

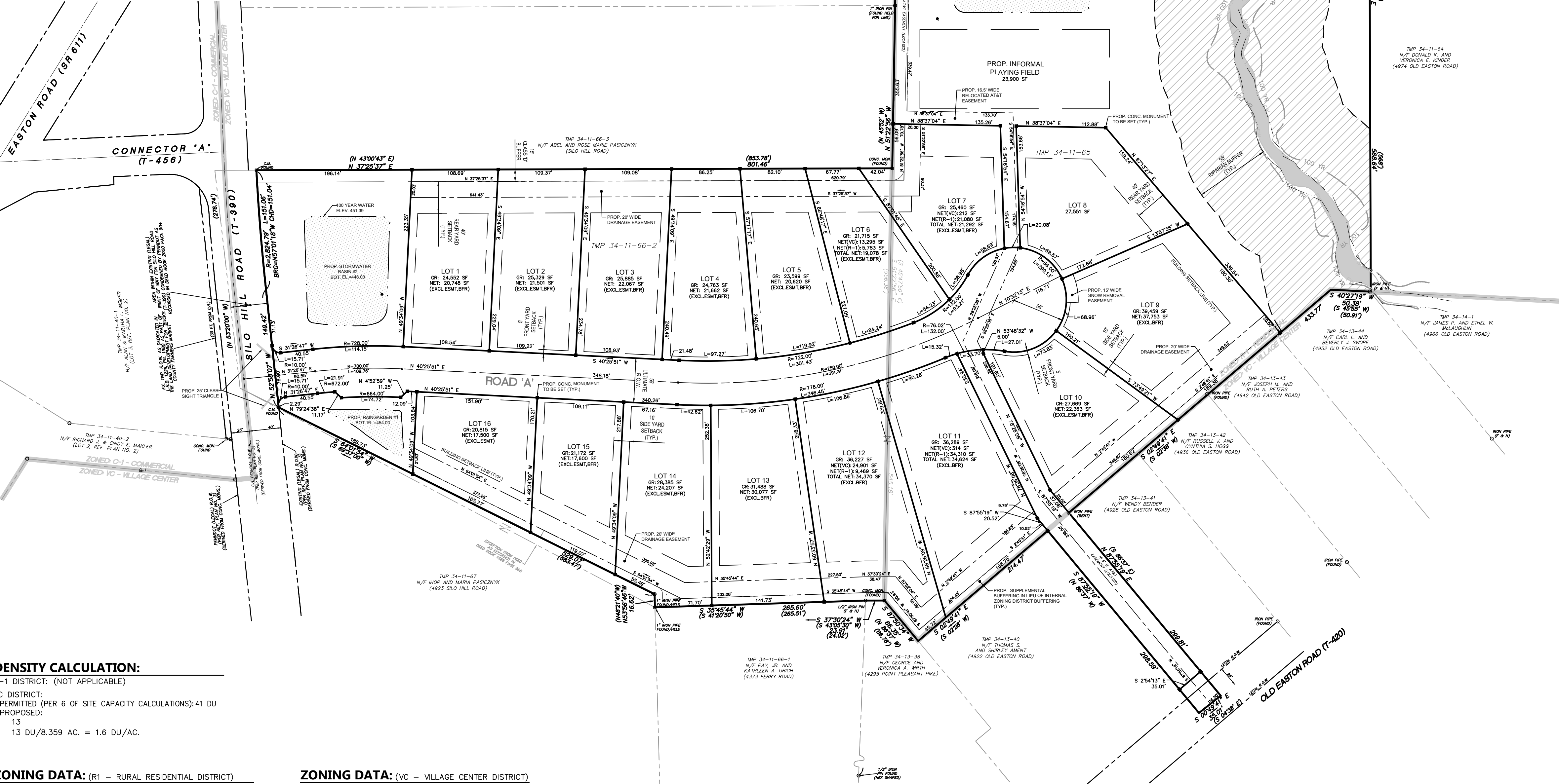
IMPERVIOUS SURFACE CALCULATION:
 R-1 DISTRICT:
 PERMITTED (PER 7 OF SITE CAPACITY CALCULATIONS): 2.642 AC.
 PROPOSED:
 ON-LOT CURB AND CARTWAY 0.59 AC.
 SIDEWALKS 0.30 AC.
 EMERGENCY ACCESS 0.17 AC.
 TOTAL 1.07 AC.
 1.07 AC./10.568 AC. = 10%

VC DISTRICT:
 PERMITTED (PER 7 OF SITE CAPACITY CALCULATIONS): 3.76 AC.
 PROPOSED:
 ON-LOT CURB AND CARTWAY 1.03 AC.
 SIDEWALKS 0.61 AC.
 EMERGENCY ACCESS 0.17 AC.
 TOTAL 1.93 AC.
 1.93 AC./8.359 AC. = 23%

RECREATION LAND CALCULATION:
 REQUIRED:
 1,490 SF PER DWELLING UNIT
 1,490 SF x 16 DWELLING UNITS = 23,840 SF
 PROPOSED:
 A FEE IN LIEU OF RECREATION LAND WILL BE OFFERED TO PLUMSTEAD TOWNSHIP

OPEN SPACE CALCULATION:
 R-1 DISTRICT:
 REQUIRED (PER 3 OF SITE CAPACITY CALCULATIONS): 0.00 AC.
 PROPOSED:
 6.23 AC.
 6.23 AC./10.568 AC. = 59%

VC DISTRICT:
 REQUIRED (PER 3 OF SITE CAPACITY CALCULATIONS): 0.00 AC.
 PROPOSED:
 0.00 AC.
 0.00 AC./8.359 AC. = 0%



DENSITY CALCULATION:
 R-1 DISTRICT: (NOT APPLICABLE)
 VC DISTRICT:
 PERMITTED (PER 6 OF SITE CAPACITY CALCULATIONS): 41 DU
 PROPOSED:
 13
 13 DU/8.359 AC. = 1.6 DU/AC.

ZONING DATA: (R1 - RURAL RESIDENTIAL DISTRICT)
 ZONED: R1 - RURAL RESIDENTIAL
 PROPOSED USE: B-1 DETACHED DWELLING (PERMITTED)
 MIN. LOT AREA/D.U. 60,000 SF
 MIN. LOT WIDTH 150 FT.
 MAX. IMPERV. SURFACE 25%
 MIN. YARDS: FRONT 50 FT., SIDE 25 FT., REAR 40 FT.
 MIN. OPEN SPACE RATIO 0

ZONING DATA: (VC - VILLAGE CENTER DISTRICT)
 ZONED: VC - VILLAGE CENTER DISTRICT
 PROPOSED USE: B-1 DETACHED DWELLING (PERMITTED)
 MIN. LOT AREA 7,500 SF
 MAX. LOT AREA 2 AC.
 MAX. DENSITY 5 DU/AC.
 MIN. LOT WIDTH 75 FT.
 MAX. IMPERV. SURFACE 45%
 LOT BASE SITE AREA 50%
 MIN. YARDS: FRONT 5 FT., SIDE 10 FT., REAR 40 FT.

VARIANCES GRANTED (3/28/2022):
 §27-603.A. REQUIRING A MINIMUM LOT AREA OF 60,000 SF. 19,078 SF IS PROPOSED.
 §27-1204.B. REQUIRING A MINIMUM LOT WIDTH OF 150 FT. 75 FT IS PROPOSED.
 §27-2405.1.(A) REQUIRING A MINIMUM FRONT YARD OF 50 FT AND SIDE YARD OF 25 FT. A FRONT YARD OF 5 FT AND SIDE YARD OF 10 FT ARE PROPOSED.
 §27-2911. REQUIRING GARAGES AND PARKING AREAS SHALL BE LOCATED AT LEAST 10 FEET BEHIND THE FRONT BUILDING FACADE. THE PROPOSED GARAGES AND PARKING AREAS ARE NOT PROPOSED TO BE LOCATED 10 FEET BEHIND THE FRONT BUILDING FACADE.
 REQUIRING A BUFFER YARD WHERE THE VC DISTRICT ABUTS THE R-1 DISTRICT. THIS BUFFER YARD WOULD OCCUR WITHIN THE DEVELOPMENT AND CROSS THROUGH PROPOSED LOTS AND THEREFORE IS NOT PROPOSED.
 VARIANCES EXPIRE IF THE APPLICANT FAILS TO OBTAIN A BUILDING PERMIT WITHIN ONE YEAR OF THE DATE OF THE ORDER. IT IS ANTICIPATED THAT IT WILL BE AT LEAST A YEAR UNTIL A BUILDING PERMIT IS OBTAINED.

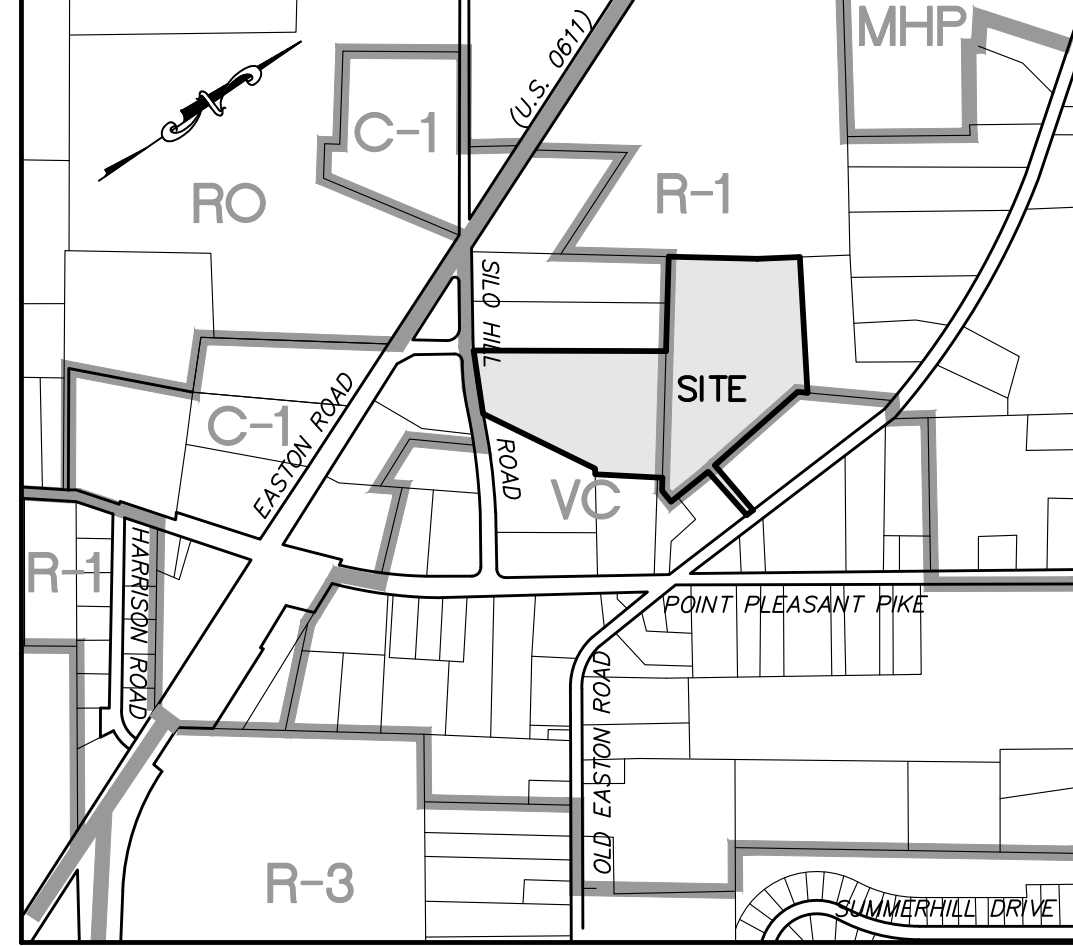
ORDINANCES UTILIZED TO PREPARE PLAN
 1. PLUMSTEAD TOWNSHIP ZONING ORDINANCE, AS AMENDED THROUGH ORDINANCE 2019-10
 2. PLUMSTEAD TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE, AS AMENDED THROUGH ORDINANCE 2019-07
 3. PLUMSTEAD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AS AMENDED THROUGH ORDINANCE 2022-01

REFERENCE DOCUMENTS
 1. STORMWATER MANAGEMENT & E & S REPORT DATED JANUARY 27, 2023.
 2. 100-YEAR HIGH WATER DETERMINATION REPORT DATED JANUARY 27, 2023.

NATURAL RESOURCE PROTECTION

RESOURCE PROTECTION RATIO	LAND IN RESOURCE ⁽¹⁾	REQUIRED PROTECTION LAND	PROPOSED PROTECTION LAND
100 YR FLOODPLAINS	1.00	0.674 AC.	0.674 AC.
FLOODPLAIN SOILS	1.00	0.000 AC.	0.000 AC.
STREAMS/WATERSHED RIPARIAN BUFFERS	1.00	2.836 AC.	2.836 AC.
LAKES OR PONDS	1.00	0.000 AC.	0.000 AC.
WETLANDS/WETLANDS MARGIN	1.00	0.070 AC.	0.070 AC.
STEEP SLOPES (25%+)	0.85	0.100 AC.	0.100 AC.
STEEP SLOPES (15%-25%)	0.70	0.115 AC.	0.081 AC.
FOREST (R-1)	0.80	4.037 AC.	3.230 AC.
FOREST (VC)	0.60	0.183 AC.	0.119 AC.

⁽¹⁾THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE BASE SITE AREA.



LOCATION MAP
 SCALE: 1" = 800'
GRAPHIC SCALE
 0 400 800 1600
 1 INCH = 800 FT

CERTIFICATIONS:
 COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF BUCKS SS:
 ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY 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 _____
 I, _____ 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____.

JOSEPH MORRISSEY
 APPROVED BY THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.
 _____ CHAIRMAN
 REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS _____ DAY OF _____, 20____.
 _____ 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 _____, 20____.
 _____ 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.

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



REV DESCRIPTION AUTH DATE

SERIAL NO. 20222861497
 Before You Dig Anywhere
 811
 Know what's below. STOP CALL 1-800-242-8778
 Call before you dig. PA ONE CALL SYSTEM INC.

GRAPHIC SCALE
 0 40 80 160
 1 INCH = 80 FT

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY 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 BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ROBERT W. COOK, PA P.L.S. DATE
 PENNSYLVANIA PROFESSIONAL SURVEYOR NUMBER SU22526

KARL B. JANETKA P.E. DATE
 ENGINEER NUMBER PE-043753-E



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

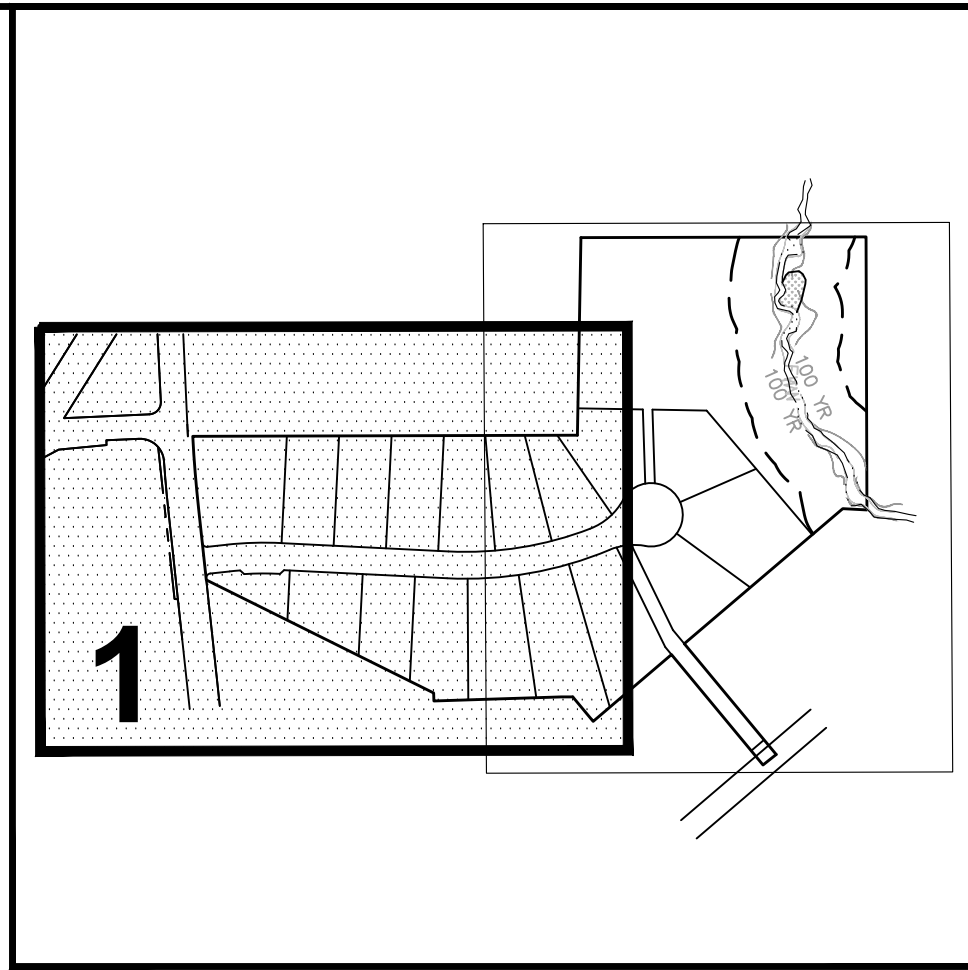
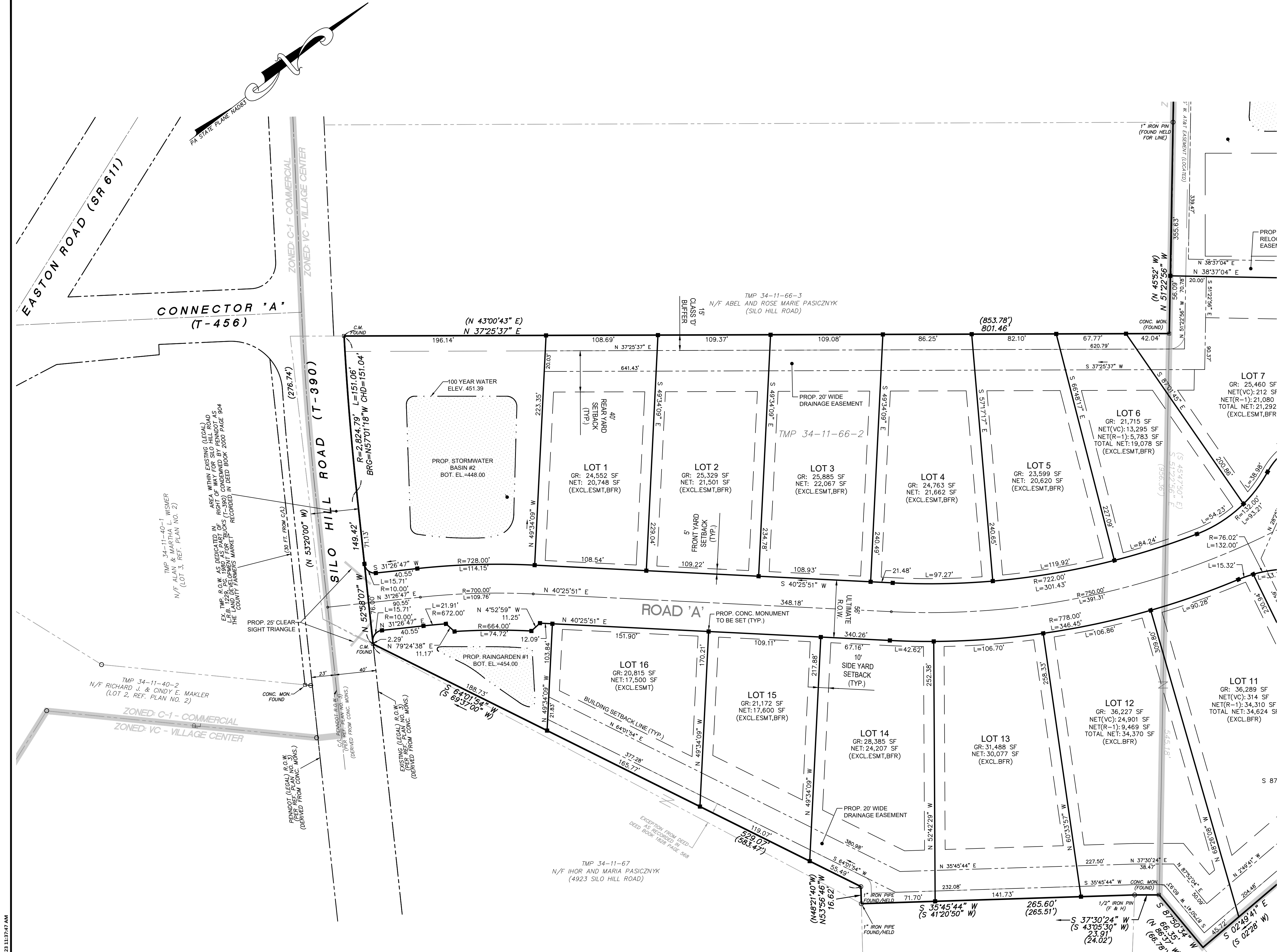
FOR URICH/GODIN TRACT

DATE: MARCH 31, 2023
 SCALE: 1" = 80'
 DESIGNED BY: KBJ
 DRAWN BY: ENP
 CHECKED BY: KBJ
 JOB NUMBER: 21-04-P

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

PLUMSTEAD TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

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Van Cleef
ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

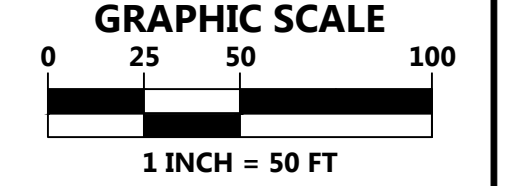
REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20222861497

Before You Dig Anywhere

811 Know what's below. STOP! CALL 202-242-6778

Call before you dig. PA ONE CALL SYSTEM, INC.



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

KARL B. JANETKA P.E. DATE

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: 610-345-1874

RECORD PLAN (SHEET 3 OF 4 TO BE RECORDED)

FOR

URICH/GODIN TRACT

DATE:	MARCH 31, 2023
SCALE:	1" = 50'
DESIGNED BY:	KBJ
DRAWN BY:	ENP
CHECKED BY:	KBJ
JOB NUMBER:	21-04-P

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

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

OWNER OF RECORD (FOR TMP 34-011-066-002):
KITMWS URICH, LP

SITE ADDRESS:
SILO HILL ROAD
DANBORO, PA 18916

OWNER ADDRESS:
C/O METROPOLITAN MANAGEMENT GROUP
500 OFFICE CENTER DRIVE, SUITE 200
FORT WASHINGTON, PA 19034

TMP 34-011-066-002
(DEED) INSTRUMENT 2016011060

SITE AREA (FOR TMP 34-011-066-002):
8.359 ACRES OR 364,116 SQ. FT. (NET)

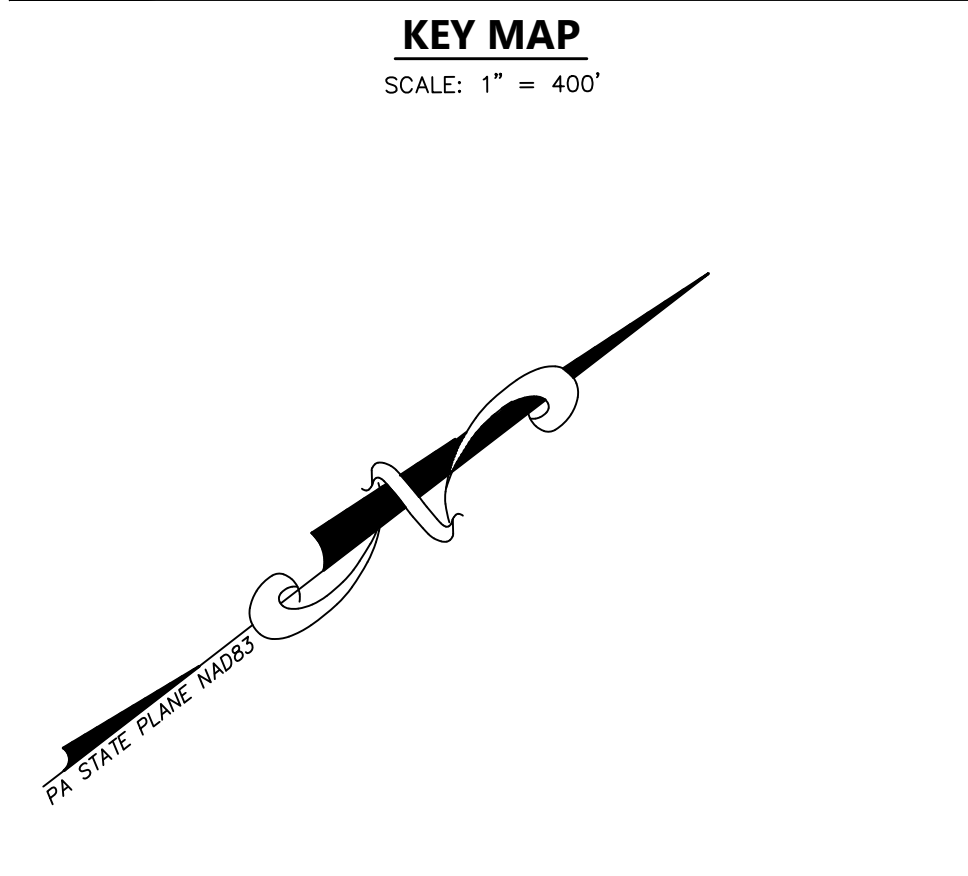
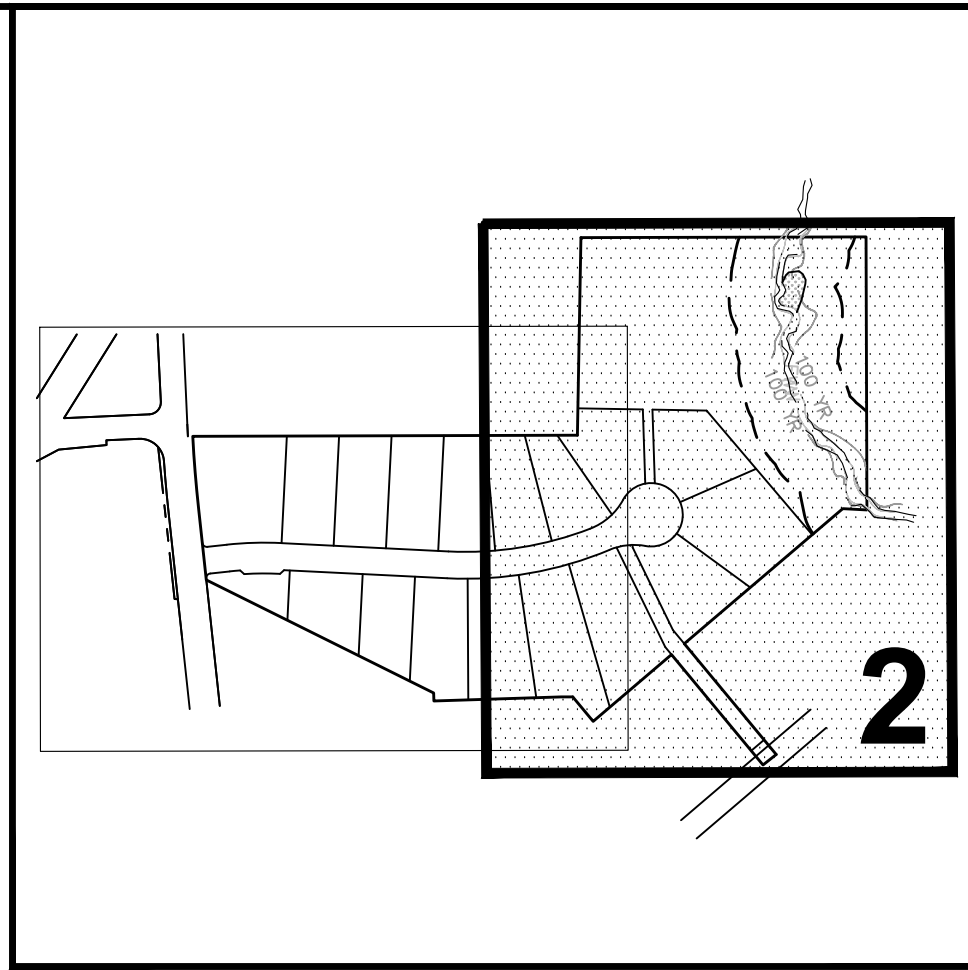
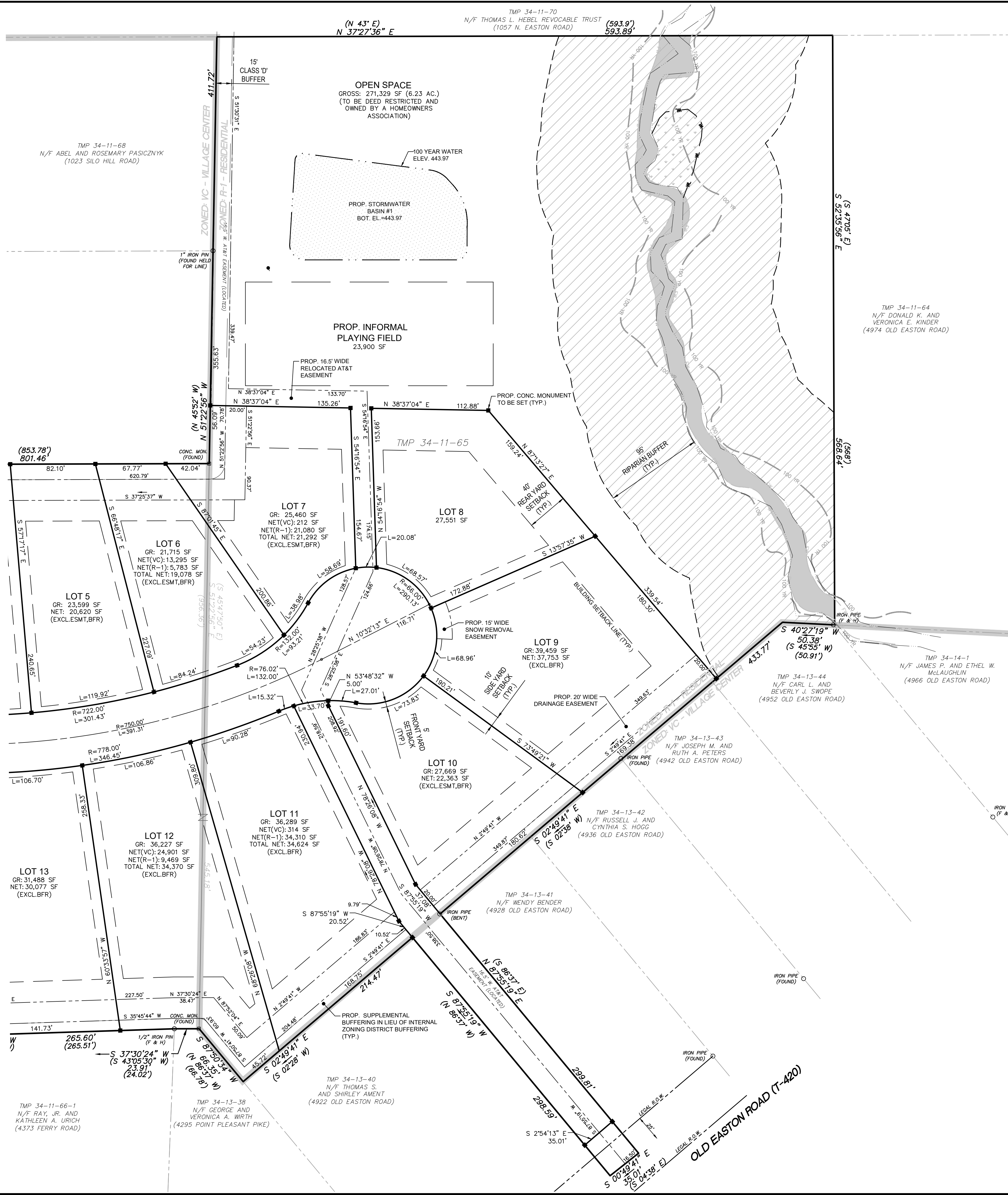
OWNER OF RECORD (FOR TMP 34-011-065):
KITMWS URICH, LP

SITE ADDRESS:
4924 OLD EASTON ROAD
DANBORO, PA 18916

OWNER ADDRESS:
C/O METROPOLITAN MANAGEMENT GROUP
500 OFFICE CENTER DRIVE, SUITE 200
FORT WASHINGTON, PA 19034

TMP 34-011-065
(DEED) INSTRUMENT NO. 2018060515

SITE AREA (FOR TMP 34-011-065):
11.049 ACRES OR 481,288 SQ. FT. (GROSS)
11.030 ACRES OR 480,448 SQ. FT. (NET)

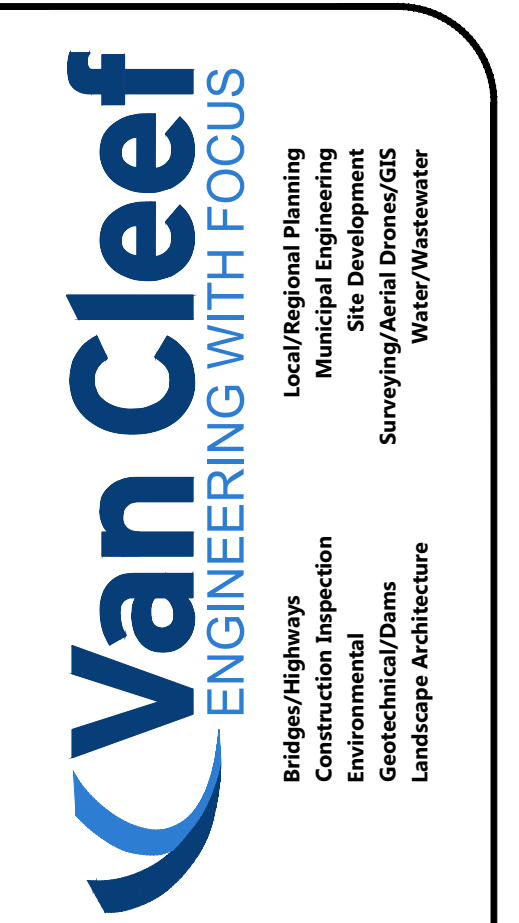


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- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING LEGAL RIGHT OF WAY
 - - - EXISTING ROAD CENTERLINE
 - - - EXISTING EASEMENT
 - ▭ EXISTING WATERS OF THE US
 - EXISTING CONCRETE MONUMENT
 - EXISTING PIN
 - PROPOSED MONUMENT TO BE SET
 - PROPOSED ROAD CENTERLINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED BUILDING SETBACK
 - PROPOSED EASEMENT
 - PROPOSED BUFFER
 - PROPOSED CLEAR SIGHT TRIANGLE
 - PROPOSED 100 YEAR FLOODPLAIN
 - ▨ RIPARIAN BUFFER
 - ▨ EXISTING WETLANDS

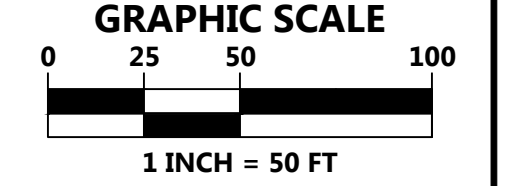
OWNER OF RECORD (FOR TMP 34-011-066-002):
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 SITE ADDRESS:
 SILO HILL ROAD
 DANBORO PA 18916
 OWNER ADDRESS:
 C/O METROPOLITAN MANAGEMENT GROUP
 500 OFFICE CENTER DRIVE, SUITE 200
 FORT WASHINGTON, PA 19034
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ROBERT W. COOK, PA P.L.S. DATE
 PENNSYLVANIA PROFESSIONAL SURVEYOR NUMBER SU27256



RECORD PLAN (SHEET 4 OF 4 TO BE RECORDED)

FOR
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 DATE: MARCH 31, 2023
 SCALE: 1" = 50'
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 DRAWN BY: ENP
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 PLUMSTEAD TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA
5 of 37

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