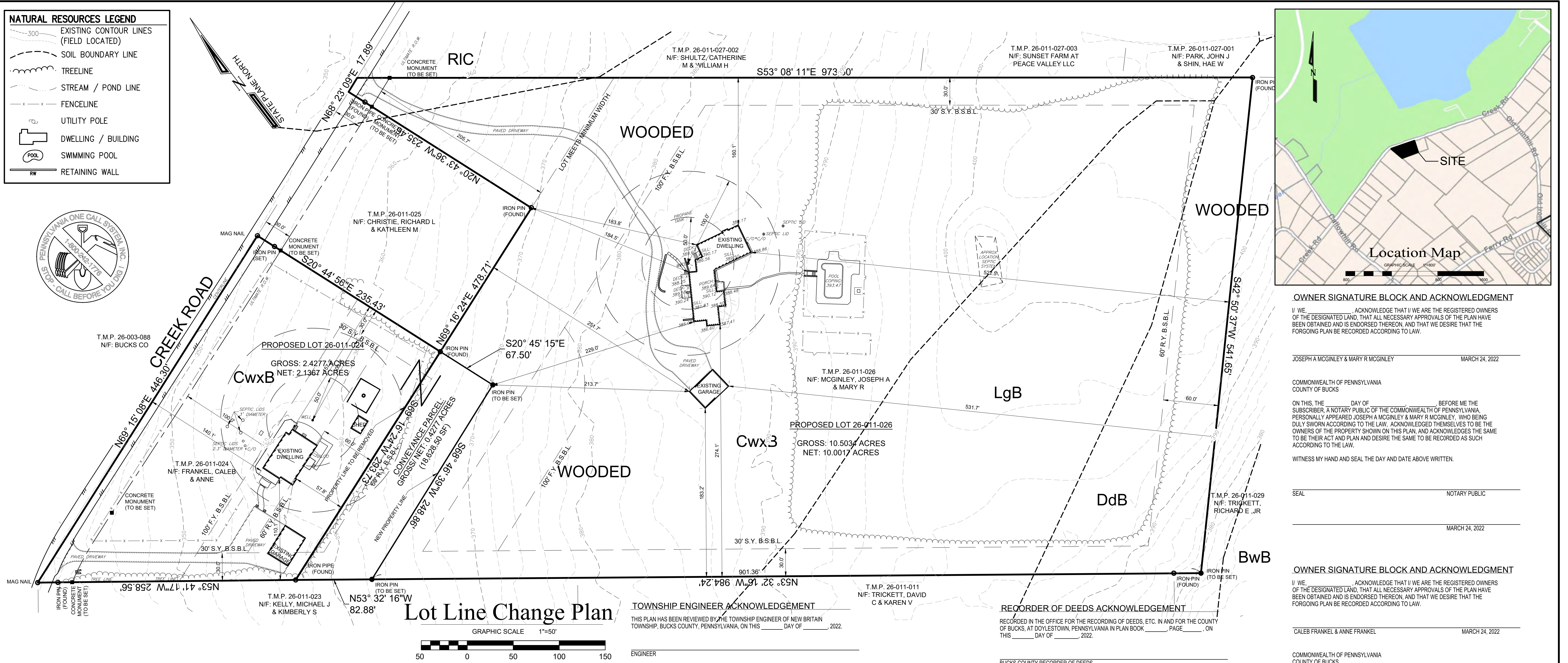
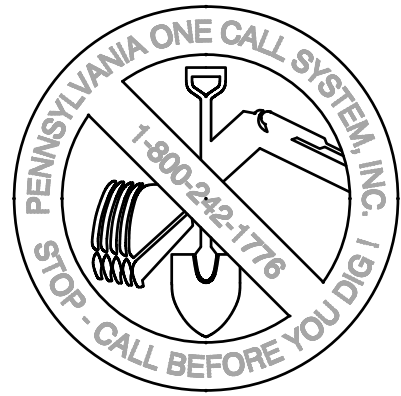
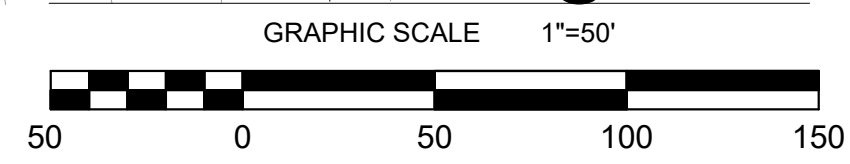


NATURAL RESOURCES LEGEND

- EXISTING CONTOUR LINES (FIELD LOCATED)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- SWIMMING POOL
- RETAINING WALL



Lot Line Change Plan



SITE CALCULATIONS

Area Calculation:	sf	ac
Gross Area:	105,752.60	2.4277
minus Util R/W Area:	12,678.93	0.2911
-	-	-
-	-	-
-	-	-
Net Area:	93,073.67	2.1367

OWNER:
 IN CARE OF:
 FRANKEL, CALEB & ANNE
 SITE ADDRESS:
 267 CREEK RD,
 DOYLESTOWN, PA 18901

IMPERVIOUS (T.M.P. 26-011-024)

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	2,741.1		0.0	0.0	0.0	2,741.1	
COVERED DECK	931.9		0.0	0.0	0.0	931.9	
ACC. BUILDING	198.4		0.0	0.0	0.0	198.4	
Building Coverage:	3,871.4	4.16%	0.0	0.0	0.0	3,871.4	4.16%
DRIVEWAY	4,400.6		0.0	0.0	0.0	4,400.6	
PATIOS/ deck	0.0		0.0	0.0	0.0	0.0	
WALKWAYS	797.8		0.0	0.0	0.0	797.8	
WALLS	82.6		0.0	0.0	0.0	82.6	
GRAVEL	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
POOL COPING	0.0		0.0	0.0	0.0	0.0	
POOL/ SPA WATER SURFACE	0.0		0.0	0.0	0.0	0.0	
POOL EQUIP PAD	0.0		0.0	0.0	0.0	0.0	
Non-building subtotal:	5,281.0	5.67%	0.0	0.0	0.0	5,281.0	5.67%
Total Impervious:	9,152.4	9.83%	0.0	0.0	0.0	9,152.4	9.83%
Remaining:	2,016.41					2,016.41	

NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS

-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

SITE CALCULATIONS

Area Calculation:	sf	ac
Gross Area:	457,527.90	10.5034
minus Util R/W Area:	868.33	0.0199
minus narrow portion	20,987.09	0.4818
-	-	-
Net Area:	435,672.48	10.0017

OWNER:
 IN CARE OF:
 MCGINLEY, JOSEPH A & MARY R
 In Care Of:
 283 CREEK RD
 NEW BRITAIN PA 18901

IMPERVIOUS (T.M.P. 26-011-026)

	Total Existing (sf)	Total %	REMOVE	ADD	NET	Total Proposed (sf)	Total %
PRIMARY BUILDING	3,557.1		0.0	0.0	0.0	3,557.1	
MISC BUILDINGS	886.0		0.0	0.0	0.0	886.0	
MISC	80.6		0.0	0.0	0.0	80.6	
Building Coverage:	4,523.7	1.04%	0.0	0.0	0.0	4,523.7	1.04%
DRIVEWAY	6,859.3		0.0	0.0	0.0	6,859.3	
PATIOS/ deck	273.9		0.0	0.0	0.0	273.9	
WALKWAYS	390.4		0.0	0.0	0.0	390.4	
WALLS	121.4		0.0	0.0	0.0	121.4	
GRAVEL	475.8		0.0	0.0	0.0	475.8	
POOL EQUIP PAD	9.7		0.0	0.0	0.0	9.7	
POOL COPING	89.2		0.0	0.0	0.0	89.2	
POOL/ SPA WATER SURFACE	670.8		0.0	0.0	0.0	670.8	
POOL PATIO	1,267.0		0.0	0.0	0.0	1,267.0	
Non-building subtotal:	10,157.4	2.33%	0.0	0.0	0.0	10,157.4	2.33%
Total Impervious:	14,681.2	3.37%	0.0	0.0	0.0	14,681.2	3.37%
Remaining:	37,599.55					37,599.55	

NOT INCLUDED IN IMPERVIOUS SURFACE CALCULATIONS

-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	
-	0.0		0.0	0.0	0.0	0.0	

TOWNSHIP ENGINEER ACKNOWLEDGEMENT
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ON THIS _____ DAY OF _____, 2022.
 ENGINEER _____

RECORDER OF DEEDS ACKNOWLEDGEMENT
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THIS _____ DAY OF _____, 2022.
 BUCKS COUNTY RECORDER OF DEEDS _____

ZONED: WS - WATER SHED DISTRICT
USE: B-1 SINGLE FAMILY DETACHED DWELLING

ZONING INFORMATION (T.M.P. 26-011-024)

	PERMITTED BY ORDINANCE	EXISTING	PROPOSED
GROSS LOT AREA		1,999.1 AC	2,427.7 AC
MINIMUM LOT AREA	80,000.00 AC	1,708.4 AC	2,136.7 AC
MINIMUM LOT WIDTH	175.00 FT	362.6 FT	0.0 FT
PRIMARY USE MIN. (REQUIRED YARDS)			
FRONT (CREEK READ)	100.0 FT	140.1 FT	140.1 FT
REAR	60.0 FT	57.8 FT	138.8 FT
SIDE (EACH)	30.0 FT	157.2/ 110.1 FT	157.2/ 110.1 FT
MAXIMUM BUILDING COVERAGE	8.00%	5.20%	4.16%
MAXIMUM LOT IMPERVIOUS SURFACE	12.00%	12.30%	9.83%

EXISTING NON-CONFORMING:
 IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES

ZONED: WS - WATER SHED DISTRICT
USE: B-1 SINGLE FAMILY DETACHED DWELLING

ZONING INFORMATION (T.M.P. 26-011-026)

	PERMITTED BY ORDINANCE	EXISTING	PROPOSED
GROSS LOT AREA		10,931.0 AC	10,503.4 AC
MINIMUM LOT AREA	80,000.00 AC	10,429.3 AC	10,017.1 AC
MINIMUM LOT WIDTH	175.00 FT	646.3 FT	646.3 FT
PRIMARY USE MIN. (REQUIRED YARDS)			
FRONT (CREEK READ)	100.0 FT	183.8 FT	183.8 FT
REAR	60.0 FT	522.5 FT	522.5 FT
SIDE (EACH)	30.0 FT	160.1 FT	160.1 FT
MAXIMUM BUILDING COVERAGE	8.00%	1.00%	1.04%
MAXIMUM LOT IMPERVIOUS SURFACE	12.00%	3.23%	3.37%

EXISTING NON-CONFORMING:
 IMPERVIOUS CALCULATIONS DO NOT INCLUDE UTILITIES

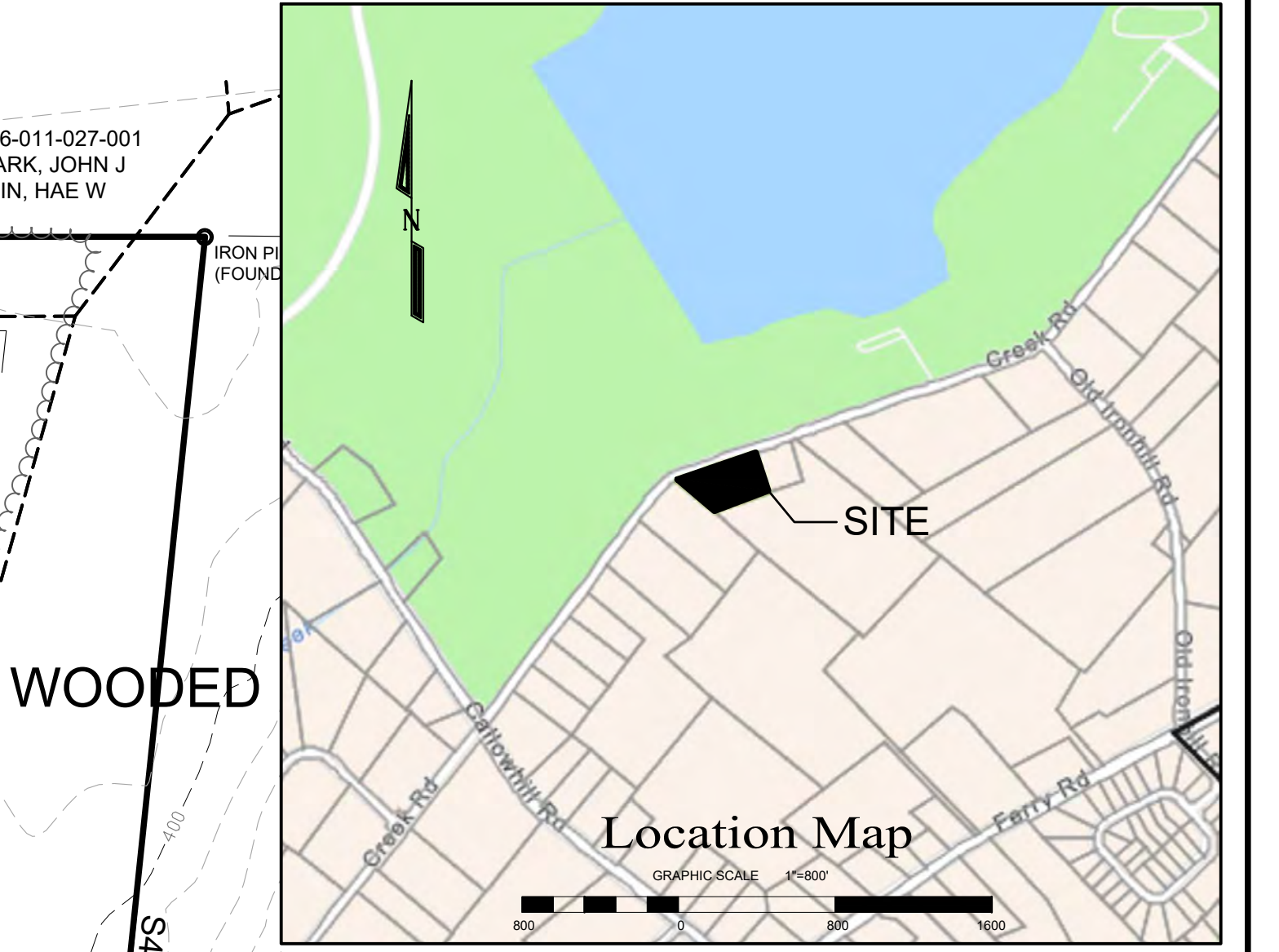
APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, THIS _____ DAY OF _____, 2022.

CHAIRPERSON BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

MEMBER BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

MEMBER BOARD OF SUPERVISORS _____ MEMBER BOARD OF SUPERVISORS _____

- NOTES:**
- BEING TAX MAP PARCEL 26-011-024 INSTRUMENT NUMBER - 2021062001, DATED - JUNE 15, 2021
 - BEING TAX MAP PARCEL 26-011-026 INSTRUMENT NUMBER - 1993046369, DATED - MAY 26, 1993
 - THIS PLAN REPRESENTS A BOUNDARY RETRACEMENT SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 28, 2021. GROSS AREA BY SURVEY: 1.9990 ACRES, (87,076 S.F.)
 - EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE SEPTEMBER 28, 2021.
 - VERTICAL DATUM IS NAVD83 (FEET) HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
 - CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
 - ALL PRIVATELY OWNED UNDERGROUND UTILITY LINE, IF SHOWN ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEFINITE LOCATIONS. ANCILLARY WATER AND ELECTRIC LINES UNKNOWN
 - PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL MARK-OUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION.



OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT
 I/ WE, _____ ACKNOWLEDGE THAT I/ WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FORGOING PLAN BE RECORDED ACCORDING TO LAW.

JOSEPH A MCGINLEY & MARY R MCGINLEY _____ MARCH 24, 2022

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED JOSEPH A MCGINLEY & MARY R MCGINLEY, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL _____ NOTARY PUBLIC _____

_____ MARCH 24, 2022

OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT
 I/ WE, _____ ACKNOWLEDGE THAT I/ WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FORGOING PLAN BE RECORDED ACCORDING TO LAW.

CALEB FRANKEL & ANNE FRANKEL _____ MARCH 24, 2022

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUCKS

ON THIS, THE _____ DAY OF _____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CALEB FRANKEL & ANNE FRANKEL, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL _____ NOTARY PUBLIC _____

_____ MARCH 24, 2022

REV #	DATE	DESCRIPTION	INITIALS

Crews Surveying, LLC
 1806 DEEP RUN ROAD, SUITE B PIPERSVILLE, PA 18947
 (215)766-2477 (215)493-1610
 www.CrewsSurveying.com P.O. BOX 360 NEW HOPE, PA 18938

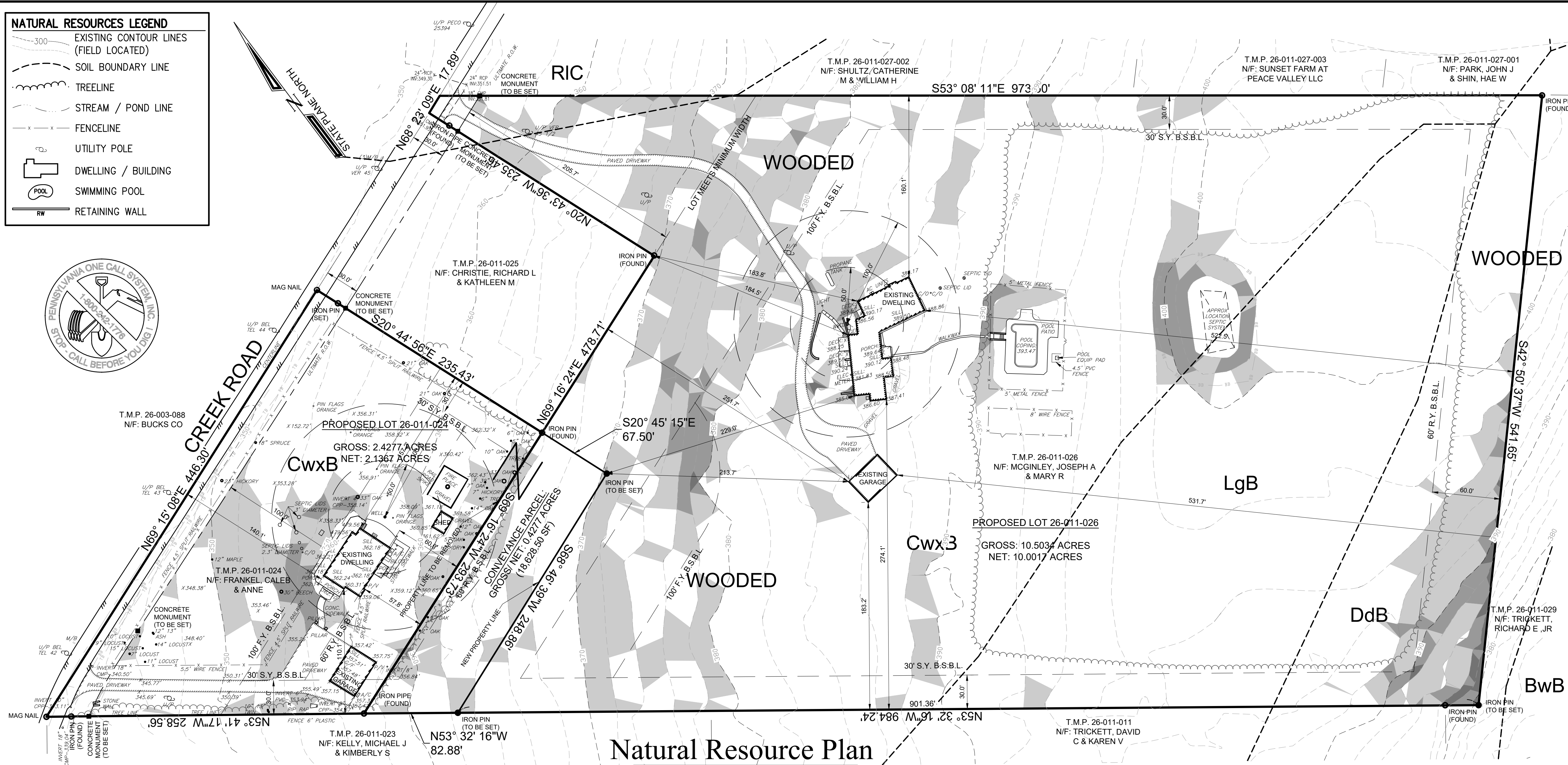
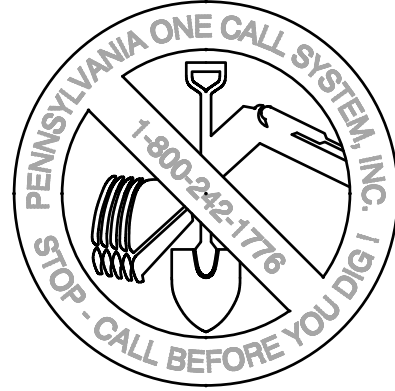
LOT LINE CHANGE PLAN
 PREPARED FOR
FRANKEL & MCGINLEY TRACT
 TAX MAP PARCEL 26-011-024 & 26-011-026
 SITUATE IN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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MARCH 24, 2022	DY	ADC	1" = 50'	56/44	5303, REF: 5199	1 OF 3

2022-4-22 E:\JOBFILES\5300-5399\5303 FRANKEL, CS-5199.DWG FILES\5303 FRANKEL, MCGINLEY 2022-03-24 LOT LINE CHANGE.DWG
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NATURAL RESOURCES LEGEND

- 300 EXISTING CONTOUR LINES (FIELD LOCATED)
- SOIL BOUNDARY LINE
- TREELINE
- STREAM / POND LINE
- FENCELINE
- UTILITY POLE
- DWELLING / BUILDING
- SWIMMING POOL
- RETAINING WALL



Natural Resource Plan



CALCULATION OF RESOURCE PROTECTION FOR PROPOSED TAX PARCEL 26-011-024

NATURAL RESOURCES	PROTECTION RATIO	AREAS OF LAND IN RESOURCES (AC)	REQUIRED PROTECTION (AC)	PROPOSED DISTURBED (AC)
WATERCOURSES	1.00	0.00	0.00	0.00
RIPARIAN BUFFER	1.00	0.00	0.00	0.00
FLOODPLAIN	1.00	0.00	0.00	0.00
FLOODPLAIN SOILS	1.00	0.00	0.00	0.00
WETLANDS	1.00	0.00	0.00	0.00
LAKES OR PONDS	1.00	0.00	0.00	0.00
WETLAND MARGINS	0.80	0.00	0.00	0.00
WOODLANDS	0.80	0.42	0.33	0.00
SLOPES (8 - 15%)	0.60	0.40	0.24	0.00
SLOPES (15 - 25%)	0.70	0.05	0.03	0.00
SLOPES (> 25%)	0.85	0.00	0.00	0.00
TOTAL RESOURCES PROTECTED LAND			0.61	ACRES

* ALL AREAS CALCULATED OUTSIDE RIGHT-OF-WAY
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTION = 0.00 ACRES

CALCULATION OF RESOURCE PROTECTION FOR PROPOSED TAX PARCEL 26-011-026

NATURAL RESOURCES	PROTECTION RATIO	AREAS OF LAND IN RESOURCES (AC)	RESOURCE PROTECTION LAND (ACRES X PROTECTION RATIO) (AC)	ACRES OF LAND TO BE DISTURBED (AC)
WATERCOURSES	1.00	0.00	0.00	0.00
RIPARIAN BUFFER	1.00	0.00	0.00	0.00
FLOODPLAIN	1.00	0.00	0.00	0.00
FLOODPLAIN SOILS	1.00	0.00	0.00	0.00
WETLANDS	1.00	0.00	0.00	0.00
LAKES OR PONDS	1.00	0.00	0.00	0.00
WETLAND MARGINS	0.80	0.00	0.00	0.00
WOODLANDS	0.80	5.87	4.70	0.00
SLOPES (8 - 15%)	0.60	0.23	0.14	0.00
SLOPES (15 - 25%)	0.70	0.11	0.07	0.00
SLOPES (> 25%)	0.85	0.00	0.00	0.00
TOTAL RESOURCES PROTECTED LAND			4.90	ACRES

* ALL AREAS CALCULATED OUTSIDE RIGHT-OF-WAY
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTION = 0.00 ACRES

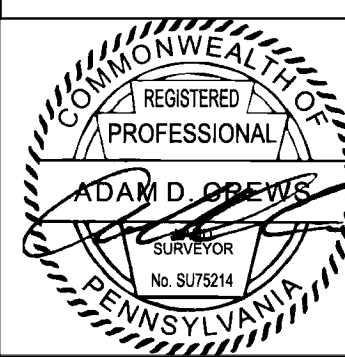
SOIL INFORMATION

SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA - SEPTEMBER 2002
CERTIFIED BY NATURAL RESOURCES CONSERVATION SERVICE

SOIL SYMBOL	NAME AND TEXTURE	SLOPE	HYDROLOGIC SOILS GROUP	HYDRIC SOIL	DEPTH TO SEASONAL HIGH WATER TABLE	DRAINAGE CLASS	RESTRICTIVE FEATURES AND DEPTH	LAND CAPABILITY CLASSIFICATION	FARMLAND CLASSIFICATION	RESOLUTION TO SOIL LIMITATIONS
CwxB	CROTON SILT LOAM	0 TO 8%	D	YES	0.0' TO 0.5'	MODERATELY WELL DRAINED	FRAGIPAN: 15" TO 25" BEDROCK (LITHIC) 60" TO 72"	7s	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
DdB	DOYLESTOWN SILT LOAM	3 TO 8%	D	NO	0.0' TO 0.5'	POORLY DRAINED	FRAGIPAN: 15" TO 25" BEDROCK (PARALITHIC) 42" TO 72"	4w	NOT PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
LgB	LANSDALE LOAM	3% TO 8%	B	NO	GREATER THAN 6'	WELL DRAINED	BEDROCK (PARALITHIC): 40" TO 60"	2E	ALL AREAS ARE PRIME FARMLAND	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.
RIC	REAVILLE CHANNERY SILT LOAM	8 TO 15%	C	NO	0.5' TO 3.0'	SOMEWHAT POORLY DRAINED	BEDROCK (PARALITHIC): 20" TO 40"	3E	FARMLAND OF STATEWIDE IMPORTANCE	AREA AND TIME OF DISTURBANCE IS TO BE MINIMIZED. DISTURBED AREAS TO BE REVEGETATED IMMEDIATELY.

REV #	DATE	DESCRIPTION	INITIALS

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 (215)766-2477 (215)493-1610 www.CrewsSurveying.com
 P.O. BOX 360 NEW HOPE, PA 18938



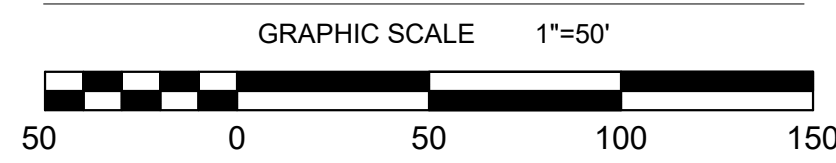
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DATE	DRAWN BY	CHECKED BY	SCALE	F.B./PG.	JOB NO.	SHEET NO.
MARCH 24, 2022	DY	ADC	1" = 50'	56/44	5303, REF: 5199	2 OF 3

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Aerial Plan



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REV #	DATE	DESCRIPTION	INITIALS

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(215)766-2477 (215)493-1610
www.CrewsSurveying.com

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 NEW HOPE, PA 18938

LOT LINE CHANGE PLAN
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2022-4-22
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