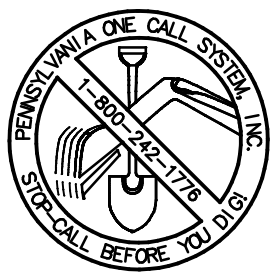


T.P. 20-008-075
N/F JOSEPH F. & JEANETTE A. CLEMENSON

T.P. 20-008-045
N/F SCOTT & JANICE MACHLOWITZ

ROLLING GREEN ROAD

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078



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

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON SEPTEMBER 05, & 06, 2024.
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 DEEDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO BOUND MERIDIAN IS 04 DEGREES 29 MINUTES 47 SECONDS CLOCKWISE.
7. CAVANAUGH'S SURVEYING SERVICES HAS SHOWN THE LATEST ZONING REGULATIONS FOR LOWER MAKEFIELD TOWNSHIP, ZONING, SETBACKS AND/OR SUBDIVISION GUIDELINES ARE SUBJECT TO INTERPRETATION, THEREFORE IT IS THE RESPONSIBILITY OF THE HOMEOWNER, LANDOWNER, ARCHITECT, ENGINEER OR ANYONE USING THIS PLAN TO CONFIRM WITH THE ZONING OFFICER THE REQUIRED ZONING FOR THE SUBJECT PARCEL.

ZONING DATA: (SEE GENERAL NOTE 7)

R-2' RESIDENTIAL MEDIUM DENSITY
USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED
MIN. LOT AREA	34,000 S.F.
MIN. LOT WIDTH @ B.S.L.	110'
MIN. FRONT YARD	40'
MIN. SIDE YARD	15'
MIN. REAR YARD	50'
MAX. IMPERVIOUS COVER	18%
MAX. BUILDING HEIGHT	35'

IMPERVIOUS CALCULATIONS:

T.P. 20-008-075-001 & 20-008-075-002

DESCRIPTION	EXISTING
DWELLING	1162 S.F.
DRIVEWAYS	2212 S.F.
CONC. PAD	68 S.F.

3,442 S.F. TOTAL
3,442 S.F. / 67,750 S.F. = 5.1% IMPERVIOUS

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING
DWELLING	1805 S.F.
DRIVEWAYS	6246 S.F.
WALKS/PATIOS	437 S.F.
STEPS/LANDINGS	105 S.F.
BASEMENT ACCESS	29 S.F.
SHED	81 S.F.

8,703 S.F. TOTAL
8,703 S.F. / 75,158 S.F. = 11.6% IMPERVIOUS

**TAX PARCELS
20-008-75-001
& 20-008-075-002**

67,750 S.F.
1.555 ACRES
(1515 ROLLING GREEN ROAD)

TAX PARCEL 20-008-049

TOTAL AREA
85,288 S.F.
1.958 ACRES
AREA CLEAR ULTIMATE R/W
75,158 S.F.
1.725 ACRES
(1566 WOODSIDE ROAD)

T.P. 20-008-049-001
N/F MICHELE W. STAMBAUGH

T.P. 20-008-048
N/F JOSHUA & DIANA DUDASH

WOODSIDE ROAD

DELAWARE RIM DRIVE

DOLINGTON ROAD

SHEET 2 OF 2

REVISION	TOTAL AREA: SEE PLAN

SCALE: 1" = 40'
DATE: SEPTEMBER 24, 2024
PROJECT NO.: 2024-08029

OWNER:
KENNETH HOWE
1515 ROLLING GREEN ROAD
YARLETT, PA. 19087
MICHELE W. STAMBAUGH
1566 WOODSIDE ROAD
YARLETT, PA. 19087

SCALE: 1" = 40'

LOT LINE CHANGE PLAN (EXISTING FEATURES)

**TAX PARCELS
20-008-049, 20-048-075-001
& 20-008-075-002**

1566 WOODSIDE ROAD & 1515 ROLLING GREEN ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

Surveying Services

PATRICK CAVANAUGH, PLS
28 EAST OAKLAND AVENUE
DOYLESTOWN, PENNSYLVANIA 19001
CELL 267-514-0473 • GSS-SURVEYOR.COM

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