

**BULK REQUIREMENTS**

REQUIREMENT	REQUIRED	EXISTING	PROPOSED (K9 LOT)	PROPOSED (DAYCARE LOT)	PROPOSED (OVERALL TRACT)	SECTION
<b>BUILDING REQUIREMENTS</b>						
MINIMUM GROSS FLOOR AREA	(SF)	400	200,000	100,000	100,000	
MINIMUM FLOOR AREA	(S.F.)	400	200,000	100,000	100,000	\$300-7A
MINIMUM HEIGHT	(FT)	10.00	10.00	10.00	10.00	
MINIMUM LOT WIDTH	(FT)	75	75	75	75	
MINIMUM LOT DEPTH	(FT)	75	75	75	75	
<b>PARKING REQUIREMENTS</b>						
MINIMUM STALL SIZE	(FT)	10.00 x 20.00	10.00 x 20.00	10.00 x 20.00	10.00 x 20.00	\$300-7B
MINIMUM STALL WIDTH	(FT)	10.00	20.00	20.00	20.00	
MINIMUM VEHICLE EQUIPMENT	(FT)	10.00 x 20.00	10.00 x 20.00	10.00 x 20.00	10.00 x 20.00	\$300-7C
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7A
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7B
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7C
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7D
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7E
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7F
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7G
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7H
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7I
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7J
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7K
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7L
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7M
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7N
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7O
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7P
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7Q
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7R
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7S
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7T
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7U
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7V
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7W
MINIMUM CLEAR LENGTH	(FT)	7.00	7.00	7.00	7.00	\$300-7X
MINIMUM CLEAR HEIGHT	(FT)	7.00	7.00	7.00	7.00	\$300-7Y
MINIMUM CLEAR WIDTH	(FT)	7.00	7.00	7.00	7.00	\$300-7Z

**SITE DATA**

PLAN REFERENCE	DESCRIPTION
ALTBACH LAND TITLE SURVEY	DAVID 11/20/2015 REVISION 11/06/2015
BLUES HILLS AND COVER, INC.	31 EASTWOOD BLVD & W. STATE ST. #100
FILE NO. 14-015-018	

**APPLICANT/OWNER OF RECORD**

NAME: WIRE STORY HILL P.A.  
ADDRESS: 701 ST. JAMES ST. PENNSYLVANIA 17033

**PARCEL DATA**

ADDRESS: 710 STONY HILL ROAD, TOWNSHIP OF LOWER MERSEFIELD, BRUCE COUNTY, PA  
TAX MAP PARCEL NO. 21-16-43-1 (PARTIAL) & 21-16-43-2 (PARTIAL)  
TAX MAP NO. 20-16-36-11 (PARTIAL) & 20-16-36-12 (PARTIAL)

**ZONING DATA**

ZONING DISTRICT: HC - HISTORIC COMMERCIAL ZONING DISTRICT  
ZONING USE: PERMITTED BY PREVIOUSLY APPROVED VARIANCE.  
PROPOSED USE: DAYCARE - PERMITTED BY PREVIOUSLY APPROVED VARIANCE.  
RETAIL - PERMITTED BY PREVIOUSLY APPROVED VARIANCE.  
MET BULKABLE AREA: 4,600 SQ FT

# PRELIMINARY NOT FOR CONSTRUCTION

THIS PLAN HAS BEEN PREPARED FOR GENERAL LAYOUT DISCUSSION PURPOSES ONLY AND IS BASED ON LIMITED DUE DILIGENCE AVAILABLE AT THE TIME OF PREPARATION

**SITE CAPACITY DETERMINATION (\$200-52-A)**

DESCRIPTION	ACRES	SF	DAYCARE LOT	ACRES	SF
LAND WITHIN STREET & UTILITY TRANSMISSION ROW	0.995	0	0	0	0
RESTRICTED COVER/AVY & CONSERVATION AREAS	0.995	0	0	0	0
BASE SITE AREA	4.516	194,942	0.995	43,059	186,811
SUBTRACT RESOURCES PROTECTED LAND	0.833	36,394	0.241	10,454	45,288
NET BULKABLE AREA	3.683	158,548	0.754	32,595	141,523

**PARKING STALL REQUIREMENTS**

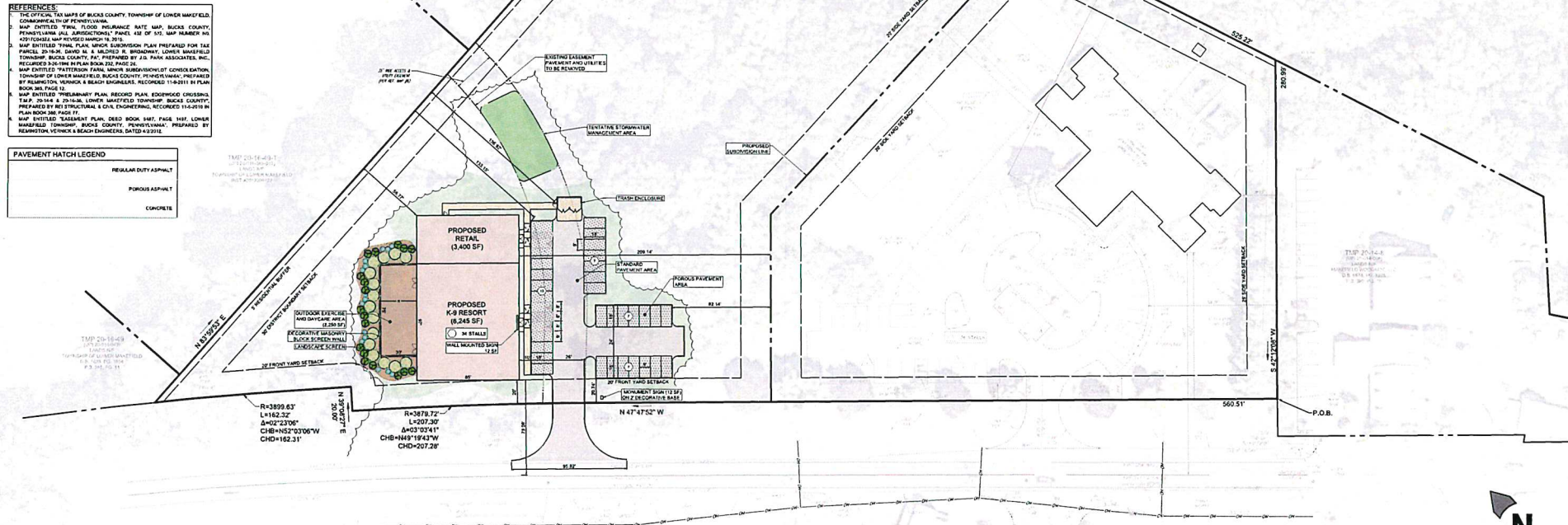
USE	REQUIREMENT	EXISTING	PROPOSED	SECTION
DAYCARE CENTER	1 STALL PER TEACHER/EMPLOYEE PLUS 1 STALL PER 3 CHILDREN	0	0	
RETAIL	1 STALL PER EMPLOYEE PLUS 1 STALL PER 4 ANIMALS OF CAPACITY	0	0	\$300-7A
RETAIL	1 STALL PER 150 SF OF NET FLOOR SPACE	0	0	

**LOADING STALL REQUIREMENTS**

USE	REQUIREMENT	EXISTING	PROPOSED	SECTION
NON-RESIDENTIAL	1 STALL FOR EACH BUILDING 1,000 - 25,000 SF	0	0	\$300-7A

**NATURAL RESOURCE PROTECTION TABLE (\$200-51-B & 200-52-B.1)**

RESOURCE	RESOURCE PROTECTION RATIO	RESOURCES PROTECTED AREA (SF)	DAYCARE LOT	RESOURCES PROTECTION RATIO	RESOURCES PROTECTED AREA (SF)
FLOODPLAIN	100%	0	0	100%	0
FLOODPLAIN ZONES ADJACENT TO WATERSHEDS	100%	0	0	100%	0
POND/NATURAL GRASSLANDS AND POND SHAPED AREAS	100%	0	0	100%	0
WETLANDS OR NATURAL OPEN SPACES	100%	0	0	100%	0
WETLAND/WATERCOURSE BUFFER	100%	0	0	100%	0
STEEL SLOPE (20%+)	100%	0	0	100%	0
STEEL SLOPE (15%-20%)	100%	0	0	100%	0
STEEL SLOPE (10%+)	100%	0	0	100%	0
WOODLAND (C)	100%	188,877	115,354	100%	13,202
<b>TOTAL ACRES OF RESOURCE PROTECTION LAND</b>		<b>188,877</b>	<b>115,354</b>		<b>13,202</b>



**STONY HILL ROAD**  
(A.K.A. S.R. 209)(A.L.R. 00134)  
(A.K.A. NEWTOWN-FALLSINGTON ROAD)  
(VARIABLE WIDTH & 0.96 LANE ROADWAY)  
(ADJACENT PROPERTY)

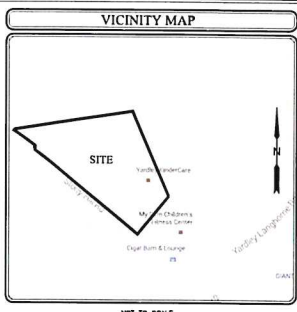
**FLOOD NOTE:** By graphic building only, this property is located in ZONE "A" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) of the Flood Insurance Rate Map, Map No. 42071C(012) which bears a revised date of MARCH 16, 2015. To determine you can call the National Flood Insurance Program at (1-800-433-6223) to learn if this community currently participates in the program. No field sampling was performed to determine flood zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**TITLE METES & BOUND DESCRIPTION**

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN LOWER MARSHFIELD TOWNSHIP, BUCKS COUNTY, PA, DESCRIBED ACCORDING TO A FINAL PLANNED SUBDIVISION PLAN PREPARED FOR DAVID W. AND WILHELM R. BRADWAY BY J. C. PARK ASSOCIATES, WASHINGTON CROSSING, PA, DATED OCT. 16, 1985 AND LAST REVISED FEB. 12, 1988 RECORDED IN PLAN BOOK 232, PAGE 26, MORE FULLY BOUND AND DESCRIBED AS FOLLOWS, TO WIT:

BEING AT A POINT IN THE NORTHERLY PROPOSED RIGHT OF WAY LINE OF STONY HILL ROAD (R. 09134) SAID POINT BEING LOCATED THE FOLLOWING THREE COURSES FROM THE INTERSECTION OF THE CENTER LINE OF SAID ROAD AND THE ANGLEWISE HANGER ROAD, (1) NORTH 47 DEGREES 47 MINUTES 52 SECONDS WEST 187.00 FEET ALONG SAID CENTER LINE OF STONY HILL ROAD TO A POINT, THENCE (2) ALONG THE WESTERLY LINE OF 14605 ROW OR LATE OF D. W. AND W. BRADWAY (MAP 20-16-43), NORTH 54 DEGREES 55 MINUTES 37 SECONDS EAST 41.83 FEET TO A POINT, THENCE (3) ALONG THE PROPOSED RIGHT OF WAY LINE OF STONY HILL ROAD, PARALLEL WITH AND DISTANT 60.00 FEET MEASURED AT RIGHT ANGLES NORTHERLY OF THE CENTER LINE THEREOF, NORTH 47 DEGREES 47 MINUTES 52 SECONDS WEST 212.63 FEET TO THE POINT MARKING BEGINNING POINT AND BEARING; THENCE (4) ALONG SAID PROPOSED RIGHT OF WAY LINE, NORTH 47 DEGREES 47 MINUTES 52 SECONDS WEST 20.50 FEET TO A POINT OF CURVATURE, THENCE (5) STILL ALONG SAID PROPOSED RIGHT OF WAY LINE, CONCERNING WITH AND DISTANT 40.00 FEET MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID STONY HILL ROAD, BY THE ARC OF A CURVE HAVING A RADIUS OF 147.97 FEET BEARING TO THE LEFT IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 203.25 FEET TO AN IRON PIN FOUNDING THENCE (6) NORTH 59 DEGREES 05 MINUTES 37 SECONDS EAST 20.00 FEET TO A POINT, THENCE (7) ALONG THE ARC OF A CURVE CONCERNING WITH AND DISTANT 80.00 FEET AS MEASURED AT RIGHT ANGLES NORTHERLY OF THE CENTER LINE OF SAID STONY HILL ROAD TO THE LEFT IN A NORTHWESTERLY DIRECTION HAVING A RADIUS OF 289.72 FEET FOR A DISTANCE OF 162.33 FEET TO A CORNER, THENCE (8) ALONG THE SOUTHERLY LINE OF 14605 ROW OR LATE OF D. W. AND W. BRADWAY (MAP 20-16-43), NORTH 83 DEGREES 29 MINUTES 53 SECONDS EAST 615.10 FEET TO AN IRON PIN FOUNDING THENCE (9) ALONG THE SOUTHWESTERLY LINE OF LAST MENTIONED SAID SOUTH 20 DEGREES 59 MINUTES 14 SECONDS EAST HANGER ROAD & STONY HILL ROAD FOUNDING 213.50 FEET FROM THE BEGINNING OF THIS LINE, FOR A TOTAL DISTANCE OF 203.25 FEET TO A CORNER, THENCE (10) ALONG THE WESTERLY LINE OF OTHER LOTS NOW OR LATE OF D. W. AND W. BRADWAY OF WHICH THIS WAS FORMERLY A PART, SOUTH 42 DEGREES 12 MINUTES 05 SECONDS WEST 280.90 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING LOT NO. 2 AS SHOWN ON SAID PLAN.  
 TAX ID / PARCEL NO. 20-16-36-1  
 BEING THE SAME PREMISES WHICH SAID W. BRADWAY AND WILHELM R. BRADWAY, HUSBAND AND WIFE, BY DEED DATED 3-31-1988 AND RECORDED 4-1-1988 IN BUCKS COUNTY IN DEED BOOK 2886 PAGE 296 CONVEYED UNIDIVIDEDLY, A PENNSYLVANIA LIMITED PARTNERSHIP, TO FE.



NOT TO SCALE

**NOTES**

1. PROPERTY KNOWN AS MAP 20-16-36-1 (R) 20-016-036-001, AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF BUCKS COUNTY, TOWNSHIP OF LOWER MARSHFIELD, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 307,293 S.F. OR 7.037 AC.
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK OUTS ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS NOTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ADJACENT PLANS AND UTILITY MARK-OUTS DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE THE PREPARATION OF THESE PLANS AND/OR EXCAVATION OF THE BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANY.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BLUE MARSH ASSOCIATES, INC. AND OTHER REFERENCED MATERIAL AS LISTED HEREIN. THIS PLAN WAS PROVIDED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT REPORT.
5. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
6. THIS PROPERTY SUBJECT TO RESTRICTIONS, EASEMENTS AND/OR ENCUMBRANCES, WRITTEN OR IMPLIED.
7. ENCROACHMENTS AND VIOLATIONS, IF ANY, BELOW SURFACE NOT SHOWN HEREIN.
8. ELEVATIONS ARE BASED UPON (HWD 83) DATUM ESTABLISHED USING GLOBAL POSITIONING SYSTEM DATA COLLECTION.

**REFERENCES**

1. THE OFFICIAL TAX MAPS OF BUCKS COUNTY, TOWNSHIP OF LOWER MARSHFIELD, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PAGE 472 OF 532, MAP NUMBER NO. 42071C(012), MAP REVISED MARCH 16, 2015.
3. MAP ENTITLED "FINAL PLANNED SUBDIVISION PLAN PREPARED FOR TAX PARCEL 20-16-36, DAVID W. & WILHELM R. BRADWAY, LOWER MARSHFIELD TOWNSHIP, BUCKS COUNTY, PA", PREPARED BY J.C. PARK ASSOCIATES, INC., RECORDED 3-24-1988 IN PLAN BOOK 232, PAGE 26.
4. MAP ENTITLED "PATTERSON FARM, WHOLE SUBDIVISION/LOT CONSOLIDATION TOWNSHIP OF LOWER MARSHFIELD, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY JEMINGTON, VENOK & BEACH ENGINEERS, RECORDED 11-9-2011 IN PLAN BOOK 300, PAGE 12.
5. MAP ENTITLED "PRELIMINARY PLAN, RECORD PLAN, EDGEMOOD CROSSING, MAP 20-14-8 & 20-16-36, LOWER MARSHFIELD TOWNSHIP, BUCKS COUNTY", PREPARED BY JES STRUCTURAL & CIVIL ENGINEERING, RECORDED 11-5-2010 IN PLAN BOOK 300, PAGE 77.
6. MAP ENTITLED "EASEMENT PLAN, DEED BOOK 3483, PAGE 1497, LOWER MARSHFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY JEMINGTON, VENOK & BEACH ENGINEERS, DATED 4/2/2012.

**TITLE REPORT EXCEPTIONS**

THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NUMBER: 17426263, FILE # 10987-PTA, WITH AN EFFECTIVE DATE OF JUNE 3, 2007, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 8:

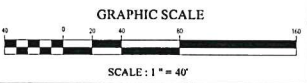
- ( ) DECLARATION OF TRADING RE DEED BOOK 1945 PAGE 123 - DOCUMENT NOT PROVIDED.
- ( ) MEMORANDUM OF LEASE IN LAND RECORD BOOK 1493 PAGE 317 - DOCUMENT NOT PROVIDED.
- ( ) ASSIGNMENT OF LEASE IN LAND RECORD BOOK 1491 PAGE 321 - DOCUMENT NOT PROVIDED.
- ( ) CONDITIONS DISCLOSED BY SURVEY RECORDED IN PLAN BOOK 232 PAGE 26 - BUILDING SETBACK LINES AND NOTES - BUILDING SETBACK LINES SHOWN.

**LEGEND SYMBOLS & ABBREVIATIONS**


**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

**PA I**  
1-800-244-1374



**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2014 MICHIGAN STANDARD ACTUAL REQUIREMENTS FOR ALTA/CAS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND LPTA, AND RESOLVES PER 2, 3, 4, 5, 6, 9, 10, 11(b) & 12 OF TITLE 21, MICHIGAN COMPILATION. THE FIELD WORK WAS COMPLETED ON 10/27/2015.

DATE: 11-3-2015  
 SCALE: 1" = 40'  
 FIELD BK NO: 15-024  
 PROJECT NO: 15-0215-216  
 DRAWN BY: S.C.H./P.J.W./J.W.  
 REVIEWED BY: J.D.M./J.J.W.  
 REV. 1: 11-6-2015  
 REV. 2: TO SHOW 15' WEG ACCESS A UTILITY EASEMENT  
 REV. 3: TO SHOW TREE LOCATIONS  
 REV. 4:  
 REV. 5:

**JOSEPH J. WRIGHT**  
 SURVEYOR LICENSE # 2386-C  
 DATE: 8-17-2013

**ALTA/CAS/LAND TITLE SURVEY**

**M/R G STONY HILL, LP**

8748 STONY HILL ROAD  
 MAP 20-16-36-1 (UPI #20-016-036-001)  
 TOWNSHIP OF LOWER MARSHFIELD, BUCKS COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

**BLUE MARSH ASSOCIATES, INC**  
 LAND SURVEYORS & PLANNERS

P.O. BOX 543 • 2385 NEARBY DRIVE • 1541 BRATE F.D. DIST. SITE B  
 WARRINGTON PA 18981-0543  
 610-218-9024 (PH) EXT. 301  
 610-218-9024 (FAX) EXT. 290  
 610-218-9024 (CELL)  
 215-593-8718 (DW)  
 215-593-8718 (DW)

1541 BRATE F.D. DIST. SITE B  
 1541 BRATE F.D. DIST. SITE B  
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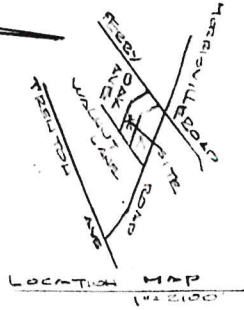
[www.BlueMarshAssociates.com](http://www.BlueMarshAssociates.com)

PROPOSED FENCE

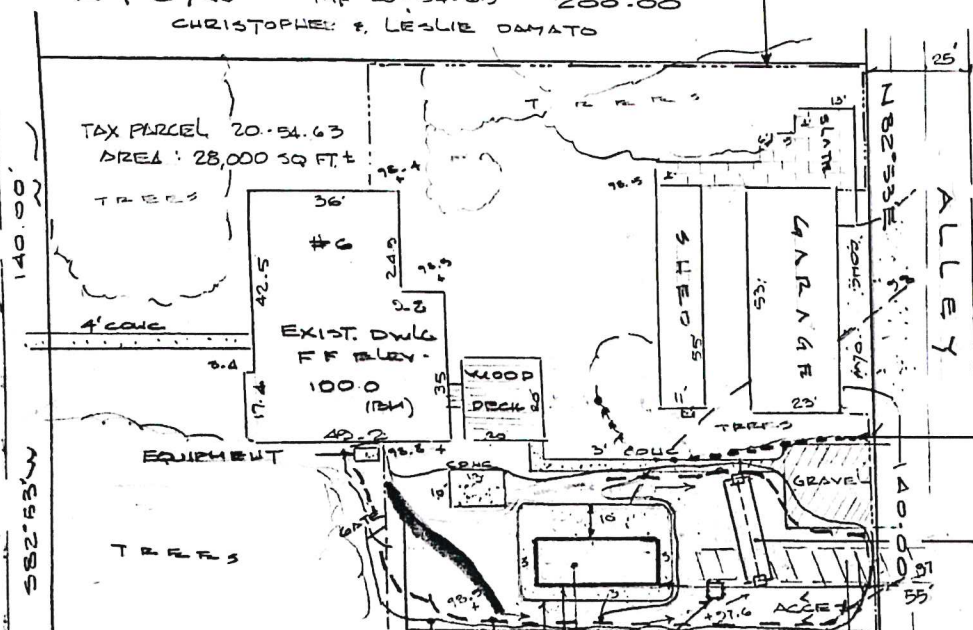
SOIL: U1B (URBAN LAND)

N 7° 07' W TWP 20-54-65 200.00  
CHRISTOPHER F. LESLIE DAMATO

ZONED R-2  
MAX IMPERVIOUS - 13%



OAK AVENUE



6' WIDE, 3' DEEP, 25' LONG  
INFILTRATION TRENCH  
(SEE SHEET 3)  
GRATE: 97.3  
INLET: 95.3

TREE PROTECTION

PROPOSED FENCE  
MIN. 4' HIGH  
MAX 2' SPACING  
SELF LATCHING / 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		2562
EXISTING DWELLING		320
DRIVEWAY:		325
WALKS/PATIOS:		1824
SHED/GARAGE:		
TOTAL:	20%	5601
PROPOSED DECK		520
& PADS:		
TOTAL:	21.9%	6121

MAX ALLOWABLE - 13% (5040)

POOL PERMIT PLAN  
PREPARED FOR  
ROBERT & LORRAINE JOLLY

LOWMEYER MAKEFIELD TOWNSHIP  
BUCKLE COUNTY, PA

SHEET 1 OF 3  
SCALE: 1" = 30'  
DATE: 11-14-23

NOTES

- REFERENCE PLAN OF "SILT FENCE SURVEY OF LOTS 20 & 21, BLOCK A, PLAN N: 3 "MAKEFIELD 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  
GRAPHIC SCALE IN FEET

**STANDARD NOTES**

PILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST NOT EXCEED 2:1.

OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS PREPARED AND COMPLETED.

IMMEDIATELY UPON DISCOVERING UNFORESSEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED SOIL AND/OR SEDIMENTATION POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR EXCESSIVE EROSION AND/OR SEDIMENTATION POLLUTION.

O/RP SHALL INSURE THAT AN EROSION AND SEDIMENTATION CONTROL PLAN HAS BEEN PREPARED, PROVIDED BY THE BUCKS COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR: SOIL AND/OR ROCK SPILL, AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

L. PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENTATION CONTROL BMP SUCH AS A BAGED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

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 AREAS OF THOSE BMPs.

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

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

IMMEDIATELY AFTER EARTH DISTURBANCE CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GENERATING PERIODS, REEVE 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 AND 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 70 PERCENT VEGETATION COVER, 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 BASKIN (BASKIN), AN IMMEDIATE INSPECTION OF THE BASKIN(S) SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE, WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE ADVISED BY WRITING THAT THE BASKIN(S) IS/ARE STABILIZED (OPERATIONAL).

AT STEAM CROSSINGS A 50 FOOT BUFFER SHALL BE MAINTAINED ON BUTTERS, CLEARINGS, SOIL DISTURBANCES AND LOCATIONS. EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRUCKS, WELDING PIPE SECTIONS, CUTTING 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 RAINFALL EVENT AND ON A REGULAR BASIS. ALL PREVENTATIVE AND REPAIR MAINTENANCE WORK INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-CREATION, RE-SEEDING, RE-WEEDING, AND RE-SETTING MUST BE PERFORMED AS DIRECTED. 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, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES 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 (19 PA CODE 2601 ET SEQ., 3711 ET SEQ., AND 2871 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED ON SITE.

**SEEDING SPECIFICATIONS**

**TEMPORARY SEEDING**

LIME: 100 LBS/1000 SF  
 ORNAMENTAL LIMESTONE INCORPORATED 4 INCHES INTO SOIL  
 FERTILIZER: 35 LBS/1000 SF  
 10-10-10 INCORPORATED 4 INCHES INTO SOIL  
 SEED: 1.0 LBS/1000 SF  
 ANNUAL RYEGRASS  
 MAZE ON 140 LBS/1000 SF  
 STRAW MULCH  
 MINIMUM STANDARD FOR LIMESTONE AND FERTILIZER  
 LIMESTONE SHALL BE APPLIED AT A RATE OF 1 TON PER ACRE  
 FERTILIZER SHALL BE APPLIED AT A RATE OF:  
 NITROGEN: 30 LBS/ACRE AVERAGE  
 PHOSPHORUS: 100 LBS/ACRE AVERAGE  
 POTASSIUM: 120 LBS/ACRE AVERAGE

**PERMANENT SEEDING**

LIME: 100 LBS/1000 SF  
 ORNAMENTAL LIMESTONE INCORPORATED 4 INCHES INTO SOIL  
 FERTILIZER: 35 LBS/1000 SF  
 10-10-10 INCORPORATED 4 INCHES INTO SOIL  
 SETBACK LAW AND MOWED AREAS: KENTUCKY BLUEGRASS 30 LBS/AC  
 REDTOP 3 LBS/AC  
 PERMANENT RYEGRASS 20 LBS/AC  
 TOTAL SEEDING = 53 LBS/AC  
 OR PLOWLAND-TYPE PASTURE 40 LBS/AC  
 REDTOP 3 LBS/AC  
 PERMANENT RYEGRASS 30 LBS/AC  
 TOTAL SEEDING = 63 LBS/AC  
 SLOPES OR UNMOWED AREAS: CROWN VETCH 35 LBS/AC  
 PERMANENT RYEGRASS 35 LBS/AC  
 TOTAL SEEDING = 50 LBS/AC

PLANTING DATES: MARCH 1ST TO MAY 15TH, AND AUGUST 15TH TO OCTOBER 1ST.  
 MOW: STRAW AT A RATE OF 100 LBS/1000 SF. MOWING SHALL BE SECURED BY APPROVED METHODS.

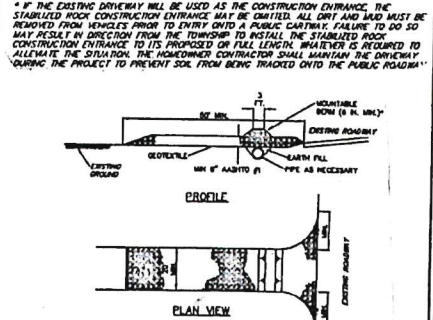


**CONSTRUCTION SEQUENCE**

PA ONE CALL TO BE MADE BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION

1. NOTIFY TOWNSHIP, TOWNSHIP ENGINEER AND BUCKS COUNTY CONSERVATION DISTRICT THREE (3) WORKING DAYS PRIOR TO START OF CONSTRUCTION
2. INSTALL SEDIMENT BARRIERS AND CONSTRUCTION ENTRANCE AS SHOWN IN PLAN VIEW
3. CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION, STUMP TPOSSOL AND STOCKPILE.
4. GRADE REMAINING PORTIONS OF LOT WHICH ARE NECESSARY TO FACILITATE CONSTRUCTION.
5. CONSTRUCT PROPOSED STRUCTURES AND APPURTENANCES.
6. COMPLETE OTHER SITE IMPROVEMENTS.
7. FINAL GRADE ALL DENuded AREAS AND SPREAD STOCKPILED TOPSOIL AT MINIMUM OF 8" IMMEDIATELY STABILIZE ALL DENuded AREAS TO ACCEPTABLE VEGETATION.
8. UPON RE-ESTABLISHMENT OF ALL DENuded AREAS, REMOVE EROSION AND SEDIMENTATION CONTROLS.
9. 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 DRIFT AND SAND MUST BE REMOVED FROM VEHICLES PRIOR TO ENTRY ONTO A PUBLIC DRIVEWAY. FAILURE TO DO SO MAY RESULT IN DISSECTION FROM THE TOWNSHIP TO INSTALL THE STABILIZED ROCK CONSTRUCTION ENTRANCE TO ITS PROPOSED FULL LENGTH. WHATEVER IS REQUIRED TO ALLEVIATE THE SITUATION, THE HOMEOWNER/CONTRACTOR SHALL MAINTAIN THE DRIVEWAY DURING THE PROJECT TO PREVENT SOIL FROM BEING TRACKED ONTO THE PUBLIC DRIVEWAY.

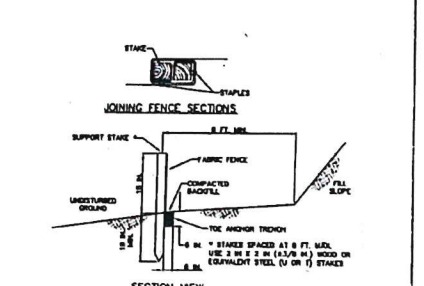
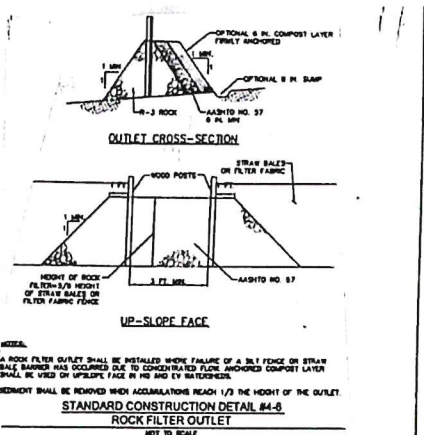
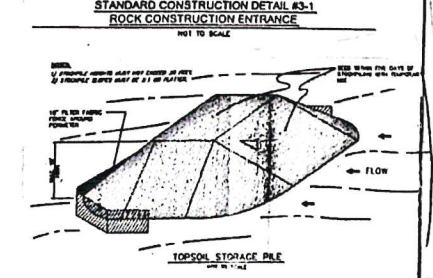


**STANDARD CONSTRUCTION DETAIL #3-1  
 ROCK CONSTRUCTION ENTRANCE**  
 NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AS SHOWN IN THIS DETAIL. ROCK SHALL BE PLACED IN A SINGLE LAYER OF 18" OR LARGER.

IF PIPE IS TO BE USED, THE PIPE SHALL BE 8" DIA. AND SHALL BE PROTECTED BY A 4" THICK COMPACTED SAND (17% MIN.) OR 1" THICK COMPACTED GRAVEL (10% MIN.) UNDER THE PIPE.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE SHOULD BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAPER SHOULD BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING REMOVED ON HOURLY, DAILY LENGTHS OF ROCK CONSTRUCTION ENTRANCE BY 30 FOOT INTERVALS UNTIL CONDIION IS ALLEVIATED ON INITIAL WASH BACK, REDUCE THE LENGTH OF ENTRANCE WITH SHORTER STAKES, SEWALS, SANDWALS OR OTHER DRAINAGE CONTROL IS NOT ACCEPTABLE.



**STANDARD CONSTRUCTION DETAIL #4-2  
 STANDARD SILT FENCE (18" HIGH)**  
 NOT TO SCALE

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

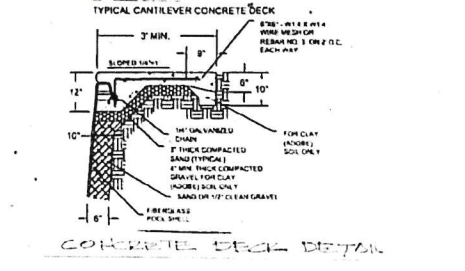
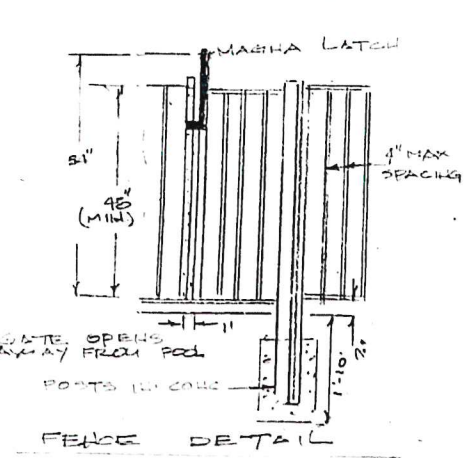
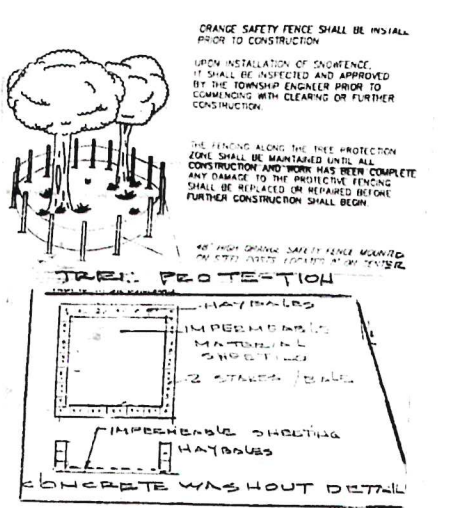
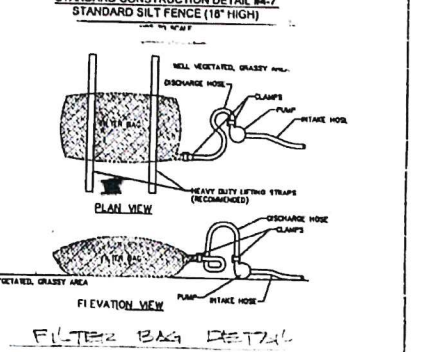
FABRIC HEIGHT SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (2" OR 1 1/2").

SILT FENCE SHALL BE PLACED AT LEVEL, EXISTING GRADE, BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 6 FEET UP SLOPE AT 45 DEGREES TO THE HORN FENCE ALIGNMENT.

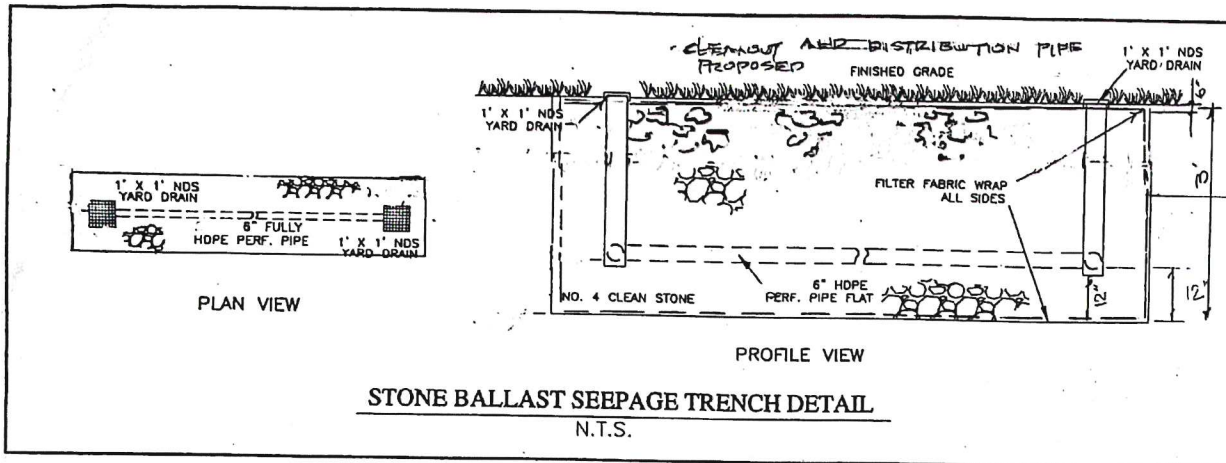
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GRADE HEIGHT OF THE FENCE.

ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-1).

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



**DETAIL SHEET**



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

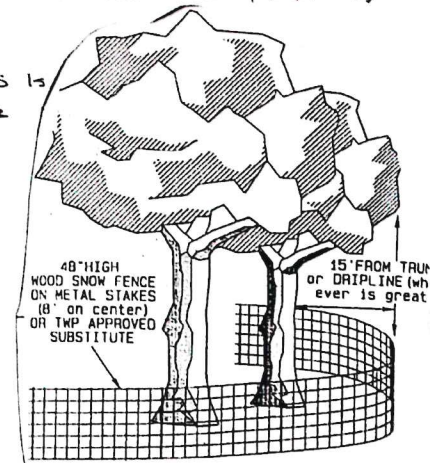
• GEOTEXTILE MAT TO BE INSTALLED ALL SIDES, TOP & BOTTOM

• 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

- NOTES TRENCH 6' WIDE, 3' DEEP, 12' LONG
- 1)  $108 \text{ SF} \times 2" \text{ RAINFALL} / 12' - 4' = 450.41 \text{ CF} / 450.41 / 6' = 75.1 \text{ (75.1)} / 3 = 25$
  - 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 OUTO PUBLIC ROADS OR ADJOINING LANDS 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 215 642-2538
    - AMERICAN WATER 1-800 563-7292



TREE PROTECTION DETAIL SHEET 3 of 3

DETAIL SHEET