

**ZONING DATA**

OBTAINED FROM THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE, AS LAST AMENDED, PART 5, SECTION 27-903

**DISTRICT CLASSIFICATION: R2 - RURAL RESIDENTIAL DISTRICT**

**PROPOSED USE: B1 - SINGLE FAMILY DETACHED DWELLING**

REQUIREMENT	REQUIRED	LOT 1	LOT 2
MINIMUM LOT WIDTH	40.00 FT.	45.00 FT.	7.00 FT.
MINIMUM LOT DEPTH	150 FT.	150 FT.	389 FT.
FRONT YARD RESTRICTION:	50 FT.	50 FT.	0 FT. (1)
REAR YARD RESTRICTION:	20 FT.	40 FT.	40 FT.
MAXIMUM IMPERVIOUS COVERAGE:	20 %	50 %	82 %
BUILDING HEIGHT:	35 FT.	55 FT.	55 FT.

(1) EXISTING NON-CONFORMING

**SOILS DATA**

Am - ABBOTTSVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES

AmA - AMMEL SILT LOAM, 0 TO 3 PERCENT SLOPES

CA - CROTON SILT LOAM, OCCASIONALLY POWDED, 0 TO 3 PERCENT SLOPES

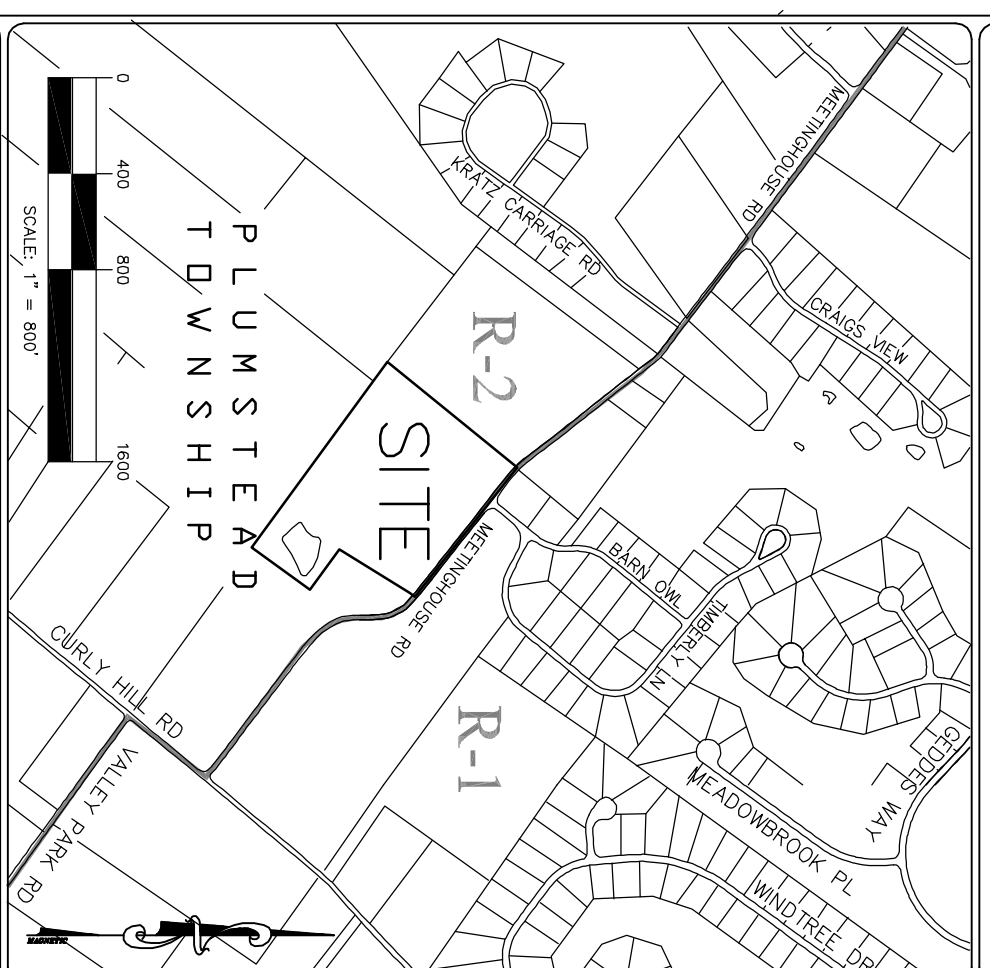
CA8 - CROTON SILT LOAM, OCCASIONALLY POWDED, 3 TO 8 PERCENT SLOPES

RA - REAVILLE CHANNERY SILT LOAM, 0 TO 3 PERCENT SLOPES

**GENERAL NOTES**

1. TITLE DERIVED HEREON HAS BEEN SUPPLIED BY EXISTING DEEDS AND PLAN.
2. REFERENCE PLAN: PLAN OF SUBDIVISION PREPARED BY DANIEL R. HENDRICKS DATED NOVEMBER 11, 1986.
3. TOPOGRAPHICAL INFORMATION TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE ALL INFORMATION ON THIS PLAN SHALL BE CONSIDERED TO BE APPROXIMATE.
4. VERTICAL DATUM IS BASED ON PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEB SERVICE.
5. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY AND TITLE LINE OF MEETINGHOUSE ROAD IS HEREBY OFFERED FOR DEDICATION TO PLUMSTEAD TOWNSHIP AND SHALL BE CONSIDERED AS AN EASEMENT.
6. SETBACKS, STORMWATER MANAGEMENT PLANS AND CALCULATIONS OF ALL BE REMOVED AND APPROVED BY THE TOWNSHIP PRIOR TO ISSUANCE OF A BUILDING PERMIT. STORMWATER MANAGEMENT IMPROVEMENTS MAY INCLUDE STORAGE FACILITIES. DRAINAGE STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER. THE TOWNSHIP RESERVES THE RIGHT, ALTHOUGH NOT THE OBLIGATION, TO ACCESS THE SITE FOR INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT PLANS AND STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED PLAN AND STORMWATER MANAGEMENT ORDINANCE.
7. THE PROPOSED DRIVEWAYS SHALL BE PAVED 23 FEET FROM THE EDGE OF THE CARRYWAY USING THE TOWNSHIP PAVING SPECIFICATIONS.
8. THE PROPOSED DWELLING AND IN-LAW SUITE SHALL BE SERVED BY AN ON-LOT EXISTING WELL AND PUBLIC SEWER. THE EXISTING DWELLING IS EXISTING DWELLING WILL BE CONNECTED TO THE PUBLIC SEWER SYSTEM BUT CONTINUE TO USE THE EXISTING WELL.
9. TWO TREES MUST BE INSTALLED WITHIN THE ENERGY CONSERVATION ZONE ON LOT 1, IN ACCORDANCE WITH SAADO SECTION 22-904.8.
10. ALL PROPOSED UTILITY CONNECTIONS (ELECTRIC, TELEPHONE & GAS) ETC.) SHALL BE BY UNDERGROUND SERVICES IN ACCORDANCE WITH SAADO SECTION 22-930.
11. MUD SETTLEMENT AND/OR DEBRIS TRAPPED FROM THE SITE (OIL, PUBLIC CARRYWAY SHALL BE IMMEDIATELY REMOVED BY BROOMING AND/OR MECHANICAL MEANS TO THE SATISFACTION OF THE TOWNSHIP. USE OF A MID AND/OR SEDIMENT IS CAUSING SLIP AND/OR HAZARDOUS CONDITIONS, ROADWAY SURFACE SHALL BE IMMEDIATELY PRESSURE WASHED TO REMOVE ROADWAY SURFACE DEBRIS. ALL SEDIMENT LATER MUST BE RIL-TRENDED IN A MANNER CONFORMING TO THE TOWNSHIP EROSION CONTROL SPECIFICATIONS. EXISTING STORM SEWERS AND/OR DRAINAGE CHANNELS.
12. THE PROPOSED IMPROVEMENTS DERIVED ON THIS PLAN ARE CONCEPTUAL ONLY. A BUILDING/ZONING PERMIT, STORMWATER MANAGEMENT PERMIT, AND DRIVEWAY ACCESS PERMIT SHALL BE OBTAINED PRIOR TO ANY SITE CONSTRUCTION WORK. A DETAILED PLAN PREPARED BY AN ENGINEER ACCORDING TO THE ABOVE APPLICATIONS. THE PLAN SHALL BE SUBJECT TO THE PROPOSED AND EXISTING TOPOGRAPHY OF THE SITE, ALL EXISTING UTILITIES, AND EXISTING STRUCTURES. TREES TO BE REMOVED, AND SETBACKS FROM THE PROPERTY LINES FOR ALL EXISTING AND PROPOSED BUILDINGS, AND LOCATIONS OF ALL EXISTING AND PROPOSED WELLS, SEWERS, SUMP PUMP DEANS, EASEMENTS, TREES TO BE REMOVED, TREES TO REMAIN, TREE PROTECTION FENCING, ETC. THE PLAN SHALL BEAR THE IMPRINT OF THE GRADING APPLICATION SHALL INCLUDE THE APPLICABLE FEES/ZONING AND CONFORM TO ALL APPLICABLE TOWNSHIP REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION. ADDITIONAL AN EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE TOWNSHIP ENGINEER AND CONSERVATION DISTRICT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE INDIVIDUAL LOTS. THE APPLICANT SHALL DISCLOSE THE NECESSITY FOR THE COMPLETION OF THE SALE.
13. A TOTAL OF 1 EXISTING AND 3 NEW DWELLING UNITS ARE PROPOSED (DWELLING ON EACH LOT WITH B1 ACCESSORY DWELLING ON EACH LOT).

**SITE LOCATION MAP (1"=800')**



**TAX PARCEL INFORMATION**

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

PLUMSTEAD TOWNSHIP

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOVERLESTOWN, PENNSYLVANIA

DEED BOOK/DATE: 2897/1991

RECORDS COMER: 123747 AC. (09050)

PARCEL NO.: 2897/1991

TRACT AREA: 123747 AC. (0673)

**SITE CAPACITY CALCULATIONS**

OBTAINED FROM THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE, AS AMENDED, REFERENCE PART 24, SECTION 2402.

R2 - RURAL RESIDENTIAL DISTRICT

B-1 DETACHED DWELLING

1.0 BASE SITE AREA

TOTAL SITE AREA WITH IN RO: 1279 AC.

SUBTRACT:

LAND WHICH IS NOT CONTIGUOUS: - 0 AC.

PREVIOUSLY RESERVED LAND: - 0 AC.

LAND WITHIN UTILITY EASEMENTS OR EXISTING UTIL. ROAD RIGHT OF WAY: - 0.42 AC.

BASE SITE AREA: 1237 AC.

2.0 RESOURCE PROTECTION LAND:

RESOURCE	PROTECTION RATIO	LAND IN RESOURCE PROTECTION LAND	REQUIRED RESOURCE
FLOOD PLAINS	1.00	0.00 AC.	0.00 AC.
STREAMS	0.00	0.00 AC.	0.00 AC.
WETLANDS	0.00	0.00 AC.	0.00 AC.
WETLANDS/WATER BODIES	0.00	0.00 AC.	0.00 AC.
WETLANDS/WATER MARGINS	1.00	0.47 AC.	0.47 AC.
STEEP SLOPES (>25%)	0.85	0.0 AC.	0.0 AC.
STEEP SLOPES (15-25%)	0.70	3.38 AC.	2.77 AC.
PEREST (V2)	0.80	0.0 AC.	0.0 AC.
3.0 MINIMUM OPEN SPACE:		5.07 AC.	4.39 AC.
BASE SITE AREA:		1237 AC.	
MINIMUM OPEN SPACE:		0 AC.	
4.0 REQUIRED PROTECTED LAND FOR OPEN SPACE OR RESOURCE PROTECTION:		4.39 AC.	
5.0 NET BUILDABLE SITE AREA:		1237 AC.	
REQUIRED PROTECTION LANDS:		4.39 AC.	
NET BUILDABLE SITE AREA:		798 AC.	
6.0 NUMBER OF DWELLING UNITS:		1937 AC.	
MAXIMUM DENSITY:		1.0881 DU/AC.	
NUMBER OF DWELLING UNITS:		1347 DU.	
7.0 IMPERVIOUS SURFACES:		1237 AC.	
BASE SITE AREA RATIO:		1237 AC.	
IMPERVIOUS SURFACE:		247 AC.	



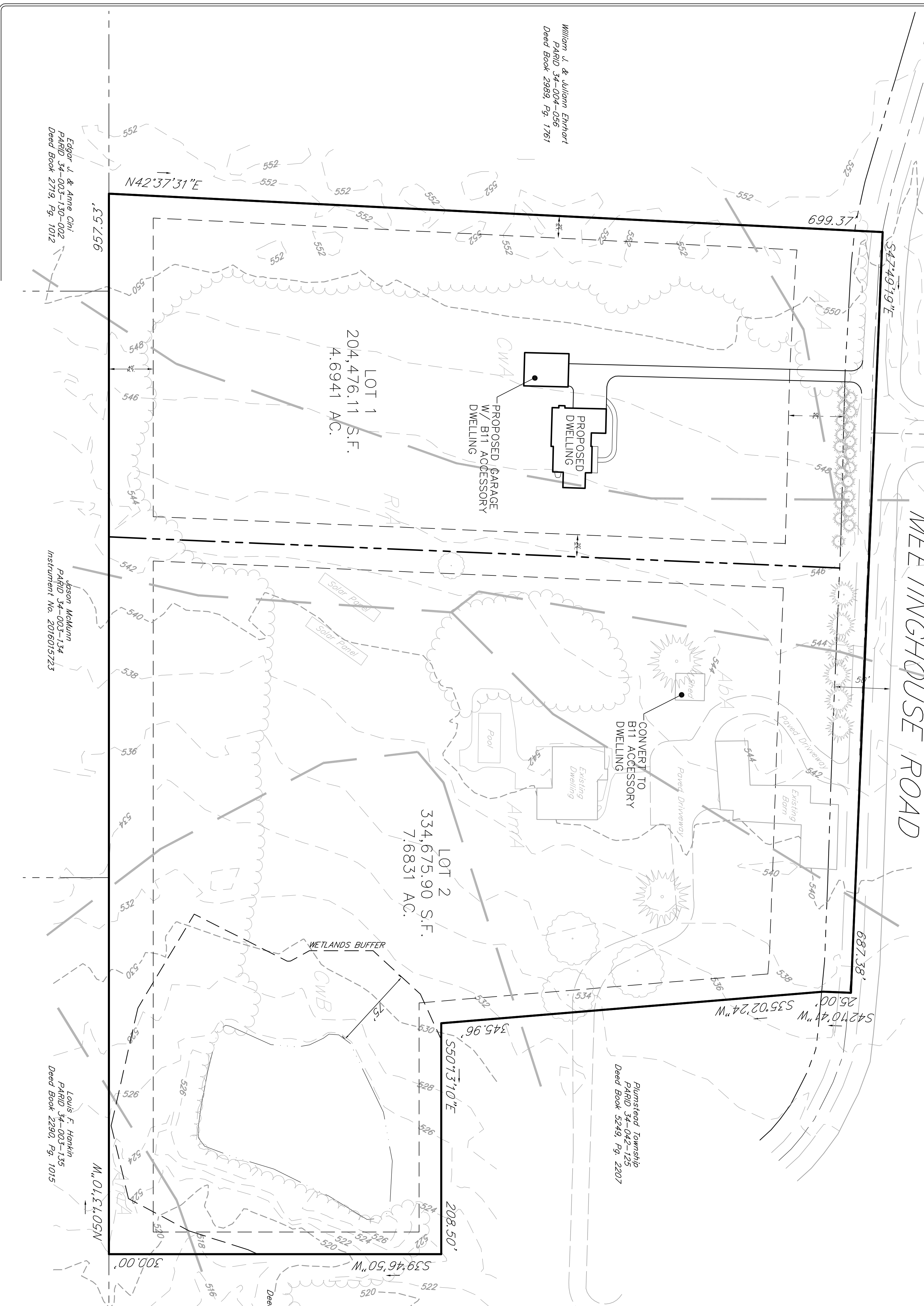
THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1993) 1-800-242-1776

SITE SERIAL NO. 2022192086

DATE: 5-31-2022

ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DERIVED FROM THE UTILITY COMPANY RECORDS AND OTHER SOURCES. CONTRACTORS SHALL VERIFY THE LOCATION, DEPTH, TYPE, SIZE, BERTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA PROFESSIONAL ENGINEERING ACT OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 WORK MORE THAN 10 DAYS PRIOR TO EXCAVATION OR OBSTRUCTION WORK.

Plumstead Township  
Plan No. 2022-04-12207  
Deed Book 5249, Pg. 2207



**LENAPE VALLEY ENGINEERING**

Civil Engineering • Site/Division • Land Development

P.O. Box 74, Collier, Pennsylvania 18014  
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www.LenapeValleyEngineering.com

Plan Origin/Issue Date: 8-16-2022

**THOMAS H. & DEBORAH L. WIDMEIER**  
Asst. P.E.  
CONCEPTUAL SKETCH PLAN  
5552 MEETINGHOUSE ROAD

PLUMSTEAD TOWNSHIP  
BUCKS COUNTY  
PENNSYLVANIA

**JASON T. SMEL, AND**  
PROFESSIONAL ENGINEER  
PA NO. 089306

PROJECT MANAGER: J.T.S.  
DRAWING SCALE: 1"=50'  
PROJECT NUMBER: 2487  
SHEET NUMBER: 1 OF 1