

(FOR TMP 34-011-066-002):

8.359 ACRES OR 364,116 SQ. FT. (NET)

(FOR TMP 34-011-065):

11.049 ACRES OR 481,288 SQ. FT. (GROSS)

11.030 ACRES OR 480,448 SQ. FT. (NET)

POINT PLEASANT PIP MMERHILL DRIVE

LOCATION MAP SCALE: 1" = 800'

GRAPHIC SCALE 1 INCH = 800 FT

CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUCKS

ON THE ____DAY OF______, 20____, BEFORE ME, THE SUBSCRIBER, A NOTORY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED_ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, AND THE 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

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____

JOSEPH MORRISSEY

APPROVED BY THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN

REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS _____

TOWNSHIP ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE ____ ON _____

RECORDER OF DEEDS

WETLANDS CERTIFICATION:

I, JOHN SZCZEPANSKI , OF NOVA CONSULTANTS, LLC HEREBY CERTIFY THAT I HAVE PERFORMED A WETLANDS EVALUATION OF THIS SITE IN ACCORDANCE WITH CURRENT STATE AND FEDERAL GUIDELINES AND HAVE DETERMINED THAT THE ON-SITE WETLANDS/WATERS BOUNDARY AS SHOWN HEREON ACCURATELY REPRESENTS MY FINDINGS AS FURTHER CONTAINED IN A REPORT DATED NOVEMBER, 2022.

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

BUCKS COUNTY PLANNING COMMISSION

TOWNSHIP APPLICATION

REV DESCRIPTION

SERIAL NO. 20222861497 Before You Dig Anywhere

Know what's below. STOPI CALL 1-800-242-1776
Call before you dig. PA Low requires 3 working days notice before you excovate PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE 0 40 80

1 INCH = 80 FT

LAN NOTATION NLY THOSE PLANS WHICH CONTAIN A DIGITAL, MPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARE OR THE APPLICANT DESIGNATED HEREON, ANY ODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL AT THE SOLE DISCRETION AND LIABILITY OF THE

ROBERT W. COOK, PA P.L.S.

ENNSYLVANIA PROFESSIONAL URVEYOR NUMBER SU075256

ARL B. JANETKA P.E. NNSYLVANIA PROFESSIONAL GINEER NUMBER PE-043755-E



501 NORTH MAIN STREET, DOYLESTOWN, PA 18901 WEB: WWW.VANCLEEFENGINEERING.COM PHONE (215) 345-1876

OVERALL RECORD PLAN (SHEET 1 OF 4 TO BE RECORDED)

URICH/GODIN TRACT

DRAWN BY HECKED BY DB NUMBER TMP'S: 34-011-065 &

PLUMSTEAD TOWNSHIP **BUCKS COUNTY, PENNSYLVANIA**

34-011-066-002

GENERAL NOTES (TMP-34-011-065):

- 1. THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED BY VCEA IN MAY 2019. THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
- 2. A PARTIAL TOPOGRAPHIC SURVEY WAS COMPLETED BY VCEA IN JULY 2019. THE TOPOGRAPHY AREA NORTH AND EAST OF THE ON-SITE EDGE OF WOODLANDS WAS BASED ON LIDAR [LIGHT DETECTION RANGING] MAPPING TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE AND NOT FROM AN ON-SITE FIELD TOPOGRAPHIC SURVEY EXCEPT FOR THE CREEK TOPOGRAPHY COMPLETED BY VCEA IN OCTOBER 2022. THE OFFSITE TOPOGRAPHY TO THE WEST OF THE SITE WAS DERIVED BY PHOTOGRAMMETRIC MEANS AS DIGITALLY MAPPED BY NOR EAST MAPPING, INC. BASED ON AERIAL PHOTOGRAPHY DATED NOVEMBER 21, 2001 WHICH WAS FIELD VERIFIED IN MARCH 2016. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE PARCEL WAS OBTAINED FROM TITLE COMMITMENT NO. CRF17-154, PREPARED BY CRESCENT ABSTRACT LLC REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF SEPTEMBER 18, 2018. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS IN THE ABOVE REFERENCED TITLE SEARCH (SCHEDULE B. PART II EXCEPTIONS):
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED. ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I— REQUIREMENTS
- RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE.
- ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- POSSIBLE TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS.
- ACCURACY OF AREA CONTENT NOT INSURED.
- TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYWAYS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN.
- SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN TO THE PORTION OF THE PREMISES LOCATED IN THE BED OF OLD EASTON ROAD.
- 10) SUBJECT TO RIGHTS GRANTED TO THE AMERICAN TELEGRAPH AND TELEPHONE COMPANY OF PENNA. AS IN DEED BOOK 1571 PAGE 528. [RIGHTS GRANTED TO AT&T TO "CONSTRUCT, OPERATE, MAINTAIN, REPLACE AND REMOVE ... COMMUNICATION SYSTEMS" WITHIN "A STRIP OF LAND ONE ROD WIDE" (NOT DESCRIBED. THE MARKERS AND CABLES WERE FIELD LOCATED AND PLOTTED)]
- 11) CREEK FLOWS THROUGH PREMISES; SUBJECT TO THE RIPARIAN RIGHTS OF BOUNDING OWNERS.
- 12) SUBJECT TO POSSIBLE TAX INCREASE BASED ON REASSESSMENT OR NEW CONSTRUCTION.
- 13) RIGHTS GRANTED TO AMERICAN TELEGRAPH AND TELEPHONE CO OF PENNA. AS SET FORTH IN DEED BOOK 1571 PAGE 528. [SAME AS EXCEPTION 10.]
- 14) SUBJECT TO RIGHTS OF OTHER LITTORAL/RIPARIAN OWNERS ABUTTING UNNAMED, A BODY OF WATER WHICH FLOWS THROUGH OR ALONG THE SUBJECT PREMISES.
- 4. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON OCTOBER 13, 2022 (SERIAL NO. 20222861497).

THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR PLUMSTEAD TOWNSHIP:

COMPANY: PLUMSTEAD TOWNSHIP ADDRESS: 5119 STUMP RD PIPERSVILLE, PA. 18947 CONTACT: PAM GRAVEL EMAIL: PGRAVEL@PLUMSTEAD.GOV

COMPANY: COMCAST CABLEVISION ADDRESS: 190 SHOEMAKER ROAD POTSTONE, PA. 19464 CONTACT: MIKE KIMBERLY

COMPANY: BUCKS COUNTY WATER AND SEWER AUTHORITY ADDRESS: 1275 ALMSHOUSE RD WARRINGTON, PA. 18976 CONTACT: JAMES NAPOLEON EMAIL: N.JIM@BCWSA.NET

EMAIL: MIKE_KIMBERLY@CABLE.COMCAST.COM COMPANY: PECO AN EXELON COMPANY C/O USIC ADDRESS: 450 S HENDERSON RD SUITE B KING OF PRUSSIA, PA. 19406 CONTACT: NIKKIA SIMPKINS FMAIL: NIKKIASIMPKINS@USICLLC.COM COMPANY: FIRST ENERGY PENELEC ADDRESS: 218 S. MAIN STREET AKRON, OH, 44308 CONTACT: CARA WARRENT EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

- 5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- 6. WETLANDS AND/OR WATERS AS SHOWN HEREON ARE PER A FIELD INVESTIGATION PERFORMED BY NOVA CONSULTANTS, LTD. IN NOVEMBER, 2022. NO HYDRIC SOILS EXIST ON SITE PER THE RESULT OF THE
- 7. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 282 OF 532, MAP NUMBER 42017C0282J, EFFECTIVE DATE MARCH 16, 2015.

REFERENCE PLANS (TMP-34-011-065):

- 1. PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP FOR HERITAGE BUILDING GROUP, INC. (URICH TRACT)" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED JANUARY 2, 2002, UNRECORDED.
- 2. PLAN ENTITIED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR KIMIMS URICH, I.P. TMP 34-11-66-2" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED APRIL 4, 2016, UNRECORDED.
- 3. PLAN ENTITLED "PLAN SHOWING LANDS IN PLUMSTEAD TWP...TO BE CONVEYED BY STANLEY BUKATA & MARY, HIS WIFE..." PREPARED BY W.O. WEISEL & SON, DATED JULY 25, 1950, UNRECORDED.
- 4. PLAN ENTITLED "FINAL PLAN OF LANDS OF WALTER FRANCE", PREPARED BY EDWARD B. BLUMRICK, R.S. & ROBERT FOSTER ASSOC. DATED AUGUST 23, 1977, LAST REVISED JANUARY 11, 1978 AS RECORDED IN PLAN BOOK 169 PAGE 3.
- 5. PLAN ENTITLED "FINAL PLAN SABATH TRACT", PREPARED BY ROBERT D. GILMORE & ASSOCIATES INC., DATED JANUARY 5, 1979 AS RECORDED IN PLAN BOOK 181 PAGE 20.

GENERAL NOTES (TMP-34-011-066-002):

- 1. THIS MAP REPRESENTS A BOUNDARY SURVEY BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN NOVEMBER AND DECEMBER 2001, MONUMENTED IN SEPTEMBER 2003 AND REVISTED IN MARCH 2016. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS DERIVED FROM THE DEED OF RECORD WITH ROTATION MADE BY VCEA TO THE PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
- 2. THE EXISTING TOPOGRAPHY IN AND ALONG THE RIGHT OF WAY FOR SILO HILL ROAD (LIMIT 200 FT. EACH DIRECTION FROM SITE BOUNDARIES) IS TAKEN FROM A TOPOGRAPHIC FIELD SURVEY BY VCEA IN MARCH OF 2016. ALL OTHER TOPOGRAPHY HEREON WAS DERIVED BY PHOTOGRAMMETRIC MEANS AS DIGITALLY MAPPED BY NOR EAST MAPPING, INC. BASED ON AERIAL PHOTOGRAPHY DATED NOVEMBER 21, 2001 WHICH WAS FIELD VERIFIED IN MARCH 2016. THE VERTICAL DATUM IS BASED ON GPS OBSERVATIONS USING THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE PARCEL WAS OBTAINED FROM TITLE COMMITMENT FILE NO. MSA-23160, PREPARED BY MAIN STREET ABSTRACT COMPANY REPRESENTING FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF JANUARY 25, 2016. THE FOLLOWING COMMENTS CORRESPOND TO THE ITEMS IN THE ABOVE REFERENCED TITLE SEARCH (SCHEDULE B - SECTION 2 EXCEPTIONS):
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE
- ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS REPORT.

RIGHTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORD.

- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- EASEMENTS. ENCROACHMENTS, OVERLAPS, SHORTAGES OF AREA, BOUNDARY LINE DISPUTES AND OTHER MATTERS AFFECTING TITLE THAT AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE.
- REAL ESTATE TAXES FOR THE CURRENT AND PRIOR TAX YEARS WHICH ARE HEREAFTER ASSESSED
- RIGHTS GRANTED TO PHILADELPHIA SUBURBAN GAS AND ELECTRIC COMPANY IN DEED BOOKS 511 PAGE 149 AND 933 PAGE 184.
- RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 770 PAGE 288.
- RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF SILO HILL ROAD (TWP. # 390).
- PROVISIONS OF ACTS OF ASSEMBLY AUTHORIZING PENNDOT TO EXTEND BOUNDARIES OF STATE
- ASSIGNMENT OF SEWAGE CAPACITY AS IN LAND RECORD BOOK 6044 PAGE 1708.
- CONDEMNATION FOR RIGHT OF WAY FOR L.R. #0168, SECTION 2R/W, CP#1012 MAY TERM 1971 AN EXCERPT OF WHICH IS RECORDED IN DEED BOOK 2000 PAGE 904.
- 4. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR
- 6. WETLANDS AND/OR WATERS AS SHOWN HEREON ARE PER A FIELD INVESTIGATION PERFORMED BY NOVA CONSULTANTS, LTD. IN NOVEMBER, 2022. NO HYDRIC SOILS EXIST ON SITE PER THE RESULT OF THE
- 7. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 282 OF 532, MAP NUMBER 42017C0282 J, EFFECTIVE DATE MARCH 16, 2015.

REFERENCE PLANS (TMP-34-011-066-002):

INVESTIGATION.

AND ARE NOT YET DUE AND PAYABLE.

- 1. PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY MAP FOR HERITAGE BUILDING GROUP, INC. (URICH TRACT)" PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED JANUARY 2, 2002, UNRECORDED.
- 2. PLAN ENTITLED "FINAL PLAN OF LANDS OF WALTER FRANCE", PREPARED BY EDWARD B. BLUMRICK, R.S. & ROBERT FOSTER ASSOC. DATED AUGUST 23, 1977, LAST REVISED JANUARY 11, 1978 AS RECORDED IN PLAN BOOK 169 PAGE 3.
- 3. PLAN ENTITLED "FINAL PLAN SABATH TRACT", PREPARED BY ROBERT D. GILMORE & ASSOCIATES INC., DATED JANUARY 5, 1979 AS RECORDED IN PLAN BOOK 181 PAGE 20.
- 4. PENNDOT CONSTRUCTION PLANS FOR LR 156, LR 09076 AND T-390, RECORDED IN HIGHWAY PLAN BOOK 50 PAGES 47A & 48B, AND HIGHWAY PLAN BOOK 51 PAGE 48 (AS REFERENCED IN REFERENCE PLAN NO. 3 ABOVE).

GENERAL NOTES:

PLUMSTEAD TOWNSHIP

PLAN AS IF RECORDED WITH THE SAME.

- THIS SITE WILL BE SERVED BY PRIVATE WATER AND PUBLIC SEWER. PUBLIC WATER WILL BE PROVIDED BY PLUMSTEAD TOWNSHIP AND PUBLIC SEWER WILL BE PROVED BY THE BUCKS COUNTY WATER AND SEWER AUTHORITY.
- THE PROPOSED ROADS ARE OFFERED FOR DEDICATION TO PLUMSTEAD TOWNSHIP. A HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN THE PROPOSED OPEN SPACE AS WELL AS THE PROPOSED STORMWATER MANAGEMENT FACILITIES WITHIN SAID OPEN SPACE AREAS.
- 3. OPEN SPACE LAND MAY NOT BE SEPARATELY SOLD NOR SHALL SUCH LAND BE FURTHER SUBDIVIDED.
- 4. THE SANITARY SEWER EXTENSIONS AND EASEMENTS WITHIN THE SITE ARE OFFERED FOR DEDICATION TO THE BUCKS COUNTY WATER & SEWER AUTHORITY.
- NOTHING SHALL BE PERMITTED TO BE PLANTED, PLACED SET OR PUT WITHIN THE AREA OF AN EASEMENT EXCEPT AS APPROVED BY PLUMSTEAD TOWNSHIP.
- ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH PLUMSTEAD TOWNSHIP AND PADOT
- SPECIFICATIONS. WHICHEVER MAY BE MORE STRINGENT. ULTIMATE RIGHTS OF WAY ALONG SILO HILL ROAD ALONG THE PROPERTY FRONTAGE IS OFFERED FOR DEDICATION TO
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES AND AMBIGUITIES. ANY WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES,
- INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK. SHEETS 2 THROUGH 37 INCLUSIVE, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED PART OF THE APPROVED FINAL
- 10. RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND BMPs, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED MATTER AND DEBRIS, SHALL REMAIN WITH THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION IS ALSO PERPETUALLY RESPONSIBLE FOR PERFORMING ALL MAINTENANCE TASKS LISTED ON THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN, AND FOR MAINTAINING ALL STORM SEWER OUTSIDE TOWNSHIP RIGHT-OF-WAY. PLUMSTEAD TOWNSHIP AND OR ITS AGENTS OR REPRESENTATIVES. RESERVE THE RIGHT TO ENTER ONTO THE PROPERTY AT ANY TIME FOR THE PURPOSE OF INSPECTION TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY OF THE FACILITIES IS BEING PROPERLY MAINTAINED.
- 11. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH BCWSA STANDARDS.
- 12. A BLANKET EASEMENT FOR ALL ON-SITE BIKE AND PEDESTRAIN TRAILS, AS WELL AS ALL STORM SEWER AND STORMWATER MANAGEMENT FACILITIES, IS OFFERED FOR DEDICATION TO PLUMSTEAD TOWNSHIP.
- 13. THE STORMWATER MANAGEMENT RATE AND VOLUME REQUIREMENTS WERE DESIGNED. ACCORDING TO THE "ON-LOT IMPERVIOUS SURFACE CALCULATIONS" CHART, THIS SHEET.
- 14. THE CLUSTER MAILBOX, OPEN SPACE FENCE, AND PEDESTRIAN PATH WITHIN THE OPEN SPACE AREA SHALL BE OWNED AND
- MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION.
- 15. THE TOWNSHIP IS RESPONSIBLE FOR MAINTENANCE/REPAIR OF STRUCTURAL STORMWATER MANAGEMENT FACILITIES (PIPES/INLETS/MANHOLES, BUT EXCLUDING DRAINAGE SWALES AND OTHER IMPROVEMENTS ON PRIVATE PROPERTIES) WITHIN
- PUBLIC RIGHT OF WAY AND DRAINAGE EASEMENTS, AS WELL AS BASIN OUTLET PIPES. 16. OPEN SPACE TO BE COVERED BY A BLANKET EASEMENT FOR THE BENEFIT OF THE TOWNSHIP, FOR THE PURPOSE OF THE FOLLOWING:
 - A). TO ENSURE CONVEYANCE OF THE 100-YEAR STORM ASSOCIATED WITH THE UNNAMED WATER COURSE WITHIN THE B). TO PROHIBIT FURTHER SUBDIVISION OR DEVELOPMENT ACTIVITIES THAT ARE CONTRARY TO REQUIREMENTS OF THE
 - SUBDIVISION APPROVAL C). TO PERMIT ACCESS TO THE TOWNSHIP TO ENSURE THE HOA IS FULFILLING ITS OBLIGATION TO MAINTAIN THE OPEN
 - SPACE IN ACCORDANCE WITH APPROVED PLAN.
- DRAINAGE INSTALLED BY THIS PERMIT IS THE PRIMARY RESPONSIBILITY OF THE PLUMSTEAD TOWNSHIP TO CONTINUALLY MAINTAIN OR REPLACE. LANDOWNER CO-PERMITTEE IS RESPONSIBLE FOR PROVIDING FUNDING TO THE PLUMSTEAD TOWNSHIP TO OFFSET FUTURE MAINTENANCE COSTS ASSOCIATED WITH THE PERMITTED DRAINAGE FACILITY(IES).
- 18. THE DEVELOPER RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT OF THE SUBDIVISION/LAND DEVELOPMENT DEPICTED. WHETHER PRIOR TO OR SUBSEQUENT TO CONVEYANCE OF THE LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS HAS OCCURRED. THE DEVELOPER MAINTAINS THESE RIGHTS UNDER SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, P.S. 10509, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, AS WELL, TO MAKE MODIFICATIONS TO GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOTS AS MAY BE DEEMED NECESSARY BY THE DEVELOPER, AND/OR THE TOWNSHIP ENGINEER FOR PURPOSES OF INSURING SATISFACTORY STORM WATER MANAGEMENT.

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- PCSWM DETAILS (SHEET 6 OF 6 TO BE RECORDED)
- **ADA GRADING DETAILS**

SITE CAPACITY CALCULATIONS: (VC DISTRICT)

BASE SITE AREA

TOTAL SITE AREA 8.359 AC. SUBTRACT EXISTING STREET RIGHTS-OF-WAY: EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS: LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD: OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE. NATURAL RESOURCE PROTECTION, RECREATION,

OPEN SPACE PRESERVATION, OR OTHER PURPOSES. -0.000 AC. 8.359 AC.

0.110 AC.

2. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION RATIO RESOURCE PROTECTION RATIO LAND IN RESOURCE RESOURCE PROTECTION LAND 100-YEAR FLOODPLAIN 1.00 0.000 AC. 0.000 AC. FLOODPLAIN SOILS 1.00 0.000 AC.

0.000 AC. STREAMS, WATERCOURSES, 1.00 0.000 AC 0.000 AC. RIPARIAN BUFFFRS 1.00 0.000 AC 0.000 AC. LAKES OR PONDS WETLANDS/WETLAND MARGINS 1.00 0.000 AC. 0.000 AC. STEEP SLOPES (25%+) .85 0.000 AC. 0.000 AC STEEP SLOPES (15%-25%) 0.000 AC 0.000 AC. FOREST 0.183 AC. 0.110 AC.

8.359 AC.

3. MINIMUM OPEN SPACE

BASE SITE AREA

BASE SITE AREA 8.359 AC. MINIMUM OPEN SPACE RATIO MINIMUM OPEN SPACE O AC.

TOTAL RESOURCE PROTECTION AREA

DETERMINE REQUIRED PROTECTED LAND THE REQUIRED PROTECTED LAND IS THE RESOURCE PROTECTION AREA OR THE MINIMUM OPEN SPACE, WHICHEVER IS GREATER

REQUIRED PROTECTED LAND IS THE RESOURCE PROTECTION AREA: 0.110 AC.

5. NET BUILDABLE SITE AREA BASE SITE AREA

BASE SITE AREA

8.359 AC. REQUIRED PROTECTED LAND 0.110 AC. NET BUILDABLE SITE AREA = 8.249 AC. NUMBER OF DWELLING UNITS/LOTS

MAXIMUM DENSITY X 5 DU/AC NUMBER OF DWELLING UNITS

7. IMPERVIOUS SURFACES BASE SITE AREA MAX. IMPERVIOUS SURFACE RATIO X .45 MAXIMUM IMPERVIOUS SURFACE = 3.761 AC.

SITE CAPACITY CALCULATIONS: (R-1 DISTRICT)

BASE SITE AREA TOTAL SITE AREA 11.049 AC. SUBTRACT EXISTING STREET RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN

SPACE. NATURAL RESOURCE PROTECTION, RECREATION,

OPEN SPACE PRESERVATION, OR OTHER PURPOSES.

BASE SITE AREA 10.568 AC.

2. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION RATIO RESOURCE PROTECTION RATIO LAND IN RESOURCE RESOURCE PROTECTION LAND 100-YEAR FLOODPLAIN 0.674 AC. 1.00 0.674 AC. FLOODPLAIN SOILS 1.00 0.000 AC. 0.000 AC. STREAMS, WATERCOURSES. RIPARIAN BUFFERS 1.00 2.163 AC 2.163 AC. LAKES OR PONDS 0.000 AC 0.000 AC. 1.00 WETLANDS/WETLAND MARGINS(1) 1.00 0.000 AC. 0.000 AC. STEEP SLOPES (25%+) 0.000 AC. 0.000 AC. STEEP SLOPES (15%-25%) 0.001 AC 0.001 AC. 1.385 AC 1.086 AC

10.568 AC.

O AC.

-0.481 AC.

3.924 AC.

MINIMUM OPEN SPACE BASE SITE AREA

TOTAL RESOURCE PROTECTION AREA

MINIMUM OPEN SPACE RATIO MINIMUM OPEN SPACE

4. DETERMINE REQUIRED PROTECTED LAND

PROTECTION AREA OR THE MINIMUM OPEN SPACE, WHICHEVER IS GREATER

= 6.644 AC.

REQUIRED PROTECTED LAND IS THE RESOURCE PROTECTION AREA: 3.924 AC.

5. NET BUILDABLE SITE AREA BASE SITE AREA 10.568 AC. REQUIRED PROTECTED LAND 3.924 AC.

THE REQUIRED PROTECTED LAND IS THE RESOURCE

NET BUILDABLE SITE AREA

6. NUMBER OF DWELLING UNITS/LOTS (NOT APPLICABLE)

7. IMPERVIOUS SURFACES

BASE SITE AREA 10.568 AC. MAX. IMPERVIOUS SURFACE RATIO X .25 MAXIMUM IMPERVIOUS SURFACE = 2.642 AC.

(1) ALL WETLANDS ARE CONTAINED WITHIN THE RIPARIAN BUFFER

ON-LOT IMPERVIOUS SURFACE CALCULATIONS:

LOT	TOTAL NET LOT AREA (SF)	TOTAL % IMPERVIOUS PERMITTED BY ZONING	TOTAL IMPERVIOUS PERMITTED BY ZONING (SUM OF VC AND R-1)(SF)	TOTAL IMPERVIOUS PERMITTED PER STORMWATER (RATE & VOLUME) DESIGN (SF)	TOTAL IMPERVIOUS SHOWN ON PLAN (HOUSE, DRIVE, LEAD WALK)(SF)	FUTURE IMPERVIOUS PERMITTED FOR LOT OWNER **
1	20,748	50.0%	10,374	5,494.00	3,844	1,650.00
2	21,501	50.0%	10,751	5,549.00	3,899	1,650.00
3	22,067	50.0%	11,034	5,598.00	3,948	1,650.00
4	21,662	50.0%	10,831	5,559.00	3,909	1,650.00
5	20,620	50.0%	10,310	5,608.00	3,958	1,650.00
6	19,078	42.4% *	8,093	5,804.00	4,154	1,650.00
7	21,292	25.2% *	5,376	5,376.00	4,804	572.00
8	27,551	25.0%	6,888	6,493.00	4,843	1,650.00
9	37,753	25.0%	9,438	6,625.00	4,975	1,650.00
10	22,363	25.0%	5,591	5,591.00	4,863	728.00
11	34,624	25.2% *	8,735	6,441.00	4,791	1,650.00
12	34,370	43.1% *	14,818	6,477.00	4,827	1,650.00
13	30,077	50.0%	15,039	6,405.00	4,755	1,650.00
14	24,360	50.0%	12,180	6,452.00	4.802	1,650.00
15	17,600	50.0%	8,800	5,543.00	3,893	1,650.00
16	17,500	50.0%	8,750	6,177.00	4,527	1,650.00

^{*} These lots are split zoned between R-1 and VC Districts. Total Impervious permitted is proportionate to the amount of land area in each ** Additional impervious is permitted up to the amount permitted by zoning (see column 4 above), however additional stormwater facilities will be required to mitigate the additional impervious.

REV DESCRIPTION AUTH DAT **SERIAL NO. 20222861497**

> Before You Dig Anywhere PENNSYLVANIA

now what's below. STOPI CALL 1-800-242-1776

Call before you dig. PA Law requires 3 working days notice

PA ONE CALL SYSTEM INC.

PLAN NOTATION NLY THOSE PLANS WHICH CONTAIN A DIGITAL PRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARE OR THE APPLICANT DESIGNATED HEREON, ANY ODIFICATION, REVISION, DUPLICATION OR USE MITHOUT THE WRITTEN CONSENT OF VAN CLEEF

IGINEERING ASSOCIATES IS PROHIBITED.

ELIANCE ON THIS PLAN FOR ANY PURPOSE

THER THAN THAT WHICH IS INTENDED SHALL T THE SOLE DISCRETION AND LIABILITY OF THE

ROBERT W. COOK, PA P.L.S.

NNSYLVANIA PROFESSIONAL IRVEYOR NUMBER SU075256

ARL B. JANETKA P.E. INSYLVANIA PROFESSIONAL GINEER NUMBER PE-043755-E



VAN CLEEF ENGINEERING ASSOCIATES, LLC 501 NORTH MAIN STREET, DOYLESTOWN, PA 1890 WEB: WWW.VANCLEEFENGINEERING.COM PHONE (215) 345-1876

PROJECT NOTES

(SHEET 2 OF 4 TO BE RECORDED)

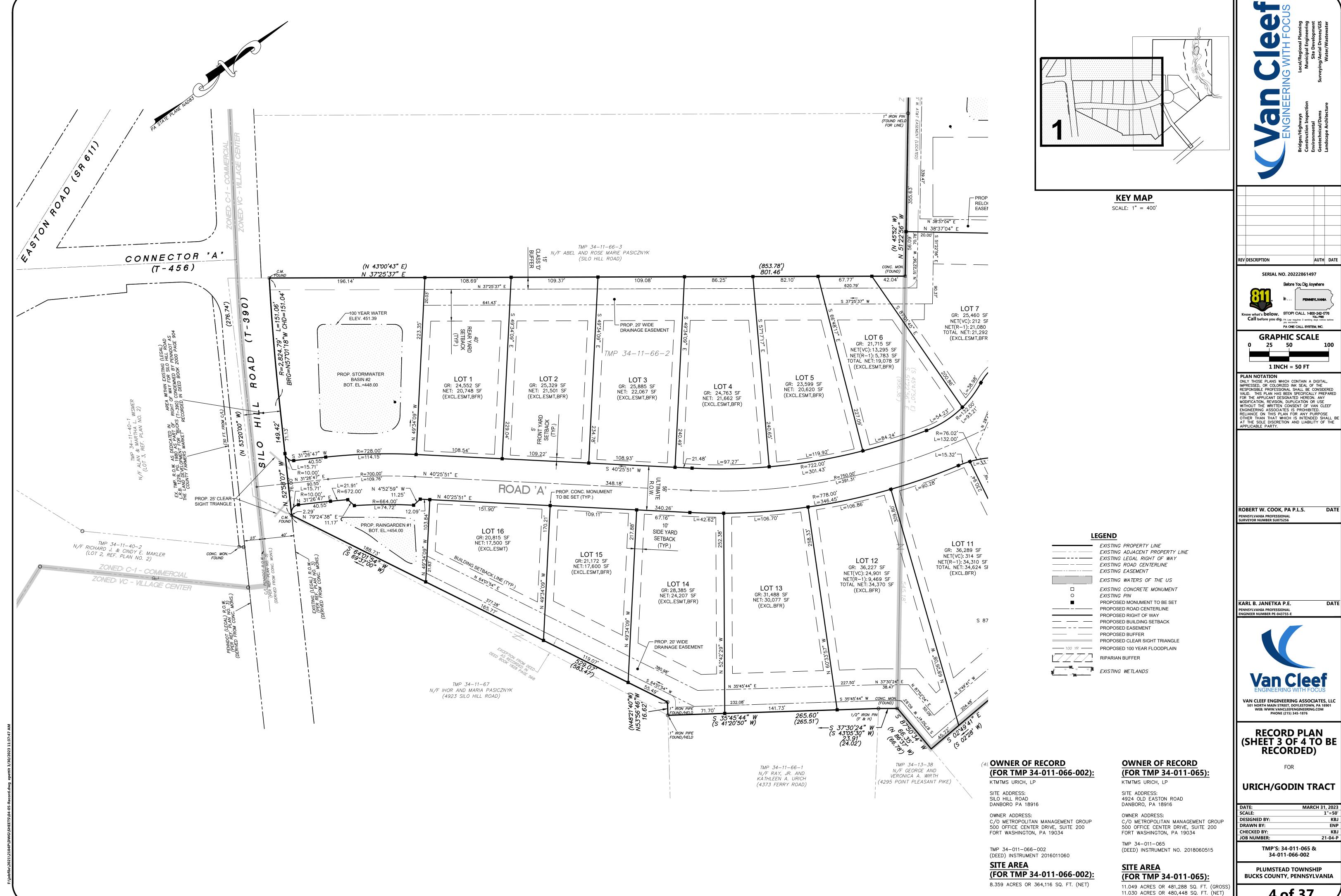
MARCH 31, 20 **AS NOTE** DESIGNED BY RAWN BY **HECKED BY**

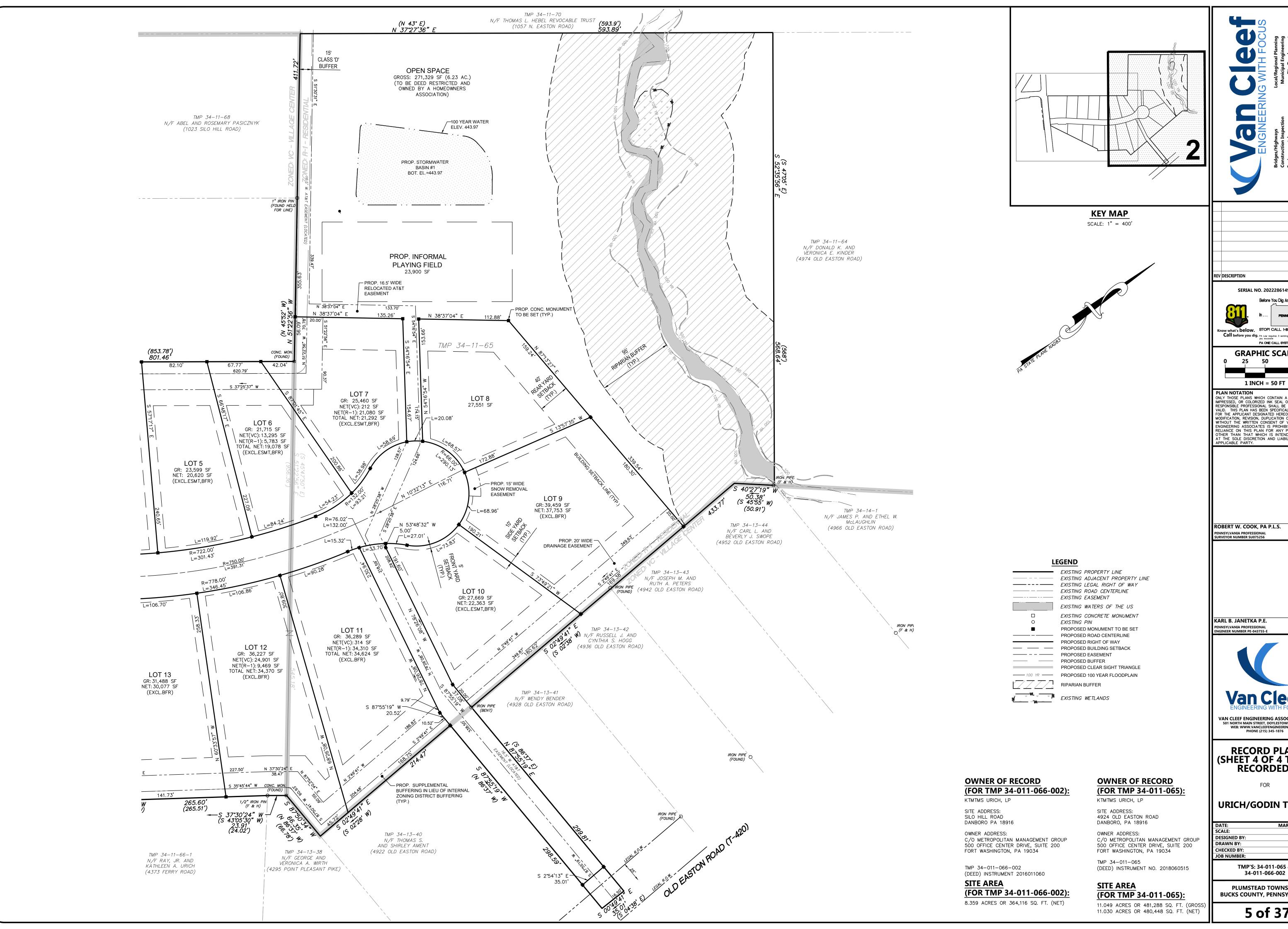
B NUMBER

URICH/GODIN TRACT

TMP'S: 34-011-065 & 34-011-066-002

PLUMSTEAD TOWNSHIP **BUCKS COUNTY, PENNSYLVANIA**





REV DESCRIPTION AUTH DATE SERIAL NO. 20222861497

Before You Dig Anywhere Know what's below. STOPI CALL 1-800-242-1776
Call before you dig. PA Low requires 3 working days notice befo

PA ONE CALL SYSTEM, INC. GRAPHIC SCALE

0 25 50 1 INCH = 50 FT

PLAN NOTATION ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPAREI VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE APPLICANT DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL B AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

(ARL B. JANETKA P.E. NNSYLVANIA PROFESSIONAL IGINEER NUMBER PE-043755-E



VAN CLEEF ENGINEERING ASSOCIATES, LLC 501 NORTH MAIN STREET, DOYLESTOWN, PA 18901 WEB: WWW.VANCLEEFENGINEERING.COM PHONE (215) 345-1876

RECORD PLAN (SHEET 4 OF 4 TO BE RECORDED)

URICH/GODIN TRACT

DRAWN BY: HECKED BY:

TMP'S: 34-011-065 & 34-011-066-002

PLUMSTEAD TOWNSHIP **BUCKS COUNTY, PENNSYLVANIA**