

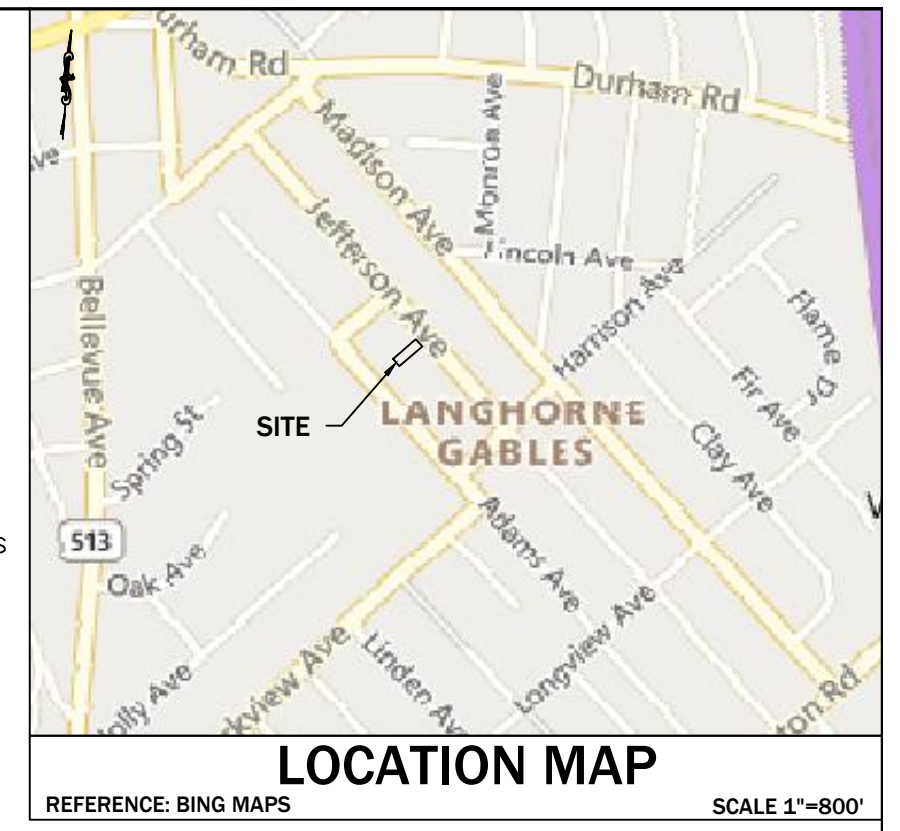
ZONING TABLE - LOTS 1 & 2		
CURRENT ZONING DISTRICT: R-2 RESIDENCE DISTRICT		
ITEM	REQUIRED / PERMITTED	ORDINANCE SECTION
Min. Lot Area	10,000 sf	500-903.A
Min. Lot Width at Building Line	80 ft	500-903.B
Min. Front Yard Setback	25 ft	500-903.F
Min. Side Yard Setback (One Side)	10 ft (25 ft agg)	500-903.G
Min. Rear Yard Setback	25 ft	500-903.H
Max. Building Coverage	20%	500-903.D
Max. Lot Coverage	30%	500-903.E
Max. Building Height	35 ft	500-903.I

LEGEND

- PROPERTY LINE ————
- R.O.W. LINE ————
- BUILDING SETBACK ————
- PROPOSED MONUMENT
- PROPOSED IRON PIN

OWNER/APPLICANT:
SANTOS LLC
JEFFERSON AVENUE
LANGHORNE, PA 19047

- PLAN NOTES:**
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY EFFICIENT DESIGN LLC DATED MAY 18TH, 2023.
 - ALL UTILITIES ARE TO BE PLACED AND INSTALLED UNDERGROUND.
 - SUBJECT PROPERTY IS LOCATED WITHIN R-2 RESIDENCE DISTRICT.
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED IN ZONE X (OTHER AREAS) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 443 OF 532, COMMUNITY MAP NO. 4201700443J WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.
 - THE PROPOSED PROPERTIES IS TO BE SERVED BY PUBLIC WATER AND BY PUBLIC SEWER.
 - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
 - THE CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE LOCATION OF THE WATER MAIN WITHIN JEFFERSON AVENUE.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, STEPHEN R. MURPHY, AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF _____, 20____, THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREIN.

STEPHEN R. MURPHY, P.L.S. _____ DATE _____
PENNSYLVANIA LICENSE NO. SU056907

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ROBERT T. CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

I FURTHER CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION AND LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF MIDDLETOWN IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED.

ROBERT T. CUNNINGHAM, P.E.
PENNSYLVANIA LICENSE NO. PE076424

OWNER'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, LEGAL OWNER OF THE LAND DEPICTED UPON THE WITHIN PLAN OF LAND DEVELOPMENT, HAVE LAID OUT UPON THEIR LANDS THE WITHIN PLAN OF LAND DEVELOPMENT AND THAT THEY HEREBY ADOPT THE PLAN OF LAND DEVELOPMENT INTENDING IT TO BE RECORDED IN THE BUCKS COUNTY LAND RECORDS. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____

(OWNER) _____

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA: _____ SS. _____

COUNTY OF _____

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE _____ AND THAT AS SUCH MEMBER, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC _____ SEAL _____

MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____

APPROVAL OF THE BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN THIS _____ DAY OF _____, 20____

APPROVAL OF THE TOWNSHIP ENGINEER

APPROVED BY THE APPOINTED TOWNSHIP OF MIDDLETOWN ENGINEER _____ P.E. ON THIS _____ DAY OF _____, 20____

(TOWNSHIP ENGINEER)

CERTIFICATION FOR RECORDING

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

BY: _____
RECORDER OF DEEDS

BUCKS COUNTY PLANNING COMMISSION

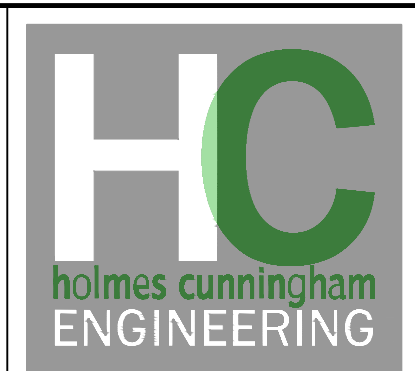
BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED ON THIS _____ DAY OF _____, 20____

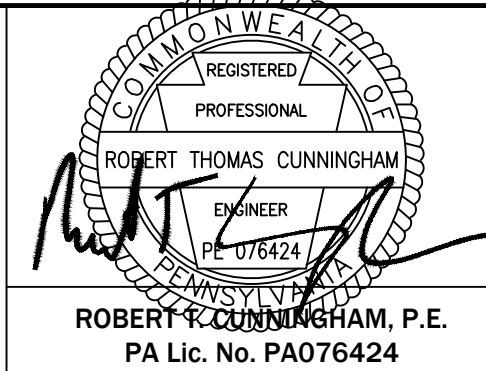
DRAWINGS LIST		
DRAWINGS	SHEETS	LAST REVISED
SUBDIVISION PLAN	1	11/13/2023
PERMIT PLAN	2	11/13/2023
CONSTRUCTION DETAILS	3	11/13/2023

REVISIONS	
Date	Description

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN STAGE
- STOP & CALL -
Pennsylvania One
Call System, Inc.
1-800-242-1776



Holmes Cunningham LLC
409 E. Butler Ave
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net



JEFFERSON AVENUE SUBDIVISION
TMP# 22-045-031, 22-036-085, 22-036-085-002
MIDDLETOWN TWP, BUCKS COUNTY, PA

SUBDIVISION PLAN

HCE Job.	1923
Date	11/13/2023
Scale	1"=10'
Designer	RC
Sheet	1 of 3

Drawing No. **CO.1**