

Image Landsat / Copernicus

Google E

Coulter Rd

Coulter Rd

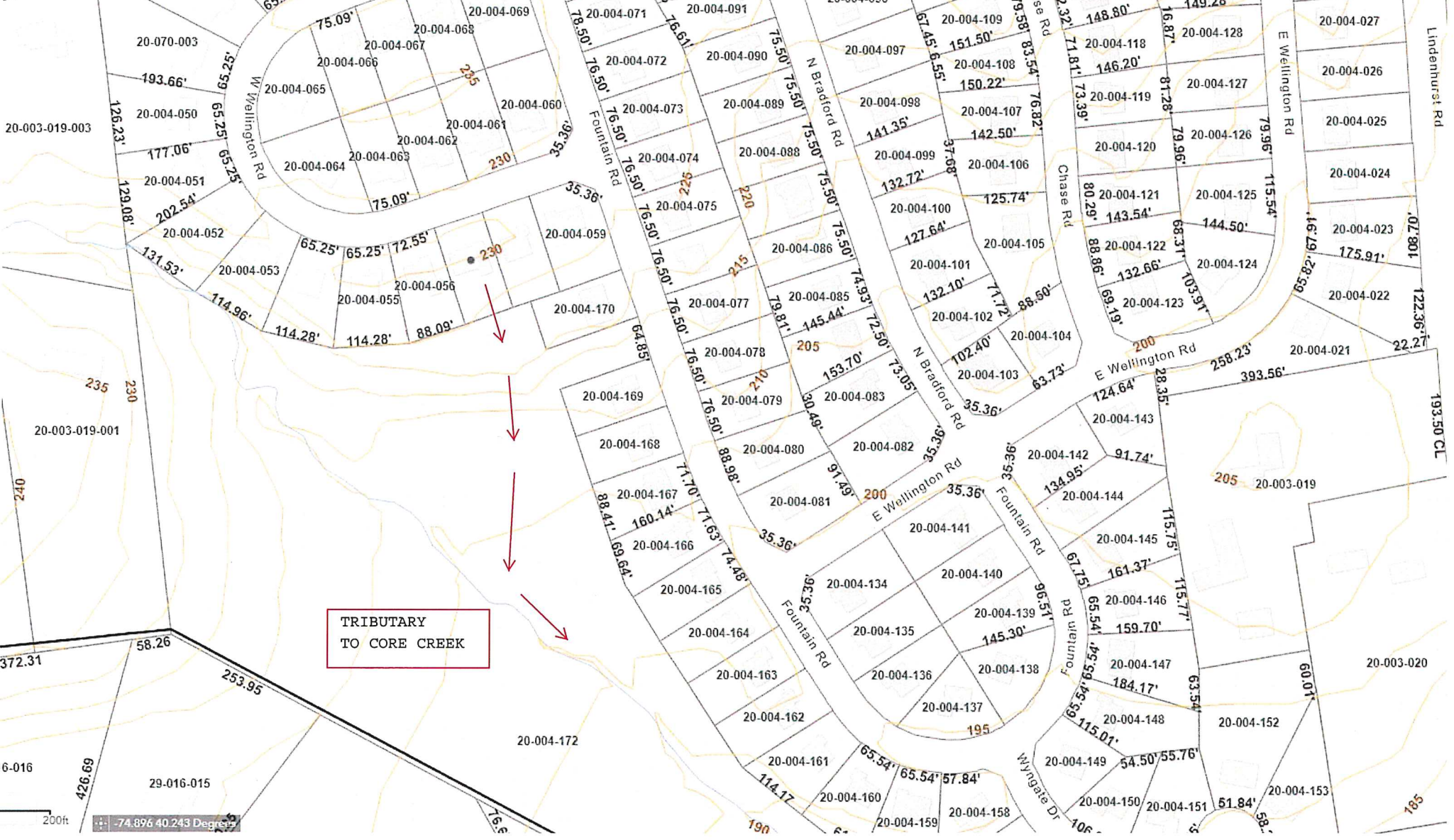
2154 W Wellington Rd

W Wellington Rd

W Wellington Rd

54 w wellington rd newto X Q

ow search results for 2154 w...



TRIBUTARY
TO CORE CREEK

200ft \angle -74.896 40.243 Degree



TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT WE, Edward Meyer & Ann Robbins and William A. Spurling have laid out upon our land situated in the Township of Lower Makefield, County of Bucks, Commonwealth of Pennsylvania, lots and streets according to the accompanying plan which is intended to be forthwith recorded.

WITNESS OUR HAND AND SEAL THIS 19th DAY OF SEP 1976

Edward Meyer & Ann Robbins
William A. Spurling
 NOTARY PUBLIC

ON THE 19th DAY OF SEP 1976 BY Thomas T. Moore BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE 19th DAY OF SEP 1976 WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY PERSONALLY APPEARED Edward Meyer & Ann Robbins AND William A. Spurling WHOSE NAMES AND RESIDENCES ARE SHOWN THEREIN, SITUATED IN THE TOWNSHIP OF LOWER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

Thomas T. Moore
 NOTARY PUBLIC

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF LOWER MAKEFIELD OF THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE 19th DAY OF SEP 1976.

Thomas T. Moore
 CHAIRMAN

APPROVED BY THE LOWER MAKEFIELD TOWNSHIP ENGINEER ON THE 19th DAY OF SEP 1976.

Thomas T. Moore
 ENGINEER

APPROVED BY THE LOWER MAKEFIELD TOWNSHIP PLANNING COMMISSION ON THE 19th DAY OF SEP 1976.

Thomas T. Moore
 CHAIRMAN

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE 19th DAY OF SEP 1976.

Thomas T. Moore
 CHAIRMAN

Thomas T. Moore
 DIRECTOR

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 386 PAGE 12 ON THE 19th DAY OF SEP 1976.

BY Thomas T. Moore RECORDER

OWNER: Edward Meyer & Ann Robbins
779 East Holmes Ave.
Phr. 201
Coopers Square, Pa. 19022

1	PREPARED BY	EDWARD MEYER & ANN ROBBINS
2	REVIEWED BY	THOMAS T. MOORE
3	APPROVED BY	THOMAS T. MOORE
4	RECORDED BY	THOMAS T. MOORE
5	DATE	SEP 19 1976
6	PLAN NO.	386-12
7	SHEET NO.	2 OF 2

SCALE IN FEET
 0 25 50 75 100 125 150 175 200

FINAL PLAN
 OF
YARDLEY RUN
 SITUATED IN
 LOWER MAKEFIELD TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

PAUL STATE ENGINEERS & LAND SURVEYORS, INC.
 801 WEST BROAD ROAD, PHILADELPHIA, PENNSYLVANIA 19106

Job No: 7935 Date: 9/19/76 Sheet: 2 of 2
 Station: 100+00.00 No of Lots: 25
 Drawn By: J.T.M. Checked By: J.T.M.

SHEET 2 OF 2

PROPERTY/OWNER INFORMATION

ADDRESS: 1009 YARDLEY MORRISVILLE ROAD, YARDLEY, P. 19067
 OWNER: MARCO CULLEY
 UTILITIES: PUBLIC WATER AND SEWER

PROJECT NARRATIVE

THE PROPERTY OWNER REQUESTS A VARIANCE TO CONSTRUCT AN ADDITION TO AN EXISTING ONE-STORY FRAME DWELLING WITHIN THE SIDE YARD SETBACK. THE EXISTING NON-CONFORMING DWELLING IS CURRENTLY WITHIN THE SIDE YARD SETBACK. THE EXISTING DWELLING IS ORIENTED AT A 15 DEGREE ANGLE TO THE SIDE YARD AND THE ADDITION WILL INCREASE THE NON-CONFORMITY. DUE TO THE ROOM LAYOUT AND THE ORIENTATION OF THE EXISTING DWELLING IT IS NOT FEASIBLE TO CONSTRUCT AN ADDITION IN A LOCATION THAT WOULD MAKE IT CONFORMING. THE PROPERTY OWNER REQUESTS A VARIANCE TO INCREASE THE MAXIMUM IMPERVIOUS SURFACE TO 34.62% TO CONSTRUCT THE PROPOSED ADDITION.

ZONING INFORMATION

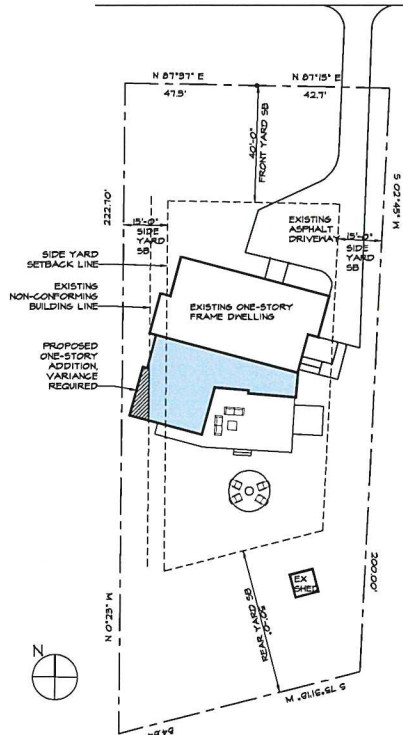
ZONE: R-2 RESIDENTIAL MEDIUM DENSITY (LOWER MAKEFIELD TOWNSHIP)
 USE: SINGLE-FAMILY DETACHED
 PARCEL: 20564-001

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	14,500 SF	17,468 SF	17,468 SF
MINIMUM LOT WIDTH:	110 FT	133 FT	133 FT
MAXIMUM BUILDING HEIGHT:	35 FT	35 FT	35 FT
MINIMUM FRONT YARD:	40 FT	+40 FT	+40 FT
MINIMUM SIDE YARD:	15 FT	+15 FT	+15 FT
MINIMUM REAR YARD:	50 FT	+50 FT	+50 FT
MAXIMUM IMPERVIOUS SURFACE:	16%	18.81%	24.62%
		-- VARIANCE REQUIRED	

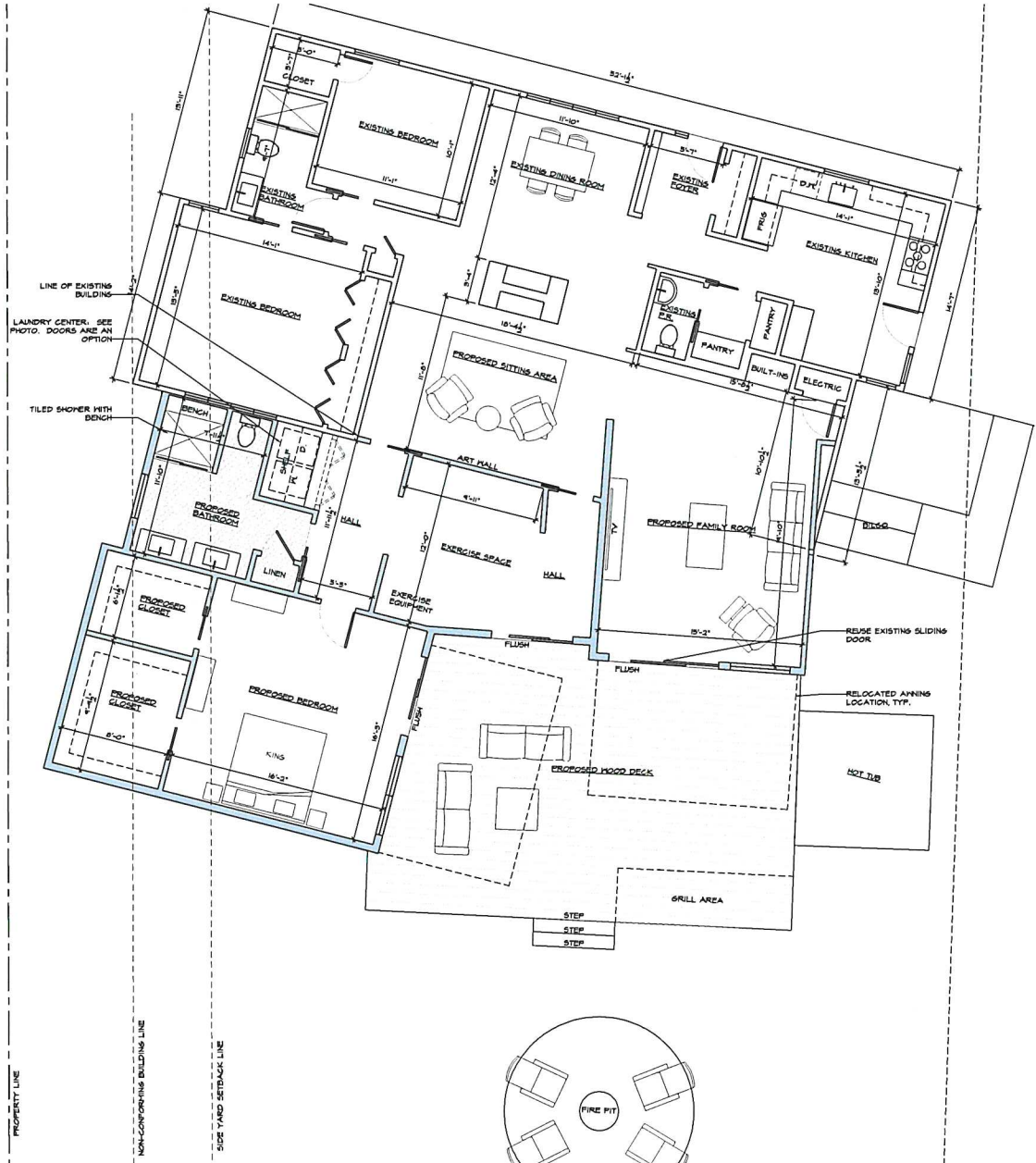
COVERAGE CALCULATION

	EXISTING	PROPOSED
EXISTING BUILDING:	1,465 SF	1,465 SF
PROPOSED ADDITION:	0 SF	1,518 SF
DRIVEWAY:	1,625 SF	1,625 SF
FRONT/REAR WALK:	131 SF	131 SF
SHED:	64 SF	64 SF
TOTAL:	3,285 SF	4,301 SF
	18.81%	24.62%

YARDLEY-MORRISVILLE ROAD



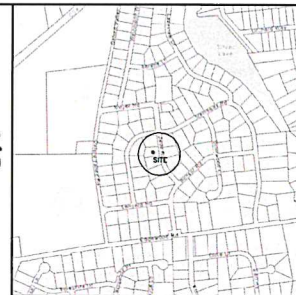
1 SITE PLAN
 SCALE: 1"=20'



2 FLOOR PLAN
 SCALE: 1/4"=1'-0"

REVISIONS

DATE	BY	PG	ISSUED FOR CONCEPT REVIEW
8/11/23	PG	PG	ISSUED FOR CONCEPT REVIEW



LOCATION MAP
 SCALE: 1" = 20'
 REGION: PENNSYLVANIA

GENERAL NOTES:

1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CANNAN'S SURVEYING SERVICES ON OCTOBER 30, 2023.
2. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD SURVEYS BY STATE ENGINEERS AND/OR HOME GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN 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 IN THIS AREA AND NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR CORRECTNESS OF ANY UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CANNAN'S SURVEYING SERVICES.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852 NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2024, PENNSYLVANIA ACT 1311.
4. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA STATE PLANE COORDINATE SYSTEM. REFERENCE TO DEED RECORDS IS OF RECORDS 21 NUMBER 1 OF SECOND GLANCE.
7. ANY DAMAGE TO THE CURB, SIDEWALK AND OR GRADING WITHIN THE R/W OF CREEKVIEW WAY IS TO BE REPAIRED IMMEDIATELY UPON COMPLETION OF PROJECT AT THE EXPENSE OF THE HOMEOWNER.
8. APPLICANT IS RESPONSIBLE TO REPAIR ANY DAMAGE TO ADJACENT PROPERTIES.
9. ALL CONSTRUCTION MUST BE COMPLETED TO THE STANDARDS OF LOWER MERIDETH TOWNSHIP.
10. NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE AS REQUIRED BY THE ORDINANCE HAS BEEN COMPLETED.

POOL NOTES:

- 200-70 PRIVATE SWIMMING POOLS
 A PRIVATE SWIMMING POOL AND FENCE ACCESSORY THEREON MAY BE ERECTED IN A REAR YARD, SIDE YARD OR SPECIAL SETBACK OF A SINGLE-FAMILY RESIDENTIAL DISTRICT AS AN ACCESSORY STRUCTURE TO A SINGLE-FAMILY DETACHED DWELLING ONLY, PROVIDED THAT IT COMPLES WITH THE FOLLOWING CONDITIONS:
1. THE POOL SHALL BE LOCATED AT LEAST 10 FEET FROM THE REAR OR SIDE PROPERTY LINE AND 10 FEET FROM ANY PORTION OF THE BUILDING. IT SHALL BE LOCATED AT LEAST 80 FEET FROM THE RIGHT-OF-WAY LINE OF ANY COLLECTOR ROAD IN THE TOWNSHIP AND AT LEAST 80 FEET FROM THE RIGHT-OF-WAY LINE OF ANY ARTERIAL ROAD IN THE TOWNSHIP.
 2. IT SHALL BE SUITABLY DESIGNED AND LOCATED SO AS NOT TO BECOME A HAZARD OR OBSTACLE TO ADJACENT PROPERTY OWNERS OR THE PUBLIC. OUTDOOR LIGHTS, IF USED, SHALL BE SHIELDED AND NOT REFLECTED TOWARD ADJACENT RESIDENTIAL PROPERTIES.
 3. PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN TRENCHES, LARVES OR DRY WELLS SHALL BE PERMITTED FOR THIS PURPOSE, PROVIDED THAT THEY MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF HEALTH. WATER SHALL NOT BE DISCHARGED ONTO PUBLIC ROADS OR ADJACENT LAND BELONGING TO OTHERS OR INTO THE PUBLIC SEWERAGE SYSTEM.
 4. THE ENTIRE POOL AREA SHALL BE ENCLOSED BY A FENCE FIVE FEET IN HEIGHT CONSTRUCTED OF CHAIN LINK, SOLID MASONRY, SOLID WOOD OR POLYMER (WITH SPACING NO GREATER THAN TWO INCHES) AND A GATE WHICH IS EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING LOCK AND WHICH SHALL BE KEPT LOCKED WHEN THE POOL IS NOT IN USE. THE FENCE MUST BE SETBACK AT LEAST 10 FEET FROM THE WATER'S EDGE. ALL OUTDOOR SWIMMING POOLS SHALL COMPLY WITH THIS PROVISION IRRESPECTIVE OF THE DATE OF ORIGINAL CONSTRUCTION OR STATUS AS A NONCONFORMING POOL. NOT COMPLYING WITH THIS PROVISION SHALL BE BROUGHT INTO COMPLIANCE WITHIN ONE YEAR OF THE PASSAGE OF THIS CHAPTER.

REFERENCES:

1. DEED INSTRUMENT # 2004042715000
2. PLAN OF LOTS KNOWN AS EARRIDGE HILL, SECTION 2, MADE BY WILLIAM S. FORD, REGISTERED PROFESSIONAL ENGINEER, FABLESS HILLS, PENNSYLVANIA ON 12/4/82 AND LAST REVISED 8/19/86 AND RECORDED IN THE RECORDS OF DEEDS OFFICE AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK 62 PAGE 4.
3. LOWER MERIDETH TOWNSHIP ORDINANCE CHAPTER 200 ZONING.
4. LOWER MERIDETH ORDINANCE CHAPTER 113 STORM WATER MANAGEMENT DOLEMANE RIVER SOUTH.

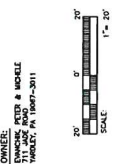
ACKNOWLEDGEMENTS

PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES. ALL FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN CHAPTER 178.

LOWER MERIDETH TOWNSHIP AND OR ITS REPRESENTATIVES SHALL BE GRANTED A WRITANT EASEMENT TO ENTER THE PROPERTY FOR THE INSPECTION AND OR REPAIRS OF THE STORM WATER POOL.

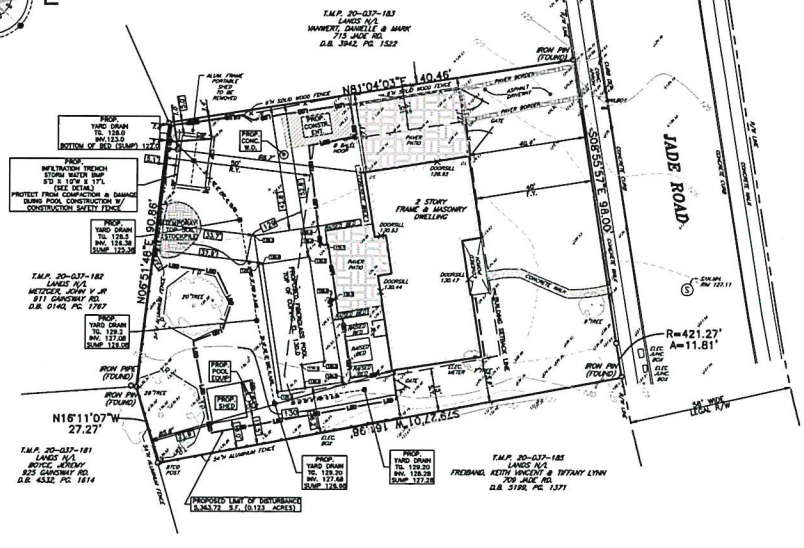
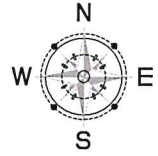
SOILS EVALUATION NOTE:

A SOILS EVALUATION OF THE PROJECT SITE HAS NOT BEEN PERFORMED. UPON THE COMPLETION OF CONSTRUCTION THE HOMEOWNER SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN CHAPTER 178.



ZONING PERMIT PLAN
 TAX PARCEL 20-037-184
 711 JADE ROAD
 LOWER MERIDETH TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

Surveying Services
 PATRICK A. CANNAN, P.E.
 1780 W. STATE ST. SUITE 100
 DOYLESTOWN, PA 17940-1001
 CELL: 610-354-0273 - CO-OPERATION.COM



ZONING DATA:

R-2 RESIDENTIAL - MEDIUM DENSITY
 CURRENT USE: AS SINGLE FAMILY DETACHED
 PROPOSED: AS-1 PRIVATE IN-GROUND SWIMMING POOL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	16,500 S.F.	12,418 S.F.	12,418 S.F.
MIN. LOT WIDTH @ B.S.S.L.	110'	111.04'	111.04'
MIN. FRONT YARD	40'	40.4'	40.4'
MIN. SIDE YARD	15'	15.8' / 27.1'	15.8' / 27.1'
MIN. REAR YARD	50'	68.7' / 85.4'	68.7' / 85.4'
MAX. IMPERVIOUS SURFACE	18%	25.08%	29.25%

** EXISTING NON-COMPLIANT
 ** PROPOSED NON-COMPLIANT

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING	PROPOSED	PROPOSED
DWELLING	2,200 S.F.	0 S.F.	2,200 S.F.
DRIVEWAY	406 S.F.	0 S.F.	406 S.F.
LEAD WALK	125 S.F.	0 S.F.	125 S.F.
COVERED PORCH	125 S.F.	0 S.F.	125 S.F.
PAPER PORCH	1,281 S.F.	0 S.F.	1,281 S.F.
CONC. WALK	31 S.F.	0 S.F.	31 S.F.
POOL DECK	0 S.F.	800 S.F.	800 S.F.
SHED	0 S.F.	144 S.F.	144 S.F.
EDGAR PAD	0 S.F.	32 S.F.	32 S.F.
TOTAL	4,358 S.F. TOTAL	976 S.F. TOTAL	5,132 S.F. TOTAL

4,358 S.F. / 17,415 S.F. = 25.08% EXISTING IMPERVIOUS
 5,132 S.F. / 17,415 S.F. = 29.50% PROPOSED IMPERVIOUS
 MAXIMUM ALLOWABLE IMPERVIOUS PER ON 31.38% S.F.
 IMPERVIOUS SURFACES USED FOR STORM WATER CALCULATIONS
 1,397 S.F. ALL IMPERVIOUS OVER 18%

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS
 BASED ON USDA NHDH HED SOIL SURVEY OF BUCKS COUNTY

SYMBOL	MAPPING DATE	SOIL	HYDRO PATTERN	HYDROLOGIC GROUP	PERCENT IMPERVIOUS	PERCENT RESTRICTED LAYER	LIMITATIONS FOR SITE DEVELOPMENT
U1D		UTILITY AND UNDERGROUND CONDUIT	U	NOT RATED	NA IN	NOT RATED	2.0% IN

LEGEND:

- CONTOURS
- INDEX CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMIT OF DISTURBANCE
- 18" FILTER FABRIC FENCE
- 30" SUPER SILY FENCE
- SEDIMENT FILTER LOG
- 30" SUPER SILY FENCE
- CONSTRUCTION SAFE FENCE
- SANITARY SEWER LINE
- GAS LINE
- TELEPHONE LINE
- WATER LINE
- ELECTRICAL LINE
- STORM DRAINAGE FACILITIES
- SOIL MAPPING SYMBOL
- SOILS BOUNDARY

PENNSYLVANIA ONE CALL SYSTEM, INC.
 1811 LEBANON AVE. SUITE 100
 LEBANON, PA 17042



BEFORE YOU SIGN APPROVE THIS PERMIT/PLAN CALL 1-800-742-1778
 NON-MEMBER MUST BE CONTACTED DIRECTLY
 TO INQUIRE ABOUT THESE SERVICES
 NOTICE IS FURNISHED TO THE APPLICANT
 THAT THESE SERVICES ARE PROVIDED BY
 CONTRACT AND ARE NOT GUARANTEED.

VOLUME CONTROL CALCULATIONS

VOLUME (CUBIC FEET) = (R INCHES RUNOFF/12 INCHES) x IMPERVIOUS SURFACE (SQ FT)
 32.82 (CUBIC FEET) = (4 INCHES RUNOFF/12 INCHES) x 1,847 (SQ FT)
 (REQUIRED VOLUME CONTROL) / (NO. RATIO FOR STONE) = TOTAL VOLUME
 32.82 / 4 = 8.205
 8.205 x 100 = 820.5 CUBIC FEET
 TOTAL PROPOSED VOLUME 820 CUBIC FEET

DRAINAGE PLAN CERTIFICATION

ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY, AND THAT A REVISED DESIGN AND SUMMARY CONTROL PLAN MUST BE SUBMITTED TO THE MUNICIPALITY AND COUNTY CONSERVATION DISTRICT FOR APPROVAL.

SIGNED: _____ (OWNER) DATE _____
 SIGNED: _____ (OWNER) DATE _____

DESIGN ENGINEER CERTIFICATION

I, PATRICK CANNAN, ON THIS DATE (DATE OF SIGNATURE), HEREBY CERTIFY THAT THIS SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAURY CREEK WATERSHED ACT 187 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNED: _____ PLS DATE 11/06/23

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

I. GENERAL INFORMATION

1. THE DESIGN AND EROSION CONTROL PLAN SHALL BE AVAILABLE AT THE SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED TO LEAVE THE SITE WITHOUT FURTHER WORK REQUIRED.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

II. STANDARD FOR LAND COVERING

1. EROSION CONTROL MEASURES SHALL BE INSTALLED TO LEAVE THE SITE WITHOUT FURTHER WORK REQUIRED.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

III. STANDARD FOR UTILITY TRENCH EXCAVATION

1. LIMIT EXCAVATION CLEARING AND GRADING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF THE TRENCH FROM THE END OF THE TRENCH.
2. LIMIT EXCAVATION CLEARING AND GRADING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF THE TRENCH FROM THE END OF THE TRENCH.
3. LIMIT EXCAVATION CLEARING AND GRADING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF THE TRENCH FROM THE END OF THE TRENCH.
4. LIMIT EXCAVATION CLEARING AND GRADING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF THE TRENCH FROM THE END OF THE TRENCH.
5. LIMIT EXCAVATION CLEARING AND GRADING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF THE TRENCH FROM THE END OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

1. EROSION CONTROL MEASURES SHALL BE INSTALLED TO LEAVE THE SITE WITHOUT FURTHER WORK REQUIRED.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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9. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
10. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

SEEDING SPECIFICATIONS

1. SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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10. SEEDING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

V. STANDARD FOR PERMANENT STABILIZATION

1. SITE PREPARATION SHALL BE COMPLETED BEFORE PERMANENT STABILIZATION.
2. PERMANENT STABILIZATION SHALL BE COMPLETED BEFORE PERMANENT STABILIZATION.
3. PERMANENT STABILIZATION SHALL BE COMPLETED BEFORE PERMANENT STABILIZATION.
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10. PERMANENT STABILIZATION SHALL BE COMPLETED BEFORE PERMANENT STABILIZATION.

VI. STANDARD FOR INFILTRATION TRENCH

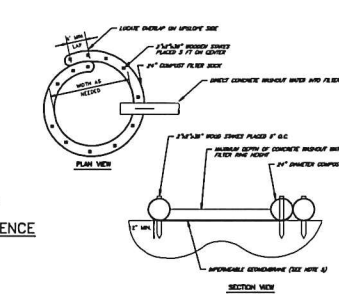
1. INFILTRATION TRENCHES SHALL BE INSTALLED TO LEAVE THE SITE WITHOUT FURTHER WORK REQUIRED.
2. INFILTRATION TRENCHES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. INFILTRATION TRENCHES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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9. INFILTRATION TRENCHES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
10. INFILTRATION TRENCHES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

EROSION/SEDIMENT CONTROL STANDARD NOTES

1. EROSION CONTROL MEASURES SHALL BE INSTALLED TO LEAVE THE SITE WITHOUT FURTHER WORK REQUIRED.
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CONSTRUCTION SEQUENCE

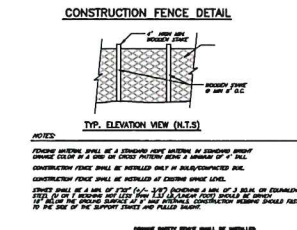
1. INSTALL CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
2. INSTALL PERMANENT STABILIZATION MEASURES TO PROTECT EXPOSED SOILS.
3. CLEAR AND GRAB PROJECT AREA.
4. GRAB AND STORE IN TEMPORARY STORAGE LOCATION AS SHOWN.
5. DIGGAGE AREA FOR PILE AND PILE INSTALLATION.
6. PILE UNDER THE PROJECT AREA.
7. COMPLETE PILE AND PILE.
8. INSTALL SUBSURFACE INFILTRATION TRENCH (SEE SEPARATE CONSTRUCTION SEQUENCE).
9. FINISH GRADE THE PROJECT AREA INCLUDING RE-INSTALLATION OF TOPSOIL AT A MINIMUM 4 INCH DEPTH.
10. INSTALL PILE PROTECTION FENCING FOR APPLICABLE CODE REQUIREMENTS, EXCEPT EXISTING FENCING AND GATE MEET ALL APPLICABLE CODE REQUIREMENTS.
11. REEVALUATE AND REPAIR EXPOSED AREAS OR INSTALL COVER.
12. INSTALL EROSION CONTROL MEASURES ON SLOPES 3:1 OR FLATTER AND SLOPE AREAS.
13. UPON PERMANENT STABILIZATION FINISH UNIFORM ESTABLISHED GRASSCOVER ON REEVALUATED OR INSTALLATION OF 100% PERMANENT SEDIMENT CONTROL DEVICES.



INFILTRATION TRENCH CONSTRUCTION SEQUENCE

1. CLEAR AND GRAB AREA FOR INSTALLATION OF INFILTRATION TRENCH.
2. STRIP TOPSOIL FROM PREPARED AREA AND STORE IN DESIGNATED TEMPORARY STORAGE.
3. DIGGAGE AREA FOR INSTALLATION OF INFILTRATION PIT AND ASSOCIATED STORM STRUCTURE.
4. INSTALL PERMANENT STABILIZATION MEASURES TO PROTECT EXPOSED SOILS.
5. CLEAR AND GRAB PROJECT AREA.
6. GRAB AND STORE IN TEMPORARY STORAGE LOCATION AS SHOWN.
7. DIGGAGE AREA FOR PILE AND PILE INSTALLATION.
8. PILE UNDER THE PROJECT AREA.
9. COMPLETE PILE AND PILE.
10. INSTALL SUBSURFACE INFILTRATION TRENCH (SEE SEPARATE CONSTRUCTION SEQUENCE).
11. FINISH GRADE THE PROJECT AREA INCLUDING RE-INSTALLATION OF TOPSOIL AT A MINIMUM 4 INCH DEPTH.
12. INSTALL PILE PROTECTION FENCING FOR APPLICABLE CODE REQUIREMENTS, EXCEPT EXISTING FENCING AND GATE MEET ALL APPLICABLE CODE REQUIREMENTS.
13. REEVALUATE AND REPAIR EXPOSED AREAS OR INSTALL COVER.
14. UPON PERMANENT STABILIZATION FINISH UNIFORM ESTABLISHED GRASSCOVER ON REEVALUATED OR INSTALLATION OF 100% PERMANENT SEDIMENT CONTROL DEVICES.

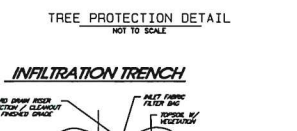
CONSTRUCTION FENCE DETAIL



TREE PROTECTION DETAIL



INFILTRATION TRENCH



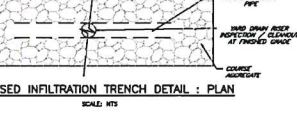
RECEIVING STREAM DATA



WATERSHED DATA



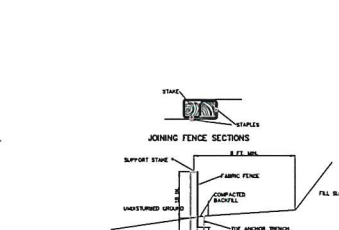
INFILTRATION TRENCH



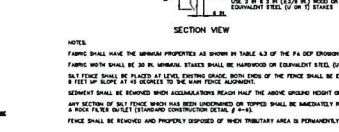
COMPOST FILTER SOCK CONCRETE WASH OUT DETAIL



STANDARD CONSTRUCTION DETAIL #4-7 STANDARD SILT FENCE (18" HIGH)



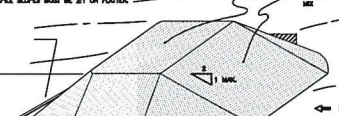
STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



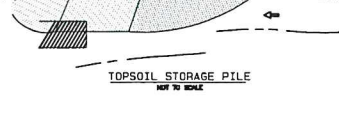
STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



STANDARD CONSTRUCTION DETAIL #4-5 ROCK FILTER OUTLET



STANDARD CONSTRUCTION DETAIL #4-4 ROCK FILTER OUTLET



SHEET 2 OF 2

DATE: 11/14/2023 10:03:13 AM

PROJECT NO.: 20-037-184

711 JAME ROAD
LOWER MARSHFIELD TOWNSHIP
BOCES COUNTY, MINNESOTA

TAX PARCEL 20-037-184

EROSION / SEDIMENTATION CONTROL DETAIL SHEET

Surveying Services

PAUL ANDERSON, P.E.
PATRICK A. COLLAMANN, P.E.
CONSTRUCTION SERVICES

CELL: 952-414-0000 FAX: 952-414-0001