

DETAIL - POST LOTLINE
CHANGE CONDITIONS
MANWARING PROPERTY
DRIVEWAY/BUILDING CONFIGURATIONS

OWNER / APPLICANT INFORMATION
 TWP #30-13-16
 CHRISTOPHER & SHAWN MANWARING
 471 MARIENSTEIN RD
 UPPER BLACK EDDY, PA. 18972
 PHONE: 610-636-7311
 TWP #30-13-17
 SHAWN KELLEY
 469 MARIENSTEIN RD
 UPPER BLACK EDDY, PA. 18972
 TWP #30-13-15
 PAUL & SUSAN PISCATOR
 658 LONELY COTTAGE DR
 UPPER BLACK EDDY, PA. 18972

ZONING DISTRICT: "R"
 RESIDENTIAL
 PROPOSED USE: B-1
 SINGLE FAMILY DETACHED DWELLING

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROPOSED TAX #30-13-16	PROPOSED TAX #30-13-17	PROPOSED TAX #30-13-15
MIN LOT AREA	2.00 ACRES	0.7865 ACRES	1.9169 ACRES	44.3315 ACRES
MAX IMP SURF	20%	23.9%	23.9%	7.7%
MIN LOT WIDTH	150 FEET	117.5 FEET	130.3 FEET	1090.4 FEET
MIN FRONT YARD	50 FEET	90.8 FEET	108.5 FEET	35.8 FEET
MIN SIDE YARD	25 FEET	15.3 FEET	24.1 FEET	210.7 FEET
MIN REAR YARD	50 FEET	107.2 FEET	367.5 FEET	268.6 FEET

PLAN INTENTION
 THIS PLAN IS INTENDED FOR THE LOT LINE ADJUSTMENT OF THE MANWARING, KELLEY AND PISCATOR PROPERTIES, THE CONVEYANCE OF 0.0197 ACRES, (KELLEY TO MANWARING) AND 0.1737 ACRES, (PISCATOR TO MANWARING), IS TO PROVIDE FOR AN ADEQUATE BUILDING ENVELOPE FOR CONSTRUCTION OF A 26' X 40' BUILDING ON THE MANWARING PARCEL. THERE ARE NO PLANS FOR ANY DEVELOPMENT WITH THIS PLAN SUBMISSION.

ACREAGE SUMMARY (GROSS LOT AREAS)

	PRE	POST
MANWARING TAX #30-13-16	0.5931 ACRES	0.7865 ACRES
KELLEY TAX #30-13-17	1.9366 ACRES	1.9169 ACRES
PISCATOR TAX #30-13-15	44.5052 ACRES	44.3315 ACRES

IMPERVIOUS SURFACE TABULATION

MANWARING PROPERTY (NET AREA CLEAR OF ROW)		KELLEY PROPERTY (NET AREA CLEAR OF ROW)	
PRE-LOTLINE CHANGE	POST-LOTLINE CHANGE	PRE-LOTLINE CHANGE	POST-LOTLINE CHANGE
NET LOT AREA: 0.4937 AC	NET LOT AREA: 0.6738 AC	NET LOT AREA: 1.8189 AC	NET LOT AREA: 1.7992 AC
DRIVEWAY 4,835 SF	DRIVEWAY 4,120 SF	DRIVEWAY 4,585 SF	DRIVEWAY 4,585 SF
BUILDINGS 2,985 SF	BUILDINGS 2,860 SF	BUILDINGS 2,965 SF	BUILDINGS 2,965 SF
TOT IMP SURF 7,820 SF	TOT IMP SURF 7,010 SF	TOT IMP SURF 7,550 SF	TOT IMP SURF 7,550 SF
IMP SURF RATIO 35.4%	IMP SURF RATIO 23.9%	IMP SURF RATIO 9.5%	IMP SURF RATIO 9.6%

PRE-LOTLINE CHANGE BOUNDARY FOR TAX PARCEL #30-13-15 (44.5052 ACRES)
 SCALE: 1"=200'

- GENERAL NOTES**
- BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM, (SOUTH ZONE).
 - BOUNDARY LINE DETERMINATION HAS BEEN REFERENCED TO "BOUNDARY RETRACEMENT PRINCIPLES AND PROCEDURES FOR PENNSYLVANIA" AS PREPARED BY KNUT EVERETT HERMANSSEN, PH.D., PLS., PE, ESQ. (COPYRIGHT 2004).
 - THE BOUNDARY FOR TAX #30-13-15 FROM PLAN OF SURVEY FOR "PISCATOR", AS PREPARED BY SHAWALTER & ASSOCIATES, DATED SEP 2, 1983.
 - THE BOUNDARY FOR TAX #30-13-17 FROM PLAN OF BOUNDARY SURVEY FOR "CRAIG & CAROL NEWTON", AS PREPARED BY DENNIS M. LITZENBERGER, DATED NOV 25, 1996.
 - ALL LOTS ARE SERVED BY ON LOT WELL AND SEWAGE SYSTEM DISPOSAL SYSTEMS. THERE ARE NO PLANS FOR DEVELOPMENT OF ANY PARCEL AT THIS TIME.
 - DENNIS M. LITZENBERGER, PLS ASSUMES NO LIABILITY FOR THE ACTUAL LOCATION OF UNDERGROUND STRUCTURES, PIPELINES, WIRING, WELLS, SEWAGE SYSTEMS, TANKS, NOT COVERED UNDER PROVISIONS OF ACT 287 AS BEING AMENDED BY ACT 38, ENACTED DECEMBER 12, 1991.
 - IRON PINS (5/8" DIAMETER REBARS), TO BE INSTALLED TO IDENTIFY ALL NEW LOT CORNERS. CONCRETE MONUMENTS TO BE INSTALLED AT THE INTERSECTION OF LOT LINES WITH THE ULTIMATE RIGHT OF WAY LINE OF MARIENSTEIN ROAD (SR 1017) MONUMENTATION CERTIFICATION LETTER WILL BE PROVIDED TO THE TOWNSHIP ENGINEER UPON THE COMPLETION OF MONUMENTATION BEING INSTALLED.
 - THE TWO EXISTING SHEDS AND COVERED STRUCTURES ON TAX #30-13-16 TO BE REMOVED (SEE PLAN INTENTION NOTE).
 - AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF MARIENSTEIN RD IS NOT BEING DEDICATED TO THE TOWNSHIP WITH THIS PLAN, HOWEVER PERMANENT OBSTRUCTIONS OR STRUCTURES ARE PROHIBITED WITHIN THE ULTIMATE RIGHT-OF-WAY AREA.

NOCKAMIXON TOWNSHIP PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL BY THE NOCKAMIXON TWP PLANNING COMMISSION THIS _____ DAY OF _____, 20__.

BUCKS COUNTY PLANNING COMMISSION
 BCPC # _____ PROCESSED AND REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL PLANNING CODE. CERTIFIED THIS DATE: _____

BUCKS COUNTY RECORDER OF DEEDS:
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, _____ COUNTY, PA. IN PLAN BOOK _____, PAGE _____, ON THE _____ DAY OF _____, 20__.

MANWARING OWNER'S CERTIFICATION:
 TO ALL TO WHOM THESE PRESENTS MAY COME WE _____ CHRISTOPHER & SHAWN MANWARING SEND GREETINGS KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP (OR BOROUGH) OF _____ COUNTY OF _____ COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

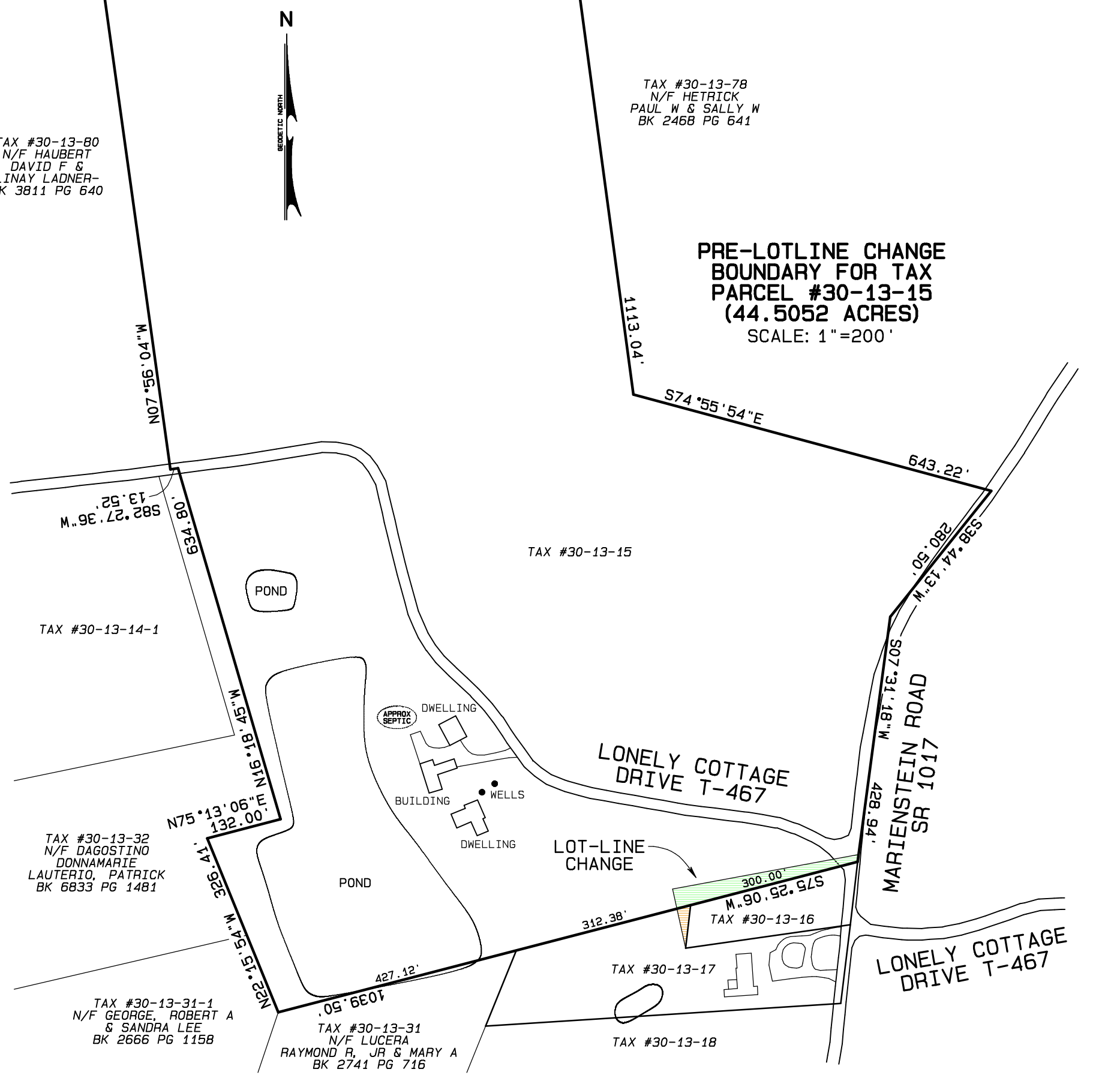
KELLEY OWNER'S CERTIFICATION:
 TO ALL TO WHOM THESE PRESENTS MAY COME WE _____ SHAWN KELLEY SEND GREETINGS KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP (OR BOROUGH) OF _____ COUNTY OF _____ COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

PISCATOR OWNER'S CERTIFICATION:
 TO ALL TO WHOM THESE PRESENTS MAY COME WE _____ PAUL & SUSAN PISCATOR SEND GREETINGS KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN THE TOWNSHIP (OR BOROUGH) OF _____ COUNTY OF _____ COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 20__.

NOCKAMIXON TOWNSHIP BOARD OF SUPERVISORS
 APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF _____ THIS _____ DAY OF _____, 20__.

"COMMONWEALTH OF PENNSYLVANIA"
 COUNTY OF _____ ON THE _____ DAY OF _____, A.D. 20__ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME (IS/ARE) SUBSCRIBED TO THE FOREGOING PLAN, AND ACKNOWLEDGE THAT (HE/SHE/THEY) (IS/ARE) THE OWNER(S) OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ (SEAL)



FINAL PLAN OF LOT-LINE ADJUSTMENT FOR MANWARING, KELLEY & PISCATOR
 NOCKAMIXON TOWNSHIP, BUCKS COUNTY, PA.
 SCALE: 1"=30'
 1 APR 2013
 (OR AS NOTED) SCALE IN FEET

DWN: RTD CHKD: DML APPD: _____
 SHEET 1 OF 1 FILENAME: MW1.PRO

DENNIS M. LITZENBERGER
 PROFESSIONAL LAND SURVEYOR
 128 SCHOOL DRIVE KINTERSVILLE PA 18930 (610) 847-5108

THIS PLAN WILL BE CONSIDERED INVALID UNLESS AFFIXED WITH ORIGINAL SEAL.