

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:

2020-2990

9/9/2020

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: Terry's 1302 Rty Invest LP

Address: 1302 Gibson Road

Bensalem, PA 19020

Phone No. 267-825-0805

E-Mail Address: edburger@outlook.com

Owner's Name: Same as applicant.

Address:

Phone No.

E-Mail Address:

Attorney Name: Michael J. Meginniss, Esquire

Address: 680 Middletown Boulevard

Langhorne, PA 19047

Phone No. 215-750-0110

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

1. Application relates to the following:

Check items if applicable:

- | | |
|--|---|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input checked="" type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-054-013

Location: 1302 Gibson Road, Bensalem, PA 19020

Lot Size: 15.376 Acres

Present Use: Manufactured Home Park

Proposed Use: Manufactured Home Park with accessory storage shed

Present Zoning Classification: MHP- Manufactured Home Park

Present Improvement upon Land: Total of 60+ acres of mobile homes, together with limited outdoor storage

Deed recorded at Doylestown in Deed Book 4013 Page 1967

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: July 16, 2020

Your statement of alleged error of Zoning Administrative Office: _____

Applicant's proposed pole barn will be used for storage for the entire 60+ acre mobile home park, which comprises three (3) total parcels. The proposed accessory structure will be less than 25% of the footprint of the existing mobile homes present in the mobile home park.

1. 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 232-6 - Accessory Structure

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

Applicant requests a variance from Section 232-6 to allow for an accessory structure greater than 25% of the footprint of the principal structure. Applicant is the operator of a 60+ acre mobile home park, and the requested pole barn would service the entire park, the units of which would be the applicable principal structures serviced by the pole barn.

3. 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.

Presently, Applicant stores heavy machinery and materials for use in the 60+ acre mobile home park outdoors on the subject parcel. The proposed structure would replace the existing outdoor storage and would be a more efficient and aesthetically pleasing method of storage that would bring up the neighborhood and be a benefit to the surrounding properties.

4. 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

Date 9/3/20

A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

3rd day of September 2020
Rebecca E Remillard

Notary Public

My commission expires: _____

Commonwealth of Pennsylvania - Notary Seal
REBECCA E REMILLARD - Notary Public
Bucks County
My Commission Expires Jul 9, 2023
Commission Number 1136300





BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 - Fax 215-633-3753
Kenneth V. Farrall
Director of Building and Planning
2400 Byberry Road - Bensalem, PA 19020

7/16/2020

TERRYS 1302 RTY INVEST LP
1302 GIBSON RD
BENSALEM, PA 19020

Project:	DETACHED GARAGE DETACHED GARAGE
Project Address:	1302 GIBSON RD 132 BENSALEM, PA 19020
Tax Parcel:	02054013
Permit Number:	2019-4339
Permit Status:	APPLICATION DENIED

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING. The attached sheets lists the reason for rejection and this information is required to complete the permit application for the above referenced project. This letter shall also serve as a formal rejection of your building permit application pursuant to 2009 UCC Section 403.62a(b).

You are required to resubmit plans with revisions and will need to send a new **complete** set of plans. Return it to the Building & Planning Department. **You are to include a summary list of all changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made.** Please label the disc with the project address, date and the revision number to distinguish it from any earlier submissions.

It is possible that upon receipt of the revised plans, additional items for compliance may be required. **This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.**

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Russell Benner
Township Engineer
RB/iva

Enclosures

CC: PIONEER POLE BUILDERS INC
716 S RT 183
SCHUYLKILL HAVEN, PA 17972

dmarr@pioneerpolebuildings.com

E-mail Address

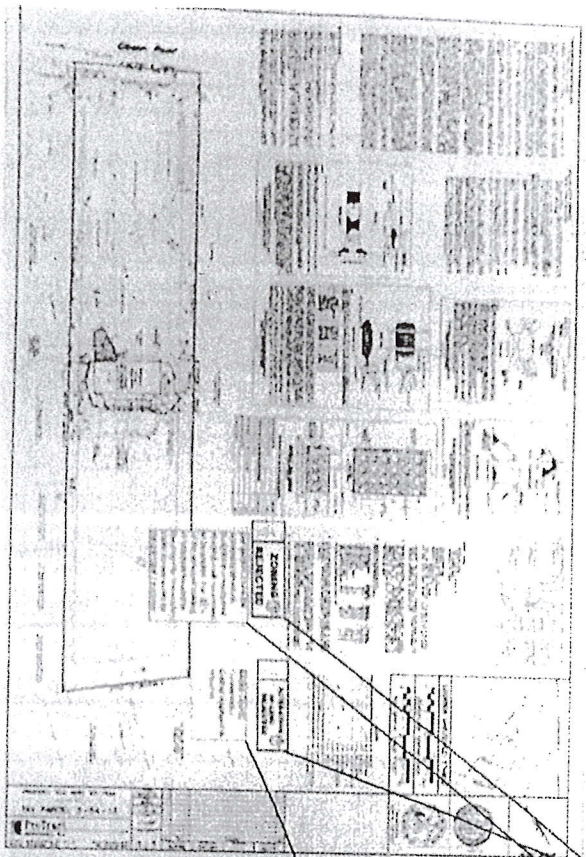
Author: danner Subject: ALT OF LAND REJECTED Date: 7/16/2020 11:01:13 AM

Author: danner Subject: ZONING REJECTED Date: 7/16/2020 10:58:32 AM

Author: danner Subject: Text Box Date: 7/16/2020 11:01:08 AM

per section 232-6 the accessory structure footprint in a residential district shall not exceed or be greater than 25% of the principal building or structure located on the property. the existing trailer homes would be the principal structures

Author: danner Subject: Text Box Date: 7/16/2020 11:02:09 AM
Bucks County Conservation District
Approval is required



JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
STEPHEN A. CORR*
MICHAEL J. MEGINNISS
BREANDAN Q. NEMEC*
BRENDAN M. CALLAHAN*
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SARAH C. BRUCIE
AIMEE E. SCHNECKER
BRYCE H. McGUIGAN*
BRADLEY R. CORNETT*
KATHARINE J. WEEDE*
TRACY L. CASSEL-BROPHY*

*Member of PA & NJ Bars
†Master of Laws (Taxation)



680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
TELEPHONE: 215.750.0110
FAX: 215.750.0954

MICHAEL J. MEGINNISS, ESQUIRE
mmeginniss@begleycarlin.com

September 3, 2020

Bensalem Township
Building and Planning Department
2400 Byberry Road
Bensalem, PA 19020
ATTN: Ken Farrall, Director

RE: 1302 Gibson Road 132 - Bensalem, Pennsylvania

Dear Mr. Farrall:

Please accept for filing on behalf of Terry's 1302 RTY Invest LP, the enclosed application for variances regarding the proposed pole barn on the above-referenced location. Accordingly, enclosed please find thirteen (13) copies of the Application and Plan with related documents, along with our client's check in the amount of \$1,200.00 which I understand represents the filing fee.

If anything further is required, please let me know.

As always, thank you for your consideration.

Very truly yours,

Michael J. Meginniss

MJM/erg
Enclosures
cc(w/enc): Loretta V. Alston (via email - lalston@bensalempa.gov)

OF COUNSEL
THOMAS J. PROFY III
JOHN P. KOOPMAN
JAMES A. DOWNEY, III
SCOTT A. PETRI
FRANK A. FARRY
THOMAS E. HORA
ALLEN W. TOADVINE

NEW HOPE OFFICE
123 W. BRIDGE STREET
NEW HOPE, PA 18938
215.862.0701

Terry's Homes, Inc
Operating Account
1302 Gibson Road
Bensalem, PA 19020

MANUFACTURERS & TRADERS TR CO
Bensalem, PA 19020
60-295/313

12855

08/31/2020

PAY TO THE
ORDER OF Bensalem Township

\$ **1,200.00

One thousand two hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Bensalem Township

[Signature]

MEMO

⑈012855⑈ ⑈031302955⑈ 3781929579⑈

Terry's Homes, Inc - Operating Account

12855

08/31/2020

Bensalem Township

Date	Type	Reference	Original Amount	Balance Due	Payment
08/28/2020	Bill	08/28/20	1,200.00	1,200.00	1,200.00
		Check Amount			1,200.00

Checking - Operating

1,200.00

GENERAL EROSION AND SEDIMENT CONTROL NOTES

TOTAL DISTURBED AREA = 0.2 ACRES

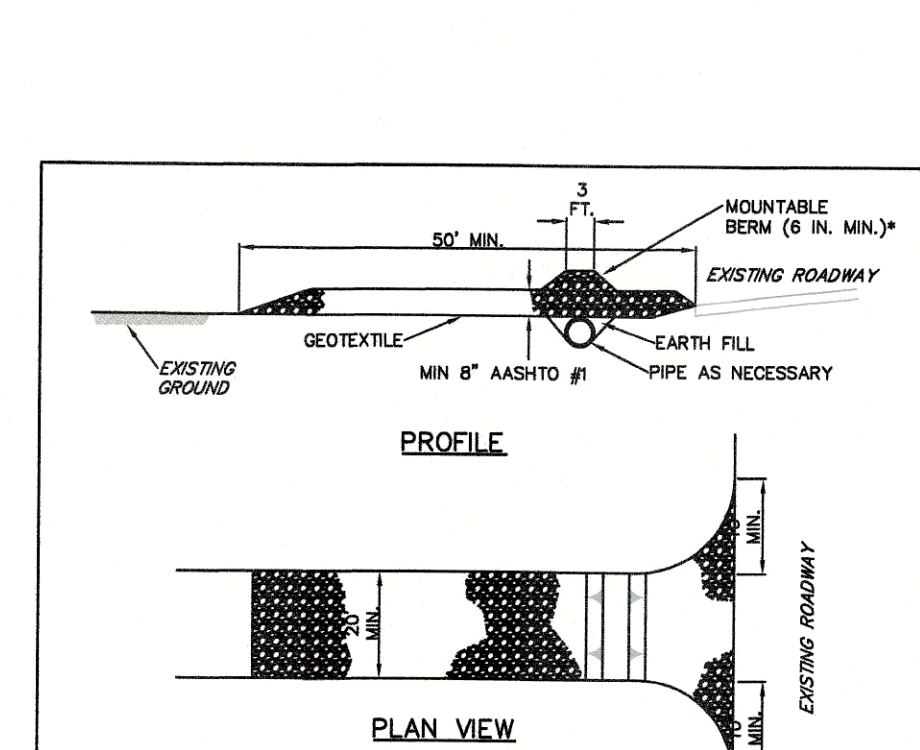
- STOOPPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOOPPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED 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.
- AT COMPLETION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT 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, TEMPORARY EROSION AND SEDIMENT BMPs CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED, AND THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE MEETING. ALSO, AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR BURIED 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 TO ALL DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL BE REDISTURBED 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 REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT VEGETATIVE COVER 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. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT COMPLETE WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTATIVE 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 IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN TOPSOIL STOOPPILES.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEP'S SOLID WASTE 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.

CONSTRUCTION SEQUENCE:

- INSTALL STONE CONSTRUCTION ENTRANCE FOR TIRE CLEANING AT THE ACCESS-EXIT POINT FROM THE EARTH DISTURBANCE AREA AS SHOWN ON THE EROSION CONTROL PLAN.
- INSTALL COMPOST FILTER SOCK AS SHOWN ON PLAN.
- CLEAR AND GRUB ONLY THOSE AREAS NECESSARY FOR DRIVEWAYS, BUILDINGS, AND RELATED CONSTRUCTION AND FOR PROPER GRADING.
- STRIP TOPSOIL AND ROUGH GRADE DRIVEWAY AND BUILDING AREAS TO THE PROPOSED SUBGRADE ELEVATION. GRADING AWAY FROM THE WALL SECTIONS OF BUILDINGS WILL BE AT A MINIMUM SLOPE OF TWO PERCENT (2%) TOWARD A PROPER POINT OF COLLECTION.
- INSTALL THE STORMWATER SEEPAGE BED. CONSTRUCTION EQUIPMENT SHALL, AS FAR AS IS PRACTICABLE, BE EXCLUDED FROM THE SEEPAGE BED AREA. INSTALL TEMPORARY CONSTRUCTION FENCES AROUND THE BEDS AS SHOWN ON THE PLAN. AFTER SEEPAGE BED STONE IS IN PLACE IT SHALL BE PROTECTED FROM THE INGRESS OF SILT AND DEBRIS.
- INSTALL NECESSARY UNDERGROUND UTILITIES INCLUDING, STORM SEWER, WATER, ELECTRIC AND COMMUNICATIONS CABLES.
- CONSTRUCT BUILDINGS AND DRIVEWAYS. FINISH GRADE AND ESTABLISH PERMANENT SEEDING AS SOON AS POSSIBLE. (SEE SEEDING AND MULCHING INFORMATION).
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.

SEEDING AND MULCHING INFORMATION:

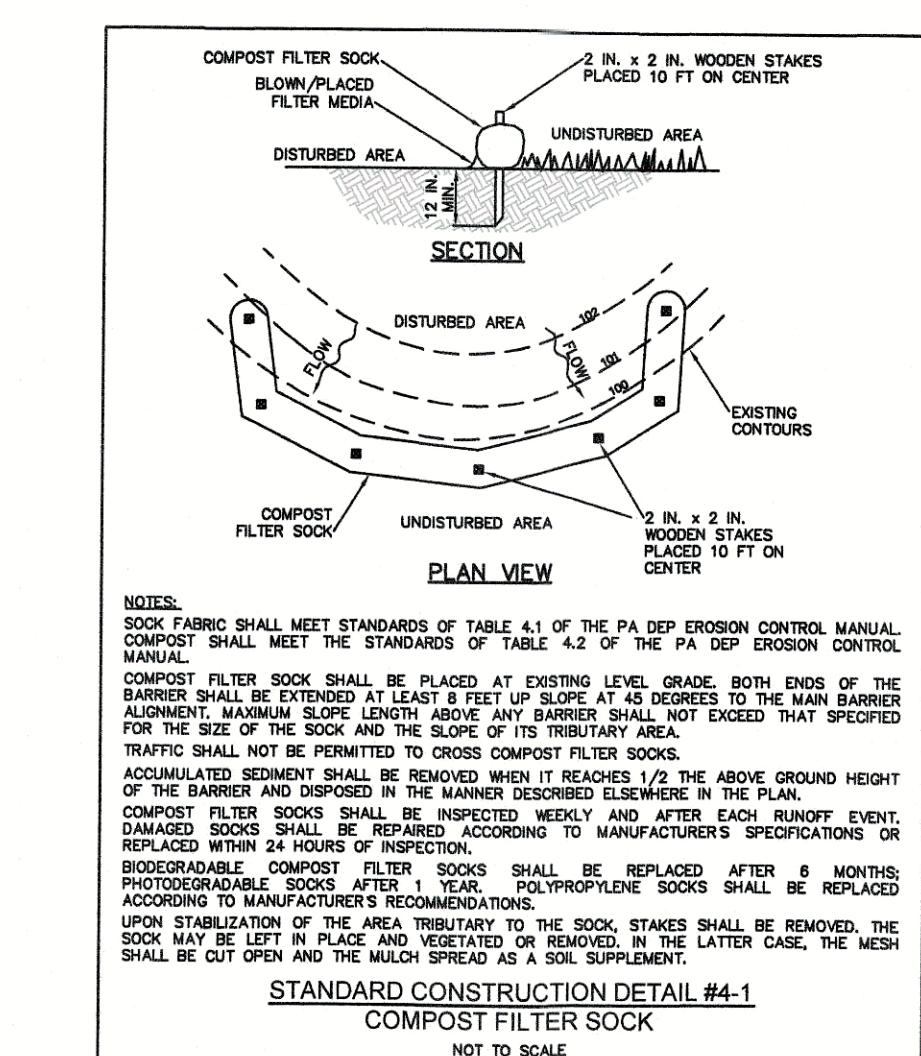
- TEMPORARY SEEDING AND MULCHING
 - SITE PREPARATION: APPLY 1 TON/ACRE AGRICULTURAL GRADE LIME AND 150 LB./ACRE OF 10-10-10 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
 - SEEDING AND MULCHING: APPLY 1 LB./1000 SF OF ANNUAL RYE GRASS AND 3 TON/ACRE OF HAY OR STRAW MULCH. ANCHOR MULCH WITH COMMERCIALLY AVAILABLE NETTING OR ASPHALT EMULSION OR CUTBACK ASPHALT AT 150 GALLONS/ACRE.
- PERMANENT STABILIZATION OF ALL EXPOSED EARTH SURFACES AFTER THE COMPLETION OF THE SITE GRADING AND IMPROVEMENTS SHALL BE ACCOMPLISHED BY THE FOLLOWING METHODS AND MATERIALS.
 - AFTER INSTALLATION OF SURFACE WATER CONTROL MEASURES, PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
 - APPLY 3 TON/ACRE AGRICULTURAL GRADE LIME AND 930 LB./ACRE OF 10-20-20 FERTILIZER. WORK IN AS DEEPLY AS POSSIBLE.
 - SMOOTH AND FIRM SEEDED AREAS WITH CULTIPACKER, OR OTHER SIMILAR EQUIPMENT, PRIOR TO SEEDING.
 - APPLY SEED UNIFORMLY AT THE RATE OF 5 LB./1,000 SF: 60% FINE LEAF FESCUE/30% PERENNIAL RYE/10% ANNUAL RYE.
 - COVER GRASS SEED WITH 1/4 INCH OF TOPSOIL WITH SUITABLE EQUIPMENT.
 - APPLY STRAW MULCH AT A RATE OF 3.0 TON/ACRE. ANCHOR MECHANICALLY BY DISKING LIGHTLY, COVERING WITH LIGHT COVER OF TOPSOIL OR WITH ASPHALT OR HYDRAULIC BASED TACK.
 - USE SOD WHERE THERE IS A HEAVY CONCENTRATION OF WATER AND IT IS IMPORTANT TO GET A QUICK VEGETATIVE COVER IN ORDER TO PREVENT GULLYING. USE SOD AT THE DIRECTION OF THE TOWNSHIP ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE.
 - HYDROSEEDING SHALL BE AN ACCEPTABLE ALTERNATIVE TO THE ABOVE SEEDING WHEN PERFORMED IN ACCORDANCE WITH PENNDOT PUB 804 AND 805 AND APPROVED BY THE ENGINEER.
- EROSION CONTROL BLANKET: NORTH AMERICAN GREEN SYSTEM OR EQUAL. ALL EROSION CONTROL BLANKET IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.



NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
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 REMOVED FROM ROADWAY, EXCEEDING LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SHEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1
ROCK CONSTRUCTION ENTRANCE**

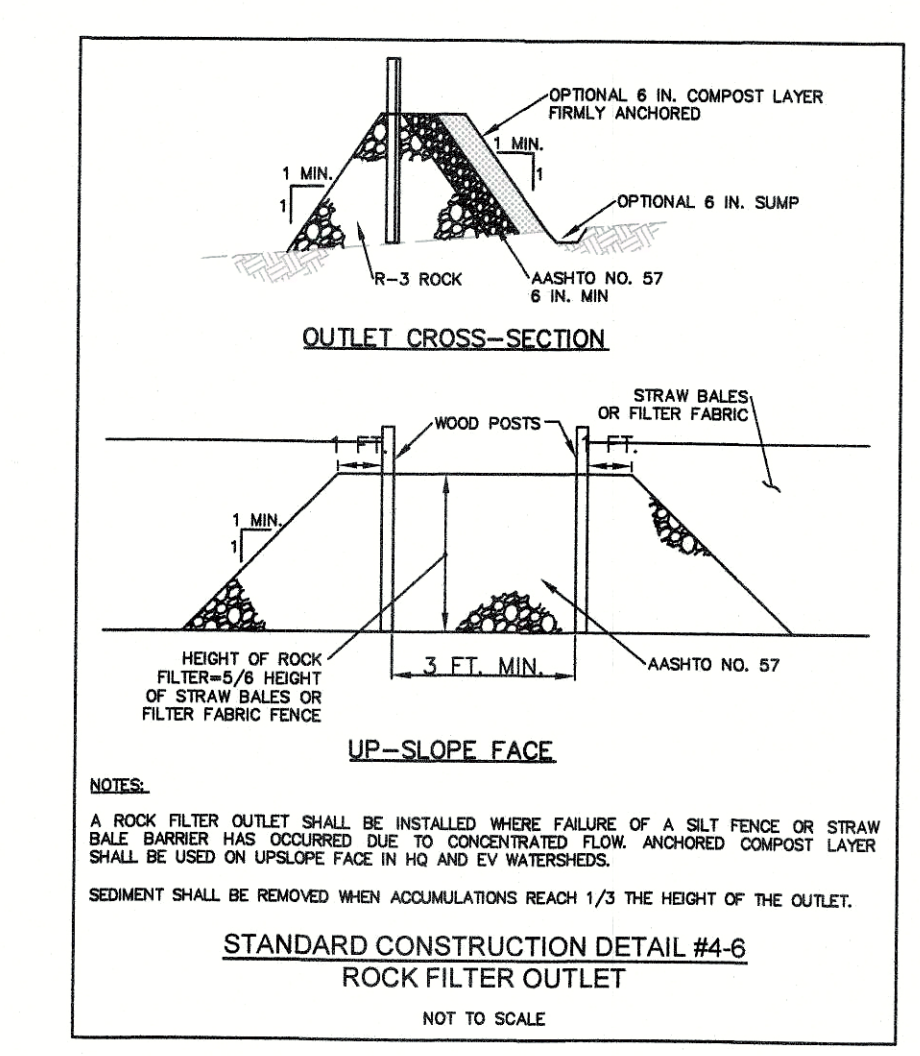
NOT TO SCALE



NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK 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 DEGREE 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.
DAMAGED ROCK FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED ROCK FILTER SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURERS SPECIFICATIONS OR BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS.
AFTER 6 MONTHS, POLYPROPYLENE SOCKS SHALL BE REPLACED 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



NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

**STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET**

NOT TO SCALE

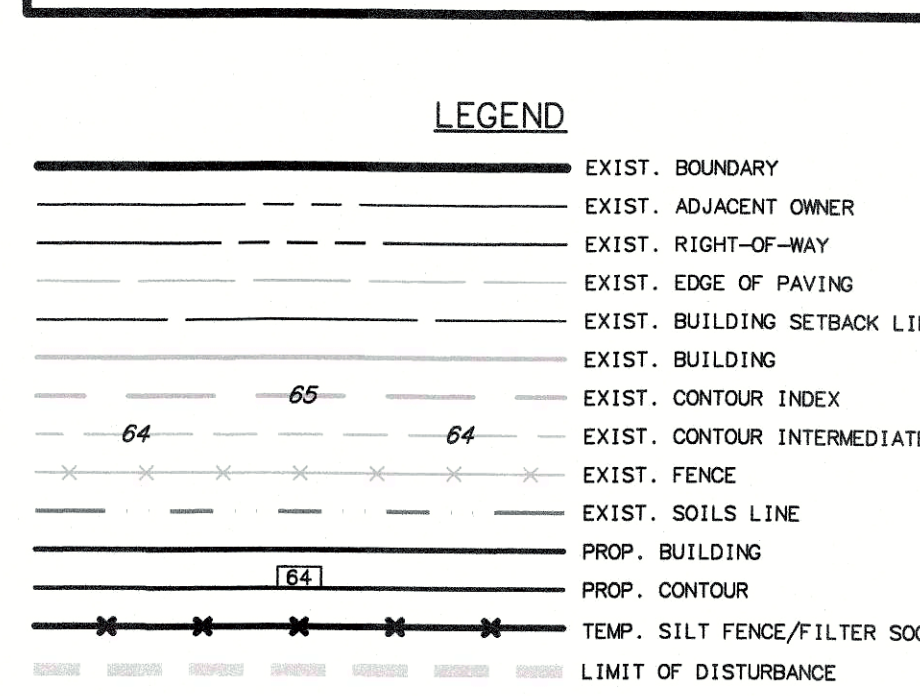
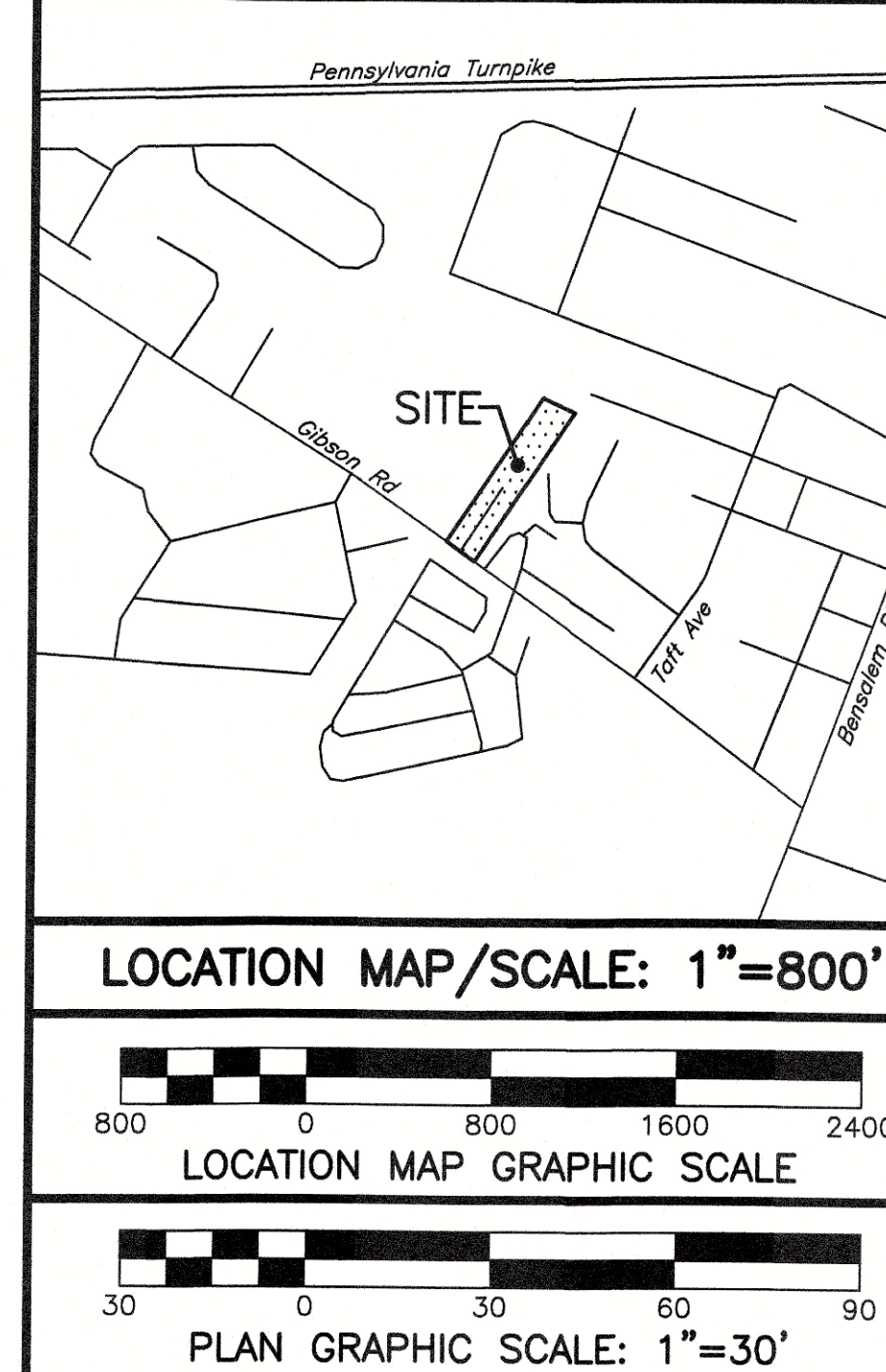
Symbol	Description	Group	B/D	Limitations	Resolutions
Ha	Hatboro Silt loam			Cutbacks cave, corrosive to concrete/steel, flooding, seasonal high water table, hydric inclusions, low strength, slow permeation, piping, poor as topsoil, frost action, wetness.	Trench protection, protect concrete/steel, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, provide subsol drainage at structures, stockpile existing topsoil for reuse.
UKD	Urban land-Chester complex, 8 to 25 % slopes		B	Cutbacks cave, corrosive to concrete, easily erodible, low strength, slow permeation, piping, poor as topsoil, frost action, wetness.	Trench protection, protect concrete/steel, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, provide subsol drainage at structures, stockpile existing topsoil for reuse.
UnB	Urban land-Duffield complex, 0 to 8 % slopes		B	Cutbacks cave, corrosive to concrete/steel, easily erodible, hydric inclusions, low strength, slow permeation, piping, poor as topsoil, shrink-swell, potential sinkhole, wetness.	Trench protection, protect concrete, pump groundwater in excavations to a suitable silt control or dirt bag, provide erosion blanket in channels and on steep embankments, provide subsol drainage at structures, stockpile existing topsoil for reuse.

Soils data was obtained from the USDA/NRCS soil survey of Bucks County PA, version 16, September 16, 2019

- GENERAL NOTES:
- OWNER/APPLICANT: TERRYS 1302 RTY INVEST LP
1302 GIBSON ROAD
BENSALEM, PA 19020
 - SITE INFORMATION:
TAX PARCEL 02-054-013
INSTRUMENT NO. 20040787600017
ADDRESS: GIBSON ROAD
BENSALEM, PA 19020
TOTAL LOT AREA (TO TITLE LINE) = 113,890 SF (2.6146 ACRES)
LOT AREA TO EX. RIGHT-OF-WAY = 111,415 SF (2.5577 ACRES)
 - BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM A FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN FEBRUARY 2020.
 - PROTRACT ENGINEERING, INC. DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PROTRACT ENGINEERING, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. TO COMPLY WITH ACT 187 THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES BEFORE THE START OF WORK.
 - ZONING DATA REQUIREMENTS:
ZONED R-1 RESIDENTIAL DISTRICT

LOT REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	12,000 SF	111,415 SF	111,415 SF
MIN LOT WIDTH	80 FT	150.0 FT	150.0 FT
MIN FRONT YARD	35 FT	63.0 FT	63.0 FT
MIN SIDE YARD	12 FT	7.7 FT*	7.7 FT*
MIN ADD SIDE YARDS	30 FT	30.0 FT	30.0 FT
MIN REAR YARD	30 FT	479.4 FT	352.3 FT
MAX BUILDING HEIGHT	35 FT	< 35 FT	< 35 FT
MAX BUILDING AREA	30 %	5.0 %	7.9 %
MAX IMPERVIOUS COVER	40 %	13.8 %	16.7 %

*EXISTING NON-CONFORMING CONDITION
 - SITE IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN AND IS IN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FEMA FLOOD MAP NUMBER 42017C0506J, PREPARED FOR BUCKS COUNTY, PA EFFECTIVE DATE 3/16/2015.
 - SOILS DATA WAS OBTAINED FROM THE USDA/NRCS SOIL SURVEY OF BUCKS COUNTY PA, SURVEY DATA VERSION 16, SEPTEMBER 16, 2019. ALL SOILS ON SITE ARE CLASSIFIED AS FOLLOWS:
Ha - HATBORO SILT LOAM
UKD - URBAN LAND-CHESTER COMPLEX, 8 TO 25 PERCENT SLOPES
UnB - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES
 - ALL CONSTRUCTION TO CONFORM WITH BENSALEM TOWNSHIP STANDARDS.



www.paonecall.org
SERIAL No. 20201762521

Township	County	Date	Scale	Sheet Number	No.	Date	Project File Number	Description	By
BENSALEM	BUCKS	4-28-20	1"=30'	1 of 1	H2596	20200428	BASE-DWG	PROPOSED POLE BARN SITE PLAN	By Designer/Engineer

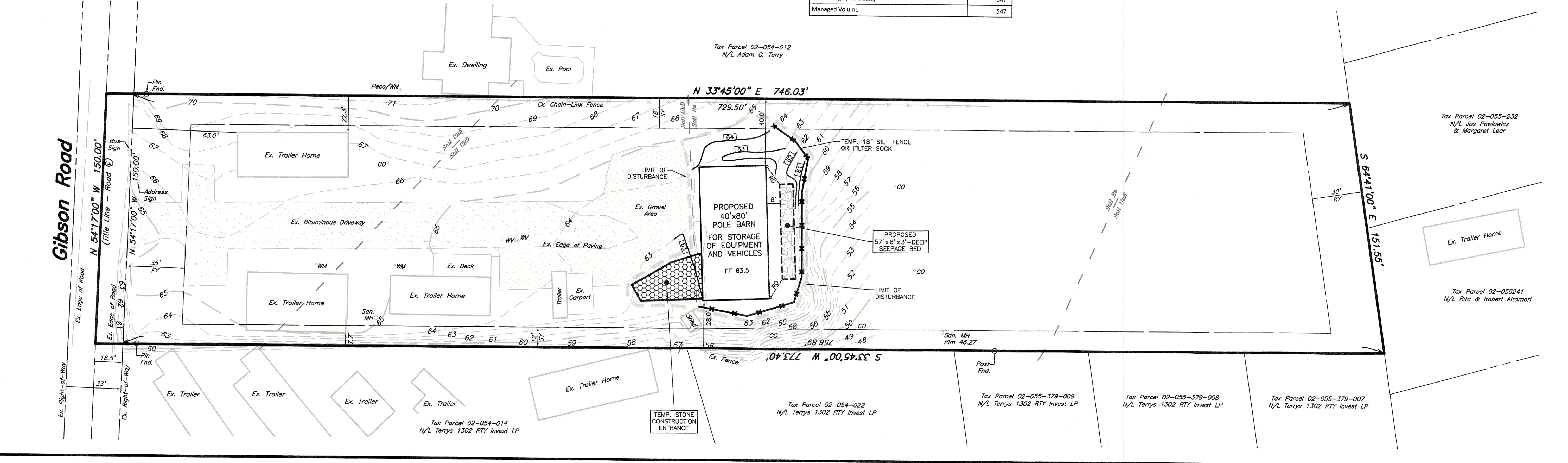
PROPOSED POLE BARN SITE PLAN

PREPARED FOR

TAX PARCEL 2-54-13

ProTract
Engineering, Inc.
64 East Woodland Avenue, P.O. Box 58
Hatboro, Pennsylvania 19040

Phone (215)442-8930
Fax (215)442-8938



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BUCKS COUNTY TAX MAP

NEWPORT LA DRIVE

120 119 118 117 116 115 114 113 112 111 110 109 108 107 106 105 104 103 102 101 100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

SEE 2-46

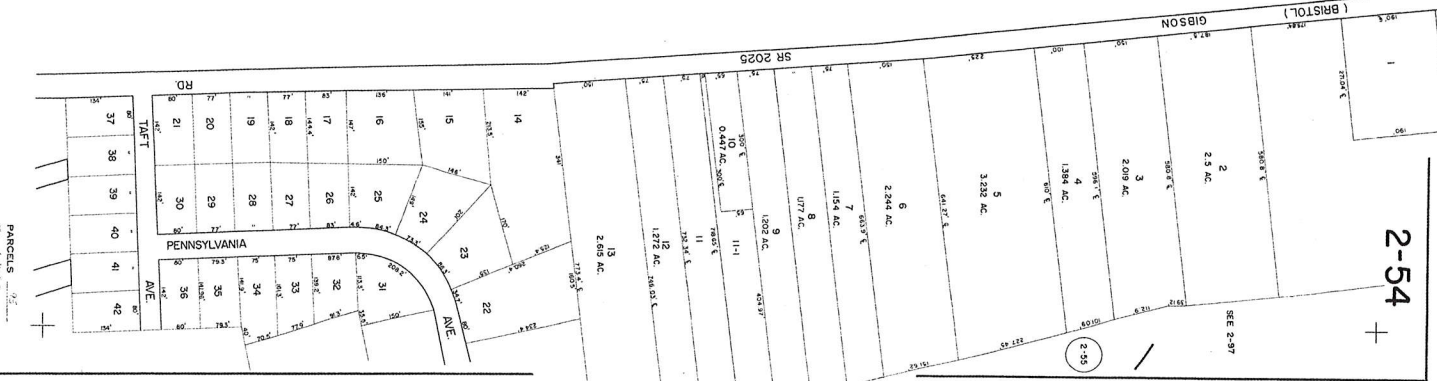


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COMPILED BY AERO SERVICE CORPORATION - PHILADELPHIA, PENNSYLVANIA

SCALE: 1"=100'

THIS MAP PREPARED BY THE ASSISTANT ENGINEER, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, HAS BEEN REVIEWED BY THE ENGINEER, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AND IS HEREBY APPROVED FOR THE PURPOSES OF THE MAP.



PARCELS

SEE 2-37

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