

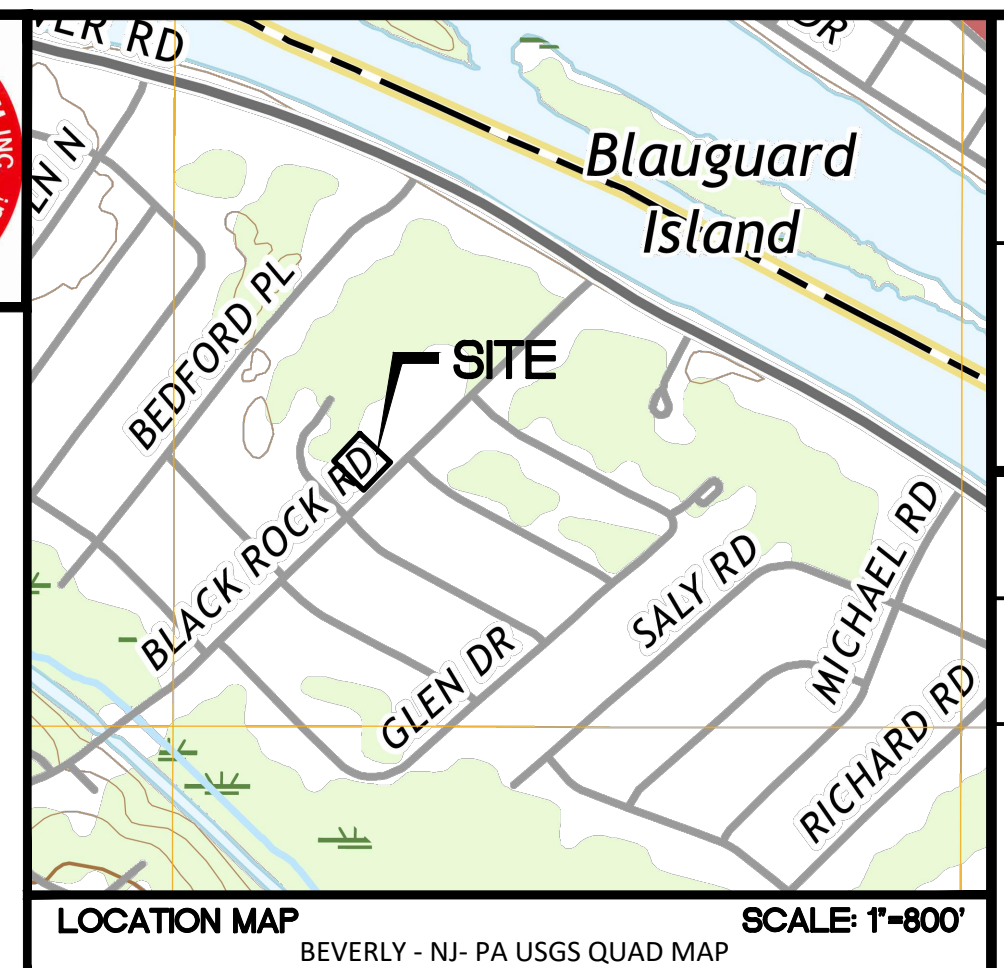
AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, LOWER MAKEFIELD TOWNSHIP ENGINEER, THE E&S PLAN PREPARER, THE PCMS PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCMS PLAN, AND A REPRESENTATIVE FROM BUCKS COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.

ANY DAMAGE TO BLACK ROCK ROAD INCLUDING ROAD EDGE DURING CONSTRUCTION SHOULD BE REPAIRED/REPLACED BY THE CONTRACTOR AT THE DISCRETION OF THE TOWNSHIP.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT.

WATERSHED: DELAWARE RIVER (SOUTH)
PROPOSED EARTH DISTURBANCE = 27,661 SF
PROPOSED INCREASE OF IMPERVIOUS SURFACE = 2,179 SF

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.
PENNSYLVANIA ONE CALL SYSTEM
TICKET NUMBER 20233580066



SCALE: 1" = 20'
DATE: 04/01/2024
DRAWN: IZ
CHECKED: MZ
PROJECT: AN-BURRD-1233
FILE: Grading.dwg

OWNER OF RECORD: T&J DEVELOPMENT LLC
APPLICANT: ANDREW HUSHAN
ADDRESS: 1066 INDEPENDENCE DRIVE
YARDLEY PA 19067

SITE ZONING DATA: RESIDENTIAL-RESOURCE PROTECTION DISTRICT (R-PR)				
ZONING REQUIREMENTS	REQUIRED	EXISTING	UNDER CONSTRUCTION	PROPOSED
MINIMUM LOT AREA (ACRES)	3.00	0.583 (*)	NO CHANGES	NO CHANGES
MINIMUM LOT WIDTH (FT)	250	159.5 (*)	NO CHANGES	NO CHANGES
MAXIMUM BUILDING HEIGHT (FT)	35	25.5	< 35	NO CHANGES
MINIMUM FRONT YARD (FT)	80	13.5 (*)	26.0 (ZA)	NO CHANGES
MINIMUM SIDE YARD (EACH) (FT)	25	61.9	25.0	NO CHANGES
MINIMUM REAR YARD (FT)	125	110.8 (*)	87.1 (ZA)	35.0 (V)
MAXIMUM BUILDING COVERAGE (%)	N/A	4.3	8.6	11.9
MAXIMUM IMPERVIOUS SURFACE RATIO	0.13	0.077	0.121	0.162 (V)

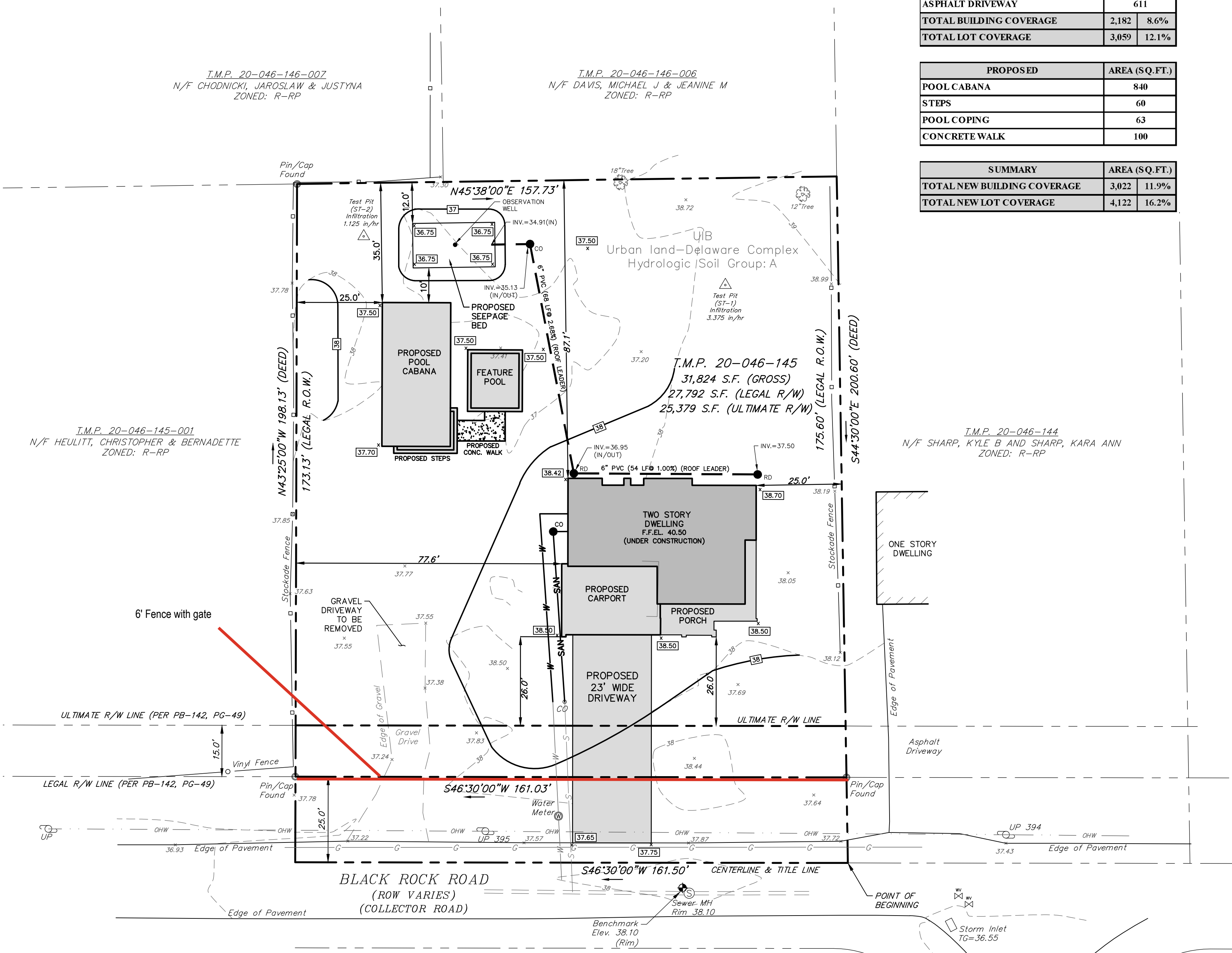
IMPERVIOUS SURFACE CALCULATION	
LOT AREA (S.F.) = 25,379	
EXISTING	AREA (S.Q.F.T.)
BUILDING	1,095
GRAVEL DRIVEWAY	376
CONCRETE PAD	78
CONCRETE WALK	42
WOOD PORCHES AND STEPS	73
SHEDS	279
TOTAL EXISTING LOT COVERAGE	1,943 7.7%

UNDER CONSTRUCTION	
AREA (S.Q.F.T.)	
BUILDING	1,613
CARPORT	569
PORCH	266
ASPHALT DRIVEWAY	611
TOTAL BUILDING COVERAGE	2,182 8.6%
TOTAL LOT COVERAGE	3,059 12.1%

PROPOSED	
AREA (S.Q.F.T.)	
POOL CABANA	840
STEPS	60
POOL COPING	63
CONCRETE WALK	100

SUMMARY	
AREA (S.Q.F.T.)	
TOTAL NEW BUILDING COVERAGE	3,022 11.9%
TOTAL NEW LOT COVERAGE	4,122 16.2%

* - EXISTING NON-CONFORMITY
ZA - ZONING APPROVED
V - VARIANCE REQUIRED



T.M.P. 20-046-146-007
N/F CHODNICKI, JAROSLAW & JUSTYNA
ZONED: R-PR

T.M.P. 20-046-146-006
N/F DAVIS, MICHAEL J & JEANINE M
ZONED: R-PR

T.M.P. 20-046-145
31,824 S.F. (GROSS)
27,792 S.F. (LEGAL R/W)
25,379 S.F. (ULTIMATE R/W)

T.M.P. 20-046-144
N/F SHARP, KYLE D AND SHARR, KARA ANN
ZONED: R-PR

T.M.P. 20-046-145-001
N/F HEULITT, CHRISTOPHER & BERNADETTE
ZONED: R-PR

- GENERAL NOTES AND REFERENCES
- 1. ZONING: RESIDENTIAL-RESOURCE PROTECTION DISTRICT (R-PR), USE: DWELLING, SINGLE-FAMILY DETACHED.
 - 2. THE CONTRACTORS MUST CALL THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) TO DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE OTHER UTILITIES MAY EXIST. THE LOCATION OF THE UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
 - 3. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD AREA (ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 456 OF 532, MAP NUMBER 42017C0456J, MAP DATED MAY 18, 1999 AND MAP REVISED MARCH 16, 2015.
 - 4. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER.
 - 5. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88), DERIVED FROM GPS OBSERVATIONS.
 - 6. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED ON DECEMBER 2023 AND MARCH 2024.

STORMWATER MANAGEMENT CONSTRUCTION NOTES

- 1. THE MUNICIPALITY SHALL INSPECT ALL PHASES OF THE INSTALLATION OF THE BEST MANAGEMENT PRACTICES (BMPs) AND/OR STORMWATER MANAGEMENT (SWM) FACILITIES AS DEEMED APPROPRIATE BY THE MUNICIPALITY.
- 2. DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED BMP STORMWATER MANAGEMENT FACILITY.
- 3. AREA PROPOSED FOR INFILTRATION BMP SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
- 4. INFILTRATION BMP SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS RECEIVED FINAL STABILIZATION.

STORMWATER MANAGEMENT MAINTENANCE AND INSPECTION

- THE MUNICIPALITY SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
- THE STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED.
- OWNER IS RESPONSIBLE TO ENSURE THE INSPECTIONS AND MAINTENANCE ARE COMPLETED.
- INSPECT FOR ACCUMULATION OF SEDIMENT. SEEPAGE PIT AND TRENCH DRAIN SHOULD BE INSPECTED AND CLEANED AT LEAST FOUR TIMES PER YEAR AND AFTER ANY LARGE STORM EVENTS.
- THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BED SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS RE-VEGETATED AS SOON AS POSSIBLE.
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A SEEPAGE PIT AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.

I, _____ ON THIS DATE _____ HEREBY ACKNOWLEDGE THAT THE STORMWATER FACILITIES AND BMPs ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY.

I, MIKHAIL ZAVYAZKIN, ON THIS DATE _____ HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

LEGEND

- PROJECT BOUNDARY
- LOT LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONTOUR MAJOR
- CONTOUR MINOR
- VINYL FENCE
- STOCKADE FENCE
- SAN. SEWER LINE
- SAN. LATERAL
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- IRON PIN FOUND
- UTILITY POLE
- SANITARY SEWER MH
- CLEAN-OUT
- WATER METER
- DECIDUOUS TREE
- EXISTING GRADE
- PROPOSED BUILDING
- PROPOSED SAN. LATERAL
- PROPOSED WATER SERVICE
- PROPOSED ROOF LEADER
- PROPOSED CONTOUR
- PROPOSED CLEAN-OUT
- PROPOSED ROOF DRAIN
- PROPOSED GRADE
- BENCHMARK
- TEST PIT

SANITARY SEWER NOTES

- 1. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER.
- 2. THE EXISTING SANITARY SEWER LATERAL SHALL BE INSPECTED AND REPAIRED IF NEEDED.
- 3. THE TOWNSHIP SEWER DEPARTMENT ENGINEER SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO INSTALLATION OF THE LATERAL TO ENSURE A CONSTRUCTION OBSERVER IS PRESENT ON-SITE DURING THE WORK.
- 4. CONTRACTOR SHALL HAVE GIVEN THE SECRETARY OF LOWER MAKEFIELD TOWNSHIP AT LEAST 24 HOURS NOTICE OF THE TIME WHEN SUCH INSPECTION WILL BE MADE SO THAT THIS TOWNSHIP MAY SUPERVISE AND INSPECT THE WORK OF CONNECTION AND NECESSARY TESTING.
- 5. NO BUILDING SEWER SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED BY TOWNSHIP. IF ANY PART OF A BUILDING SEWER IS COVERED BEFORE SO BEING INSPECTED AND APPROVED, IT SHALL BE UNCOVERED FOR INSPECTION AT THE COST AND EXPENSE OF THE OWNER OF THE IMPROVED PROPERTY TO BE CONNECTED TO A SEWER.
- 6. ALL LATERALS SHALL BE INSTALLED AT A MINIMUM OF 2% A MINIMUM OF 3 FEET OF COVER IS REQUIRED OVER THE LATERAL.

GRADING NOTES

- 1. 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.
- 2. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1%.
- 3. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 33.3% SLOPE.
- 4. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.

REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTION LOCATIONS.

LAND DELINEATION
MIKHAIL ZAVYAZKIN
PA P.E. Lic. No. 38072404

