

PARCEL I.D. #: 20-009-003
INSTRUMENT #: 2007013886
ADDRESS: 173 MOUNT EYRE ROAD
WASHINGTON CROSSING, PA 18977
OWNER: DAVID FERRI, JR.

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING FEATURES ON A RESIDENTIAL LOT AND A POTENTIAL SUBDIVISION LINE.
2. NO CONSTRUCTION PROPOSED AT THIS BEARING.
3. BOUNDARY LOCATION, INCLUDING BEARINGS AND DISTANCES, IS SHOWN BASED ON THE REFERENCED ALL COUNTY, INC. PLANS BELOW AND HAS BEEN ORIENTED TO CONFORM WITH LOCATED PROPERTY MARKERS OR PUBLICLY AVAILABLE INFORMATION.
4. PLAN REFERENCES:
 - A. "SURVEY AND PLAN PREPARE FOR ALAN E. OTTENSTEIN", PREPARED BY ALL COUNTY, INC. ON JUNE 5, 2009
 - B. "SITE PLAN PREPARE FOR CAROLYN SUNDSTROM", PREPARED BY ALL COUNTY, INC. ON AUGUST 16, 2009
5. SURVEY WAS PERFORMED WITHOUT ACCESS TO A TITLE REPORT, WHICH WOULD PROVIDE INFORMATION ON ANY LEGAL, RIGHT, RESERVATION, OR EASEMENT ON THE SUBJECT PROPERTY.
6. THE RECORD PLAN FOR THE LOT IS UNKNOWN.
7. VERTICAL ELEVATIONS ARE ASSOCIATED WITH NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. BOUNDARY WIDTHS BETWEEN NORTH ARROW ARE PER THE REFERENCED ALL COUNTY, INC. PLANS.
9. RIGHT-OF-WAY WIDTHS PER DEEDS AND OR PLANS OF RECORD.
10. PER FEMA PIRM 01-03/00363, EFFECTIVE DATE 3/16/2015, A PORTION OF THE PROPERTY IS DESIGNATED AS "SPECIAL FLOOD HAZARD AREA - ZONE A". THE REMAINDER OF THE PROPERTY IS DESIGNATED AS "AREA OF MINOR FLOOD HAZARD - ZONE X". THE LOCATION OF THE ZONES IS SHOWN AND LABELED.
11. SOIL BOUNDARIES AND IDENTIFICATION ARE BASED ON USDA-NRCS WEB SOIL SURVEY INFORMATION.
12. BASED ON THE OBSERVED EXISTING FEATURES AND PUBLIC INFORMATION, THE EXISTING DWELLING APPEARS TO BE SERVED BY A PRIVATE ON-LOT SEPTIC SYSTEM AND A PRIVATE ON-LOT WELL.
13. LIMITS OF UNDERGROUND UTILITY SERVICE LINES ON THE LOT CANNOT BE ACCURATELY DETERMINED AND ALL MAINS SERVICE LINE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE. ANY EXISTING UTILITY SERVICE LINES OR MAINS SHOWN ON THIS PLAN SHALL BE VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION PROJECT. A UTILITY SYSTEM NOTIFICATION SHALL BE MADE AT LEAST 8 DAYS PRIOR TO THE START OF CONSTRUCTION AND ADDITIONAL FIELD LOCATION OF UTILITIES SHOULD BE PERFORMED AS NEEDED.
14. CONCRETE MONUMENTS WILL BE SET AT ALL PROPOSED LOT CORNERS WHERE POSSIBLE.

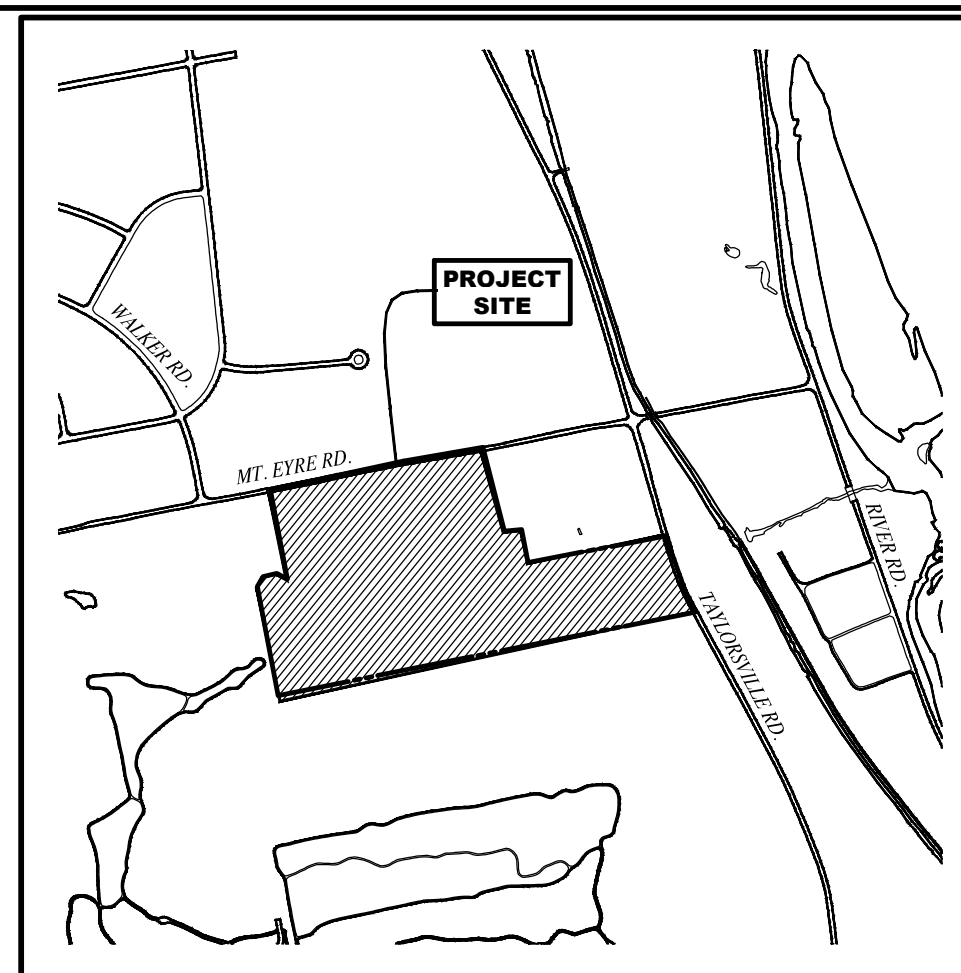
NET LOT AREA CALCULATIONS				
	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2	
GROSS LOT AREA	1,696,744 S.F. (38.952 Ac.)	447,913 S.F. (10.283 Ac.)	1,248,830 S.F. (28.669 Ac.)	
(-) MT. EYRE RD LEGAL R.O.W. AREA	31,728 S.F. (0.728 Ac.)	4,675 S.F. (0.107 Ac.)	27,053 S.F. (0.621 Ac.)	
(-) MT. EYRE RD ULTIMATE R.O.W. AREA	13,434 S.F. (0.308 Ac.)	3,333 S.F. (0.077 Ac.)	10,101 S.F. (0.232 Ac.)	
(-) TAYLORSVILLE RD LEGAL R.O.W. AREA	7,022 S.F. (0.161 Ac.)	0 S.F. (0.0 Ac.)	7,022 S.F. (0.161 Ac.)	
(-) TAYLORSVILLE RD ULTIMATE R.O.W. AREA	10,000 S.F. (0.23 Ac.)	0 S.F. (0.0 Ac.)	10,000 S.F. (0.23 Ac.)	
(-) PIPELINE R.O.W.	77,753 S.F. (1.785 Ac.)	4,174 S.F. (0.096 Ac.)	73,579 S.F. (1.689 Ac.)	
NET LOT AREA	1,556,807 S.F. (35.739 Ac.)	435,731 S.F. (10.003 Ac.)	1,121,075 S.F. (25.736 Ac.)	

ZONING TABLE				
R-1 RESIDENTIAL, LOW DENSITY DISTRICT				
	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	34,000 S.F.	1,556,807 S.F.	435,731 S.F.	1,121,075 S.F.
MIN. LOT WIDTH AT BUILDING LINE	140 FT.	425.5 FT.	200 FT.	425.5 FT.
MIN. FRONT YARD	80 FT*	93.2 FT.	N/A	93.2 FT.
MIN. SIDE YARD	25 FT.	288.2 FT.	N/A	88.2 FT.
MIN. REAR YARD	70 FT.	839.3 FT.	N/A	122.2 FT.
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	N/A	<35 FT.
MAX IMPERVIOUS COVER	18%	0.94%	0.00%	1.06%

* SPECIAL SETBACK MOUNT EYRE ROAD AND TAYLORSVILLE ROAD BEING CLASSIFIED AS COLLECTOR ROADS.

IMPERVIOUS COVER TABLE			
	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
DWELLING (BUILDING AREA)	2,870 S.F.	0 S.F.	2,870 S.F.
ROOFS (BUILDING AREA)	906 S.F.	0 S.F.	906 S.F.
ACCESSORY (BUILDING AREA)	815 S.F.	0 S.F.	815 S.F.
DECK	413 S.F.	0 S.F.	413 S.F.
HARDSCAPE PATIO / WALKWAY	220 S.F.	0 S.F.	220 S.F.
WALLS	94 S.F.	0 S.F.	94 S.F.
DRIVEWAY	9,305 S.F.	0 S.F.	9,305 S.F.
TOTAL AREA	14,623 S.F. (0.336 AC)	0 S.F. (0.000 AC)	14,623 S.F. (0.336 AC)

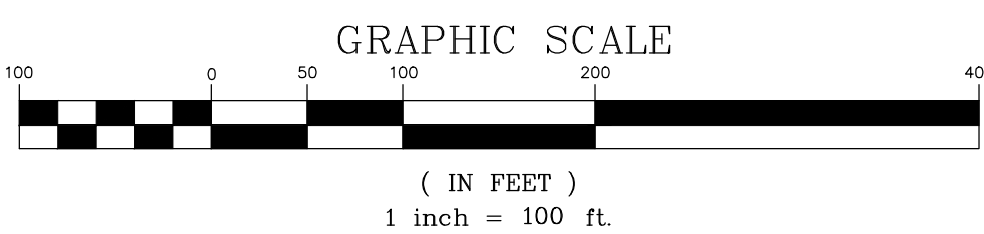
SOILS INFORMATION							
COUNTY	SYMBOL	DESCRIPTION	DEPTH TO WATER TABLE	DEPTH TO BEDROCK	HYDROLOGIC SOIL GROUP	KSAT	FARMLAND CLASSIFICATION
BUCKS	BeB	BEDINGTON CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES	> 80 INCHES	60 TO 80 INCHES	B	MODERATELY HIGH TO HIGH (0.60 TO 2.00 IN/HR)	ALL AREAS ARE PRIME FARMLAND
BUCKS	BeC	BEDINGTON CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	> 80 INCHES	60 TO 80 INCHES	B	MODERATELY HIGH TO HIGH (0.60 TO 2.00 IN/HR)	FARMLAND OF STATEWIDE IMPORTANCE
BUCKS	BwB	BUCKINGHAM SILT LOAM, 3 TO 8 PERCENT SLOPES	ABOUT 6 TO 18 INCHES	80 TO 99 INCHES	C/D	MODERATELY LOW TO MODERATELY HIGH (0.60 TO 2.00 IN/HR)	FARMLAND OF STATEWIDE IMPORTANCE
BUCKS	CyB	CULLEOKA-WEIKERT CHANNERY SILT LOAMS, 3 TO 8 PERCENT SLOPES	> 80 INCHES	20 TO 40 INCHES	B	VERY LOW TO HIGH (0.00 TO 2.00 IN/HR)	FARMLAND OF STATEWIDE IMPORTANCE
BUCKS	CyC	CULLEOKA-WEIKERT CHANNERY SILT LOAMS, 8 TO 15 PERCENT SLOPES	> 80 INCHES	20 TO 40 INCHES	B	VERY LOW TO HIGH (0.00 TO 2.00 IN/HR)	FARMLAND OF STATEWIDE IMPORTANCE
BUCKS	UxB	URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES	> 80 INCHES (1)	20 TO 40 INCHES (1)	B (1)	MODERATELY HIGH TO HIGH (0.20 TO 6.00 IN/HR) (1)	NOT PRIME FARMLAND
BUCKS	WeC	WEIKERT CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES	> 80 INCHES	10 TO 20 INCHES	D	HIGH (2.00 TO 6.00 IN/HR)	NOT PRIME FARMLAND
BUCKS	WdD	WEIKERT-CULLEOKA COMPLEX, 15 TO 25 PERCENT SLOPES	> 80 INCHES	10 TO 20 INCHES	D	MODERATELY HIGH TO HIGH (0.60 TO 6.00 IN/HR)	NOT PRIME FARMLAND
SOURCE: USDA-NRCS WEB SOILS SURVEY							
NOTES: (1) BASED ON MINOR COMPONENT OR COMPLEX.							



Scale: 1" = 1,000'

	RIGHT PROPERTY BOUNDARY	BSMT : BASEMENT
	SUBJECT-OF-WAY LINE	GR : GARAGE
	ADJONNER PROPERTY LINE	CHM : CHIMNEY
	EXISTING CONTOUR	CAH : CANTILEVER
	PROPOSED CONTOUR	LSOP : LANDSCAPE
	EXISTING SPOT ELEVATION	ROW : RIGHT-OF-WAY
	PROPOSED SPOT ELEVATION	TBR : TO BE REMOVED / RELOCATED
	EXISTING TREE WITH TRUNK DIAMETER	MM : MONUMENT
	EXISTING TREE WITH TRUNK DIAMETER	FF : FINISHED FLOOR
	EXISTING TREE WITH TRUNK DIAMETER	TOPF : TOP OF FOUNDATION WALL
	EXISTING TREE WITH TRUNK DIAMETER	CONC : CONCRETE
	EXISTING TREE WITH TRUNK DIAMETER	DEP : DEPRESSION
	EXISTING TREE WITH TRUNK DIAMETER	COV : COVERED
	EXISTING TREE WITH TRUNK DIAMETER	ELEC : ELECTRIC
	EXISTING TREE WITH TRUNK DIAMETER	U/G : UNDERGROUND
	EXISTING TREE WITH TRUNK DIAMETER	TW : TOP OF WALL
	EXISTING TREE WITH TRUNK DIAMETER	BS : BOTTOM OF WALL
	EXISTING TREE WITH TRUNK DIAMETER	TS : TOP OF STEP
	EXISTING TREE WITH TRUNK DIAMETER	BS : BOTTOM OF STEP
	EXISTING TREE WITH TRUNK DIAMETER	RO-U : ROOF DOWNSLOUT / SURFACE
	EXISTING TREE WITH TRUNK DIAMETER	RO-U : ROOF DOWNSLOUT / UNDERGROUND

(SIGNATURE-PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER) DATE



KELLY ENGINEERS
CONSULTING ENGINEERS & SURVEYORS
30 LaCrue Avenue, Suite 201
Glen Mills, Pennsylvania 19342
610.358.9363 fax 610.358.9376

[illegible]

173 MOUNT EYRE ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



MINOR SUBDIVISION PLAN

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