

J.	— GR: 348.25	00105 710 70
		GRADE: 348.30
6" COVER (MN).	\$2 \$	TOP OF STONE ELEV: 347.75
8" INV: 346.08 AASHTO	No. 1 STONE	- CLASS No. 1 GEOTEXTILE PER PennDOT PUB. 408, SEC. 735 ALL SIDES, TOP AND BOTTOM.
BALLAST SCARIFIED S 6' (BED V	SUBGRADE	- INVERT OF STONE ELEV: 343.75
SECTION	I 'A−A'	

SEEPAGE BED CALCULATION NET SITE IMPERVIOUS INCREASE = (1,184) Sq. Ft. (over 18%)

RUN-OFF CAPTURE STORAGE REQUIRED:

Rv = 2.00 In. x (Total impervious area in Sq. Ft.) = Cu. Ft. of Recharge = (197.333) Cu. Ft. of Recharge Rv = 2.00 in. x (1,184)

Rv = (197.333)/0.40 Stone Voids = (493.333) Cu. Ft. SAY 495 Vp = (6) Ft. Width x (24) Ft. Length x (3.5) Ft. Depth

= (720.0) Cu. Ft. Provided DOUBLE INLET IN-LINE SEEPAGE BED

POST CONSTRUCTION MAINTENANCE PROGRAM:

The applicant/owner, its assigns shall be responsible for the ownership and maintenance of the proposed BMP's shown on this plan in perpetuity. All BMP's shall be maintained in accordance with all applicable Township Standards and Specifications as so designated in the Ownership and Maintenance agreement as entered into between the Owner and the Township.

MAINTENANCE OF THE SEEPAGE BED:

- The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn, clippings, leaves or accumulated trash that may prohibit runoff from entering the catch basins.
- The applicant/owner, shall ensure that the overlying vegitation of the seepage bed should be maintained in good vegitatated conditions, and any bare spots revegitated immediately.
- 3. The applicant/owner, shall ensure that no vehicular traffic is permitted over or on the seepage bed and care should be taken to avoid excessive compaction by lawn equipment.
- 4. The applicant/owner, shall ensure all roof leaders that lead to the seepage bed are free and clear of any debris that may cause clogging of the seepage bed inflow pipe. Quarterly flushing of the catch basins and inflow pipe are required.

Should any of the BMP's shown on this plan fail to function as designed, the applicant/owner shall be responsible for all corrective measures including but not limited to cleaning, flushing, repair or replacement as necessary or directed by the Township Engineers Office.

OWNER ACKNOWLEDGEMENT:

Nicholas and Ryan Judge ____, acknowledge that the stormwater management facilities shown on these plans can only be altered or removed after approval of a revised plan by the applicable municipality, owner also agrees to all above listed BMP maintenance program requirements.

ZONING and SITE DATA SCHEDULE

20111110	<u> </u>	DITTIN OUTLE	<u> </u>
Zoning District:	R2 - RESIDENT	IAL MEDIUM DENSITY DI	STRICT
ltem		Requirement	Plan Provided
Permitted Use:	200-20. A.(2):	Single—Family De	etached Residential
_ot:			
Minimum Lot Area:	200-22:	16,500 Sq. Ft.	22,329.59 Sq. Ft.
Minimum Width at Building Line:	200-22:	110 FT.	205.9 FT.
Maximum Building and Structures:	200-22:	35 FT.	Existing
Minimum Front Yard:	200-22:	40 Ft.	41.4 Ft.
Minimum Side Yard:	200-22:	15 Ft.	34.5 Ft.
Minimum Rear Yard:	200-22:	40 Ft.	64.5 Ft.
Maximum Impervious Coverage:	200-23:	18 %	23.30%

PROJECT SOILS DATA

20-40" to lithic bedrock

Urban-land Penn Complex

Depth to Water Table:

>-80"

IMPERVIOUS SURFACE TABULATION: EX. INLET GR.: 105.08 ZONED: R2 - RESIDENTIAL MEDIUM DENSITY DISTRICT MAX. IMPERVIOUS SURFACE: 4,019 Sq. Ft. or 18% 4,019 Sq. Ft. or 18% LOT AREA: 22,329.59 Sq. Ft. **EXISTING:** DWELLING: PAVED DRIVEWAY: GR.: 105.09 209 S.F. 50 S.F. R.WALKWAY: SUBTOTAL: 4,709 S.F. POOL PERMIT PLAN: DWELLING: PAVED DRIVEWAY: 1,442 S.F. F.WALKWAY: R.WALKWAY: POOL SURROUND/COPING: MECH. PAD: 473 S.F. 21 S.F. SUBTOTAL: 5,203 S.F. NET INCREASE: 494 S.F. PREDEVELOPMENT: POST DEVELOPMENT: TEMPORARY ORANGE - CONSTRUCTION FENCE [E] EXISTING NON-CONFORMING [V] VARIANCE REQUIRED RAISED GARDEN AREA H EX. INLET INV.: 110.24 (8" 0) EX. SAN MH LAMPO EXISTING DRIVE TO SERVE AS TEMPORARY CONSTRUCTION ENTRANCE 120.000 M"GI,ZI.08S PROPOSED LIMITS OF DISTURBANCE NF: GOLOWSKI, JOSEPH J

ACKNOWLEDGEMENT:

TIMOTHY P. WOODROW, P.E. , ACKNOWLEDGE THAT THE PROPOSED GRADING ACTIVITIES

11/03/2024

SHOWN ON THIS PLAN SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO, AND/OR OTHERWISE ADVERSELY IMPACT, DOWNSTREAM PROPERTIES, EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

GENERAL NOTES:

- Outbound & topographic survey information was taken from a field survery performed by Woodrow & & Associates, Inc. during the month of September 2024.
- All proposed fencing shall comply with all applicable Township ordinance standards and specifications.
 All gates shall open in an outward direction and must be equipped with self closing and latching
 devices in compliance with 2015 ISPSC. Section 27-803.H-8.11.a.
- 3. All proposed pool construction shall be in strict accordance with the 2015 International Swimming Pool and Spa Code, Section 305.
- 4. Temporary construction fence must be installed around the pool area once excavated and until such time the pool is filled and final perimeter pool fencing has been installed. 5. The Township Engineers office must be contacted a minimum of 48 hours in advance of installation of Stormwater Management Facilities.
- Any damage within the right of way of University Drive caused by the contractor during pool construction shall be repaired/replaced as directed by the Township Engineer at the sole expense of the owner/contractor.
- 7. Each dwelling door that directly accesses the pool area shall be equipped with an alarm that sounds at least thrity (30) seconds when the door is opened and is audible throughout the dwelling. (Penn—sylvania Uniform Construction Code Swimming Pool).
- 8. The contactor shall make end-of-day checks on all Erosion & Sediment Control measures. Any repairs needed shall be corrected immediately. 9. During construction no mud may be tracked from the development onto the surrounding roadways (whether or not they are dedicated), and no or dirt from construction operations shall be permitted to settle on adjoining properties. Adequate water provisions shall be onsite to help contain dust to within the active work area.
- 10. The property owner shall sign and record sn Operations and Maintenance Agreement with the Town—ship for the proposed Storm Trap Basin.
- 11. The Township Engineers office must be contacted a minimum of 48 hours in advance of installation of Stormwater Management Facilities.

GRADING AND DRAINAGE NOTES:

accordance with these plans.

- 1. All contractors working on this project shall comply with the requirements pf P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1986 P.L. 1574, No. 172. Contractors must notify PA One Call System, Inc. three (3) days prior to the start of any construction. 1-(800)-242-1776.
- 2. Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be shall be adequately marked and any area that proposed grading encroaches within five (5) feet of the property line the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
- 3. All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
- 4. The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
- 5. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work within the tributary area.
- 6. Buring of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and spec ifications. Tree stumps may be ground or chipped and spread on site.
- 7. All construction requirements, methods, materials and specifications shall be in accordance with all Municipal Authority Standards, Municipality Standards and Penn—DOT Form 408 (Latest Edition). Where in the case of conflict the more stringent requirement shall apply.
- 8. All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest addition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior
- 9. All utility installation must be in accordance with the requirements of the Pennsylvania Uniform Construction Code, as adopted by the Municipality.
- 10. All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with a North American Green or approved equal Erosion Control Blanket installed in strict accordance with manufactures standards and specifications. See Erosion Control Plans for location and details.
- 11. Any spring encountered during construction of the roadways shall be underdrained to the nearest inlet. Other spring locations found outside the roadway shall be underdrained to the nearest inlet
- 12. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1.
- 13. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum. contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in
- 14. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
- 15. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
- 16. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- 17. Any damage caused within the right of way as a result of construction shall be repaired at the
- 18. The Owner agrees to make necessary corrective measures to alieviate any drainage issues that on this property and/or adjacent properties that might arise for a period of 6-months after the

improvements have been completed, as deemed necessary by the Township.

20-022-151 Block 022 Unit 151

> Legal RW: NET Area**22,329.59 Sq. Ft.**

Deed Area**22,329.59 Sq. Ft.**

PROJECT SERIAL NUMBER FOR DESIG

Pennsylvania 811
A Privately funded non-profit Pennsylvania Corporation

Parcel Information:

Nicholas and Ryan

1309 University Drive Yardley, PA 19067

Scale In Feet (1" = 20') © COPYRIGHT 2024 WOODROW & ASSOCIATES, INC. ALL RIGHTS RESERVED

PROJECT SHEET INDEX SHEET DESCRIPTION: 1 of 2 SITE IMPROVEMENTS PLAN 2 of 2 CONSTRUCTION DETAILS SHEET 'A'

DIAN LECENI

o	Tract Boundary Line	
	Existing Right-of-Way Line	
	Existing Right-of-Way Centerline	
	Municipal Boundary Line	
1/1/4/1///////////////////////////////	Existing Zoning Boundary	
	Existing Topographic Contour	
R5B	Evipting Soil Spring Limits	-

____ # ____ Mapped Wetlands Limit

	Tract Boundary Line
	Existing Right-of-Way Line
	Existing Right-of-Way Centerly
	Municipal Boundary Line
/ <i>/</i> / ///.	Existing Zoning Boundary
	Existing Topographic Contour
	Existing Soil Series Limits

	AN LEGEND
	Existing Storm Sewer Piping
ss	Existing Sanitary Sewer Pipin
<i>6V</i> G — G — G	Existing Gas Main
₩ 	Existing Water Main / Service
———ОНИ ———	Existing Overhead Wires
××	Existing Fence Line
	Existing Woodlands Dripline

۷D			
Sewer Piping		Proposed	Storm Sewer Pip
y Sewer Piping		Proposed	Roof Leader Sys
ain		Proposed	Contour
Main / Service	$\frac{1}{2}$	Proposed	Clearing
ad Wires	LOD —	Proposed	Limits of Disturb
Line		Proposed	18" Silt Fence
nds Dripline		Proposed	Compost Filter S

Piping

ırbance Sh01_PPP 21-0204D24-01 Proposed Orange Construction/
Tree Protection Fence OCTOBER 1, 2024 Proposed Pool Fence/Gate

Signature:

REVISIONS

NORTH

SEAL

PROJECT BOUNDARY

EDGE OF PAVEMENT

EDGE OF GRAVEL

CONTOUR MAJOR CONTOUR MINOR

STOCKADE FENCE SAN. SEWER LINE

OVERHEAD ELECTRIC LINE

VINYL FENCE

SAN. LATERAL

IRON PIN FOUND

SANITARY SEWER MH

PROPOSED BUILDING

PROPOSED SAN. LATERAL

PROPOSED ROOF LEADER

PROPOSED CONTOUR

PROPOSED CLEAN-OUT

PROPOSED ROOF DRAIN

PROPOSED GRADE

BENCHMARK

PROPOSED WATER SERVICE ———

UTILITY POLE

CLEAN-OUT

WATER METER DECIDUOUS TREE EXISTING GRADE

WATER LINE

GAS LINE

—— · · · —— OHW ——

LOT LINE

BUILDING LINE

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

AL-RESOURCI	E PROTECTIO	N DISTRICT (R-	PR)
REQUIRED	EXISTING	UNDER CONSTRUCTION	PROPOSED
3.00	0.583 (*)	NO CHANGES	NO CHANGES
250	159.5 (*)	NO CHANGES	NO CHANGES
35	25.5	< 35	NO CHANGES
80	13.5 (*)	26.0 (ZA)	NO CHANGES
25	61.9	25.0	NO CHANGES
125	110.8 (*)	87.1 (ZA)	35.0 (V)
N/A	4.3	8.6	11.9
0.13	0.077	0.121	0.162 (V)
	3.00 250 35 80 25 125 N/A	REQUIRED EXISTING 3.00 0.583 (*) 250 159.5 (*) 35 25.5 80 13.5 (*) 25 61.9 125 110.8 (*) N/A 4.3	REQUIRED EXISTING CONSTRUCTION 3.00 0.583 (*) NO CHANGES 250 159.5 (*) NO CHANGES 35 25.5 < 35

<u>T.M.P. 20-046-146-006</u> N/F DAVIS, MICHAEL J & JEANINE M

ZONED: R-RP

Urban land-Delaware Complex

3.375 in/hr

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)

┌ INV.=37.50

ULTIMATE R/W LINE

37.64

Hydrologic /Soil Group: A

RD 6" PVC (54 LF@ 1.00%) (ROOF LEADER)

F.F.EL. 40.50

PROPOSED

PROPOSED 23' WIDE

DRIVEWAY

(UNDER CONSTRUCTION)

38.50

PORCH

\$46.30'00"W 161.50' CENTERLINE & TITLE LINE

* - EXISTING NON-CONFORMITY

N45°38'00"E 157.73"

- PROPOSED

SEEPAGE

PROPOSED

CABANA

37.77

BLACK ROCK ROAD

(ROW VARIES)

(COLLECTOR ROAD)

DRIVEWAY

REMOVED

OBSERVATION

ZA - ZONING APPROVED V - VARIANCE REQUIRED

<u>T.M.P. 20-046-146-007</u>

N/F CHODNICKI, JAROSLAW & JUSTYNA

ZONED: R-RP

<u>T.M.P. 20-046-145-001</u>

N/F HEULITT, CHRISTOPHER & BERNADETTE

ZONED: R-RP

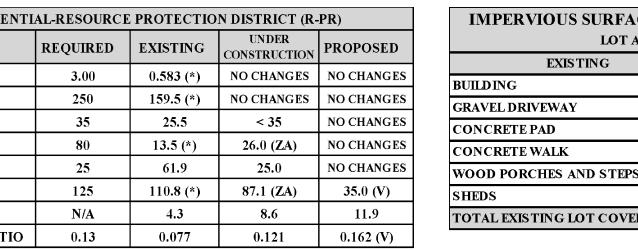
6' Fence with gate

ULTIMATE R/W LINE (PER PB-142, PG-49)

LEGAL R/W LINE (PER PB-142, PG-49)

Pin/Cap

1.125 in/l



UNDER CONSTRUCTION	AREA	(SQ.FT.)
BUILDING	1,	613
CARPORT		569
PORCH	2	266
ASPHALT DRIVEWAY	(511
TOTAL BUILDING COVERAGE	2,182	8.6%
TOTAL LOT COVERAGE	3,059	12.1%

PROPOSED	AREA (SQ.FT.)
OOL CABANA	840
TEPS	60
OOL COPING	63
ONCRETE WALK	100

SUMMARY	AREA ((SQ.FT.)
TOTAL NEW BUILDING COVERAGE	3,022	11.9%
TOTAL NEWLOT COLUDA CE	4.100	1 < 20 /

<u>T.M.P. 20-046-144</u> N/F SHARP, KYLE B AND SHARP, KARA ANN ZONED: R-RP ONE STORY DWELLING Driveway ∽ POINT OF BEGINNING G = 36.55

SANITARY SEWER NOTES

1. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER.

Edge of Pavement

- 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 HOUR'S 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

\$46°30′00″W 161.03′

- 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
- 2. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1%.

Benchmark —

Elev. 38.10

- 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

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

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 12 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

IMPERVIOUS SURFACE CALC LOT AREA (SF) =		CION
EXISTING	AREA ((SQ.FT.)
BUILDING	1,095	4.3%
GRAVEL DRIVEWAY	3	76
CONCRETE PAD	78	
CONCRETE WALK	42	
WOOD PORCHES AND STEPS	73	
SHEDS	2	79
TOTAL EXISTING LOT COVERAGE	1,943	7.7%

UNDER CONSTRUCTION	AREA	AREA (SQ.FT.)	
BUILDING	1,	1,613	
CARPORT	5	569	
PORCH	2	266	
ASPHALT DRIVEWAY	6	611	
TOTAL BUILDING COVERAGE	2,182	8.6%	
TOTAL LOT COVERAGE	3,059	12.1%	

PROPOSED	AREA (SQ.FT.)
POOL CABANA	840
STEPS	60
POOL COPING	63
CONCRETE WALK	100

SUMMARY	AREA ((SQ.FT.)
TOTAL NEW BUILDING COVERAGE	3,022	11.9%
TOTAL NEW LOT COVERAGE	4.122	16.2%

STORMWATER MANAGEMENT CONSTRUCTION NOTES

- 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
- 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
- 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.

RE-VEGETATED AS SOON AS POSSIBLE.

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.

_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

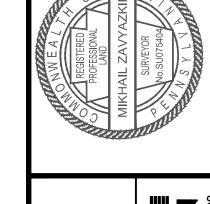
- Blauguarc **LOCATION MAP** SCALE: 1"=800" BEVERLY - NJ- PA USGS QUAD MAP

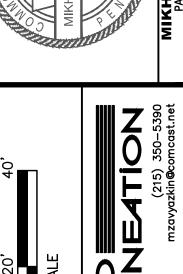
OWNER OF RECORD: T&I DEVELOMENT LLC APPLICANT: ANDREI HLUSHAN 1066 INDEPENDENCE DRIVE ADDRESS: YARDLEY PA 19067

GENERAL NOTES AND REFERENCES

DWELLING, SINGLE-FAMILY DETACHED.

- 1. ZONING: RESIDENTIAL-RESOURCE PROTECTION DISTRICT (R-PR). USE:
- 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.
- 5. 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 MÁY 18, 1999 AND MAP REVISED MARCH 16, 2015.
- 6. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 7. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88), DERIVED FROM GPS OBSERVATIONS.
- 8. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED ON DECEMBER 2023 AND MARCH 2024.





AND

SHEET NUMBER 2 of 5

ZONING DATA:

LMR LOW-MEDUIM RESIDENTIAL DISTRICTS CURRENT USE: B2 SINGLE FAMILY DETACHED PROPOSED: C2 PRIVATE IN-GROUND SWIMMING POOL

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	16,500 S.F.	21,474 S.F.	21,474 S.F.
MIN. LOT FRONTAGE @ B.S.B.L.	110'	135'	135'
MIN. FRONT YARD	40' (1)	40.3' / 40.4' / 82.0'	40.3' / 40.4' / 82.0'
MIN. SIDE YARD	15' (3)	17.1'	17.1'
MIN. REAR YARD	50' (2)	NA	NA
MAX. BUILDING HEIGHT	35'	2 STORY <35'	2 STORY <35'
MAX. IMPERVIOUS SURFACE	18%	19.4%*	24.2%

* EXISTING NON-CONFORMITY ** PROPOSED NON-CONFORMITY

(1) WHERE A YARD ABUTS A MAJOR COLLECTOR OR ARTERIAL ROAD LISTED IN \$ 200-63 OF THIS CHAPTER,
THE BUILDING SETBACK SHALL BE INCREASED TO 80 FEET FOR COLLECTOR ROADS AND 100 FEET FOR ARTERIAL ROADS. (2) REAR YARD OPEN PORCHES ARE AN EXCEPTION TO THE REAR YARD SETBACK.

(3) WHERE A LOT HAS BEEN APPROVED AND RECORDED ON A PLAN PRIOR TO JANUARY 1, 1947, AND THE LOT HAS A WIDTH OF 100 FEET OR LESS AT THE BUILDING LINE, THERE SHALL BE TWO SIDE YARDS OF A COMBINED WIDTH OF NOT LESS THAN 26 FEET AND NEITHER SIDE YARD SHALL BE LESS THAN 10 FEET IN WIDTH.

IMPERVIOUS CALCULATIONS:

DESCRIPTION	EXISTING	PROPOSED	PROPOSED
DWELLING	2,338 S.F.	0 S.F.	2,338 S.F.
LEAD WALK	340 S.F.	0 S.F.	340 S.F.
DRIVEWAY	1,042 S.F.	0 S.F.	1,042 S.F.
PATIO / WALK	454 S.F.	114 S.F.	568 S.F.
POOL COPING	0 S.F.	124 S.F.	124 S.F.
POOL DECK	0 S.F.	769 S.F.	769 S.F.
EQUIP. PAD	0 S.F.	21 S.F.	21 S.F.

1,028 S.F. TOTAL 5,202 S.F. TOTAL 4,174 S.F. / 21,474 S.F. = 19.4% EXISTING IMPERVIOUS 5,202 S.F. / 21,474 S.F. = 24.2% PROPOSED IMPERVIOUS MAXIMUM ALLOWABLE IMPERVIOUS 18% OR 3,865 S.F. SIMPLIFIED STORM WATER MANAGEMENT FOR ALL IMPERVIOUS OVER 18% 1,337 S.F.

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Irwin Run Road West Mifflin, Pennsylvania 15122 - 1078

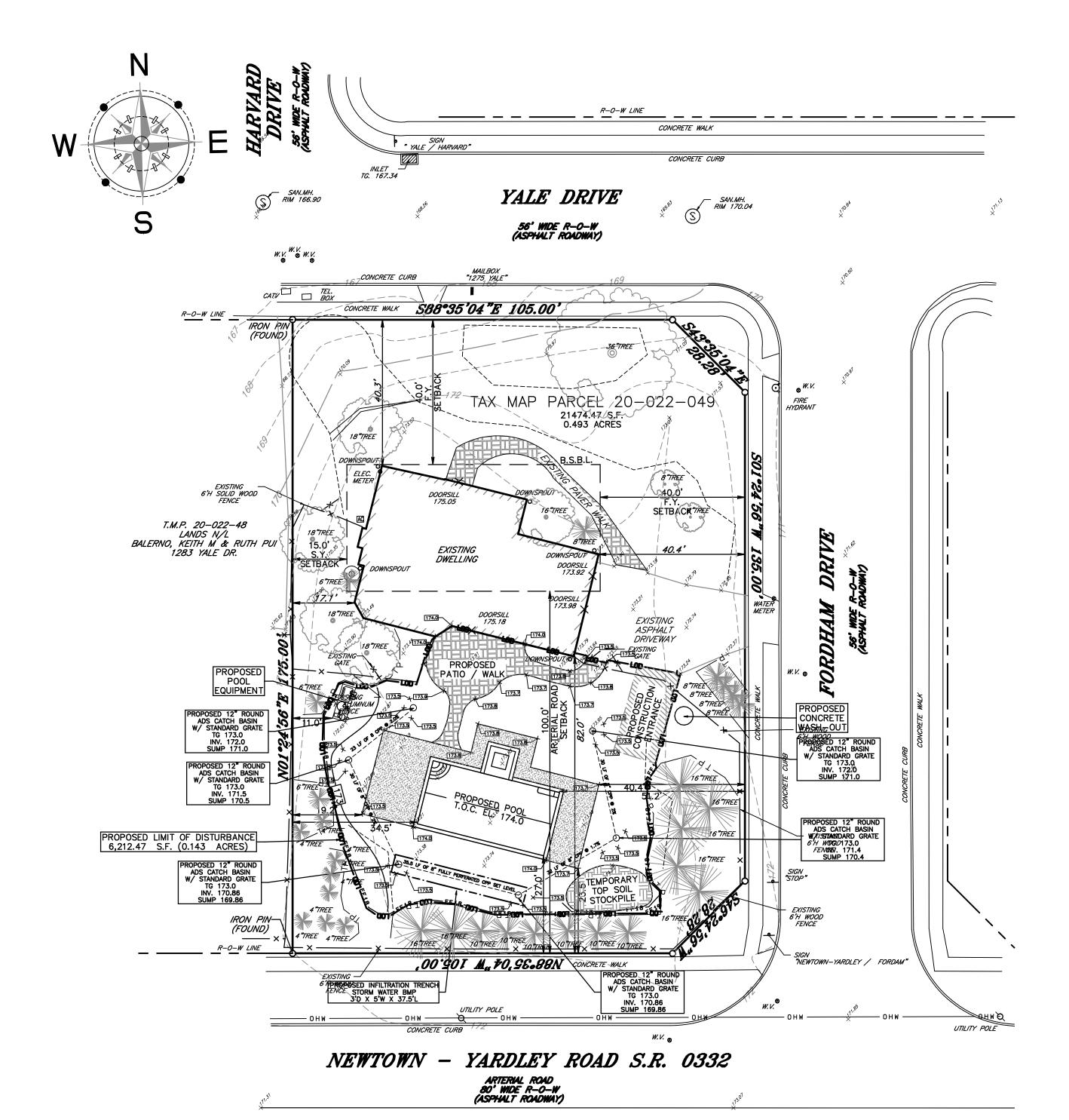
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

POOL NOTES:

A.A PRIVATE SWIMMING POOL AND FENCE ACCESSORY THERETO MAY BE ERECTED IN A REAR YARD, SIDE YARD OR SPECIAL SETBACK IN ANY RESIDENTIAL DISTRICT AS AN ACCESSORY STRUCTURE TO A SINGLE-FAMILY DETACHED DWELLING ONLY, PROVIDED THAT IT COMPLIES WITH THE FOLLOWING CONDITIONS:

- 1. THE POOL SHALL BE LOCATED AT LEAST 10 FEET FROM THE REAR OR SIDE PROPERTY LINE AND 10 FEET FROM ANY PORTION OF THE BUILDING. IT SHALL BE LOCATED AT LEAST 60 FEET FROM THE RIGHT—OF—WAY LINE OF ANY COLLECTOR ROAD IN THE TOWNSHIP AND AT LEAST 80 FEET FROM THE RIGHT-OF-WAY LINE OF ANY ARTERIAL ROAD IN THE TOWNSHIP.
- 2. IT SHALL BE SUITABLY DESIGNED AND LOCATED SO AS NOT TO BECOME A NUISANCE OR HAZARD TO ADJOINING PROPERTY OWNERS OR THE PUBLIC. OUTDOOR LIGHTS, IF USED, SHALL BE SHIELDED AND NOT REFLECTED TOWARD ADJACENT RESIDENTIAL PROPERTIES.
- 3. PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN 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.
- 4. THE ENTIRE POOL AREA SHALL BE ENCLOSED BY A FENCE FIVE FEET IN HEIGHT CONSTRUCTED OF CHAIN LINK, SOLID MASONRY, SOLID WOODEN OR PICKET (WITH SPACING NO GREATER THAN TWO INCHES) AND A GATE WHICH IS EQUIPPED WITH A SELF-LATCHING, SELF-LOCKING LOCK AND WHICH SHALL BE KEPT LOCKED WHEN THE POOL IS NOT IN USE. THE FENCE MUST BE SETBACK AT LEAST 10 FEET FROM THE WATER'S EDGE. ALL OUTDOOR SWIMMING POOLS SHALL COMPLY WITH THIS PROVISION IRRESPECTIVE OF THE DATE OF ORIGINAL CONSTRUCTION OR STATUS AS A NONCONFORMITY. POOLS NOT COMPLYING WITH THIS PROVISION SHALL BE BROUGHT INTO COMPLIANCE WITHIN ONE YEAR OF THE PASSAGE OF THIS CHAPTER.



VOLUME CONTROL CALCULATIONS

VOLUME (CUBIC FEET) = (2 INCHES RUNOFF/12 INCHES) * IMPERVIOUS SURFACE (SQ FT) 222.83 (CUBIC FEET) = (2 INCHES RUNOFF/12 INCHES) * 1,337 (SQ FT) (REQUIRED VOLUME CONTROL / .4 (VOID RATIO FOR STONE) = TOTAL VOLUME 222.83 / .4 = 557.1INFILTRATION TRENCH DIMENSIONS 1 TRENCH @ 3'D X 5'W X 37.5'L = 562.5 CU.FT.

ACKNOWLEDGEMENTS

PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES. ALL FACILITIES SHALL MEET THE PERFORMANCE STANDARDS AND DESIGN CRITERIA SPECIFIED IN CHAPTER 179 STORM WATER.

LOWER MAKEFIELD TOWNSHIP AND OR IT'S REPRESENTATIVES SHALL BE GRANTED A BLANKET EASEMENT TO ENTER THE PROPERTY FOR THE INSPECTION AND OR REPAIRS OF THE STORM WATER BMP.

SOILS EVALUATION NOTE:

A SOILS EVALUATION OF THE PROJECT SITE HAS NOT BEEN PERFORMED. IF DURING THE COURSE OF CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY ANY RESTRICTIVE SOIL LAYERS ARE DISCOVERED I.E. SEASONAL HIGH WATER TABLE, BEDROCK ETC. AN ALTERNATE METHOD OF STORM WATER MANAGEMENT MUST BE DESIGNED IN ACCORDANCE WITH THE TOWNSHIPS STORM WATER ORDINANCE IN EFFECT AT THAT TIME AND APPROVED BY THE TOWNSHIP.

DRAINAGE PLAN CERTIFICATION

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

_ (OWNER) DATE _____ (OWNER) DATE _____

DESIGN ENGINEER CERTIFICATION

I, THOMAS LEE COOLBAUGH, PLS, ON THIS DATE (DATE OF SIGNATURE), HEREBY CERTIFY THAT THIS SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.")



REFERENCES:

- 1. DEED INSTRUMENT #2011051737
- 2. FINAL PLAN OF "SANDY RUN SECTION 2-B", MADE BY RUSSELLS. LYMAN, REGISTERED PROFESSIONAL ENGINEER, DATED JULY 5, 1967. LAST REVISED APRIL 10, 1969, AND RECORDED IN PLAN BOOK 71, PAGE 10,
- 3. LOWER MAKEFIELD TOWNSHIP ORDINACE CHAPTER 200 ZONING.
- 4. LOWER MAKEFIELD ORDINANCE CHAPTER 173 STORM WATER MANAGEMENT DELAWARE RIVER SOUTH.
- 5. USDA / NRCS WEB SOIL SURVEY

LOCATION MAP

BAUGE

THOMA!

S. G.

SNO

SOLUT

SURVEYING (

STAR

NORTH

. ☐☐ TBA TBA 295

6182 NORTH MERRITT ISL 215-93

SCALE: NOT TO SCALE SOURCE: GOOGLE MAPS

GENERAL NOTES

OWNER/APPLICANT: SPARLING, JAQUELINE 12785 YALE DRIVE YARDELY, PA 19067

ZONING SUMMARY: ZONED: "R-2" MEDIUM DENSITY RESIDENIAL DISTRICT EXISTING USE: SINGLE FAMILY DETACHED DWELLING PROPOSED ACCESSORY USE: RESIDENTIAL POOL

1. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS), HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCE TO THE TOP SURV SURVEY NETWORK. ROTATION TO DEED MERIDIAN 02 DEGREES 29 MINUTES 04 SECONDS CLOCKWISE

2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

3. NORTH STAR SURVEYING SOLUTIONS CORP. HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.

4. THE PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.

5. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH NORTH STAR SURVEYING SOLUTIONS CORP., IN WRITING, AND RESPONDED TO BY NORTH STAR SURVEYING SOLUTIONS CORP. IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.

6. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
6.1 OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE
FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL. STATE AND LOCAL REGULATIONS. LAWS. COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCE.

8. THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.

9. THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH
JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS
RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET
THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY
THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.

10. IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.

11.CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.

12. ALL MATERIAL FROM SITE EXCAVATION NOT USED IN GRADING OF POOL AREA IS TO BE REMOVED FROM SITE.

13. CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER

14. FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE.

15. NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE AS REQUIRED BY THE TOWNSHIP ORDINANCE HAS BEEN INSTALLED.

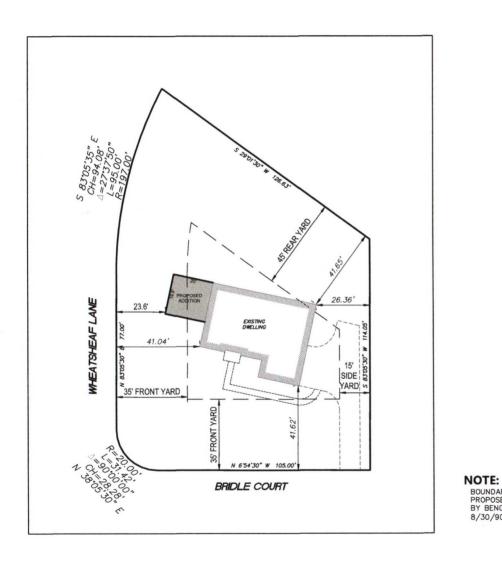
16. REFER TO POOL COMPANY PLANS FOR POOL CONSTRUCTION DETAILS.

17. ANY DWELLING DOOR OR WINDOW LEADING TO THE POOL AREA SHALL BE EQUIPPED WITH AN AUDIBLE ALARM OR THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER. BOTH METHODS SHALL MEET THE REQUIREMENTS OF

18. DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IF NO WORK IS TO BE PERFORMED FOR FOUR DAYS AND TEMPORARY STOCKPILES SHALL BE STABILIZED IMMEDIATELY.

GRAPHIC SCALE

11/18/24 1' = 20' 2024-056 2 of 4 SHEET NO.:







BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM PROPOSED HOUSE LOCATION PLAN FOR LOT NO.77, PREPARED BY BENCHMARK CONSULTING ENGINEERS & SURVEYORS, DATED

8/30/90



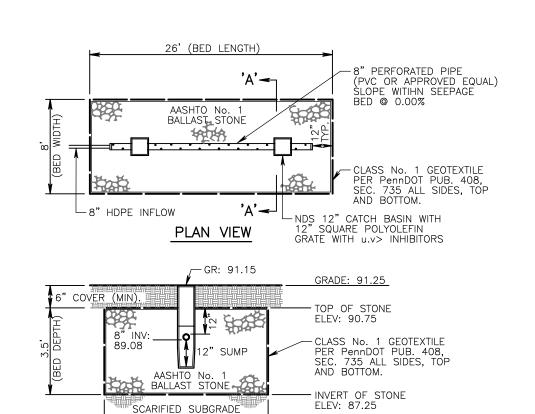
GRAPHIC SCALE 10 20

1 INCH = 20 FT

ZONING HEARING EXHIBIT PLAN

DATE:	DECEMBER 6, 2024
SCALE:	1"=20'
DESIGNED BY:	BW
DRAWN BY:	LSM
CHECKED BY:	BW
JOB NUMBER:	N/A
The second secon	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN THE OWNER, THE PERSON NAMED IN THE OWNER, T

01 of 01



SEEPAGE BED CALCULATION NET SITE IMPERVIOUS INCREASE = (1,473) Sq. Ft. Above 24% Say 1,475

8' (BED WIDTH)

SECTION 'A-A'

RUN-OFF CAPTURE STORAGE REQUIRED:

Rv = 2.00 In. x (Total impervious area in Sq. Ft.) = Cu. Ft. of Recharge

Rv = 2.00 in. x (1,475) = (245.833) Cu. Ft. of Recharge

Rv = (245.833)/0.40 Stone Voids = (614.583) Cu. Ft. SAY 615 Vp = (8) Ft. Width x (26) Ft. Length x (3.5) Ft. Depth = (728.0) Cu. Ft. Provided

DOUBLE INLET IN-LINE SEEPAGE BED

POST CONSTRUCTION MAINTENANCE PROGRAM:

The applicant/owner, its assigns shall be responsible for the ownership and maintenance of the proposed BMP's shown on this plan in perpetuity. All BMP's shall be maintained in accordance with all applicable Township Standards and Specifications as so designated in the Ownership and Maintenance agreement as entered into between the Owner and the Township.

MAINTENANCE OF THE SEEPAGE BED:

- The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn, clippings, leaves or accumulated trash that may prohibit runoff from entering the catch basins.
- 2. The applicant/owner, shall ensure that the overlying vegitation of the seepage bed should be maintained in good vegitatated conditions, and any bare spots revegitated immediately.
- 3. The applicant/owner, shall ensure that no vehicular traffic is permitted over or on the seepage bed and care should be taken to avoid excessive compaction by lawn equipment.
- 4. The applicant/owner, shall ensure all roof leaders that lead to the seepage bed are free and clear of any debris that may cause clogging of the seepage bed inflow pipe. Quarterly flushing of the catch basins and inflow pipe are required.

Should any of the BMP's shown on this plan fail to function as designed, the applicant/owner shall be responsible for all corrective measures including but not limited to cleaning, flushing, repair or replacement as necessary or directed by the Township Engineers Office.

OWNER ACKNOWLEDGEMENT:

Ernest P. Falco ____, acknowledge that the stormwater management facilities shown on these plans can only be altered or removed after approval of a revised plan by the applicable municipality, owner also agrees to all above listed BMP maintenance program requirements.

Lansdale Complex

Soils Type:

percent

PROJECT SOILS DATA

Restrictive Feature:

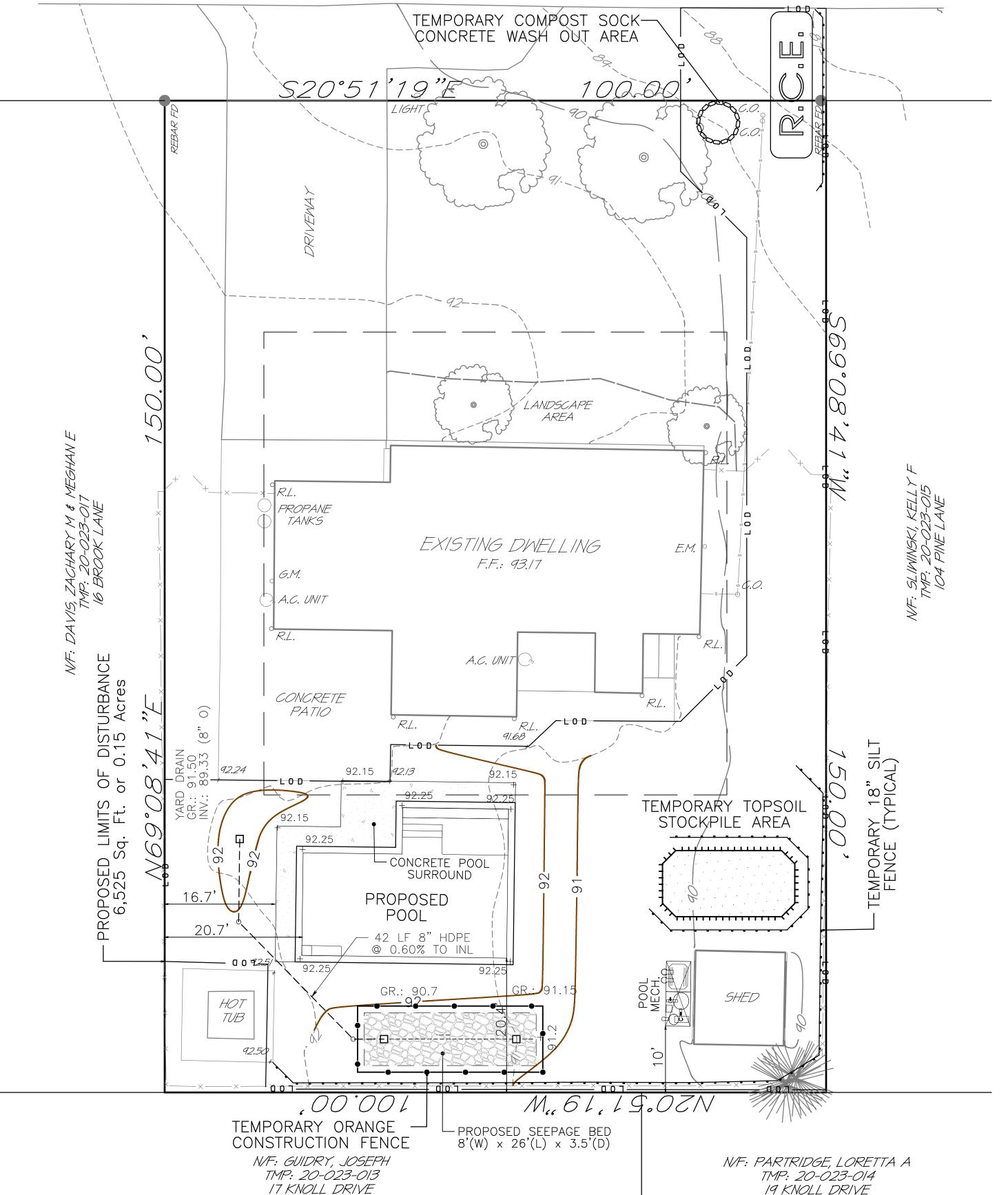
42-99" to lithic bedrock

Depth to Water Table:

>-80"

BROOK LANE

TEMPORARY ROCK CONSTRUCTION ENTRANCE



ACKNOWLEDGEMENT:/

TIMOTHY P. WOODROW, P.E. , ACKNOWLEDGE THAT THE PROPOSED GRADING ACTIVITIES

10/03/2022

SHOWN ON THIS PLAN SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO, AND/OR OTHERWISE ADVERSELY IMPACT, DOWNSTREAM PROPERTIES, EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND MANAGEMENT PLAN.

GENERAL NOTES:

- Outbound & topographic survey information was taken from a field survery performed by Woodrow & & Associates, Inc. during the month of September 2024. All proposed fencing shall comply with all applicable Township ordinance standards and specifications.
 All gates shall open in an outward direction and must be equipped with self closing and latching
 devices in compliance with 2015 ISPSC. Section 27-803.H-8.11.a.
- 3. All proposed pool construction shall be in strict accordance with the 2015 International Swimming Pool and Spa Code, Section 305.
- 4. Temporary construction fence must be installed around the pool area once excavated and until such time the pool is filled and final perimeter pool fencing has been installed.
- 5. The Township Engineers office must be contacted a minimum of 48 hours in advance of installation of Stormwater Management Facilities.
- Any damage within the right of way of Brook Lane caused by the contractor during pool construction shall be repaired/replaced as directed by the Township Engineer at the sole expense of the owner/contractor.
- 7. Each dwelling door that directly accesses the pool area shall be equipped with an alarm that sounds at least thrity (30) seconds when the door is opened and is audible throughout the dwelling. (Pennsylvania Uniform Construction Code Swimming Pool).
- 8. The contactor shall make end—of—day checks on all Erosion & Sediment Control measures. Any re—pairs needed shall be corrected immediately.
- 9. During construction no mud may be tracked from the development onto the surrounding roadways (whether or not they are dedicated), and no or dirt from construction operations shall be permitted to settle on adjoining properties. Adequate water provisions shall be onsite to help contain dust to within the active work area.
- 10. The property owner shall sign and record sn Operations and Maintenance Agreement with the Town—ship for the proposed Storm Trap Basin.

GRADING AND DRAINAGE NOTES:

- All contractors working on this project shall comply with the requirements pf P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1986 P.L. 1574, No. 172. Contractors must notify PA One Call System, Inc. three (3) days prior to the start of any construction. 1-(800)-242-1776. 2. Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be shall be adequately marked and any area that proposed grading encroaches within five (5) feet of the property line the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
- All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
- 4. The contractor shall ensure that all necessary permits and approvals have been obtained prior to
- 5. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work within the tributary area.
- 6. Buring of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and spec-
- 7. All construction requirements, methods, materials and specifications shall be in accordance with all Municipal Authority Standards, Municipality Standards and Penn—DOT Form 408 (Latest Edition). Where in the case of conflict the more stringent requirement shall apply.
- 8. All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest addition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior
- 9. All utility installation must be in accordance with the requirements of the Pennsylvania Uniform
- Construction Code, as adopted by the Municipality.
- 10. All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with a North American Green or approved equal Erosion Control Blanket installed in strict accordance with manufactures standards and specifications. See Erosion Control Plans for location and details.

ifications. Tree stumps may be ground or chipped and spread on site.

- 11. Any spring encountered during construction of the roadways shall be underdrained to the nearest inlet. Other spring locations found outside the roadway shall be underdrained to the nearest inlet
- 12. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1.
- 13. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soft, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
- 14. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that
- the structural design and integrity are being maintained. 15. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
- 16. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
- 17. Any damage caused within the right of way as a result of construction shall be repaired at the
- 18. The Owner garees to make necessary corrective measures to alieviate any drainage issues that on this property and/or adjacent properties that might arise for a period of 6-months after the improvements have been completed, as deemed necessary by the Township.

IMPERVIOUS SURFACE TABULATION:

ZONED: F MAX. IMPERVIOUS SURFACE	R-2 RESIDENTIAL MEDIUM DISTRICT E: 24%
LOT AREA:	15,000 Sq. Ft.
EXISTING:	
DWELLING: DRIVEWAY: CONC. PATIO/WALKS: HOT TUB PAD: SHED: BILCO:	2,051 S.F. 1,254 S.F. 1,145 S.F. 176 S.F. 74 S.F. 32 S.F.
SUBTOTAL:	4,732 S.F.
POOL PERMIT PLAN:	
DWELLING: DRIVEWAY: CONC. PATIO/WALKS: HOT TUB PAD: SHED: BILCO:	2,051 S.F. 1,254 S.F. 1,145 S.F. 176 S.F. 74 S.F. 32 S.F.
POOL SURROUND: POOL COPING: MECH. PAD:	215 S.F. 105 S.F. 21 S.F.
SUBTOTAL:	5,073 S.F.
NET INCREASE:	341 S.F.
PREDEVELOPMENT: POST DEVELOPMENT:	4,732 S.F. OR 31.55% 5,073 S.F. OR 33.82%

PROJECT SHEET INDEX

SHEET DESCRIPTION: 1 of 2 SITE IMPROVEMENTS PLAN

2 of 2 CONSTRUCTION DETAILS SHEET 'A'

PI AN	LEGEND	

·	Tract Boundary Line
	Existing Right-of-Way Line
	Existing Right-of-Way Centerline
	Municipal Boundary Line
'/*/##//*/*/##.	Existing Zoning Boundary
	Existing Topographic Contour
_R9B	Existing Soil Series Limits

____ W ____ Mapped Wetlands Limit

	Tract Boundary Line
	Existing Right-of-Way Line
	Existing Right-of-Way Center
	Municipal Boundary Line
<i>//////</i>	Existing Zoning Boundary
	Existing Topographic Contour
	Existing Soil Series Limits

	Existing Storm Sew
SS	Existing Sanitary S
<i>GV</i> G — G — G — G — G — G — G — G — G — G	Existing Gas Main
₩ . ₩	Existing Water Main
OHW	Existing Overhead
××	Existing Fence Line
	Existing Woodlands

	Existing Storm Sewer Piping		Proposed Storm Sewer Piping
—S——	Existing Sanitary Sewer Piping		Proposed Roof Leader System
G	Existing Gas Main		Proposed Contour
	Existing Water Main / Service	$\frac{1}{2} \frac{1}{2} \frac{1}$	Proposed Clearing
	Existing Overhead Wires	LOD —	Proposed Limits of Disturbance
	Existing Fence Line		Proposed 18" Silt Fence

Disturbance Fence Proposed Compost Filter Sock Proposed Orange Construction/

Proposed Pool Fence/Gate

Sh01_PPP 19-501-D24-08

SITE

REVISIONS

SEAL

TIMOTIBY 🕑. AVOODROV

ENGINEER

No. 038735−E

PROJECT SERIAL NUMBER FOR DESIG

Pennsylvania 811
A Privately funded non-profit Pennsylvania Corporation

20-023-016 Block 023 Unit 016

Deed Area: 15,000 Sq. Ft.

NET Area: 15,000 Sq. Ft.

Ernest P. Falco

18 Brook Lane Yardley, PA 19067

Scale In Feet (1" = 20')

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Parcel Information:

Legal RW:

SEPTEMBER 18, 2024

of