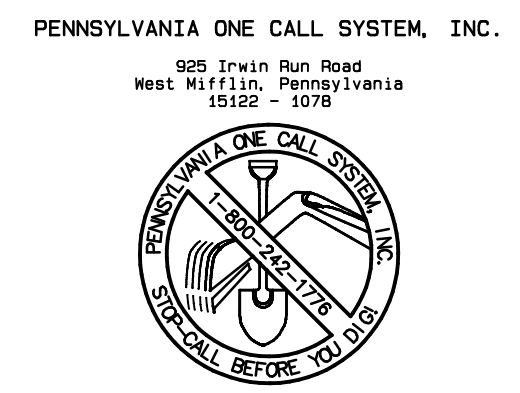


1.	REVISED PLAN PER TOWNSHIP NOTES	01/21/25
	REVISION	
	SCALE:	1" = 40'
	DATE:	SEPTEMBER 24, 2024
	PROJECT NO.:	2024-08029



LOCATION MAP
SCALE: 1" = 800'
800' 0' 800'
SCALE IN FEET



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-542-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GENERAL NOTES:

- THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON SEPTEMBER 05, & 06, 2024.
- 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.
- 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.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
- 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.
- METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 04 DEGREES 29 MINUTES 47 SECONDS CLOCKWISE.
- 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.
- THE PONDS AS SHOWN ARE CLASSIFIED AS DECORATIVE PONDS AND ARE NOT CONSIDERED TO BE STORMWATER MANAGEMENT FACILITIES.
- NEITHER SITE AS SHOWN ARE LOCATED WITHIN THE FLOODZONE BOUNDARIES. THERE ARE NO OBSERVABLE WETLANDS ON THE AFFECTED SITES.
- THERE ARE NO BUILDINGS OF HISTORICAL SIGNIFICANCE ON AFFECTED PARCELS TO BE SHOWN.
- BOTH PARTIES CONFIRM THAT THE SHED WILL BE GRANDFATHERED IN AS AN EXISTING STRUCTURE WITH AN EASEMENT.

ZONING DATA: T.P. 20-008-075-001 & 20-008-075-002 (SEE GENERAL NOTE 7)

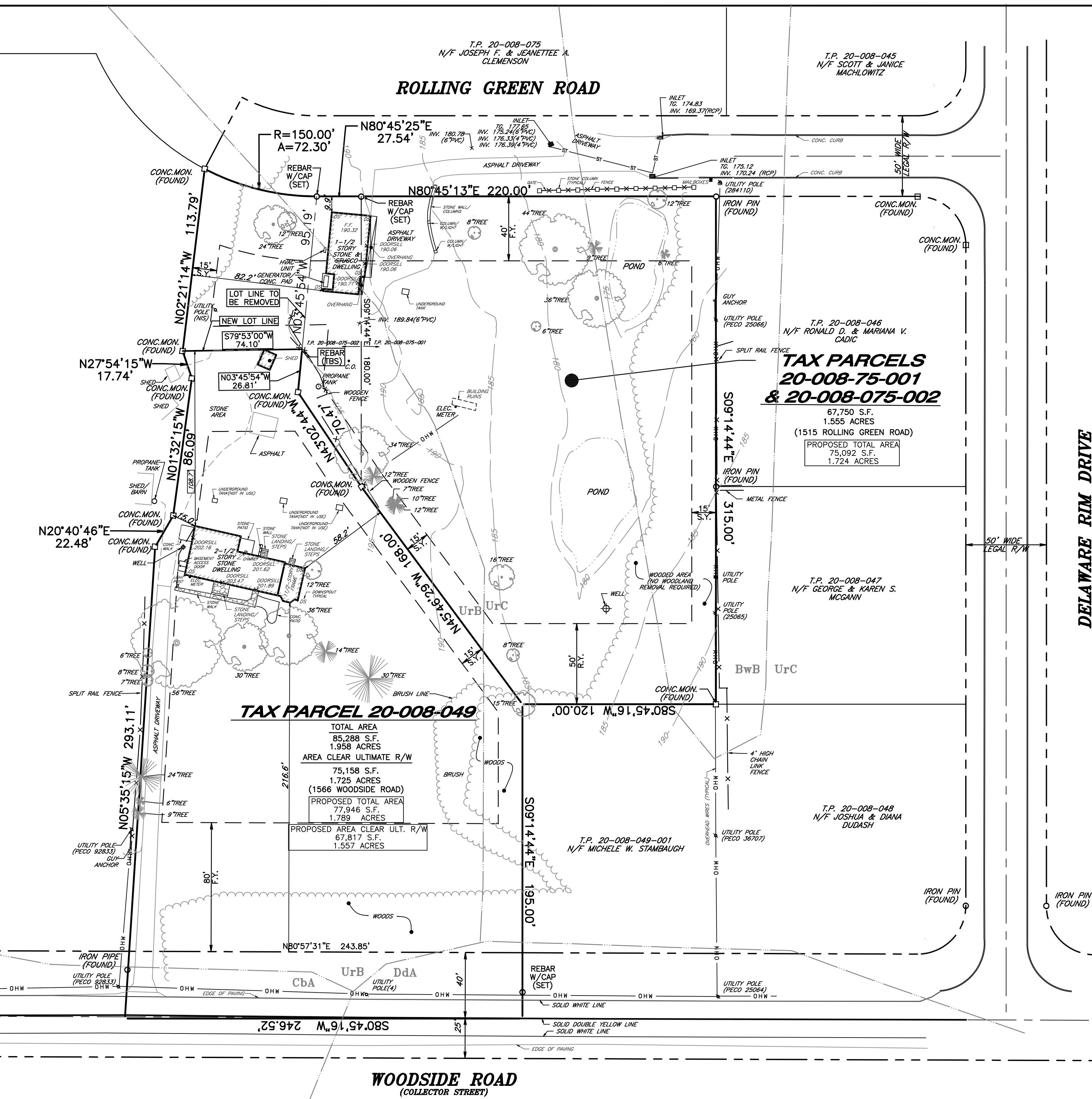
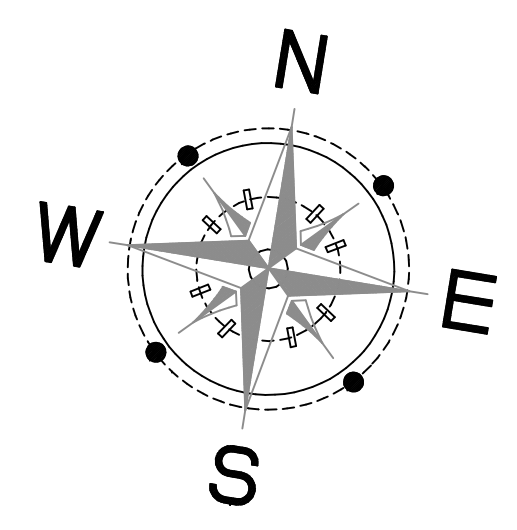
'R-2' RESIDENTIAL MEDIUM DENSITY
USE: DWELLING, SINGLE FAMILY DETACHED (EXISTING NON-CONFORMING)

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	34,000 S.F.	75,092 S.F. (TOTAL)
MIN. LOT WIDTH @ B.S.L.	110'	220.0'
MIN. FRONT YARD	40'	9.9'
MIN. SIDE YARD	15'	82.2'
MIN. REAR YARD	50'	273.9'
MAX. IMPERVIOUS COVER	18%	4.6%
MAX. BUILDING HEIGHT	35'	<35'

IMPERVIOUS CALCULATIONS:
T.P. 20-008-075-001 & 20-008-075-002

DESCRIPTION	PROPOSED
DWELLING	1162 S.F.
DRIVEWAY	2212 S.F.
CONC. PAD	68 S.F.

3,442 S.F. TOTAL
3,442 S.F. / 75,092 S.F. = 4.6% IMPERVIOUS



TOWNSHIP ENGINEER:
REVIEWED BY THE LOWER MAKEFIELD TOWNSHIP ENGINEER
ON THE _____ DAY OF _____, 20____
(TOWNSHIP ENGINEER)

OWNERS CERTIFICATION OF INTENT
COMMONWEALTH OF PENNSYLVANIA
KENNETH HOWE MICHELE W. STAMBAUGH
LOWER MAKEFIELD TOWNSHIP
COUNTY OF BUCKS
ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER,
A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____
PERSONALLY APPEARED _____
KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE
NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT THEY ARE THE
REGISTERED OWNER OF THE DESIGNATED PLAN, THAT ALL NECESSARY APPROVAL OF THE PLAN
HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING
PLAN BE RECORDED ACCORDING TO LAW.
WITNESS MY HAND AND NOTORIAL SEAL, THE DAY AND YEAR AFORESAID.
(NOTARY PUBLIC)
MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

APPROVAL OF THE TOWNSHIP COUNCIL
APPROVED BY THE LOWER MAKEFIELD TOWNSHIP COUNCIL THIS _____ DAY OF _____, 20____.
(PRESIDENT) (VICE PRESIDENT)
(SECRETARY) (MEMBER)
(MEMBER) (MEMBER)

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION
B.C.P.C. NO. _____
THIS LOT LINE CHANGE PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.
(CHAIRMAN)
(EXECUTIVE DIRECTOR)
CERTIFICATION FOR RECORDING

SURVEYOR'S CERTIFICATION:
I, PATRICK A. CAVANAUGH HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY SUPERVISION ON APRIL 28, 2021, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.
SIGNATURE

RECORDING:
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS IN BOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____, PAGE NO. _____ ON _____, 20____.
RECORDER OF DEEDS

ZONING DATA: T.P. 20-008-049 (SEE GENERAL NOTE 7)
'R-2' RESIDENTIAL MEDIUM DENSITY
USE: DWELLING, SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	PROPOSED
MIN. LOT AREA	34,000 S.F.	67,784 S.F.
MIN. LOT WIDTH @ B.S.L.	110'	246.52'
MIN. FRONT YARD	80'	216.6'
MIN. SIDE YARD	15'	15.0'
MIN. REAR YARD	50'	108.7'
MAX. IMPERVIOUS COVER	18%	12.7%
MAX. BUILDING HEIGHT	35'	<35'

IMPERVIOUS CALCULATIONS:

DESCRIPTION	PROPOSED
DWELLING	1805 S.F.
DRIVEWAYS	6246 S.F.
WALKS/PATIOS	437 S.F.
STEPS/LANDINGS	105 S.F.
BASEMENT ACCESS	29 S.F.
SHED (TBR)	0 S.F.

8,622 S.F. TOTAL
8,622 S.F. / 67,817 S.F. = 12.7% IMPERVIOUS

LOT LINE CHANGE PLAN

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 18901
CELL 267-514-0473 • GSS@SURVEYOR.COM

