

# GENERAL NOTES:

1. THE BOUNDARY AND PARTIAL TOPOGRAPHY AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. ON AUGUST 13, OF 2010.
2. LOCATIONS 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 GILMORE & ASSOCIATES INC.
3. 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 MARCH 29, 2007, PENNSYLVANIA ACT 181. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER 20102081696 FOR DESIGN PURPOSES ONLY.
4. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. 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.
6. ROTATION TO DEED MERIDIAN IS 1 DEGREE 30 MINUTES 27 SECONDS CLOCKWISE.
7. FLOODPLAIN INFORMATION TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, BUCKS COUNTY PENNSYLVANIA. REFER TO THE FOLLOWING: PANEL 292 OF 532, MAP NUMBER 4201700292 F, EFFECTIVE DATE OF MAY 18, 1989; AND PANEL 311 OF 532, MAP NUMBER 4201700311 F, EFFECTIVE DATE OF MAY 18, 1989. FLOODPLAIN LINE ON WESTERLY SIDE OF STREAM (NESHAMINY CREEK TRIBUTARY) PLOTTED FROM CROSS SECTION INFORMATION; ON EASTERLY SIDE OF STREAM THE FLOODPLAIN LINE PLOTTED FROM MAP DATA. FLOODPLAIN LINE ELEVATION ADJUSTED FROM NGVD 1929 TO NAVD88.

## LEGEND:

|  |                          |
|--|--------------------------|
|  | WOODLANDS / TREE LINE    |
|  | SOIL BOUNDARY LINE       |
|  | WETLANDS BOUNDARY LINE   |
|  | 100 YR. FLOODPLAIN LINE  |
|  | POND SHORELINE           |
|  | EDGE OF POND / SHORELINE |
|  | RIPARIAN CORRIDOR        |
|  | 15 - 24% STEEP SLOPES    |
|  | 25% + STEEP SLOPES       |
|  | CONTOUR LINE             |
|  | SPOT ELEVATION           |

T.P. 9-17-63  
N/L JAMES P. & BRENDA  
BUCCIARELLI  
ZONED VC  
USE: RESIDENTIAL

**EDISON ROAD  
(T-390)  
CLASSIFIED "RESIDENTIAL ACCESS" (LOCAL)**

T.P. 9-17-35  
N/L ROBERT W. & RUTH J.  
BUCKMAN  
ZONED VC  
USE: GREENHOUSE/NURSERY

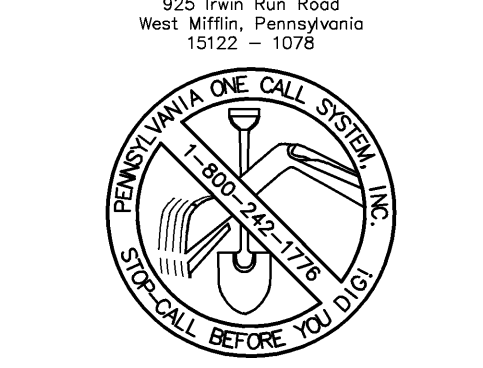
T.P. 9-14-16-1  
N/L BRONSON OIL FEE HOLDING LLC  
ZONED C1  
USE: GAS STATION & MINI-MARKET

| SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON<br>USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY |                                |       |                 |              |                  |             |                              |  |  |
|---|--------------------------------|-------|-----------------|--------------|------------------|-------------|------------------------------|--|--|
| SYMBOL  | MAPPING UNITS                  | SLOPE | LAND CAPABILITY | HYDRO. GROUP | DEPTH TO BEDROCK | WATER TABLE | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS                    |  |
| Bo  | BOHMANVILLE-KNAUERS SILT LOAMS | 3-8%  | 2e              | NO           | B                | 60"-61"     | > 6"                         | VERY LIMITED: FLOODING DEPTH TO SATURATED    | HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL. |
| LgB   | LANSDALE LOAM                  | 3-8%  | 2e              | NO           | B                | 60"-61"     | > 6"                         | NOT LIMITED                                  |  |
| ReB   | READINGTON SILT LOAM           | 3-8%  | 2e              | NO           | C                | 58"-68"     | 1.5'-3.0'                    | VERY LIMITED: DEPTH TO SATURATED ZONE, SLOPE | HAVE BYPASS PUMPS & FILTER BAGS AVAILABLE. SEE DETAIL. |
| UrB   | URBAN LAND- LANSDALE COMPLEX   | 0-8%  | 8e-2e           | NO           | B                | 55"-60"     | > 6"                         | NOT LIMITED                                  |  |

## LIST OF UNDERGROUND UTILITIES USERS

| USER                                    | ADDRESS                                      | TELEPHONE                      |
|---|--|--------------------------------|
| PHILADELPHIA ELECTRIC CO.               | 400 PARK AVENUE<br>WARMINSTER, PA. 18974     | 1-800-242-1776<br>215-956-3358 |
| VERIZON CO. OF PA                       | 104 WITMER ROAD<br>HORSHORN, PA. 19044       | 215-956-2604                   |
| DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY | 425 WELLS ROAD<br>DOYLESTOWN, PA. 18901      | 215-348-9915                   |
| BUCKS COUNTY WATER AND SEWER AUTHORITY  | 1275 ALMSHOUSE ROAD<br>WARRINGTON, PA. 18976 | 215-343-2800                   |
| PENNDOT DISTRICT 6-1                    | 228 N. BROAD STREET<br>DOYLESTOWN, PA. 18901 | 215-345-0429                   |
| COMCAST CABLE                           | 2319 YORK ROAD<br>JAMISON, PA. 18929         | 215-343-5425                   |

PENNSYLVANIA ONE CALL SYSTEM, INC.



## NET BUILDABLE SITE AREA CALCULATION (T.M.P. 9-14-17-2)

|   |                            |
|---|----------------------------|
| (1) TOTAL LOT AREA:   | 10,000 AC.                 |
| (2) MINUS LOT, R/W STREETS  | 0.214 AC.                  |
| (3) MINUS NON-CONTIGUOUS LAND (*)   | 0.000 AC.                  |
| (4) MINUS LAND PREVIOUSLY RESERVED (I.E. OPEN SPACE)                              | 0.000 AC.                  |
| (5) MINUS LAND RESTRICTED BY EASEMENTS OR COVENANTS (EXISTING EASEMENT)           | 0.000 AC.                  |
| (6) MINUS LAND TO BE LEFT OPEN FOR RESOURCE PROTECTION OR OPEN SPACE REQUIREMENTS | 7.589 AC.                  |
| NET BUILDABLE SITE AREA:  | 2.197 AC. (95,716.41 S.F.) |

(2) IMPERVIOUS SURFACE RATIO CALCULATION:  
NET BUILDABLE SITE AREA x IMPERVIOUS SURFACE RATIO: 2.197 x 0.40 = 0.879 AC. (\*\*)  
(\*\*) EXISTING IMPERVIOUS SURFACE AREA EQUALS APPROXIMATELY 0.671 ACRES OR 0.305. THIS PROPOSED SUBDIVISION WILL NOT AFFECT THE IMPERVIOUS SURFACE RATIO.

## ENVIRONMENTAL PROTECTION STANDARDS (T.M.P. 9-14-17-2) (ELIMINATES ANY RESOURCE OVERLAP)

| RESOURCE                     | (COLUMN A)<br>RESOURCE<br>PROTECTION<br>RATIO % | (COLUMN B)<br>AMOUNT<br>NOT WITHIN<br>RESOURCE<br>WITH HIGHER<br>PROTECTION<br>RATIO(AC.) | (COLUMN C)<br>AMOUNT TO<br>PROTECT<br>COL. A x COL. B<br>(AC.) | (COLUMN D)<br>PROPOSED<br>DISTURBANCE<br>(AC.) |
|------------------------------|---|---|--|--|
| FLOODPLAINS                  | 100%  | 5.917   | 5.917  | 0.000  |
| PONDS AND POND SHORELINES    | 100%  | 0.246 (1)   | 0.246  | 0.000  |
| WETLANDS, WATERS OF THE U.S. | 100%  | 0.000 (2)*  | 0.000  | 0.000  |
| STREAMS & WATERCOURSES       | 100%  | 0.000 (3)   | 0.000  | 0.000  |
| RIPARIAN CORRIDOR            | 100%  | 0.600 (4)   | 0.600  | 0.000  |
| STEEP SLOPES                 | 85%   | 0.116   | 0.099  | 0.000  |
| 25%+<br>STEEP SLOPES         | 60%   | 0.204   | 0.122  | 0.000  |
| WOODLANDS                    | 50%   | 1.211   | 0.606  | 0.000  |
|                              |   | 8.293   | 7.590  | 0.000  |

FOOTNOTES:  
(1) THIS AREA REPRESENTS THE AMOUNT OF POND SHORELINE OUTSIDE OF THE 100 YR. FLOODPLAIN.  
(2) WETLANDS AREA TAKEN FROM NATIONAL WETLANDS INVENTORY, U.S. FISH AND WILDLIFE SERVICE.  
(3) ALL STREAMS & WATERCOURSES ARE LOCATED WITHIN AREAS OF 100 YR. FLOODPLAIN.  
(4) THE "RIPARIAN CORRIDOR MAP OF DOYLESTOWN TOWNSHIP" INDICATES THE CREEK CROSSING THROUGH THIS PROPERTY, WHICH IS A TRIBUTARY TO THE NESHAMINY CREEK AS PART OF THE RIPARIAN CORRIDOR. THE AREA SHOWN IN THIS COLUMN REPRESENTS THE AMOUNT OF THE RIPARIAN CORRIDOR WHICH EXTENDS BEYOND THE 100 YR. FLOODPLAIN. REFER TO 175-103.3, A. (1) & (2).  
\* REQUESTING VARIANCE LOCATION AND MAPPING OF WETLANDS

## ENVIRONMENTAL PROTECTION STANDARDS (T.M.P. 9-14-17-2) (INCLUDES THE ENTIRE AREA OF EACH RESOURCE)

| RESOURCE                     | (COLUMN A)<br>RESOURCE<br>PROTECTION<br>RATIO % | (COLUMN B)<br>TOTAL<br>AMOUNT<br>MAPPED<br>(AC.) | (COLUMN C)<br>AMOUNT TO<br>PROTECT<br>COL. A x COL. B<br>(AC.) | (COLUMN D)<br>PROPOSED<br>DISTURBANCE<br>(AC.) |
|------------------------------|---|--|--|--|
| FLOODPLAINS                  | 100%  | 5.917  | 5.917  | 0.000  |
| PONDS AND POND SHORELINES    | 100%  | 1.686  | 1.686  | 0.000  |
| WETLANDS, WATERS OF THE U.S. | 100%  | 0.000 (2)*                                       | 0.000  | 0.000  |
| STREAMS & WATERCOURSES       | 100%  | 0.753  | 0.753  | 0.000  |
| RIPARIAN CORRIDOR            | 100%  | 6.559  | 6.559  | 0.000  |
| STEEP SLOPES                 | 85%   | 0.392  | 0.333  | 0.000  |
| 25%+<br>STEEP SLOPES         | 60%   | 0.353  | 0.212  | 0.000  |
| WOODLANDS                    | 50%   | 6.326  | 3.163  | 0.000  |

## NET BUILDABLE SITE AREA CALCULATION (LOT 1)

|   |                            |
|---|----------------------------|
| (1) TOTAL LOT AREA:   | 5.799 AC.                  |
| (2) MINUS LOT, R/W STREETS  | 0.214 AC.                  |
| (3) MINUS NON-CONTIGUOUS LAND (*)   | 0.000 AC.                  |
| (4) MINUS LAND PREVIOUSLY RESERVED (I.E. OPEN SPACE)                              | 0.000 AC.                  |
| (5) MINUS LAND RESTRICTED BY EASEMENTS OR COVENANTS (EXISTING EASEMENT)           | 0.000 AC.                  |
| (6) MINUS LAND TO BE LEFT OPEN FOR RESOURCE PROTECTION OR OPEN SPACE REQUIREMENTS | 4.220 AC.                  |
| NET BUILDABLE SITE AREA:  | 1.365 AC. (59,484.24 S.F.) |

(2) IMPERVIOUS SURFACE RATIO CALCULATION:  
NET BUILDABLE SITE AREA x IMPERVIOUS SURFACE RATIO: 1.365 x 0.40 = 0.546 AC. (\*\*)  
(\*\*) EXISTING IMPERVIOUS SURFACE AREA EQUALS APPROXIMATELY 0.457 ACRES OR 33.5%. THIS PROPOSED SUBDIVISION WILL NOT AFFECT THE IMPERVIOUS SURFACE RATIO.

## ENVIRONMENTAL PROTECTION STANDARDS (LOT 1) (ELIMINATES ANY RESOURCE OVERLAP)

| RESOURCE                     | (COLUMN A)<br>RESOURCE<br>PROTECTION<br>RATIO % | (COLUMN B)<br>AMOUNT<br>NOT WITHIN<br>RESOURCE<br>WITH HIGHER<br>PROTECTION<br>RATIO(AC.) | (COLUMN C)<br>AMOUNT TO<br>PROTECT<br>COL. A x COL. B<br>(AC.) | (COLUMN D)<br>PROPOSED<br>DISTURBANCE<br>(AC.) |
|------------------------------|---|---|--|--|
| FLOODPLAINS                  | 100%  | 3.215   | 3.215  | 0.000  |
| PONDS AND POND SHORELINES    | 100%  | 0.246 (1)   | 0.246  | 0.000  |
| WETLANDS, WATERS OF THE U.S. | 100%  | 0.000 (2)   | 0.000  | 0.000  |
| STREAMS & WATERCOURSES       | 100%  | 0.000 (3)   | 0.000  | 0.000  |
| RIPARIAN CORRIDOR            | 100%  | 0.387 (4)   | 0.387  | 0.000  |
| STEEP SLOPES                 | 85%   | 0.104   | 0.089  | 0.000  |
| 25%+<br>STEEP SLOPES         | 60%   | 0.128   | 0.077  | 0.000  |
| WOODLANDS                    | 50%   | 0.414   | 0.207  | 0.000  |
|                              |   | 4.484   | 4.221  | 0.000  |

FOOTNOTES:  
(1) THIS AREA REPRESENTS THE AMOUNT OF POND SHORELINE OUTSIDE OF THE 100 YR. FLOODPLAIN.  
(2) WETLANDS AREA TAKEN FROM NATIONAL WETLANDS INVENTORY, U.S. FISH AND WILDLIFE SERVICE.  
(3) ALL STREAMS & WATERCOURSES ARE LOCATED WITHIN AREAS OF 100 YR. FLOODPLAIN.  
(4) THE "RIPARIAN CORRIDOR MAP OF DOYLESTOWN TOWNSHIP" INDICATES THE CREEK CROSSING THROUGH THIS PROPERTY, WHICH IS A TRIBUTARY TO THE NESHAMINY CREEK AS PART OF THE RIPARIAN CORRIDOR. THE AREA SHOWN IN THIS COLUMN REPRESENTS THE AMOUNT OF THE RIPARIAN CORRIDOR WHICH EXTENDS BEYOND THE 100 YR. FLOODPLAIN. REFER TO 175-103.3, A. (1) & (2).

## ENVIRONMENTAL PROTECTION STANDARDS (LOT 1) (INCLUDES THE ENTIRE AREA OF EACH RESOURCE)

| RESOURCE                     | (COLUMN A)<br>RESOURCE<br>PROTECTION<br>RATIO % | (COLUMN B)<br>TOTAL<br>AMOUNT<br>MAPPED<br>(AC.) | (COLUMN C)<br>AMOUNT TO<br>PROTECT<br>COL. A x COL. B<br>(AC.) | (COLUMN D)<br>PROPOSED<br>DISTURBANCE<br>(AC.) |
|------------------------------|---|--|--|--|
| FLOODPLAINS                  | 100%  | 3.215  | 3.215  | 0.000  |
| PONDS AND POND SHORELINES    | 100%  | 1.686  | 1.686  | 0.000  |
| WETLANDS, WATERS OF THE U.S. | 100%  | 0.000 (2)  | 0.000  | 0.000  |
| STREAMS & WATERCOURSES       | 100%  | 0.449  | 0.449  | 0.000  |
| RIPARIAN CORRIDOR            | 100%  | 3.643  | 3.643  | 0.000  |
| STEEP SLOPES                 | 85%   | 0.376  | 0.320  | 0.000  |
| 25%+<br>STEEP SLOPES         | 60%   | 0.276  | 0.168  | 0.000  |
| WOODLANDS                    | 50%   | 3.025  | 1.512  | 0.000  |

## LOT SUMMARY - IMPERVIOUS AREA

| LOT#  | LOT AREA (ACS.) | LOT NBSA (ACS.) | PERMITTED IMPERV. AREA (ACS.) | EXISTING IMPERV. AREA (ACS.) | PROPOSED IMPERV. AREA (ACS.) | AVAILABLE IMPERV. AREA (ACS.) |
|-------|-----------------|-----------------|-------------------------------|------------------------------|------------------------------|-------------------------------|
| LOT 1 | 5.585           | 1.365           | 0.546                         | 0.457                        | 0.000                        | 0.089                         |
| LOT 2 | 4.201           | 0.832           | 0.333                         | 0.241                        | 0.000                        | 0.092                         |
| TOTAL | 9.786           | 2.197           | 0.879                         | 0.698                        | 0.000                        | 0.181                         |

| 3    | RECORD PLAN  | 6-13-12 | ESC |
|------|--|---------|-----|
| 2    | REV. PER BOUCHER & JAMES LETTER DATED 5-22-12                                | 5-24-12 | ESC |
| 1    | REV. PER P.C.S. LETTER DATED 3-5-12 AND BOUCHER & JAMES LETTER DATED 3-12-12 | 5-1-12  | ESC |
| REV. | DESCRIPTION  | DATE    | BY  |

OWNER:  
1845(ONE) S. EASTON RD. LLC  
1 N. MAIN STREET  
DOYLESTOWN, PA. 18901-4314  
D.B. 5278; PG. 1671

MUNICIPAL FILE NO.:

TAX MAP PARCEL NO.:

TOTAL AREA: 10.000 ACS.

DATE: 02-10-12

SCALE: 1"=50'

FINAL PLAN  
EXISTING FEATURES PLAN  
MINOR SUBDIVISION  
OF  
**TAX PARCEL 9-14-17-2**  
DOYLESTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA. 18901-5106 • (215) 345-4330 • www.gilmore-associates.com

JOB NO.: 2007-02026-01  
SHEET NO.: 2 OF 3

DESIGNED BY: GDR  
DRAWN BY: GCY  
CHECKED BY: ESC



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