

SIGNATURE BLOCKS

I, _____, acknowledge that I am the registered owner of the designated land, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that I desire that the foregoing plan be recorded according to law.

Name: _____ Date: _____
 Commonwealth of _____ (or if not in Pennsylvania, State of _____)
 County of _____

On this, the _____ day of _____, 20____, before me, the undersigned officer, a notary public, personally appeared _____ known to me or satisfactorily proven to be the persons whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and office seal.

Seal _____ Notary Public _____
 Commission Expiration Date _____

This plan has been reviewed by the Township Engineer on this _____ day of _____, 20____.

Engineer _____

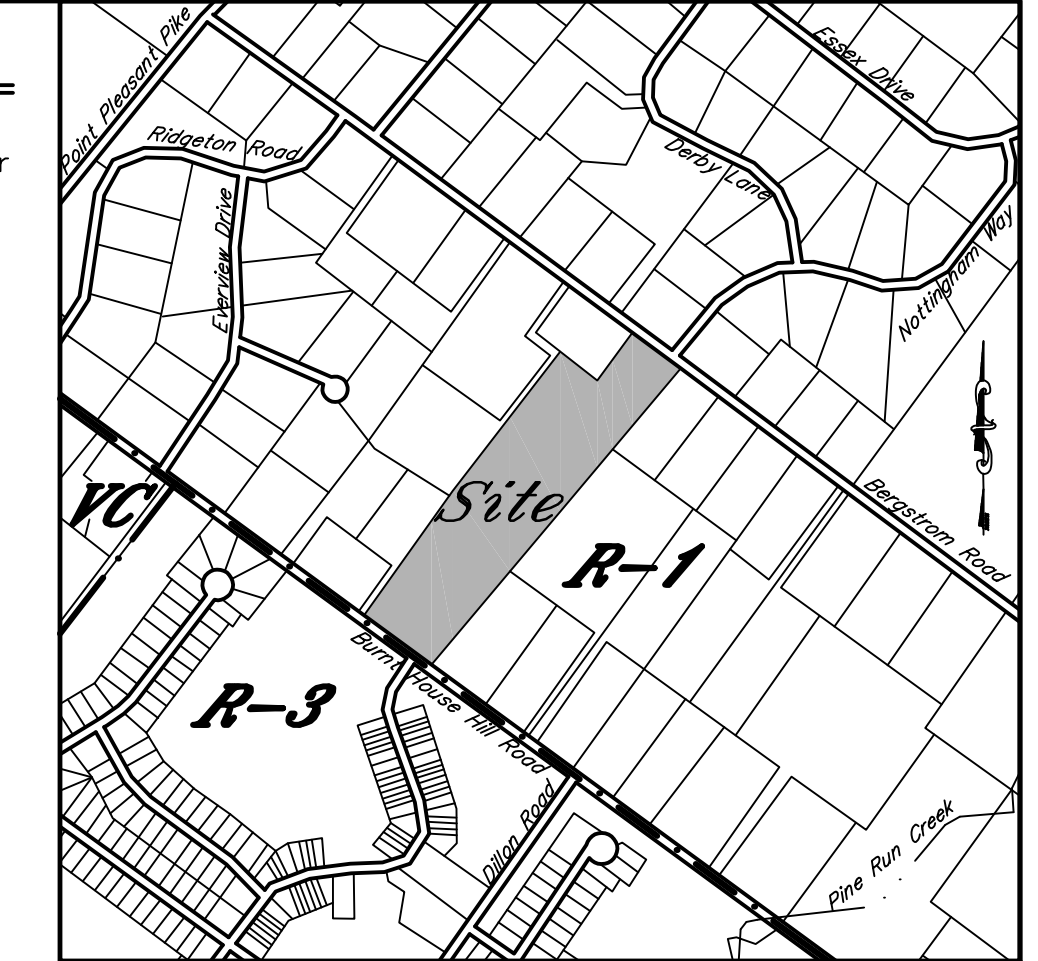
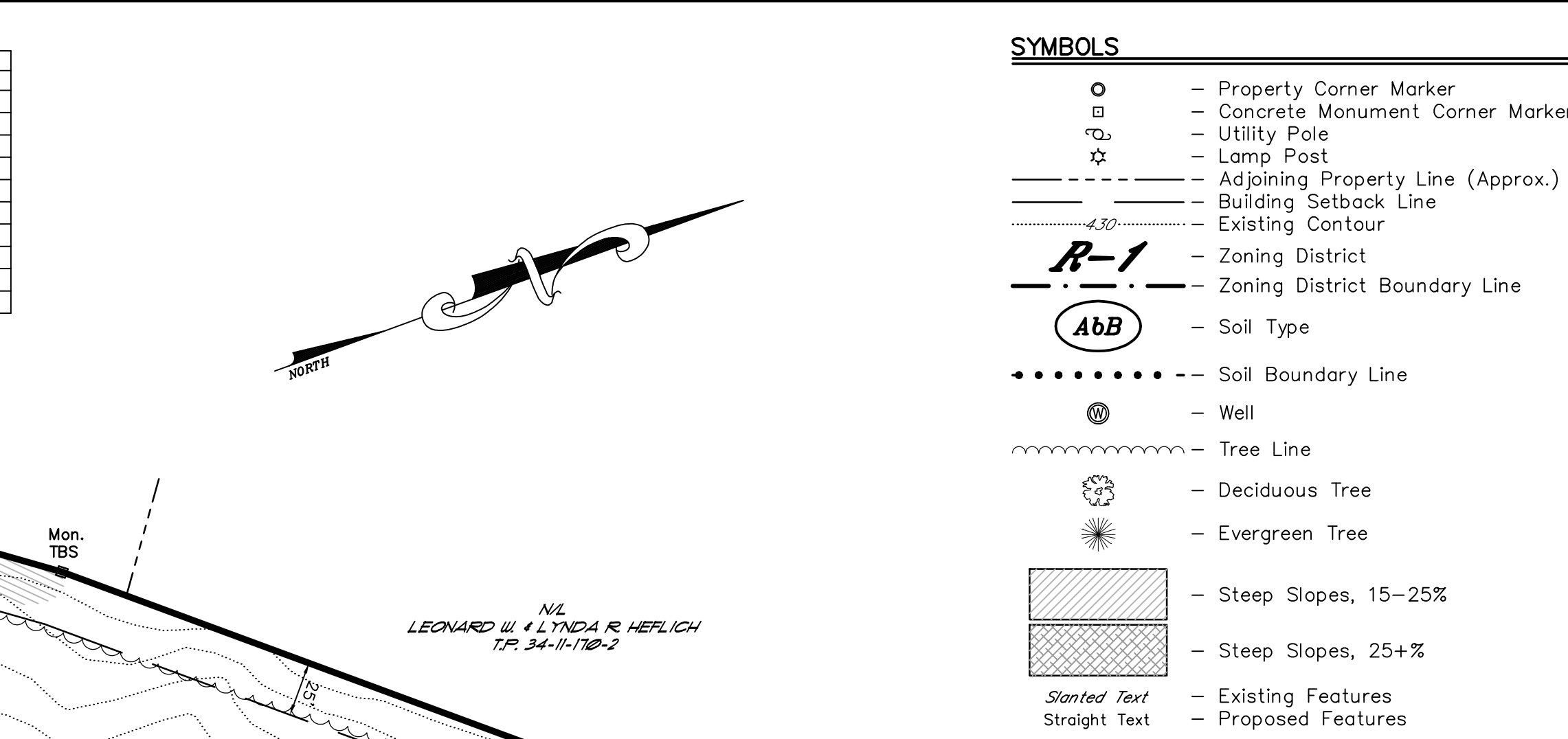
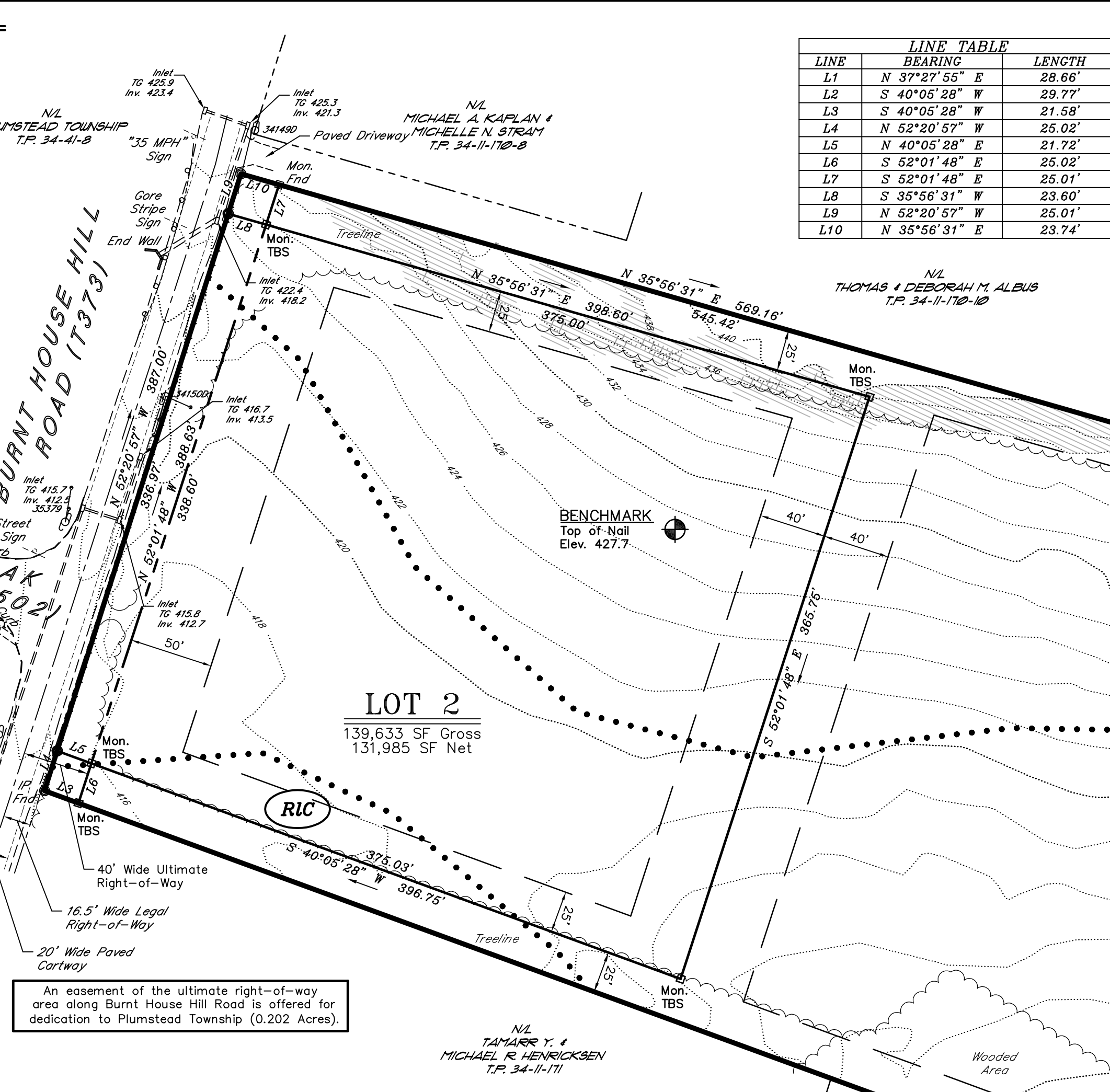
Bucks County Planning Commission notation BCPC No. _____ processed and reviewed. Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this date _____

Evan J. Stone Executive Director
 Bucks County Planning Commission

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 this _____ day of _____, 20____.

Bucks County Recorder of Deeds _____

This plan approved by the Board of Supervisors of Plumstead Township this _____ day of _____, 20____.



ZONING REQUIREMENTS

- Zoning District - R-1 (Rural Residential)
- Min. Lot Area - 60,000 SF
- Min. Building Envelope - 7,500 SF
- Min. Lot Width at Setback - 150 Feet
- Min. Front Yard - 50 Feet
- Min. Side Yard - 25 Feet
- Min. Rear Yard - 40 Feet
- Max. Impervious Coverage - 25%
- Max. Bldg. Height - 35 Feet

SITE DATA

- Tax Parcel - 34-11-170-3
 - Book/Page - 2736/0469
 - Use - B1 Single Family Detached Dwelling
- | | Lot 1 | Lot 2 |
|-------------------|-------------------------|------------------------|
| Gross Area | 487,728 SF (11.197 Ac.) | 139,633 SF (3.206 Ac.) |
| Net Area | 479,218 SF (11.001 Ac.) | 131,985 SF (3.030 Ac.) |
| Building Envelope | 367,326 SF | 86,144 SF |
| Water | On Site | On Site |
| Sewer | Public | On Site |

SITE CAPACITY CALCULATIONS (In Acres)

- Base Site Area: _____
- Site Area as Determined by On-Site Survey - 14.402
- Road Right-of-Way - 0.371
- Base Site Area - 14.031

NOTES

- The property line is based on a field survey performed by Mease Engineering, P.C. in September 2022.
- The contours and existing features in the area of development are based on a field survey performed by Mease Engineering, P.C. in September 2022 (NAVD 1988). The remainder of the site is based on aerial information obtained through Pennsylvania Spatial Data Access.
- Attention all contractors: locations of existing utilities shown hereon have been developed from utility company records and/or aboveground inspection of the site. Completeness or accuracy of type, size, depth, or horizontal location can not be guaranteed. In accordance with Pennsylvania Legislative Act Number 38, contractors must verify location and depth of all underground utilities and facilities prior to start of work.
- The area within the ultimate right-of-way of Burnt House Hill and Bergstrom Roads is hereby offered for dedication as an easement to Plumstead Township.
- All proposed utilities, including, but not limited to gas, electric, telephone, and cable TV facilities for all lots within the development shall be provided by underground service. No new utility poles shall be installed.
- Typical houses shown on accompanying plans are schematic only. Actual house configurations shall comply with all Plumstead Township zoning code requirements, setbacks, etc.
- All construction shall be performed in accordance with PennDOT specifications, publication 40B standards and Plumstead Township standards, as applicable.
- Sheets 2 through 3 inclusive, on record at Plumstead Township, shall be considered a part of the approved Final Plan as if recorded with same.
- These plans were made in accordance with the Plumstead Township Zoning Ordinance of 1991, as amended in 2001, Subdivision and Land Development Ordinance dated April 18, 1995, and the Stormwater Management Ordinance of 2022.

SURVEYOR'S CERTIFICATION

I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

Registered Surveyor _____ Registration No. SU075452
 Registered Engineer _____ Registration No. PE036737E

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer _____ Registration No. PE036737E

IMPERVIOUS SURFACE CALCULATIONS

	Lot 1	Lot 2
Allowable Impervious Surface	11,001 Ac.	3,030 Ac.
Base Site Area	x0.25	x0.25
Max. Impervious Surface Ratio	2.750 Ac.	0.758 Ac.
Allowable Impervious Surface	119,790 SF	33,018 SF

Proposed Impervious Surfaces	Lot 1	Lot 2
Dwelling	3,675 SF*	1,925 SF
Driveway	8,405 SF	2,937 SF
Concrete/Patio/Pool/Walk	+ 3,674 SF*	+ 134 SF
Total	15,754 SF*	4,996 SF
Impervious Surface Ratio	3.29%	3.78%

*Existing impervious surfaces on site

TABLE OF NATURAL RESOURCES

Natural Resource	Total Resource By Lot			Allowable Disturbance (%)	Allowable Disturbance (Acres)
	Lot 1	Lot 2	Total		
Steep Slopes (over 15-25%)	0.694 Ac.	0.094 Ac.	0.788 Ac.	30	0.236 Ac.
Steep Slopes (over 25%)	0.414 Ac.	0.022 Ac.	0.436 Ac.	15	0.065 Ac.
Forest	2.889 Ac.	0.000 Ac.	2.889 Ac.	20	0.578 Ac.

Natural Resource	Proposed Disturbance By Lot			Remaining Allowable Disturbance (%)	Remaining Allowable Disturbance (Acres)
	Lot 1	Lot 2	Total		
Steep Slopes (15-25%)	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.236 Ac.	0.236 Ac.
Steep Slopes (over 25%)	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.065 Ac.	0.065 Ac.
Forest	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.578 Ac.	0.578 Ac.

Natural Resource	Remaining Allowable Disturbance By Lot		Remaining Allowable Disturbance
	Lot 1	Lot 2	
Steep Slopes (15-25%)	0.208 Ac.	0.028 Ac.	0.236 Ac.
Steep Slopes (over 25%)	0.062 Ac.	0.003 Ac.	0.065 Ac.
Forest	0.578 Ac.	0.000 Ac.	0.578 Ac.

*Only natural resources present on-site are listed in the table.

SOILS

Soil Data: (Soil Survey of Bucks County, PA USDA-NRCS)

(AbB) Abbottstown silt loam:
 Slopes: 3 to 8 percent slopes
 Depth to Bedrock: 40 to 60 inches
 Depth to Water Table: 6 to 18 inches
 Land Capability Classification: 3w
 Hydric Soil: No
 Hydrological Soil Group: D
 Limitations and Resolutions:
 Outbanks cover- shoring may be required
 Corrosive to concrete and steel- contact structural engineer for concrete/steel design
 Easily erodible- follow E&S plan
 Depth to saturated zone/high water table; Hydric/hydric inclusions; Wetness- pump excess water through filter bag
 Low strength/handslide prone- contact structural engineer to resolve
 Slow percolation- have soils scientist evaluate for on-site sewage
 Piping- use seepage collar
 Poor source of topsoil- sufficient topsoil exists on-site
 Frost action- install footer below frost line

(ReB) Redington silt loam:
 Slopes: 3 to 8 percent slopes
 Depth to Bedrock: 40 to 60 inches
 Depth to Water Table: 18 to 36 inches
 Land Capability Classification: 2e
 Hydric Soil: No
 Hydrological Soil Group: C
 Limitations and Resolutions:
 No development proposed in this soil type.

(ReC) Redington silt loam:
 Slopes: 8 to 15 percent slopes
 Depth to Bedrock: 40 to 70 inches
 Depth to Water Table: 18 to 36 inches
 Land Capability Classification: 3e
 Hydric Soil: No
 Hydrological Soil Group: C
 Limitations and Resolutions:
 Outbanks cover- shoring may be required
 Corrosive to concrete and steel- contact structural engineer for concrete/steel design
 Easily erodible- follow E&S plan
 Depth to saturated zone/high water table; Hydric/hydric inclusions; Ponding; Wetness- pump excess water through filter bag
 Slow percolation- have soils scientist evaluate for on-site sewage
 Piping- use seepage collar
 Poor source of topsoil- sufficient topsoil exists on-site
 Frost action- install footer below frost line

(Ric) Reville channery silt loam:
 Slopes: 8 to 15 percent slopes
 Depth to Bedrock: 40 to 70 inches
 Depth to Water Table: 18 to 36 inches
 Land Capability Classification: 3e
 Hydric Soil: No
 Hydrological Soil Group: C
 Limitations and Resolutions:
 No development proposed in this soil type.

PROJECT PLAN INDEX

SHEET NO.	TITLE
1 of 3	Record Plan
2 of 3	Erosion & Sedimentation Control Plan
3 of 3	Aerial Photography Plan

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ME
Mease Engineering, P.C.
 PROFESSIONAL ENGINEERING & SURVEYING
 516 W. Broad Street
 Quakertown, PA 18951
 Office (215) 536-7005
 Fax (215) 536-8581

NO.	DATE	DESCRIPTION	BY

WURZ MINOR SUBDIVISION PLAN
 Plumstead Township, Bucks County, Pennsylvania
 SCALE: 1" = 60'
 DATE: 27 Oct '22
 OWNERS OF RECORD: Albert & Jane Wurz
 4670 Bergstrom Road
 Doylestown, PA 18902
 DRAWN BY: FKM
 FILE: 22230101
Record Plan
 SHEET 1 of 3



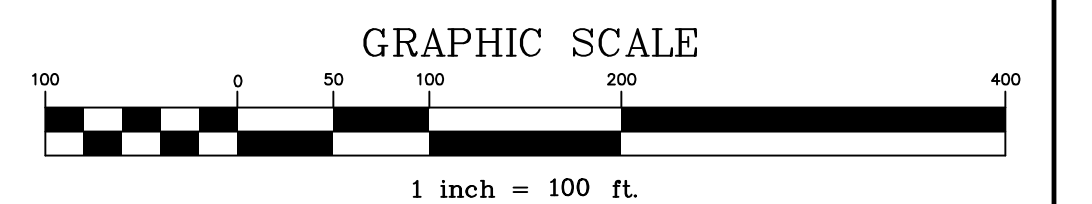
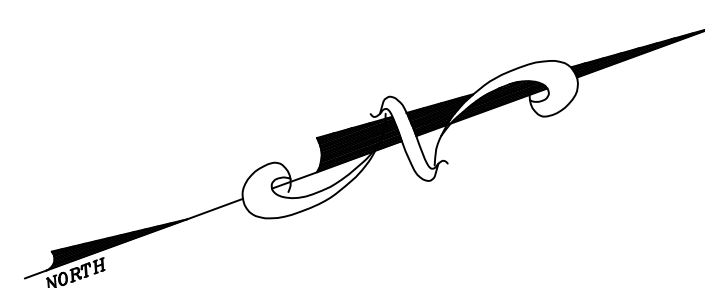
NOTES

1. Aerial photography obtained from Bucks County Parcel Viewer.
2. Imagery date - 2022 Imagery (Nearmap).

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

Registered Engineer
Registration No. PE036737-E



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE
FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS IN
DESIGN STAGE.

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Quakertown, PA 18951
1-800-242-1776

PROJECT SERIAL NO.



ME Mease
Engineering,
P.C.

Office (215) 536-7005
Fax (215) 536-8581

516 W. Broad Street
Quakertown, PA 18951

PROFESSIONAL ENGINEERING & SURVEYING

NO.	DATE	DESCRIPTION	BY

WURZ MINOR SUBDIVISION PLAN
Plumstead Township, Bucks County, Pennsylvania

SCALE: 1" = 100'
DATE: 27 Oct. '22
OWNERS OF RECORD: Albert & Jane Wurz
4670 Bergstrom Road
Doyestown, PA 18902

DRAWN BY: DWM
FILE: 22230103

Aerial Photography Plan

SHEET
3 of 3