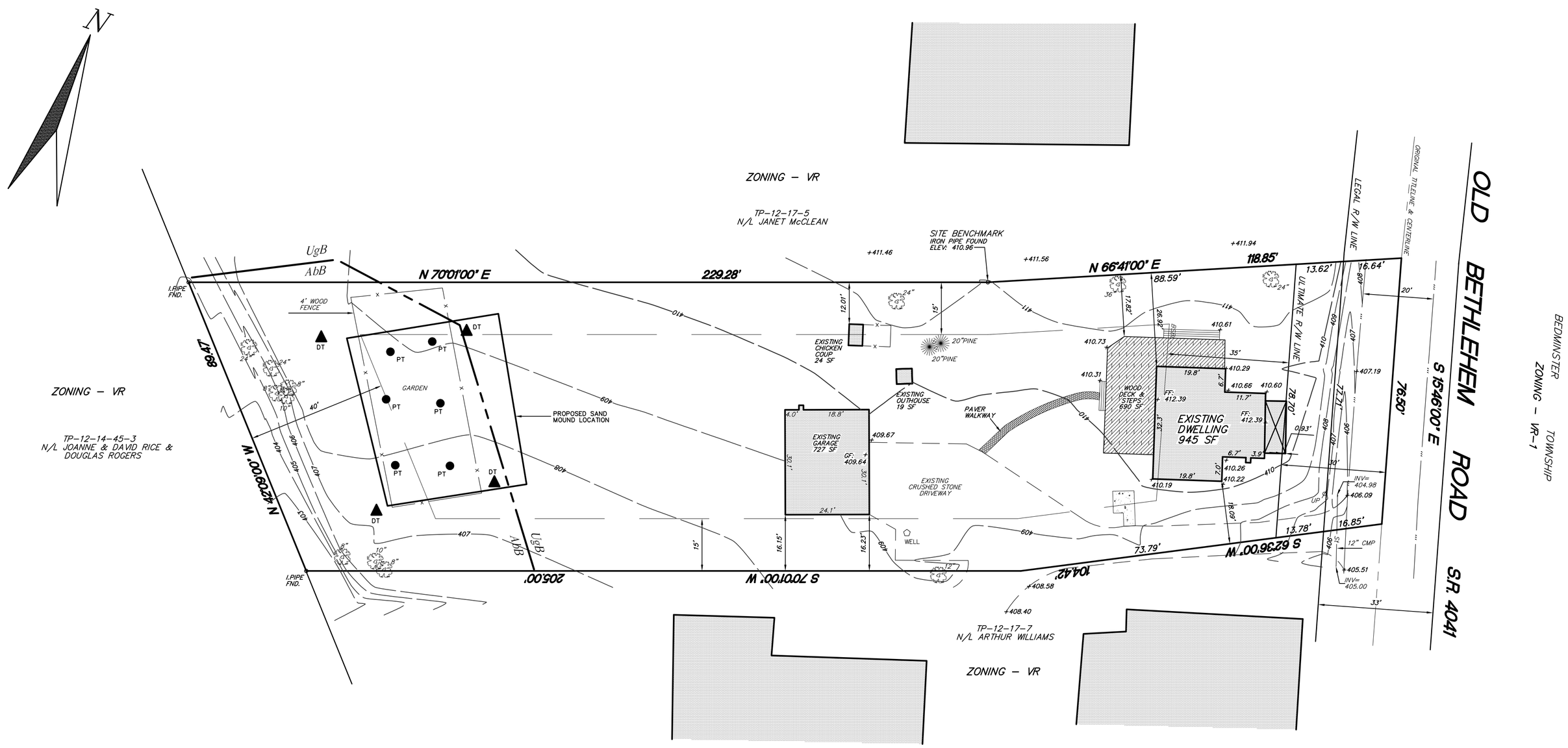


SUMMARY

1. TAX PARCEL – 12–17–6
2. AREA TO CENTERLINE & TITLELINE – 26,852 SF
   LEGAL R/W LINE – 25,580 SF
   ULTIMATE R/W LINE – 24,524 SF
3. ZONING – VR, VILLAGE RESIDENTIAL DISTRICT

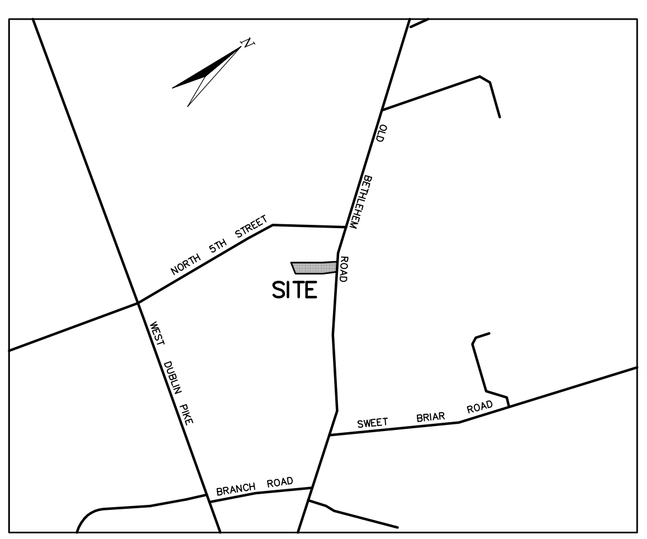
REQUIRED	PROVIDED
a.LOT AREA–10,000 SF	24,524 SF
b.LOT WIDTH–70'	78.70'
c.FRONT YARD–35'	–0.93'
d.SIDE YARD–15'	18.09'
e.REAR YARD–40'	244.27'
f.BLDG. COV.–30%	17.5%
g.BLDG. HEIGHT–35'	25'±

EXISTING IMPERVIOUS COVERAGE BREAKDOWN	
DWELLING	945 SF
GARAGE	727 SF
DRIVEWAY	2,112 SF
WOOD DECK & STEPS (690/2)	345 SF
OUTHOUSE	19 SF
CHICKEN COUP	24 SF
WALKWAY	77 SF
CONCRETE	51 SF
TOTAL	4,300 SF

4. THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1–800–242–1776)
5. OWNERS: DEREK & VANESSA HAY
   208 OLD BETHLEHEM ROAD
   PERKASIE, PA 18944
6. DATUM OF TOPOGRAPHY – U.S.G.S.
7. SOILS LIST: AbB – Abbottstown silt loam, 3 to 8 percent slopes.
   UgB – Urban land–Abbottstown complex, 0 to 8 percent slopes.

LEGEND

+100.2	EXISTING SPOT ELEVATION
100	EXISTING CONTOUR
X	FENCE
	UTILITY POLE
	CONCRETE CURB
	CONCRETE SIDEWALK OR PAD
	SOIL BOUNDARY LINE
PT	PERC TEST
DT	DEEP HOLE TEST PIT



LOCATION MAP
SCALE: 1" = 800'

ACT 287 USERS LIST FOR EAST ROCKHILL

	USER	ADDRESS	TELEPHONE
1.	TEXAS EASTERN TRANSMISSION CORP.	560 POTTSTOWN PIKE, PO BOX 420 UWCHLAND, PA 194800420	610–458–1710
2.	UGI UTILITIES INC. LEHIGH	2121 CITY LINE ROAD BETHLEHEM, PA 190172187	610–807–3725
3.	VERIZON PENNSYLVANIA, INC.	900 RACE STREET, 6th FLOOR PHILADELPHIA, PA 19107	215–592–1068
4.	XO COMMUNICATIONS, INC.	C/O BAYLEA UTILITY PROTECTION, LLC. 23 EAST HWY. 8, STEELVILLE, MO 65565	573–775–3715
5.	EAST ROCKHILL TOWNSHIP	925 IRWIN RUN ROAD WEST MIFFLIN PA 15122	1–800–242–1776

STOP–CALL BEFORE YOU DIG!

1–800–242–1776

PENNSYLVANIA ONE CALL SYSTEM, INC.
CONTACTED: 4–25–2016 SERIAL No.20161161727

REV. 5–18–2016, ADD SEPTIC AREA AND TEST PITS.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
EDMUND A. CHADROW, III
LAND SURVEYOR NO. 75128

EDMUND A. CHADROW, III
PROFESSIONAL LAND SURVEYOR
LICENSE No.75128

AS–BUILT PLAN OF SURVEY & TOPOGRAPHY
208 OLD BETHLEHEM ROAD
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MADE FOR
KIMBERLY HAY

SCALE: 1"=20' 0 20 40 60 26 APRIL 2016

EASTERN/CHADROW ASSOCIATES, INC.
333 E. STREET ROAD • WARMINSTER, PA. 18974 • (215) 672–8671 FAX (215) 672–6765
EST. 1967

COMM #9208
FB–335/128

E–2475