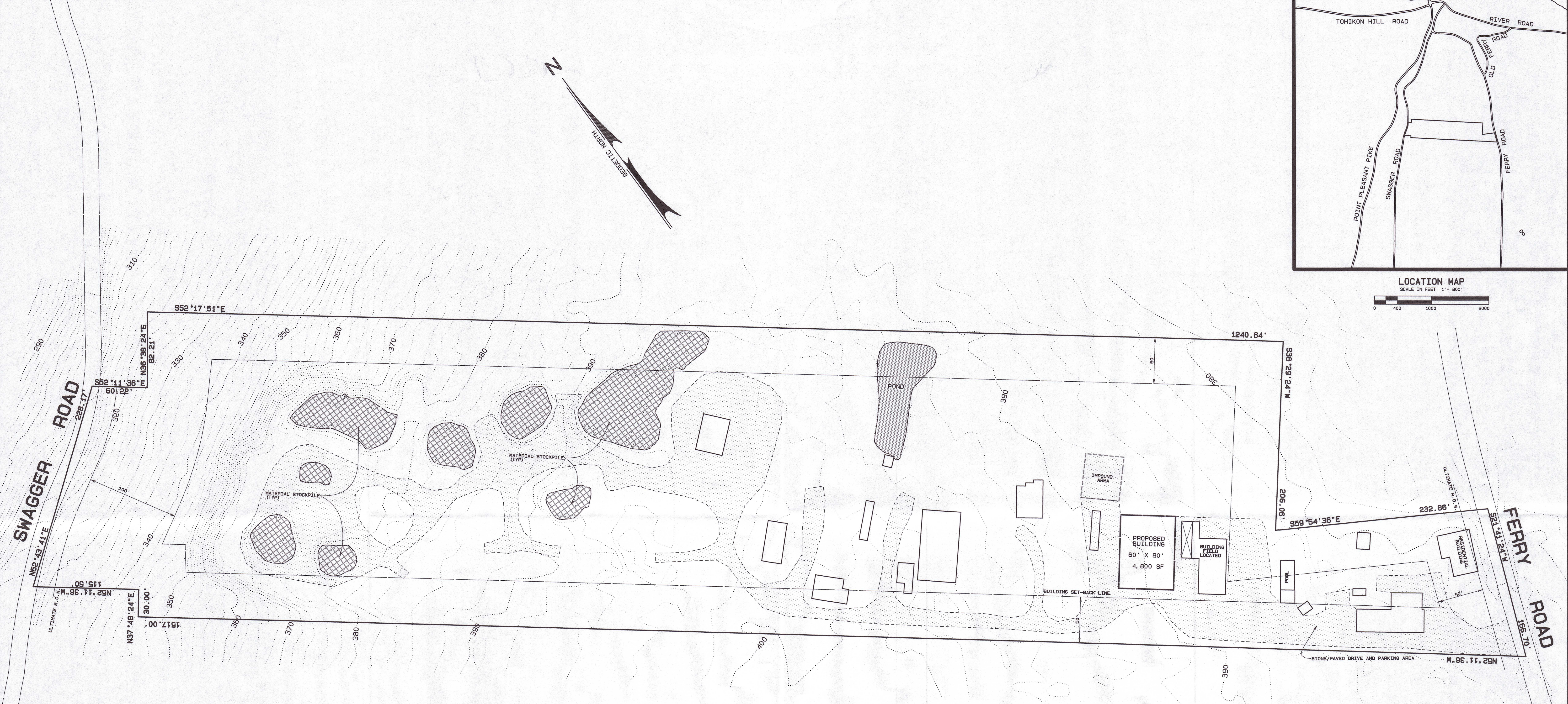


LOCATION MAP
SCALE IN FEET 1"=800'



GENERAL NOTES

- 1) THE BOUNDARY ON THIS PLAN DOES NOT REPRESENT A FIELD SURVEY. IT IS COMPILED FROM THE DEED OF RECORD, FIELD LOCATIONS IN THE AREA OF THE PROPOSED BUILDING, AND AERIAL PHOTOGRAPHY.
- 2) THE DEED OF RECORD, DB 1333 P 825 CONTAINS ERRORS AND OMISSIONS. THE PROPERTY LINES HAVE BEEN ADJUSTED TO FIELD OBJECTS FOUND IN THE AREA OF THE PROPOSED BUILDING AND TO FIT AERIAL PHOTOGRAPHY.
- 3) BEARING BASIS FOR THE BOUNDARY GEOMETRY HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM, (SOUTH ZONE).
- 4) CONTOUR DATA FROM PAMAP LIDAR PROGRAM 2006-2008, PA DEPT OF CONSERVATION
- 5) EXCEPT AS NOTED ALL BUILDINGS AND OTHER EXISTING FEATURES ARE LOCATED FROM AERIAL PHOTOGRAPHS.
- 6) AERIAL PHOTOGRAPHY FROM COMMONWEALTH OF PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) AND BUCKS COUNTY PLANNING COMMISSION GIS DATA.

ZONING DIMENSIONS 'RP' RESOURCE PROTECTION

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10.00 AC	10.544 AC	10.544 AC
MIN LOT WIDTH @ BSBL	200'	129'*	129'*
MIN FRONT YARD	50'	0'*	0'*
MIN SIDE YARD	25'	21'*	21'*
MIN REAR YARD	100'	53'	53'
MAX IMP SURF RATIO	10%	23.2%*	23.2%*
MAX BLDG COVERAGE	25%	3.5%	4.7%

* DENOTES EXISTING NON-CONFORMING CONDITIONS

IMPERVIOUS SURFACE TABULATION (PRE)

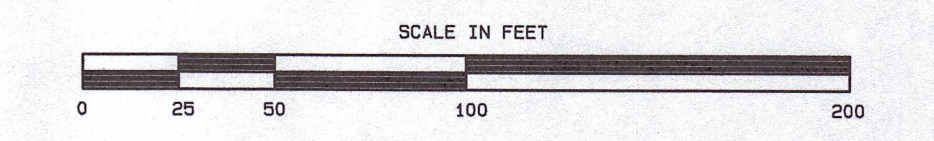
GROSS LOT AREA:	10.784 AC (BY DEED)
ULT ROW AREA:	0.240 AC
NET LOT AREA:	10.544 AC
	459,310 SF
BUILDINGS	= 16,041 SF
DRIVES & PARKING AREA	= 92,755 SF
TOTAL	= 108,796 SF
108,796 SF/459,751 SF = 23.2%	

IMPERVIOUS SURFACE TABULATION (POST)

GROSS LOT AREA:	10.784 AC (BY DEED)
ULT ROW AREA:	0.240 AC
NET LOT AREA:	10.544 AC
	459,310 SF
BUILDINGS	= 20,841 SF
DRIVES & PARKING AREA	= 87,955 SF
TOTAL	= 108,796 SF
108,796 SF/459,751SF = 23.2%	

TAX #34-018-148
10.784AC (DEED)

ZONING PERMIT PLAN FOR
**DOBON, WILLIAM JR.
& MARY FRANCES**
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA.
SCALE: 1"=50'
23 APRIL 2022



DWN: DAD CHKC: DML EMAIL: DMLSURVEY@HOTMAIL.COM
SHEET 1 OF 1 FILENAME: DOBRON4-23-22.PRO

THIS PLAN WILL BE
CONSIDERED INVALID
UNLESS AFFIXED
WITH ORIGINAL SEAL.

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PROFESSIONAL LAND SURVEYOR
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