BOROUGH COUNCIL CERTIFICATION

THIS PLAN WAS APPROVED BY BOROUGH COUNCIL OF THE BOROUGH OF DOYLESTOWN AT A DULY ADVERTIZED PUBLIC MEETING HELD ON APRIL 19, 2021 SUBJECT TO CERTAIN CONDITIONS REQUIRED TO BE COMPLETED PRIOR TO PLAN RECORDING AND SAID CONDITIONS IMPOSED FOR SUCH APPROVAL HAVE BEEN FULLY COMPLETED AND SATISFIED AND THE SAID PLAN APPROVAL MADE EFFECTIVE THIS 17TH DAY OF MAY, 2021.

ATTEST: BOROUGH OF DOYLESTOWN

SECRETARY

PRESIDENT

DOYLESTOWN BOROUGH PLANNING COMMISSION

REVIEWED BY THE DOYLESTOWN BOROUGH PLANNING COMMISSION ON 23RD DAY OF MARCH, 2021.

CHAIRMAN

BOROUGH ENGINEER'S REVIEW

REVIEWED BY THE BOROUGH ENGINEER

BOROUGH ENGINEER

5/13/21

DATE

BUCKS COUNTY PLANNING COMMISSION

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION
BCPC NO. 8-21-SR1
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

NOTARY ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

ON THE 17TH DAY OF MAY 2021, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED John H. Davis,
WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE manager OF
the Borough of Doylestown,
A MUNICIPAL CORPORATION, AND REPRESENTED THAT HE AUTHORIZED TO ACT ON BEHALF OF THE BOROUGH OF DOYLESTOWN AND THAT AS SUCH, ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE BOROUGH OF DOYLESTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT BE RECORDED ACCORDING TO LAW.

Shirley Ament (NOTARY PUBLIC)

September 02, 2022 (MY COMMISSION EXPIRES)

Commonwealth of Pennsylvania - Notary Seal
Shirley Ament, Notary Public
Bucks County
My commission expires September 02, 2022
Commission number 1002299

SEAL

OWNER'S CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE **BOROUGH OF DOYLESTOWN** HAVE LAID OUT UPON OUR LAND SITUATED IN THE BOROUGH OF DOYLESTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED.
WITNESS OUR HAND AND SEAL THIS 17TH DAY OF May, 2021.

BOROUGH OF DOYLESTOWN
57 W. COURT STREET
DOYLESTOWN, PA 18901

BY:

NAME: John H. Davis

TITLE: Borough Manager

PROFESSIONAL ENGINEER CERTIFICATION

PROFESSIONAL ENGINEER CERTIFICATION

I, JAMES P. DOUGHERTY, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND HTE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DOYLESTOWN BOROUGH AS LAST AMENDED.

5/13/21

(PROFESSIONAL ENGINEER) PE056908
(REGISTRATION NUMBER)

SURVEYOR'S CERTIFICATION

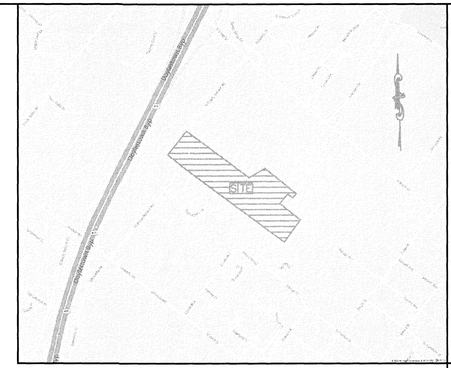
I, DONALD P. RAPSINSKI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND COMPLETED UNDER MY DIRECT SUPERVISION IN JANUARY 2020 AND THAT ALL THE EXISTING MARKERS SHOWN THEREON ARE ACTUALLY EXIST.

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DONALD P. RAPSINSKI LAND SURVEYOR SEAL

SIGNATURE

5/13/21

DATE

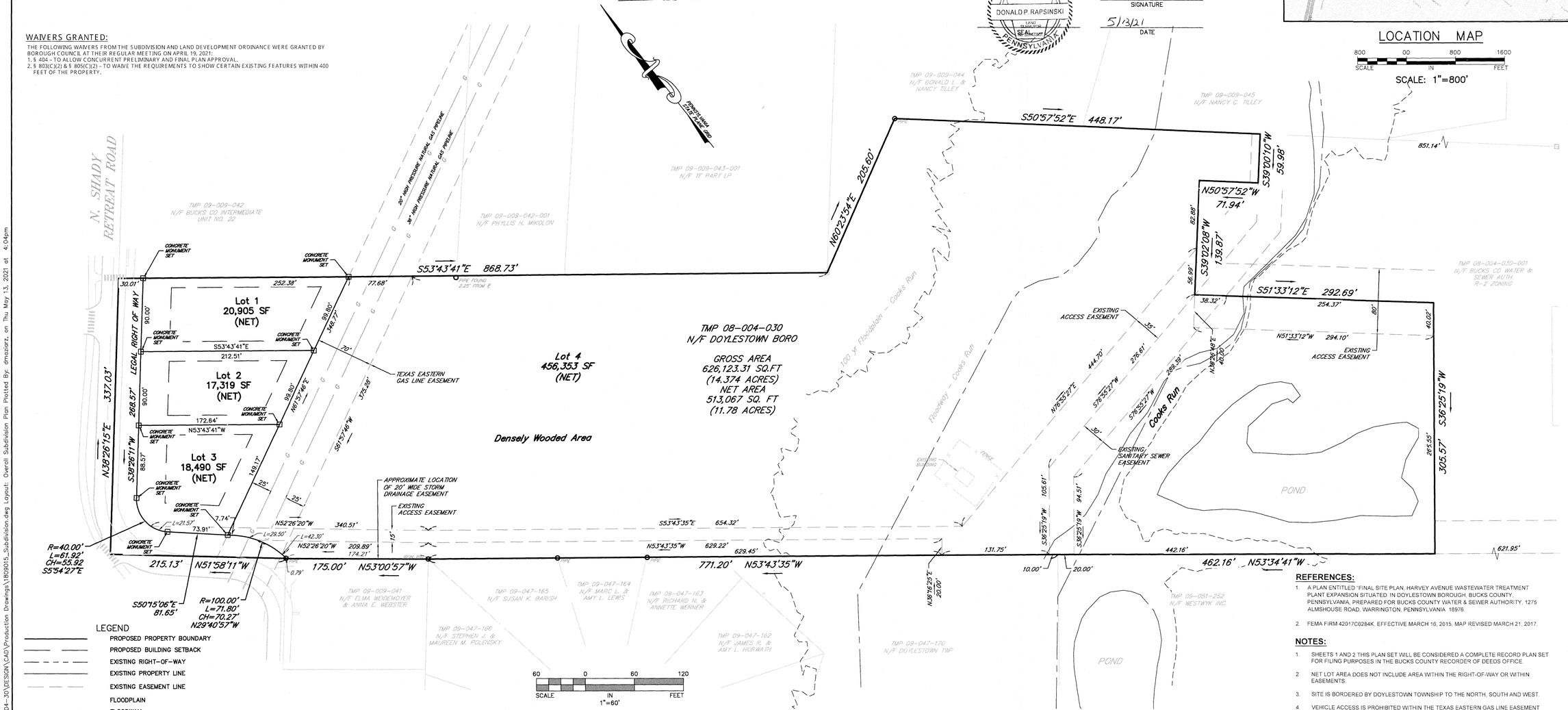


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WAIVERS GRANTED:

THE FOLLOWING WAIVERS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE GRANTED BY BOROUGH COUNCIL AT THEIR REGULAR MEETING ON APRIL 19, 2021:
1. § 404 - TO ALLOW CONCURRENT PRELIMINARY AND FINAL PLAN APPROVAL.
2. § 803(C)(2) & § 805(C)(2) - TO WAIVE THE REQUIREMENTS TO SHOW CERTAIN EXISTING FEATURES WITHIN 400 FEET OF THE PROPERTY.



LOCATION MAP

SCALE: 1"=800'

LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- FLOODPLAIN
- FLOODWAY

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925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

SERIAL NO. 20200092714, 20200092725, 20200092732, 20200092733

PA ONECALL RESPONSES:

UTILITY	RESPONSE
BUCKS COUNTY WATER AND SEWER AUTHORITY (FP)	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
COMCAST CABLE (HRB)	CLEAR - NO FACILITIES.
COMCAST CABLE COMMUNICATIONS INC (SF)	CLEAR - NO FACILITIES.
CROWN CASTLE (ASL)	CLEAR - NO FACILITIES.
DOYLESTOWN BOROUGH (CM1)	FIELD MARKED
DOYLESTOWN TOWNSHIP (DTT)	FIELD MARKED
DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY (AJ1)	CONFLICT. LINES NEARBY. DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.
PECO ENERGY (KD)	DESIGN CONFLICT. PLEASE SEND PLANS TO: RYAN LUMBATIS, TEXAS EASTERN/SPECTRA, 560 POTTSTOWN PIKE, CHESTER SPRINGS, PA 19425
TEXAS EASTERN/SPECTRA (TX)	
VERIZON PENNSYLVANIA LLC (YI)	CLEAR - NO FACILITIES.

GENERAL SURVEY NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JANUARY OF 2020.
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3. ADJACENT PARCEL LINES WERE OBTAINED FROM COUNTY GIS MAPPING FOR BOTH THE BOUROUGH OF DOYLESTOWN AND THE TOWNSHIP OF DOYLESTOWN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

Zoning Table							
Section	Description	Required R-2	Existing	Proposed			
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502	Lot Area (sf) - Net	13,500	513,067	20,905	17,319	18,490	456,353
502	Minimum Lot Width at Setback/Street (ft)	90/75	338.63	90	90	130	≥35
502	Minimum Front Yard (ft)	35	35	35	35	35	≥35
502	Minimum Side Yard (ft)	12	12	12	12	12	≥12
502	Minimum Rear Yard (ft)	25	N/A	25	25	25	N/A
502	Minimum Building Spacing (%)	200	N/A	TBD	TBD	TBD	N/A
502	Minimum Building Height (ft)	35/3	N/A	TBD	TBD	TBD	N/A
502	Maximum Lot Coverage	20	N/A	TBD	TBD	TBD	N/A
502	Maximum Floor Area Ratio (%)	30	N/A	TBD	TBD	TBD	N/A
502	Minimum Ope Space Ratio - Gross Site Area (%)	N/A	N/A	N/A	N/A	N/A	N/A
502	Minimum Recreation Space Ratio (%)	N/A	N/A	N/A	N/A	N/A	N/A

REFERENCES:

1. A PLAN ENTITLED "FINAL SITE PLAN, HARVEY AVENUE WASTEWATER TREATMENT PLANT EXPANSION SITUATED IN DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA, PREPARED FOR BUCKS COUNTY WATER & SEWER AUTHORITY, 1275 ALMSHOUSE ROAD, WARRINGTON, PENNSYLVANIA 18976.
2. FEMA FIRM 42017C0284K, EFFECTIVE MARCH 16, 2015, MAP REVISED MARCH 21, 2017.

NOTES:

1. SHEETS 1 AND 2 THIS PLAN SET WILL BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.
2. NET LOT AREA DOES NOT INCLUDE AREA WITHIN THE RIGHT-OF-WAY OR WITHIN EASEMENTS.
3. SITE IS BORDERED BY DOYLESTOWN TOWNSHIP TO THE NORTH, SOUTH AND WEST.
4. VEHICLE ACCESS IS PROHIBITED WITHIN THE TEXAS EASTERN GAS LINE EASEMENT WITHOUT WRITTEN PERMISSION FROM THE EASEMENT OWNER. PRIOR TO ANY LAND CLEARING OR ANY CONSTRUCTION ACTIVITIES ON LOTS 1, 2 OR 3, CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE REAR PROPERTY LINE OF THESE LOTS.

JAMES P. DOUGHERTY, P.E. — COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL ENGINEER — PE056908

DATE: 05/13/2021

NO.	DESCRIPTION	DATE	BY
1	REVISE PER REVIEW	05/13/2021	DM

SUBDIVISION PLAN

HARVEY AVENUE/ SHADY RETREAT ROAD SUBDIVISION

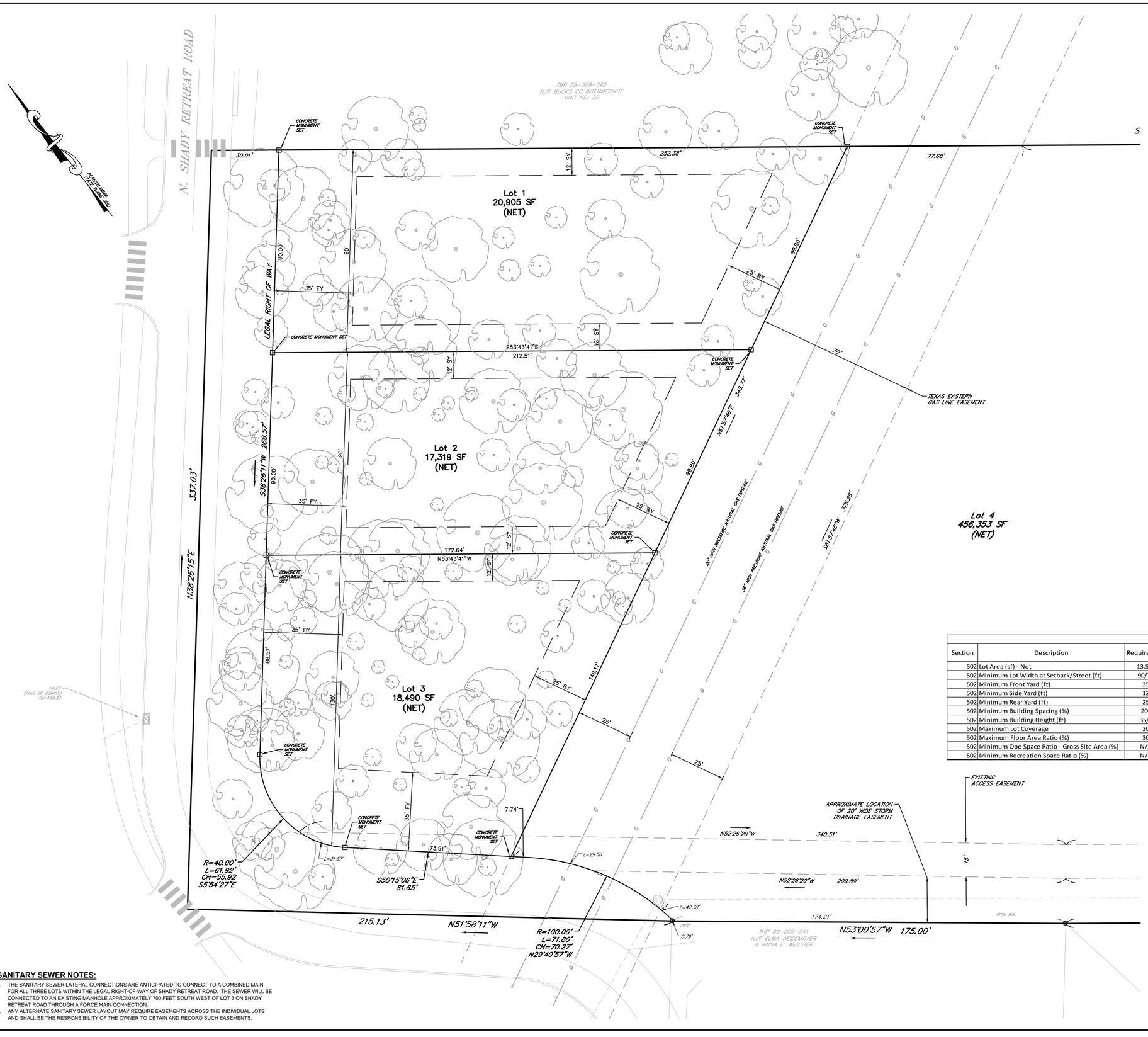
DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

OVERALL SUBDIVISION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.:	18-09015
TAX MAP PARCEL No.:	08-004-030
TOTAL AREA: 14.374	TOTAL LOTS: 4
DATE: 03/05/21	SCALE: 1"=60'
DRAWN BY: TMW	CHECKED BY: JPD
SHEET NO.:	1 OF 3

O:\MUNICIPL\2018\18090915-DB_Harvey Ave Property 08-004-30\DESIGN\CAD\Production Drawings\18090915_Subdivision.dwg Layout: Overall Subdivision Plan Plotted By: dmaziarz, on Thu May 13, 2021 at 4:04pm





LOCATION MAP

800 00 800 1600
SCALE IN FEET

SCALE: 1"=800'

GENERAL SURVEY NOTES:

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2. FEMA FIRM 42017C0284K, EFFECTIVE MARCH 16, 2015, MAP REVISED MARCH 21, 2017.

NOTES:

1. SHEETS 1 AND 2 OF 4 OF THIS PLAN SET WILL BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.
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3. VEHICLE ACCESS IS PROHIBITED WITHIN THE TEXAS EASTERN GAS LINE EASEMENT WITHOUT WRITTEN PERMISSION FROM THE EASEMENT OWNER. PRIOR TO ANY LAND CLEARING OR ANY CONSTRUCTION ACTIVITIES ON LOTS 1, 2 OR 3; CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE REAR PROPERTY LINE OF THESE LOTS.

SANITARY SEWER NOTES:

1. THE SANITARY SEWER LATERAL CONNECTIONS ARE ANTICIPATED TO CONNECT TO A COMBINED MAIN FOR ALL THREE LOTS WITHIN THE LEGAL RIGHT-OF-WAY OF SHADY RETREAT ROAD. THE SEWER WILL BE CONNECTED TO AN EXISTING MANHOLE APPROXIMATELY 700 FEET SOUTH WEST OF LOT 3 ON SHADY RETREAT ROAD THROUGH A FORCE MAIN CONNECTION.
2. ANY ALTERNATE SANITARY SEWER LAYOUT MAY REQUIRE EASEMENTS ACROSS THE INDIVIDUAL LOTS AND SHALL BE THE RESPONSIBILITY OF THE OWNER TO OBTAIN AND RECORD SUCH EASEMENTS.

Zoning Table							
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LEGEND

- PROPOSED PROPERTY BOUNDARY
- PROPOSED BUILDING SETBACK
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING GAS LINE
- EXISTING STORM PIPE

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES P. DOUGHERTY, P.E. — ENGINEER PE035868

DATE: 05/13/2021

REV.	DESCRIPTION	DATE	BY
1	REVISE PER REVIEW	05/13/2021	DM

SUBDIVISION PLAN

HARVEY AVENUE/ SHADY RETREAT ROAD SUBDIVISION

DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

SUBDIVISION PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.: 18-09015	
TAX MAP PARCEL No.: 08-004-030	
TOTAL AREA: 14.374	TOTAL LOTS: 4
DATE: 03/05/21	SCALE: 1"=20'
DRAWN BY: TMW	CHECKED BY: JPD

SHEET NO.: 2 OF 3

O:\MUNICIPL\2018\1809015-DB_Harvey Ave Property 08-004-30\DESIGN\CAD\Production Drawings\1809015_Subdivision.dwg Layout: Subdivision Plan Plotted By: dmazarz, on Thu May 13, 2021 at 4:04pm

LEGEND

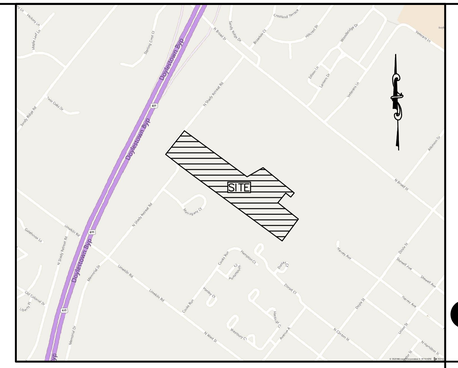
N07°37'37"E 750.15'	PROPERTY / DEED LINE
	EXISTING PHYSICAL CENTERLINE OF ROAD
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING 1 FT CONTOURS
250	EXISTING 5 FT CONTOURS
	EXISTING UTILITY POLE
C C C	EXISTING GAS MAIN
	EXISTING STORM PIPE
	EXISTING SIGN
	EXISTING TREE

REFERENCES:

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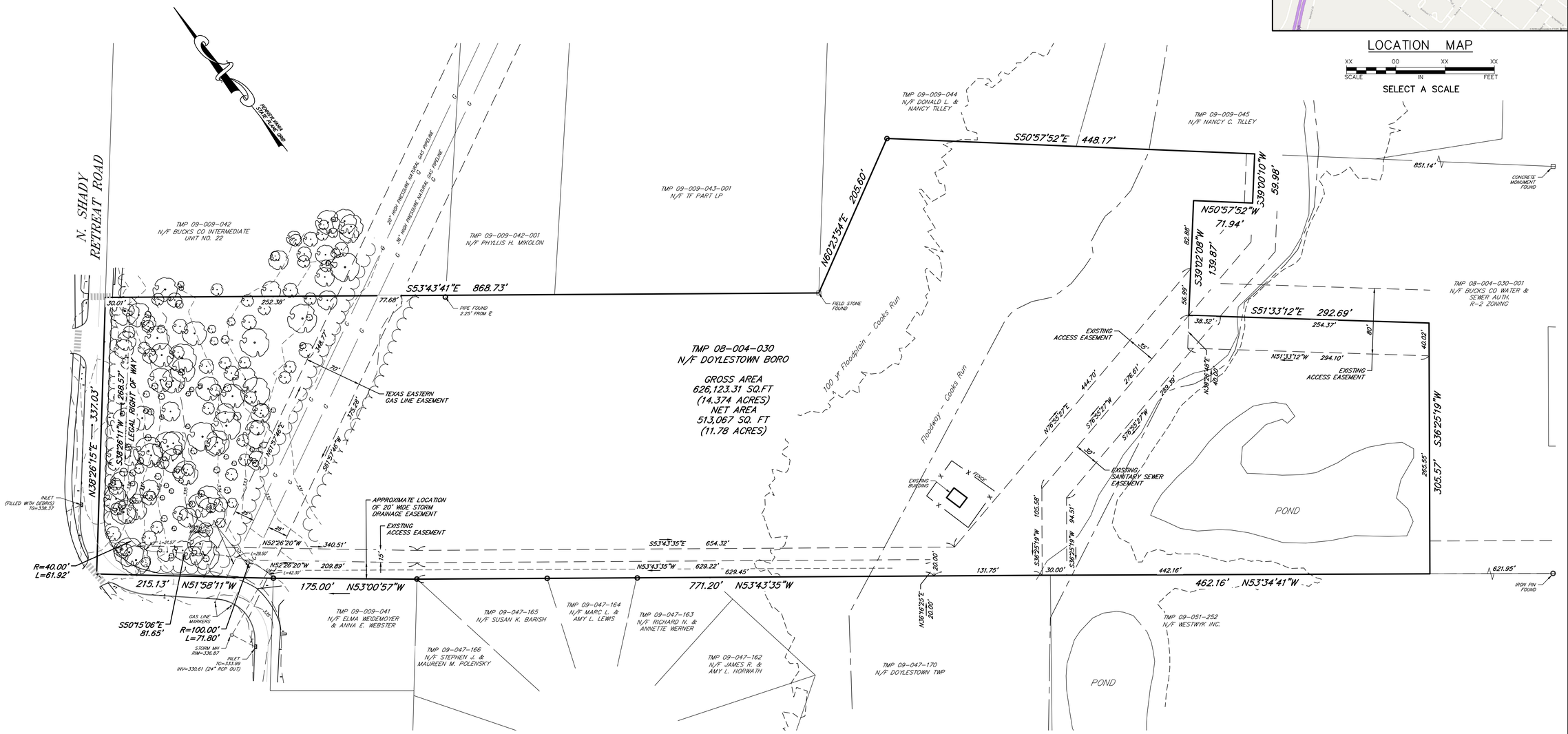
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — JAMES P. DOUGHERTY, P.E. — ENGINEER PE035849

DATE: 05/13/2021

LOCATION MAP

XX 00 XX XX
SCALE IN FEET
SELECT A SCALE



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West Mifflin, Pennsylvania
15122 - 1078

811

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VERIZON PENNSYLVANIA LLC (YI)	CLEAR - NO FACILITIES.

NOTES:

1. VEHICLE ACCESS IS PROHIBITED WITHIN THE TEXAS EASTERN GAS LINE EASEMENT WITHOUT WRITTEN PERMISSION FROM THE EASEMENT OWNER. PRIOR TO ANY LAND CLEARING OR ANY CONSTRUCTION ACTIVITIES ON LOTS 1, 2 OR 3; CONSTRUCTION FENCE SHALL BE INSTALLED ALONG THE REAR PROPERTY LINE OF THESE LOTS.

30 0 30 60
SCALE IN FEET
1"=30'

NO.	REVISION	DATE	BY
1	REVISE PER REVIEW	05/13/2021	DM

SUBDIVISION PLAN

HARVEY AVENUE/ SHADY RETREAT ROAD SUBDIVISION

DOYLESTOWN BOROUGH, BUCKS COUNTY, PENNSYLVANIA

EXISTING FEATURES PLAN

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

JOB No.:	18-09015
TAX MAP PARCEL No.:	08-004-030
TOTAL AREA: 14.374	TOTAL LOTS: 4
DATE: 03/05/21	SCALE: 1"=30'
DRAWN BY: TMW	CHECKED BY: JPD
SHEET NO.:	3 OF 3

O:\MUNICIPL\2018\1809015-DB_Harvey Ave Property 08-004-30\DESIGN\CAD\Production Drawings\1809015_EXC.dwg Layout: Existing Features Plan Plotted By: dmaziarz, on Thu May 13, 2021 at 4:04pm