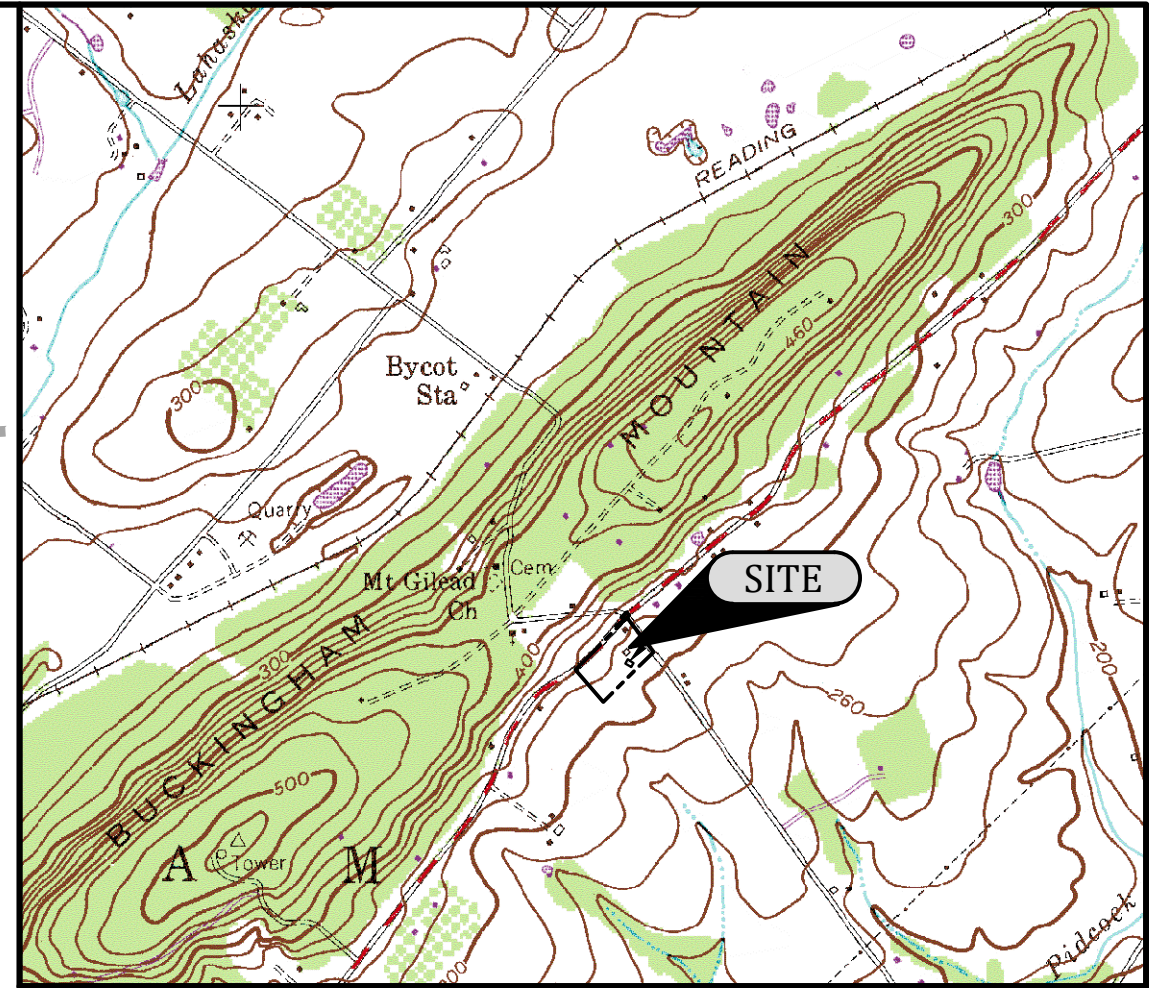
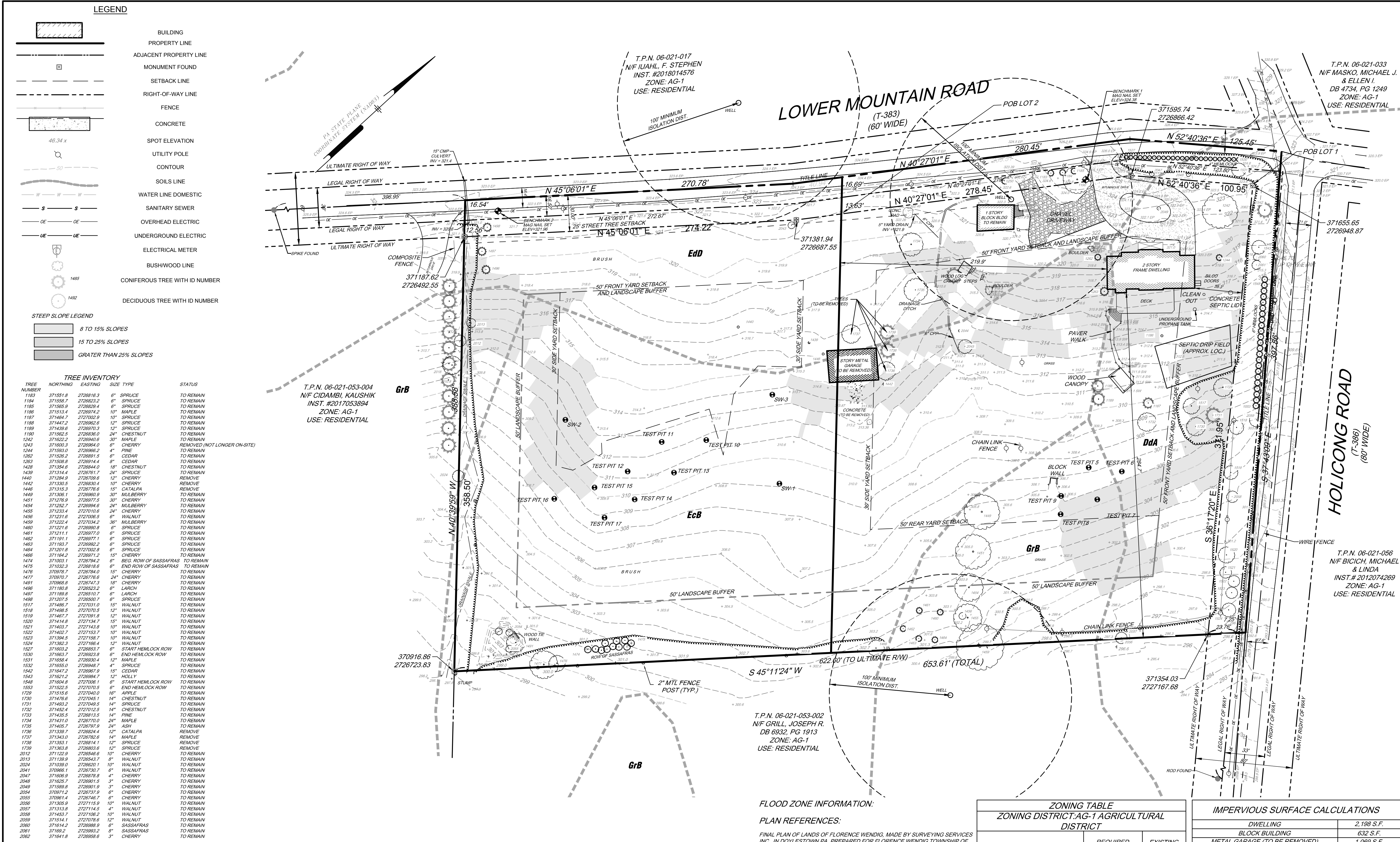




DATE	NO.	REVISIONS	BY
2023-07-13	4	MINOR SUBDIVISION RESUBMISSION	0502
2023-03-24	3	MINOR SUBDIVISION RESUBMISSION	0502
2022-10-11	2	MINOR SUBDIVISION RESUBMISSION	0502
2022-08-09	1	MINOR SUBDIVISION RESUBMISSION	0502

PROPERTY OF THOMAS J. WALSH

5087 LOWER MOUNTAIN ROAD

TAX PARCEL 06-021-053-001

TOWNSHIP OF BUCKINGHAM
COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA

EXISTING FEATURES PLAN
SA 2019-01

SHAHEED A. SMITH, P.L.S.
PA LICENSE NO. SU075289

SHAHEED A. SMITH GEOSPATIAL, LLC

1432 EASTON ROAD, SUITE 5F WARRINGTON, PA 18976
PHONE: 215-343-5989

INFO@SASGEOSPATIAL.COM WWW.SASGEOSPATIAL.COM

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DWG. BY: JMD CHK'D BY: SAS SCALE: 1" = 40' DATE: 5/30/19 SHEET: 1 OF 10 PROJ. NO.: JTW1501

NATURAL RESOURCE RESTRICTIONS AND RESOURCE PROTECTION						
RESOURCE GROUP	NATURAL RESOURCE	% TO BE PROTECTED	TOTAL RESOURCE LAND (ACRES)	LOT 1 RESOURCE LAND (ACRES)	LOT 2 RESOURCE LAND (ACRES)	LOT 1 RESOURCE PROTECTION LAND (II X III)
HYDROLOGIC SURFACE FEATURES	FLOOD PLAIN	100%	0	0	0	0
	FLOODPLAIN SOILS	100%	0	0	0	0
	WATERCOURSE OR STREAMS	100%	0	0	0	0
	WATERS OF THE COMMONWEALTH	100%	0	0	0	0
	LAKES OR PONDS	100%	0	0	0	0
SLOPES	WETLANDS	100%	0	0	0	0
	LAKE AND POND SHORELINE	100%	0	0	0	0
AG SOILS	STEEP SLOPES (8-15%)	60%	1.218 ACRES	0.268 ACRES	0.950 ACRES	0.161 ACRES
	STEEP SLOPES (15-25%)	70%	0.037 ACRES	0.037 ACRES	0	0.026 ACRES
PERIMETER VEGETATION	STEEP SLOPES (>25%)	85%	0.022 ACRES	0.022 ACRES	0	0.019 ACRES
	AGRICULTURAL SOILS, CLASS I, II, III AND IV (N.A.C.T. DISTRICT)	50%	3.378 ACRES	1.812 ACRES	1.566 ACRES	0.783 ACRES
FOREST	VEGETATION AT THE PERIMETER OF A TRACT	100%	0.230 ACRES	0.115 ACRES	0.115 ACRES	0.115 ACRES
	FOREST *	80%	0	0	0	0
TOTALS			4.885 ACRES	2.254 ACRES	2.631 ACRES	1.468 ACRES

SHEET LIST TABLE			
PAGE	SHEET TITLE	ISSUED DATE	REVISED DATE
1	EXISTING FEATURES PLAN	5/30/2019	7/13/2023
2	SUBDIVISION PLAN	5/30/2019	7/13/2023
3	SITE ANALYSIS AND RESOURCE CONSERVATION PLAN	5/30/2019	7/13/2023
4	GRADING PLAN	5/30/2019	7/13/2023
5	LANDSCAPE PLAN	5/30/2019	7/13/2023
6	CONSTRUCTION DETAILS	5/30/2019	7/13/2023
7	EROSION AND SEDIMENTATION CONTROL PLAN	5/30/2019	7/13/2023
8	E&S NOTES AND DETAILS	5/30/2019	7/13/2023
9	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	5/30/2019	7/13/2023
10	PCSM NOTES AND DETAILS	5/30/2019	7/13/2023

FLOOD ZONE INFORMATION:

PLAN REFERENCES:

FINAL PLAN OF LANDS OF FLORENCE WENDIG, MADE BY SURVEYING SERVICES INC., IN DOYLESTOWN PA, PREPARED FOR FLORENCE WENDIG TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, PENNSYLVANIA DATED FEBRUARY 4, 1981 AND RECORDED APRIL 8, 1981. IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 206 PAGE 42.

PLAN OF PROPOSED SEWAGE SYSTEM MADE FOR JERRY WALSH - 1587 LOWER MOUNTAIN ROAD, PREPARED BY DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS, INC. DATED 7/30/07.

STATEMENT OF INTENT:

THE INTENT OF THE SUBDIVISION IS TO CREATE 2 CONFORMING LOTS. AT THIS TIME IT IS THE INTENT OF THE LAND OWNER TO FILE FOR SUBDIVISION APPROVAL ONLY WITHOUT ANY LAND DEVELOPMENT.

THE OWNER OF LOT 2 SHALL PROVIDE THE REQUIRED STORMWATER MANAGEMENT PLANS AT THE TIME OF ANY FUTURE LAND DEVELOPMENT.

SOIL CLASSIFICATIONS:

- D8a (DOYLESTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES) (HYDRIC SOIL) (CLASS IV)
- E8a (EDGEWORTH CHANNERY SANDY LOAM, 3 TO 8 PERCENT SLOPES) (CLASS II)
- E9d (EDGEWORTH CHANNERY SANDY LOAM, 8 TO 25 PERCENT SLOPES, EXTREMELY STONY) (CLASS VII)
- G8 (GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES) (CLASS II)

** INDICATES AREAS OF PRIME FARMLAND
ALL OTHER SOILS ARE NOT PRIME FARMLAND

SOURCE: WEB SOIL SURVEY (WEBSOILSURVEY.SCGOV.USDA.GOV)

ZONING TABLE

ZONING DISTRICT: AG-1 AGRICULTURAL DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA	1.8 ACRES	5.340 AC.
MIN. LOT WIDTH AT SETBACK	150 FT.	378.5 FT.
FRONT YARD SETBACK	50 FT.	39.3 FT.
SIDE YARD SETBACK (BOTH)	30 FT.	284.7 FT.
REAR YARD SETBACK	50 FT.	N/A
MAX IMPERVIOUS COVERAGE	15%	4.8%
ZONING SOURCE: BUCKINGHAM TOWNSHIP MAP AND CODE		

* EXISTING NON-CONFORMING DIMENSION

LAND AREA:

ENTIRE TRACT (GROSS): 262,550 S.F. OR 6.027 ACRES ±
AREA WITHIN RIGHT OF WAYS: 29,934 S.F. OR 0.687 ACRES ±
BASE SITE AREA (NET): 232,616 S.F. OR 5.340 ACRES ±

NET BUILDABLE SITE AREA:

BASE SITE AREA: 5.340 ACRES
RESOURCE PROTECTED LAND: 2.695 ACRES
NET BUILDABLE SITE AREA: 2.645 ACRES

NUMBER OF DWELLING UNITS/LOTS PERMITTED:

BASE SITE AREA: 5.340 ACRES
AREA PER DWELLING UNITS: 1.8 ACRES
MAXIMUM NUMBER OF DWELLING UNITS PERMITTED: 2 LOTS PERMITTED

IMPERVIOUS SURFACE CALCULATIONS

	2.198 S.F.
DWELLING	
BLOCK BUILDING	632 S.F.
METAL GARAGE (TO BE REMOVED)	1,069 S.F.
TOTAL BUILDINGS	3,899 S.F.
PAVED DRIVE	2,852 S.F.
STONE DRIVE	1,927 S.F.
FRONT PORCH	122 S.F.
DECK AND STEPS	978 S.F.
BILCO DOOR	240 S.F.
STONE WALK	240 S.F.
WOOD CANOPY	214 S.F.
CONC. TO BE REMOVED	20 S.F.
CONC. PADS AND STEPS	152 S.F.
TOTAL EXISTING IMPERVIOUS	10,611 S.F.

BEFORE YOU DIG ANYWHERE

IN: PENNSYLVANIA

STOP! CALL 1-800-242-1776

PA LAW REGULATES A WARNING SIGN WHICH MUST BE DISPLAYED PRIOR TO ANY EXCAVATION. IT IS THE RESPONSIBILITY OF THE EXCAVATOR TO OBTAIN A PERMIT FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION. ONE CALL SYSTEM, INC. (800-242-1776)

ALL TRENCHING, EXCAVATION AND DRILLING MUST BE IN ACCORDANCE WITH THE ONE CALL SYSTEM.

ALL DOCUMENTS PREPARED BY SHAHEED A. SMITH GEOSPATIAL, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED TO BE REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHER PARTY WITHOUT THE WRITTEN CONSENT OF SHAHEED A. SMITH GEOSPATIAL, LLC. FOR THE SPECIFIC PROJECT INTENDED. THE USER SHALL INDEMNIFY AND HOLD HARMLESS SHAHEED A. SMITH GEOSPATIAL, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

GRAPHIC SCALE

0 40' 80' 120'

1 INCH = 40 FT.