# BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

**Exhibit Z-4**

## Zoning Hearing Board

**Appeal Number:** _____

**Township of Bensalem, Bucks County, Pennsylvania**
**Notice of Appeal**

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

**Check applicable item(s):**

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

**Appellant Name:** Kevin & Kathleen DiPaolo

Address: 3026 Century Lane
Bensalem, PA 19020

Phone No. _____

**Owner's Name:** - Same as Appellant -

Address: _____

Phone No. _____

**Attorney Name:** Thomas R. Hecker, Esquire

Address: 680 Middletown Boulevard
Langhorne, PA 19047

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): N/A

1. **Application relates to the following:**

**Check items if applicable:**

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☐ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☒ **Other:** (describe) **Variance to permit construction of dwelling and related improvements within the 100 year flood plain.**

2. **Brief description of Real Estate affected:**

Tax Parcel Number: 02-034-002

Location: Century Lane at Murray Avenue - Bensalem, PA

Lot Size: 3.76 acres

Present Use: Vacant

Proposed Use: Single-family dwelling

Present Zoning Classification: R-A (Rural District)

Present Improvement upon Land: None

Deed recorded at Doylestown in Deed Book 6997 Page 0576

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made:

Your statement of alleged error of Zoning Administrative Office: N/A

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

Section 232-58(6)

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Variance to permit construction of a dwelling and related improvements within the 100 year flood plain

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

Based upon a re-mapping by FEMA, the property has been removed from the floodway. While construction is proposed within the flood plain, construction can be performed so as to not adversely impact the health, safety and welfare of the community and be consistent with the Ordinance.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☒ YES ☐ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

5/14/15
Date

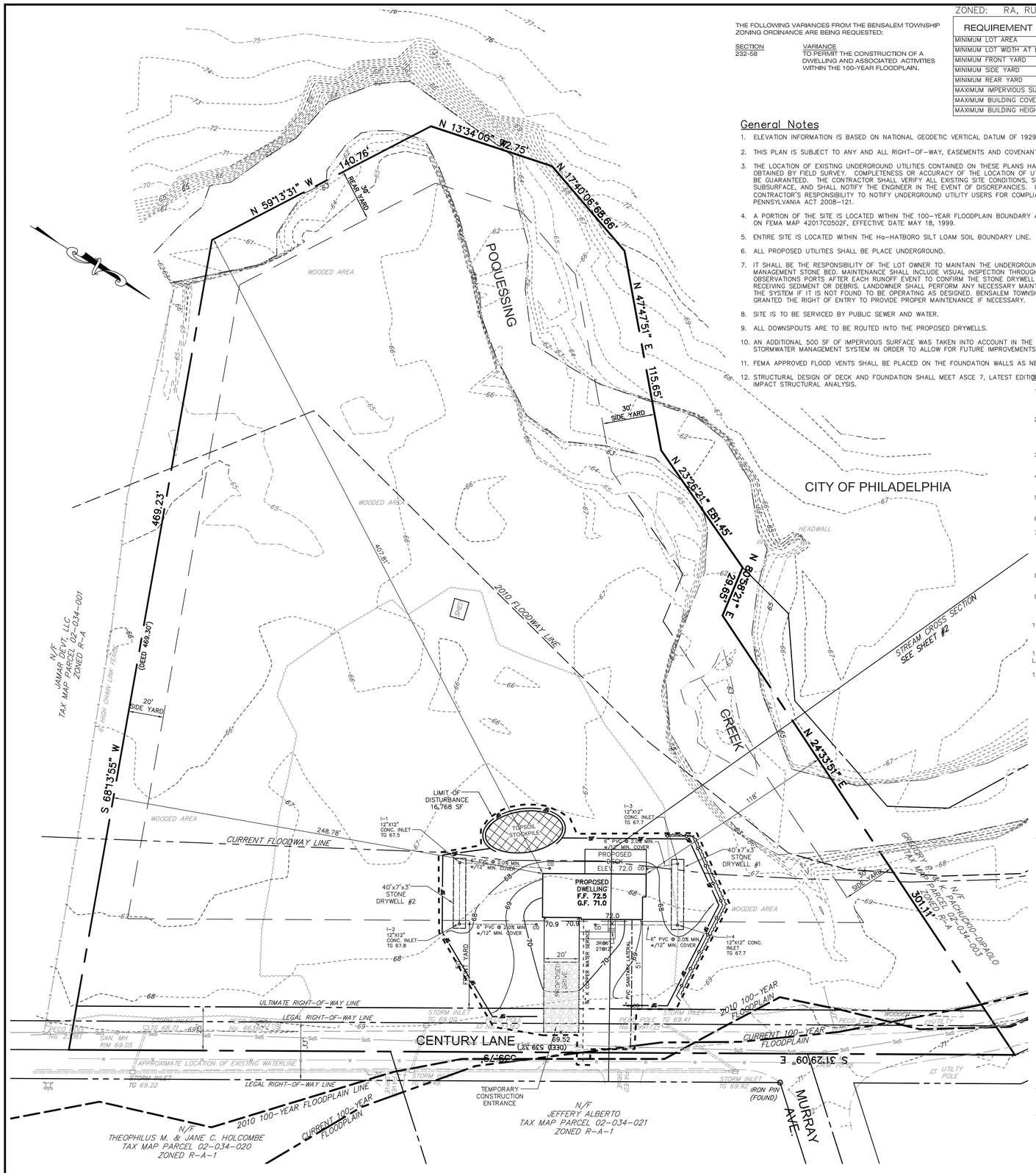
Sworn to and subscribed before me this

14th day of May ~~200~~ 2015

Notary Public

My commission expires: March 27, 2016

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SHARON L. SANTI, Notary Public
Middletown Twp., Bucks County
My Commission Expires March 27, 2016




THE FOLLOWING VARIANCES FROM THE BENSALEM TOWNSHIP ZONING ORDINANCE ARE BEING REQUESTED:

| SECTION | VARIANCE |
|---|---|
| 232-58 | TO PERMIT THE CONSTRUCTION OF A DWELLING AND ASSOCIATED ACTIVITIES WITHIN THE 100-YEAR FLOODPLAIN. |

ZONED: RA, RURAL DISTRICT

| REQUIREMENT | SECTION | REQUIRED | EXISTING | PROPOSED |
|---|---|---|---|---|
| MINIMUM LOT AREA | 232-111.(a)(1) | 1.00 AC. | 3.76 AC. | 3.76 AC. |
| MINIMUM LOT WIDTH AT B.S.B.L. | 232-111.(b)(1) | 150 FT. | 483.30 FT. | 483.30 FT. |
| MINIMUM FRONT YARD | 232-111.(e)(1)a. | 50 FT. | N/A | 51 FT. |
| MINIMUM SIDE YARD | 232-111.(e)(2)a. | 20 FT./50 FT. AGG. | N/A | 118 FT./366.78 FT. |
| MINIMUM REAR YARD | 232-111.(e)(3)a. | 30 FT. | N/A | 407.81 FT. |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 232-111.(d)(1) | 25% | N/A | 1.91% |
| MAXIMUM BUILDING COVERAGE | 232-111.(c)(1) | 20% | N/A | 0.91% |
| MAXIMUM BUILDING HEIGHT | 232-111.(f)(1) | 35 FT. | N/A | <35 FT. |

## General Notes

1. ELEVATION INFORMATION IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NVGD29).
2. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
3. 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.
4. A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0502F, EFFECTIVE DATE MAY 18, 1999.
5. ENTIRE SITE IS LOCATED WITHIN THE Ha-HATBORO SILT LOAM SOIL BOUNDARY LINE.
6. ALL PROPOSED UTILITIES SHALL BE PLACE UNDERGROUND.
7. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE UNDERGROUND STORMWATER MANAGEMENT STONE BED. MAINTENANCE SHALL INCLUDE VISUAL INSPECTION THROUGH THE OBSERVATIONS PORTS AFTER EACH RUNOFF EVENT TO CONFIRM THE STONE DRYWELL IS NOT RECEIVING SEDIMENT OR DEBRIS. LANDOWNER SHALL PERFORM ANY NECESSARY MAINTENANCE ON THE SYSTEM IF IT IS NOT FOUND TO BE OPERATING AS DESIGNED. BENSALEM TOWNSHIP SHALL BE GRANTED THE RIGHT OF ENTRY TO PROVIDE PROPER MAINTENANCE IF NECESSARY.
8. SITE IS TO BE SERVICED BY PUBLIC SEWER AND WATER.
9. ALL DOWNSPOUTS ARE TO BE ROUTED INTO THE PROPOSED DRYWELLS.
10. AN ADDITIONAL 500 SF OF IMPERVIOUS SURFACE WAS TAKEN INTO ACCOUNT IN THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM IN ORDER TO ALLOW FOR FUTURE IMPROVEMENTS.
11. FEMA APPROVED FLOOD VENTS SHALL BE PLACED ON THE FOUNDATION WALLS AS NEEDED.
12. STRUCTURAL DESIGN OF DECK AND FOUNDATION SHALL MEET ASCE 7, LATEST EDITION OR PROVIDE IMPACT STRUCTURAL ANALYSIS.

## 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 Bensalem Township 3 days prior to the commencement of construction
2. Install construction entrance, tree protection fencing and silt fence where shown on the plan.
3. Clear and grub site; Strip topsoil and place in Topsoil Stockpile.
4. Rough grade site.
5. Construct utilities.
6. Begin building construction.
7. Install driveway subbase
8. Perform final grading and spread topsoil and seed.
9. After all tributary areas are stabilized construct underground stone drywell. Areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase, so as to maintain their maximum infiltration capacity.
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% groundcover.
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.

## NOTES FOR EROSION AND SEDIMENTATION STANDARD NOTES:

1. BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWER SHALL BE THOROUGLY FAMILIAR WITH EROSION AND SEDIMENT CONTROL RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIROMENT PROTECTION.
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 CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM, AT 1-800-242-1776, TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED AT THE SITE AT ALL TIMES.
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.
5. EROSION AND SEDIMENT CONTROL PLANS MUST BE PREPARED FOR ALL OFF-SITE BORROW AND SPOIL AREAS. 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.
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 EPRESENTATIVES OF BUCKS COUNTY CONSERVATION DISTRICT. ALL REQUIRED WORK, INCLUDING CLEANNING, REPAIR, REPLACEMENT, RE-GRADING, RE-STABILIZATION SHALL BE DONE INMEDIATELY.
8. UPON DISCOVERY OF CIRCUMSTANCES THAT COULD CAUSE ACCELERATED EROSION AND SEDIMENT POLLUTION, THE LANDOWNER SHALL IMMEDIATELLY INSTALL ADDITIONAL APPROPRIATE CONTROL MEASURES.
9. EARH 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.
10. UNCONTAMINATED SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL AREAS SHALL BE DISPOSED OF ON THE SITE, IN LANDSCAPED AREAS OR IN TOPSOIL STCKPILE, 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 APPROPIATE CONTROL MEASURE, LOCATED ON AN UNDISTURBED PART OF THE SITE.
12. THE LANDOWNER SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OFF A BUILDING MATERIALS AND WASTES IN ACCORDACE WITH PENNSYLVANIA DEPARTMENT OF ENVIROMENTAL PROTECTION SOLID WASTE MANAGEMENT REGULATIONS. THE LANDOWNER SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIALS OR WASTES 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.

TEMPORARY

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).

PERMANENT

1. 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 HOT SUMMER MONTHS.
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 BEFORE TOPSOIL IS SPREAD.
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. GRASS SEED
   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 GERMINATION.

| MIXTURE | % BY WEIGHT | %PURITY | GERMINATION |
|---|---|---|---|
| KENTUCKY BLUEGRASS | 70% | 85% | 75% |
| CREEPING RED FESCUE | 20% | 97% | 85% |
| *TURF-TYPE-PERENNIAL RYE-GRASS | 10% | 98% | 90% |

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 CONTOUR.
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 ¼ " TO ½ " 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.

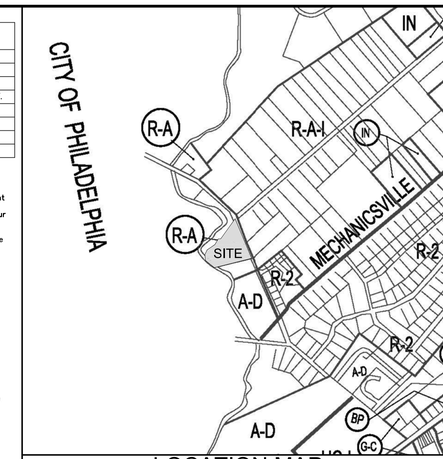
MULCHING

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

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 CURRING (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 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 |
|---|---|---|---|---|---|---|---|---|
| Ha HATBORO SILT LOAM 0 TO 3 percent slopes | 0 to 6 Inches | 60 TO 99 Inches (LITHIC BEDROCK) | VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING | VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING | VERY LIMITED DEPTH TO SATURATED ZONE, FLOODING | 4w | NOT PRIME FARMLAND | D |




LOCATION MAP
SCALE: 1"=800'

### 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 TIMES.

EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPERATE EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL 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 WITH.

TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

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 AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEPS 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.

## Legend

Tract Boundary Line
Existing Contour
Existing Sanitary Sewer
Existing Water Main
Existing Gas Line
Existing Underground Electric
Existing Storm Sewer
Existing Utility Pole
Existing Sign
Existing Light
Existing Valve
Existing Curb
Existing Vegetation
Existing Overhead wires
Stream
Legal Right-of-Way Line
Current 100-Year Floodplain Line
Current Floodway Line
(2010) Floodway Line
(2010) 100-Year Floodplain Line
Existing Vegetation To Remain
Proposed Contour
Proposed Sanitary Sewer
Proposed Storm Sewer
Proposed Water Line
Proposed 18" Siltfence
Proposed Tree Protection Fence
Limit of Disturbance Line
Ultimate Right-of-Way Line

SERIAL No. 2014-2811360
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

INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A COMPREHENSIVE SURVEY AND DESIGN EFFORT BY DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT PERMISSION OF DUMACK ENGINEERING IS PROHIBITED. REPRODUCTION OF A COPY OF THIS PLAN FOR THE PURPOSE OF BIDDING OR CONSTRUCTION IS PERMITTED. NO ALTERATIONS SHALL BE MADE TO THIS PLAN WITHOUT BEING APPROVED. VIOLATION TO THE FULLEST EXTENT OF CURRENT STATUTES, PROSECUTED UNDER THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF SERVICES. ALTERATIONS TO THIS PLAN MUST BE PROCEDED DESIGNATED HEREON. ANY MODIFICATION, REVISION, APPLICATION OF THIS PLAN TO ANY OTHER SITE OR ANY OTHER USE WITHOUT ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT IS PROHIBITED AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND PROBLEMS, INCONSISTENCIES OR DISCREPANCIES MUST BE REPORTED TO OWNER. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.

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DUMACK ENGINEERING
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ROYERSFORD OFFICE
P.O. BOX 609
ROYERSFORD, PA 19468
PHONE:(610) 489-9449
FAX: (610) 489-9449
www.Dumack.com

| REV. No. | DATE | REVISION |
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EXISTING PARCEL INFO:
T.M.P. No. 02-034-002
DEED BOOK: 6997 PAGE No. 576
CURRENT ZONING: R-A

OWNER of RECORD:
KEVIN & KATHLEEN DIPAOLO
3026 CENTURY LANE
BENSALEM, PA 19020

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

# BUILDING PERMIT PLAN
# CENTURY LANE

BEMSALEM TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: H.A.D.
CHECKED BY:
SCALE: 1"=30'
PROJECT No: 5380
PLAN DATE: OCT. 7, 2014
SHEET No: 1 of 2