## GENERAL NOTES

1. PROJECT NARRATIVE:

THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT OF THE SITE LOCATED AT 814 W GILLAM AVENUE IN LANGHORNE, PA 19047. IT ALSO DEPICTS A LOT LINE CHANGE BETWEEN 814 W GILLAM AVE AND 728 W GILLAM AVE.

2. MUNICIPALITY: MIDDLETOWN TOWNSHIP
ZONING DISTRICT: R2 - RESIDENTIAL DISTRICT
PRINCIPAL USE: SINGLE-FAMILY DETACHED DWELLING

| ITEM | REQUIRED | PR LOT 1 | PR LOT 2 | PR LOT 3 | PR LOT 4 |
|---|---|---|---|---|---|
| MIN LOT AREA | 10,000 SF | SEE TABLE | | | |
| LOT WIDTH | 80 FT | 128.5 FT | 148.2 FT | 148.2 FT | 125.1 FT |
| FRONT YARD | 25 FT | 22.6 FT* | 25 FT | 25 FT | 24.6 FT* |
| SIDE YARD | 10/25 FT | 10/70.2 FT | 14/67 FT | 14/67 FT | 27.1/55 FT |
| REAR YARD | 25 FT | 30.3 FT | 25 FT | 25 FT | 16.3 FT* |
| ACCESS BLDG SY & RY | 3 FT | 3.9 FT | N/A | N/A | N/A |
| ACCESS BLDG TO MAIN BLDG | 10 FT | 15.4 FT | N/A | N/A | N/A |
| MAX BLDG HEIGHT | 35 FT | < 35 FT | < 35 FT | < 35 FT | < 35 FT |
| MAX ACCESS BLDG HEIGHT | 14 FT | < 14 FT | N/A | N/A | N/A |
| MAX BLDG COVERAGE | 20% | 13.55% | 19.75% | 19.75% | 22.10%* |
| MAX IMP COVERAGE | 30% | 22.17% | 30% | 30% | 39.18%* |

* EXISTING NONCONFORMITY
** VARIANCE REQUIRED

3. OWNER/APPLICANT:
WORTHINGTON, PAUL
304 PROSPECT AVE
LANGHORNE, PA 19047

4. A BLANKET EASEMENT IS HEREBY OFFERED TO MIDDLETOWN TOWNSHIP TO ENTER THE SITE AND INSPECT THE STORMWATER BMPS.

5. AS-BUILT PLANS OF THE SWM FACILITIES SHALL BE DELIVERED TO MIDDLETOWN TOWNSHIP WHEN CONSTRUCTION IS COMPLETE.

6. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE ON THE DATE OF 02-08-2023.

7. TAX PARCEL NUMBER: 22-017-043

8. PA ONE CALL:
SN: 2023-349-1367

## RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA IN PLAN BOOK _____ PAGE _____

_____ _____
RECORDER OF DEEDS DATE

## APPLICANT AGREEMENT

AS THE APPLICANT OF THIS PROJECT, I ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM PLAN MUST BE APPROVED BY MIDDLETOWN TOWNSHIP IN WRITING.

_____ _____
APPLICANT DATE

## SURVEYOR'S CERTIFICATE, BOUNDARY & TOPOGRAPHY

*THIS IS TO CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE SET AS SHOWN HEREON, THAT ALL GEOMETRIC AND GEODETIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OR 1:10,000 OR BETTER.*

_____ _____
PLS DATE

SU # – _____

## LOT AREA SUMMARY

| ITEM | LOT AREA |
|---|---|
| EX LOT 1 | 35,973.0 |
| EX LOT 2 | 7,994.0 |
| TOTAL LOT AREA | 43,967.0 |
| | |
| PR LOT 1 | 10,272.3 |
| PR LOT 2 | 11,847.1 |
| PR LOT 3 | 11,847.1 |
| PR LOT 4 | 10,000.5 |
| TOTAL LOT AREA | 43,967.0 |

## LEGEND

- EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- PROPOSED BUFFER
- PROPOSED EASEMENT
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED CURB
- PROPOSED SCREENING FENCE
- PROPOSED RIGHT OF WAY
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED BUILDING SETBACK
- PROPOSED LOT LINE

## BUCKS COUNTY PLANNING COMMISSION

BCPC NO. _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

_____
EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

## MIDDLETOWN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE MIDDLETOWN TOWNSHIP PLANNING COMMISSION

_____ DATE _____, 20__

_____ DATE _____, 20__

## TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE MIDDLETOWN TOWNSHIP ENGINEER ON THE ____DAY OF _____ 20__.

_____
TOWNSHIP ENGINEER

## SHEET INDEX


S01 RECORD PLAN
S02 EX FEATURES PLAN
S03 GRADING PLAN
S04 ES PLAN
S05 ES NOTES
S06 ES DETAILS
S07 SITE DETAILS
S08 SITE DETAILS
S09 PROFILES


## OWNERSHIP CERTIFICATION 814 W GILLAM AVE

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE), _____ _____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF _____, COUNTY OF _____, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS DAY OF _____ 20__

_____ _____
OWNER

_____ _____
OWNER

## CERTIFICATION OF OWNERSHIP 814 W GILLAM AVE

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUCKS

ON THIS____DAY OF _____, 20__ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____ _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC BY

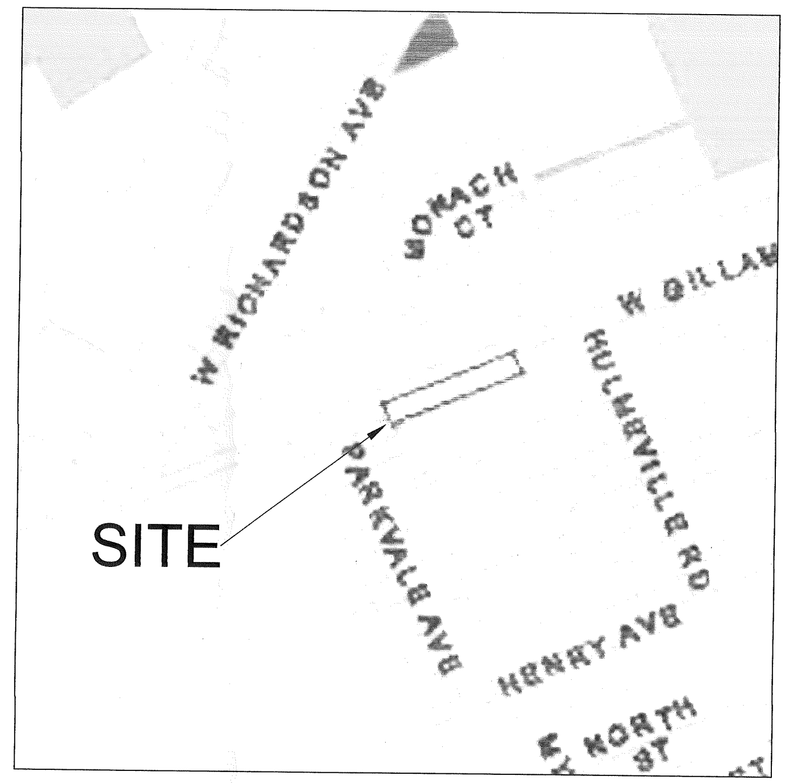
_____ _____
OWNER

_____ _____
NOTARY PUBLIC OUR COMMISSION EXPIRES:

X/XX/24

## DESIGN ENGINEER

I, _____, ON THIS DATE _____, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.




LOCATION MAP
1" = 500'

## OWNERSHIP CERTIFICATION 728 W GILLAM AVE

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE), _____ _____, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF _____, COUNTY OF _____, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS DAY OF _____ 20__

_____ _____
OWNER

_____ _____
OWNER

## CERTIFICATION OF OWNERSHIP 728 W GILLAM AVE

COMMONWEALTH OF PENNSYLVANIA
} SS:
COUNTY OF BUCKS

ON THIS_____DAY OF _____, 20__ AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____ _____, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE THE REGISTERED OWNER OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC BY

_____ _____
OWNER

_____ _____
NOTARY PUBLIC OUR COMMISSION EXPIRES:

## MIDDLETOWN TOWNSHIP BOARD OF SUPERVISORS

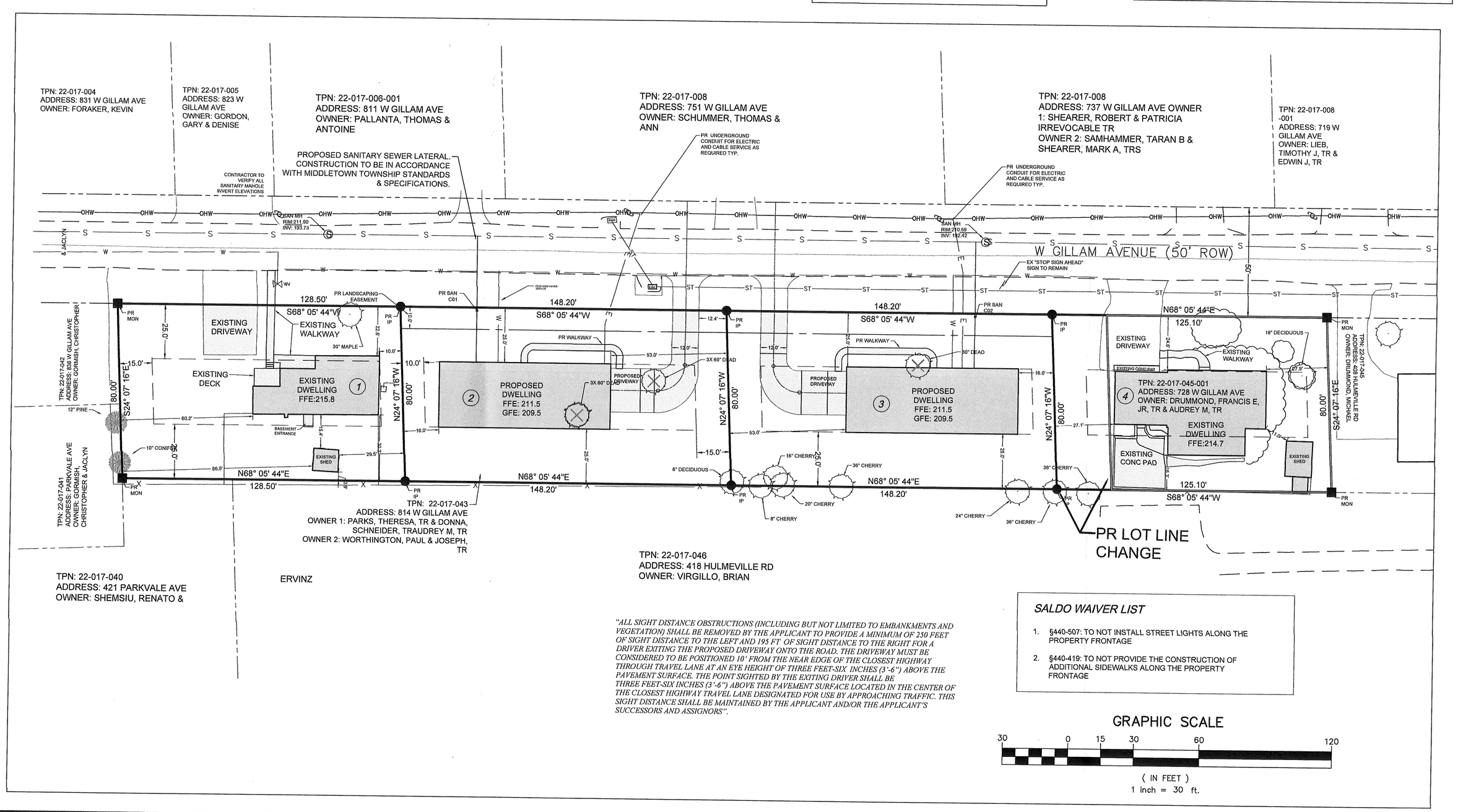
APPROVED BY RESOLUTION OF THE SUPERVISORS OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA AT A MEETING HELD ON THE _____ DAY OF _____, 20__.

_____
_____
_____

## ENGINEERS CERTIFICATION

*I VINCENT W FIORAVANTI PE, 36598 E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF MIDDLETOWN TOWNSHIP.*

_____ _____
VINCENT W. FIORAVANTI, DATE




*"ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 250 FEET OF SIGHT DISTANCE TO THE LEFT AND 195 FT. OF SIGHT DISTANCE TO THE RIGHT FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO THE ROAD. THE DRIVEWAY MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL BE THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS".*

## SALDO WAIVER LIST

1. §440-507: TO NOT INSTALL STREET LIGHTS ALONG THE PROPERTY FRONTAGE
2. §440-419: TO NOT PROVIDE THE CONSTRUCTION OF ADDITIONAL SIDEWALKS ALONG THE PROPERTY FRONTAGE

GRAPHIC SCALE
30 0 15 30 60 120
( IN FEET )
1 inch = 30 ft.


FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143


COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL VINCENT W. FIORAVANTI ENGINEER 36598-E

| REVISIONS | | |
|---|---|---|
| NO. | | DATE |
| 1. | REMINGTON & VERNICK REVIEW DATED 2/15/24 | 3/21/24 |
| 2. | TPD REVISIONS | 3/25/24 |

DATE: 12/15/2023
SCALE: 1"=30'
JOB # 2217 FB # ____
DRAWN: JF CHECKED: VWF

WORTHINGTON SUBDIVISION
MIDDLETOWN TOWNSHIP, BUCKS COUNTY
PREPARED FOR:
PAUL WORTHINGTON & FAMILY
304 PROSPECT AVE
LANGHORNE, PA 19047

**RECORD PLAN**

SHEET 1 OF 9

RECEIVED MAR 25 2024

24-1

## GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE EXISTING FEATURES OF THE PROPERTIES SITUATED AT 814 W GILLAM AVE AND 728 W GILLAM AVE IN LANGHORNE, PA 19047.

2. MUNICIPALITY: MIDDLETOWN TOWNSHIP
   ZONING DISTRICT: R2 - RESIDENTIAL DISTRICT
   PRINCIPAL USE: SINGLE-FAMILY DETACHED DWELLING

| ITEM | REQUIRED | EX LOT 1 | EX LOT 2 |
|---|---|---|---|
| MIN LOT AREA | 10,000 SF | 35,973 SF | 7,994 SF* |
| LOT WIDTH | 80 FT | 450 FT | 100 FT |
| FRONT YARD | 25 FT | 22.6 FT* | 24.6 FT* |
| SIDE YARD | 10/25 FT | 60.2/391.5 FT | 2.1'/30 FT |
| REAR YARD | 25 FT | 30.3 FT | 16.3 FT* |
| ACCESS BLDG SY & RY | 3 FT | 3.9 FT | 0 FT* |
| ACCESS BLDG TO MAIN BLDG | 10 FT | 15.4 FT | 11.0 FT |
| BLDG HEIGHT | 35 FT | < 35 FT | < 35 FT |
| ACCESS BLDG HEIGHT | 14 FT | < 14 FT | < 14 FT |
| BLDG COVERAGE | 20% | 3.9% | 30.6%* |
| IMP COVERAGE | 30% | 6.5% | 48.1%* |

* EXISTING NONCONFORMITY

3. OWNER/APPLICANT:
   WORTHINGTON, PAUL
   304 PROSPECT AVE
   LANGHORNE, PA 19047

4. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE ON THE DATE OF 02-08-2023.

5. TAX PARCEL NUMBER: 22-017-043

6. PA ONE CALL:
   SN: 2023-349-1367

## LEGEND

- FEMA FLOODPLAIN
- SOILS — SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- OHW — EXISTING POLES
- ST — ST — EXISTING STORM SEWER
- S — S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — G — EXISTING GAS MAIN

GRAPHIC SCALE

20 0 10 20 40 80

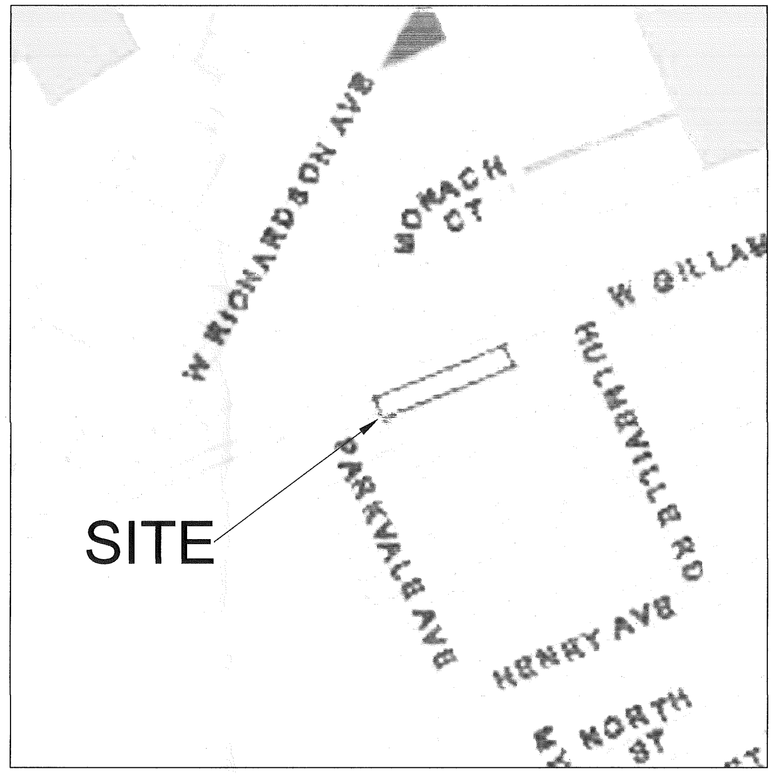
( IN FEET )
1 inch = 20 ft.

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! CALL 1-800-242-1776 TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE:
#2023-349-1367
UTILITIES:
BUCKS COUNTY WATER & SEWER AUTHORITY
PECO ENERGY
COMCAST CABLE COMMUNICATIONS
MIDDLETOWN TOWNSHIP BUCKS COUNTY
VERIZON PA

## IMPERVOUS SURFACE SUMMARY

| ITEM | EX LOT 1 | EX LOT 2 |
|---|---|---|
| | | |
| LOT AREA | 35,973.0 | 7,994.0 |
| | | |
| EX DWELLING | 1,275.7 | 2,209.7 |
| EX SHED | 116.6 | 240.4 |
| EX DRIVEWAY | 631.8 | 554.1 |
| EX WALKWAY | 208.3 | 93.9 |
| EX DECK | 96.0 | 0 |
| EX CONC PAD | 0 | 743.5 |
| BASEMENT ENTRANCE | 24.4 | 0 |
| | | |
| TOTAL BLDG | 1,392.3 | 2,450.1 |
| BLDG COV | 3.87% | 30.6% |
| TOTAL IMP | 2,352.8 | 3,841.6 |
| IMP COV | 6.54% | 48.06% |




LOCATION MAP
1" = 500'

FIORAVANTI, INC.
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(215) 322 * 2143

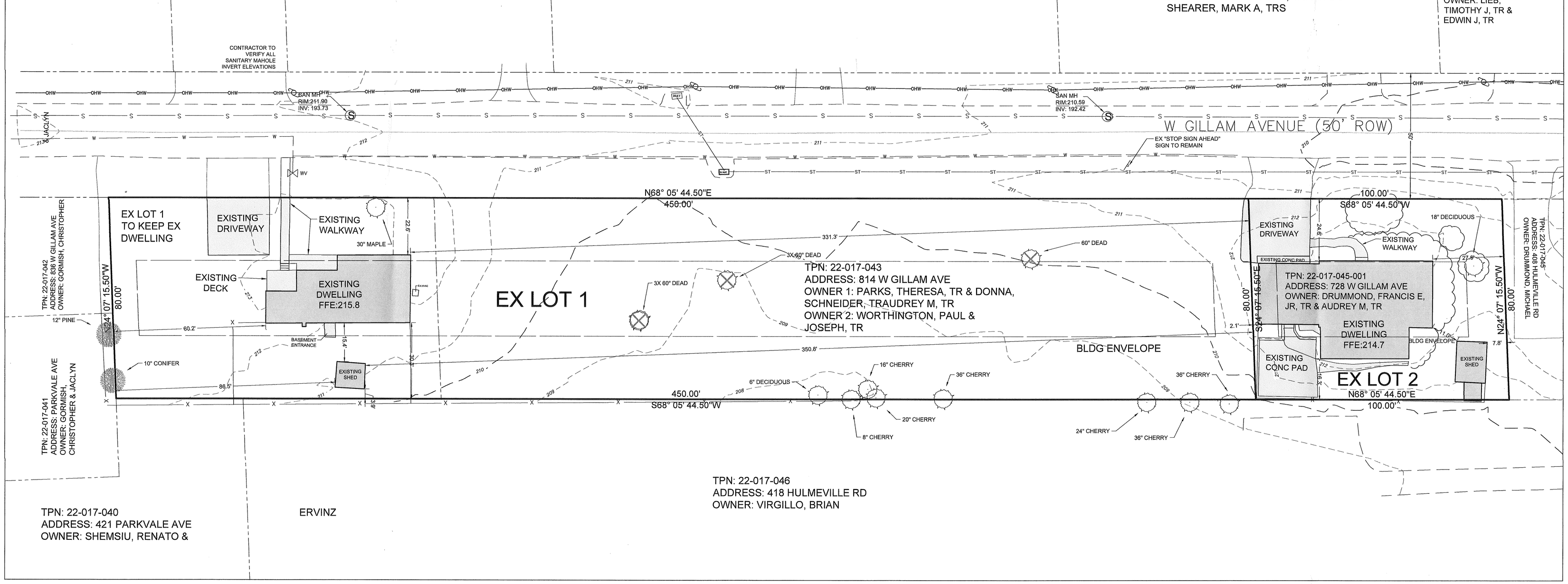
COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — VINCENT W. FIORAVANTI — ENGINEER — 36598-E

REVISIONS

| NO. | | DATE |
|---|---|---|
| 1. | REMINGTON & VERNICK REVIEW DATED 2/15/24 | 3/21/24 |
| 2. | TPD REVISIONS | 3/25/24 |

DATE: 12/15/2023
SCALE: 1"=20'
JOB #: 2217 | FB #:
DRAWN: JF | CHECKED: VWF

WORTHINGTON SUBDIVISION
MIDDLETOWN TOWNSHIP, BUCKS COUNTY
PREPARED FOR:
PAUL WORTHINGTON & FAMILY
304 PROSPECT AVE
LANGHORNE, PA 19047

# EXISTING FEATURES PLAN

SHEET 2 OF 9