

KEY MAP
Scale: 1" = 2,000'



SURVEY NOTES:

- PROPERTY INFORMATION:
 - OWNER OF RECORD: CHARLES PISTORO
 - ADDRESS: 143 TAYLORSVILLE ROAD, WASHINGTON CROSSING, PA 18379
 - APR. 20-07-006
 - LOT AREA: 1,200 SCL. 24,893.65 SCL. (GROSS)/1,186 SCL. 31,654.67 SCL. (NET)
 - PROPERTY MATHEMATICALLY CLOSED.
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY KELLY ENGINEERS IN JANUARY 2023. THE LIMIT OF THE FIELD SURVEY IS SHOWN ON THIS PLAN.
- HORIZONTAL DATUM/BEARINGS OF LINES ARE BASED ON DEED OF RECORD. VERTICAL DATUM/ELEVATIONS ARE BASED ON NAVD 83 DATA. THE VALUES WERE DERIVED FROM GPS OBSERVATIONS SUPPLEMENTED WITH CLOSE LOOP GROUND TRAVERSE NETWORK.
- PLAN REFERENCES:
 - A DEED FILED IN RECORDER OF DEEDS OFFICE OF BUCKS COUNTY AS INSTRUMENT #2022071283.
- THIS SURVEY IS NOT PREPARED WITH THE BENEFIT OF A TITLE REPORT.
- UTILITY LOCATIONS ARE LOCATED TO THE BEST OF OUR ABILITY BASED ON PENNSYLVANIA ONE CALL AND LOCATIONS OF PHYSICAL SURFACE FEATURES. NOT GUARANTEED AS TO THEIR EXACT LOCATION, OR THE EXISTENCE OF OTHERS, THAT ARE NOT SHOWN. A CONSTRUCTION PENNSYLVANIA ONE CALL SHOULD BE MADE PRIOR TO ANY EXCAVATION.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS, EASEMENTS, AND DOCUMENTS OF RECORD.
- SITE PLANS WITH PROPOSED GRADING, EROSION & CONTROL MEASURES, AND ALL OTHER APPLICABLE INFORMATION WILL BE SUBMITTED FOR APPROVAL AFTER ZONING APPROVAL IS OBTAINED.

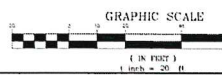
ZONING REQUIREMENTS:
ZONED: R-1 RESIDENTIAL LOW DENSITY DISTRICT

AREA & DIMENSIONAL INFORMATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (NET)	AC.	51,024.67 S.F. (1,186 AC)	51,024.67 S.F. (1,186 AC)
MIN. LOT WIDTH @ BSEL	160 FT.	310.51 FT.	310.51 FT.
YARD SETBACK REQUIREMENTS			
MIN. FRONT YARD	80 FT.**	17.11 FT. **	17.11 FT. **
MIN. SIDE YARD	20 FT.	42.78 FT.	42.46 FT. TO HIGH COVERED PATIO
MIN. SIDE YARD ACCESS, BUILDING	10 FT.	N/A	15.14 FT. TO HIGH GARAGE ****
MIN. REAR YARD	70 FT.	152.91 FT.	125.96 FT. TO HIGH COVERED PATIO
MIN. REAR YARD ACCESS, BUILDING	10 FT.	<33 FT.	104.87 FT. TO HIGH GARAGE
MAX. BUILDING HEIGHT	<35 FT.	<33 FT.	<35 FT.
MAX. IMPERVIOUS COVERAGE	0.18	0.1488	0.2088 ***

** INDICATES COLLECTOR ROAD FRONT YARD SETBACK WHERE 50 FT. OTHERWISE REQUIRED
 *** INDICATES NON-CONFORMING PRE-EXISTING CONDITION
 **** INDICATES VARIANCE APPROVAL REQUIRED FROM ARTICLE IV, SECTION 203-10 IMPERVIOUS SURFACE REQUIREMENTS (B) WHERE 0.18 MAXIMUM IMPERVIOUS COVERAGE IS ALLOWED AND AN INCREASE OF 0.0388 IS PROPOSED.
 ***** INDICATES VARIANCE APPROVAL REQUIRED FROM ARTICLE IV, SECTION 200-49 ACCESSORY USES AND STRUCTURES (14) [RESIDENTIAL ACCESSORY BUILDINGS, STRUCTURES AND FENCES] (a) AND (b) TO HAVE ACCESSORY BUILDING OUTSIDE OF FOURTH OF THE LOT FURTHEST REMOVED FROM THE ABUTTING STREETS.

IMPERVIOUS AREA COMPUTATIONS:

	EXISTING	REMOVED	PROPOSED
DWELLING	4,136 S.F.	N/A	4,136 S.F.
DRIVEWAY (PAVED)	1,718 S.F.	N/A	4,854 S.F.
DRIVEWAY (STONE)	430 S.F.	78 S.F.	N/A
WALKWAYS	233 S.F.	N/A	233 S.F.
SHED	408 S.F.	N/A	408 S.F.
PATIO	312 S.F.	N/A	312 S.F.
WALLS	286 S.F.	114 S.F.	172 S.F.
MISC.	49 S.F.	N/A	49 S.F.
COVERED PATIO	N/A	N/A	1,074 S.F.
BREKFAST GARAGE	N/A	N/A	214 S.F.
GARAGE	N/A	N/A	2,184 S.F.
TOTAL	7,281 S.F. (0.1488)	192 S.F.	7,592 S.F. (0.2088)



KELLY ENGINEERS
CONSULTING ENGINEERS & SURVEYORS
30 Locust Avenue, Suite 201
P.O. Box 100
BUCKS COUNTY, PA 18833-0100
TEL: 610-353-3372

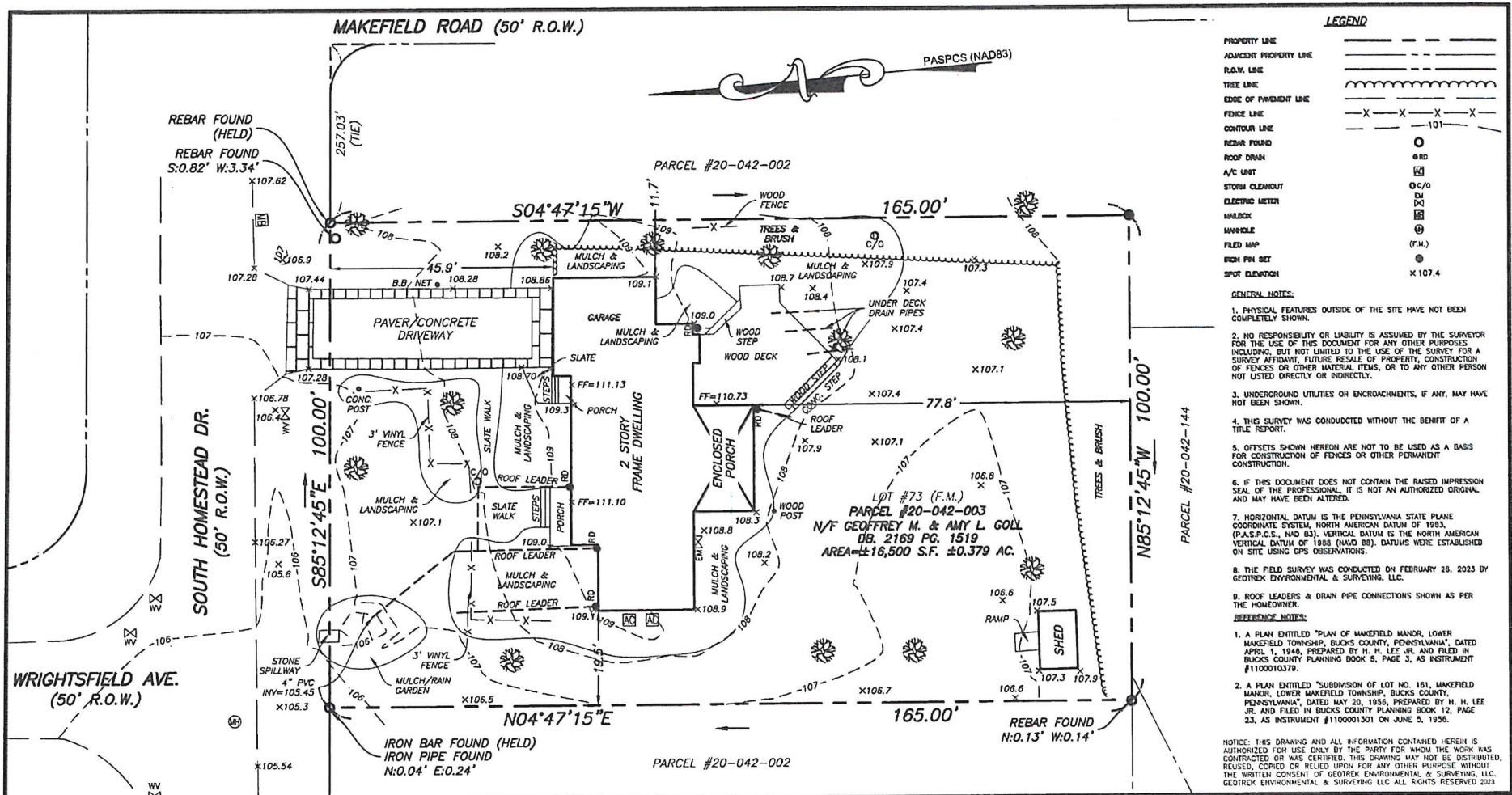


DATE: JAN. 17, 2023	SCALE: 1" = 20'
DRAWN BY: J. P. J.	CHECKED BY: P. J.
PROJECT NO.: 23-001	DATE: 01/17/2023

CHARLES PISTORO
183 TAYLORSVILLE ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



PLAN OF PROPERTY



LEGEND

- PROPERTY LINE ————
- ADJACENT PROPERTY LINE - - - - -
- R.O.W. LINE ————
- TREE LINE ————
- EDGE OF PAVEMENT LINE ————
- FENCE LINE — X — X — X — X —
- CONTOUR LINE ————
- REBAR FOUND ○
- ROOF DRAIN ○ RD
- A/C UNIT □
- STORM CLEANOUT ○ C/O
- ELECTRIC METER □
- WALDOX □
- MANHOLE ○
- FIELD MAP (F.M.)
- IRON PIN SET ○
- SPOT ELEVATION X 107.4

- GENERAL NOTES:**
- PHYSICAL FEATURES OUTSIDE OF THE SITE HAVE NOT BEEN COMPLETELY SHOWN.
 - NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PURPOSES INCLUDING, BUT NOT LIMITED TO THE USE OF THE SURVEY FOR A SURVEY AFFIDAVIT, FUTURE RESALE OF PROPERTY, CONSTRUCTION OF FENCES OR OTHER MATERIAL ITEMS, OR TO ANY OTHER PERSON NOT LISTED DIRECTLY OR INDIRECTLY.
 - UNDERGROUND UTILITIES OR ENCROACHMENTS, IF ANY, MAY HAVE NOT BEEN SHOWN.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT CONSTRUCTION.
 - IF THIS DOCUMENT DOES NOT CONTAIN THE RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL AND MAY HAVE BEEN ALTERED.
 - HORIZONTAL DATUM IS THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983. (P.A.S.P.C.S., NAD 83). VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). DATUMS WERE ESTABLISHED ON SITE USING GPS OBSERVATIONS.
 - THE FIELD SURVEY WAS CONDUCTED ON FEBRUARY 28, 2023 BY GEOTREK ENVIRONMENTAL & SURVEYING, LLC.
 - ROOF LEADERS & DRAIN PIPE CONNECTIONS SHOWN AS PER THE HOMEOWNER.
- REFERENCE NOTES:**
- A PLAN ENTITLED "PLAN OF MAKEFIELD MANOR, LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", DATED APRIL 1, 1946, PREPARED BY H. H. LEE, JR. AND FILED IN BUCKS COUNTY PLANNING BOOK 5, PAGE 3, AS INSTRUMENT #1100010379.
 - A PLAN ENTITLED "SUBDIVISION OF LOT NO. 181, MAKEFIELD MANOR, LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", DATED MAY 20, 1956, PREPARED BY H. H. LEE, JR. AND FILED IN BUCKS COUNTY PLANNING BOOK 12, PAGE 23, AS INSTRUMENT #110001301 ON JUNE 5, 1956.

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NO.	DATE	REVISION	DRAWN	CHK	REL
1	3/27/23	REVISED ROOF LEADER CONNECTIONS	MAS	MJM	MJM

ADDRESS:
304 W. ASHLAND STREET
DOYLESTOWN, PA 18901
TELE: (267) 300-1536

CERTIFICATE OF AUTHORIZATION: 24GA28306500



MICHAEL J. MCGUIRE
PROFESSIONAL LAND SURVEYOR PA LIC. NO. S049389E

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR GEOFFREY & AMY GOLL
5 SOUTH HOMESTEAD DRIVE
PARCEL #20-042-003
SITUATED IN
LOWER MAKEFIELD TOWNSHIP BUCKS COUNTY PENNSYLVANIA

DATE: 3/1/23
PROJECT NO.: GOLL
CADD FILE: SURVEY
DRAWN BY: MAS
CHECKED BY: MJM
SCALE: 1"=20'
SHEET: 1 OF 1

ELECTRIC SYMBOLS

- ⊕ DUPLEX RECEPTACLE
- ⊕ SPLIT-WIRED RECEPTACLE
- ⊕ C DUPLEX RECEPTACLE @ 42" A.F.F.
- ⊕ SV DUPLEX RECEPTACLE WITH SV DC PORTS
- ⊕ GFCI GROUND FAULT CIRCUIT INTERRUPTED RECEPTACLE
- ⊕ WP NON-METALLIC WEATHERPROOF IN-USE COVER
- ⊕ SINGLE POLE SWITCH
- ⊕ 3 THREE WAY SWITCH
- ⊕ DIMMER SWITCH

- ⊕ 4" LED DIRECT-MOUNT RECESSED DOWNLIGHT WAREHOTE DRIVER - HALO HLE19604P1512M
- ⊕ 6" LED DIRECT-MOUNT RECESSED DOWNLIGHT WAREHOTE DRIVER - HALO HLE19604P1512M
- ⊕ H MALL MOUNTED LIGHT FIXTURE BY OWNER
- ⊕ C GCEILING MOUNTED FIXTURE BY OWNER
- ⊕ P GCEILING MOUNTED PENDANT FIXTURE BY OWNER
- ⊕ J GCEILING "J-BOX" FOR FIXTURE BY OWNER
- ⊕ F EXHAUST FAN VENTED TO OUTSIDE

LAMPS TO BE LED BUCK, TYP. UNLESS NOTED OTHERWISE

FIXTURES INSTALLED IN THE CEILING BELOW ARTICES ARE TO BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM PER INCH TESTED IN ACCORDANCE WITH ASTM E 285 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR OR CEILING COVERING.

FIXTURES INSTALLED IN SLOPED CEILINGS ARE TO BE ADJUSTABLE

FIXTURES INSTALLED IN BATHROOMS AND EXTERIOR ARE TO BE UL RATED

- ⊕ INTERCONNECTED HARDWIRED SMOKE DETECTOR WITH BATTERY BACK-UP
 - ⊕ CARBON MONOXIDE ALARM
- SMOKE ALARMS**
 PROVIDE INTERCONNECTED AND HARDWIRED SMOKE ALARMS IN THE FOLLOWING AREAS:
 1. IN ALL SLEEPING ROOMS
 2. OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE BEDROOMS
 3. ONE ON EACH ADDITIONAL STORY
- CARBON MONOXIDE ALARM**
 PROVIDE CARBON MONOXIDE ALARMS OUTSIDE EACH SLEEPING AREA IN THE VICINITY OF THE BEDROOMS
- NOTE: SMOKE ALARMS & CARBON MONOXIDE DETECTORS SHALL BE PROVIDED THROUGHOUT THE EXISTING DWELLING IN ALL LOCATIONS AS REQUIRED FOR NEW CONSTRUCTION. SUCH ALARMS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND MAY BE OPERATED BY BATTERY ONLY.

LEGEND

⊕ HALLS TO BE DEMOLISHED

⊕ EXISTING HALLS TO REMAIN

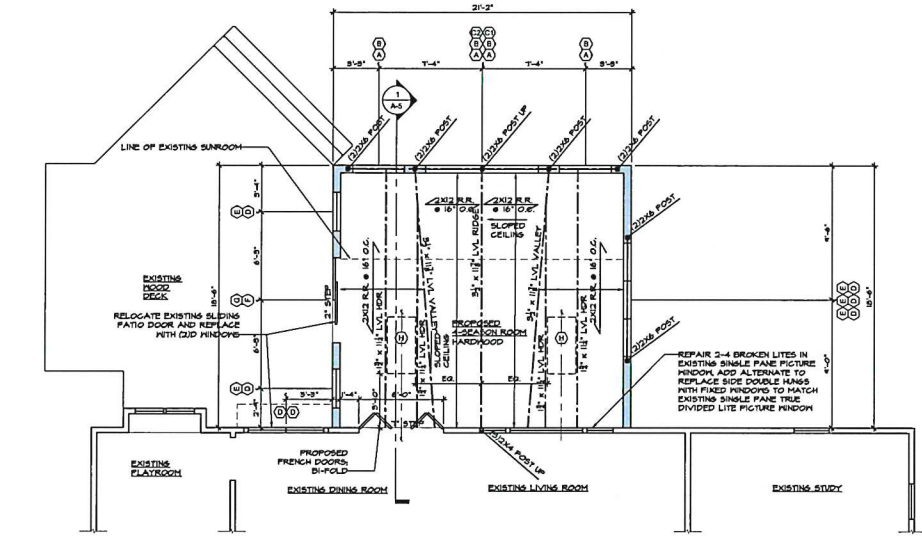
⊕ EXISTING HALLS TO BE REBUILD

⊕ NEW HALLS

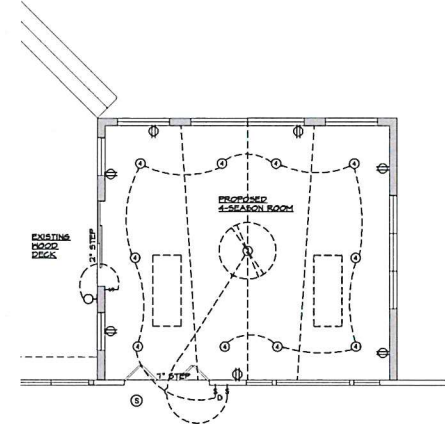
⊕ WINDOW TYPE

WINDOW/EXTERIOR DOOR SCHEDULE						
TYPE	QTY.	UNIT #	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
A	4	4557	3'-0"	4'-0"	6'-0"	DOUBLE HANG
B	4	4517	3'-0"	1'-5"	--	TRANSOM
C1	1	--	9'-4"	2'-2"	--	CUSTOM TRAPEZOID
C2	1	--	3'-0"	3'-3"	--	CUSTOM TRAPEZOID
D	7	3357	2'-0"	4'-0"	6'-0"	DOUBLE HANG
E	5	3317	2'-0"	1'-0"	--	TRANSOM
F	1	--	6'-0"	6'-0"	--	EXISTING SLIDING PATIO DOOR
G	1	--	6'-0"	1'-5"	--	TRANSOM
H	2	FM2246	2'-1 1/2"	4'-1 1/2"	--	FIXED CURB MOUNTED SKYLIGHT

NOTES:
 1. UNIT # REFERS TO PELLA PRODUCT CATALOG. OWNER TO CHOOSE FINAL SELECTION OF FINISHES, GRILLES, & OPTIONS.
 2. UNITS TO COMPLY WITH CURRENT ENERGY CODE REQUIREMENTS FOR U-VALUE AND SHADING COEFFICIENT.
 3. MULTIPLE UNITS TO BE FACTORY JOINED.
 4. "H" UNITS ARE VELUX CURB MOUNTED FIXED SKYLIGHTS.



1 4-SEASON ROOM PLAN
 SCALE: 1/4"=1'-0"



2 ELECTRIC AND LIGHTING PLAN
 SCALE: 1/4"=1'-0"

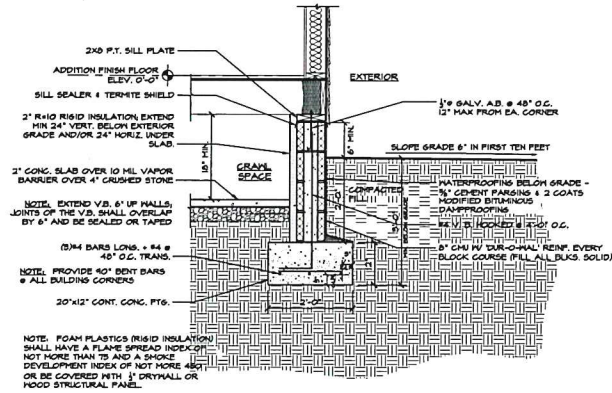
NOT FOR CONSTRUCTION
 SEAL

GOLL RESIDENCE
 SUNROOM ADDITION
 5 S. HOMESTEAD DRIVE
 YARDLEY, PA 19067

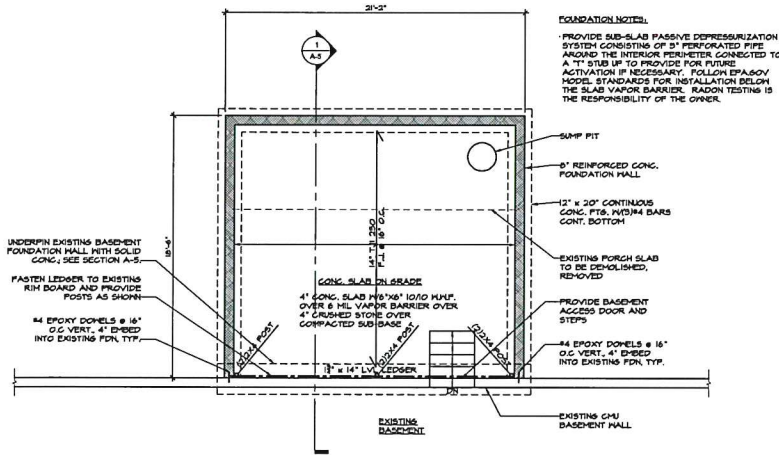
DATE	BY	ISSUED FOR
5/9/22	FG	ISSUED FOR CONCEPT REVIEW
6/1/22	FG	ISSUED FOR CONCEPT REVIEW R1
10/13/22	FG	ISSUED FOR BID

DRAWING TITLE
**FLOOR PLAN,
 ELECTRIC & LIGHTING,
 SCHEDULES**

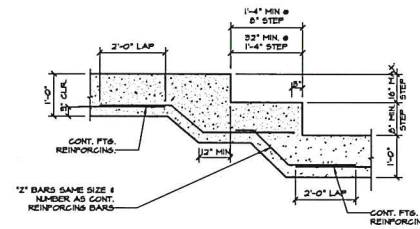
DATE: 5-9-2022
 DRAWN BY: FG
 CHECKED BY: JTG
 AS NOTED



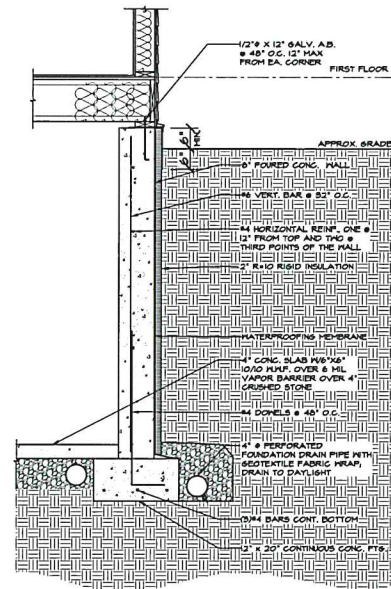
3 ALTERNATE CRAWL SPACE DETAIL
SCALE: 3/4"=1'-0"



4-SEASON ROOM FOUNDATION PLAN
SCALE: 1/4"=1'-0"



4 STEPPED FTG. DETAIL
SCALE: NONE



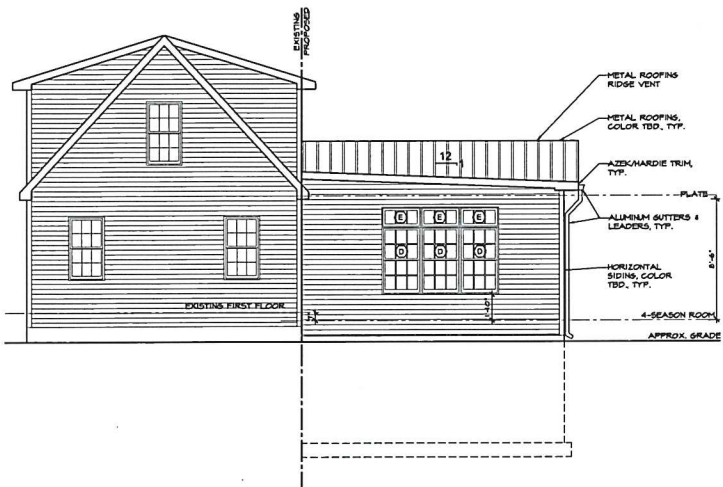
2 BASEMENT FDN DETAIL
SCALE: 3/4"=1'-0"

NOT FOR CONSTRUCTION
SEAL

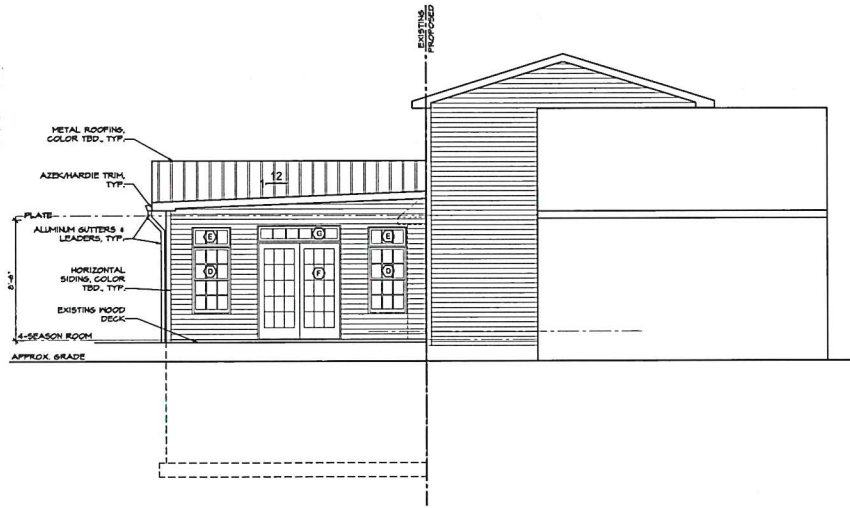
GOLL RESIDENCE
SUNROOM ADDITION
5 S. HOMESTEAD DRIVE
YARDLEY, PA 19067

DATE	BY	REVISIONS
5/2/22	FG	ISSUED FOR CONCEPT REVIEW
6/1/22	FG	ISSUED FOR CONCEPT REVIEW RT
10/1/22	FG	ISSUED FOR BID

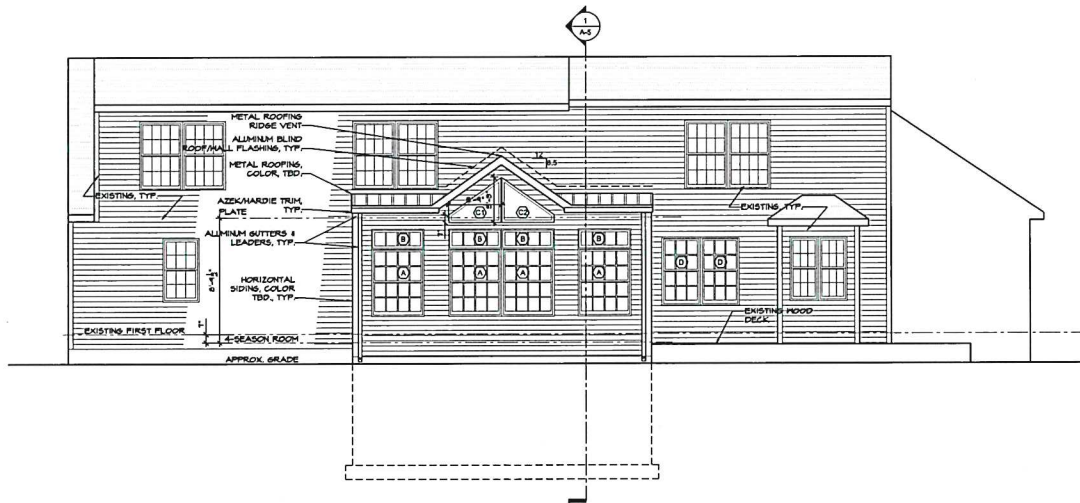
DRAWING TITLE
FOUNDATION PLAN AND DETAILS
NO. 2719
DATE 05/02/22
SCALE AS NOTED
PG 5 OF 22



2 SIDE ELEVATION - WEST
SCALE: 1/4"=1'-0"



3 SIDE ELEVATION - EAST
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

FORM
ARCHITECTURE
PETER J. GILLES, JR., ARCHITECT
PO BOX 936, NEWTOWN, PA 18940-0936
281-337-7409 www.formarchitecture.com
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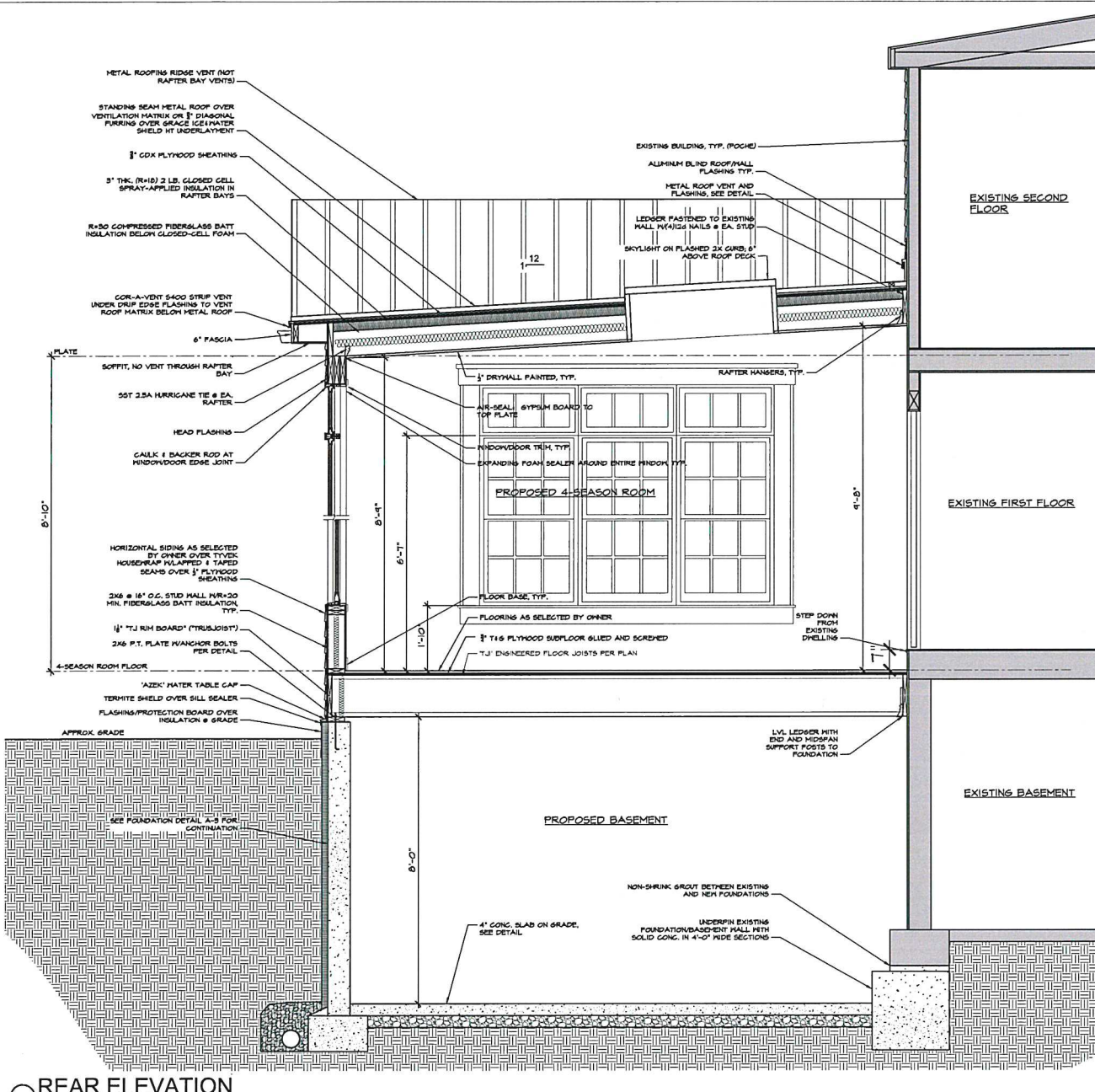
NOT FOR CONSTRUCTION
SEAL

GOLL RESIDENCE
SUNROOM ADDITION
5 S. HOMESTEAD DRIVE
YARDLEY, PA 19067

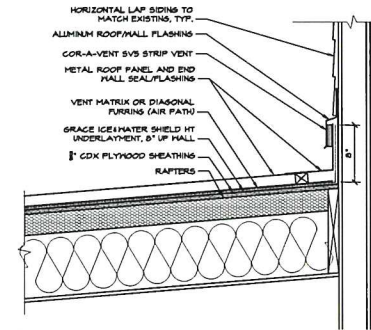
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5/8/22	PG	ISSUED FOR CONCEPT REVIEW
6/1/22	PG	ISSUED FOR CONCEPT REVIEW, R1
10/13/22	PG	ISSUED FOR BID

DRAWING TITLE
ELEVATIONS
DATE: 10/13/22
SCALE: AS NOTED
219
PC
UP/VT/TP
5/9/2022

DRAWING NUMBER
A-4
OF 5



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 VENT DETAIL
SCALE: 1 1/2"=1'-0"

FORM
ARCHITECTURE
PETER J. GILLES, JR., ARCHITECT
PO BOX 938, NEWTON, PA 18901-0938
267-377-7409
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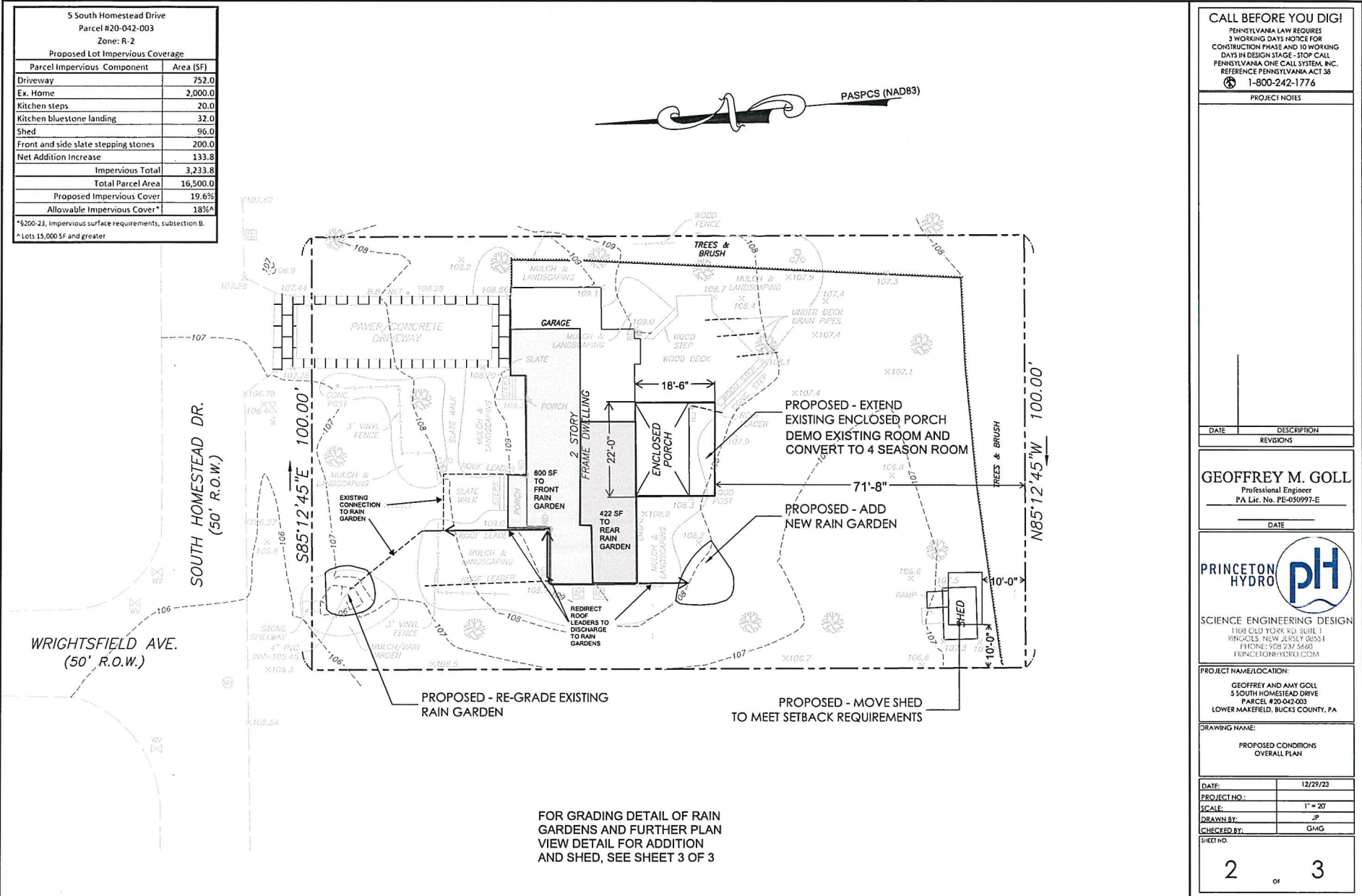
NOT FOR CONSTRUCTION
SEAL

GOLL RESIDENCE
SUNROOM ADDITION
5 S. HOMESTEAD DRIVE
YARDLEY, PA 19067

DATE	BY	REVISIONS
5/6/22	PG	ISSUED FOR CONCEPT REVIEW
6/1/22	PG	ISSUED FOR CONCEPT REVIEW R1
10/13/22	PG	ISSUED FOR BID

DRAWING TITLE:
SECTION
DATE: 5/5/22
SCALE: AS NOTED

DRAWING NUMBER:
A-5
OF 5



5 South Homestead Drive
Parcel #20-042-003
Zone: R-2
Proposed Lot Impervious Coverage

Parcel Impervious Component	Area (SF)
Driveway	752.0
Ex. Home	2,000.0
Kitchen steps	20.0
Kitchen bluestone landing	32.0
Shed	96.0
Front and side slate stepping stones	200.0
Net Addition Increase	133.8
Impervious Total	3,233.8
Total Parcel Area	16,500.0
Proposed Impervious Cover	19.6%
Allowable Impervious Cover*	18% ^A

*§200-23, Impervious surface requirements, subsection B.
^A Lots 15,000 SF and greater



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
REFERENCE PENNSYLVANIA ACT 38
1-800-242-1776

PROJECT NOTES

DATE	DESCRIPTION
	REVISIONS

GEOFFREY M. GOLL
Professional Engineer
PA Lic. No. PE-450997-E
DATE

PRINCETON HYDRO 
SCIENCE ENGINEERING DESIGN
1109 OLD YORK RD. SUITE 1
BRIDGES, NEW JERSEY 08851
PHONE: 908.237.3660
PRINCETONHYDRO.COM

PROJECT NAME/LOCATION:
GEOFFREY AND AMY GOLL
5 SOUTH HOMESTEAD DRIVE
PARCEL #20-042-003
LOWER MERFIELD, BUCKS COUNTY, PA

DRAWING NAME:
PROPOSED CONDITIONS
OVERALL PLAN

DATE:	12/29/23
PROJECT NO.:	
SCALE:	1" = 20'
DRAWN BY:	JP
CHECKED BY:	GMG

SHEET NO.
2 OF **3**

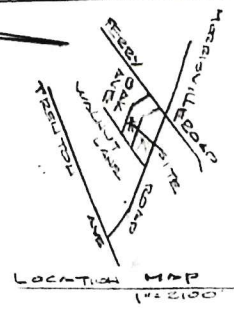
FOR GRADING DETAIL OF RAIN GARDENS AND FURTHER PLAN VIEW DETAIL FOR ADDITION AND SHED, SEE SHEET 3 OF 3

PROPOSED FENCE

SOIL: U1B (URBAN LAND)

ZONED R-2

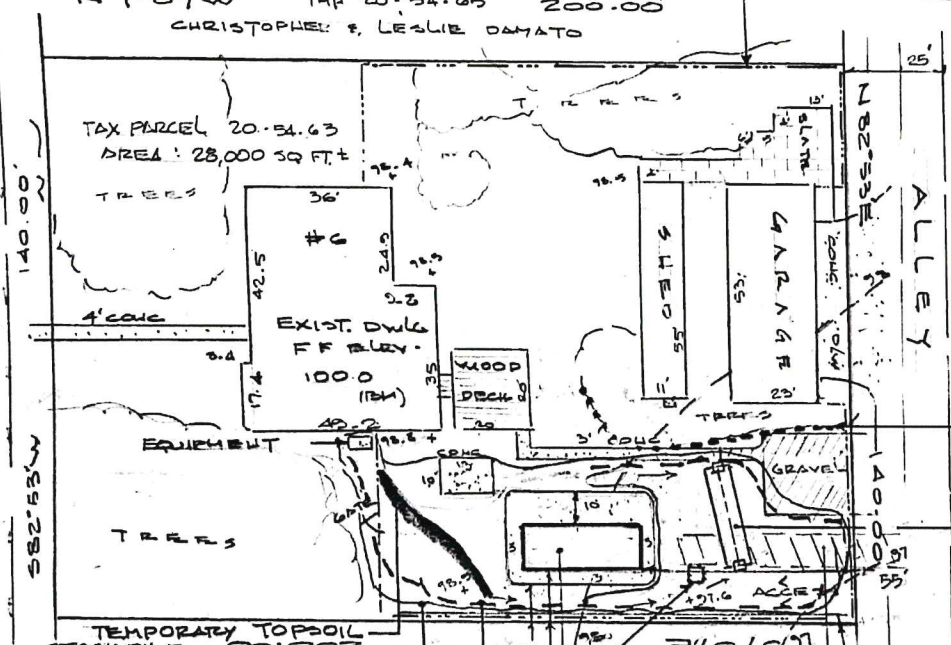
MAX. IMPERVIOUS - 13%



N7°07'W TWP 20-54-65 200.00
CHRISTOPHER F. LESLIE DAWATO

TAX PARCEL 20-54-63
AREA: 28,000 SQ FT.±

OAK AVENUE



TREE PROTECTION

6" WIDE, 5' DEEP, 25' LONG
INTEGRATION TRENCH
(SEE SHEET 3)
GRATE: 97.3
144: 95.3

PROPOSED LOW LEVEL BARTHEN
BERM TO SERVE AS PROTECTION
FOR THE POTENTIAL OF INCREASED
RUNOFF FROM THE NEW CONSTRUCTION
AFFECTING ADJACENT PROPERTIES

TEMPORARY TOPSOIL STOCK PILE

T.H.P. 20-54-62
DAVID & DIANA GRIGGS
LIMIT OF DISTURBANCE
(3375 SQ FT.)

ROCK CONST. RHT
(TIRE CLEANER)

NOTES

- REFERENCE PLAN OF SILT FENCE SURVEY OF LOTS 20 & 21 BLOCK A, PLAN N: 3 "MAKE FIELD TERRACE" BY H.H. LEE, JR. MAY 27, 1957
- Plan was prepared without the benefit of a title report and is subject to easements and documents (unrecorded and unrecorded)
- Pool construction and fence installation to comply with Township codes and regulation
- Any damage to the curb and sidewalk to be the responsibility of the owner who will make the necessary repairs
- Grading to remain as current conditions exist. No proposed runoff to reach adjacent properties
- Plan to be used as a pool permit plan only.



Kenneth C. Seely

KENNETH C. SEELY, P.L.S.
P.O. BOX 1832
RIDGELAND, S.C. 29936
843 271-0737

ADDRESS
6 OAK AVENUE
MORRISVILLE, PA 19067
39 15 30
GRAPHIC SCALE 1/4" = 1' = 30'

POOL PERMIT PLAN
PREPARED FOR
ROBERT & LORRAINE JOLLY
LOWMEYER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA
SHEET 1 OF 3
SCALE: 1" = 30'
DATE: 11-14-23

PROPOSED FENCE
MIN. 4' HIGH
MAX 2" SPACING
SELFLATCHING / LOCKING GATES
IRC CODE
DOOR ALARMS REQUIRED
ENTIRE POOL TO BE ENCLOSED
OUTWARD SWINGING GATES

LEGEND
--- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - FLOW
- - - SILT FENCE
- - - LIMIT OF DISTURBANCE
/// TIRE CLEANING AREA

IMPERVIOUS AREAS		
EXISTING DWELLING	2562	
DRIVEWAY:	320	
WALKS/PATIOS:	895	
SHED/GARAGE:	1824	
TOTAL:	2071	5601
PROPOSED DECK		920
& PADS:		
TOTAL:	21.9%	6121

MAX ALLOWABLE - 13% (5040)

CBS STANDARD NOTES

STOOPPLE HEIGHTS MUST NOT EXCEED 35 FEET. STOOPPLE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR/RESPONSIBLE PERSON (O/R/P) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION, THE O/R/P SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENTATION POLLUTION.

THE O/R/P SHALL INSURE THAT AN EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCCAS COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BURNOUT AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PLUMBING TO SEDIMENT-LOADED WATER SHALL BE THROUGH A SEDIMENTATION CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.

EROSION AND SEDIMENTATION BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREA OF THOSE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING PERIOD OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/R/P SHALL WRITE CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARED AND THE BUCCAS COUNTY CONSERVATION DISTRICT TO PRE-CONSTRUCTION MEETING. MEETING AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PA ONE-CALL SYSTEM, IC AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE CEASES, THE O/R/P SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY DURING NON-GERMINATING PERIODS. MEASURES MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE ON WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM TO PERCENT VEGETATION OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UPON INSTALLATION OF TEMPORARY SEDIMENT BASK (RESIN), AN IMMEDIATE INSPECTION OF THE RESIN(S) SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE, WHEREUPON THE BUCCAS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY WRITING THAT THE RESIN(S) IS/ARE SEALED (WRITTEN).

AT STREAM CROSSINGS A 50 FOOT BUFFER SHALL BE MAINTAINED. ON BUTTERS, CLEARINGS, SOD DISTURBANCES AND LICKWAYS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS SLIDING LOGS, BURNING, CLEANED BRUSH, DISCHARGING MANURE FROM TRUCKS, BELONGS THE SECTIONS, RETELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH MAJOR EVENT AND ON WEATHER EVENTS. ALL INSPECTIONS AND PERMANENT MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-DRAINING, RE-SETTING, RE-BUILDING, AND RE-TIGHTENING MUST BE PERFORMED AS CORRECTED. REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVAL FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, RE-BANKS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOOPPLES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (PA CODE REGULATIONS 26 PA CODE, 27A, ET. SEQ. AND 26A, ET. SEQ. AND/OR ANY ADDITIONAL LOCAL STATE OR FEDERAL REGULATIONS ON BUILDING MATERIALS (USED OR UNUSED) OR WASTES MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED ON SITE.

SEEDING SPECIFICATIONS

TEMPORARY SEEDING

LAND: 100 LBS/1000 SF
GROUND LIME/STONE INCORPORATED 4 INCHES INTO SOIL
FERTILIZER: 25 LBS/1000 SF
10-20-20 INCORPORATED 4 INCHES INTO SOIL
SEED: 1.0 LBS/1000 SF
ANNUAL RICEGRASS
MACH: 140 LBS/1000 SF
STRAW MULCH

PERMANENT SEEDING

LAND: 100 LBS/1000 SF
GROUND LIME/STONE INCORPORATED 4 INCHES INTO SOIL
FERTILIZER: 25 LBS/1000 SF
10-20-20 INCORPORATED 4 INCHES INTO SOIL
SEEDING LAW AND MOVED AREAS: KENTUCKY BLUEGRASS 30 LBS/AC
REEDIT: 3 LBS/AC
PERENNIAL RICEGRASS 30 LBS/AC
TOTAL SEEDING = 63 LBS/AC

OR
PENNSYLVANIA BLUEGRASS 40 LBS/AC
REEDIT: 3 LBS/AC
PERENNIAL RICEGRASS 30 LBS/AC
TOTAL SEEDING = 63 LBS/AC

SLOPES OR UNMOVED AREAS: CROWN VETCH 25 LBS/AC
PERENNIAL RICEGRASS 33 LBS/AC
TOTAL SEEDING = 58 LBS/AC

PLANTING DATE: MARCH 1ST TO MAY 15TH, AND AUGUST 15TH TO OCTOBER 1ST.
MACH: STRAW AT A RATE OF 140 LBS/1000 SF. MACH SHALL BE SECURED BY APPROVED METHODS.

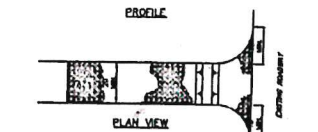
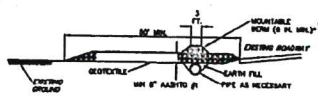


DETAIL SHEET

CONSTRUCTION SEQUENCE

1. PA ONE CALL TO BE MADE BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
2. INSPECT EROSION AND SEDIMENTATION CONTROLS DAILY ESPECIALLY AFTER HEAVY STORMS.
3. REPLACE AND OR REPAIR EROSION AND SEDIMENTATION CONTROLS AS NECESSARY.
4. NOTIFY TOWNSHIP, TOWNSHIP ENGINEER AND BUCCAS COUNTY CONSERVATION DISTRICT THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
5. INSTALL SEDIMENT BARRIERS AND CONSTRUCTION ENTRANCE AS SHOWN IN PLAN VIEW.
6. CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION, STRIP TOPSOIL AND STOOPPLES.
7. GRADE REMAINING PORTIONS OF LOT WHICH ARE NECESSARY TO FACILITATE CONSTRUCTION.
8. CONSTRUCT PROPOSED STRUCTURES AND APPURTENANCES.
9. COMPLETE OTHER SITE IMPROVEMENTS.
10. FINAL GRADE ALL DENuded AREAS AND SPREAD STOOPPLED TOPSOIL AT MINIMUM OF 6". IMMEDIATELY STABILIZE ALL DENuded AREAS TO REESTABLISH VEGETATION.
11. UPON RE-ESTABLISHMENT OF ALL DENuded AREAS, REMOVE EROSION AND SEDIMENTATION CONTROLS.
12. IMMEDIATELY RE-STABILIZE ANY RE-DISTURBED AREAS.

* IF THE EXISTING DRIVEWAY WILL BE USED AS THE CONSTRUCTION ENTRANCE, THE STABILIZED ROCK CONSTRUCTION ENTRANCE MAY BE OMITTED. ALL DRIVE AND ROAD MUST BE REMOVED FROM VEHICLES PRIOR TO ENTRY OVER A PUBLIC DRIVEWAY. FAILURE TO DO SO MAY RESULT IN ACTION FROM THE TOWNSHIP TO INSTALL THE STABILIZED ROCK CONSTRUCTION ENTRANCE TO ITS PROPOSED OR FULL LENGTH, WHETHER IT REQUIRES TO ALLEVIATE THE SITUATION. THE HOMEOWNER/CONTRACTOR SHALL MAINTAIN THE DRIVEWAY/ROADWAY THE PROJECT TO PREVENT SOIL FROM BEING TRACKED ONTO THE PUBLIC ROADWAY.



* MOUNTABLE BORN USED TO PROVIDE PROPER COVER FOR PIPE.

ROCK: STONE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXCEEDS ROCK OVER FULL WIDTH OF ENTRANCE.

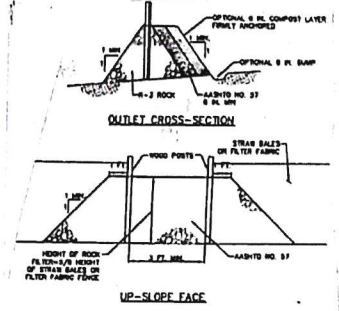
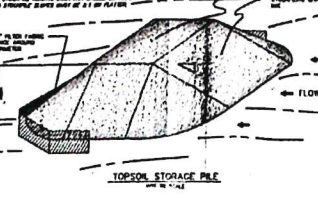
ROCK: SHALL BE SWEPT FROM PROXIMITY TO A DRAINABLE SEDIMENT REMOVAL BMP PRIOR TO EXITING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BORN SHALL BE INSTALLED WHEREVER OPTIONAL CLEANOUT PIPE IS USED AND PROTECTS PIPE FROM ALL DEBRIS AS SET BY MANUFACTURER'S INSTRUCTIONS PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF SIFON BORN CHOSEN.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE HOMEOWNERS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOOPPLE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED SURFACES SHALL BE REMOVED AND RE-DEPOSITED ON NEARBY. EXCESS LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 80 FEET IMPROVES UNTIL. CONDITION IS ALLOWED OR INSTALLED MUST ALLOW. REGARDING THE REMOVAL OF IMPEDERS. THE SPECIFIC WITH REMOVAL STRIPES, GENERAL CLEANOUT, OR OTHER DRAINAGE COULDS IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**

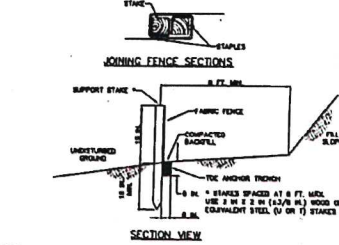
NOT TO SCALE



NOTE: A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRIP BAG BARRIER HAS OCCURRED. THE ROCK FILTER BAG BARRIER SHOULD BE REPAIRED OR REPLACED WITH A ROCK FILTER OUTLET. ROCK FILTER OUTLET SHALL BE USED ON UPHOLE FACE IN NO AND EY WATERSHEDS.

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

NOT TO SCALE



NOTE: FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAPLES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAPLES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH SIDES OF THE FENCE SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALONGSIDE.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GRADE HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

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

NOT TO SCALE



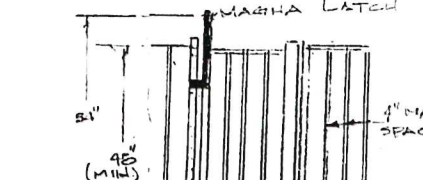
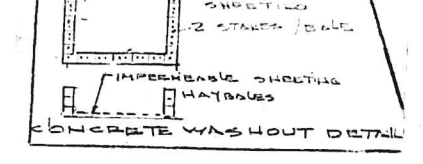
ORANGE SAFETY FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

UPON INSTALLATION OF SLOEWENCE, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO COMMENCING WITH CLEARING OR FURTHER CONSTRUCTION.



THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION AND WORK HAS BEEN COMPLETE. ANY DAMAGE TO THE PROTECTIVE FENCING SHALL BE REPLACED OR REPAIRED BEFORE FURTHER CONSTRUCTION SHALL BEGIN.

48" HIGH ORANGE SAFETY FENCE MOUNTED ON STEEL POSTS LOCATED AT 10' SPACING.

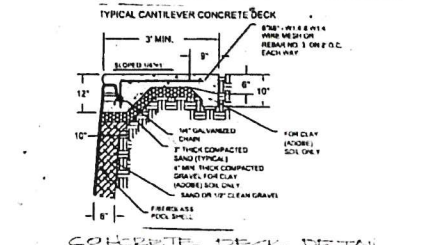


NOTE: GATE OPENS AWAY FROM POOL.

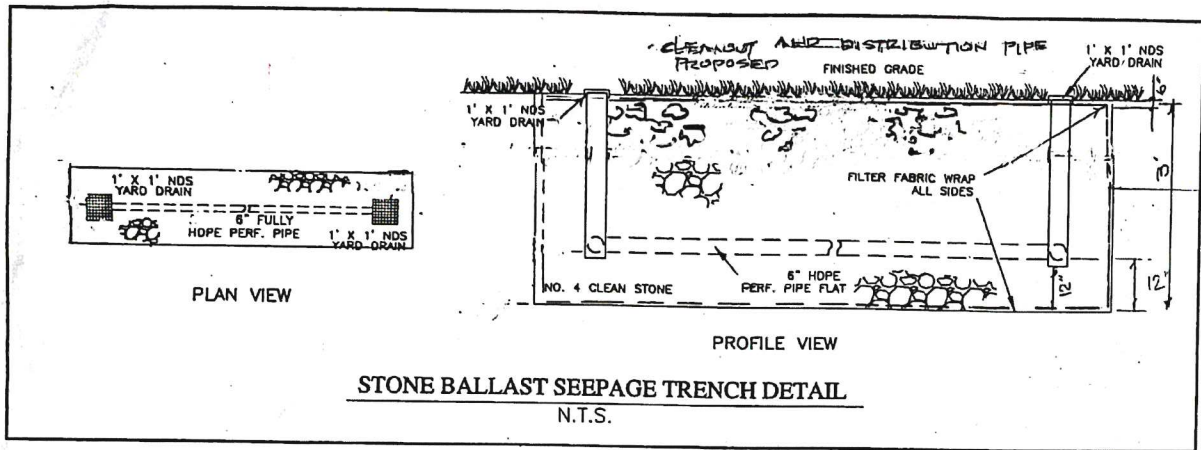
POINTS IN CONC.

FENCE DETAIL

TYPICAL CANTILEVER CONCRETE DECK



CONCRETE DECK DETAIL



STONE BALLAST SEEPAGE TRENCH DETAIL
N.T.S.

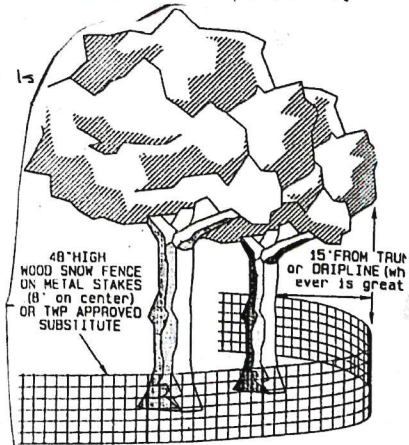
• VALVES TO BE INSTALLED AT BOTH ENDS TO ALLOW ACCESS TO THE PERFORATED PIPE

• GEOTEXTILE MATS TO BE INSTALLED ALL SIDES, TOP & BOTTOM

• WATER FLOW TO BE DIRECTED TO TRENCH

• MIN. 12" SUMP AT BOTTOM THAT WILL NOT AS A SEDIMENTATION TRAP TO PREVENT THE DISTRIBUTION PIPE FROM CLOGGING WITH SEDIMENT

• PROPERTY OWNER TO SIGN A O & M AGREEMENT FOR THE STORMWATER FACILITY



TREE PROTECTION DETAIL SHEET 343

NOTES TRENCH 6' WIDE, 3' DEEP, 12' LONG

- 1) TOB/SF X 2" RAINFALL / 12' - 4' = 450.41 C.F. 450.41 / 6' = 75.1 75.1 / 3' = 25
- 2) FENCE TO MEET THE REQUIREMENTS OF PA. UNIFORM CONST. CODE AS AMENDED 2015 INTERNATIONAL CODE
- 3) PROVISION OF DRAINAGE OF POOL AND BACKWASH WATER DISPOSAL TO MEET THE REQUIREMENTS OF THE DEPT. OF HEALTH. WATER SHALL NOT BE EMPTIED ONTO PUBLIC ROADS OR ADJOINING LOTS OR INTO THE PUBLIC SANITARY SYSTEM
- 4) EXISTING UTILITIES TO BE VERIFIED BEFORE CONSTRUCTION, IF ACCESS IS REQUIRED TO TRAVERSE EXISTING UTILITY LINES ADEQUATE MEASURES FOR PROTECTION SHALL BE PROVIDED
- 5) UTILITY PROVIDER LIST
 - PECO ENERGY 1-800 841-414
 - BUCKS COUNTY WATER & SEWER AUTHORITY 215 683-2538
 - AMERICAN WATER 1-800 565-7292

DETAIL SHEET