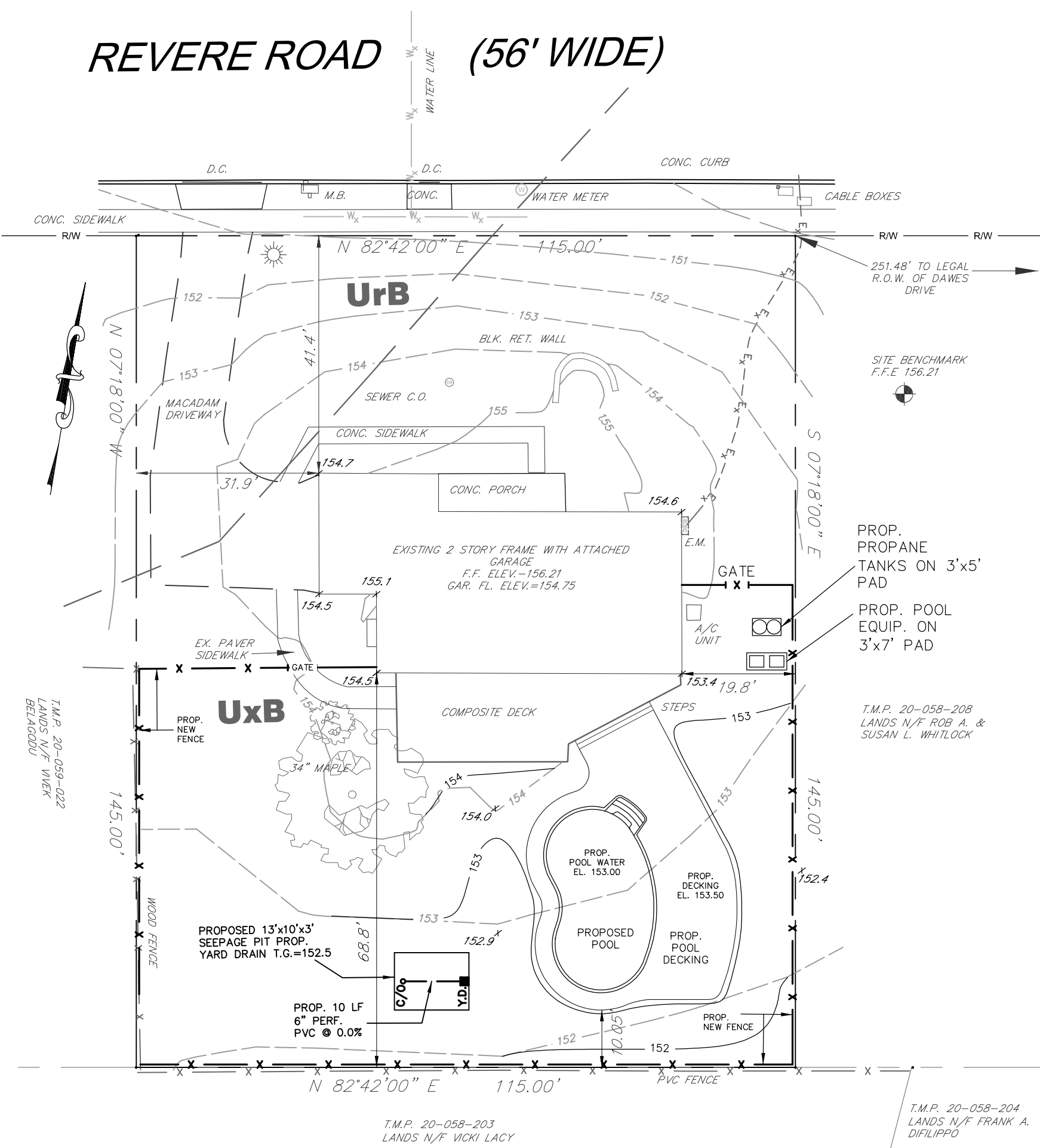


REVERE ROAD (56' WIDE)



ZONING DATA SUMMARY:

1. SITE ADDRESS: 1381 REVERE ROAD YARDLEY, PA 19067
2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
3. TAX MAP NO.: 20-059-021
4. LOT AREA: **22-032-089**
GROSS = 16,675.0 S.F. TO DEED LINE
5. ZONING DISTRICT: R-2 (RESIDENTIAL DISTRICT 2)
6. PROPOSED USE: PROPOSED ACCESSORY USE \$200-20(5)(h) (PRIVATE SWIMMING POOL)
7. AREA & DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
A. MINIMUM LOT AREA	16,500 S.F.	16,675.0 S.F.	16,675.0 S.F.
B. MINIMUM LOT WIDTH AT B.S.B.L.	110 FT.	115.0 FT.	115.0 FT.
C. MINIMUM FRONT YARD	40 FT.	41.4 FT.	41.4 FT.
D. MINIMUM REAR YARD	50 FT.	58.6 FT.	68.6 FT.
E. MINIMUM SIDE YARD	15 FT./30 FT. AGR.	19.8 FT./51.7 FT.	19.8 FT./51.7 FT.
F. MAX. IMP. SUR. RATIO (TOTAL)	18 %	*19.98 %	**25.37 %
G. MAXIMUM BUILDING HT.	35 FT.	< 35 FT.	< 35 FT.

* - DENOTES EXISTING NON-CONFORMANCE
** - REQUESTING VARIANCE

IMPERVIOUS SURFACE BREAKDOWN

	EXISTING	PROPOSED
• DWELLING	1,791.3 S.F.	1,791.3 S.F.
• DRIVEWAY	1,071.3 S.F.	1,071.3 S.F.
• STEPS/WALKS/WALLS	321.4 S.F.	147.1 S.F.
• POOL PATIO/COPING	0 S.F.	863.0 S.F.
• POOL RET. WALL/PADS	0 S.F.	36.0 S.F.
• POOL WATER	0 S.F.	524.3 S.F.*
TOTAL IMPERVIOUS	3,331.1 S.F.	4,230.1 S.F.

* POOL WATER SURFACE AREA NOT INCLUDED



LOCATION MAP
SCALE: 1"=400'

STORMWATER MANAGEMENT CALCULATIONS:

- STORMWATER MANAGEMENT HAS BEEN DESIGNED IN ACCORDANCE WITH THE STORMWATER MANAGEMENT (SWM) SITE PLAN REGULATIONS FOR LOWER MAKEFIELD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE § 173-1 TO § 173-5.
- IMPERVIOUS SURFACE:
EXISTING: 3,331.1 SF
PROPOSED: 4,230.1 SF
NET CHANGE: 899.0 SF (INCREASE)
- STORMWATER MANAGEMENT WILL BE PROVIDED TO ACCOUNT FOR ALL NEW IMPERVIOUS (899.0 SF).
- VOLUME CONTROL CALCULATION:
VOLUME = (2.0 IN RAINFALL/2 INCHES) * 899.0 SF = 149.83 CF
VOLUME = 149.83 CF
- UNDERGROUND SEEPAGE BED SIZING:
REQUIRED VOLUME:
415.83 CF / 40% = 374.56 CF REQUIRED
* ASSUMES 40% VOID RATIO IN STONE BED
PROVIDED VOLUME (UNDERGROUND SEEPAGE BED):
PIPE STORAGE = 1.96 CF
BED STORAGE:
LENGTH x WIDTH x DEPTH = 13.0' x 10.0' x 3' = 390.0 CF = 388.04 CF x 40% = 155.22 CF
TOTAL STORAGE = 155.22 CF + 1.96 CF = 157.18 CF

* PER SECTION 173-6.1 AND 173-14, ANY REGULATED ACTIVITY THAT MEETS THE EXEMPTION CRITERIA IN THE FOLLOWING TABLE IS EXEMPT FROM THE DRAINAGE PLAN (ARTICLE IV) REQUIREMENT AND THE PEAK RATE CONTROL OF THIS CHAPTER, IF GREATER THAN 0.0 S.F. BUT LESS THAN 1,000 S.F., THE S.F. AREA EXEMPTION IS 899 S.F.

STORMWATER MANAGEMENT NOTES:

1. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMP), FACILITIES, AREAS OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
2. 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 WITH THE WRITTEN APPROVAL OF THE MUNICIPALITY.
3. THE APPLICANT GRANTS THE TOWNSHIP A BLANKET EASEMENT FOR ALL STORMWATER FACILITIES ON-SITE TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE SWM FACILITIES.

STORMWATER MANAGEMENT CERTIFICATIONS

I, LARRY YOUNG, P.E., ON THIS DATE _____, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOIL WATERBOD STORMWATER MANAGEMENT ORDINANCE.

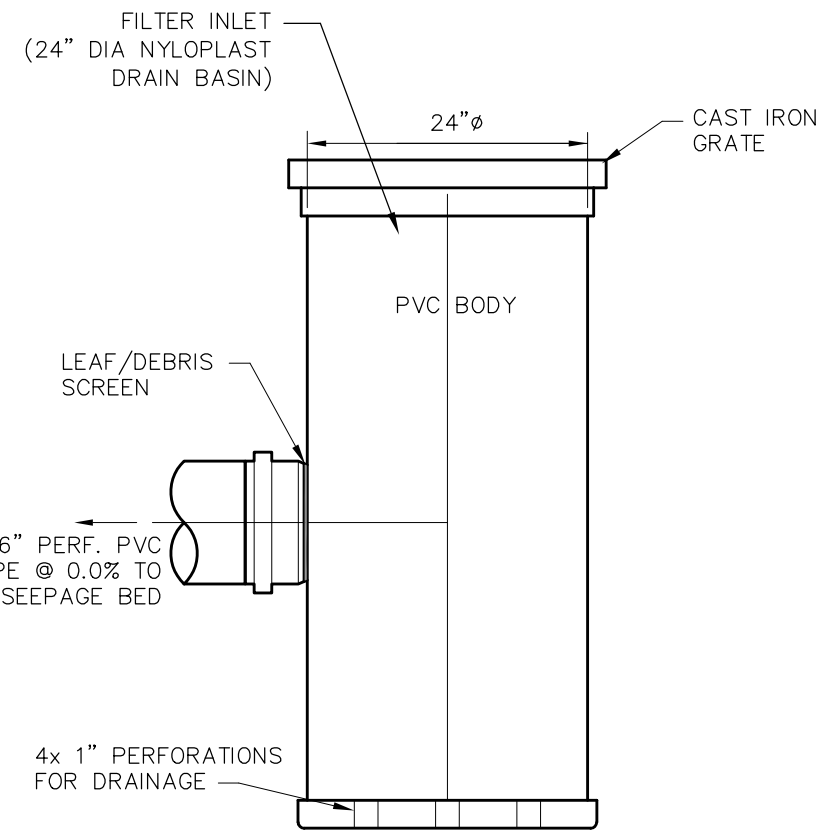
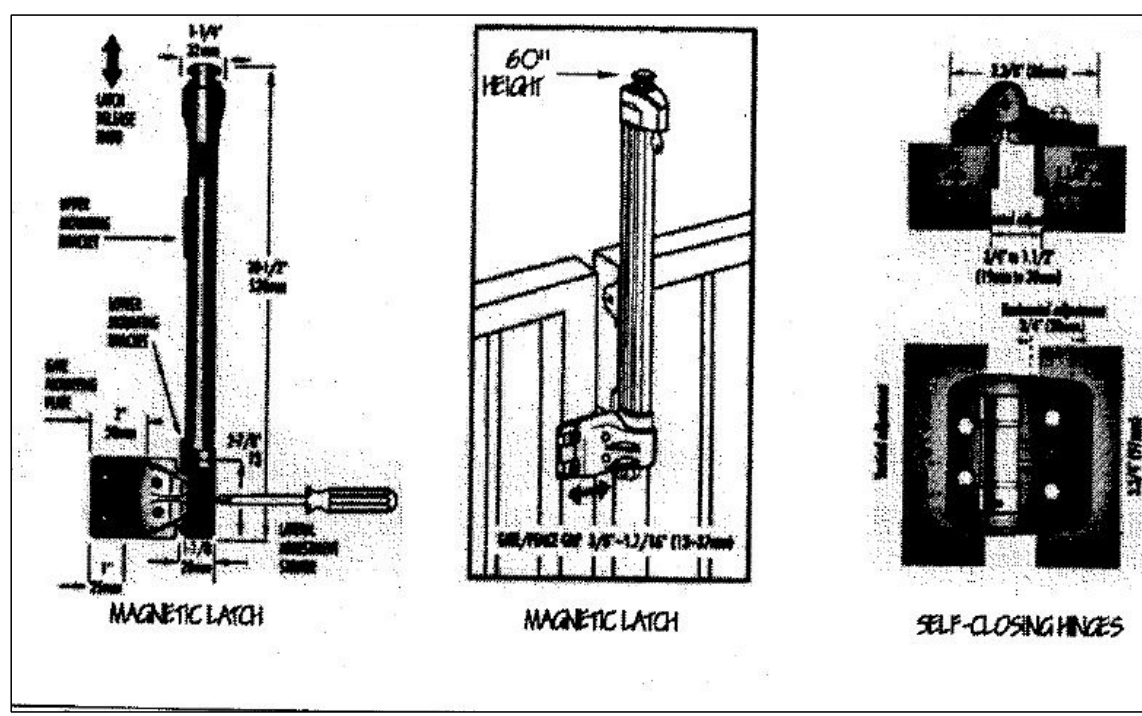
Larry Young
(REGISTERED PROFESSIONAL ENGINEER) PE-053219E (REGISTRATION NUMBER)

I, _____, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE MUST BE APPROVED BY THE TOWNSHIP AND A REVISED E&S PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT. IN ADDITION, I HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE PERMANENT FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS APPROVED BY THE TOWNSHIP.

(OWNER)

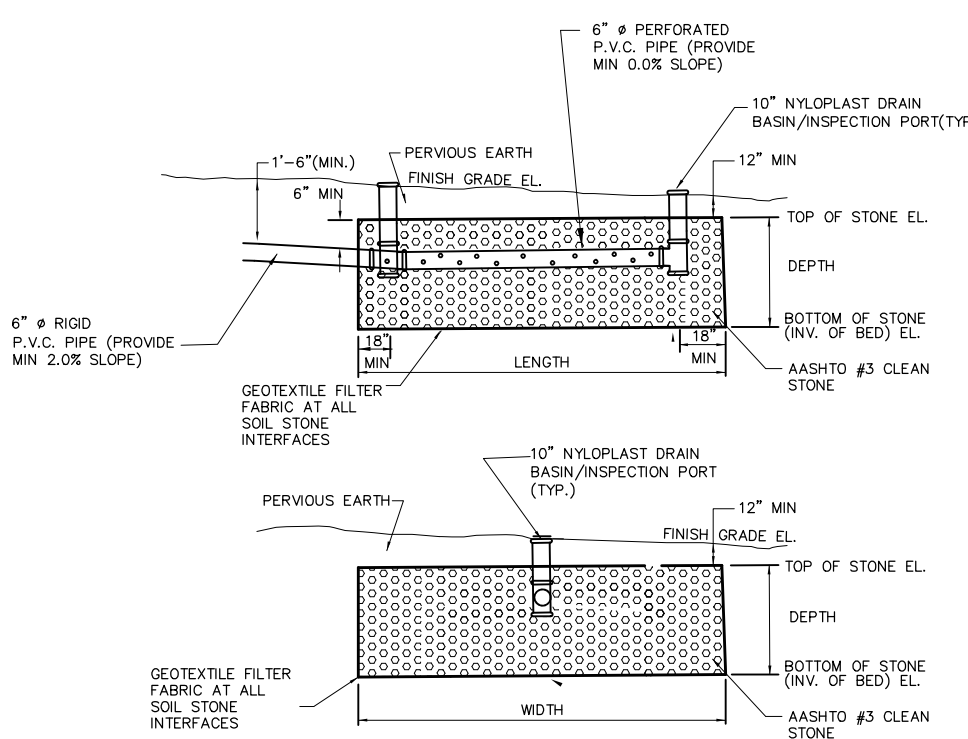
LEGEND

- 153-155 EXISTING CONTOURS
- X 152.7 EXISTING SPOT ELEVATION
- UrIB EXISTING BOUNDARY
- Soils Type SOILS TYPE
- Soils Type Boundary SOILS TYPE BOUNDARY
- E_x EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING RIGHT OF WAY
- BUILDING SETBACK LINE
- EXISTING LOT LINES
- ACCESS EASEMENT LINE
- SS_x EXISTING SANITARY LINE
- W_x EXISTING WATER LINE
- EXISTING STORM LINE
- C EXISTING GAS LINE
- EXISTING FENCE
- MONUMENT FOUND
- IRON PIN FOUND
- 17s-174 PROPOSED CONTOURS
- LIMIT OF DISTURBANCE
- PROPOSED FENCE
- SS SILT SOCK



- NOTES:**
1. 24" NYLOPLAST-ADS DRAIN BASIN (OR APPROVED EQUAL).
 2. UTILIZE 6" INLET AND OUTLET.
 3. LOADING CAPACITY OF GRATE: H-20 DOT - RATED FOR PARKING LOTS, DRIVEWAYS, AND NORMAL LAWN MAINTENANCE.
 4. BOTTOM OF INLET TO BE OPEN FOR INSPECTION OF STONE BED.

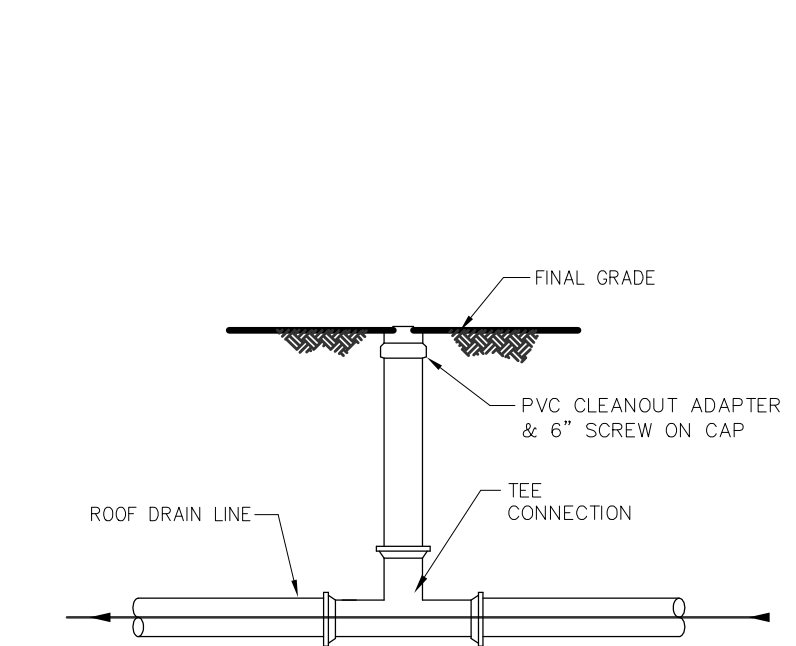
NYLOPLAST YARD DRAIN DETAIL
NOT TO SCALE



BED NO.	GRADE EL.	INV. EL. OF STONE	TOP OF STONE EL.	DEPTH (FT.)	LENGTH x WIDTH
1	152.50	148.50	151.50	3.00	13'x10'

- NOTES:**
1. AREAS WHERE INFILTRATION BMP'S ARE PROPOSED SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
 2. INFILTRATION BMP'S SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE ARE TO THE INFILTRATION BE BMP HAS RECEIVED FINAL STABILIZATION.
 3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORM SEWER AND STORMWATER BMP. PROPERTY OWNER SHALL CHECK THE INSPECTION PORTS AND DRAIN BASIN SUMP AFTER EVERY LARGE STORM AND AT LEAST (4)FOUR TIMES A YEAR AND AFTER ANY LARGE STORM EVENTS.

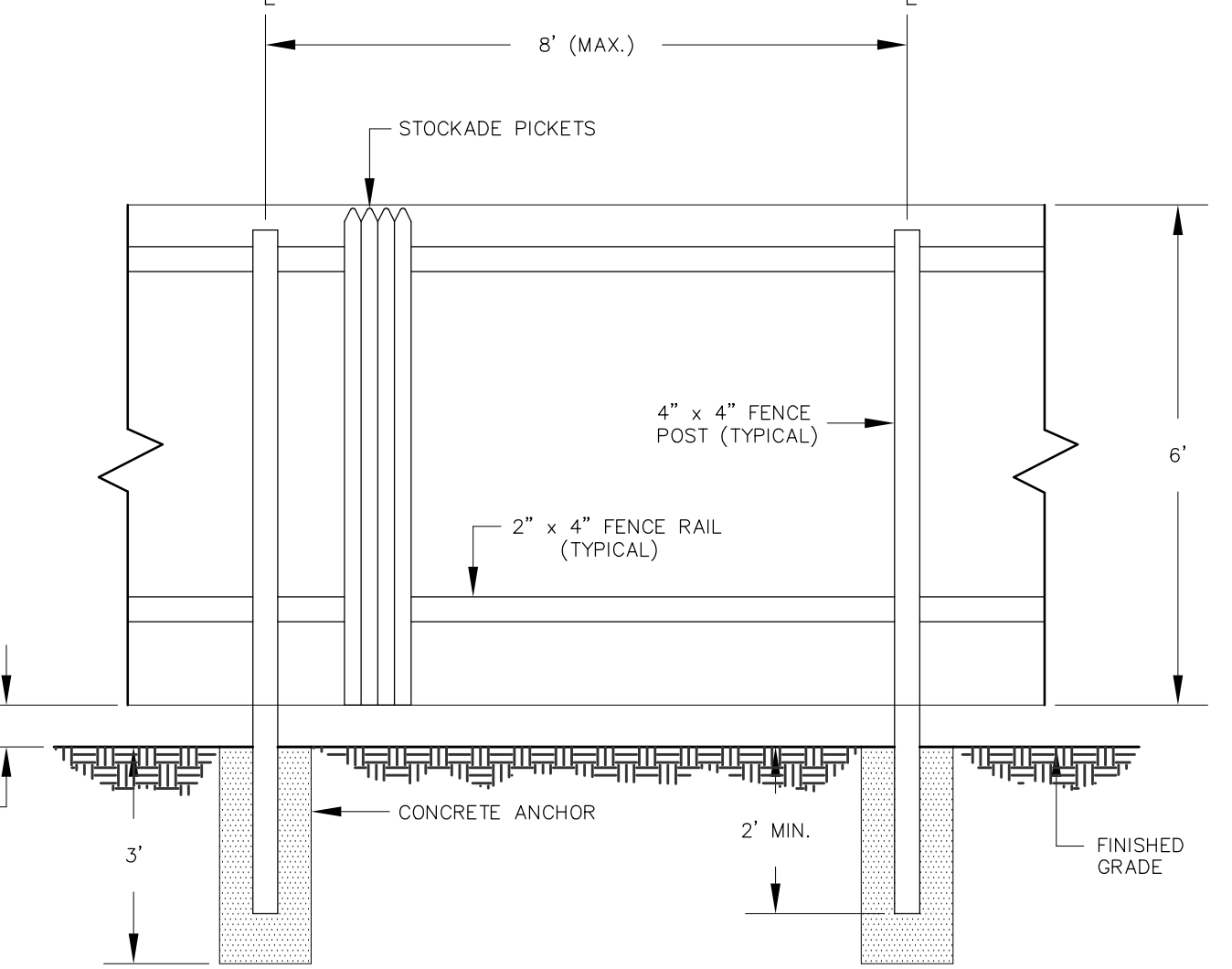
ON-LOT UNDERGROUND STONE RECHARGE PIT



CLEANOUT DETAIL
NOT TO SCALE

POOL NOTES:

1. THERE ARE NO ELECTRIC POWER LINES ABOVE OR BELOW GROUND WITHIN 10 FEET OF POOL WATER.
2. WINDOWS LEADING TO THE POOL AREA SHALL HAVE A LATCHING DEVICE AT LEAST 54 INCHES ABOVE THE FLOOR.
3. HINGED DOORS LEADING TO THE POOL AREA SHALL BE SELF-CLOSING AND SHALL HAVE A SELF-LATCHING DEVICE. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE FLOOR.
4. SLIDING DOORS OR SLIDING SCREEN DOORS LEADING TO THE POOL AREA SHALL BE SELF-CLOSING AND SHALL HAVE A SELF-LATCHING DEVICE. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE FLOOR.
5. NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE, AS REQUIRED BY THIS ORDINANCE, HAS BEEN COMPLETED.
6. OPENINGS IN THE FENCE BARRIER SHALL NOT ALLOW PASSAGE OF A FOUR-INCH DIAMETER SPHERE.
7. TOPS OF THE HORIZONTAL MEMBERS OF THE FENCE SHALL BE AT A DISTANCE GREATER THAN 45 INCHES OR SHALL BE LOCATED ON THE SWIMMING POOL SIDE OF THE FENCE.
8. ACCESS GATES OF THE FENCE BARRIER SHALL COMPLY WITH SECTION 500-2404.C(8) OF THE ZONING ORDINANCE.



NOTE: ALL FENCE MATERIALS TO BE PRESSURE TREATED YELLOW PINE, CEDAR OR REDWOOD. ALL HARDWARE AND ATTACHMENT DEVICES TO BE HOT-DIPPED GALVANIZED.

TYPICAL STOCKADE FENCE DETAIL
NOT TO SCALE

NOTE: ALL DOCUMENTS PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC. ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO TRI-STATE ENGINEERS & LAND SURVEYORS, INC. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS TRI-STATE ENGINEERS & LAND SURVEYORS, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY, PENNSYLVANIA

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILITY	HYDRO. SOL.	HYDRO. GROUP	DEPTH TO BEDROCK WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
UrB	URBAN LAND-LANSDALE COMPLEX	0-8%	8s-2e	NO	B	54"-99"	MORE THAN 80"	NONE SPECIFIED FOLLOW PLAN SPECIFICATIONS
UxB	URBAN LAND-PENN COMPLEX	0-8%	8s-2e	NO	B	72"-99"	MORE THAN 80"	SOMEWHAT LIMITED FOLLOW PLAN SPECIFICATIONS

OWNER OF RECORD: ROSS K. & KAREN R. BIRNBAUM 1381 REVERE ROAD YARDLEY, PA 19067

APPLICANT: K & S POOLS AND PATIOS 1980 BIOC GAK ROAD LANGHORN, PA 19047

Job No.: 20-09017 **Date:** 11/19/2020 **Scale:** 1"= 20'

Tax Parcel No.: 20-059-021

Acreage: 0.383 AC. (16,675.0 SF) **No. of Lots:** 1

Designed By: STAFF **Drawn By:** STAFF **Checked By:** JAO

REVISION

REVISION	DESCRIPTION	DATE	DRAWN BY
1	PER ZONING OFFICER REVIEW DATED 12-21-2020	01-12-2021	JAO

SCALE IN FEET

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
804 WEST STREET ROAD, FEASTERTVILLE, PENNSYLVANIA 19029
PHONE: 215-357-5950 FAX: 215-357-2836

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
LARRY P. YOUNG
ENGINEER
PE03219-E

1381 REVERE ROAD
TMP 20-059-021

POOL PERMIT PLAN

LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA

SHEET
1 OF 2