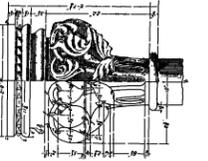
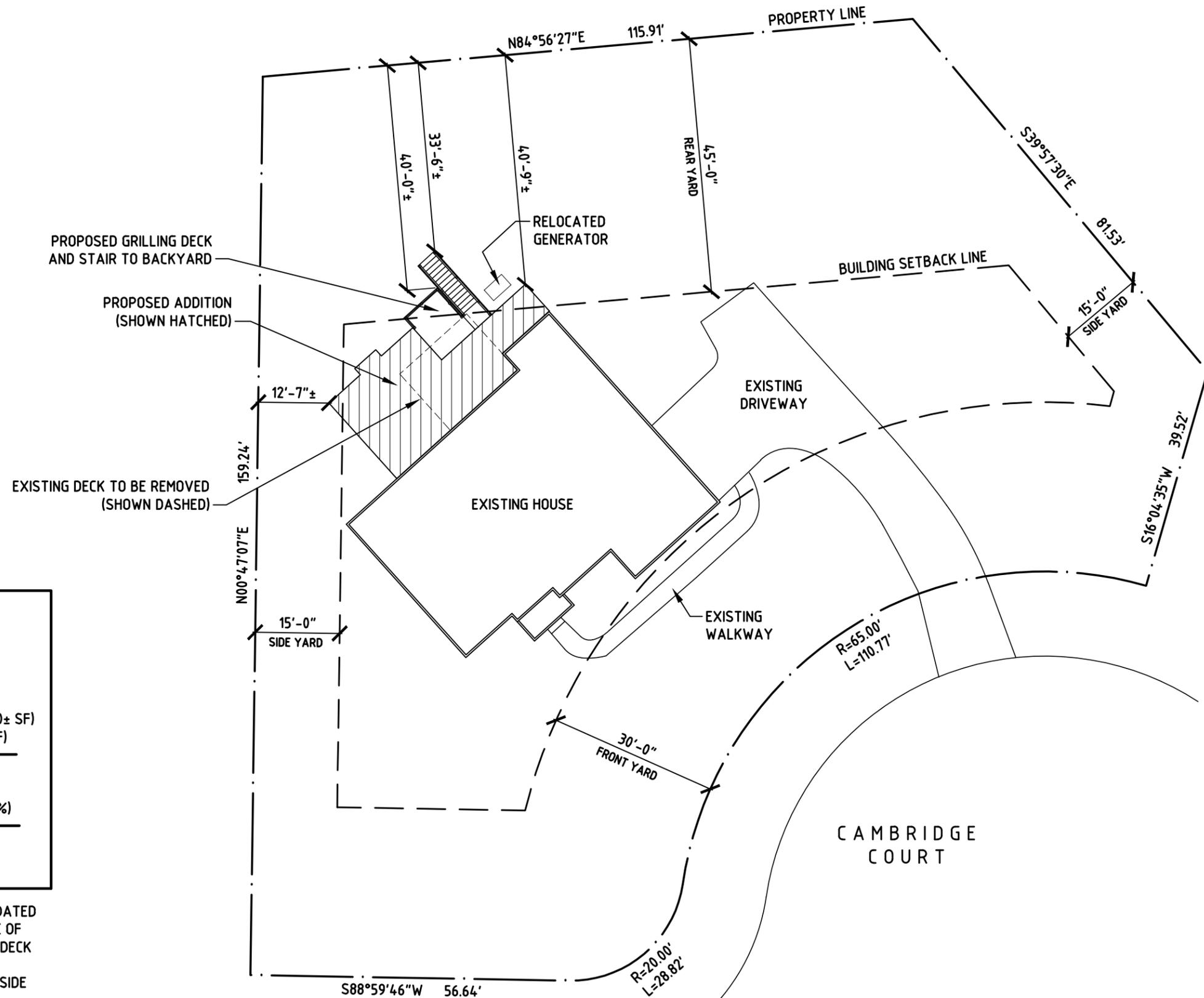


Matthew V. Piotrowski
 Architect, LLC
 600 Louis Drive, Suite 103
 Warminster, PA 18974
 215.675.2099



BOTTI RESIDENCE
 1120 CAMBRIDGE COURT
 YARDLEY, PA 19067
 21 AUGUST 2024
 PROJECT NO. 2023222

Z1
 SHEET 1 OF 1



SITE PLAN

1"=20'

ZONING DISTRICT: R-2
 LOT AREA: 20,382.10 SF

FRONT SETBACK: 30'
 SIDE SETBACK: 15'
 REAR SETBACK: 45'
 IMPERVIOUS COVERAGE (BY DEVELOPER): 21% MAX (4,280± SF)
 IMPERVIOUS COVERAGE (BY OWNER): 24% MAX (4,891± SF)

EXISTING HOUSE/PORCH: 1,988± SF
 EXISTING DRIVEWAY/FRONT WALKWAY: 1,268± SF
 TOTAL EXISTING IMPERVIOUS COVERAGE: 3,256± SF (16.0%)

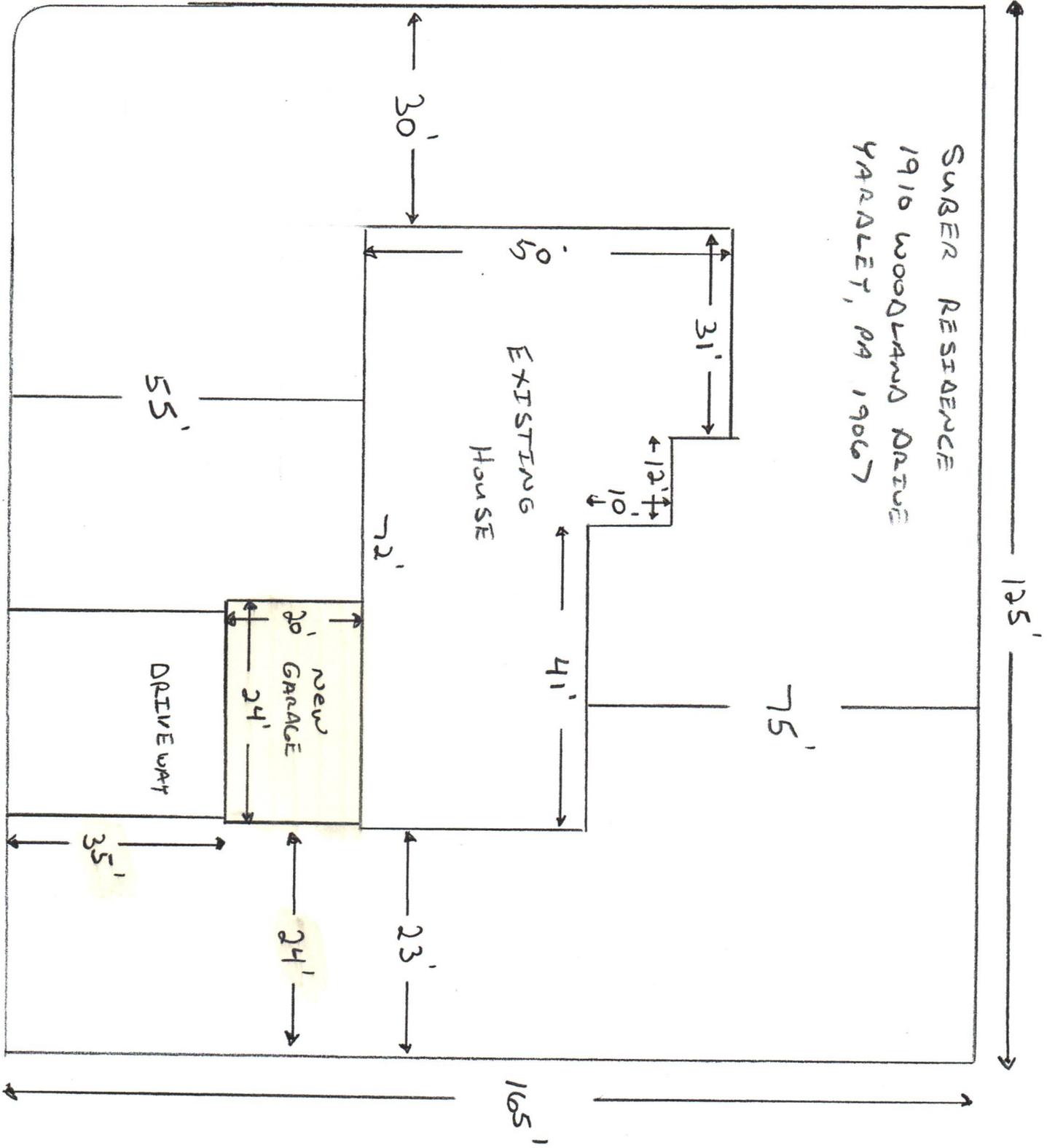
PROPOSED ADDITION: 530± SF
 PROPOSED IMPERVIOUS COVERAGE: 3,786± SF (18.6%)

NOTE: FINAL AS-BUILT SITE PLAN BY KELLY AND CLOSE DATED 7/6/18 SHOWS A TOTAL EXISTING IMPERVIOUS COVERAGE OF 3,733 (18.3%). THIS CALCULATION COUNTED THE EXISTING DECK AS IMPERVIOUS, A LARGER PORCH THAN WAS ACTUALLY CONSTRUCTED, AND THE PORTION OF THE DRIVEWAY OUTSIDE OF THE PROPERTY LINES.

NOTE: ZONING VARIANCE REQUIRED FOR REDUCTION OF REAR YARD (45' MINIMUM) AND SIDE YARD (15' MINIMUM) SETBACKS
 - REAR YARD WILL BE REDUCED TO 40'-9"± AT THE PROPOSED ADDITION AND 33'-6"± AND 40'-0"± AT THE DECK STAIR AND GRILLING DECK
 - SIDE YARD WILL BE REDUCED TO 12'-7"± AT THE PROPOSED ADDITION

WEST SCHOOL LANE

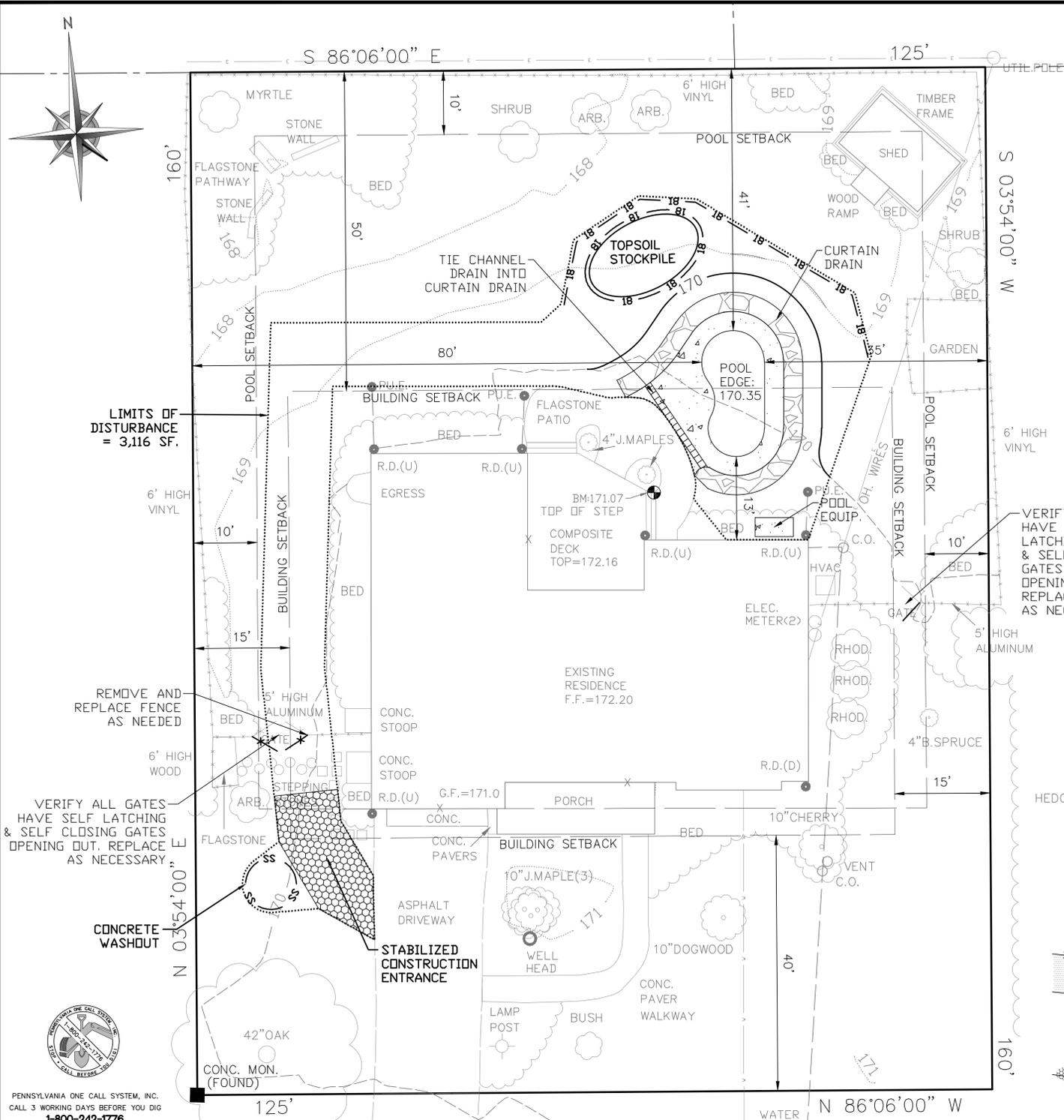
SURBER RESIDENCE
1916 WOODLAND DRIVE
YARADLET, PA 19067



8/8/24

WOODLAND DRIVE

LOT No. 78



BCOD EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

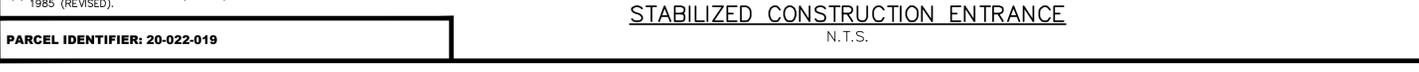
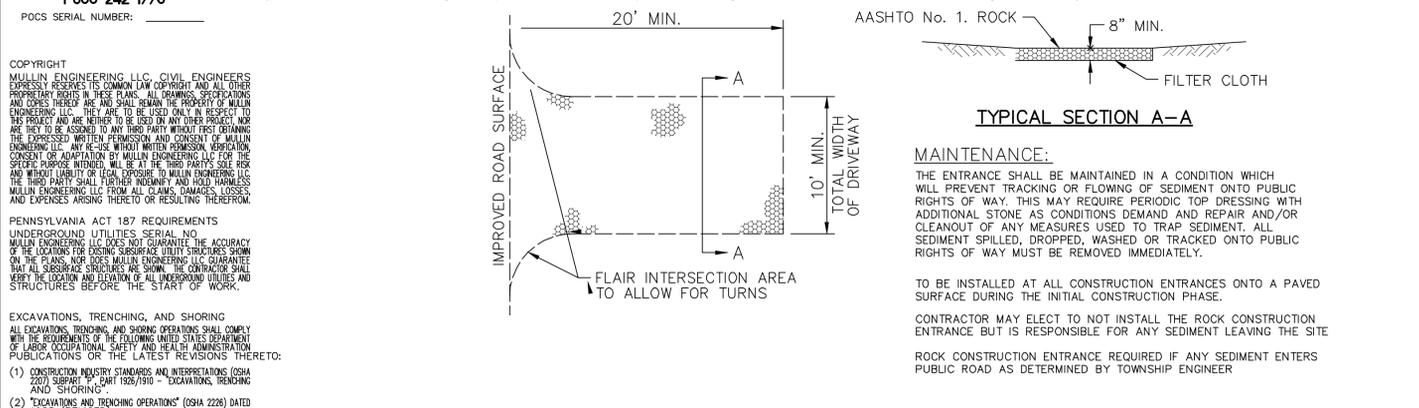
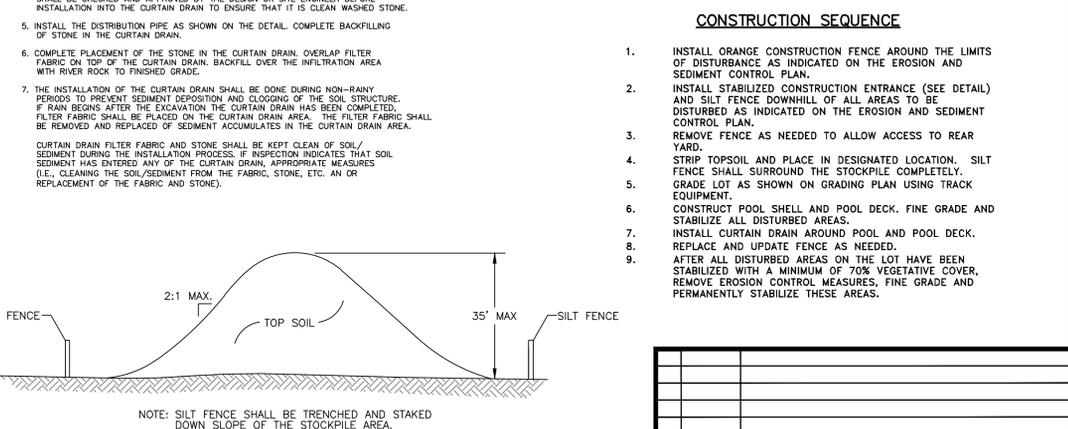
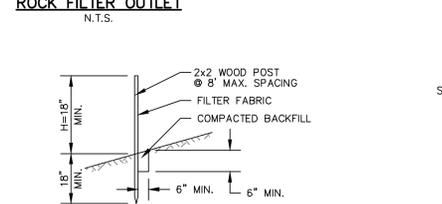
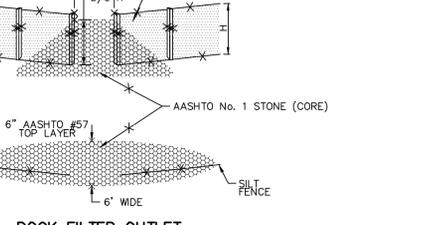
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED, AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPLICABLE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM (INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITY LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS MULCH MUST BE APPLIED AT SPECIFIED RATES; DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.

SEEDING SPECIFICATIONS:

- TEMPORARY: TEMPORARY STABILIZATION SHALL BE PROVIDED TO ALL BARE SOIL AREAS THAT WILL REMAIN UNDISTURBED FOR 72 HOURS OR LONGER.
- TOPSOIL SHALL BE STRIPPED (FULL DEPTH) PRIOR TO EXCAVATION/EARTHMOVING ACTIVITIES, STOCKPILED AND SEEDED IMMEDIATELY FOLLOWING COMPLETION OF TOPSOIL STRIPPING WITH:
 - ANNUAL RYE GRASS AT A RATE OF 45 POUNDS/ACRE
 - LIMESTONE APPLIED AT THE RATE OF 180 POUNDS/1,000 SQUARE FEET (4 TONS/ACRE)
 - 5-5 FERTILIZER APPLIED AT THE RATE OF 12 POUNDS/1,000 SQUARE FEET (1/4 TONS/ACRE)
 - AIR-DRIED STRAW MULCH COVER OF 140 POUNDS/1,000 SQUARE FEET (3 TONS/ACRE)
- PERMANENT: THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT THE EROSION AND WASHING OF SOIL AND SEDIMENT FROM THE PROPERTY. THE CONTRACTOR SHALL EXPOSE ONLY WHAT IS ABSOLUTELY NECESSARY AT ONE TIME. PERMANENT SWALES AND OTHER EXPOSED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL BEFORE THE FOLLOWING SEED, NUTRIENTS AND MULCH:
 - LIMESTONE APPLIED AT THE RATE OF 180 POUNDS/1,000 SQUARE FEET (4 TONS/ACRE)
 - 10-20-20 FERTILIZER, OR EQUIVALENT, APPLIED AT THE RATE OF 12 POUNDS/1,000 SQUARE FEET (1/4 TONS/ACRE)
 - SEED MIXTURE OF 15% KENTUCKY BLUEGRASS, 35% KENTUCKY FESCUE, 25% PERENNIAL RYE GRASS AND 25% PERENNIAL RYE GRASS
 - MULCH - AIR DRIED STRAW APPLIED AT A RATE OF 140 POUNDS/1,000 SQUARE FEET (3 TONS/ACRE) SHALL BE PLACED OVER ALL EXPOSED AREAS AFTER SEEDING.
- PERMANENT SEEDING SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF EARTHMOVING ACTIVITIES. SPOTS WHERE SEEDING DOES NOT GERMINATE SHALL BE RE-FERTILIZED, RE-LIMED AND RESEEDED PER ABOVE SPECIFICATIONS TO ASSURE A GOOD GROWTH OVER THE ENTIRE EXPOSED AREA. NON-GERMINATING PERIODS ARE BETWEEN JUNE 15 THRU AUGUST 15, AND SEPTEMBER 30 THRU APRIL 15. AREAS DISTURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED WITHIN 72 HOURS OF THE ENDING OF THOSE PERIODS.

APPENDIX C - STANDARD E&S PLAN NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY WILL REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL NOTIFY THE LOCAL CONSERVATION DISTRICT AND THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THE E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAP. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT SUFFICIENT TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. STOCKPILES SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FRICTION MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREA.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RESETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED. ALL MAINTENANCE WORK SHALL BE UNDERTAKEN IMMEDIATELY UPON NOTICING ANY DAMAGE TO SUCH MEASURES.
- ALL EXCESS AND/OR RECYCLABLE MATERIALS, SUCH AS BUILDING MATERIALS, CONCRETE WASH, SANITARY SEWER WASTE, ETC., INCLUDING LITTER GENERATED WILL BE DISPOSED OF IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS AT AN APPROVED SITE.
- UPON ACHIEVEMENT OF SITE STABILIZATION, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. ANY AREAS DISTURBED DURING THIS PERIOD SHALL BE STABILIZED IMMEDIATELY. FINAL STABILIZATION OF VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED.
- DURING CONSTRUCTION THE CONTRACTOR/DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR REMOVING MUD AND SEDIMENT FROM VEHICLES EXITING THE CONSTRUCTION SITE. IN AN ATTEMPT TO PREVENT MUD AND SEDIMENT FROM BEING DEPOSITED ONTO THE PUBLIC ROAD, SHOULD ANY MUD OR SEDIMENT BE DEPOSITED ON THE PUBLIC ROAD, THE CONTRACTOR/DEVELOPER SHALL REMOVE SAME IMMEDIATELY UPON NOTICING IT.
- STORMWATER BMP'S ALL INSPECTIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT BMP'S SHALL BE PERFORMED BY THE OWNER OR THEIR DESIGNATED AGENT.
- INFILTRATION/RECHARGE SYSTEMS - UNDERGROUND AND SURFACE INFILTRATION/RECHARGE SYSTEMS SHALL BE INSPECTED QUARTERLY AND AFTER EACH RAINFALL EVENT. THE PURPOSE OF THE INSPECTION IS TO ENSURE THE SURFACE AREA OF THE STONE IS NOT CLOGGED WITH DEBRIS, PREVENTING INFILTRATION/RECHARGE.
- CURTAIN DRAIN CONSTRUCTION SEQUENCE:
 1. STAKE OUT THE LIMITS OF THE CURTAIN DRAIN TO BE INSTALLED AND INSTALL ORANGE CONSTRUCTION FENCE AROUND THE PERIMETER OF THE CURTAIN DRAIN.
 2. EXCAVATE UNDERGROUND CURTAIN DRAIN TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE.
 3. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE CURTAIN DRAIN.
 - NOTE: CURTAIN DRAIN FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE CURTAIN DRAIN, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE)
 - PIECES OF FILTER FABRIC SHALL BE INSTALLED WITH A 12" OVERLAP 12" ON ALL SEAMS.
 4. PLACE AASHTO #57 STONE IN THE BOTTOM OF THE CURTAIN DRAIN AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE CURTAIN DRAIN IS NOT TORN DURING INSTALLATION.
 - ALL STONE SHALL BE UNIFORMLY GRADED, CLEAN WASHED AGGREGATE, THE STONE SHALL BE CHECKED AND APPROVED BY THE DESIGN OR SITE ENGINEER BEFORE INSTALLATION INTO THE CURTAIN DRAIN TO ENSURE THAT IT IS CLEAN WASHED STONE.
 5. INSTALL THE DISTRIBUTION PIPE AS SHOWN ON THE DETAIL. COMPLETE BACKFILLING OF STONE IN THE CURTAIN DRAIN.
 6. COMPLETE PLACEMENT OF THE STONE IN THE CURTAIN DRAIN. OVERLAP FILTER FABRIC ON TOP OF THE CURTAIN DRAIN. BACKFILL OVER THE INFILTRATION AREA WITH RIVER ROCK TO FINISHED GRADE.
 7. THE INSTALLATION OF THE CURTAIN DRAIN SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE. IF RAIN BEGINS AFTER THE EXCAVATION OF THE CURTAIN DRAIN HAS BEEN COMPLETED, FILTER FABRIC SHALL BE PLACED ON THE CURTAIN DRAIN AREA. THE FILTER FABRIC SHALL BE REMOVED AND REPLACED OF SEDIMENT ACCUMULATES IN THE CURTAIN DRAIN AREA.



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER: _____

COPYRIGHT
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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. _____
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES. THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE USER OF THESE PLANS. MULLIN ENGINEERING LLC GUARANTEES THE ACCURACY OF THE LOCATION OF EXISTING UTILITIES ONLY IF THE USER OF THESE PLANS PROVIDES A CURRENT AND ACCURATE RECORD DRAWING OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, FEDERAL AID REGULATIONS OR THE LATEST REVISIONS THERETO:

(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (CIS 200) SUPPLEMENT TO THE FEDERAL HIGHWAY ADMINISTRATION REGULATIONS AND SHORING.

(2) EXCAVATIONS AND TRENCHING OPERATIONS (CIS 228) DATED 1985 (REVISED).

NO.	DATE	REVISION

EROSION & SEDIMENT CONTROL PLAN
FOR
8 SCAMMEL DRIVE

LOWER MAKEFIELD - BUCKS COUNTY - PENNSYLVANIA

Mullin Engineering
Civil Engineer

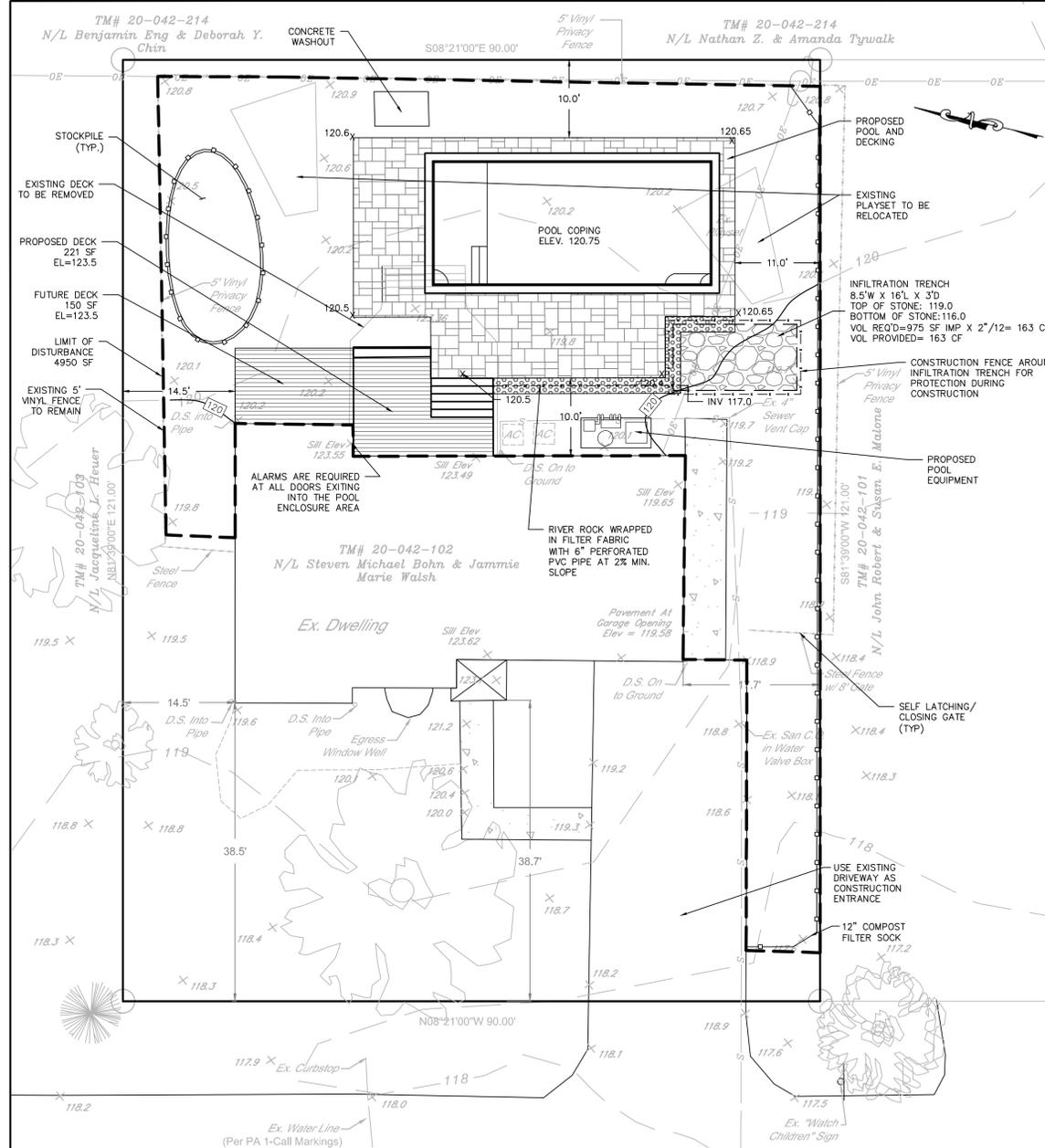
412 Monterey Lane
West Chester, PA 19380

Tel: (610) 420-5309

PROJECT NO. 24839
F.B. _____

SCALE 1" = 10'
DATE 08/29/2024
DRAWN BY PJM
CHECKED BY JJM
DRAWING _____

PARCEL IDENTIFIER: 20-022-019



LOT AREA CALCULATIONS

	S.F.	AC
Total Property Area	10,890	0.25
Ultimate ROW	0	0.00
Gross Lot Area	10,890	0.25
Resource Protection Land	0	0.00
Pipeline Easement Area	0	0.00
Net Lot Area	10,890	0.25

IMPERVIOUS COVERAGE CALCULATIONS

	S.F.	AC
Existing Dwelling with Porch	1,752	0.04
Existing Driveway	878	0.02
Existing Walkway	296	0.01
Total Existing Impervious	2,926	0.07
Existing Impervious Coverage	26.9%	
Proposed Impervious Area	S.F.	AC
Existing Dwelling with Porch	1,752	0.04
Existing Driveway	878	0.02
Existing Walkway	296	0.01
Proposed Pool Coping and Decking	814	0.02
Total Proposed Impervious	3,740	0.09
Proposed Impervious Coverage	34.3%	

STORMWATER MANAGEMENT CALCULATIONS

	S.F.	AC
New Impervious Area for Stormwater Management Calculations (includes 161 SF future impervious)	975	

- GENERAL NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A 'BOUNDARY & TOPOGRAPHIC SURVEY' PREPARED BY EFFICIENT DESIGN LLC, DATED MAY 30, 2024. THE ELEVATION DATUM IS ASSUMED DATUM. BEARINGS SHOWN ON PLAN ARE AS SHOWN PER DEED.
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE SPECIAL FLOOD HAZARD AREAS AS PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 454 OF 532, COMMUNITY MAP NO. 42017C0454K WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
 - NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE AS REQUIRED BY TOWNSHIP ORDINANCES IS INSTALLED.
 - PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, LAWNS, 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 EMPTIED ONTO PUBLIC ROADS OR ADJOINING LAND BELONGING TO OTHERS OR INTO THE PUBLIC SANITARY SEWER SYSTEM.
 - THE POOL COVER SHALL BE REQUIRED TO BE LOCKED WHEN NOT IN USE. EACH DWELLING DOOR THAT DIRECTLY ACCESSES THE POOL SHALL BE EQUIPPED WITH AN ALARM THAT SOUNDS AT LEAST THIRTY (30) SECONDS WHEN THE DOOR IS OPENED AND IS AUDIBLE THROUGHOUT THE DWELLING (PENNSYLVANIA UNIFORM CONSTRUCTION CODE - SWIMMING POOL).
 - THIS PROJECT CREATES LESS THAN 1000 SF OF PROPOSED IMPERVIOUS SURFACE AND IS EXEMPT FROM PEAK RATE CONTROL REQUIREMENTS.
 - STORMWATER MANAGEMENT WAS DESIGNED TO ACCOUNT FOR 161 SF OF FUTURE IMPERVIOUS.
- SEQUENCE OF CONSTRUCTION:**
- CONTACT BUCKS COUNTY CONSERVATION DISTRICT AND MUNICIPALITY AT LEAST THREE WORKING DAYS PRIOR TO SITE DISTURBANCE.
 - INSTALL SILT FENCING AND CONSTRUCTION FENCE IN ALL AREAS SHOWN ON THE PLAN.
 - CLEAR AND GRUB AREA IN LIMIT OF DISTURBANCE.
 - COMMENCE STRIPPING OF TOPSOIL AND STORE IN STOCKPILE AREA.
 - CONSTRUCT DECK, POOL, POOL DECKING AND APPLURANCES.
 - INSTALL INFILTRATION TRENCH.
 - FINISH GRADE, SEED, MULCH AND/OR LANDSCAPE ALL DISTURBED AREAS.
 - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED IN THE FOLLOWING MANNER. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERMANENT VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS.

ZONING TABLE for Lower Makefield Township

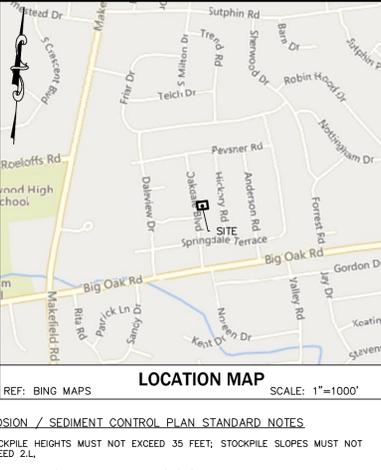
R-2 Residential Medium Density District

ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	Detached Dwelling; Swimming Pool	Swimming Pool	200-20.A
Min. Net Lot Area	34,000 SF	10,890 SF (N)	200-21.B
Min. Lot Width at Building Setback Line	110 FT	90 FT (N)	200-22
Max. Building Height	35 FT	<35 FT	200-22
Min. Front Yard Setback	40 FT	38.5 FT (N)	200-22
Min. Side Yard Setback	15 FT	14.5 FT (N)	200-22
Min. Rear Yard Setback	50 FT	46.7 FT (N)	200-22
Max. Impervious Surface Coverage (Lots 10,000 to 12,500 SF)	29%	34.3% (V)	200-23.B
Min. Pool Side / Rear Yard Setback	10 FT	10 FT	200-70.A.(1)
Min. Pool Setback from Dwelling	10 FT	10 FT	200-70.A.(1)

Notes:
(N) Existing Nonconformity to Remain
(V) Variance Required

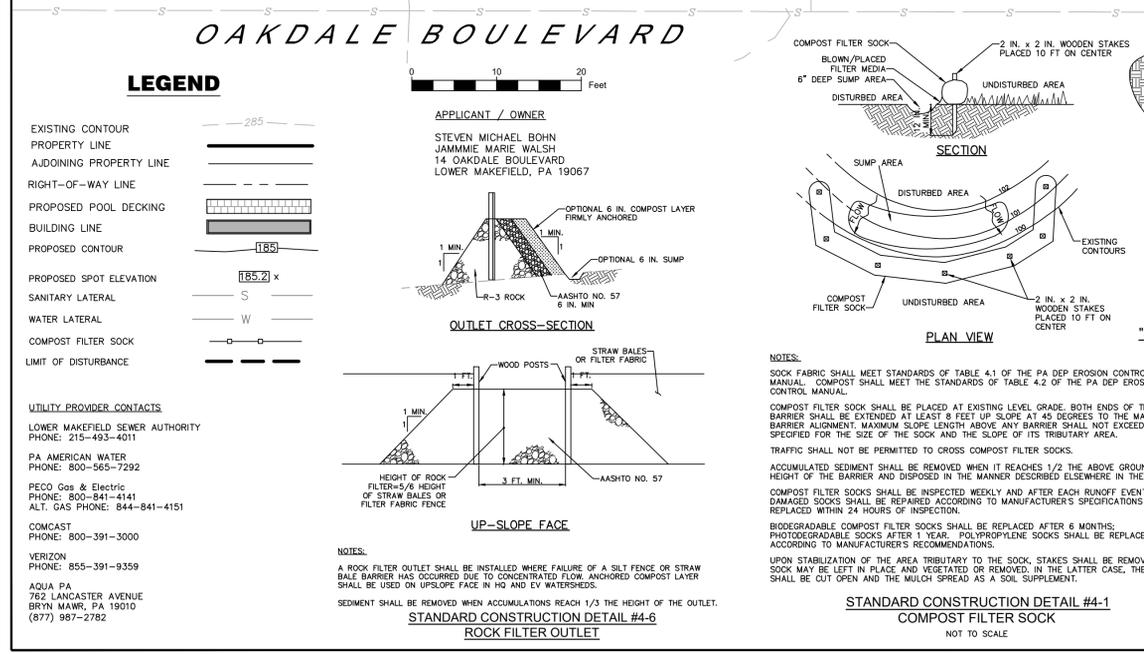
Soils Table

Symbol	Unit Name	HSG	Depth to Water	Depth to Bedrock
UBB	Urban Land-Landsale Complex, 0 to 8 Percent Slopes	B	> 80 Inches	10-99 Inches

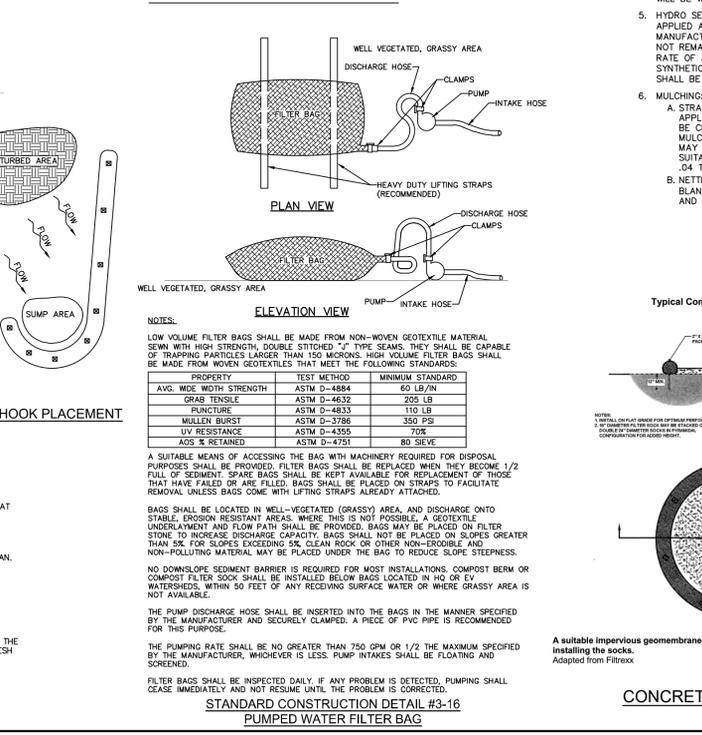
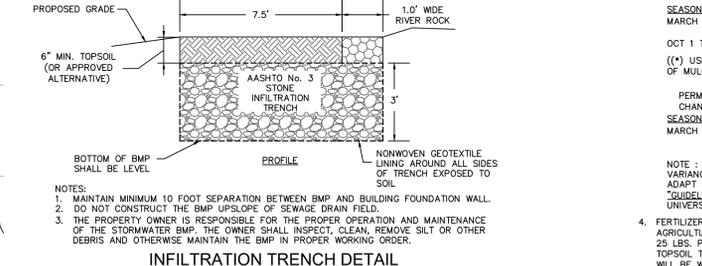


Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylesstown, PA 18901
(215) 586-3330
www.hcengineering.net

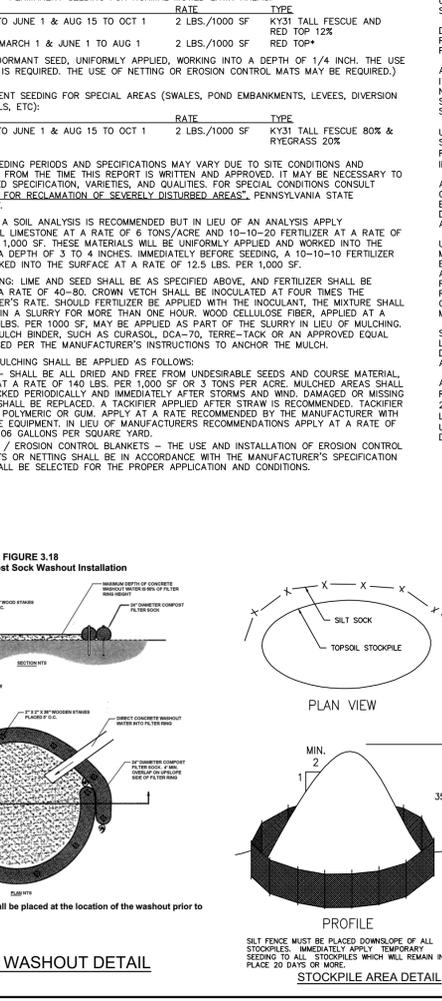
ENGINEERING



- BMP MAINTENANCE RESTRICTIONS PLAN**
THE OWNER OF EACH INDIVIDUAL LOT IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM AND ALL PROPOSED STORMWATER BMP'S ON THEIR RESPECTIVE LOT.
- INFILTRATION TRENCH**
- INSPECT INFILTRATION TRENCH AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
 - DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
 - EVALUATE THE DRAIN-DOWN TIME OF THE PIT TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
 - REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRY WELL.
 - REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
 - IF AN INTERMEDIATE SUMP BASK EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.
 - NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY INFILTRATION TRENCH.
- CONSTRUCTION SEQUENCE FOR PCSM BMP'S**
- INFILTRATION TRENCH**
- PROTECT INFILTRATION AREA FROM COMPACTION PRIOR TO INSTALLATION.
 - IF POSSIBLE, INSTALL DRY WELL DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
 - INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER THE PENNSYLVANIA EROSION AND SEDIMENT CONTROL PROGRAM MANUAL (MARCH 2000, OR LATEST EDITION).
 - EXCAVATE DRY WELL BOTTOM TO A UNIFORM LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE. TO THE GREATEST EXTENT POSSIBLE, EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE DRY WELL.
 - COMPLETELY WRAP DRY WELL WITH NONWOVEN GEOTEXTILE (OF SEDIMENT AND/OR DEBRIS HAS ACCUMULATED IN DRY WELL BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT). GEOTEXTILE ROLLS SHOULD OVERLAP BY A MINIMUM OF 24 INCHES WITHIN THE TRENCH. FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
 - INSTALL CONTINUOUSLY PERFORATED PIPES, OBSERVATION WELLS, AND ALL OTHER DRY WELL STRUCTURES. CONNECT ROOF LEADERS TO STRUCTURES AS INDICATED ON PLANS.
 - PLACE UNIFORMLY GRADED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
 - FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
 - PLACE 12-INCH LIFT OF APPROVED TOPSOIL OVER TRENCH, AS INDICATED ON PLANS.
 - SEED AND STABILIZE TOPSOIL.
 - CONNECT SURCHARGE PIPE TO ROOF LEADER AND POSITION OVER SPLASHBOARD.
 - INSTALL IRON PINS AT THE CORNERS OF EACH PIT TO DENOTE AREA OF RESTRICTIONS.
 - DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.



- SOIL LIMITATIONS AND RESOLUTION:**
- THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLEABLE. IF ROCK IS NOT RIPPLEABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.
- SEEDING NOTES:**
- PERMANENT SEEDING:**
- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDING WITH A PERMANENT SEED MIXTURE AND MULCHED.
 - SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15 TO OCTOBER 1, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
 - DISTURBED FINED GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEED AS FOLLOWS:
 - A MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN TOPSOIL SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
 - A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).
 - C. THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES.
 - D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
 - E. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
 - F. SMOOTH AND FIRM SEED BED WITH OUTLICKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING.
 - G. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
 - G. APPLY HAY OR STRAW MULCH AT A RATE OF THREE (3) TONS PER ACRE.
- PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS:**
- | SEASON | RATE | TYPE |
|-------------------------------------|----------------|----------------------------------|
| MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 | 2 LBS./1000 SF | KY31 TALL FESCUE AND RED TOP 12% |
| OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 | 2 LBS./1000 SF | RED TOP 12% |
- (**) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)
- PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC.):**
- | SEASON | RATE | TYPE |
|-------------------------------------|----------------|-------------------------------------|
| MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 | 2 LBS./1000 SF | KY31 TALL FESCUE 80% & RYEGRASS 20% |
- NOTE:** SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES, FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.
- 4. FERTILIZER:** A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF 6 TONS/ACRE AND 10-10-20 FERTILIZER AT A RATE OF 25 LBS. PER 1,000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES IMMEDIATELY BEFORE SEEDING. A 10-10-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 12.5 LBS. PER 1,000 SF.
- 5. HYDRO SEEDING:** LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1,000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUIVAL, SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
- 6. MULCHING:** MULCHING SHALL BE APPLIED AS FOLLOWS:
- A STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIAL, APPLY AT A RATE OF 140 LBS. PER 1,000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE POLYMERIC OR CURM, APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.
 - NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.



- EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES**
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMP'S) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMP'S.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO PREPARE FOR A PRE-CONSTRUCTION MEETING AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH 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 OR 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) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH SUITABLE CHARACTERISTICS TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- UPON THE INSTALLATION OF TEMPORARY SEDIMENT BARRIERS (S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- AT STREAM CROSSING, A 50-FOOT BUFFER SHALL BE MAINTAINED, ON BUFFERS, CLEARINGS, SOIL DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED WOOD, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMP'S AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMP'S 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 IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 280.1 ET SEQ., 271.1 ET SEQ., AND 287.1 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 AT THE SITE.
- NOTES:**
- MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE
 - REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
 - SEDIMENT DEPOSITED ON PAVED ROADSWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAYS, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FT INCREMENTS UNTIL CONDITION IS ACCEPTABLE.
 - SEDIMENT DEPOSITED ON ROADWAYS, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

14 OAKDALE BOULEVARD
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LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

POOL PERMIT PLAN

File No. 2024.C1.0.PermPlan.DWG

Date 07/11/2024
Scale 1"=10'
HCE Job 2024
Designed TM
Sheet 1 of 1

Drawing No. C1.0

PA Lic. No. PA073604

