

**BEDMINSTER TOWNSHIP
PLANNING COMMISSION**

RECOMMENDED FOR APPROVAL BY THE BEDMINSTER TWP PLANNING COMMISSION
THIS DAY OF 20 12.

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, BUCKS COUNTY,
PA. IN PLAN BOOK PAGE ON THE DAY OF 20 12.

**TAX #01-011-145
OWNER'S CERTIFICATION:**

TO ALL TO WHOM THESE PRESENTS MAY COME WE
SEND GREETINGS KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND SITUATE IN
THE TOWNSHIP (OR BOROUGH) OF BEDMINSTER TWP, COUNTY OF BUCKS
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 12. WITNESS:

**TAX #01-011-145-1
OWNER'S CERTIFICATION:**

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SOIL LEGEND

- ADA - ABBOTTSTOWN SILT LOAM 0-3% SLOPES
- ABB - ABBOTTSTOWN SILT LOAM 3-8% SLOPES
- BWB - BUCKINGHAM SILT LOAM 3-8% SLOPES
- CWA - CROTON SILT LOAM 0-3% SLOPES
- REB - READINGTON SILT LOAM 3-8% SLOPES
- RIB - HEAVILEE CHANNERY SILT LOAM 3-8% SLOPES

THE FOLLOWING WAIVERS HAVE BEEN GRANTED BY THE BEDMINSTER TOWNSHIP BOARD OF SUPERVISORS:

- 1) S.D. 504.2.D: THE NEW LOT LINE NEED NOT BE PERPENDICULAR TO THE RIGHT-OF-WAY LINE.
- 2) S.D. 504.2.K: THE DEPTH-TO-WIDTH RATIO OF THE LOT MAY BE LESS THAN 1:1.
- 3) S.D. 505.15: 505.4: NO ROAD WIDENING OR ROADSIDE DRAINAGE IMPROVEMENTS ARE REQUIRED.
- 4) S.D. 512.513: NO CURB OR SIDEWALK IS REQUIRED.
- 5) S.D. 515: NO ADDITIONAL STREET TREES ARE REQUIRED TO BE INSTALLED.
- 6) S.D. 516: NO STORMWATER MANAGEMENT CONTROLS ARE REQUIRED.
- 7) S.D. 518: NO EROSION OR SEDIMENT CONTROLS ARE REQUIRED.
- 8) S.D. 525: NO LIGHTS ARE REQUIRED ALONG THE STREET FRONTAGE.
- 9) S.D. 529: BIKEWAY CONSTRUCTION IS NOT REQUIRED. HOWEVER, A BIKEWAY EASEMENT MUST BE DEPICTED ALONG THE RIGHT-OF-WAY FRONTAGE FOR THE 2 LOTS ALONG DEEP RUN ROAD.

ROW/EASE AREA TOTAL
ROAD ROW: 0.5571 AC
BIKE EASE: 0.3174 AC
PREC ROW: 4.2048 AC
T.E. ROW: 0.9377 AC
T.E. EASE: 0.5920 AC

11.6090 AC

TABLE OF NATURAL RESOURCES

RESOURCE	RESOURCE PROT RATIO	ACRES OF LAND IN RESOURCE	RESOURCE PROT LAND
WATERCOURSE	1.00 x	0.00	0.00 AC
FLOODPLAIN	1.00 x	0.00	0.00 AC
FLOODPLAIN SOILS	1.00 x	0.00	0.00 AC
WETLANDS	1.00 x	0.00	0.00 AC
LAKES & PONDS	1.00 x	0.2282	0.2282 AC
RIPARIAN BUFFER	1.00 x	0.00	0.00 AC
NATURAL RESOURCES WITH TOTAL PROTECTION			0.2282 AC
PROT FARMLAND SOILS			
FARM SUB	0.80 x	0.00	0.00 AC
ESTATE SUB	0.70 x	0.00	0.00 AC
RESIDENTIAL SUB./DEV.	0.60 x	0.00	0.00 AC
NON-RESID SUB./DEV.	0.50 x	0.00	0.00 AC
WETLAND MARSH	0.80 x	0.00	0.00 AC
LAKE & POND SHORELINE	0.70 x	1.8163	1.2713 AC
STEEP SLOPES (25%+)	0.30 x	0.00	0.00 AC
STEEP SLOPES (15-25%)	0.25 x	0.00	0.00 AC
WOODLAND-ENVIRON	0.80 x	4.0883	3.2706 AC
WOODLAND-OTHER	0.25 x	0.00	0.00 AC
NATURAL RESOURCES WITH PARTIAL PROTECTION			4.5419 AC

SITE AREA: 78.3149 AC
 (-) UTI ROW & UTIL EASEMENTS 11.6090 AC
 (-) NON-CONTIGUOUS LAND 0.4770 AC
 (-) LAND RESERVED PREF SUBDV 0.00 AC
 (-) LAND ZONED FOR OTHER USE 0.00 AC

BASE SITE AREA: 66.7059 AC
 PROTECTED SITE AREA: 4.7701 AC

NOTE:
 NO DISTURBANCE OF NAT RESOURCES ON SITE
 BASE SITE AREA 66.7059 AC
 (-) NAT RESOURCES W TOT PROT 0.2282 AC
 (-) NET BUILDABLE SITE AREA 66.4777 AC

DETERMINATION OF BUILDABLE AREA:
 BASE SITE AREA 66.7059 AC
 (-) PROTECTED SITE AREA 4.7701 AC
 (+) BUILDABLE SITE AREA 61.9358 AC

NET BUILDABLE SITE AREA 66.4777 AC
 (X) MAX DENSITY N/A
 (+) MAX # UNITS/LOTS N/A

BASE SITE AREA 66.7059 AC
 (X) MAX SITE IMP SURFACE RATIO (0) 0.10
 (+) MAX SITE IMP SURFACE 6.6706 AC

SITE CAPACITY
 BASE SITE AREA 66.7059 AC
 PROTECTED SITE AREA 4.7701 AC
 NET BUILDABLE SITE AREA 61.9358 AC
 (+) MAX # UNITS/LOTS N/A
 MAX SITE IMP SURFACE 6.6706 AC

**ZONING DISTRICT: AP
AGRICULTURAL PRESERVATION DISTRICT**

PROPOSED USES:
 B1 - SINGLE FAMILY DETACHED DWELLING
 A2 - NURSERY

DIMENSIONAL REQUIREMENTS:

	REQUIRED	PROPOSED TAX #1-11-145	PROPOSED TAX #1-11-145-1
MIN LOT AREA	80,000 SF	2,355,725 SF	1,030,533 SF
MIN LOT WIDTH	200'	323'	625'
MIN FRONT YARD	85'	575'	59'
MIN SIDE YARD	30' (75' AGG)	575'	59'
MIN REAR YARD	100'	670'	---
MIN BLDG ENVL	9,000 SF	1,860,990 SF	736,693 SF
MAX IMP SURF	10%	0.38%	9.40%
MAX BLDG COV	7%	0.63%	3.85%
MAX BLDG HT	35'	---	---

PLAN INTENTION

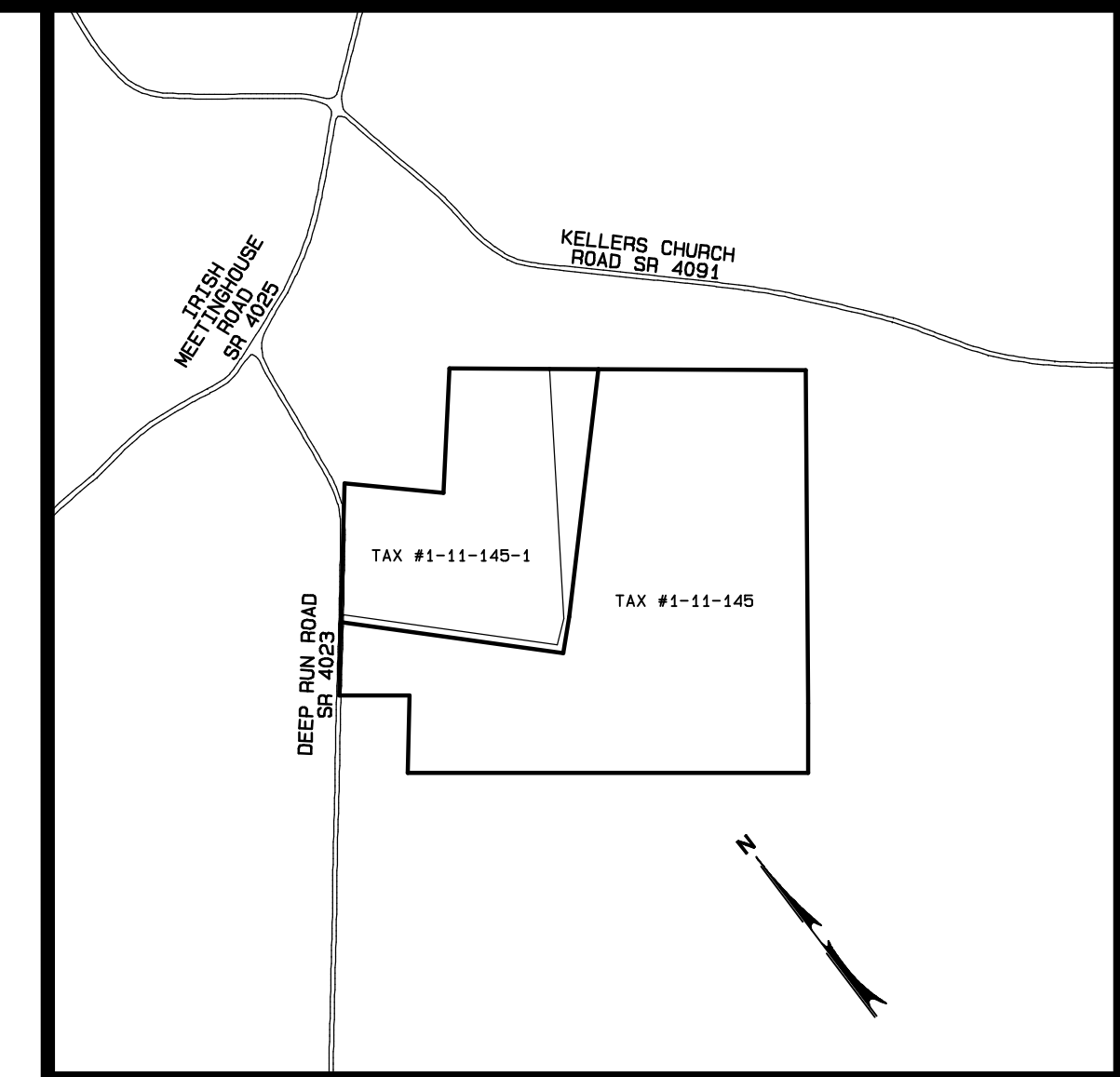
THIS PLAN SHOWS A PROPOSED LOT LINE CHANGE FOR THE CONVEYANCE OF 4.0000 ACRES FROM TAX PARCEL #1-11-145 TO TAX PARCEL #1-11-145-1.

ACREAGE SUMMARY

	PRE	POST
TAX #1-11-145	58.3049 ACRES	54.3049 ACRES
TAX #1-11-145-1	20.0100 ACRES	24.0100 ACRES

GENERAL NOTES

- 1) BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM, (SOUTH ZONE).
 - 2) BOUNDARY LINE DETERMINATION HAS BEEN REFERENCED TO "BOUNDARY RETRACEMENT PRINCIPLES AND PROCEDURES FOR PENNSYLVANIA" AS PREPARED BY KNUT EVERETT HERMANSEN, PH.D., PLS., PE, ESQ. (COPYRIGHT 2004).
 - 3) CONTOUR DATA FROM PAMAP LIDAR PROGRAM 2006-2008, PA DEPT OF CONSERVATION AND NATURAL RESOURCES.
 - 4) SOIL DELINEATION FROM "SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE FOR BUCKS COUNTY PENNSYLVANIA" BY THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.
- PLAN REFERENCE**
 THE FOLLOWING PLANS HAVE BEEN REFERENCED FOR THE BOUNDARY RETRACEMENT SURVEY:
- 1) DEED PLOT FOR TWP 1-11-145-1 AS SURVEYED BY G. MARVIN HENDRICKS, PE PER A PLAN OF PROPERTY SURVEYED FOR HOWARD RICE, DATED AUG 15, 1978 AND RECORDED IN PB 174 PG 24.
 - 2) DEED PLOT FOR TWP 1-11-145 AS SURVEYED BY DOUGLAS BREITINGER, RS PER A PLAN OF MAJOR SUBDIVISION OF LAND FOR DEEP RUN MENNONITE CHURCH, DATED MARCH 9, 1990 AND RECORDED IN PB 257 PG 16.
 - 3) PLAN OF R/W & EASEMENT TO BE ACQUIRED FROM DARYL W. RICE ET UX PREPARED BY JOSEPH P. KELLEHER, DATED 5-1-80.



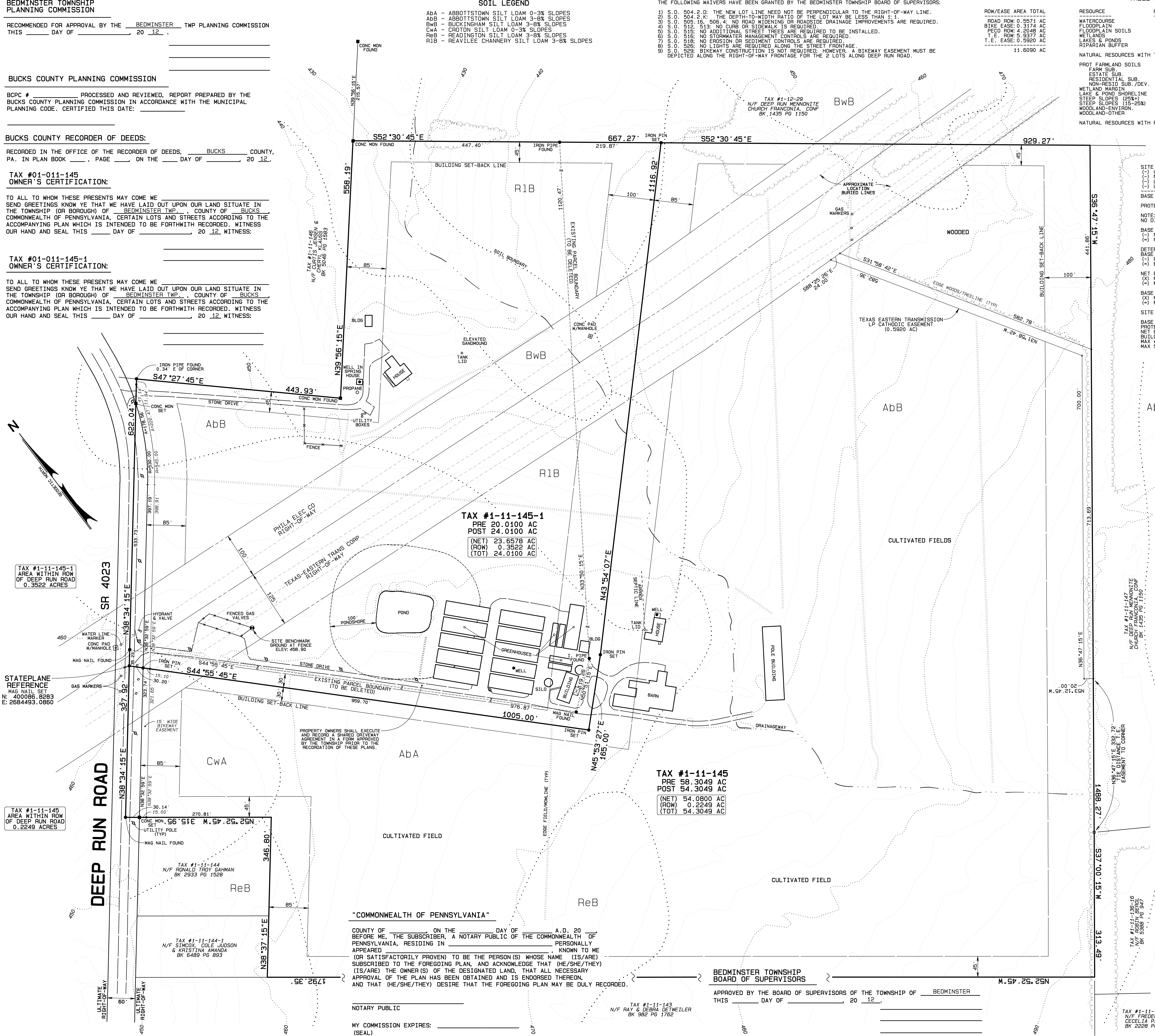
LOCATION MAP

SCALE IN FEET 1"=100'
 0 400 800 1200 1600 2000

BASED ON BUCKS COUNTY
TAX MAPPING RECORDS

OWNER / APPLICANT INFORMATION

TAX #01-011-145
 RICE, HOWARD G. TR & ANNA M TR
 885 DEEP RUN RD
 PERKASIE PA 18944
 TAX #01-011-145-1
 RICE, DARYL W
 887 DEEP RUN RD
 PERKASIE PA 18944



TAX #1-11-145-1
 PRE 20.0100 AC
 POST 24.0100 AC
 (NET) 23.6578 AC
 (ROW) 0.3522 AC
 (TOT) 24.0100 AC

TAX #1-11-145
 PRE 58.3049 AC
 POST 54.3049 AC
 (NET) 54.0800 AC
 (ROW) 0.2249 AC
 (TOT) 54.3049 AC

"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 _____ (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.

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BEDMINSTER
 THIS DAY OF 20 12.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____ (SEAL)

TAX #1-11-143
 N/F RAY & DEBRA DEWELLER
 BK 992 PG 1702

REV: 3 DEC 2012 -- PER REVIEW LTR DATED 25 SEP 2012
 REV: 1 OCT 2012 -- PER REVIEW LTR DATED 3 AUG 2012

FINAL PLAN OF LOT LINE ADJUSTMENT FOR
DARYL W. RICE
 BEDMINSTER TOWNSHIP, BUCKS COUNTY, PA.
 SCALE: 1"=100'
 19 JUN 2012
 REV: 3 DEC 2012

SCALE IN FEET
 0 50 100 200 400

DWN: RTD CHKD: DML APPD:
 SHEET 1 OF 1 FILENAME: RICE2.PRO

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

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