

CERTIFICATION OF OWNER OF RECORD AND DEDICATION

WE, UPPER MAKEFIELD LAND HOLDINGS, LLC, HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF UPPER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY (OUR) HAND SEAL THIS _____ DAY OF _____ 20____

MEMBER
UPPER MAKEFIELD LAND HOLDINGS, LLC.

NOTARY PUBLIC
COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

UPPER MAKEFIELD BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF UPPER MAKEFIELD THIS _____ DAY OF _____ 20____

UPPER MAKEFIELD TOWNSHIP ENGINEER
THIS _____ DAY OF _____ 20____

UPPER MAKEFIELD SEWAGE ENFORCEMENT OFFICER
REVIEWED BY THE UPPER MAKEFIELD TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

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

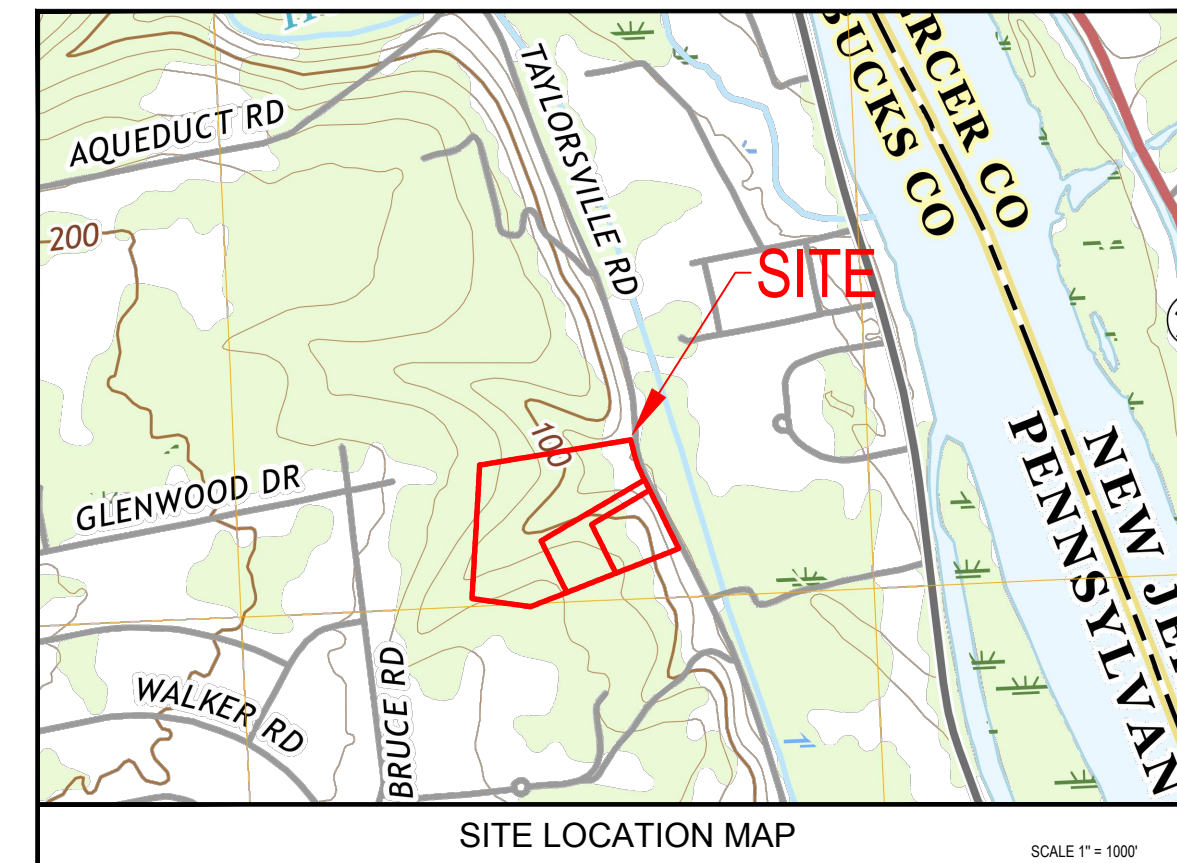
SURVEYOR'S CERTIFICATION

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 ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

DATE _____ SIGNATURE _____

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

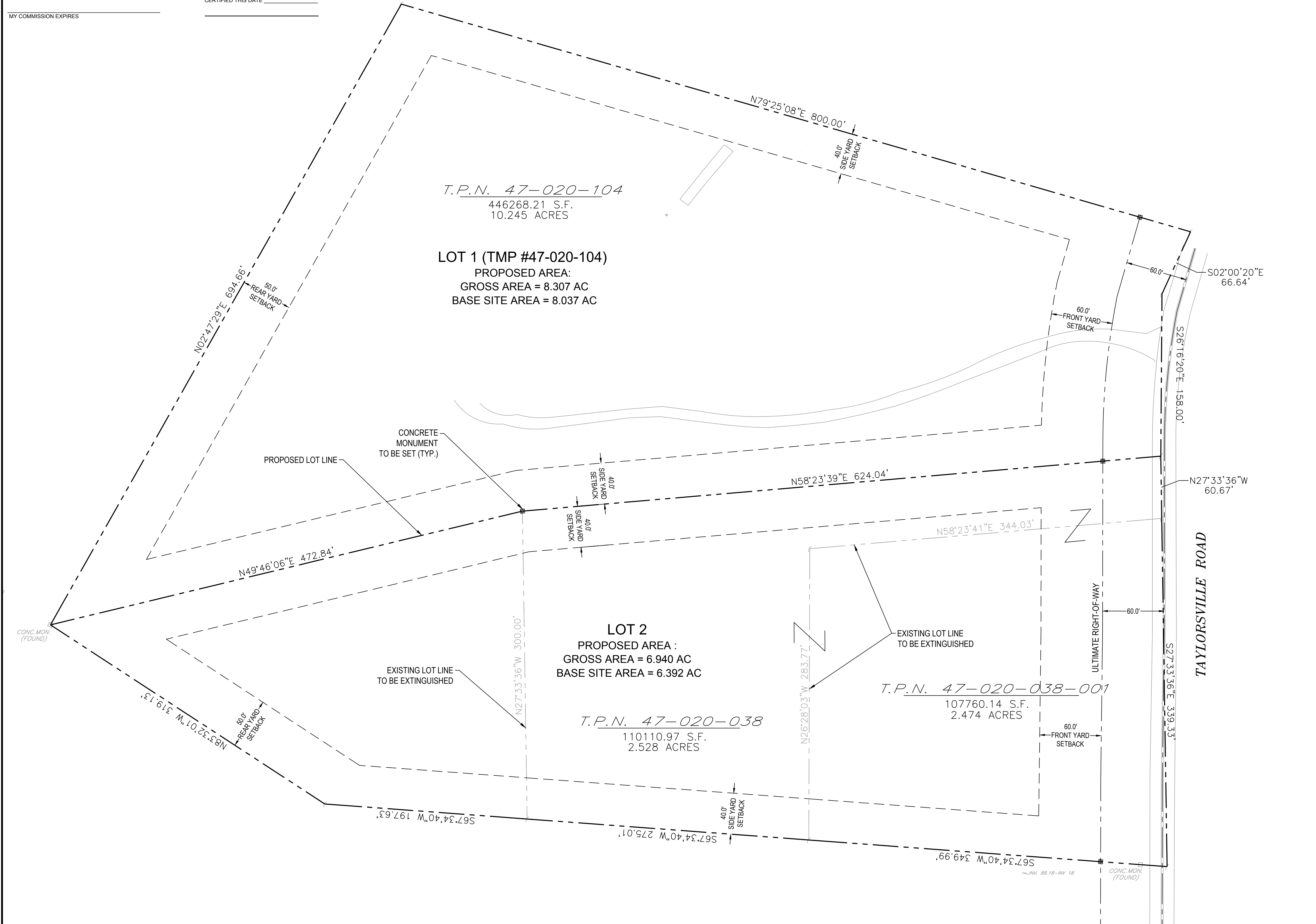
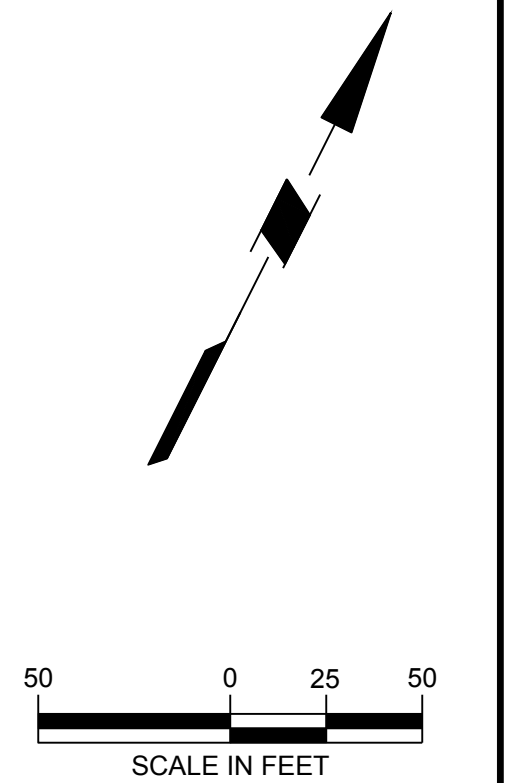
UPPER MAKEFIELD TOWNSHIP-NEWTOWN AREA JOINT MUNICIPAL ZONING			
ZONING DISTRICT: CR-1-COUNTRY RESIDENTIAL/LOW DENSITY DISTRICTS			
ITEM	REQUIRED/PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2
Principal Permitted Use:	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling	B-1-Single-Family Detached Dwelling
Bulk Requirements			
Minimum Lot Area	1 AC	8.037 AC	6.392 AC
Minimum Lot Width at Building Setback Line	150 FT	284 FT	380 FT
Maximum Building Height	35 FT	< 35 FT	< 35 FT
Maximum Impervious Surface Ratio	0.18	< 0.18	< 0.18
Minimum Yards			
Front	60 FT	>60 FT	>60 FT
Side (each)	40 FT	>40 FT	>40 FT
Rear	50 FT	> 50 FT	> 50 FT
Parking			
Min. Off-street parking	2 spaces	2 spaces	2 spaces



- NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - EXISTING FEATURES AND BOUNDARY INFORMATION SHOWN ON THIS PLAN ARE BASED ON SURVEY PROVIDED IN CAD FORMAT PREPARED BY CAVANAUGH'S SURVEYING SERVICES, DATED JULY 2021.
 - THE PROJECT SITE CONSISTS OF:
 - T.M.P. # 47-020-104 AREA = 10.245 AC (GROSS)
 - T.M.P. # 47-020-038 AREA = 2.528 AC (GROSS)
 - T.M.P. # 47-020-038-001 AREA = 2.474 AC (GROSS)
 - APPLICANT IS PROPOSING TO CONSOLIDATE T.M.P. # 47-020-038 AND 47-020-038-001, AS WELL AS ADJUSTMENT OF LOT LINE FOR T.M.P. # 47-020-104.
 - LOT 1 AREA = 8.307 AC (GROSS), 8.037 AC (BASE)
 - LOT 2 AREA = 6.940 AC (GROSS), 6.392 AC (BASE)
 - THE SUBJECT SITE IS LOCATED IN THE CR-1: COUNTRY RESIDENTIAL/ LOW DENSITY ZONING DISTRICT OF UPPER MAKEFIELD TOWNSHIP.
 - THE SITE IS OUTSIDE OF THE 100-YR FLOODPLAIN BASED ON THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C 363 J, REVISED: MARCH 16, 2015.
 - ULTIMATE RIGHT-OF-WAY WIDTH FOR ROADWAYS IS BASED ON "HIGHWAY CLASSIFICATION MAP" FOR NEWTOWN, UPPER MAKEFIELD, AND WRIGHTSTOWN TOWNSHIPS, DATED 2001.



arna Engineering Inc.
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F: 215.434.5280



APPLICANT/OWNER:
Upper Makefield Land Holdings, LLC.
Zaveta Custom Homes
4030 Skyron Drive, Suite H
Doylestown, PA 18902
Phone: 215.348.0882
Attn: Travis Hutchinson

LEGEND	
EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
STORM DRAIN	SITE
GAS LINE	SETBACK LINE
ELECTRIC LINE	ROAD CENTER LINE
OVERHEAD WIRE	BUILDING
FENCE (TYPE AS NOTED)	DOOR
TREE LINE	EDGE OF PAVEMENT
PROPERTY LINE	TRAFFIC SIGN
UTILITY EASEMENT	PROPOSED LOT LINE
HYDRANT	CONCRETE MONUMENT
ANCHOR POLE	
MANHOLE (TYPE AS LABELED)	
GAS VALVE	
UNKNOWN VALVE	
CATCH BASIN	
SPOT ELEVATION	
EXISTING CONTOUR	
CLEAN OUT	
TREE	
SIGN	
EXISTING MONUMENT	

Project
TAYLORSVILLE ROAD RESIDENTIAL
T.M.P. # 47-020-104, T.M.P. # 47-020-038, & T.M.P. # 47-020-038-001
UPPER MAKEFIELD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

Drawing Title
LOT CONSOLIDATION/ LOT LINE ADJUSTMENT (RECORD) PLAN

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. PE 075153

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230014301	
Date	07-23-2021	
Scale	1" = 50'	
Drawn By	KGP	
Checked By	AB	
Drawing No.	CS-100	