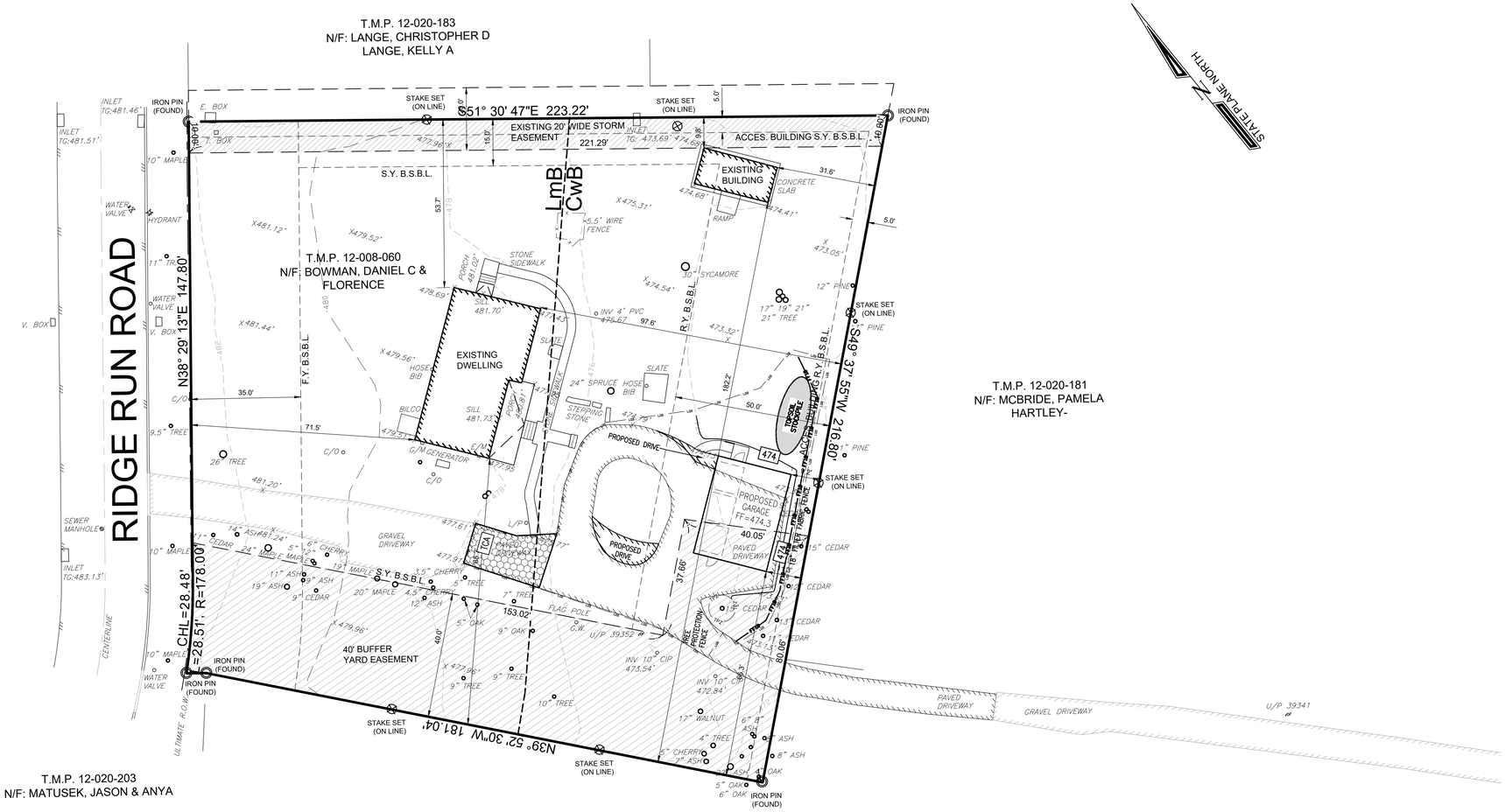

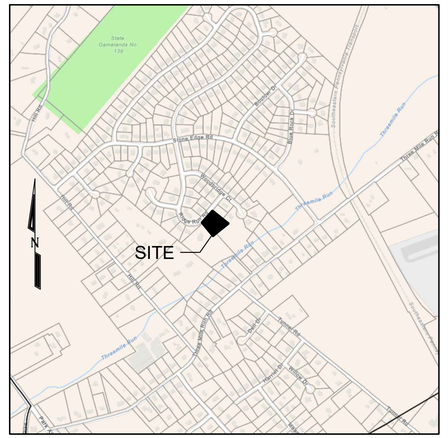

STATE PLANE NORTH

NATURAL RESOURCES LEGEND

- 300 EXISTING CONTOUR LINES (FIELD LOCATED)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- POOL SWIMMING POOL
- RW RETAINING WALL
- EASEMENT
- WV WATER VALVE
- HYDRANT
- SEWER MANHOLE

SITE CALCULATIONS		
Area Calculation:	sf	ac
Gross Area:	39,662.25	0.9105
minus Ult R/W Area	-	0.0000
mins Esmts?	-	0.0000
minus Other?	-	0.0000
Net Area:	39,662.25	0.9105

IMPERVIOUS	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	1,324.3		0.0	0.0	0.0	1,324.3	
COVERED PORCH	236.8		0.0	0.0	0.0	236.8	
ACCESORY BUILDING	317.4		0.0	768.0	768.0	1,085.4	
Building Coverage:	**1,878.5**	**4.74%**	**0.0**	**768.0**	**768.0**	**2,646.5**	**6.67%**
DRIVEWAY	4,940.1		621.4	189.5	-431.9	4,508.2	
PATIOS	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	622.4		0.0	0.0	0.0	622.4	
WALLS	0.0		0.0	58.7	58.7	58.7	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
POOL COPING	0.0		0.0	0.0	0.0	0.0	
POOL/ SPA WATER SURFACE	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	**5,562.5**	**14.02%**	621.4	248.2	-373.2	**5,189.3**	**13.08%**
Total Impervious=	**7,441.0**	**18.76%**	**621.4**	**1,016.2**	**394.8**	**7,835.8**	**19.76%**
Remaining=	491.41				Remaining=	96.61	
NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS							
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

ZONED: S - SUBURBAN DISTRICT						
USE: B-2 DETACHED DWELLING CLUSTER SUBDIVISION						
ZONING INFORMATION						
	PERMITTED BY ORDINACE		EXISTING		PROPOSED	
GROSS LOT AREA			0.91	AC	0.91	AC
MINIMUM LOT AREA	12,500	SF	0.91	AC	0.91	AC
MINIMUM LOT WIDTH	85	FT	182.15	FT	182.15	FT
PRIMARY USE MIN. (REQUIRED YARDS)						
FRONT (RIDGE RUN RD)	35	FT	71.5	FT	71.5	FT
REAR	50	FT	97.6	FT	97.6	FT
SIDE (EACH)	15	FT	53.7/85.3	FT	53.7/85.3	FT
ACCESORY BUILDING USE MIN. (REQUIRED YARDS)						
SIDE (EACH)	5	FT	9.8/182.2	FT	9.8/66.3	FT
REAR	5	FT	31.6	FT	9.2	FT
MAXIMUM BUILDING HEIGHT		FT		FT		FT
MAXIMUM BUILDING COVERAGE	15.00%		4.74%		6.67%	
MAXIMUM LOT IMPERVIOUS SURFACE	20.00%		18.76%		19.76%	
*EXISTING NON-CONFORMING						
IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES						

SOIL INFORMATION									
SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002									
CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE									
SOIL SYMBOL	*NAME AND TEXTURE*	*SLOPE*	*HYDROLOGIC SOILS GROUP*	*HYDRIC SOIL*	*DEPTH TO SEASONAL HIGH WATER TABLE*	*DRAINAGE CLASS*	*RESTRICTIVE FEATURES AND DEPTH*	*LAND CAPABILITY CLASSIFICATION*	*FARMLAND CLASSIFICATION*	*RESOLUTION TO SOIL LIMITATIONS*
CwB	CROTON SILT LOAM	3 TO 8%	D	YES	0.0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 15" TO 25" BEDROCK (LITHIC) 60" TO 72"	4W	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
LmB	LEHIGH CHANNERY SILT LOAM	3 TO 8%	C	NO	1.0' TO 2.0'	MODERATELY WELL DRAINED	BEDROCK (LITHIC): 40" TO 60"	2W	ALL AREAS ARE PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

Site Permit Plan

GRAPHIC SCALE 1"=20'

20 0 20 40 60

OWNER:

IN CARE OF:
BOWMAN, DANIEL C & FLORENCE

SITE ADDRESS:
410 THREE MILE RUN RD,
SELLERSVILLE, PA 18960

Site ID (Serial) No. 20213013523

—A call was placed to the PA One Call System on October 28, 2021 for design purposes only. The contractor shall be responsible for contacting PA One Call for utility/facility mark-out in the field three days prior to any excavation.
—Contractor must contact utility providers prior to any and all disconnection of services.

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 811 STOP CALL BEFORE YOU DIG

NOTES:

1. BEING TAX MAP PARCEL 12-008-060
   INSTRUMENT NUMBER - 2017009096; DATED - JANUARY 20, 2017
2. THIS PLAN REPRESENTS A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 30, 2021.
   GROSS AREA BY SURVEY: 0.9105 ACRES, (39,662 S.F.)
3. EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 30, 2021.
4. VERTICAL DATUM IS NAVD88 (FEET)
   HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
5. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
6. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINE, IF SHOWN ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS. ANCILLARY WATER AND ELECTRIC LINES UNKNOWN
7. PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.

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REV #	DATE	DESCRIPTION	INITIALS

Crews Surveying, LLC
1806 DEEP RUN ROAD, SUITE B
P.O.BOX 289
PIPERSVILLE, PA 18947
(215)766-2477 (215)493-1610
www.CrewsSurveying.com
P.O. BOX 360
NEW HOPE, PA 18938

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ADAM D. CREWS PROFESSIONAL LAND SURVEYOR No. SU75214

SITE PERMIT PLAN
PREPARED FOR
BOWMAN TRACT
TAX MAP PARCEL 12-008-060
SITUATE IN
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
OCTOBER 25, 2021	DY	ADC	1" = 20'	56/45	5200	1 OF 2

2021-11-2
E:\JOBFILES\5200-5299\5200 BOWMAN\DWG FILES\5200 BOWMAN 2021-10-25 SITE PERMIT DWG