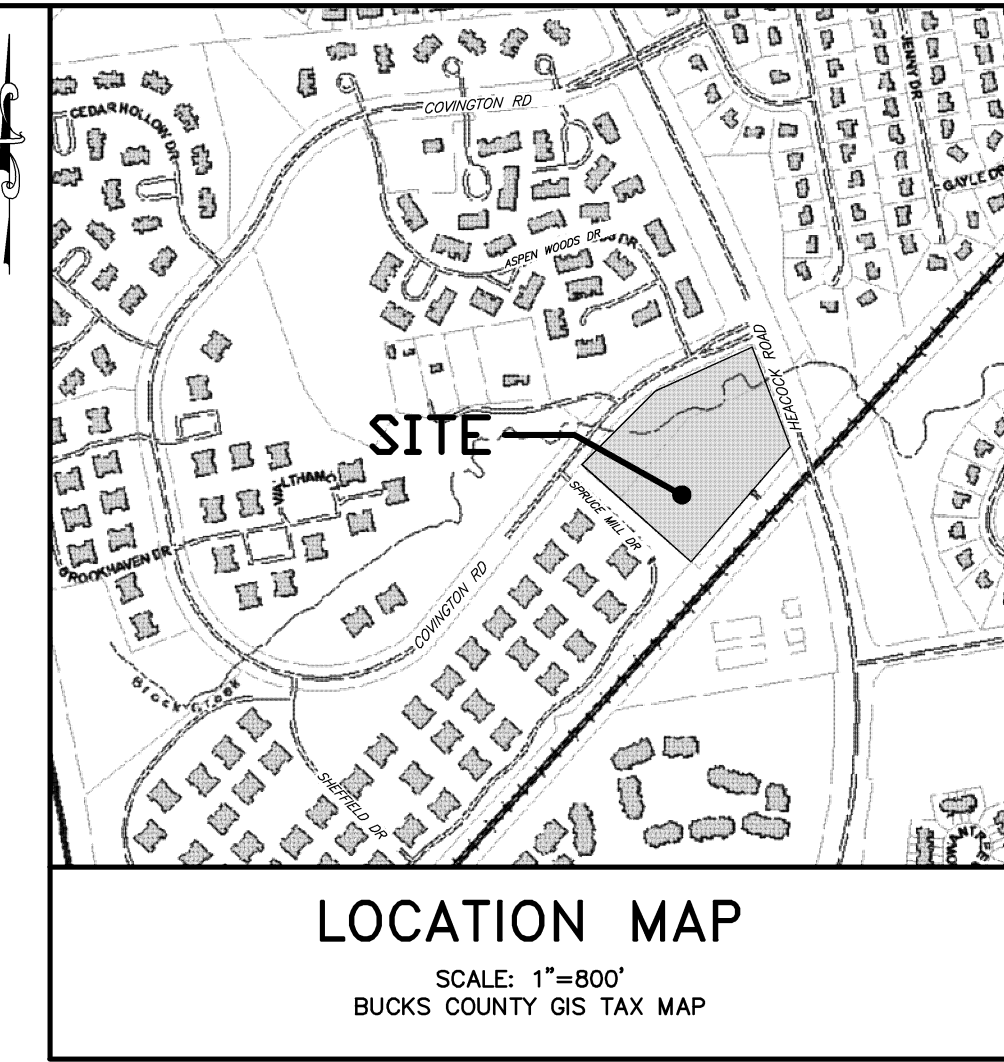


**GENERAL NOTES:**

- BOUNDARY INFORMATION IS BASED ON A SURVEY COMPLETED BY BOUCHER & JAMES, INC. IN JANUARY OF 2016.
  - OWNER: LOWER MAKEFIELD TOWNSHIP  
TMP #20-012-012-001  
DEED BOOK/PAGE 0182-1973  
LOWER MAKEFIELD TOWNSHIP  
COUNTY OF BUCKS, PENNSYLVANIA
  - APPLICANT: LOWER MAKEFIELD TOWNSHIP  
1100 EDGEWOOD ROAD  
YARDELY, PA 19067
  - TOTAL SITE AREA: 294,933 S.F. (6.771 A.C.)
  - ZONING DATA: R-4 RESIDENTIAL MULTIPLE FAMILY HIGH DENSITY\*  
USE: PUBLIC RECREATION\*
- |                           | REQUIRED | EXISTING      | PROPOSED                 |
|---------------------------|----------|---------------|--------------------------|
| MIN. NET LOT AREA:        | 1.00 AC. | 6.771 AC.     | 6.771 AC. (294,933 S.F.) |
| MIN. LOT WIDTH:           | 160 FT.  | 404.51 FT.    | 404.51 FT.               |
| MIN. YARD SETBACKS:       |          |               |                          |
| FRONT (FYSB):             | 100 FT.  | -             | 348.69 FT                |
| COVINGTON:                | 50 FT.   | -             | 50.00 FT*                |
| SIDE (SYSB):              | 25 FT.   | -             | 212.00 FT*               |
| REAR (RSYB):              | 75 FT.   | -             | 231.00 FT                |
| BUILDING HEIGHT:          | 35 FT.   | -             | 35 FT                    |
| MAX. IMPERVIOUS COVERAGE: | 18%      | 5.6%*         | 6.3%*                    |
|                           |          | (16,487 S.F.) | (18,482 S.F.)            |
- \*SETBACK FROM PROTECTED WOODLAND RESOURCE
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND/OR COVENANTS OF RECORD THAT A TITLE REPORT MAY DISCLOSE.
  - BEARINGS SHOWN HEREON BASED ON NAD 83 STATE PLANE COORDINATES.
  - EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON A SURVEY PERFORMED BY BOUCHER & JAMES, INC. IN JANUARY 2016 AND JUNE 2016 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
  - BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
  - ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
  - THE SITE IS LOCATED IN ZONE X, OUTSIDE THE 100 YEAR FLOODPLAIN BASED ON THE FLOOD INSURANCE RATE MAP FOR LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA ON MAP #4201700453, PANEL 453 OF 532, EFFECTIVE DATE: MARCH 16, 2015 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
  - ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
  - SHEETS 1 AND 3 THROUGH 9 INCLUSIVE, ON RECORD AT LOWER MAKEFIELD TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
  - THE SITE IS PRESENTLY NOT SERVED BY WATER OR SANITARY SEWER. PUBLIC WATER SERVICE IS PROPOSED FOR THE SITE. SANITARY SEWER SERVICE IS NOT PROPOSED FOR THE SITE.
  - PROPOSED FENCE INSTALLATION IS SUBJECT TO LOCATION OF EXISTING TREES AND MAY BE FIELD ADJUSTED BY TOWNSHIP ENGINEER.
  - THE AREA BETWEEN THE TITLE LINE AND THE RIGHT-OF-WAY LINE OF HEACOCK ROAD IS OFFERED FOR DEDICATION TO THE AGENCY WITH JURISDICTION AT THE TIME OF DEDICATION.



**LEGEND**

- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING CURB
- EXISTING DRIVEWAY
- EXISTING CHAIN LINK FENCE
- EXISTING TREELINE
- SOILS BOUNDARY
- MON FND
- PROPOSED FENCE
- PROPOSED SIDEWALK
- PROPOSED PAVING
- PROPOSED MONUMENT TO BE SET

**PROFESSIONAL ENGINEER CERTIFICATION**

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE TOWNSHIP ORDINANCES AND REGULATIONS EXCEPT AS NOTED BY THE WAIVER REQUESTS LISTED ON THIS SHEET.

(MARK W. EISOLD, P.E.)

**CERTIFICATION OF APPROVAL BY THE BUCKS COUNTY PLANNING COMMISSION:**

BOPC 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)

**CERTIFICATION OF APPROVAL BY THE LOWER MAKEFIELD TOWNSHIP BOARD OF SUPERVISORS:**

APPROVED BY THE LOWER MAKEFIELD TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**RECORDING CERTIFICATION - COUNTY OF BUCKS**

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

**OWNERS ACKNOWLEDGEMENT**

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE HAVE LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF LOWER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

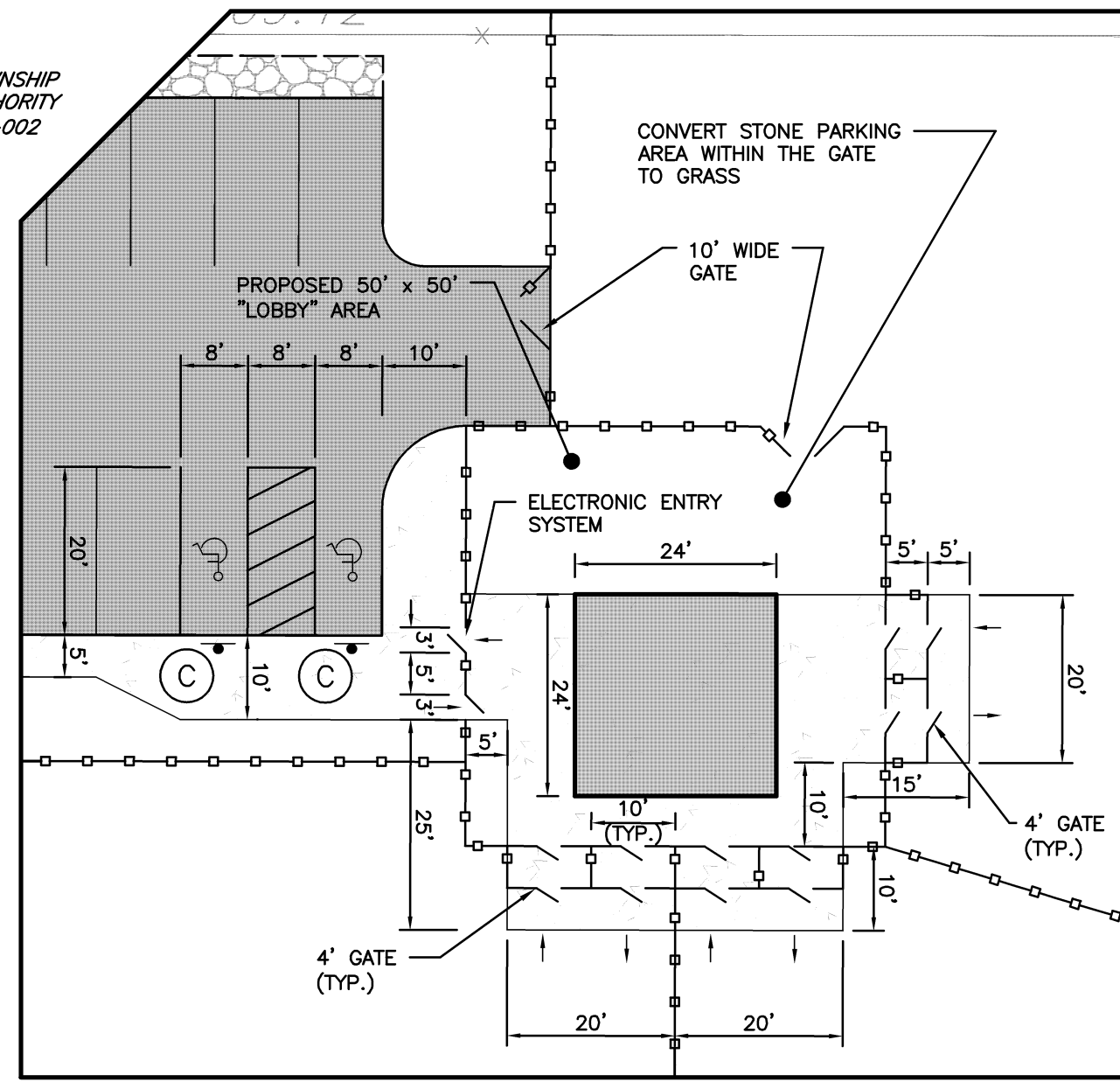
BY: \_\_\_\_\_  
 COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ WHO PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATED IN THE TOWNSHIP OF LOWER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

**PROFESSIONAL SURVEYOR CERTIFICATION**

I, GLENN D. MONTLEONE, P.L.S., DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND BOUNDARY SHOWN ON THIS PLAN WAS CONFIRMED BY A FIELD SURVEY PERFORMED BY: \_\_\_\_\_  
 (Signature-Professional Engineer/ Surveyor) (Registration Number) (Date)



**LOBBY AREA DETAIL**

SCALE 1" = 20'

**WAIVER REQUEST**

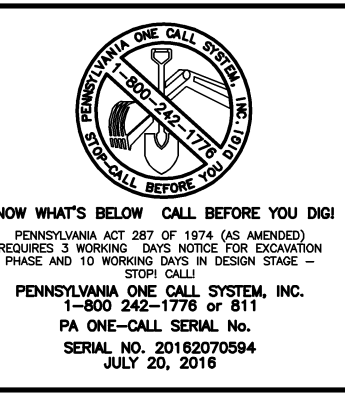
- THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE LOWER MAKEFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO)
- | SECTION      | WAIVER REQUEST   |
|--------------|--|
| 178-20.G     | TO NOT BE REQUIRED TO PROVIDE AN ENVIRONMENTAL IMPACT ASSESSMENT   |
| 178-20.Y     | TO NOT BE REQUIRED TO SHOW SEWERS, WATER MAINS, CULVERTS, PETROLEUM PRODUCTS OR GAS MAINS, FIRE HYDRANTS AND OTHER SIGNIFICANT MANMADE FACILITIES.   |
| 178-28.Z     | TO NOT BE REQUIRED TO SHOW LOCATION OF WELLS, ON-SITE SEPTIC SYSTEMS, STORMWATER MANAGEMENT FACILITIES AND SIMILAR FEATURES ON AND WITHIN 200 FEET OF ANY PART OF THE LAND TO BE SUBDIVIDED. |
| 178.28.AA(2) | TO NOT BE REQUIRED TO SHOW THE SPECIES AND SIZE OF LARGE TREES STANDING ALONE OR MATURE TREES WITH A DIAMETER OF 15 INCHES OR GREATER MEASURED FOUR FEET ABOVE GRADE LEVEL.                  |
| 178.93       | TO NOT BE REQUIRED TO PROVIDE STORM SEWER PIPE WITH A MINIMUM DIAMETER OF 18" (15" DIAMETER PROPOSED)  |
| 178.93       | TO NOT BE REQUIRED TO PROVIDE A MINIMUM 2 FEET OF COVER OVER STORM PIPE IN UNPAVED AREA (18" COVER PROPOSED)   |

**SIGN TABULATION**

ID	SERIES NUMBER/ DESCRIPTION
(A)	DCMR SIGN (SEE DETAIL)
(B)	R1-1: STOP SIGN
(C)	R7-B: RESERVED PARKING SIGN
	R7-BA: VAN ACCESSIBLE SIGN
	R7-BF: SUPPLEMENTAL FINE SIGN

SHEET NO.	TITLE
1 OF 10	COVER SHEET
2 OF 10	LAYOUT PLAN
3 OF 10	NATURAL RESOURCE PROTECTION PLAN
4 OF 10	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
5 OF 10	EROSION & SEDIMENTATION CONTROL PLAN
6 OF 10	EROSION & SEDIMENTATION CONTROL DETAILS
7 OF 10	LANDSCAPE PLAN
8 OF 10	LANDSCAPE DETAILS
9 OF 10	CONSTRUCTION DETAILS
10 OF 10	CONSTRUCTION DETAILS

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.  
 Only those plans incorporating the raised or red ink professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented herein were developed for use on one occasion in connection with the specified project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc. Information shown on this plan represents professional services expressing ideas and designs developed, owned and copyrighted by Boucher & James, Inc. Reproduction of this plan without written approval of Boucher & James, Inc. is not permitted. Unauthorized reproduction of a copy of this plan for any purpose will be considered a violation of the copyright laws and a theft of corporate assets. Unauthorized alterations of the plan will be considered a violation of the professional code of ethics. Any violation will be prosecuted to the fullest extent of current statutes.



REVISIONS:

DATE	DESCRIPTION	DATE	DESCRIPTION
12/19/16	REVISIONS TO THE FENCE LAYOUT		
02/01/17	REVISIONS TO THE FENCE LAYOUT AND ADDITION OF ADJACENT PARCEL		
03/13/17	UPDATED BOUNDARY INFORMATION		
04/24/17	UPDATED FOR PARCEL CONSOLIDATION		
05/25/17	REVISED FENCE DETAIL		

PROJECT: LOWER MAKEFIELD TOWNSHIP DOG PARK  
 LOWER MAKEFIELD TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA

APPLICANT: LOWER MAKEFIELD TOWNSHIP  
 1100 EDGEWOOD ROAD  
 YARDELY, PA 19067

JOB NO.: 1577042  
 TITLE: LAYOUT PLAN

DRAWN BY: MES  
 CHECKED BY: TME  
 SCALE: 1" = 40'

PLAN STATUS: FINAL  
 PROJECT NAME: LOWER MAKEFIELD TOWNSHIP DOG PARK  
 DATE: SEPTEMBER 15, 2016

**Boucher & James, Inc.**  
 CONSULTING ENGINEERS  
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