

SOIL TYPES  
PeB\*\* Penn Silt Loom 3 - 8%  
Bedrock at depth of 1.5 to 3.5 feet  
(not on this site at test)  
AdB Allenwood Gravelly Silt Loom 3 - 8%  
Slight to moderate limitations  
AdC\* Allenwood Gravelly Silt Loom 8 - 15%  
Limitations due to slope  
DIC Duffield Silt Loom 8 - 15%  
RdB Readington Silt Loom 8 - 15%  
Slow permeability, seasonal high water table  
RdA\*\* Readington Silt Loom 0 - 3%  
Slow permeability, seasonal high water table  
WaB\*\* Washington Silt Loom 3 - 8%  
Hazard of ground water contamination  
\* Soil of Statewide Importance  
\*\* Prime Agricultural Soil  
LOT #2 NOT A BUILDING LOT

As of the date of this plot plan recording, the Subdivision Lot #2 herein is and shall be dedicated for the express purpose of agricultural use. No portion of this subdivision Lot #2 has been approved by Springfield Township or the Department of Environmental Protection for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection conveyance, treatment or disposal system unless the municipality and the DEP have both approved sewage facilities planning for the Subdivision Lot #2 described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Section 750.1 et seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivisor of any portion of Subdivision Lot #2 should contact appropriate officials of Springfield Township, which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits and approvals.

#### NOTICE FOR ON-LOT SEWAGE PERMITS

The planning module for land development has been approved by the Pennsylvania Department of Environmental Protection and the Bucks County Department of Health as to the subdivision plan. However, the septic system permit has not been issued for the lot upon which new building is proposed. Prior to issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new building.

#### NOTICE FOR ON-LOT WATER SUPPLIES

The lots or buildings in this development are planned to be served with water by means of individual wells constructed, owned and operated by the owner of the lot. No well water supply or quality testing has been conducted to verify suitability of individual wells for this purpose. It is possible that any of all of these lots do not have adequate soils or geology to provide adequate volume or quality of on-site water. The lot well must be drilled and water supplies tested for volume and quality in accordance with Township requirements prior to construction of any building.

#### CLEARING OF DRIVEWAY PIPES

The responsibility for the removal of debris from drain pipes located at the end of driveways shall be borne by the individual property owner, and not the Township. The property owner shall periodically inspect the pipe and remove all debris to insure that water can flow through it freely. In the event it becomes necessary for the Township to clear the pipe, the cost of doing so shall be assessed against the property owner. If the property owner fails to make payment within thirty (30) days of notice of his obligation to do so, a lien shall be issued against the property for the amount owed by the land owner plus a ten percent (10%) penalty plus interest at the rate of six percent (6%) per annum.

#### NO CONSTRUCTION IS PROPOSED

No buildings or construction of any kind(\*) is proposed by this plan or is contemplated at this time. This plan has been created only to convey real property.  
Lot 2 is to be retained by the present owners and will continue to be a tree nursery. Lot 1 is to be sold to the applicant/developer (Chris Cummings) and will continue to be a tree nursery and tree sales yard.  
At any time in the future any building or construction of any kind is proposed, a full site development plan will be made to include all the studies and other requirements of the S.A.L.D.O. and The Zoning Ordinance.  
(\*)Except the driveway entrance improvements shown.

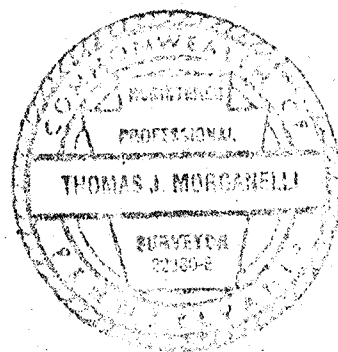
TABLE OF NATURAL RESOURCES

Natural Resource	Allowable Disturbance (percentage)	LOT #1				LOT #2			
		Total Resource	Allowable Disturbance	Proposed Disturbance	Remaining Resource	Total Resource	Allowable Disturbance	Proposed Disturbance	Remaining Resource
Floodplain	0%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Lakes & Ponds	0%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Wetlands	0%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Streams & Watercourses	0%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Steep Slopes (15-24%)	20%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Steep Slopes (25-30%)	30%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Steep Slopes (Over 30%)	50%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Woodlands	50%	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.	0Ac.
Prime Agricultural Soils	70%	14Ac.	9.8Ac.	0Ac.	14Ac.	4Ac.	2.8Ac.	0Ac.	4Ac.
Soils of Statewide Importance	60%	2Ac.	1.2Ac.	0Ac.	2Ac.	7Ac.	4.2Ac.	0Ac.	7Ac.

#### CARBONATE GEOLOGY REPORT

##### CONCLUSION AND RECOMMENDATIONS

There were no carbonate features detected within the scope of the investigation. The mapped depressions were not identified in the field. The field inspection identified areas of disturbance that could be interpreted as depressions without field checking. The site is partially covered with non-carbonate colluvium (material weathered from surrounding hillsides).  
The site is atop a carbonate geologic formation, and is susceptible to sinkhole formation. Proper grading, and stormwater control to avoid the ponding of water on the site is recommended. Blasting to remove bedrock is not recommended. A geotechnical investigation should be performed to determine the bearing capacity for any proposed structures. Any suspected features encountered during construction should be remediated by an expert in carbonate geology.



SURVEYOR'S CERTIFICATION  
I, being a registered professional land surveyor in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge and belief.  
Thomas J. Morganelli, PLS  
PA Reg. No. 50-22380-E

prepared by  
Thomas J. Morganelli, PLS  
922 West Market Street  
Bethlehem, PA 18018  
610-691-2699

PROJECT

CUMMINGS MINOR SUBDIVISION  
Springfield Township, Bucks County, PA

SHT. NAME

preliminary/final  
MINOR SUBDIVISION PLAN

SHT. NO.

1 of 1 641

#### SITE DATA

OWNER Donald E. Cummings  
637 Toga Street  
Bethlehem, PA 18018  
42 - 12 - 48  
Bk. 1313 Pg. 603  
TAX PARCEL 450  
DEED AREA 39.90 Acres  
GROSS NET 36.45 Acres  
P/W DEDICATION 3.45 Acres  
LOT #1 NET 18.00 Acres  
LOT #2 GROSS 17.09 Acres  
LOT #2 NET 20.45 Acres  
LOT #2 GROSS 21.91 Acres  
PROPOSED USE Nursery  
WATER On-Site  
SEWER On-Site  
ZONING AD Agricultural District  
MIN. LOT AREA 3 Ac. (15 Ac. With Retail Sales)  
MAX. IMPERVIOUS 0.15  
MIN. LOT WIDTH (at B.R.L.) 150 Feet  
YARD: Front 75 Feet  
Side (each) 30 Feet  
Rear 75 Feet

#### NATURAL RESOURCE PROTECTION STANDARDS

FLOODPLAINS 100%  
LAKES & PONDS 100%  
WETLANDS 100%  
STREAMS & WATER COURSES 100%  
SLOPES:  
15-24% 40%  
25-30% 60%  
OVER 30% 100%  
WOODLANDS 50%  
TREE PROTECTION AREA 100%  
CARBONATE GEOLOGY 100%  
PRIME AGRICULTURAL SOILS 50%

#### DRIVEWAY DETAIL

SCALE: H - 1"=25'

PROPOSED TRENCH DRAIN  
25 L.F. @ 1.0%  
AS PER S.A.L.D.O.  
SEC. 511  
6" STONE BEDDING  
\*PROPOSED PAVING

\*1" Bituminous Wearing Course (10-2)  
1.5" Bituminous Binder Course (10-2)  
6" Crushed Aggregate Base Course  
AS PER S.A.L.D.O. SEC. 511

Scale 1" = 100 ft

preliminary/final  
CUMMINGS MINOR SUBDIVISION  
Springfield Township, Bucks County, PA

DRAWN BY: T.J.M.

DATE: 11/06/98

DWG. NO.

APPROVED BY:

PROJ. NO.

DWG.

REVISIONS 12/07/99 - Review letter items.

01/26/00 - Probe numbers, driveway crosssection and U.S.G.S. contours.

03/09/00 - Natural Resource Table

05/03/00 - Review Letter Items 04/10/00