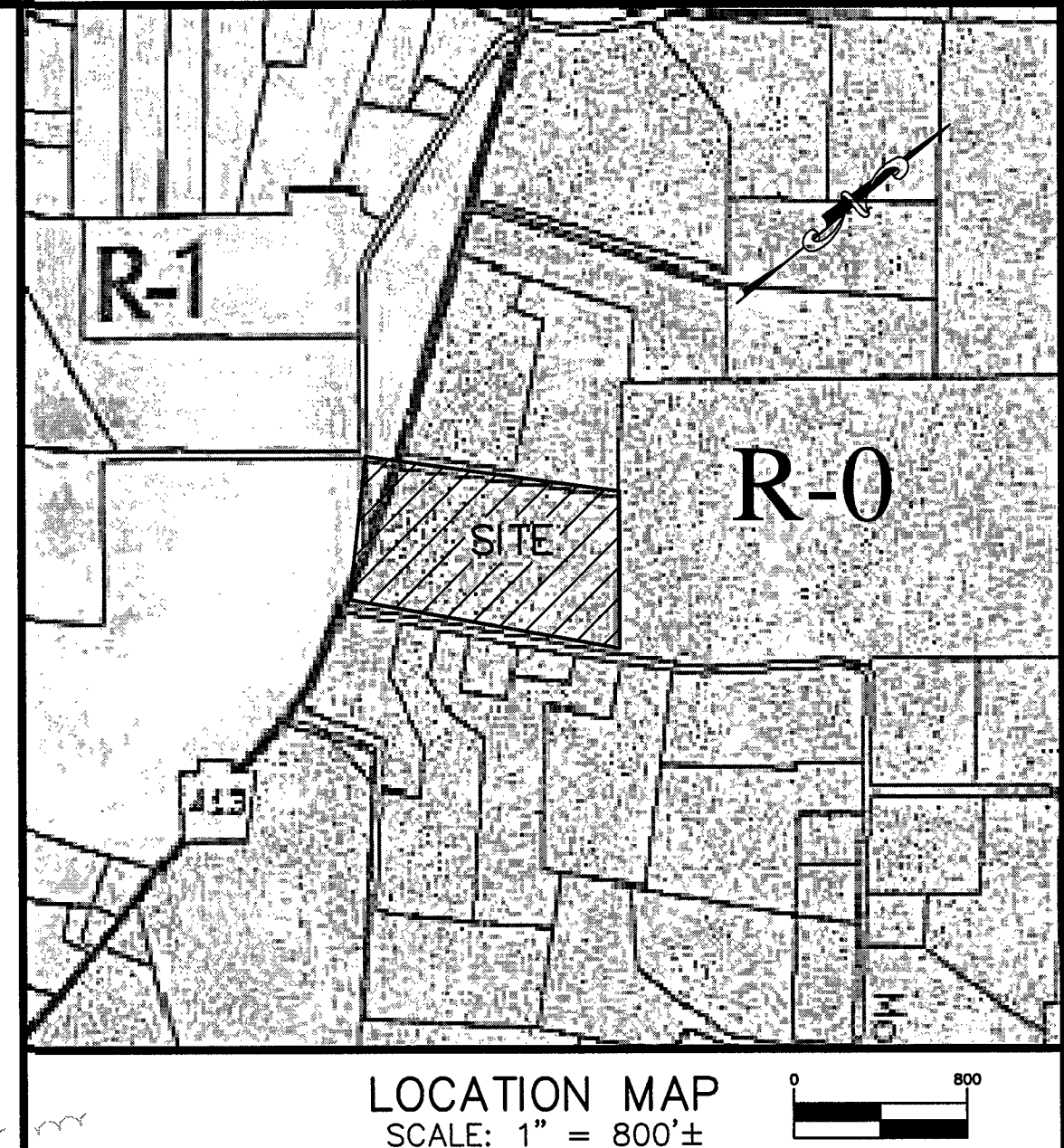
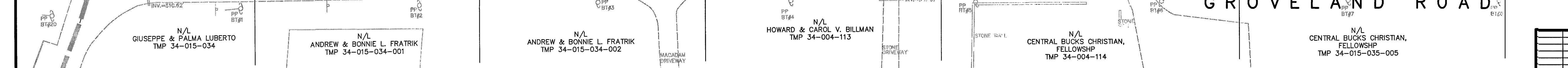


**PLAN OF SUBDIVISION LEGEND:**

TRACT BOUNDARY	---
LEGAL RIGHT-OF-WAY	---
ULTIMATE RIGHT-OF-WAY	---
PROPOSED LOT LINES	---
PROPOSED EASEMENT LINES	---
EXISTING TREE LINES	---
EXISTING STONE ROW	---
EXISTING EDGE OF PAVING	---
EXIST./PROP. PIN	●/○
EXIST./PROP. CONC. MON.	■/□
TREE PROTECTION ZONE	---



- NOTES:**
- THIS SUBDIVISION (TWP APPLICATION # SA 2004-07) PROPOSES TO DIVIDE THE EXISTING 15± ACRE PARCEL INTO THREE (3) LOTS. ALL LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENCES.
  - WATER FOR THE PROPOSED RESIDENCES WILL BE PROVIDED BY ON-LOT WELLS. ALL WELLS SHALL BE DRILLED, INSTALLED AND TESTED PRIOR TO ISSUANCE OF THE BUILDING PERMIT. WASTE WATER DISPOSAL WILL BE VIA ON-LOT SEPTIC SYSTEMS. SEWAGE DISPOSAL FACILITY OPERATION AND MAINTENANCE AGREEMENTS SHALL BE EXECUTED WITH DEVELOPERS AGREEMENT.
  - BOUNDARY, TOPOGRAPHY AND EXISTING FEATURES FROM A FIELD SURVEY DATED JUNE 2004, DATUM: U.S.G.S. ASSUMED.
  - INDICATES CONCRETE MONUMENT TO BE SET. ALL LOT RIGHT OF WAY MONUMENTATION MUST BE INSTALLED UTILIZING PREMANUFACTURED CONCRETE MONUMENTS PRIOR TO PLAN RECORDATION, AND BE CERTIFIED IN WRITING BY THE RESPONSIBLE PROFESSIONAL SURVEYOR.
  - THE AREA WITHIN THE ULTIMATE RIGHT-OF-WAY IS HEREBY OFFERED, AS AN EASEMENT, TO PLUMSTEAD TOWNSHIP.
  - MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY: MUD, SEDIMENT AND/OR DEBRIS TRACKED FROM THE SITE ONTO PUBLIC CARTHWAY SHALL BE IMMEDIATELY REMOVED BY BROOMING AND/OR MECHANICAL MEANS TO THE SATISFACTION OF THE TOWNSHIP. USE OF A BACKHOE BUCKET TO SCRAPE ROADWAY SURFACE IS PROHIBITED. ALL SEDIMENT LADEN WATER MUST BE FILTERED IN A MANNER SATISFACTORY TO THE BUCKS COUNTY CONSERVATION DISTRICT BEFORE ENTERING STORM SEWERS AND/OR DRAINAGE CHANNELS.
  - THE EXISTING VEGETATION ALONG EXISTING ROAD FRONTS SHALL BE REMOVED AS REQUIRED FOR THE PROJECT. THE EXISTING AND/OR MECHANICAL MATERIAL SHALL BE PRESERVED EXCEPT WHERE CLEARANCE IS REQUIRED TO INSURE ADEQUATE SIGHT DISTANCE. SIGHT DISTANCE SHALL BE FIELD VERIFIED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. ANY DEAD TREES WITHIN THE RIGHT-OF-WAY SHALL BE REMOVED AS PART OF THIS PROJECT.
  - ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND FROM EXISTING OVERHEAD SERVICES.
  - THE STORM WATER FACILITIES SHOWN ON EACH LOT SHALL BE MAINTAINED AS DESIGNED, BY THE OWNER OF THE LOT. IN THE EVENT THE REQUIRED MAINTENANCE HAS NOT BEEN PROPERLY PERFORMED OR CARRIED OUT IN A TIMELY MANNER, THE TOWNSHIP SHALL, HEREBY, RESERVE THE RIGHT TO ENTER ONTO THE PROPERTY AND COMPLETE THE MAINTENANCE AT THE COST OF THE PROPERTY OWNER.
  - SUBMITTED UNDER SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ENACTED APRIL 18, 1995 AND ZONING ORDINANCE ENACTED SEPTEMBER 18, 2001.
  - TOTAL PROJECTED TRIPS PER DAY FOR THIS SUBDIVISION IS 40.
  - INSTALLATION OF CONTROL FILL COMPLETED IN THE SUMMER OF 2021.
  - EXISTING VEGETATION IS INTENDED TO BE CONSIDERED ADEQUATE FOR REQUIRED BUFFER PLANTINGS. NO WOODED AREA BEYOND THE LIMITS OF FOREST CLEARING SHALL BE CLEARED. A UNILATERAL DECLARATION OF RESTRICTIONS AND COVENANTS SHALL BE PROVIDED TO PREVENT ANY FUTURE CLEARING BEYOND PERMITTED AREAS.
  - LOT 1 SHALL BE RESTRICTED, BY DEED, FROM THE INSTALLATION OF AN ACCESSWAY TO DURHAM ROAD.
  - THE 3 LOTS PROPOSED ARE HEREBY RESTRICTED TO PROHIBIT FURTHER SUBDIVISION INTO ADDITIONAL LOTS.



**SHEET INDEX**

NO.	DESCRIPTION
1	PLAN OF SUBDIVISION
2	AERIAL PLAN
3	NATURAL RESOURCES PLAN (WEST)
4	NATURAL RESOURCES PLAN (EAST)
5	SITE IMPROVEMENT PLAN
6	LANDSCAPING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8	E&S AND CONSTRUCTION DETAILS PLAN
9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
10	PCSM AND LANDSCAPING DETAIL PLAN

**ZONING**

DISTRICT: R-0 (RURAL RESIDENTIAL)  
 PROPOSED USE: B1 DETACHED DWELLING

MIN. AREA:	REQUIRED:	PROPOSED:
2 AC	2.62 AC	343.15'
MIN. WIDTH:	200'	244.35'
MAX. BLDG. COVERAGE:	10%	2.4%
MAX. IMPERV. COVERAGE:	25%	4.3%
MIN. FRONT YARD:	50'	100'
MIN. SIDE YARD:	40'	95'
MIN. REAR YARD:	40'	325.29'

PLUMSTEAD TOWNSHIP ZONING ORDINANCE OF 1991, AS AMENDED IN 2001.

**COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS**

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED MICHAEL LAURIA, WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF HIGHWAYS AND/OR SUBDIVISIONS SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_ (SEAL)

**OWNER/APPLICANT INFO:**

MICHAEL LAURIA  
 P.O. BOX 94  
 PLUMSTEADVILLE, PA 18949-009  
 PLUMSTEAD

**SITE INFO:**

T.M.P. 34-004-112, 34-004-105 (AREA BOUND BY DURHAM RD & OLD DURHAM RD)  
 INSTRUMENT #2017012179  
 ZONING: R-0 RURAL RESIDENTIAL  
 GROSS SITE AREA (SURVEYED): 15.006 ACRES  
 AREA WITHIN R.O.W.: 2.439 ACRES  
 NET SITE AREA: 12.567 ACRES

**VARIANCES GRANTED FOR TRACT**

2400.1.1. NOT MORE THAN 20% OF FOREST AREA DISTURBED (23.4% PROPOSED)

**VARIANCES GRANTED FOR LOT 3**

2400.1.1. NOT MORE THAN 20% OF FOREST AREA DISTURBED (28.8% PROPOSED)

I, MICHAEL LAURIA, HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

REVIEWED BY THE TOWNSHIP ENGINEER FOR PLUMSTEAD TOWNSHIP ON \_\_\_\_\_

TOWNSHIP ENGINEER \_\_\_\_\_

**BOARD OF SUPERVISORS ACKNOWLEDGEMENT**

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BUCKS COUNTY PLANNING COMMISSION NOTATION  
 BCPC NO. \_\_\_\_\_

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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY**

THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PA, IN PLAN BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_ ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ RECORDER OF DEEDS

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

DESIGN SERIAL NUMBER: 20201693706

REV.	DATE	DESCRIPTION	BY
7	12-31-20	PER TWP. ENG. REV. LTR (11-9-20) & BODD REV. LTR. (11-11-20)	ACS
6	09-28-20	REVISE OWNERSHIP DATA, UPDATE E&S CONTROL PLAN AND ADD PCSM PLAN.	ACS
5	07-28-08	CORRECT CLEARING AREA LABELS AND ADD EASEMENT LABELS ON LOT 1	ACS
4	04-03-08	ADJUST CLEARING AREA LABELS	ACS
3	03-09-08	ADJUST LOCATION OF PROPOSED DRIVES, MODIFY AND DEFINE FOREST CLEARING AREA AND UPDATE CALCULATIONS.	ACS
2	12-20-05	PER TWP. ENG. REV. LTR. (11-7-05)	JFH
1	12-22-04	PER TWP. ENG. REV. LTR. (10-6-04)	JFH

**PLAN OF SUBDIVISION**

GROVELAND ESTATES PLUMSTEAD TOWNSHIP BUCKS COUNTY PENNSYLVANIA

**SCHLOSSER & CLAUS**  
 CONSULTING ENGINEERS, INC.  
 21 EAST LINCOLN AVE., SUITE 200  
 HATFIELD, PA 19440-2540  
 PHONE: 215-855-3000 FAX: 215-855-3300  
 EMAIL: SCCE\_INC@COMCAST.NET

SCALE: 1" = 50'

DRAWN BY: COT DATE: 08-25-2004

CHECKED BY: ACS DWG NO: 20011

JOB NO: 20011 SHEET 1 OF 10