 S.F.	31,525.0 S.F.

NOTE: EXISTING LOT AREA TAKEN TO LEGAL RIGHT OF WAY LINE. PROPOSED LOT AREA IS TAKEN TO THE ULTIMATE RIGHT OF WAY LINE.

PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO CREATE A LOT LINE CHANGE FOR THE EXISTING MAP PARCEL, 06-017-029 AND 06-017-029 BY CONVEYING A 2.47-ACRE PARCEL FROM TWP. 06-017-029 TO TWP. 06-017-029. THE SITE IS IN BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA.

Pennsylvania One Call System, Inc.
Serial #2023-3131452
Call Before You Dig
in Pennsylvania
1-800-242-1776



State Law Requires
Construction Phase: Three working days Notice
Design Phase: Ten working days Notice
Facility Owners: Member of One Call System

Job No. 23-10009 Date: 11/20/23 Scale: 1" = 100'

Acres: 2.47 No. of Lots: 2

Designed By: Drawn By: Checked By: J.A.O.

Staff: Staff: Staff: J.A.O.

REVISION	DESCRIPTION	DATE	DRAWN BY
1			
2			

SEE NOTES & TABLES

SCALE IN FEET



TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEERS • METEOROLOGICAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
801 WEST STREET ROAD, FEASTERSVILLE, PENNSYLVANIA 19053
PHONE: 215-257-5950



PRELIMINARY/FINAL

TWP: 06-017-029 & 06-017-30

MINOR SUBDIVISION PLAN

BUCKINGHAM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET

2 OF 4