

- NOTES:
1. BEING TAX PARCEL NUMBERS: 22-039-010-006 & 22-039-010-001
 2. OWNER OF RECORD:
TPN: 22-039-010-006
EDMUND A. TURNER & LINDA TURNER
735 HARDING AVE.
LANGHORNE, PA. 19047
TPN: 22-039-010-001
MARILYN S. BOUND
515 FORD AVE.
HULMEVILLE, PA. 19047
 3. REFERENCE PLAN:
A. "PLAN OF LOTS FOR HOWARD W. AND MARION SIMONS"
PLAN BOOK 173 PAGE 14
B. "PROPOSED LOT LINE CHANGE BETWEEN ERIC & FRANCES KONYES AND EDMUND A. & LINDA TURNER"
PLAN BOOK 362 PAGE 69.
 4. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD BOTH RECORDED AND UNRECORDED.
 5. A WAIVER IS REQUESTED OF THE 20% MAXIMUM INCREASE IN AREA AS PER SECTION 306 A. OF THE MIDDLETOWN TWP. SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ALLOW TPN: 22-039-010-006 AN INCREASE IN AREA OF 38.53%.

MINIMUM ZONING REQUIREMENTS:
MR ZONING DISTRICT - (SUBJECT TO THE AREA AND DIMENSIONAL REQUIREMENTS OF THE R-1 ZONING DISTRICT)

MINIMUM LOT AREA: 15,000 S.F.
MINIMUM LOT WIDTH: 100 FEET
MAXIMUM BUILDING COVERAGE: 20%
MINIMUM FRONT YARD: 35 FEET
MINIMUM SIDE YARD: 10 FEET, 30 FEET AGGREGATE
MINIMUM REAR YARD: 35 FEET
MAXIMUM IMPERVIOUS SURFACE: 30%

EXISTING IMPERVIOUS SURFACE RATIO TPN: 22-039-010-006
EXISTING HSE = 2,089 SF
EXISTING DECK = 338 SF
EXISTING PAVED DRIVEWAY = 927 SF
EXISTING CONC. WALKWAY & EXISTING CONC. PORCH = 65 SF
EXISTING SHED = 165 SF
EXISTING PATIO PAVING = 509 SF
TOTAL = 4,093 SF

NET LOT AREA = 12,762 SF
RATIO = 4,093 / 12,762 = 32.07%

PROPOSED IMPERVIOUS SURFACE RATIO TPN: 22-039-010-006
NET LOT AREA = 17,880 SF
RATIO = 4,093 / 17,880 = 23.15%

EXISTING IMPERVIOUS SURFACE RATIO TPN: 22-039-010-001
EXISTING HSE = 2,940 SF
EXISTING CONC. DRIVEWAY = 2,788 SF
EXISTING CONC. WALKWAY, PATIOS & PORCH = 467 SF
TOTAL = 6,195 SF

NET LOT AREA = 30,864 SF
RATIO = 6,195 / 30,864 = 20.07%

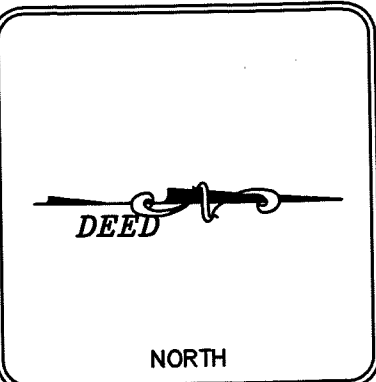
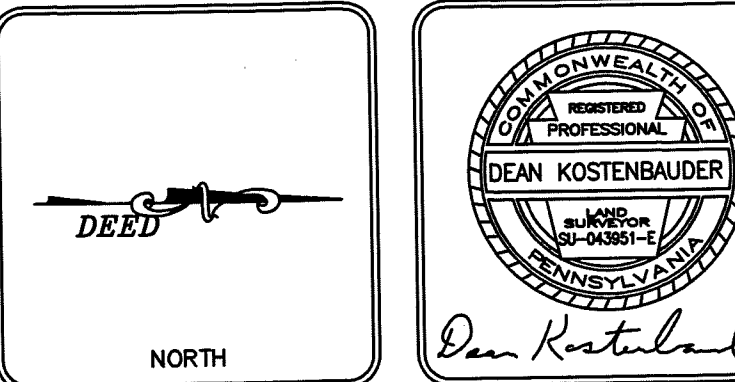
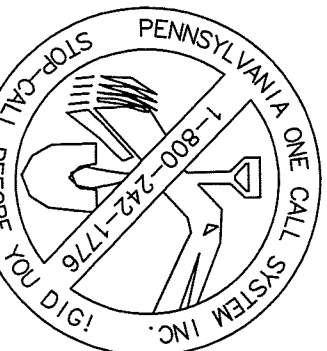
PROPOSED IMPERVIOUS SURFACE RATIO TPN: 22-039-010-001
NET LOT AREA = 25,946 SF
RATIO = 6,195 / 25,946 = 23.88%

LOT AREA TABULATION

TAX MAP PARCEL	EXISTING AREA (SF)	PROPOSED AREA (SF)	LOT AREA INCREASE/DECREASE (%)
22-039-010-001	±30,864	±25,946	-15.92
22-039-010-006	±12,762	±17,880	+38.53

NOTE:

PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 (AS AMENDED), THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND OBSERVATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. ALL CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 287 OF 1974 (AS AMENDED). (PA ONE CALL SYSTEM, INC. 1-800-242-1776).



NO.	DATE	DESCRIPTION	BY

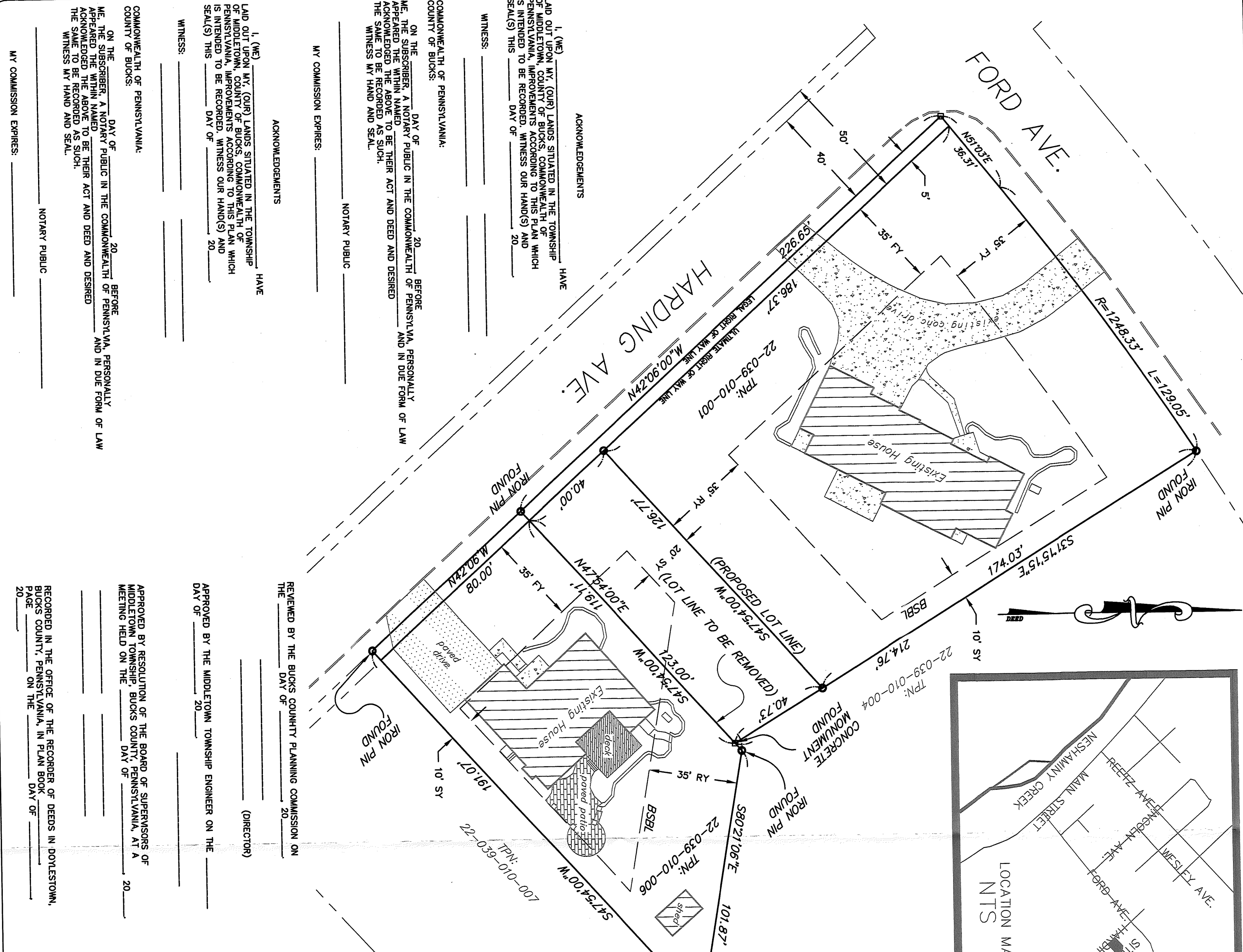
PROPOSED LOT LINE CHANGE
PREPARED FOR
EDMUND A. & LINDA TURNER and MARILYN S. BOUND
SITUATE AT
TPN: 22-039-010-001 & TPN: 22-039-010-006
MIDDLETOWN TWP., BUCKS COUNTY, PA.

SCALE: 1 inch = 30 ft.

DEAN KOSTENBAUDER
Professional Land Surveyor

P.O. Box 2855, Warminster, PA. 18974
215-675-0770
naedk@msn.com

DATE: 06/04/2024 SCALE: 1" = 30'
JOB NO.: 2409 SHEET NO. 1 OF 1



ACKNOWLEDGEMENTS

I, (WE) _____ (OUR) LANDS SITUATED IN THE TOWNSHIP OF MIDDLETOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, IMPROVEMENTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED, WITNESS OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____ 20____

WITNESS: _____
COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS:

ON THE _____ DAY OF _____ 20____ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED THE WITHIN NAMED _____ AND IN DUE FORM OF LAW ACKNOWLEDGED THE ABOVE TO BE SUCH: WITNESS MY HAND AND SEAL.

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MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____ 20____
(DIRECTOR)

APPROVED BY THE MIDDLETOWN TOWNSHIP ENGINEER ON THE _____ DAY OF _____ 20____

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE _____ DAY OF _____ 20____

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DOYLESTOWN, BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____ 20____