

DEVELOPMENT NOTES

- PRIOR TO THE ISSUANCE OF A BUILDING/ZONING PERMIT ON LOT 1 OR LOT 2, A PLOT PLAN IDENTIFYING THE PROPOSED LOT CONSTRUCTION AND THE REQUIREMENTS OF THE FOLLOWING ORDINANCE SECTIONS MUST BE SUBMITTED TO THE TOWNSHIP FOR REVIEW:
 - SECTION 22-603.3 (SITE PLAN SUBMISSION FOR MINOR SUBDIVISIONS)
 - SECTION 22-603.4 (EROSION & SEDIMENTATION CONTROL FOR MINOR SUBDIVISIONS)
 - SECTION 22-1000 (EROSION CONTROL REQUIREMENTS)
 - SECTION 22-603.13 (GRADING PLAN REQUIREMENTS FOR MINOR SUBDIVISIONS)
 - SECTION 22-924 (EXCAVATION AND GRADING REQUIREMENTS)
 - SECTION 22-923 (STORMWATER MANAGEMENT REQUIREMENTS)
 - SECTION 22-904.8 (LANDSCAPING REQUIREMENTS FOR ENERGY CONSERVATION ZONE)
- THE APPLICANT FOR BUILDING PERMIT ON LOT 2 SHALL DEPOSIT ESCROW FUNDS, PRIOR TO ISSUANCE OF A BUILDING/ZONING PERMIT FOR DWELLING CONSTRUCTION, IN AN AMOUNT EQUIVALENT TO THE FULL CONSTRUCTION COST OF STORMWATER MANAGEMENT FACILITY, EROSION CONTROLS, AND DRIVEWAY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DEEMED APPROPRIATE BY THE TOWNSHIP AND TOWNSHIP ENGINEER.
- ALL NEW DRIVEWAY ACCESS SERVING LOT 1 OR LOT 2 REQUIRES A HIGHWAY OCCUPANCY PERMIT TO BE OBTAINED FROM PLUMSTEAD TOWNSHIP.
- ANY FUTURE DEVELOPMENT (INCLUDING CONSTRUCTION OF RESIDENTIAL OR AGRICULTURAL STRUCTURES) MUST CONFORM TO REQUIREMENTS OF THE ZONING ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.
- ANY PROPOSED WELL ON LOT 1 OR LOT 2 SHALL BE DRILLED, INSTALLED, AND TESTED FOR ADEQUATE WATER SUPPLY PURSUANT TO REQUIREMENTS OF THE TOWNSHIP WELL ORDINANCE PRIOR TO ISSUANCE OF A BUILDING/ZONING PERMIT FOR CONSTRUCTION ON THE RESPECTIVE LOT.
- A WETLANDS EVALUATION HAS NOT BEEN BEEN PERFORMED.
- MINIMUM CONTIGUOUS BUILDING ENVELOPE AREA IDENTIFIED FOR COMPLIANCE WITH SECTION 27-202.A IS NOT REFLECTIVE OF THE ACTUAL BUILDING ENVELOPE AREA ESTABLISHED BY MEASUREMENT OF MINIMUM SETBACKS FROM PROPERTY/RIGHT-OF-WAY BOUNDARIES.

Plumstead Township
 Application # 2022-XX-SD
 BCPC # X
 Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ page _____ on the _____ day of _____, 20____.

PROCESSED AND REVIEWED. Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this date _____

Executive Director, Bucks County Planning Commission
 Approved by the Plumstead Township Board of Supervisors on the _____ date of _____, 20____.

Chairperson _____

Reviewed by the Plumstead Township Engineer this _____ day of _____, 20____.

Signature of Owner
 To all to whom these presents may come, I, Keith J. Frederick & Karen Frederick MANAGING MEMBERS, 5385 DURHAM LLC, send greetings. Know ye that we have laid out upon our land, situate in the Township of Plumstead, County of Bucks, and Commonwealth of Pennsylvania, certain lots and improvements, intended to be forthwith recorded.
 Witness our hand and seal this _____ day of _____, 20____.

Keith J. Frederick
 Karen Frederick
 T.M.P. 34-015-034-005 N/F: SYMCHIK, CHRISTOPHER M
 T.M.P. 34-015-034-004 N/F: KELLETT, MICHELE

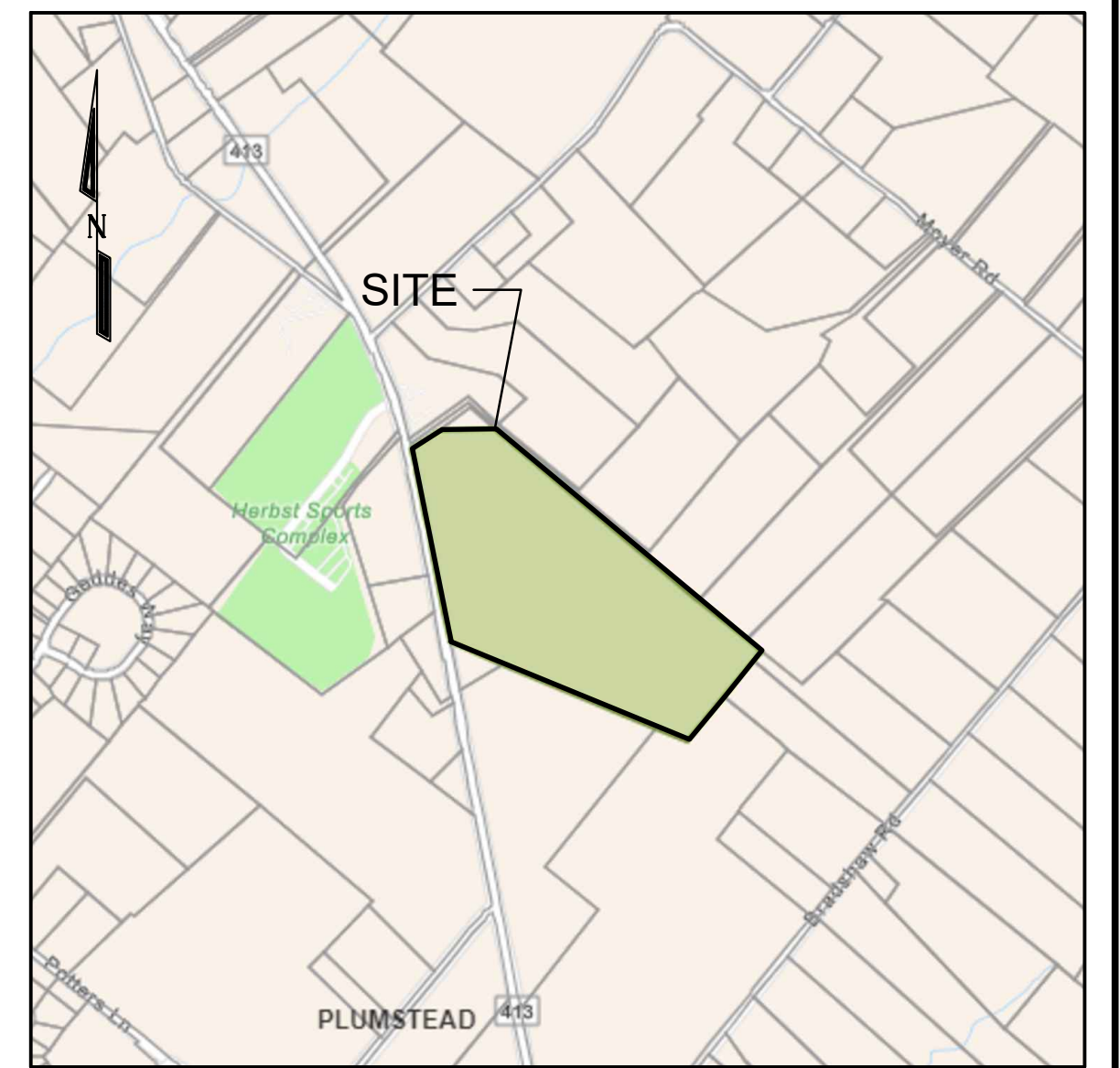
T.M.P. 34-015-034-006 N/F: MCCONNELL, PETER W & LOUANN R

T.M.P. 34-015-033 N/F: 5385 DURHAM LLC

T.M.P. 34-015-032 N/F: MSMCK HOLDINGS LLC

T.M.P. 34-015-034-001 N/F: FRAJRIK, ANDREW R & BONNIE T

T.M.P. 34-015-034 N/F: LUBERTO, GIUSEPPE & PALMA



Location Map



ZONED: RO - RURAL RESIDENTIAL DISTRICT				
USE: LOT 1 A1 GENERAL FARMING / LOT 2 B1 DETACHED DWELLING				
ZONING INFORMATION				
	PERMITTED BY ORDINANCE	EXISTING	PROPOSED (LOT 1)	PROPOSED (LOT 2)
GROSS LOT AREA		41,204.2 AC	32,193.7 AC	9,010.5 AC
MINIMUM LOT AREA	2,000.0 AC	38,289.9 AC	31,402.7 AC	6,884.2 AC
MINIMUM LOT WIDTH	200.0 FT	1,206.6 FT	649.9 FT	596 FT
PRIMARY USE MIN. (REQUIRED YARDS)				
FRONT (DURHAM RD)	50.0 FT	30.8 FT	25.5 FT	191.5 FT
REAR	40.0 FT	738.5 FT	1292.4 FT	343.2 FT
SIDE (EACH)	40.0 FT	147,090.5, 8862.3 FT	144.4 / 317.6 FT	181.8 / 325.2 FT
MAXIMUM BUILDING HEIGHT	35.0 FT	EXISTING FT	EXISTING FT	N/A FT
MAXIMUM BUILDING COVERAGE	10.00%	0.44%	0.65%	0.92%
MAXIMUM LOT IMPERVIOUS SURFACE	25.00%	2.15%	5.21%	2.59%
*EXISTING NON-CONFORMING				
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES				

SITE CALCULATIONS						
Area Calculation:	sf	ac				
Gross Area:	1794855.58000	41.2042				
minus Util RW Area:	66,839.44	1.5344				
minus Esmts?:	60,236.1053	1.3829				
minus Other?:	-	0.0000				
Net Area:	1,667,777.03	38.2899				
IMPERVIOUS						
	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)
PRIMARY BUILDING	489.3	0.0	2,763.1	2,763.1	3,252.4	
ACCESSORY BUILDING	6,811.3	0.0	0.0	0.0	6,811.3	
COVERED PORCH	56.9	0.0	49.0	49.0	105.9	
Building Coverage:	7,357.5	0.44%	0.0	2,812.1	2,812.1	10,169.6
DRIVEWAY	27,652.1	0.0	5,094.9	5,094.9	32,747.1	
PATIOS	0.0	0.0	0.0	0.0	0.0	
WALKWAYS	342.1	0.0	0.0	0.0	342.1	
WALLS	257.5	0.0	0.0	0.0	257.5	
GRAVEL	205.5	0.0	0.0	0.0	205.5	
POOL EQUIP PAD	0.0	0.0	0.0	0.0	0.0	
POOL COPING	0.0	0.0	0.0	0.0	0.0	
POOL/SPA WATER SURFACE	0.0	0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0	0.0	0.0	0.0	0.0	
Non-building subtotal:	28,457.2	1.71%	0.0	5,094.9	5,094.9	33,552.2
Total Impervious=	35,814.7	2.15%	0.0	7,907.0	7,907.0	43,721.7
Remaining=	381,129.54				Remaining=	373,222.52

RECORD PLAN

REV #	DATE	DESCRIPTION	INITIALS

Crews Surveying, LLC
 1806 DEEP RUN ROAD, SUITE B PIPERSVILLE, PA 18947
 (215) 766-2477 (215) 493-1610
 www.CrewsSurveying.com P.O. BOX 360 NEW HOPE, PA 18938

FINAL PLAN - SUBDIVISION PREPARED FOR FREDERICK SUBDIVISION (2022-XX-SD) TAX MAP PARCEL 34-015-033 SITUATE IN PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA	
DATE	SHEET NO.
AUGUST 12, 2022	1 OF 8

THIS SUBMISSION CONTAINS THE FOLLOWING SHEETS:

- RECORD PLAN
- EXISTING FEATURES / NATURAL RESOURCE PLAN
- AERIAL PHOTOGRAPH PLAN
- SCHEMATIC LAYOUT & SEWAGE FACILITIES PLAN
- HIGHWAY OCCUPANCY PERMIT PLAN
- LOT 2 GRADING & EROSION & SEDIMENT CONTROL PLAN
- GRADING & EROSION CONTROL DETAIL
- DRAINAGE AREA PLAN

NOTES:

- BEING TAX MAP PARCEL 34-015-033 INSTRUMENT NUMBER - 2021072979, DATED - JUNE 24, 2021
- THIS PLAN DOES NOT REPRESENT A BOUNDARY RETRACEMENT SURVEY
- EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 8, 2021.
- VERTICAL DATUM IS NAVD88 (FEET) HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
- CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
- ALL PRIVATELY OWNED UNDERGROUND UTILITY LINE ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS. ANCILLARY WATER AND ELECTRIC LINES UNKNOWN
- PUBLIC OWNED UNDERGROUND UTILITIES ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.

Surveyor's Certification

I hereby certify that I am a Registered Professional Land Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this is a true and accurate survey made on the ground completed by me on Xxx xx, 202x; that all the markers shown thereon actually exist; that their location, size, type and material are accurately shown; and that no encroachments, rights-of-way or easements exist except as shown herein.

Adam D. Crews PLS# 75214

Date _____

OWNER:

5385 DURHAM LLC
 5385 DURHAM RD,
 PIPERSVILLE, PA 18947

SITE ADDRESS:
 5385 DURHAM RD,
 PIPERSVILLE, PA 18947

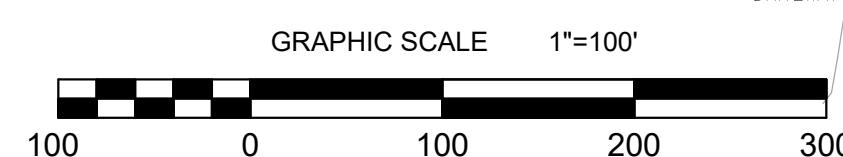
Commonwealth of Pennsylvania
 County of Bucks

On the day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____ personally appeared Keith J. Frederick & Karen Frederick MANAGING MEMBERS, 5385 DURHAM LLC, known to me (or satisfactorily proven) to be the person or persons whose names are subscribed to the foregoing plan, and acknowledge that they are the registered owners of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that they desire the foregoing plan be recorded according to law.

Witness my hand and notarial seal, the day and year aforesaid.

Notary Public _____

My Commission Expires _____ (SEAL)



DURHAM ROAD (SR 413)
 S12° 44' 42" E 554.40'
 AREA = 32,383.26 SF

DURHAM ROAD (SR 413)
 S12° 44' 42" E 594.00'
 AREA = 34,456.18 SF

LOT 2 ULTIMATE RIGHT-OF-WAY EASEMENT

LOT 1 ULTIMATE RIGHT-OF-WAY EASEMENT

COPYRIGHT NOTICE:
 ALL PLANS AND THE INFORMATION DEPICTED HEREON AS PREPARED BY CREWS SURVEYING, LLC ARE THE RESULT OF PROFESSIONAL SERVICE INTENDED SOLELY FOR THE SPECIFIC NAMED PROJECT AND CLIENT. ANY REPRODUCTION OF INFORMATION, REVISION, OR REUSE OF THESE PLANS WITHOUT THE PRIOR WRITTEN APPROVAL OF CREWS SURVEYING, LLC, SHALL BE CONSIDERED A VIOLATION OF THE CODE OF ETHICS, AS WELL AS A THEFT OF CORPORATE ASSETS. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW, ONLY THOSE PLANS INCORPORATING THE RAISED SEAL OF A REGISTERED PROFESSIONAL LAND SURVEYOR OR PROFESSIONAL ENGINEER UNDER THE EMPLOY AND/OR CONTRACT OF CREWS SURVEYING, LLC, SHALL BE CONSIDERED COMPLETE AND OFFICIAL.