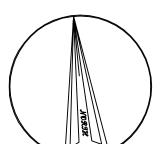
517 DEER DRIVE

SUBDIVISION & LAND DEVELOPMENT PLANS

MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

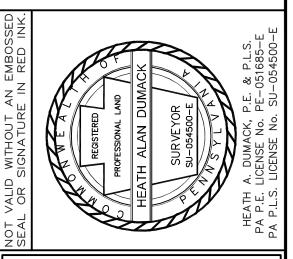


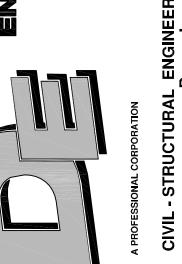
LOCATION SCALE : 1"= 100'



INDEX OF DRAWINGS

No.	DESCRIPTION
1	COVER SHEET
2	RECORD PLAN
3	EXISTING FEATURES PLAN
4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS
6	POST CONSTRUCTION STORMWATER
	MANAGEMENT PLAN
7	POST CONSTRUCTION STORMWATER
	MANAGEMENT DETAILS
8	LANDSCAPE PLAN
9	LANDSCAPE NOTES & DETAILS
10	CONSTRUCTION DETAILS





REVISION

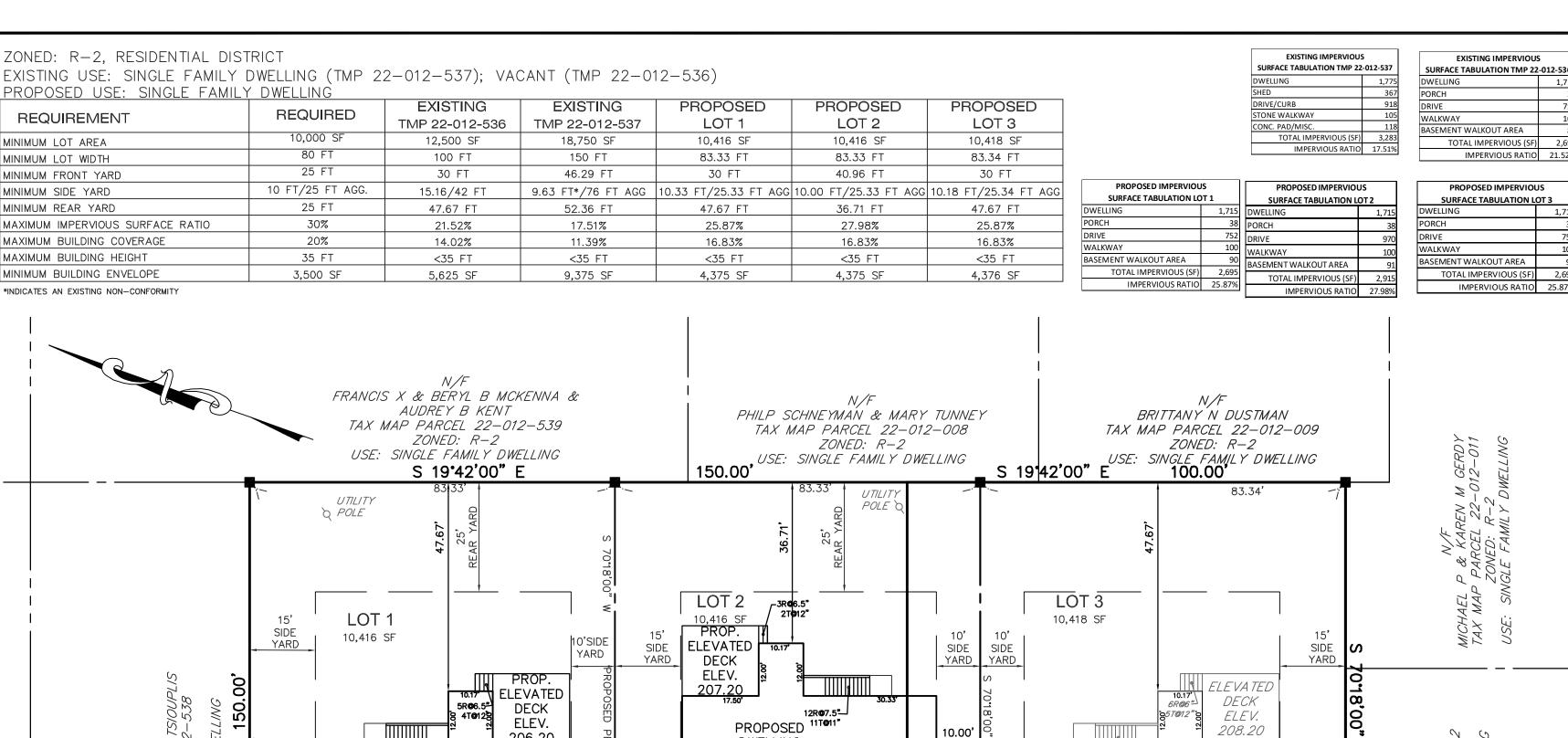
EXISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 0101

CURRENT ZONING: R-2 OWNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

THOMAS SNYDER 130 ELMWOOD AVENUE



MIDDLETOWN TOWNSHIF BUCKS COUNTY, PA



DWELLING 1,715 SF UNDER F.F. 207.7 G.F. 205.7 B.F. 198.7 CONSTRUCTION DWELLING 1,715 SF 1,715 SF F.F. 206.7 G.F. 204.2 F.F. 208.7 G.F. 205.7 15.33' | B.F. 198.7 PROPOSED ST DRYWELL #2 PROP. WALK WIDE LANDSCAPING EASEMENT -ULTIMATE RIGHT-OF-WAY LINE PROPOSED STONE DRYWELL #1 8'x43'x2.5["] PROP. 4' WIDE WALK RIGHT-OF-WAY/LINE LEGAL RIGHT-OF-WAY LINE 10'x10' CLEAR SIGHT TRIANGLE L 10'x10' CLEAR SIGHT TRIANGLEÎO SIGHT TRIANGLE M "00,77.61 N DEER DRIVE 100.001 M 10.77.00, M 150.00 TOWNSHIP CLASSIFICATION: SECONDARY STREET CONC. CURB LEGAL RIGHT-OF-WAY LINE DHARMENDRA & SUCHITABEN PATEL KALPESH & AEKATA PATEL ERIC V & SUSANNA JESSUP SURESH & SHOBHA & BHAVIK PATEL TAX MAP PARCEL 22-012-019 TAX MAP PARCEL 22-012-025 TAX MAP PARCEL 22-012-023 TAX MAP PARCEL 22-012-021 ZONED: R-2 ZONED: R-2 ZONED: R-2 ZONED: R-2 USE: SINGLE FAMILY DWELLING USE: SINGLE FAMILY DWELLING USE: SINGLE FAMILY DWELLING USE: SINGLE FAMILY DWELLING

NATURAL RESOURCE CALCULATION TABLE:

NATURAL RESOURCE CALCULATION TABLE:								
NATURAL RESOURCE	% OF RESOURCE TO BE PROTECTED	% OF RESOURCE PERMITTED TO BE DISTURBED	TOTAL AREA OF NATURAL RESOURCE (AC.)	TOTAL AREA OF REQUIRED RESOURCE PROTECTION (AC.)			ACTUAL AREA OF RESOURCE DISTURBED (AC.)	
FLOODPLAINS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
FLOODPLAIN SOILS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
LAKES AND PONDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
LAKES AND POND SHORELINES	80%	20%	0.000	0.000	0.000	0%	0.000	0%
WETLANDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
WETLAND MARGIN	80%	20%	0.000	0.000	0.000	0%	0.000	0%
STEEP SLOPES:								
8%-15%	50%	50%	0.000	0.000	0.000	0%	0.000	0%
15%-25%	70%	30%	0.000	0.000	0.000	0%	0.000	0%
25% OR MORE	85%	15%	0.000	0.000	0.000	0%	0.000	0%
WOODLANDS:								
ENVIRONMENTALLY SENSITIVE	80%	20%	0.000	0.000	0.000	0%	0.000	0%
ALL OTHERS	50%	50%	0.000	0.000	0.000	0%	0.000	0%
WATERCOURSES	100%	0%	0.000	0.000	0.000	0%	0.000	0%

SOIL SYMBOLS/ SERIES	DEPTH TO THE TOP SEASONAL WATER TABLE	DEPTH TO RESTRICTIVE FEAURE	BUILDINGS WITHOUT BASEMENTS	BUILDINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS	LAND CAPABILITY	PRIME FARMLAND	HYDROLOGY CODE
UkB URBAN LAND — CHESTER COMPLEX O TO 8% SLOPES		10 TO 99 Inches (LITHIC BEDROCK)	NOT RATED	NOT RATED	NOT RATED	8s/2e	NOT PRIME FARMLAND	

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. SITE ACCESSED ON NOVEMBER 7, 2022.

THE FOLLOWING WAIVERS FROM THE MIDDLETOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE ARE REQUESTED:

SECTION
440-301A.
WAIVER
TO ALLOW THE PLANS TO BE SUBMITTED AS A
PRELIMINARY/FINAL SUBMIISION INSTEAD OF SEPERATE
STAGES.

440-303.D.(3)(g)& TO ALLOW CONTOURS AT A ONE-FOOT INTERVAL INSTEAD OF 440-304.D.(3)(g) THE ALLOWABLE TWO- TO FIVE-FOOT INTERVALS.

440-406.M.(2) TO ALLOW PIPE SIZES TO BE LESS THAN 15 INCHES.

440-415A.(4) TO ALLOW LOT 2 & LOT 3 TO HAVE DRIVEWAYS WITHIN 10.00'

ALLOWABLE 7' MINIMUM.

AND 10.18' OF THE SIDE YARD, RESPECTIVELY INSTEAD OF THE ALLOWABLE 12'.

440-417.C. TO ALLOW STREET TREES TO BE WITHIN 25 FEET OF THE

RIGHT-OF WAY INSTEAD OF THE REQUIRED 5 FEET AND TO ALLOW A 5-FOOT-WIDE LANDSCAPING EASEMENT INSTEAD OF THE REQUIRED 10-FOOT-WIDE LANDSCAPING EASEMENT.

TO ALLOW A MINIMUM OF 0' FOOT WIDE PLANTING STRIP BETWEEN THE CURB AND SIDEWALK INSTEAD OF THE

440-507 TO NOT REQUIRE STREETLIGHTS.

LOCATION MAP

SCALE: 1"=800'

I (We) ________ have laid out upon our land situated in the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, Lots according to this plan which is intended to be recorded. Witness our hand and seal this _____ day of _____ 20____.

GENERAL NOTES:

440-419.B.

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
- 2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100—YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0437J, EFFECTIVE DATE MARCH 16, 2015.
- 3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 1988 (NAVD88).

 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT

TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.

- 5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.
- 6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED.
- 8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- 9. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTERLINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- 10. THE AREA BETWEEN THE EXISTING LEGAL RIGHT—OF—WAY AND THE ULTIMATE RIGHT—OF—WAY IS OFFERED FOR DEDICATION TO MIDDLETOWN TOWNSHIP.
- 11. THIS PROJECT SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 12. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
- 13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
- 14. 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.
- 15. A 10' WIDE TEMPORARY GRADING EASEMENT CENTERED ON EVERY CREATED LOT LINE IS HEREBY CREATED FOR THE PURPOSES OF GRADING CONTINUITY BETWEEN THE LOTS. THIS TEMPORARY EASEMENT SHALL EXPIRE ONCE A FINAL CERTIFICATION OF OCCUPANCY IS ISSUED FOR ALL THE LOTS.

On the ______

____before me the subscriber, a Notary Public of the Commonwealth of

Pennsylvania, personally appeared _______who acknowledged this plan to be the official plan of property shown thereon, situated in the Township of Middletown, County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

Notary Public (SEAL)

Approved by the Middletown Township Planning Commission
______20_____.

Reviewed by the Middletown Township Engineer

Approved by resolution of the Supervisors of Middletown Township, Bucks County, Commonwealth of Pennsylvania at a meeting held on the ______ day of _______.

Recorded in the office of the Recorder of Deeds at Doylestown, Pennsylvania in

Plan Book ______ Page _____ day of ______ 20___

PROCESSED AND REVIEWED. Report prepared by Bucks County Planning

Commission in accordance with the Municipalities Planning Code.

OF THE MUNICIPALITY.

RY GRADING EASEMENT CENTERED ON EVERY CREATED LOT LINE IS

DRAINAGE PLAN CERTIFICATION:

Existing Utility Pole

I, <u>HEATH DUMACK, P.E.</u> ON THIS DATE_____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED DISTRICT STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNATURE DATE

APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION:

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

SIGNATURE DATE

Legend

Tract Boundary Line
Legal Right-of-Way Line
Ultimate Right-of-Way Line
Proposed Lot Line

Manufactor To Re Set

Monument To Be Set

Existing Lot Line (TBR)

Building Setback Line

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WITH THE WORK.

SERIAL No. 2022-320-1390

CALL BEFORE YOU DIG!

3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING

DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

ALAN DUMACK
SURVEYOR

SURVEYOR

NUMACK, P.E. & P.L.S.

NITHOUT AN EMBOSSED
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HEATH AL DUMACK, P.E.
PA P.E. LICENSE NO. PE-

677 DURHAM ROAD P.O. BOX 487 PENNS PARK, PA 18943 PHONE: (215) 598-1230 FAX: (215) 598-1232

PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINE!
www.Dumack.

DATE REVISION

EXISTING PARCEL INFO:

T.M.P. No. 22-012-536 & 537
DEED BOOK: 1148 PAGE No. 0097 & 010

CURRENT ZONING: R-2

OWNER of RECORD:

THOMAS SNYDER

130 FLMWOOD AVENUE

130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

APPLICANT:

THOMAS SNYDER
130 ELMWOOD AVENUE
FEASTERVILLE, PA 19053

20 0 10 20

GRAPHIC SCALE

517 DEER DRIVE

MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: CHECKED BY:

DRAWN BY:

HAD

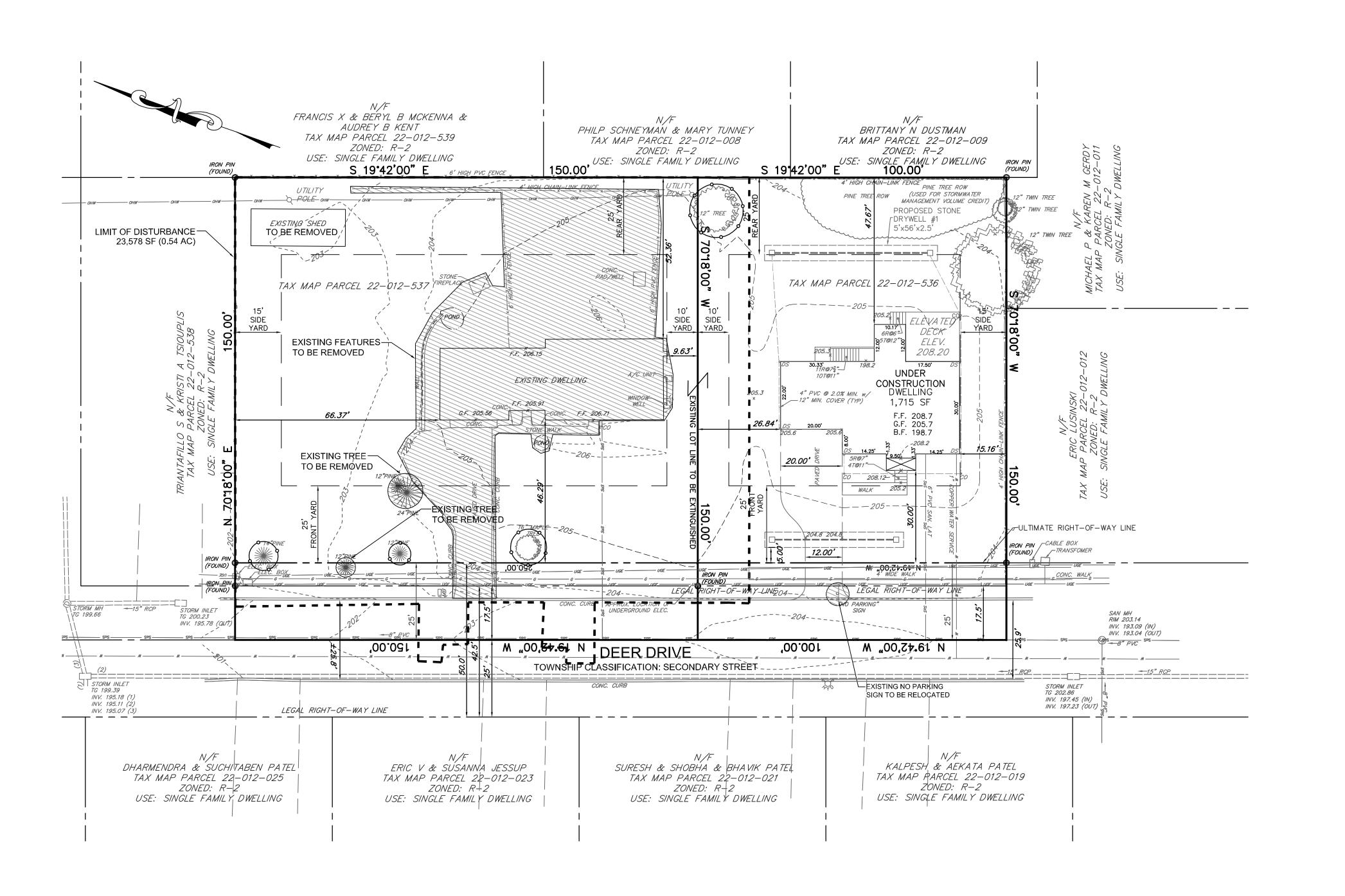
SCALE:

1"=20'

PLAN DATE:

JULY 6, 2023

SHEFT No: 2 of 1



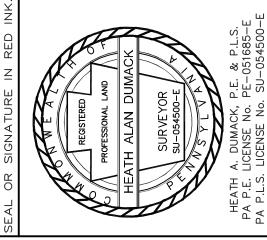
NATURAL RESOURCE	CALCULAT	ION TABLE	· . 					
NATURAL RESOURCE	% OF RESOURCE TO BE PROTECTED	% OF RESOURCE PERMITTED TO BE DISTURBED	OF NATURAL RESOURCE	TOTAL AREA OF REQUIRED RESOURCE PROTECTION (AC.)	_	ACTUAL AREA OF RESOURCE PROTECTED (%)	ACTUAL AREA OF RESOURCE DISTURBED (AC.)	ACTUAL AREA OF RESOURCE DISTURBED (%)
FLOODPLAINS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
FLOODPLAIN SOILS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
LAKES AND PONDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
LAKES AND POND SHORELINES	80%	20%	0.000	0.000	0.000	0%	0.000	0%
WETLANDS	100%	0%	0.000	0.000	0.000	0%	0.000	0%
WETLAND MARGIN	80%	20%	0.000	0.000	0.000	0%	0.000	0%
STEEP SLOPES:								
8%-15%	50%	50%	0.000	0.000	0.000	0%	0.000	0%
15%-25%	70%	30%	0.000	0.000	0.000	0%	0.000	0%
25% OR MORE	85%	15%	0.000	0.000	0.000	0%	0.000	0%
WOODLANDS:								
ENVIRONMENTALLY SENSITIVE	80%	20%	0.000	0.000	0.000	0%	0.000	0%
ALL OTHERS	50%	50%	0.000	0.000	0.000	0%	0.000	0%
WATERCOURSES	100%	0%	0.000	0.000	0.000	0%	0.000	0%

DEPTH TO THE TOP DEPTH TO RESTRICTIVE BUILDINGS WITHOUT BUILDINGS WITH | SMALL COMMERCIAL | PRIME FARMLAND HYDROLOGY CODE SYMBOLS/ SERIES CAPABILITY SEASONAL WATER TABLE BASEMENTS BASEMENTS FEAURE BUILDINGS UkB URBAN LAND -10 TO 99 Inches NOT PRIME NOT RATED NOT RATED NOT RATED 8s/2e --CHESTER COMPLEX FARMLAND (LITHIC BEDROCK) 0 TO 8% SLOPES

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. SITE ACCESSED ON NOVEMBER 7, 2022.

PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

SERIAL No. 2022-320-1390 CALL BEFORE YOU DIG!



V DATE REVISION

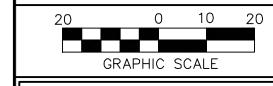
EXISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 0101 CURRENT ZONING: R-2

OWNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

_-----204-----

_----205-----



517 DEER DRIVE

MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

"=20 JULY 6, 2023

GENERAL NOTES:

1988 (NAVD88).

MAINTENANCE OF ANY UTILITIES.

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE

CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE

2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS

3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF

4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.

5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE

6. ENTIRE SITE IS LOCATED WITHIN THE UKB - URBAN LAND-CHESTER COMPLEX SOIL

ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR

EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.

IDENTIFIED ON FEMA MAP 42017C0437J, EFFECTIVE DATE MARCH 16, 2015.

BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE

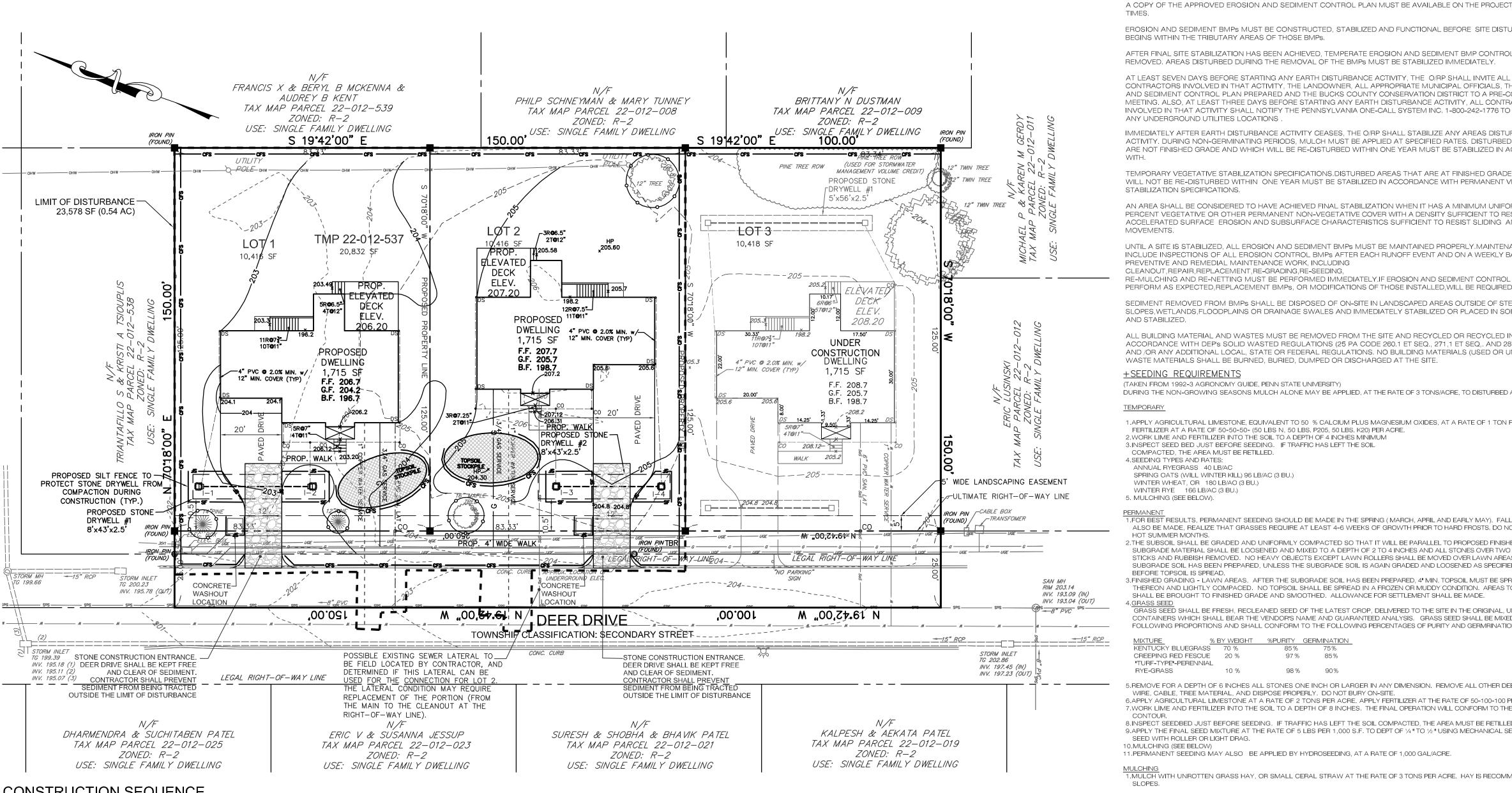
Legend Tract Boundary Line Legal Right-of-Way Line Ultimate Right-of-Way Line Existing Contour Existing Index Contour Existing Water Main Existing Storm Sewer Existing Tree Existing Treeline

Soil Boundary Line Building Setback Line Existing Sanitary Sewer

Existing Treeline To Remain Existing Gas Main

Limit of Disturbance Line

Tree Protection Fence



CONSTRUCTION SEQUENCE

Note: Site development operations should be performed in accordance with the following general sequence of operations. The contractor may deviate from the staging of permanent site improvement construction items, with approval of the Conservation District inspector. Deviation from the relative order of erosion and sediment control measures should not occur without approval of the Conservation District inspector and Site Engineer.

1. Notify the Bucks County Conservation District and Middletown Township 3 days prior to the commencement of construction

- 2. Install construction entrances, compost filter sock and silt fence where shown on
- 3. Clear and grub site; Strip topsoil and place in Topsoil Stockpile.
- 4. Rough grade site.
- 5. Construct water, sewer and utilities.
- 6. Install driveway subbases.
- 7. Begin building construction.
- 8. Perform final grading and spread topsoil and seed.
- 9. After all tributary areas are stabilized place stone for underground stone drywells.
- 10. Remove stone construction entrance and finish driveway construction. 11. Upon complete stabilization of site, remove erosion control devices. The site shall
- be considered stabilized when the permanent vegetation has provided a 70%
- 12. Until the site is stabilized, all erosion and sedimentation controls must be maintained properly. Maintenance must include inspections of all erosion and sedimentation controls after each storm event or on a weekly basis. All preventative and remedial maintenance work, including clean—out, repair, replacement, regrading, reseeding, remulching and renetting, must be performed immediately.

DUST CONTROL MEASURES TO INCLUDE:

- THE APPLICATION OF WATER TO THE WORKSITE AFTER SEED IS APPLIED: 2. THE UTILIZATION OF A ROCK CONSTRUCTION ENTRANCE, ALONG WITH
- WETTING AND SWEEPING THE ENTRANCE AS NEEDED;
- 3. WETTING AND COVERING ANY DEBRIS GENERATED FROM THIS PROJECT UPON REMOVAL
- 4. UTILIZING THE SITE'S NATURAL DRAINAGE FEATURES ALONG WITH SILT FENCE AND OTHER EROSION CONTROL DEVICES, AS SHOWN, TO
- PREVENT UNCONTROLLED DISCHARGE OF WATER FROM THE DUST CONTROL MEASURES:
- 5. AND A 10 MPH SPEED LIMIT WITHIN THE WORKSITE.

SOIL SYMBOLS/ SERIES	DEPTH TO THE T SEASONAL WATER T		BUILDINGS WITHOUT BASEMENTS	BUILDINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS	LAND CAPABILITY	PRIME FARMLAND	HYDROLOGY CODE
UKB URBAN LAND — CHESTER COMPLEX O TO 8% SLOPES		10 TO 99 Inches (LITHIC BEDROCK)	NOT RATED	NOT RATED	NOT RATED	8s/2e	NOT PRIME FARMLAND	

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

STOCKPILES 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 IMPLENT APPROPRIATE BEST MANAGEMENT PRACTICES 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 MAINTAINS 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 ALL

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, TEMPERATE EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING, ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. 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 FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE

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 A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY.MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING,

RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP

SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN

ACCORDANCE WITH DEP'S SOLID WASTED REGULATIONS (25 PA CODE 260.1 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. +SEEDING REQUIREMENTS

(TAKEN FROM 1992-3 AGRONOMY GUIDE, PENN STATE UNIVERSITY) DURING THE NON-GROWING SEASONS MULCH ALONE MAY BE APPLIED, AT THE RATE OF 3 TONS/ACRE, TO DISTURBED AREAS.

1.APPLY AGRICULTURAL LIMESTONE, EQUIVALENT TO 50 % CALCIUM PLUS MAGNESIUM OXIDES, AT A RATE OF 1 TON PER ACRE, PLUS FERTILIZER AT A RATE OF 50-50-50- (50 LBS N. 50 LBS, P205, 50 LBS, K20) PER ACRE. 2. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES MINIMUM 3.INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL

- COMPACTED, THE AREA MUST BE RETILLED. 4 SEEDING TYPES AND RATES: ANNUAL RYEGRASS 40 LB/AC
- SPRING OATS (WILL WINTER KILL) 96 LB/AC (3 BU.) WINTER WHEAT, OR 180 LB/AO (3 BU.)
- WINTER RYE 166 LB/AC (3 BU.) 5. MULCHING (SEE BELOW).

FOR BEST RESULTS, PERMANENT SEEDING SHOULD BE MADE IN THE SPRING (MARCH, APRIL AND EARLY MAY). FALL SEEDING CAN ALSO BE MADE, REALIZE THAT GRASSES REQUIRE AT LEAST 4-6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. DO NOT SEED DURING 2.THE SUBSOIL SHALL BE GRADED AND UNIFORMLY COMPACTED SO THAT IT WILL BE PARALLEL TO PROPOSED FINISHED GRADE. THE SUBGRADE MATERIAL SHALL BE LOOSENED AND MIXED TO A DEPTH OF 2 TO 4 INCHES AND ALL STONES OVER TWO INCHES IN SIZE, STICKS AND RUBBISH REMOVED. NO HEAVY OBJECTS EXCEPT LAWN ROLLERS SHALL BE MOVED OVER LAWN AREAS AFTER THE SUBGRADE SOIL HAS BEEN PREPARED, UNLESS THE SUBGRADE SOIL IS AGAIN GRADED AND LOOSENED AS SPECIFIED ABOVE

3 FINISHED GRADING - LAWN AREAS. AFTER THE SUBGRADE SOIL HAS BEEN PREPARED. 4" MIN. TOPSOIL MUST BE SPREAD EVENLY THEREON AND LIGHTLY COMPACED. NO TOPSOIL SHALL BE SPREAD IN A FROZEN OR MUDDY CONDITION. AREAS TO BE SEEDED SHALL BE BROUGHT TO FINISHED GRADE AND SMOOTHED. ALLOWANCE FOR SETTLEMENT SHALL BE MADE.

4.<u>GRASS SEED</u>
GRASS SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP, DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS WHICH SHALL BEAR THE VENDOR'S NAME AND GUARANTEED ANALYSIS. GRASS SEED SHALL BE MIXED IN THE FOLLOWING PROPORTIONS AND SHALL CONFORM TO THE FOLLOWING PERCENTAGES OF PURITY AND GERMRINATION.

% BY WEIGHT %PURITY GERMINATION KENTUCKY BLUEGRASS

CREEPING RED FESCUE 20 % 97 % "TURF-TYPE"-PERENNIAL 98 %

5.REMOVE FOR A DEPTH OF 6 INCHES ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE MATERIAL, AND DISPOSE PROPERLY. DO NOT BURY ON-SITE 6.APPLY AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS PER ACRE. APPLY FERTILIZER AT THE RATE OF 50-100-100 PER ACRE. 7.WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 8 INCHES. THE FINAL OPERATION WILL CONFORM TO THE GENERAL 8 INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED. 9.APPLY THE FINAL SEED MIXTURE AT THE RATE OF 5 LBS PER 1,000 S.F. TO DEPT OF 1/4 "TO 1/2" USING MECHANICAL SEEDER. FIRM SEED WITH ROLLER OR LIGHT DRAG.

10.MULCHING (SEE BELOW 11.PERMANENT SEEDING MAY ALSO BE APPLIED BY HYDROSEEDING, AT A RATE OF 1,000 GAL/ACRE.

MULCH WITH UNROTTEN GRASS HAY, OR SMALL CERAL STRAW AT THE RATE OF 3 TONS PER ACRE. HAY IS RECOMMENDED FOR

LIQUID MULCH-BINDERS

1.APPLICATION SHOULD BE HEAVIER AT EDGES (WHERE WIND CATCHES THE MULCH), IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF ARE SHOULD BE UNIFORM IN APPEARANCE. 2.ONE OF THE FOLLOWING MAY BE USED

A.EMULSIFIED ASPHALT -(SS-1, CSS-1, CMS-2, MS-2RS-1, RS-2, CRS-1 AND CRS-2) B.CUTBACK ASPHALT - RAPID CURNING (RC-70, RC-250 AND RC-800) OR MEDIUM CURIN(MC-250) APPLY AT A MINIMUM RATE OF 150 GAL/AC. MORE ON STEEP/LONG SLOPES. C. SYNTHETIC OR ORGANIC BINDERS - CURASOL, DCA-70, PETRO-SET, AND TERRA-TACK OR EQUAL MAY BE USEDAT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.

SOIL CONSERVATION STANDARD NOTES: 1.BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER SHALL BE THOROUGHLY FAMILIAR WITH EROSION AND SEDIMENT CONTROL RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENT

2.AT LEAST THREE WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER SHALL NOTIFY THE BUCKS COUNTY CONSERVATION DISTRICT. AT LEAST THREE DAYS BEFORE EARTH DISTURBANCE BEGINS, THE

INFORMATION ON BURIED UTILITY LOCATIONS. 3.A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED AT THE SITE AT ALL

4.ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE BUCKS COUNTY CONSERVATION DISTRICT.

THESE PLANS MUST HAVE PRIOR APPROVAL OF THE BUCKS COUNTY CONSERVATION DISTRICT. 6.THE LANDOWNER SHALL PROPERLY IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

5.EROSION AND SEDIMENT CONTROL PLANS MUST BE PREPARED FOR ALL OFF-SITE BORROW AND SPOIL AREAS.

CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM, AT 1-800-242-1776, TO OBTAIN

7. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE LANDOWNER SHALL INSTALL, OPERATE AND MAINTAIN THE SPECIFIED EROSION AND SEDIMENT CONTROLS. FOR PROJECTS THAT REQUIRE FEDERAL NPDES PERMITS, THE LANDOWNER WILL MAINTAIN WRITTEN INSPECTION LOGS AND WILL MAKE THEM AVAILABLE TO REPRESENTATIVES OF BUCKS COUNTY CONSERVATION DISTRICT. ALL REQUIRED WORK, INCLUDING CLEANNING, REPAIR, REPLACEMENT, RE-GRADING, RE-STABILIZATION SHALL BE DONE IMMEDIATELY.

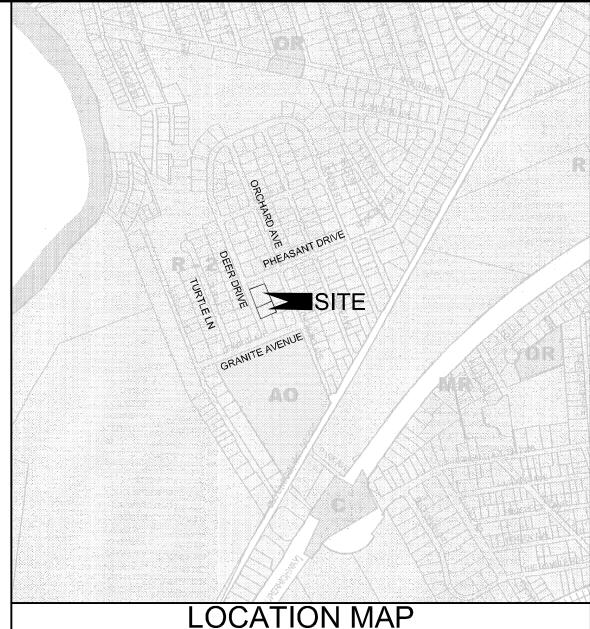
8.UPON DISCOVERY OF CIRCUMSTANCES THAT COULD CAUSE ACCELERATED EROSION AND SEDIMENT POLLUTION, THE LANDOWNER SHALL IMMEDIATELY INSTALL ADDITIONAL APPROPRIATE CONTROL MEASURES. 9. EARTH DISTURBANCE AND CONSTRUCTION MUST PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. EACH STAGE IN THE SEQUENCE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE BEGINS. CLEARING AND

GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

LOCATED ON AN UNDISTURBED PART OF THE SITE.

10.UNCONTAMINATED SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL AREAS SHALL BE DISPOSED OF ON THE SITE, IN LANDSCAPED AREAS OR IN TOPSOIL STOCKPILE, AND SHALL BE STABILIZED IMMEDIATELY. SEDIMENT WILL NOT BE PLACED ON STEEP SLOPES OR IN WETLANDS, FLOODPLAINS OR DRAINAGE SWALES. 11.PUMPED WATER MUST BE DISCHARGED THROUGH A FILTER BAG OR OTHER APPROPRIATE CONTROL MEASURE,

12.THE LANDOWNER SHALL REMOVE FROM THE SITE. RECYCLE OR DISPOSE OFF A BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT REGULATIONS. THE LANDOWNER SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE SITE.



SCALE: 1"=800'

GENERAL NOTES:

- 1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
- 2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0437J, EFFECTIVE DATE MARCH 16, 2015.
- 3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT

TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD. 5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE

ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR

- MAINTENANCE OF ANY UTILITIES. 6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED.
- 8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- D. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTERLINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- IN THE AREA BETWEEN THE EXISTING LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO MIDDLETOWN TOWNSHIP.
- 11. THIS PROJECT SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 12. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
- 13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
- 14. 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.

DRAINAGE PLAN CERTIFICATION:

, <u>HEATH DUMACK, P.E.</u> ON THIS DATE______, HEREBY CERTIF THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL HEREBY CERTIFY DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED DISTRICT STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNATURE

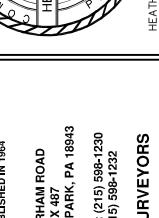
APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION:

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

Legend

Tract Boundary Line	
Existing Contour	196
Existing Sanitary Sewer	
Existing Water Main	wwww
Existing Electric	— е — е — е — е —
Existing Utility Pole	· O-
Existing Edge of Roadway	
Existing Tree	4"TREE
Limits of Disturbance	
12" Compost Filter Sock	
Rock Construction Entrance	
Topsoil Stockpile	3
Proposed Cleanout	co °
Proposed Downspout	DS _o
Tree Protection Fencing	· · · · · · · · · · · · · · · · · · ·
Existing Fencing	xxxxxxx
Proposed Silt Fence (18")	SFSF
Proposed Contour	196
Inlet Protection	0





SERIAL No. 2022-320-1390

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES

3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING

DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776



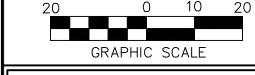
DATE REVISION

> XISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 PAGE No. 0097 & 010 DEED BOOK: 1148

CURRENT ZONING: R-2 WNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE

FEASTERVILLE, PA 19053 APPLICANT: 🖊 THOMAS SNYDER

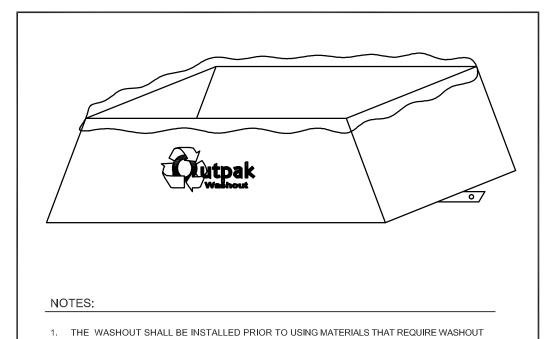
130 ELMWOOD AVENUE FEASTERVILLE, PA 19053



BUCKS COUNTY, PA 1"=20

ULY 6, 2023

IMIDDLETOWN TOWNSHIP



- ON THIS PROJECT.
- 2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
- 3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
- 4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
- 5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
- 7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
- 8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED WASHOUT SPECIFICATIONS

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION

COMBINATION INLET FILTER FOR CURB HOODS

NOTES:

1. ALL FRAMING IS CONSTRUCTED OF

CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.

2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER.

3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM

NUMBER ALONE IS NOT SUFFICIENT.

DWG NO FLEXSTORM_CATCH_IT

3. REPLACE GRATE

| Marcon | Company | Marcon | Co

2. SELECT YOUR BAG PART NUMBER

FLEXSTORM FILTER BAGS | (22" depth) | (12" depth) | Clean Water Flow | Min A.O.S. | Rate (GPM/SqFt) | (US Sieve) |

FX: Standard Woven Bag | FX | FX-5 | 200 | 40 | |

IL: IDOT Non-Woven Bag | IL | IL-S | 145 | 70 |

TOTAL TOTA

-- .D. --

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE

PRODUCT SELECTION AND SPECIFICATION DRAWING

FRAME STYLE AND SIZE
nall Round (up to 20.0" dia grates (A) dim)

62SSQ

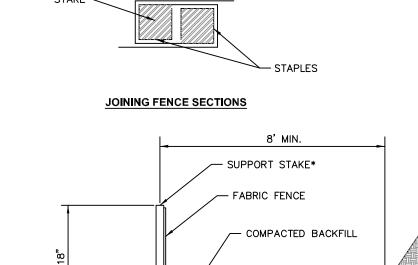
2 Diameter Nyloplast castings (Stainless Steel Framing standard) 6215NY 18" diameter Nyloplast castings (Stainless Steel Framing standard) 6218NY 24" diameter Nyloplast castings (Stainless Steel Framing standard) 6224NY 30" diameter Nyloplast castings (Stainless Steel Framing standard) 6230NY

FX-S

Frame P/N from Step 1. Filter Bag P/N from Step 2.



STANDARD CONSTRUCTION DETAIL #4-7 Standard Filter Fabric Fence (18" High)



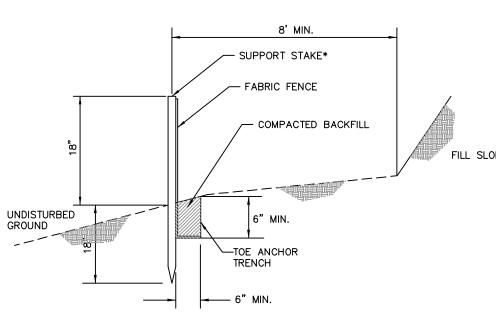


TABLE 4.3 Fabric Properties for Silt Fence Fabric Property ValueTest Method Minimum Acceptable Grab Tensile Strength (lb) ASTM D1682 ASTM D1682 Elongation at Failure (%) 20% Max. Mullen Burst Strength (psi) ASTM D 3786 Trapezoidal Tear Strength (lb) ASTM D 751 (modified) Puncture Strength (lb) Slurry Flow Rate (gal/min/sf) 0.3 ASTM 5141 US Std. Sieve CW-02215 Equivalent Opening Size

STM G-26

* Stakes spaced @ 8' maximum. Use 2" x 2" (± 3/8") wood or equivalent steel (U or T) stakes. Fabric shall have the minimum properties shown in Table 4.3.

Ultraviolet Radiation Stability (%)

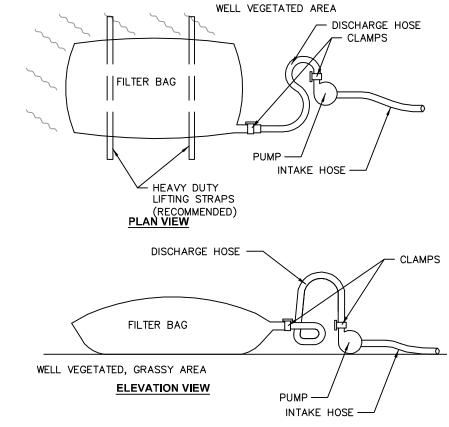
Fabric width shall be 30" minimum. Stakes shall be hardwood or equivalent steel (U or T). Silt fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment.

Sediment must be removed when accumulations reach half the above ground height of the

Any section of silt fence which has been undermined or topped must be immediately replaced

with a rock filter outlet (See Standard Construction Detial #4-6). Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

STANDARD CONSTRUCTION DETAIL #3-16 Pumped Water Filter Bag



Low volume filter bags shall be made from non-woven geotextile material sewn with high strength, double stitched "J" type seams. They shall be capable of trapping particles larger than 150 microns. High volume filer bags shall be made from woven geotextiles that meet the following

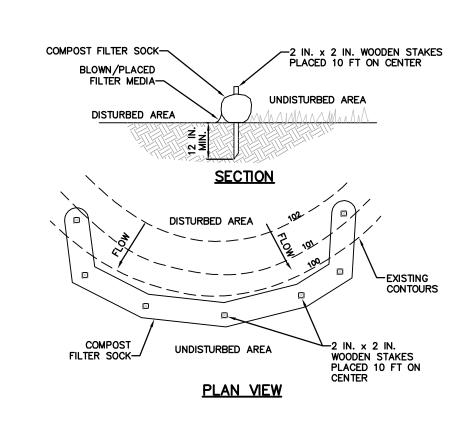
perty	Test Method	Minimum Standard
g. Wide Width Strength	ASTM D-4884	60 LB/IN
ab Tensile	ASTM D-4632	205 LB
ncture	ASTM D-4833	110 LB
llen Burst	ASTM D-3786	350 psi
Resistance	ASTM d-4355	70%
S % Retained	ASTM D-4751	80 Sieve

A suitable means of accessing the bag with machinery required for disposal purposes shall be provided. Filter bags shall be replaced when they become ½ full of sediment. Spare bags shall be kept available for replacement of those that have failed or are filled. Bags shall be placed on straps to facilitate removal unless lags come with lifting straps already attached.

Bags shall be located in well-vegetated (grassy) area, and discharge onto stable, erosion resistant areas. Where this is not possible, a geotextile underlayment and flow path shall be provided. Bags may be placed on filter stone to increase discharge capacity. Bags shall not be placed on slopes greater than 5%. For slopes exceeding 5%, clean rock or other non-erodible and non-polluting material may be placed under the bag to

No downslope sediment barrier is required for most installations. Compost berm or compost filter sock shall be installed below bags located in HQ The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped. A piece of PVC pipe

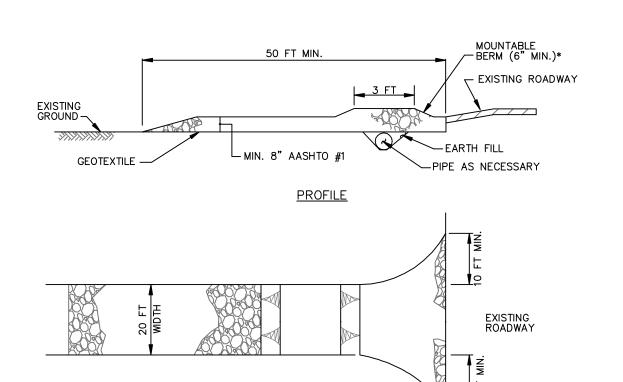
The pumping rate shall be no greater than 750 gpm or ½ the maximum specified by the manufacturer, whichever is less. Pump intakes shall be floating and screened. Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and not resume until the problem is corrected.



NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL
MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION
CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE
BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN
BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT
SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

> STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE



PLAN VIEW

*MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

of entrance.

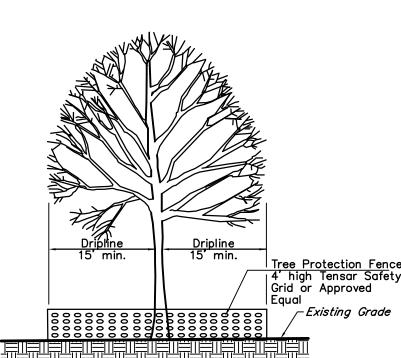
Remove topsoil prior to installation of rock construction entrance. Extend rock over full width

Runoff shall be diverted from roadway to a suitable sediment removal BMP prior to entering rock construction entrance.

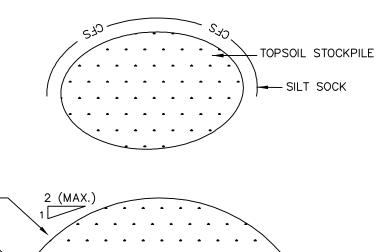
Mountable berm shall be installed wherever optional culvert pipe is used and proper pipe cover as specified by manufacturer is not otherwise provided. Pipe shall be sized appropriately for size of ditch being crossed.

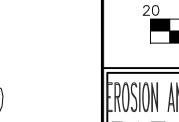
MAINTENANCE: Rock Construction Entrance thickness shall be constantly maintained to the specified dimensions by adding rock. A stockpile shall be maintained on site for this purpose. All sediment deposited on paved roadways shall be removed and returned to the construction site immediately. If excessive amounts of sediment are being deposited on roadway, extend length of rock construction entrance by 50 foot increments until condition is alleviated or install wash rack. Washing the roadway or sweeping the deposits into roadway

ditches, sewers, culverts, or other drainage courses is not acceptable.



- Standard Tree Protection Detail





DATE

EXISTING PARCEL INFO:

DEED BOOK: 1148

OWNER of RECORD:

THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

THOMAS SNYDER

130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

APPLICANT:

CURRENT ZONING: R-2

REVISION

517 DEER DRIVE

MIDDLETOWN TOWNSHIP

GRAPHIC SCALE

0 10 20

T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 010

SERIAL No. 2022-320-1390 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

BUCKS COUNTY, PA "=20"JULY 6, 2023

TOPSOIL STOCKPILE -SILT SOCK -TOPSOIL STOCKPILE AREA DETAIL

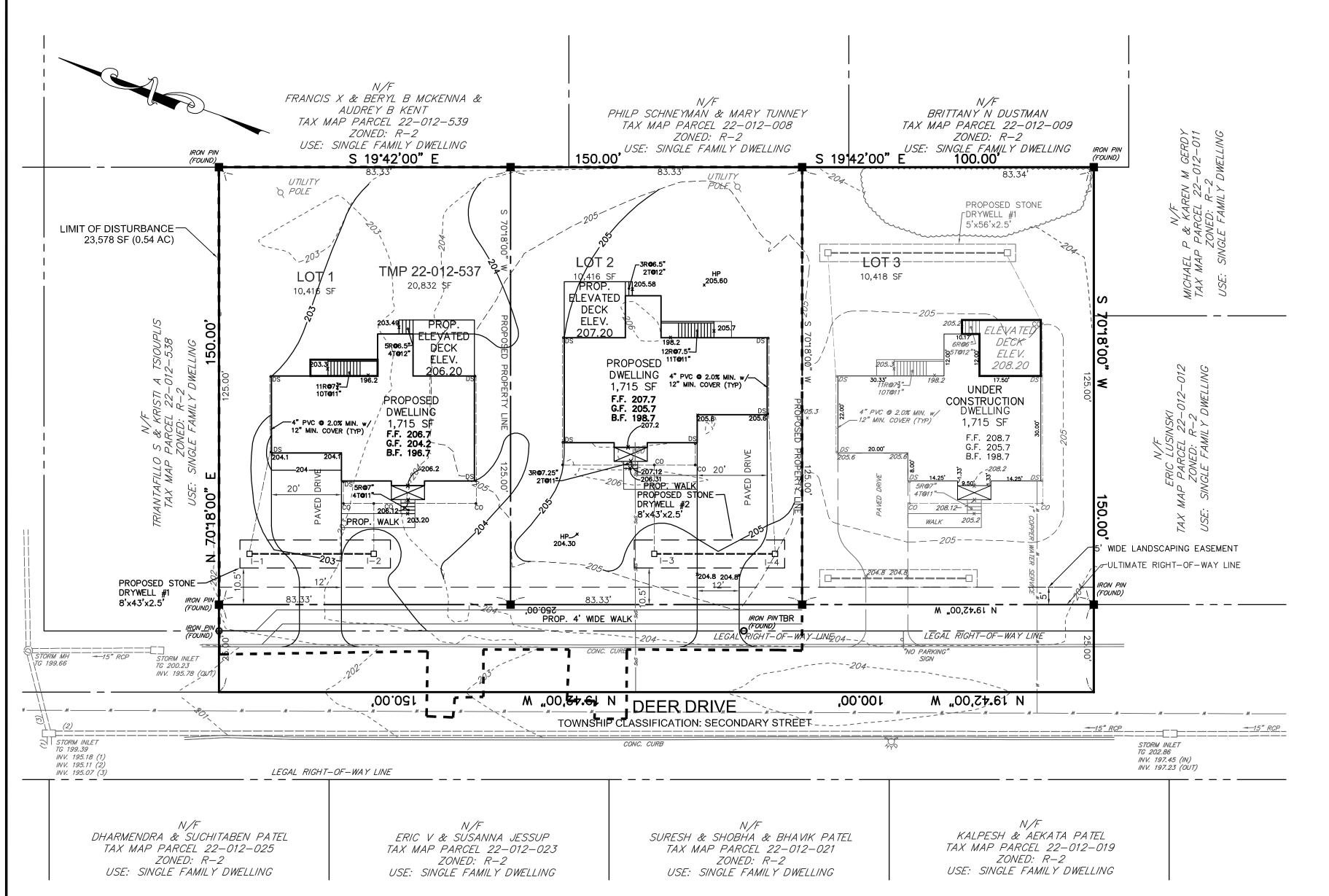
NOT TO SCALE

1.) Erect Tree Protection Fence at the Dripline of the Tree or at least Fifteen (15) Feet from the trunk

of the tree.

2.) Attach Tree Protection Fence to wooden posts spaced eight (8) Feet on center.

3.) Any damage to the Tree Protection Fencing shall be replaced or repaired before further construction.



STORMWATER MANAGEMENT CALCULATIONS APPENDIX I: SMALL PROJECT STORMWATER MANAGEMENT SITE PLAN MAXIMUM ALLOWABLE IMPERVIOUS SURFACE = 5,000 S.f.EXISTING IMPERVIOUS SURFACE = 2136 S.F. PROPOSED IMPERVIOUS SURFACE = 6,231 S.F. PROPOSED FUTURE IMPERVIOUS = 800 S.F.

EXISTING IMPERVIOUS SURFACE = 1,068 S.F. PROPOSED IMPERVIOUS SURFACE = 2,695 S.F. PROPOSED FUTURE IMPERVIOUS = 429 S.F. THEREFORE DESIGN CONTROLS FOR 2,056 S.F. REQUIRED STORAGE VOLUME

CAPTURE VOLUME (C.F.)=IMPERVIOUS SURFACE (S.F.)*2 C.F./12 S.F. =2,056 S.F. * 2 C.F. / 12 S.F. = 343 C.F. STORAGE REQUIRED

PROPOSED DRYWELL #1: 8' x 43' x 2.5' DRYWELL STORAGE; $8' \times 43' \times 2.5' \times 0.4 = 344$ C.F. * ASSUMED 40% VOID RATIO

EXISTING IMPERVIOUS SURFACE = 1,068 S.F. PROPOSED IMPERVIOUS SURFACE = 2,915 S.F. PROPOSED FUTURE IMPERVIOUS = 209 S.F. THEREFORE DESIGN CONTROLS FOR 2,056 S.F. REQUIRED STORAGE VOLUME

CAPTURE VOLUME (C.F.)=IMPERVIOUS SURFACE (S.F.)*2 C.F./12 S.F. =2,056 S.F. * 2 C.F. / 12 S.F. = 343 C.F. STORAGE REQUIRED

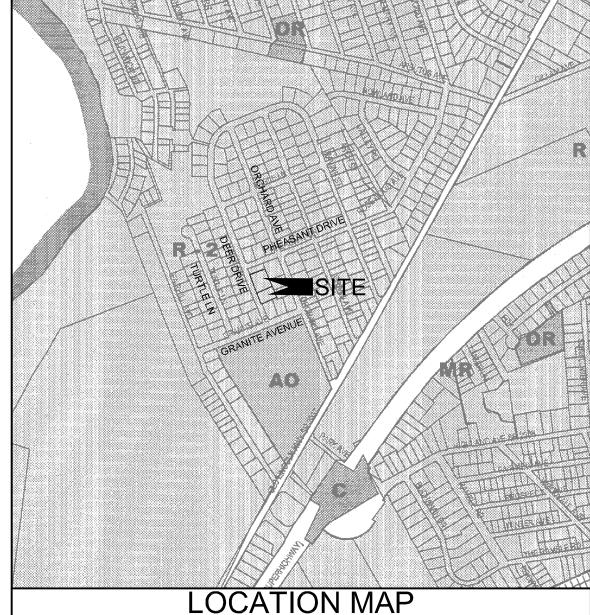
PROPOSED DRYWELL #1: 8' x 43' x 2.5' DRYWELL STORAGE; $8' \times 43' \times 2.5' \times 0.4 = 344 \text{ C.F}$ * ASSUMED 40% VOID RATIO

TOTAL PROVIDED VOLUME = 343 C.F. + 343 C.F. = 686 > 688 C.F.

SUBSURFACE DETENTION BASIN INSPECTION AND MAINTENANCE SCHEDULE

- 1. INSPECTION, MAINTENANCE AND REPAIR OF THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS SHALL BE THE RESPONSIBILITY OF THE PROPERTY
- 2. 100 PERCENT VEGETATIVE COVER BY HERBACEOUS SPECIES SHALL BE MAINTAINED THROUGHOUT ALL EMBANKMENTS AND LAWN AREAS WITH DIRECT DISCHARGE TO THE UNDERGROUND FACILITY. ANY AREA BECOMING VOID OF VEGETATION SHALL BE IMMEDIATELY CORRECTED BY REPLANTING OR OTHER ADEQUATE MEASURES NECESSARY TO PREVENT EROSION THAT MAY JEOPARDIZE THE POROSITY OF THE SYSTEM. AT NO TIME SHALL MULCH BE USED ON SLOPES OF DIRECT DRAINAGE TO THE UNDERGROUND FACILITY.
- 3. GRASS CLIPPINGS SHALL BE COLLECTED AND REMOVED TO PREVENT CLOGGING OF THE FACILITY, FALLEN LEAVES SHALL BE COLLECTED AND REMOVED FROM THE SITE A MINIMUM OF ONE (1) TIME PER WEEK DURING THE FALL SEASON. ROOF DRAINS AND DEBRIS TRAPS SHALL BE CHECKED FOR LEAF LITTER AND OTHER DEBRIS, WHICH MAY CLOG PERFORATED PIPES AND/OR STONE BEDS.
- 4. INSPECT UNDERGROUND STORMWATER MANAGEMENT FACILITY AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH. REMOVE CLEANOUT CAPS AND INSPECT FOR DEBRIS. REMOVE ACCUMULATED LEAVES, TWIGS, SEDIMENT AND OTHER DEBRIS AS REQUIRED TO KEEP THE ROOF DRAINAGE SYSTEM CLEAN. IF AFTER INSPECTION IT IS DETERMINED THAT SEDIMENT NEEDS TO BE REMOVED FROM THE SEEPAGE BED, INJECT SYSTEM WITH WATER, SUSPEND SILT AND PUMP CHAMBER.
- 5. EVALUATE THE DRAIN-DOWN TIME OF THE FACILITY TO INSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE FACILITY BY PUMPING AND CLEANING OUT PERFORATED PIPE.
- 6. THE PROPERTY OWNER SHALL SUBMIT AN ANNUAL REPORT TO THE TOWNSHIP DETAILING THE MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORTS SHALL BE DUE ON OR ABOUT THE FIRST DAY OF MARCH OF THE FOLLOWING YEAR.

THE TOWNSHIP AND/OR IT'S AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID UNDERGROUND STORMWATER MANAGEMENT FACILITY IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNERS.



GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.

SCALE: 1"=800'

- 2. NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0437J, EFFECTIVE DATE MARCH 16, 2015.
- 3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- 5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.
- 6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 7. MONUMENTS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER AFTER FINAL GRADING IS COMPLETED.
- 8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- 9. NO EXISTING OR PROPOSED STRUCTURES OR PLANTINGS, HIGHEST POINT OF WHICH IS 2 FEET ABOVE THE CENTERLINE OF THE ROADWAY, SHALL BE PERMITTED WITHIN THE CLEAR SIGHT TRIANGLES.
- 10 THE AREA RETWEEN THE EXISTING LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO MIDDLETOWN TOWNSHIP.
- 11. THIS PROJECT SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 12. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
- 13. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
- 14. 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.

DRAINAGE PLAN CERTIFICATION:

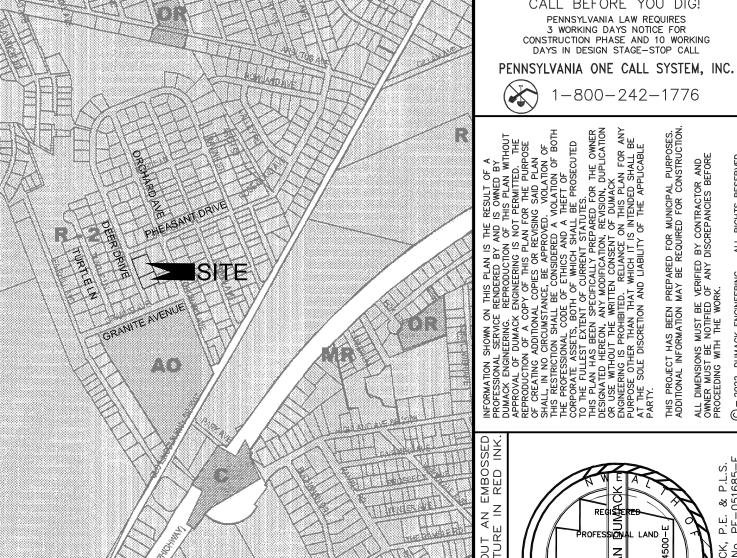
, <u>HEATH DUMACK, P.E.</u> ON THIS DATE _____, HEREBY CERTIF THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED DISTRICT STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNATURE

APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION:

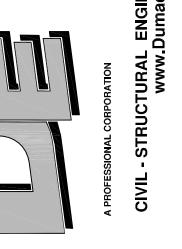
I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

Tract Boundary Line				
Existing Contour	196			
Existing Sanitary Sewer				
Existing Water Main	wwww			
Existing Electric	εεε			
Existing Utility Pole	~			
Existing Edge of Roadway				
Existing Tree	4"TREE			
Limits of Disturbance				
12" Compost Filter Sock				
Proposed Cleanout	co°			
Proposed Downspout	DS _o			
Tree Protection Fencing				
Existing Fencing				
Proposed Contour	196-			



SERIAL No. 2022-320-1390 CALL BEFORE YOU DIG!



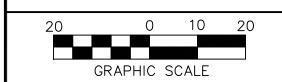


DATE REVISION

> XISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DFFD BOOK: 1148 PAGE No. 0097 & 010

CURRENT ZONING: R-2 OWNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

APPLICANT: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053



517 DEER DRIVE MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

JULY 6, 2023

UkB 10 TO 99 Inches URBAN LAND — NOT PRIME NOT RATED NOT RATED NOT RATED 8s/2e ----CHESTER COMPLEX (LITHIC BEDROCK) FARMLAND 0 TO 8% SLOPES Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. SITE ACCESSED ON NOVEMBER 7, 2022.

BASEMENTS

PRIME FARMLAND HYDROLOGY CODE

CAPABILITY

BUILDINGS

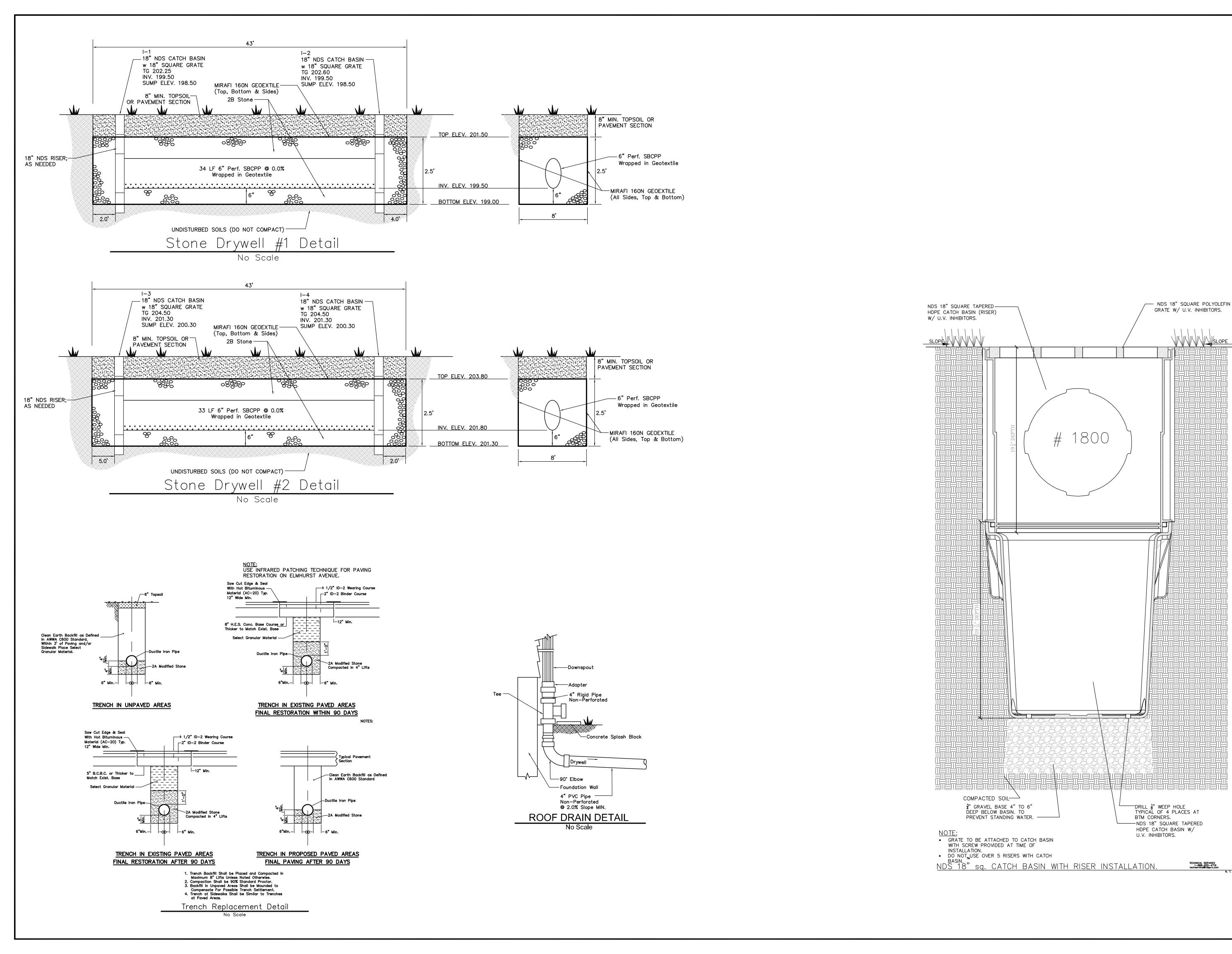
DEPTH TO THE TOP | DEPTH TO RESTRICTIVE | BUILDINGS WITHOUT | BUILDINGS WITH | SMALL COMMERCIAL

BASEMENTS

FEAURE

SYMBOLS/ SERIES

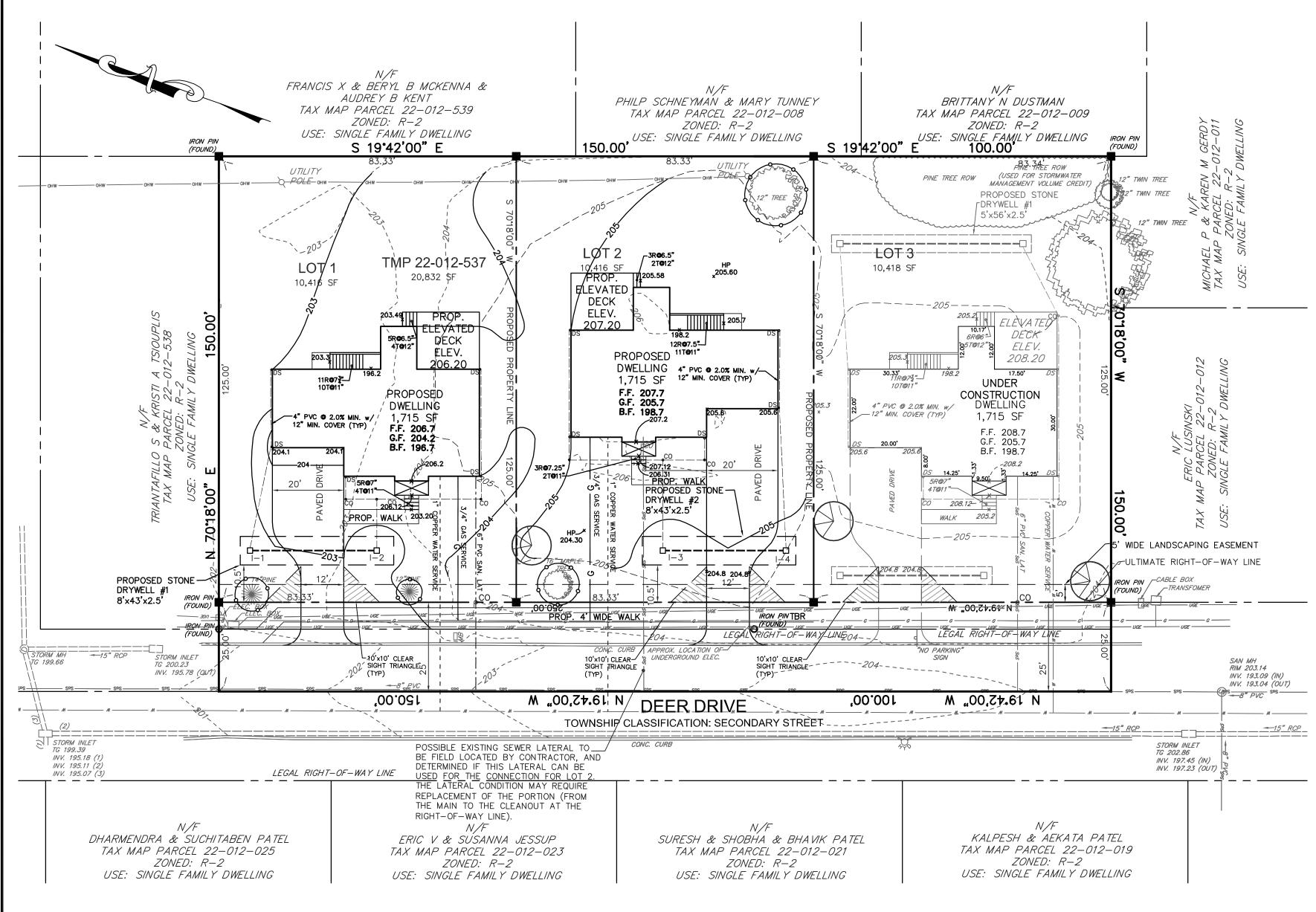
SEASONAL WATER TABLE



CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 V. DATE REVISION EXISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 0101 CURRENT ZONING: R-2 OWNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053 APPLICANT:
THOMAS SNYDER
130 ELMWOOD AVENUE FEASTERVILLE, PA 19053 0 10 20 GRAPHIC SCALE MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA 1"=20JULY 6, 2023

TECHNICAL SERVICES 1-888-825-4716 techservice@ndspro.com

SERIAL No. 2022-320-1390



Street Tree Calculation

LARGE STREET TREES SHALL 250'/40 = 6.25 LARGE TREES BE PLANTED AT INTERVALS OF 6 LARGE TREES REQUIRED NOT MORE THAN 40 FEET AND SMALL STREET TREES AT INTERVALS OF NOT MORE THAN 25 FEET. 3 EXISTING TREES

6 TREES PROVIDED

3 PROPOSED TREES

STREET TREES LANDSCAPE SCHEDULE

SYME	OL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Q	3	ACER RUBRUM 'OCTOBER GLORY'	'OCTOBER GLORY' RED MAPLE	2.5-3" CAL.	B&B	MATCHED BRANCH @ 6' HT.

General Notes:

- 1. REFER TO PLAN ENTITLED "LANDSCAPE DETAILS" FOR ALL LANDSCAPE NOTES AND DETAILS.
- AFTER TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP ENGINEER.
- 3. PLANT MATERIALS SHALL BE PERMANENTLY MAINTAINED AND ANY PLANT MATERIAL WHICH DOES NOT LIVE SHALL BE REPLACED.

DRAINAGE PLAN CERTIFICATION:

I, <u>HEATH DUMACK, P.E.</u> ON THIS DATE _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED DISTRICT STORMWATER MANAGEMENT ORDINANCE OR PLAN.

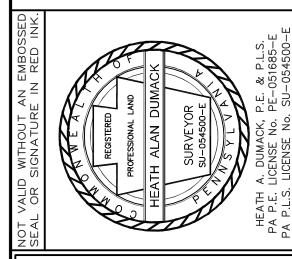
SIGNATURE

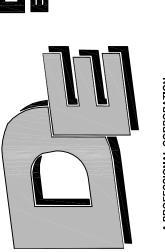
APPLICANT STORMWATER & EROSION CONTROL CERTIFICATION: I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

SIGNATURE

Legend	
Tract Boundary Line Existing Contour	
Existing Index Contour Existing Sanitary Sewer	
Existing Water Main Existing Gas Main	
Existing Overhead Wires	——— онw ———— онw ———
Existing Tree	\odot
Building Setback Line	
Proposed Contour	111
Proposed Index Contour	110

SERIAL No. 2022-320-1390 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE—STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776



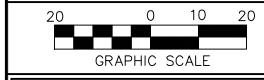


REV. No.	DATE	REVISION
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EXISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 010 CURRENT ZONING: R-2

OWNER of RECORD: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053

APPLICANT: THOMAS SNYDER 130 ELMWOOD AVENUE FEASTERVILLE, PA 19053



517 DEER DRIVE

MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

HAD	STESKES ST.
1"=20'	PROJECT No: 7787
JULY 6, 2023	SHEET No: 8 OF 10

PART 1 - GENERAL

1. DESCRIPTION OF WORK

- A. Furnish, deliver and plant new plant material to the extent shown on drawings and in the plant list schedules. The term "plant material" shall mean trees, shrubs, ground
- cover, other growing plants, grass seeding, and sod. B. Maintain and guarantee survival of new plant material for 18 Months from the date all
- of the work is accepted
- C. Provide care and treatment of existing plant material.
- (1) Examine all substrates and other related areas to which the work of this section is to be incorporated. Do not proceed if any conditions will prevent the proper execution
- (2) Execution of the work of this section shall constitute acceptance of all existing and previously executed work and other conditions as being satisfactory in every respect. (3) Contractor shall protect all existing work from damage.

QUALITY CONTROL

- A. Name of plants shall agree with the nomenclature of "Standard Plant Names" as adopted by the American Joint Committee on Horticulture, 1942 Edition; size and grading standards shall conform to those specified by the American Association of Nurserymen in the latest edition of the "U.S.D.A. Standards of Nursery Stock"
- B. All plants shall be typical of their species or variety; they shall have normal, well developed branches and vigorous fibrous root systems. All plants shall be nursery-grown unless otherwise stated; they shall have been growing under the same climate condition as the Township for at least two (2) years prior to the ate of planting. All plants which are found unsuitable in growth or condition or which are not true to name shall be removed and replaced with acceptable plants.
- C. Do not make substitutions: If specified landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent materials.
- D. Sizes: Plants shall be measured as the stand in their natural position. Stock furnished shall be a fair average of the minimum sizes specified or of the range given in the "U.S.D.A Standards for Nursery Stock". Larger plants cut back to sizes specified shall not be accepted.
- E. Inspection: The Owner reserves the right to inspect trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size and quality.

PRODUCTS

- A. Topsoil: Shall be a natural, friable, fertile, fine sandy loam possessing the characteristics of representative topsoils in the vicinity. The topsoil shall be free from subsoil, noxious weeds, stones larger than 2" in diameter, lime, cement, ashes, slag or
- B. Fertilizer: All fertilizer shall be granular packet or pellet with 35 80% of the total nitrogen in a slowly available form with a minimum analysis of 5-10-5
- C. Mulch: Material shall be well aged (2 years min.) finely shredded hardwood bark, dark brown in color, or approved equal. Material shall be mulching grade: uniform in size and free of foreign matter and weed seeds.
- D. Lime: Natural limestone containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-
- E. Planting Mixture: A thorough mixture of minimum 50% water insoluble nitrogen content and a salt index below 50% is preferred.

4. SUBMITTALS

- A. Certification: Submit certificates of inspection as required by governmental authorities, and manufacturer's or vendors certified analysis for soil amendments and fertilizer naterials. Submit other data-substantiating that materials comply with specified
- (1) Submit seed vendor's certified statement for each grass seed mixture required, ating botanical and common name, percentage by weight, and percentages of purity, germination, and weed seed for each grass seed species.
- B. Planting Schedule: Submit planting schedule showing scheduled dates for each type of
- C. Maintenance Instructions: Submit typewritten instructions recommending procedures to be established by Owner for maintenance of landscape work for one full year. Submit prior to expiration of the 18 month maintenance & guarantee period. DELIVERY, STORAGE AND HANDLING
- A. Plants shall be packed, transported and handled with the utmost care to insure adequate protection from injury. Each shipment shall be certified by State and Federal authorities
- B. Packaged Materials: Deliver package materials in containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and
- C. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strip.
- D. Trees and Shrubs: provide freshly dug trees and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees in such a manner as to damage bark, break branches or destroy natural shape. Provide protective covering during delivery. Plant

6. SITE CONDITIONS

- A. Utilities: Determine location of underground utilities and perform work in a manner which will avoid any damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerne
- B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Owner before planting. Plant excavation pit must be not less than 12 inches wider or any deeper than necessary to accommodate the ball of a tree (6 inches wider for shrub pits).
- C. Planting Time: Plant or install materials during normal planting seasons for each type of landscape work required. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion. See Planting Procedures for planting seasons. D. Coordination with Lawns: Plant trees and shrubs after final grades are established and
- prior to planting of lawns, unless otherwise acceptable to Owner. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns **GUARANTEE**
- A. Guarantee lawns through 18 months maintenance and guarantee period and until final B. All plant material shall be guaranteed for a period of 18 Months from date of acceptance.
- following written correspondence from the owner or his representative. C. Replacement will be made according to these same specifications and during the
- normal planting period. Replacements shall be subject to the same guarantee and replacement as the original material. The replacements shall be made within 60 days Any plants found to be dead, dying, or diseased during that period shall be replaced a
- D. In case of any questions regarding the conditions and satisfactory establishment of a rejected plant, the contractor may, if approved by the owner allow such a plant to remain through another growing season at which time the rejected plant, if found to be dead, or in an unhealthy or badly impaired condition, shall be replaced.

PART 2 - PLANTING PROCEDURES

- A. The planting seasons shall be as follows: Deciduous Materials Evergreen Materials
- March 21 June 2 April 1 June 1
- B. All planting materials and planting operations are subject to the requirements of Local Municipal Ordinances.
- C. No trees or shrubs may be planted on detention basin berms. Berms shall be maintained
- D. Fertilizer granular fertilizer shall be incorporated into the soil mix at recommended rates. Pelleted or packed fertilizer to be placed as shown in details.
- E. Trees and shrubs shall bear same relationship to finished grade as they did in the
- F. Before placing trees in pits, lightly scarify the existing soil at the bottom of the pit,
- G. All trees shall be placed directly on firm, stable soil.

but not so much that the tree should require stabilizatio

- H. The plant pit shall be filled with planting mixture as specified and placed in 6" layers
- I. Each layer shall be carefully tamped in place in a manner to avoid injury to the roots or ball or disturbing the position of the plant. When approximately two-thirds (2/3) of the plant has been backfilled, the pit shall be filled with water and the soil allowed to settle around the roots. B & B plants shall have all the twine, wire baskets and burlap cut away or folded back from the top 1/3 of the ball and trunks before applying the water. After the water has been absorbed, the plant hole shall be filled with soil mix and tamped lightly
- J. All containerized stock shall be removed from containers and the root mass should either be physically loosened or sliced to prevent strangulatio
- K. Failure to comply with planting procedures outlined above is basis for rejection of plant material by owner.
- L. Backfill Material shall be a friable agricultural loam suitable for growing plant material free from sticks, stones and other foreign material
- M. Landscape contractor is responsible for watering sufficiently at time of planting and until job is completed and turned over to owner.
- N. Plant material locations are approximate, when necessary, adjustments may be made in the field and approved by the owner prior to installation
- O. At intersections, trees shall be located no closer than thirty (30) feet from the intersection of the street right-of-way lines except when governing standards increase
- the distance for clear sight. P. Tree planting shall not take place within 10 feet of any utility line, underground or
- Q. Planting Ground Cover
- Space plants as shown in plan or on plant schedule. Dig holes large enough to allow for spreading of roots and backfill with planting mixture. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting taking care not to cover crowns of plants with wet soil. Mulch areas between ground cover plants; place not less than 2" deep.

- 1. Only dead, damaged, or diseased branches should be pruned at the time of planting. Pruning shall be restricted in general to the secondary bran and soft/sucker growth. Never cut a leader.
- 2. All plants disfigured by poor pruning practices will be rejected by the Owner. All pruning cuts shall remain unpainted.
- S. MULCHING Before mulch is installed, apply pre-emergence weed killer and incorporate into soil according to manufacturer's directions. All surfaces which are to receive mulch shall be raked off and smooth and free of all rocks and debris or large pieces of bark prior to application of
- T. TREE STABILIZATION All trees to be stabilized within 48 hours of planting.
- U. REMOVAL OF ALL PLANTING DEBRIS Removal of debris is required. The property must be left in a neat and orderly condition in accordance with good and accepted planting practices
- 1. Begin maintenance immediately after planting.
- 3. Maintain trees, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Re-set trees to proper grades or vertical position as required. Spray as required to keep trees and shrubs free of insects and disease. Water as needed.

2. Maintain trees, shrubs and other plants until final acceptance by owner

4. Maintain Jawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas

5. Maintain gravel beds free of weeds

- W. CLEANUP AND PROTECTION
- 1. During landscape work, keep pavements clean and work area in an orderly condition. 2. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during nstallation and maintenance periods. Treat, repair or replace damaged landscape

X. INSPECTION AND ACCEPTANCE

- 1. When landscape work is completed, including maintenance, Owner will make an inspection to determine acceptability.
- 2. Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Owner and found to be acceptable. Remove rejected plants and materials promptly from project site

PART 3 - GUARANTEE AND MAINTENANCE

- A. All required plantings shall be guaranteed for a period of eighteen (18) months from the date of plantings and shall be certified to be alive and healthy as determined by a landscape architect at the end of the guarantee period. Should a disagreement arise to whether the planting is alive and healthy, a landscape architect shall be retained by the Township at the expense of the developer to make a final determination.
- B. Maintenance crew with a trained foreman shall visit the site once weekly from spring (blooming of crocus) to fall (killing frost) and once monthly during the winter. A monthly worksheet shall be submitted to the Owner stating work performed during the month, or if none has been required, submit a notation to that effect.
- C. Where it is necessary to replace plant material or to repair the lawn the Owner shall inform the Contractor thereof before such replacement is made.
- Maintenance shall include, as determined by Owner, mowing, watering, cultivating weeding, mulching, control of insects and diseases, pruning, and other horticultural operations for proper growth and appearance of plant materials and beds, and
- E. The Contractor shall guarantee that plants shall be in a vigorous and thriving condition during and at the end of the guarantee period. Should any plants appear to be in poor health or lack normal growth habit, they shall be removed at once and replaced in a manner and time as herein before specified.
- F. During the Maintenance and Guarantee period, damage to planting not caused by the Contractor shall be excluded from the Guarantee. Such damage shall include damage by vehicles, theft, fire, or acts of vandalism.
- G. Where evidence of such damage excluded from guarantee exists, advise the Owner in writing describing the damage. The Owner, upon receipt of such notice, may order the Contractor to correct the damage at the Owner's expense, or exclude the damaged work from the Guarantee provisions and correct the damage by an arrangement deemed by the Owner to be in his best interest.

PART 4. FINAL INSPECTION FOR ACCEPTANCE

- A. The Contractor shall notify the Owner upon completion of guarantee and maintenance
- B. Should any portion of the work be unacceptable, the Contractor shall make all work
- C. The Contractor will be notified by letter of acceptance within five days after inspection

PART 5. SEEDING/SODDING SPECIFICATIONS

D. Upon notice of final acceptance, the Owner will assume maintenance.

- 1. TOPSOIL
- A. Topsoil shall be stripped and stockpiled in areas on-site as directed by the Owner. Topsoil from wetland areas shall be separately stockpiled and retained for re-use, as needed, in wetland mitigation areas
- The surface of all earth areas shall be finished to a reasonable smooth compact surface. The surface of areas to be topsoiled shall be finished to a level of six (6) inches below finished grade as shown on the drawings and left with a smoothness suitable for application of topsoil.
- C. The subgrade shall be thoroughly loosened to a depth of at least three inches before topsoil is spread. Topsoil previously stockpiled shall be spread over the entire work area to a depth of at least six (6) inches after compaction to a smooth firm seedbed prior to seeding. Additional topsoil shall be provided where adjustments are necessary to attain final true even grades shown on the drawings. Topsoil may be spread during any season, except that no topsoil shall be spread in a frozen or muddy condition. The contractor shall be responsible to restore any damage or loss to the grade surface caused by erosion before planting takes place.

FERTILIZATION

- A. For permanent seeding; limestone shall be applied according to soils tests, or worked in deeply at a rate of 2,000 lbs. per acre together with a commercial fertilizer of 10-20-20 (N-P-K) or equivalent dry formulation applied at a rate of 1,000 lbs. per acre. At the time of permanent seeding, work into the surface 1,000 lbs. of 18-24-6 (N-P-K) or equivalent per acre. The fertilizer shall be complete and delivered to the site in the original unopened container which shall bear the manufacturer's guaranteed statement of analysis.
- B. Initial limestone and fertilizer applications are to be blended into the top 2" of topsoil by raking, discing, harrowing or by other acceptable methods, the second fertilizer may be applied together with seeding operations. For temporary seeding, limestone shall be supplied at a rate of 2,000 lbs. per acre together with a commercial fertilizer of 10-20-20 (N-P-K) or equivalent dry formulation supplied at a rate of 1,000 lbs. per acre.

- A. Grass seed shall have a minimum purity of 85%, minimum germination (PLS) of 75% and weed content not exceeding a maximum of 1/2% The seed mixture for fine lawn areas (Seed Mix Type 'A') shall be: Kentucky Bluegrass, creeping red fescue and perennial ryegrass with percent of weight being 70%, 20% and 10% respectively and sown at a rate of 4 lbs./1000 S.F. 75 lbs./acre). Seeding shall occur between the dates of April 1 and June 15 or August 25 and October 1 (November 1 for temporary seeding).
- Temporary seeding shall consist of Annual Ryegrass applied at 40 lbs. per acre with a minimum purity of 85% and germination (PLS) of 80%. Seeding shall occur between April 1 and November 1.
- B. Seed shall be spread uniformly, according to the Manufacturer's specified rates and application

SODDING

- A. Sod: Provide strongly rooted sod, not less than 2 years old and free or weeds and undesirable native grasses. Provide only sod capable of growth and principally of the following: Kentucky Bluegrass, Merion Bluegrass.
- B. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if
- C. Lightly mist finished topsoil grade with water prior to laying sod. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips- do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
- D. Anchor sod on slopes with wood pegs to prevent slippage. E. Water sod thoroughly with a fine spray immediately after planting.

PART 6. SEED MIX BREAKDOWN:

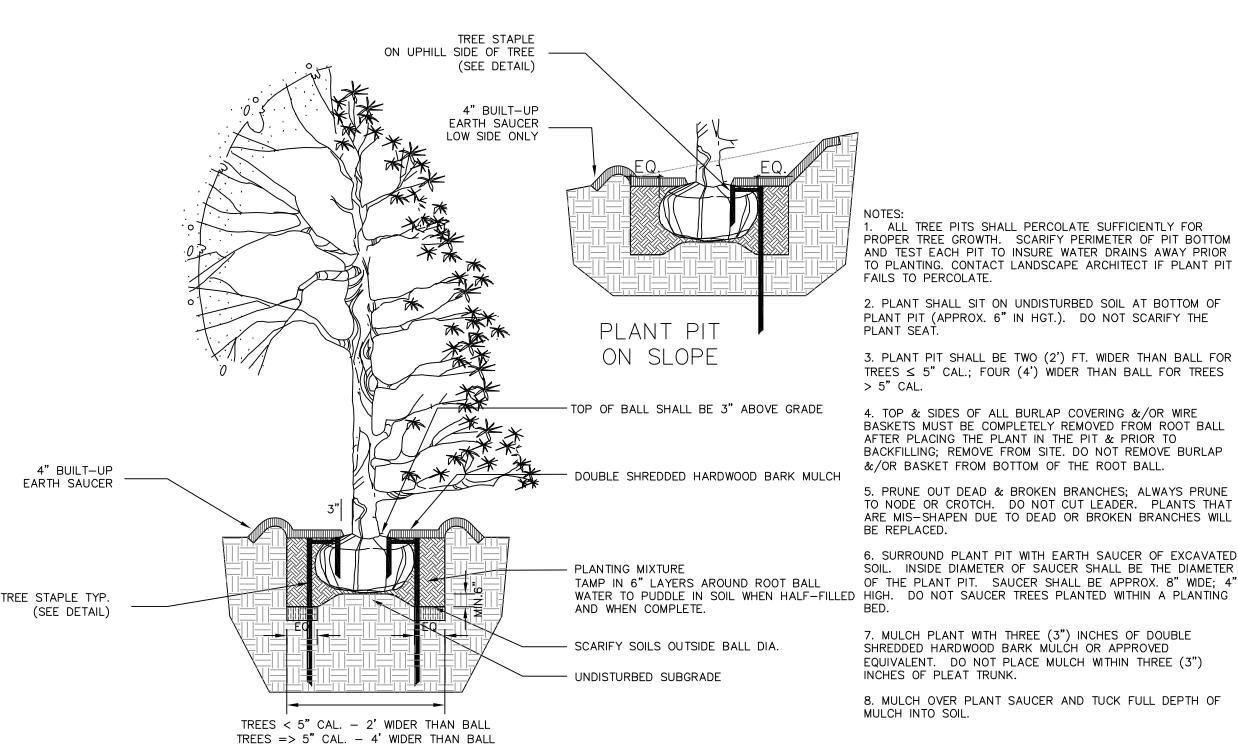
- 1. SEED MIX 'A'
 - FINE LAWN PERMANENT SEED MIX: POA PRATENSIS KENTUCKY BLUEGRASS CREEPING RED FESCUE FESTUCA RUBRA "TURF-TYPE"-PERENNIAL RYE GRASS LOLIUM PERENNE
 - Seed rate: 4 pounds per 1,000 s.f. (175 lbs. per acre)

PART 7 - EXISTING TREE MAINTENANCE

- PRUNING METHODS. ALL FINAL CUTS SHALL BE MADE SUFFICIENTLY CLOSE TO THE TRUNK OR PARENT LIMB BUT WITHOUT CUTTING INTO THE BRANCH COLLAR OR LEAVING A PROTRUDING STUB, ACCORDING TO THE NATIONAL ARBORIST ASSOCIATION STANDARDS. ALL NECESSARY PRUNING CUTS MUST BE MADE TO PREVENT BARK FROM BEING TORN FROM THE TREE AND
- O FACILITATE RAPID HEALING. FLUSH CUTS ARE UNACCEPTABLE. (a) ALL TREES WHICH HAVE EXPERIENCED ANY DISTURBANCE OR HAVE HAD
- (b) TREES SHALL BE FERTILIZED IN EARLY FALL (SEPTEMBER-OCTOBER) OR MID-SPRING (APRIL-MAY). FALL APPLICATIONS ARE PREFERRED.

DAMAGE TO THE ROOTS OR BRANCHES SHALL BE FERTILIZED.

- (c) FERTILIZER SHALL BE BROADCAST OVER THE SOIL SURFACE IN AN AREA TWICE THE SIZE OF THE TREE PROTECTION ZONE AT THE RATES GIVEN IN SUBSECTION (e) BELOW. A MINIMUM OF ONE THOUSAND (1,000) SQUARE FEET PER TREE WILL RECEIVE FERTILIZATION.
- (d) FERTILIZER GRADE SHALL HAVE APPROXIMATELY THREE (3) PARTS NITROGEN TO ONE (1) PART PHOSPHORUS TO ONE (1) PART POTASSIUM
- (e) FERTILIZER SHALL BE APPLIED AT A RATE EQUIVALENT TO ONE (1) POUND NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET.



TREE PLANTING DETAIL

1. ALL TREE PITS SHALL PERCOLATE SUFFICIENTLY FOR PROPER TREE GROWTH. SCARIFY PERIMETER OF PIT BOTTOM AND TEST EACH PIT TO INSURE WATER DRAINS AWAY PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT IF PLANT PIT FAILS TO PERCOLATE.

2. PLANT SHALL SIT ON UNDISTURBED SOIL AT BOTTOM OF PLANT PIT (APPROX. 6" IN HGT.). DO NOT SCARIFY THE

3. PLANT PIT SHALL BE TWO (2') FT. WIDER THAN BALL FOR TREES ≤ 5" CAL.; FOUR (4') WIDER THAN BALL FOR TREES

4. TOP & SIDES OF ALL BURLAP COVERING &/OR WIRE BASKETS MUST BE COMPLETELY REMOVED FROM ROOT BALL AFTER PLACING THE PLANT IN THE PLT & PRIOR TO BACKFILLING; REMOVE FROM SITE. DO NOT REMOVE BURLAP &/OR BASKET FROM BOTTOM OF THE ROOT BALL. 5. PRUNE OUT DEAD & BROKEN BRANCHES; ALWAYS PRUNE TO NODE OR CROTCH. DO NOT CUT LEADER. PLANTS THAT

BE REPLACED. 6. SURROUND PLANT PIT WITH EARTH SAUCER OF EXCAVATED SOIL. INSIDE DIAMETER OF SAUCER SHALL BE THE DIAMETER OF THE PLANT PIT. SAUCER SHALL BE APPROX. 8" WIDE; 4"

7. MULCH PLANT WITH THREE (3") INCHES OF DOUBLE SHREDDED HARDWOOD BARK MULCH OR APPROVED EQUIVALENT. DO NOT PLACE MULCH WITHIN THREE (3") INCHES OF PLEAT TRUNK.

PLANT PIT PLAN B/B TREE STAKING DETAIL HILL-SIDE PLANTING TS24-8-8 1-2" CAL. TREES 2 UNITS PER TREE

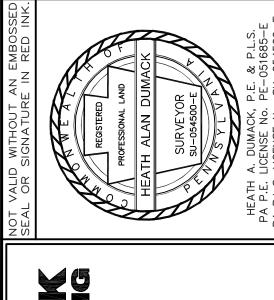
TS42-12-12 4-6" CAL. TREES 2-3 UNITS PER TREE TS48-12-12 6-8" CAL. TREES 2-3 UNITS PER TREE

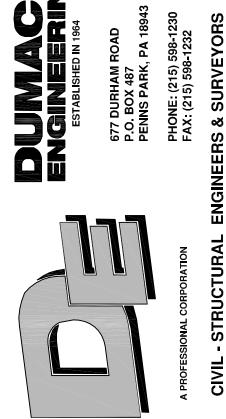
SIZE AND QUANTITY SELECTION GUIDE

INSTALL LONG PRONG UP AGAINST SIDE OF ROOT BALL INSTALL SHORT PRONG HALFWAY BETWEEN TRUNK & EDGE OF ROOT BALL RECESS TREE STAPLE DEVICE 1" TO 2" INTO ROOT BALL TO FINISH BELOW GRADE - ROOT BALL-B/B TREE STAKING DETAIL TS36-10-10 2-4" CAL. TREES 2 UNITS PER TREE

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

SERIAL No. 2022-320-1390





DATE REVISION

> EXISTING PARCEL INFO: T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 010 DEED BOOK: 1148 CURRENT ZONING: R-2 OWNER of RECORD:

FEASTERVILLE, PA 19053 APPLICANT: THOMAS SNYDER 130 ELMWOOD AVENUE

FEASTERVILLE, PA 19053

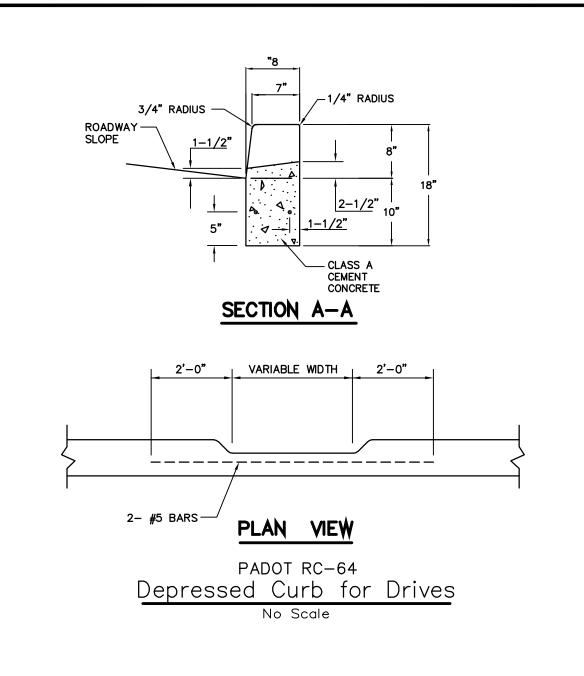
130 ELMWOOD AVENUE

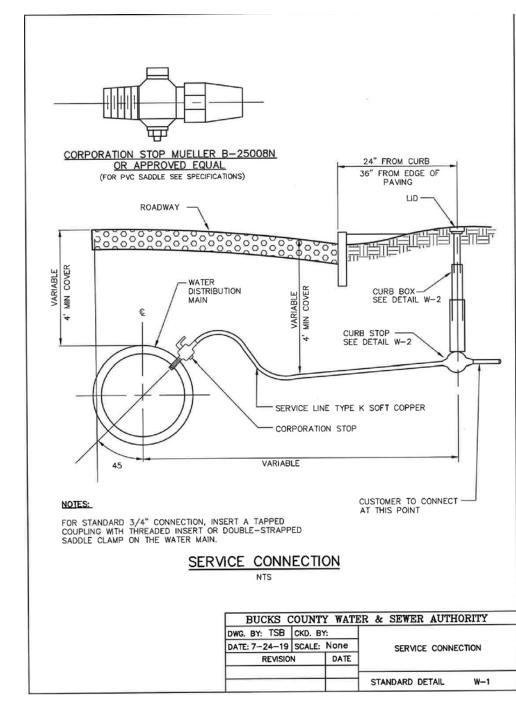
THOMAS SNYDER

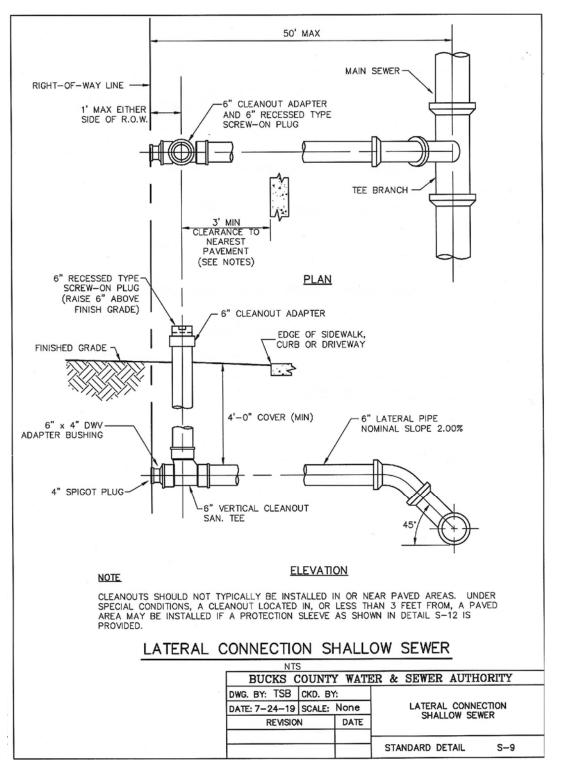
517 DEER

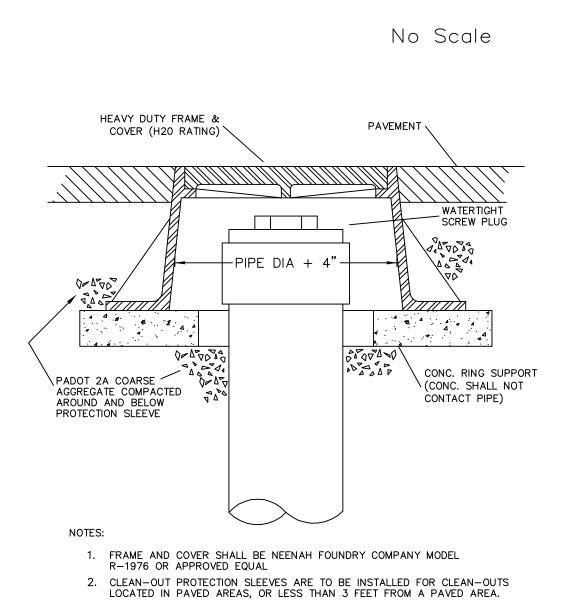
BUCKS COUNTY, PA

||MIDDLETOWN TOWNSHIF

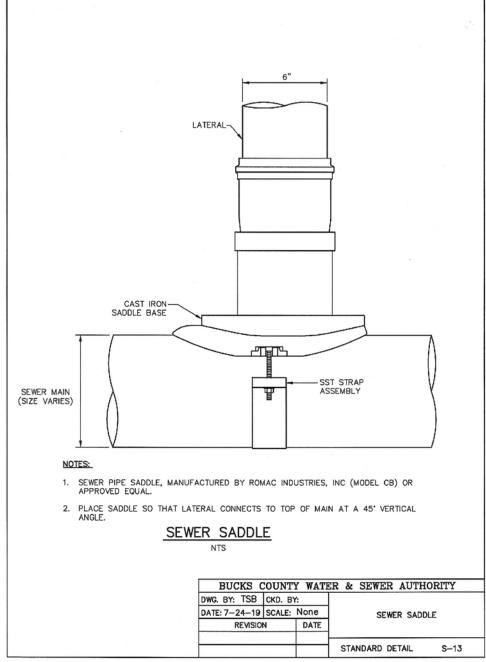


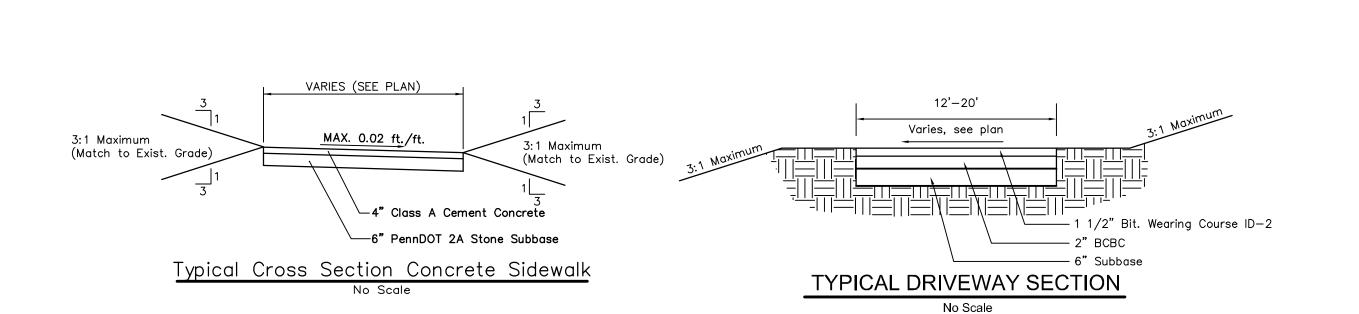


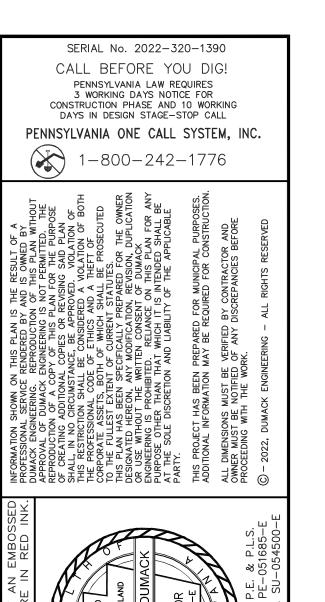




CLEAN-OUT PROTECTION SLEEVE (FOR USE IN OR NEAR PAVED AREAS)







EXISTING PARCEL INFO:

CURRENT ZONING: R-2

APPLICANT:
THOMAS SNYDER
130 ELMWOOD AVENUE

1"=20'

PLAN DATE: JULY 6, 2023

FEASTERVILLE, PA 19053

OWNER of RECORD:

THOMAS SNYDER
130 ELMWOOD AVENUE
FEASTERVILLE, PA 19053

T.M.P. No. 22-012-536 & 537 DEED BOOK: 1148 PAGE No. 0097 & 0101

GRAPHIC SCALE

517 DEER DRIVE

MIDDLETOWN TOWNSHIP

BUCKS COUNTY, PA

0 10 20

SHEET No: 10 OF 10

