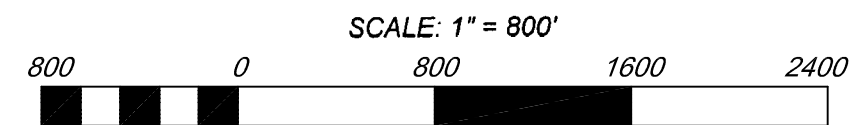


Location Map



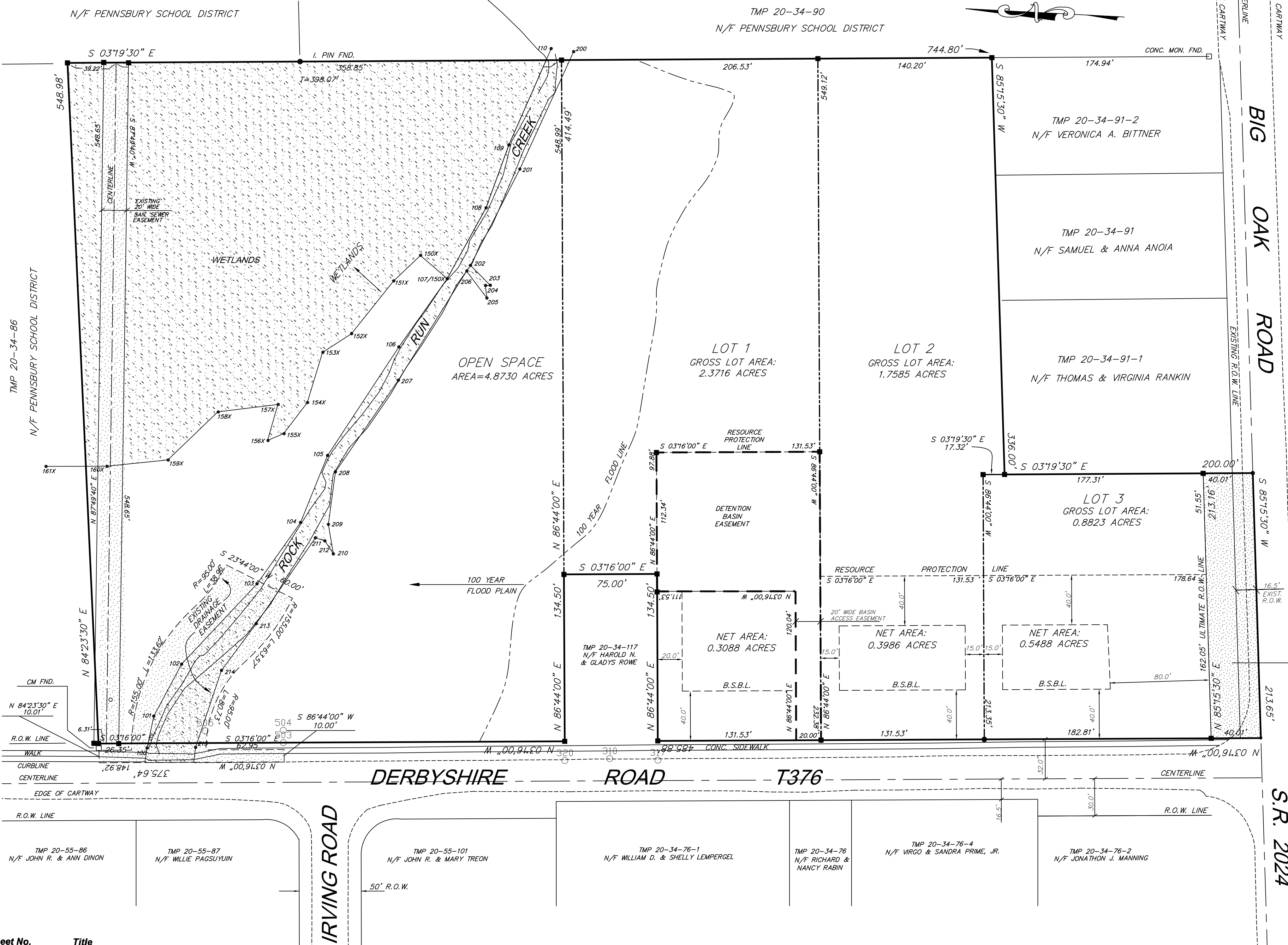
"SEWER INDEX MAP"
SCALE: 1"=400'
DEP PERMIT #: 764539

TMP 20-34-87

N/F PENNSBURY SCHOOL DISTRICT

TMP 20-34-90

N/F PENNSBURY SCHOOL DISTRICT



Maintenance of Stormwater Management Facilities

Inspect the basin on a yearly basis and after all significant storm events for evidence of piping or subsidence. Fill any eroded areas with topsoil and reseed with the specified basin seed mixture. Check rip rap, emergency spillway, outlet structure and outlet pipes for sediment or debris accumulation and any other deficiency that may affect their ability to function properly. During the first two years after seeding the basin, 3 mowings per year at a height of 8 inches may be necessary to discourage weedy invaders while allowing the meadow plants to establish themselves. After establishment, mow meadow basin once a year after the growing seasons end. Reseed basin areas that lack vegetation at half the initial application rate using the specified basin seed mixture.

SITE CAPACITY CALCULATIONS:
Gross Site Area = 10.0818 Acres
Area in ultimate right-of-way of Big Oak Road = 0.1962 Acres
Area in Sanitary Sewer Easement = 0.26 Acres
Area in existing Drainage Easement = 0.22 Acres
Base Site Area = 9.4156 Acres

NATURAL RESOURCE PROTECTION

| I NATURAL RESOURCE | II PERCENT OF RESOURCE TO BE PROTECTED | III TOTAL NATURAL RESOURCE LAND IN ACRES | IV TOTAL RESOURCE PROTECTED LAND (II x III) |
|------------------------------------|---|---|--|
| HYDROLOGIC SURFACE FEATURES: | | | |
| FLOODPLAIN | 100% | 2.9861 | 2.9861 |
| FLOOD PLAIN SOILS (DELAWARE RIVER) | 50% | 0 | 0 |
| LAKES OR PONDS | 100% | 0 | 0 |
| WETLANDS | 100% | 1.8768 | 1.8768 |
| LAKE AND POND SHORELINE | 100% | 0 | 0 |
| WETLAND AND WATERCOURSE BUFFERS | 100% | 0 | 0 |
| SLOPES: | | | |
| STEEP SLOPES (15 to 25%) | 70% | 0 | 0 |
| STEEP SLOPES (> 25%) | 85% | 0 | 0 |
| WOODLANDS: | | | |
| WOODLAND ASSOCIATIONS | 70% | 4.1253 | 2.8877 |
| TOTALS: | | 8.9882 | 7.506 |

NET BUILDABLE SITE AREA = 1.6650 ACRES
MAXIMUM NUMBER OF PERMITTED UNITS = 1.6650 X 2.70 = 4.5 UNITS

USERS LIST

- AT&T**
PH: 1-800-222-0400
- BUCKS COUNTY WATER & SEWER AUTHORITY**
P. O. BOX 1364
DOYLESTOWN, PA 18901
PH: 215-343-6800
- COMCAST CABLE**
1750 BYBERRY ROAD
BENSALEM, PA 19020
PH: 215-638-6572
- LOWER MAKEFIELD TOWNSHIP**
1100 EDGEWOOD ROAD
YARDLEY, PA 19087
PH: 215-493-3646
- PECO ENERGY COMPANY**
2301 MARKET STREET
PHILADELPHIA, PA 19101
PH: 215-841-4402
- PENNSYLVANIA AMERICAN WATER COMPANY**
196 WEST JOHNSON HWY.
NORRISTOWN, PA
PH: 800-717-7292
- SUN PIPELINE ONE CALL CENTER**
FT. MIFFLIN TERMINAL
HOG ISLAND ROAD
PHILADELPHIA, PA 19153
PH: 215-365-6501
- TRANS CONTINENTAL GAS PIPE LINE COMPANY**
80 BACTON HILL ROAD
FRAZER, PA 19355
PH: 215-644-7373
- PERIZON PENNSYLVANIA**
P. O. BOX 8585
PHILADELPHIA, PA 19173
PH: 800-339-2314

NOTES:

- Zoning: R-2, Residential Medium Density
Percent of Base Site Area classified as Resource Protection Land = 85%
Maximum Density = 2.70
Minimum Net Lot Area = 12,500 Square Feet
Minimum Lot Width @ Front S.B.L. = 65'
Maximum Building Height = 35'
Maximum Impervious Surface Ratio: (Refer to Note 20.)
Gross Area: 34,000 S.F. to 40,000 S.F.
= 16% by developer
= 19% by property owner
- Boundary Survey performed by All County, Inc., Paul R. Wojciechowski, P.L.S., October 2003.
- Elevation datum taken from the National Geodetic Vertical Datum of 1929; taken from the Flood Insurance Rate Map, Bucks County, Pennsylvania, Panel 454 of 532, Map Number 42017C0454F. Bench Mark: RM454-2, a chiseled square in the southeast corner of Makefield Road Bridge over Rock Run Creek, elevation 115.88 NGVD. Local bench mark is a chiseled square in the southeast corner of wall on Derbyshire Road Bridge over Rock Run Creek, approximately 100 feet from the intersection of Derbyshire Road and Irving Street, elevation 129.35 NGVD.
- Soils taken from Bucks County, Pennsylvania Soils (K).
- Aerial mapping by Promaps, Inc., January 2004.
- 3569 Bristol Pike Bensalem, PA 19010 Ph: 215-338-9121
- Wetlands delineation by Piedmont Environmental Group, Inc. 4059 Skippack Pike Skippack, PA 19474 Ph: 610-584-9878
- Gross Site Area = 10.0818 Acres
Base Site Area = 9.4156 Acres
- # Denotes concrete monument to be set.
- * Denotes iron pin to be set.
- Bearings based on deed of record; Deed Book 2197, Page 1049.
- No grading, filling, clearing or development is permitted in the Resource Protection lands.
- All lots to be serviced by public water and public sewer. All materials used and construction methods employed shall be in accordance with the latest standards of the Municipal Sewer Authority of the Township of Lower Makefield.
- No buildings, structures or plantings, other than grass, are permitted in any easement.
- All utilities to be located underground.
- PA One Call serial number 0275806.
- Lot No. 3 to take access via Derbyshire Road.

- Reference is made to:
- Drainage Easement Plan for Derbyshire Road Bridge Replacement, recorded 7-19-71 in Plan Book 87, Page 30.
 - Sanitary Sewer Easement in Deed Book 1814, Page 192.
 - Deed of Easement, Confirmation and Release, in Deed Book 599, Page 430.
 - Property Plat, Lower Makefield Twp., Bucks County, Pa., by Pickering, Corrs, and Summerson, Inc., Dated 2-14-1992, Drawing No. 6-655L.
- Sheets 2 through 7 inclusive, on record at Lower Makefield Township shall be considered a part of the approved Final Plan as if recorded with same.
 - Signs to be posted every 75 feet along the Resource Protection Line stating Resource Protection Area: Site alterations, regrading, filling of clearing of trees and vegetation is prohibited.
 - Sign fabrication and materials to be approved by the Township Engineer.
 - Impervious surface coverage is limited to:
Lot No. 1 - 5.9% or 6,128 S.F.
Lot No. 2 - 8% or 6,128 S.F.
Lot No. 3 - 15% or 5,765 S.F.
 - Maintenance of stormwater management facilities to be the responsibility of the owner of Lot No. 1.
 - A fee in lieu of Recreation Land is proposed.
 - All roof leaders shall be directed overland to the proposed basin.
 - A waiver was granted to reduce the allowable percentage of impervious coverage to allow less disturbance in the construction of the detention basin. The waiver requested is from SALDO Section 178-93.A(5).
 - Prior to clearing along the existing right-of-way of each lot, the Developer and the Township Engineer shall evaluate the existing trees to determine whether any should be preserved that may be desirable.
 - Lot Addresses
Lot 1 - 1506
Lot 2 - 1504
Lot 3 - 1502

WETLAND COORDINATES:

| FLAG # | NORTHING | EASTING |
|--------|-----------|-----------|
| 100 | 7770.2700 | 1156.1661 |
| 101 | 7766.2110 | 1181.9631 |
| 102 | 7746.0070 | 1224.9946 |
| 103 | 7688.6541 | 1292.8059 |
| 104 | 7656.3001 | 1343.9988 |
| 105 | 7637.3195 | 1399.0674 |
| 106 | 7584.5614 | 1489.3948 |
| 107 | 7548.5398 | 1546.3350 |
| 108 | 7520.2758 | 1604.9849 |
| 109 | 7504.6015 | 1656.5474 |
| 110 | 7474.5858 | 1735.8125 |
| 150X | 7548.4653 | 1547.0110 |
| 150Y | 7571.1034 | 1563.6755 |
| 151X | 7591.6384 | 1542.1977 |
| 152X | 7623.3720 | 1497.9943 |
| 153X | 7645.7692 | 1481.7420 |
| 154X | 7655.9810 | 1440.7082 |
| 155X | 7673.6441 | 1414.7291 |
| 156X | 7686.2737 | 1408.5765 |
| 157X | 7679.5346 | 1437.9825 |
| 158X | 7727.4848 | 1429.4713 |
| 159X | 7765.7415 | 1388.7169 |
| 160X | 7814.6646 | 1381.0906 |
| 161X | 7863.4369 | 1376.3666 |
| 200 | 7456.3644 | 1734.3890 |
| 201 | 7494.7060 | 1637.6176 |
| 202 | 7530.4056 | 1558.0794 |
| 203 | 7513.6109 | 1542.8481 |
| 204 | 7515.8026 | 1532.3950 |
| 205 | 7517.6086 | 1542.2643 |
| 206 | 7513.0935 | 1553.4049 |
| 207 | 7583.5516 | 1462.6127 |
| 208 | 7630.3919 | 1586.1708 |
| 209 | 7633.8164 | 1543.6273 |
| 210 | 7628.5546 | 1520.0886 |
| 211 | 7635.9250 | 1530.2223 |
| 212 | 7643.7075 | 1532.2574 |
| 213 | 7687.6927 | 1260.6847 |
| 214 | 7713.6612 | 1221.6448 |
| 215 | 7731.2368 | 1158.6918 |

Reviewed by the Lower Makefield Township Engineer on the _____ day of _____

Township Engineer

Approved by resolution of the Board of Supervisors of Lower Makefield Township, County of Bucks and Commonwealth of Pennsylvania, at a meeting on the _____ day of _____

Recommended for approval by the Lower Makefield Township Planning Commission, on the _____ day of _____

Bucks County Planning Commission No. _____
Processed and reviewed. Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____

Executive Director
Bucks County Planning Commission

Recorded in the office of the Recorder of Deeds at Doylestown, Pennsylvania, in Plan Book _____ Page _____, on the _____ day of _____
By: _____

To all whom these presents may come, I, Cara Mia, LLC, send greetings.

Know ye that I have laid out upon my land, situate in the Township of Lower Makefield, County of Bucks and Commonwealth of Pennsylvania, certain lots, according to the accompanying plan which is intended to be forthwith recorded.

Witness my hand and seal, this _____ day of _____

Joseph A. Marrazzo Witness

Commonwealth of Pennsylvania:
County of Bucks:

On the _____ day of _____ before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, personally appeared, Joseph A. Marrazzo, who acknowledged this plan to be the official plan of property shown hereon, situate in the Township of Lower Makefield, County of Bucks and Commonwealth of Pennsylvania, and desire that this plan be recorded according to law.

Notary Public My Commission Expires _____

| Sheet No. | Title |
|-----------|--|
| 1 | Major Subdivision Plan |
| 2 | Existing Features/Existing Resource & Site Analysis Map Plan |
| 3 | Grading & Planting Plan |
| 4 | Sediment, Erosion Control Plan |
| 5 | Plan & Profile |
| 6 | Construction Details |
| 7 | Drainage Plan |

I hereby certify that I am a Registered Professional Land Surveyor, licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this is a true and accurate survey made on the ground and completed by me October, 2003; that all the markers shown thereon actually exist; that their location, size, type and material are accurately shown; that no encroachments, and to the best of my knowledge, rights-of-ways or easements exist except as shown hereon.

Paul R. Wojciechowski
PA Lic. No. SU-021318-E

SEAL:

To the best of my knowledge, these plans are in conformity with engineering, zoning, building, sanitation and other applicable township ordinances and regulations.

Joseph A. Marrazzo

| REVISION | DATE | REVISION LETTERS | BY | DATE |
|----------|---------|------------------|-----|------|
| 1 | 1/29/06 | | SPW | |
| 2 | 6/29/06 | | SPW | |
| 3 | 11/3/06 | | SPW | |
| 4 | 4/3/07 | | SPW | |
| 5 | 8/7/07 | | SPW | |
| 6 | 9/26/07 | | SPW | |

Owner/Applicant:
Cara Mia, LLC
371 Stonybrook Road
Newtown, PA 18940
Ph: 215-862-7680

Professional Land Surveyors & Planners
COUNTY INC.
PA Lic. No. 21318
NJ Lic. No. 28339
NJ Lic. No. 2712

Professional Land Surveyors & Planners
COUNTY INC.
P.O. Box 438, 1082 General Sullivan Road, Washington Crossing, PA, 19377
Voice (215)483-6100 Fax (215)483-0123 E-Mail INFO@ALLCOUNTYINC.COM

MAJOR SUBDIVISION PLAN
PREPARED FOR
FIORELLO GROVE
SITUATE IN
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET NO.
1 OF 7
JOB NO.
5821-2003P

FINAL