



- GENERAL NOTES**
- OWNER: ROLAND AMEY, BOX 123, RICHLANDTOWNSHIP, PA 18855
  - ALL LINES OF THIS PLAN ARE REFERRED TO AND CAPTIONED TO COMPLY WITH PA ACT 207 AS AMENDED BY PA ACT 172, 188, 254A, ENACTED JUNE 10, 1987, PA 48 722, P.L. 384, ACT 24, ENACTED 12-14-1987, PA 48 727, P.L. 407, ACT 102, ENACTED 11-14-1988, BY PA 48 234A, ACT 178, EFFECTIVE NOVEMBER 30, 2004, P.L. 1567, ACT 198, EFFECTIVE NOVEMBER 30, 2004, ENACTED TOGETHER AND DESIGNATED AS UNDERGROUND UTILITIES, AND BY ACT 181, EFFECTIVE MARCH 28, 2007, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION ACT".
  - THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY AND MAY NOT BE BASED ON AN ACTUAL SURFACE LOCATION SURVEY. ALL SURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLANNING ENGINEER. THE PRESENCE OF THIS PLAN ASSUMES AND REPRESENTS TOP AND HAS NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
  - THIS PLAN SHOWS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND RECORDED DURING THE TIME OF PLAN PREPARATION, SO AND INCLUDING THE LATEST RECORDING DATE, BY THE TIME THIS CONSTRUCTION COMMENCES THERE IS NO EXPRESSED OR IMPLIED WARRANTY THAT THE INFORMATION SHOWN IS TO BE CONSIDERED AS THE REALITY AT THE TIME OF CONSTRUCTION.
  - SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE SURFACE RECORDS. THE PLANNING ENGINEER IS RESPONSIBLE TO VERIFY THESE CONDITIONS AS TO THE ACCURACY OF ANY SURFACE INFORMATION.
  - THIS BOUNDARY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. CLAIMANTS, RESTRICTIONS, AND COMMENTS MAY BE REFERRED TO THE PLANNING ENGINEER FOR FURTHER INFORMATION. THE PLANNING ENGINEER HAS NO REPRESENTATION OR WARRANTIES AS TO THE ACCURACY OF ANY SURFACE INFORMATION, OR CONTIGUOUS, ADJACENT, OR NEARBY PROPERTIES AS TO THE ACCURACY OF ANY SURFACE INFORMATION, OR CONTIGUOUS, ADJACENT, OR NEARBY PROPERTIES.
  - THE CONSTRUCTION, REMOVAL, OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT THE SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.
  - DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED BY THE CREATION OF THESE PLANS.

- zoning information:**
- TMP 36-29-76**  
 DISTRICT - R4 (SINGLE-FAMILY RESIDENTIAL)  
 USE: R-1 (SINGLE FAMILY DETACHED)
- LOT REQUIREMENTS:**  
 MIN. LOT AREA: 2 ACRES  
 MIN. LOT WIDTH: 40 FT.  
 MAX. BUILDING COVERAGE: 100%  
 MAX. BUILDING SETBACK: 10 FT.  
 MAX. DENSITY: 0.44 DU/ACRE  
 MAX. BALANCE HEIGHT: 20 FT.  
 BALANCE SETBACKS:  
 FRONT YARD: 25 FT.  
 SIDE YARD: 5 FT.  
 REAR YARD: 100 FT.
- TMP 37-3-65**  
 DISTRICT - R5 (RESIDENTIAL SUBDIVISION)  
 USE: MULTI-FAMILY DETACHED
- LOT REQUIREMENTS:**  
 MIN. LOT AREA: 12,000 SQ. FT.  
 MIN. LOT WIDTH: 50 FT.  
 MAX. FLOOR AREA: 2,500 SQ. FT.  
 MAX. DENSITY: 0.44 DU/ACRE  
 MAX. BALANCE HEIGHT: 20 FT. (2 STOREYS)  
 BALANCE SETBACKS:  
 FRONT YARD: 35 FT.  
 SIDE YARD: 10 FT. (ONE), 25 FT. (ANOTHER)  
 REAR YARD: 30 FT.
- TMP 37-3-66 AND TMP 37-3-68**  
 DISTRICT - R5 (RESIDENTIAL SUBDIVISION)  
 USE: MULTI-FAMILY DETACHED
- LOT REQUIREMENTS:**  
 MIN. LOT AREA: 5 ACRES  
 MIN. LOT WIDTH: 200 FT.  
 MAX. FLOOR AREA: 0.28 SQ. FT./SQ. FT. OF LOT AREA  
 MIN. OPEN SPACE: 2 SQ. FT./SQ. FT. OF FLOOR AREA  
 MAX. DENSITY: 10 DU/ACRE  
 MAX. BALANCE HEIGHT: 20 FT. (2 STOREYS)  
 BALANCE SETBACKS:  
 FRONT YARD: 60 FT.  
 SIDE YARD: 40 FT.  
 REAR YARD: 40 FT.

LOT AREA TABULATION						
TAX PARCEL	EXISTING AREA (GROSS)	EXISTING ACRES (GROSS)	EXISTING AREA (NET)	EXISTING ACRES (NET)	PROPOSED AREA (GROSS)	PROPOSED ACRES (NET)
TMP 36-29-76	714,160.53 SQ. FT.	18.244 ACRES	594,977.10 SQ. FT.	15.9345 ACRES	X	X
TMP 37-3-65	26,286.10 SQ. FT.	0.6034 ACRES	23,661.85 SQ. FT.	0.5432 ACRES	X	X
TMP 37-3-66	34,400.00 SQ. FT.	0.7897 ACRES	27,520.00 SQ. FT.	0.6318 ACRES	X	X
TMP 37-3-68	86,726.79 SQ. FT.	1.9711 ACRES	63,854.89 SQ. FT.	1.4489 ACRES	X	X

BY: JAMES J. R. J. GLENN, C. CIVIL  
 DATE: 10-19-11  
 D.B. NO. PC 291  
 (RESIDENTIAL)

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TAX PARCEL	OWNER	DEED REFERENCE	LAND USE	MUNICIPALITY
TMP 36-29-76	ROLAND P. AMEY	D.B.V. 2546, P.L. 888	RESIDENTIAL	RICHLAND TOWNSHIP
TMP 37-3-65	ROLAND P. AMEY	D.B.V. 2011, P.L. 28	RESIDENTIAL	RICHLANDTOWNSHIP BOROUGHS
TMP 37-3-66	ROLAND P. AMEY	D.B.V. 2113, P.L. 828	MULTI-FAMILY	RICHLANDTOWNSHIP BOROUGHS
TMP 37-3-68	ROLAND P. AMEY	D.B.V. 2463, P.L. 2041	MULTI-FAMILY	RICHLANDTOWNSHIP BOROUGHS

PREPARED FOR  
**ROLAND AMEY**  
 TMP 36-29-76, TMP 37-3-65,  
 TMP 37-3-66 & TMP 37-3-68  
 BOROUGHS OF RICHLANDTOWNSHIP & RICHLAND TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA

DATE OF SURVEY: 10-19-11  
 PROJECT NO.: 11-11-11  
 TOWN: TOWNSHIP  
 COUNTY: BUCKS COUNTY, PA  
 LOCAL ASSOCIATION, INC.  
 6-11-10  
 1"=500'

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