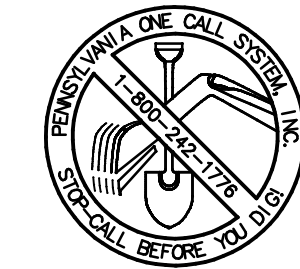


PENNSYLVANIA ONE CALL SYSTEM, INC.

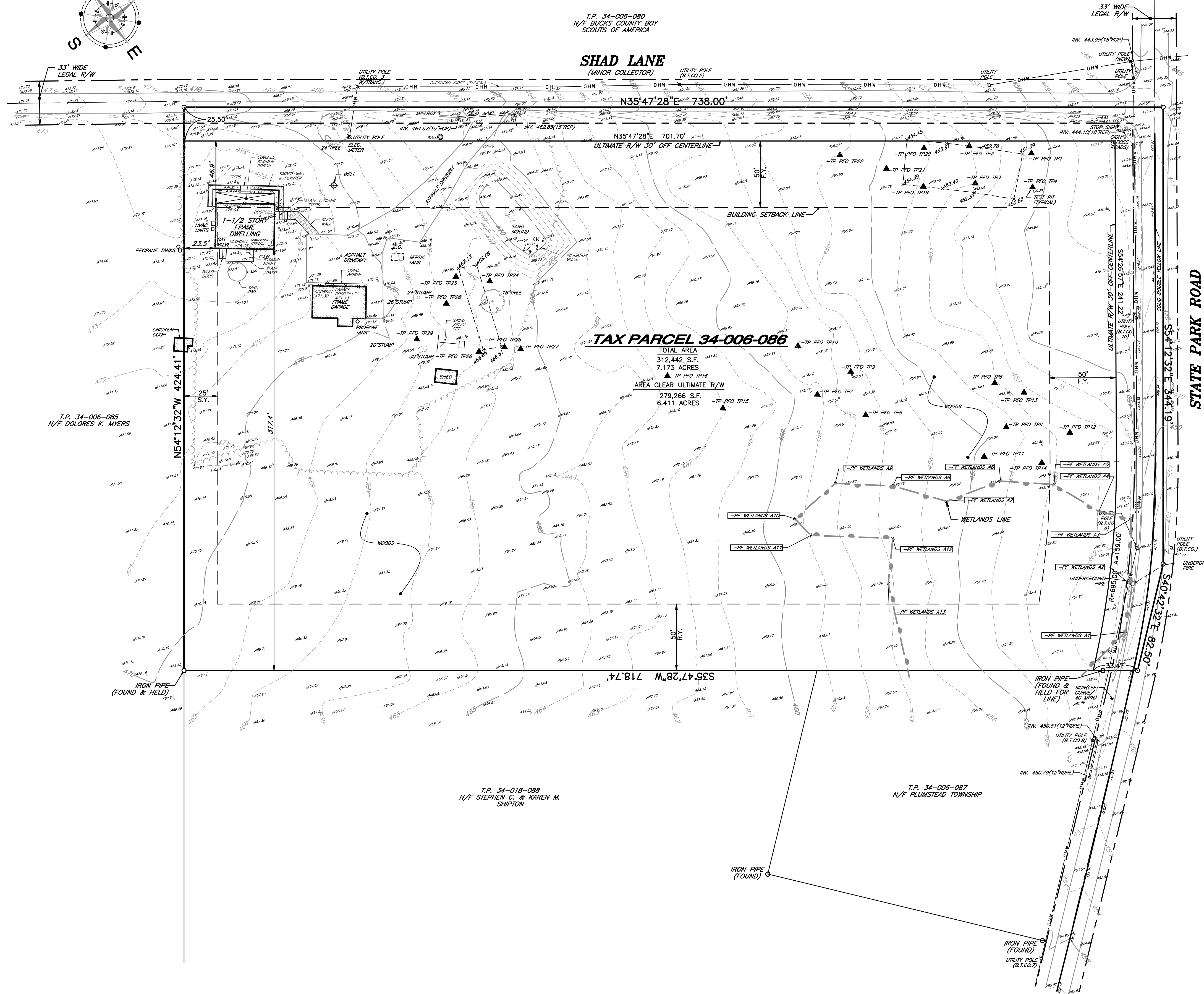
925 Irwin Run Road  
West Mifflin, Pennsylvania  
15190 - 9078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DREDGE.

**SHEET  
1 OF 2**

REVISION	7-29-22
1. ADDED WETLANDS & WETLAND FLAGS	
SCALE:	1" = 40' TOTAL AREA: 7.173 AC.
DATE:	APRIL 20, 2022
PROJECT NO.:	2022-04006



**GENERAL NOTES:**

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY Cavanaugh's SURVEYING SERVICES ON APRIL 12, 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 NAVD 88 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.

**ZONING DATA:**

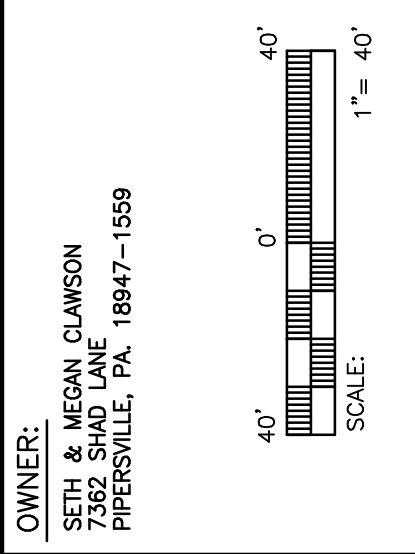
'RP' RESOURCE PROTECTION  
USE: B1-SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING
MIN. LOT AREA	2 AC. 87,120 S.F.	279,266 S.F.
MIN. LOT WIDTH @ B.S.L.	200'	738'
MIN. FRONT YARD	50'	46.9'
MIN. SIDE YARD	25'	23.5'
MIN. REAR YARD	50'	317.4'
MAX. IMPERVIOUS SURFACE	10%	3.0%

**IMPERVIOUS CALCULATIONS:**

DESCRIPTION	EXISTING
HOUSE/COV.PORCH	1856 S.F.
GARAGE/SHED	1252 S.F.
DRIVEWAY	4693 S.F.
WALKS/LANDING/PATIO/MISC.	556 S.F.

8357 S.F. TOTAL  
8357 S.F. / 279,266 S.F. = 3.0% IMPERVIOUS



**EXISTING FEATURES**  
**TAX PARCEL 34-006-086**  
7362 SHAD LANE  
PLUMSTEAD TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

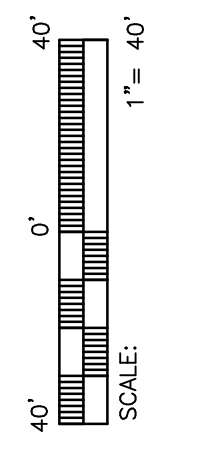
**Cavanaugh's**  
**SURVEYING SERVICES**  
PATRICK Cavanaugh, PLS  
28 EAST OAKLAND AVENUE  
DOYLESTOWN, PENNSYLVANIA 18041  
CELL: 267-561-0473 • GSS-SURVEYOR.COM

C:\Users\lDon Lear\OneDrive\Projects\Projects\Main\Project\_Files\2022\2022-04006 Cavanaugh Shad Ln Pipersville BT Septic\LANSON-SHADLN-PIPERSVILLE-07-29-22-SUBDIT1.DWG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
 NON-MEMBERS MUST BE CONTACTED DIRECTLY  
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

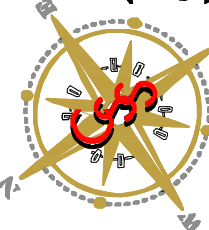
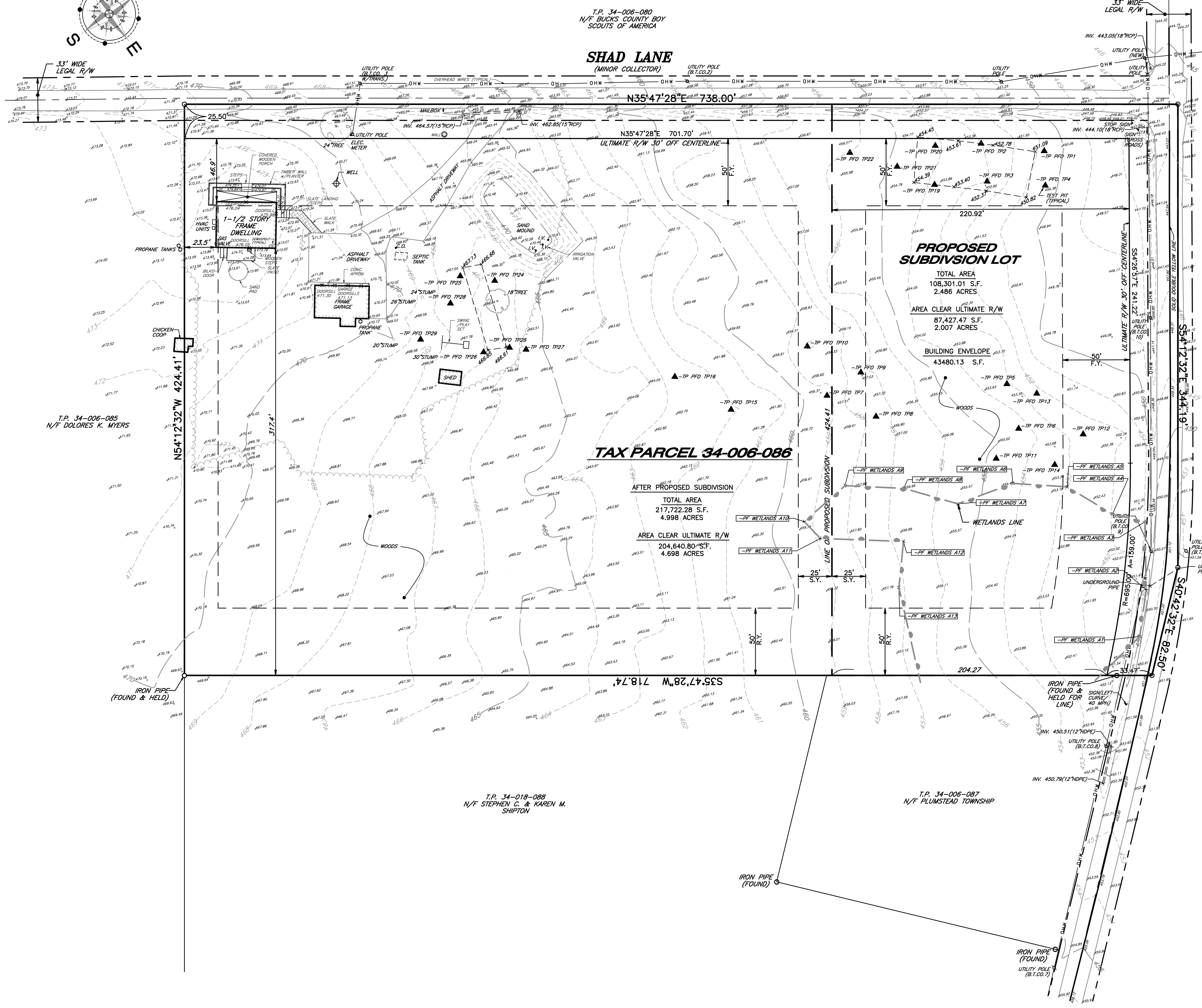
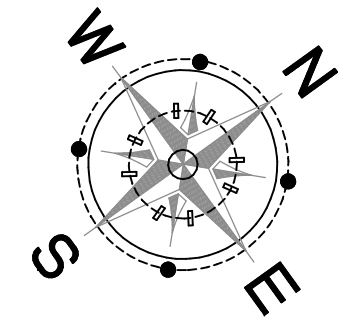
REVISION	7-29-22	TOTAL AREA: 7,123 AC.
1. ADDED WETLANDS & WETLAND FLAGS		DATE: APRIL 20, 2022
		PROJECT NO.: 2022-04006

OWNER:  
 SETH & MEGAN CLAWSON  
 7362 SHAD LANE  
 PIPERSVILLE, PA 19847-1559



**PROPOSED SUBDIVISION PLAN**  
**TAX PARCEL 34-006-086 & TAX PARCEL T.B.D.**  
 7362 SHAD LANE  
 PLUMSTEAD TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA

**Surveying Services**  
 PATRICK CAVANAGH, PLS  
 28 EAST OAKLAND AVENUE  
 DOYLESTOWN, PENNSYLVANIA 18001  
 CELL 267-561-0473 • GCS-SURVEYOR.COM

**ZONING DATA PROPOSED 34-006-086:**

'RP' RESOURCE PROTECTION  
 USE: B1-SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	2 AC. 87,120 S.F.	204,640.28 S.F.
MIN. LOT WIDTH @ B.S.L.	200'	456'
MIN. FRONT YARD	50'	46.9'
MIN. SIDE YARD	25'	23.5'
MIN. REAR YARD	50'	317.4'
MAX. IMPERVIOUS SURFACE	10%	4.1%

**ZONING DATA NEW SUBDIVIDED LOT:**

'RP' RESOURCE PROTECTION  
 USE: B1-SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	2 AC. 87,120 S.F.	87,427.47 S.F.
MIN. LOT WIDTH @ B.S.L.	200'	220.92'
MIN. FRONT YARD	50'	N/A
MIN. SIDE YARD	25'	N/A
MIN. REAR YARD	50'	N/A
MAX. IMPERVIOUS SURFACE	10%	N/A

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