



T.P. 34-013-057
N/F RYAN & JACLYN MCCOLLUM

T.P. 34-014-008
N/F DANIEL J. & JANICE M. CHRISTIANSEN

T.P. 34-011-143-001-001
N/F PLUMSTEAD TOWNSHIP SCHOOL DISTRICT AUTHORITY

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MAY 16, 2017 AND UPDATED WITH EXISTING TOPOGRAPHY BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON MAY 25, 2022.
2. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 04 DEGREES 34 MINUTES 00 SECONDS CLOCKWISE.

ZONING DATA:

'VC' - VILLAGE CENTER DISTRICT
USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING
MIN. LOT AREA	7,500 S.F.	92,838 S.F.(CL.ULT.)
MIN. LOT WIDTH @ B.S.L.	75'	250'
MIN. FRONT YARD	5'	15.9'
MIN. SIDE YARD	10'	39.3'
MIN. REAR YARD	40'	>40'
MAX. IMPERVIOUS SURFACE	50%	3.3%

IMPERVIOUS CALCULATIONS:

EXISTING	
HOUSE	983 S.F.
BARN/GARAGE	399 S.F.
DRIVEWAY	1511 S.F.
STEPS/LANDING	71 S.F.
SHEDS	139 S.F.
3103 S.F. TOTAL	
3103 S.F. / 92,838 S.F. = 3.3% IMPERVIOUS	

LOT AREA DATA:

EXISTING LOT AREAS

TAX PARCEL 34-014-005

TOTAL AREA	20,570 S.F.
	0.472 ACRES
AREA CLEAR ULTIMATE R/W	18,611 S.F.
	0.427 ACRES

TAX PARCEL 34-014-006

TOTAL AREA	61,746 S.F.
	1.417 ACRES
AREA CLEAR ULTIMATE R/W	55,700 S.F.
	1.279 ACRES

TAX PARCEL 34-014-007

TOTAL AREA	20,599 S.F.
	0.473 ACRES
AREA CLEAR ULTIMATE R/W	18,527 S.F.
	0.425 ACRES

PROPOSED LOT AREAS (WITH LOT LINE CHANGE)

TAX PARCEL 34-014-005

TOTAL AREA	20,570 S.F.
	0.472 ACRES
AREA CLEAR ULTIMATE R/W	18,611 S.F.
	0.427 ACRES

TAX PARCEL 34-014-006

TOTAL AREA	51,450 S.F.
	1.181 ACRES
AREA CLEAR ULTIMATE R/W	46,429 S.F.
	1.066 ACRES

TAX PARCEL 34-014-007

TOTAL AREA	30,895 S.F.
	0.709 ACRES
AREA CLEAR ULTIMATE R/W	27,798 S.F.
	0.638 ACRES

REVISION	DATE	PROJECT NO.
	JUNE 01, 2022	2022-05028
SCALE:	1" = 30'	TOTAL AREA: 2,362 AC.

OWNER: T.P. 34-014-006
N/F DANIEL J. & JANICE M. CHRISTIANSEN
500 SOUTH MAIN ST. SUITE 307
DOYLESTOWN, PA. 18901

T.P. 34-014-005 & 34-014-007
JOSEPH GARTNER
305 FIRELINE ROAD
MINERSVILLE, PA. 18930

SCALE: 1" = 30'

PROPOSED LOT LINE CHANGE PLAN

TAX PARCELS 34-014-005, 34-014-006 & 34-014-007

4362 POINT PLEASANT PIKE
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Surveying Services
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DOYLESTOWN, PENNSYLVANIA 18901
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