



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:

2020-2999

9/10/2020

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: William Dove and Beth A. Muller Dove

Address: 1075 Tennessee Ave.
Bensalem, PA 19020

Phone No. 215-499-3960

E-Mail Address: bamisback09@yahoo.com

Owner's Name: William Dove and Beth A. Muller Dove

Address: 1075 Tennessee Ave.
Bensalem, PA 19020

Phone No. 215-499-3960

E-Mail Address: bamisback09@yahoo.com

Attorney Name: N/A

Address: N/A
N/A

Phone No. N/A

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: 02-055-834
Location: 1075 Tennessee Ave, Bensalem PA 19020
Lot Size: 19,581.89 SF or 0.4495383 acres more or less
Present Use: Dwelling (residence)
Proposed Use: build new dwelling then remove old dwelling
Present Zoning Classification: Residential Neighborhood
Present Improvement upon Land: to build a new dwelling
Deed recorded at Doylestown in Deed Book see below Page see below
instrument # 2020043612 / instrument # 2017014841

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

our challenge is front and back setbacks. We would like to be able to conform to the neighborhood. A smaller residence would not be able to accomodate our future physical needs.

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

Date Determination was made: 09/09/2020
Your statement of alleged error of Zoning Administrative Office: a variance is requested (front yard setback, rear yard setback and street frontage) to be able to construct the new home.

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):

232-153(b) street frontage required 80 feet, proposed 54 feet
232-153(e)(1) front yard setback, required 35 feet, proposed 24 feet
232-153(e)(3) rear yard setback, required 30 feet, proposed 13 feet

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

We would like to build a dwelling that will meet our future needs, the requested variances are needed.

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.

Our own future needs, security by having a street view, postal deliveries being delivered to us and not neighbors, upgrade the property, upgrade neighborhood and conform with the neighborhood.

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.

William A. Q.
Beth A. Muller Dove
Appellant's or Owner's Signature

9-10-20
9/10/20
Date

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

Sworn to and subscribed before me this

10th day of September 2020

Notary Public

My commission expires:

John A. Coughlin
JULY 18, 2024

Commonwealth of Pennsylvania - Notary Seal
Paola A. Gomez Osorio, Notary Public
Bucks County
My commission expires July 18, 2024
Commission number 1270786
Member, Pennsylvania Association of Notaries



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
2400 Byberry Road • Bensalem, PA 19020
www.bensalempa.gov

September 9, 2020

Mr. and Mrs. William Dove
1075 Tennessee Ave.
Bensalem, PA 19020

Proposed:	NEW HOME
Project Address:	1075 TENNESSEE AVE BENSALEM, PA 19020
Tax Parcel:	02-055-834
Property Owner:	SAME AS ADDRESSED

Dear Mr. and Mrs. Dove.

Per our meeting on August 21, 2020 where we discussed a new home on your property.

As a way of background, your property has frontage on an unopened paper street McKay Avenue. Your access to the lot is from Tennessee Avenue. The rear of your property is along 1-276. You recently went through the process with the Bensalem Township Council to vacate a portion of McKay Avenue. Although your property fronted on a paper street (McKay Avenue), you had no lot frontage on the main street (Tennessee Avenue). Your desire to build a new home on your current lot and tear down the existing home facilitated the vacation of McKay Avenue. The area of McKay Avenue was used to enlarge your current lot and give you lot frontage from Tennessee Avenue.

For security reasons, you desire to have your new home be more visible from the public road, for this reason the following variances will be needed for your proposed new home:

- Section 232-153(b) minimum street frontage, required is 80 feet, proposed is 54 feet.
- Section 232-153(e)(1) minimum front yard setback, required 35 feet, proposed is 24 feet.
- Section 232-153(e)(3) minimum rear yard setback, required 30 feet, proposed is 13 feet.

The required Zoning hearing Board applications are available on line at bensalempa.gov.

Please contact me should you need anything further.

Respectfully,

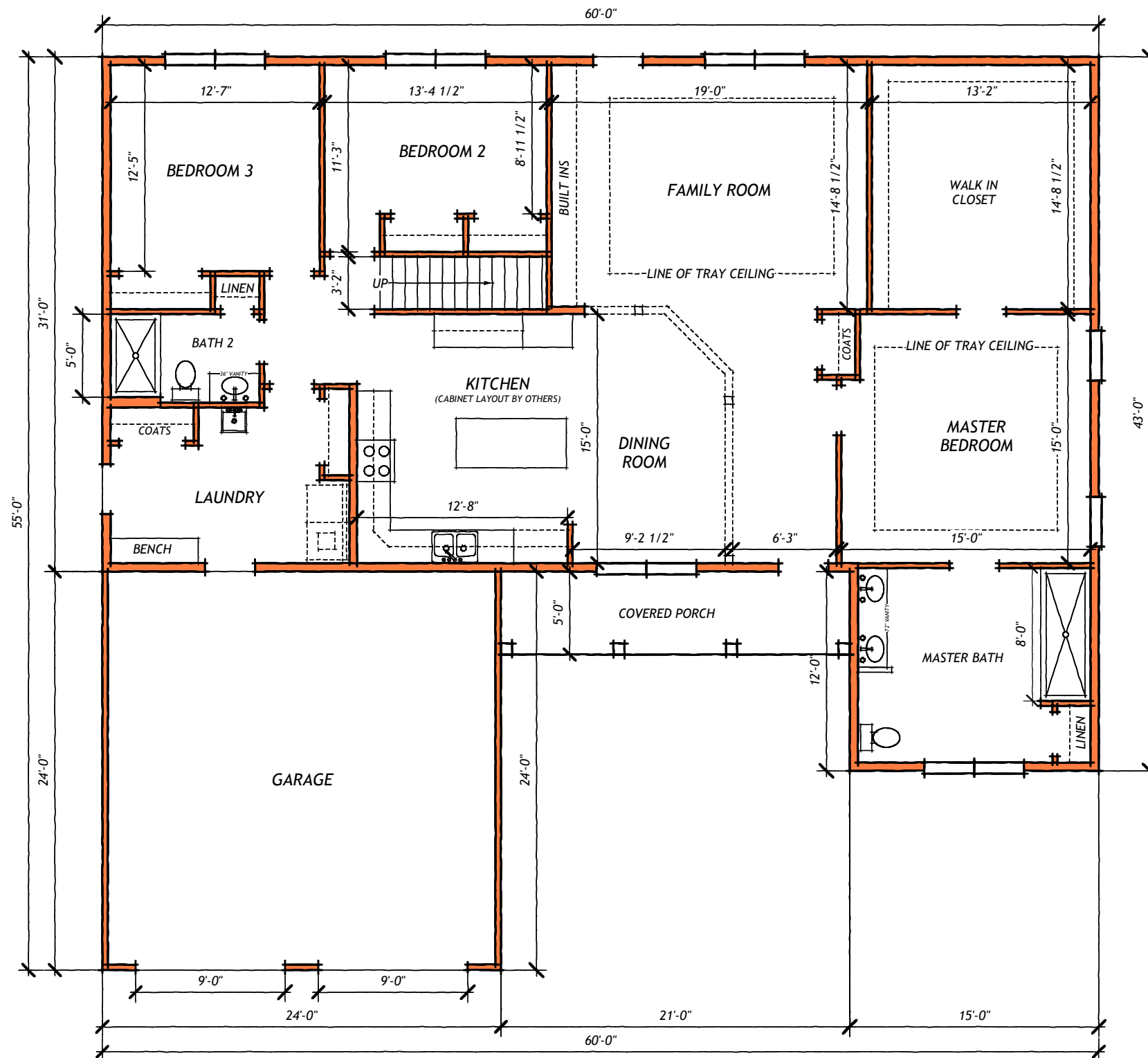
A handwritten signature in black ink, appearing to read "K. Farrall".

Kenneth V. Farrall, BCO, APA, PLS
Director of Building and Planning/Zoning Officer

bamisback09@yahoo.com
Delivery & Read Receipt Email

KF/lva

This is not a permit. No land shall be used or occupied and no structure shall be constructed, used or occupied until all appropriate approvals and permits are obtained.



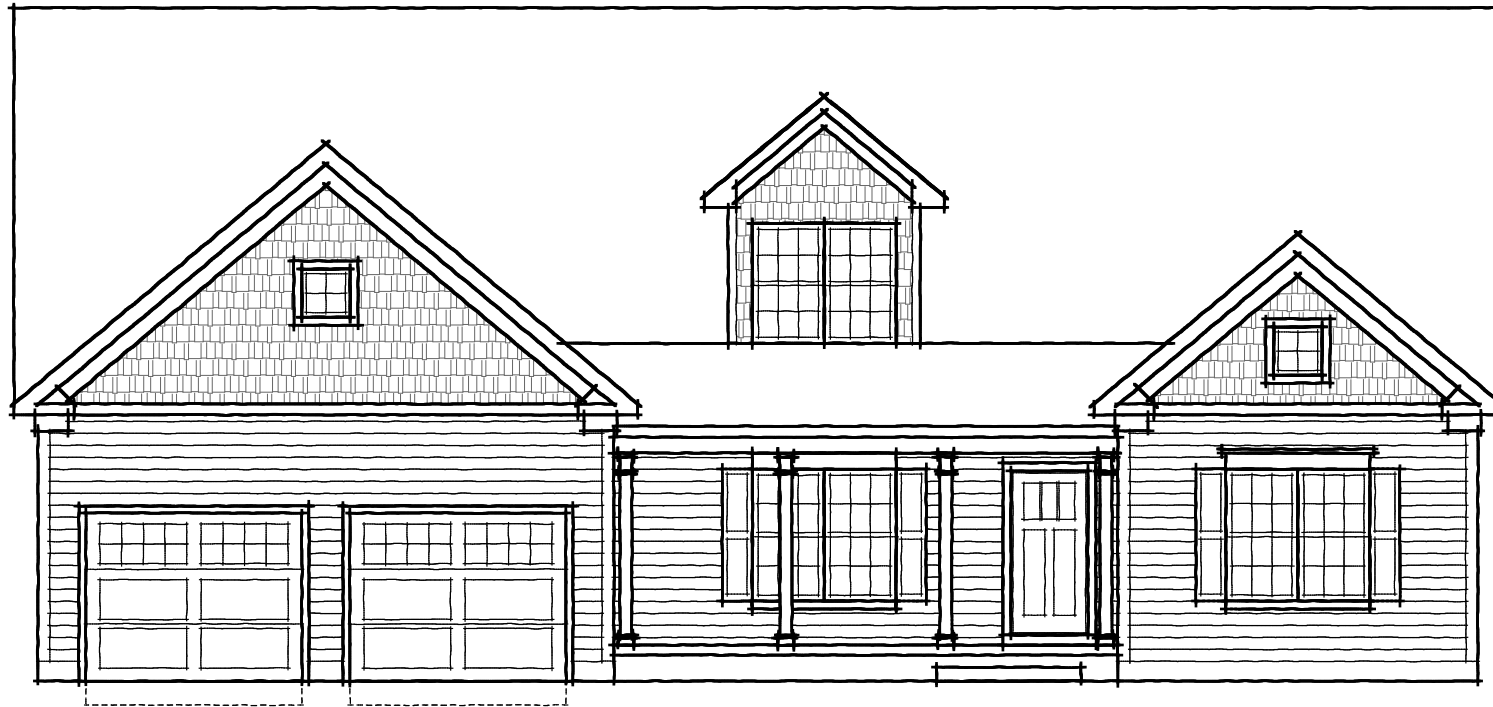
FIRST FLOOR PLAN - 2,040 sf
1/8" = 1'-0" Printed 11 x 17, 1/4" = 1'-0" Printed 24 x 36

DALE KUNKEL
Professional Residential Design
3405 Drighton Ct., Bethlehem, PA
www.DaleKunkelDesign.com
610-954-7711

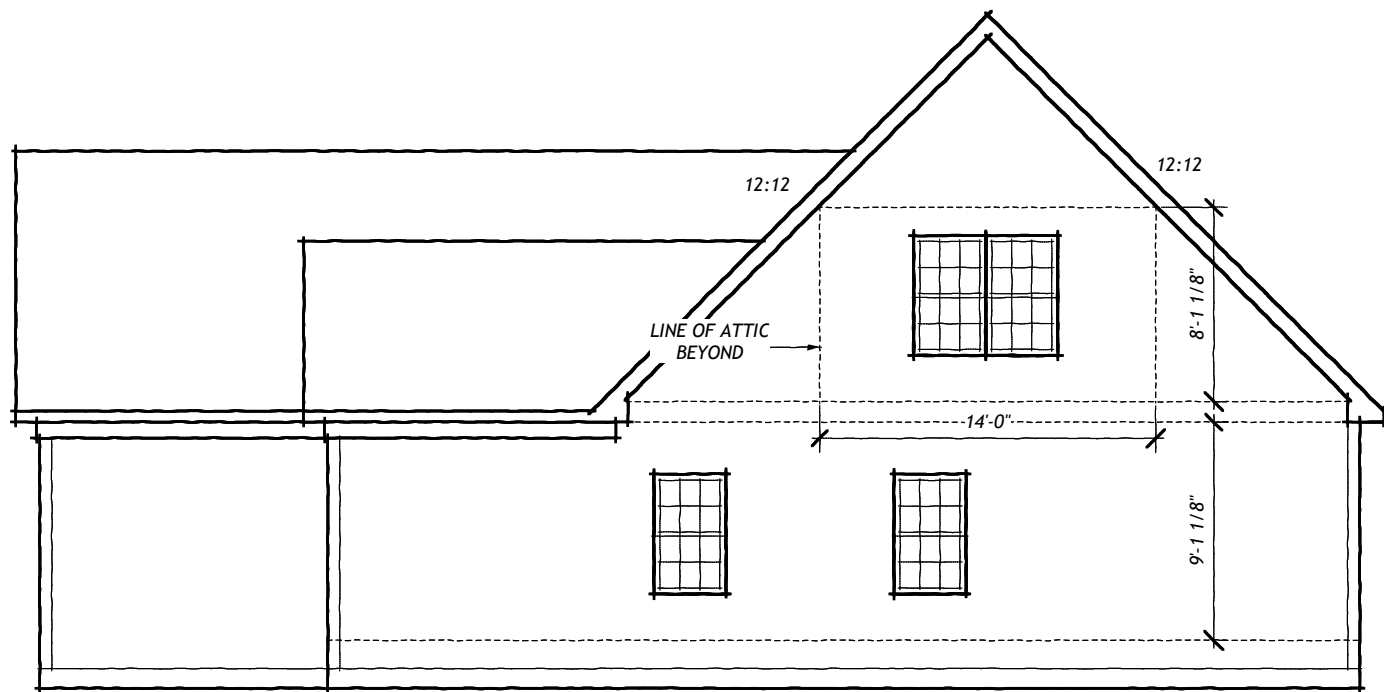
DATE	REMARKS / REVISIONS
01-03-2020	CONCEPT PLAN DATE R1.1

DAVENPORT
& ASSOCIATES, INC.
500 Office Center Drive, Suite 400
Fort Washington, PA 19034
215.622.9620

The DOVE
Residence



FRONT ELEVATION
1/8" = 1'-0" Printed 11 x 17, 1/4" = 1'-0" Printed 24 x 36



RIGHT SIDE ELEVATION
1/8" = 1'-0" Printed 11 x 17, 1/4" = 1'-0" Printed 24 x 36

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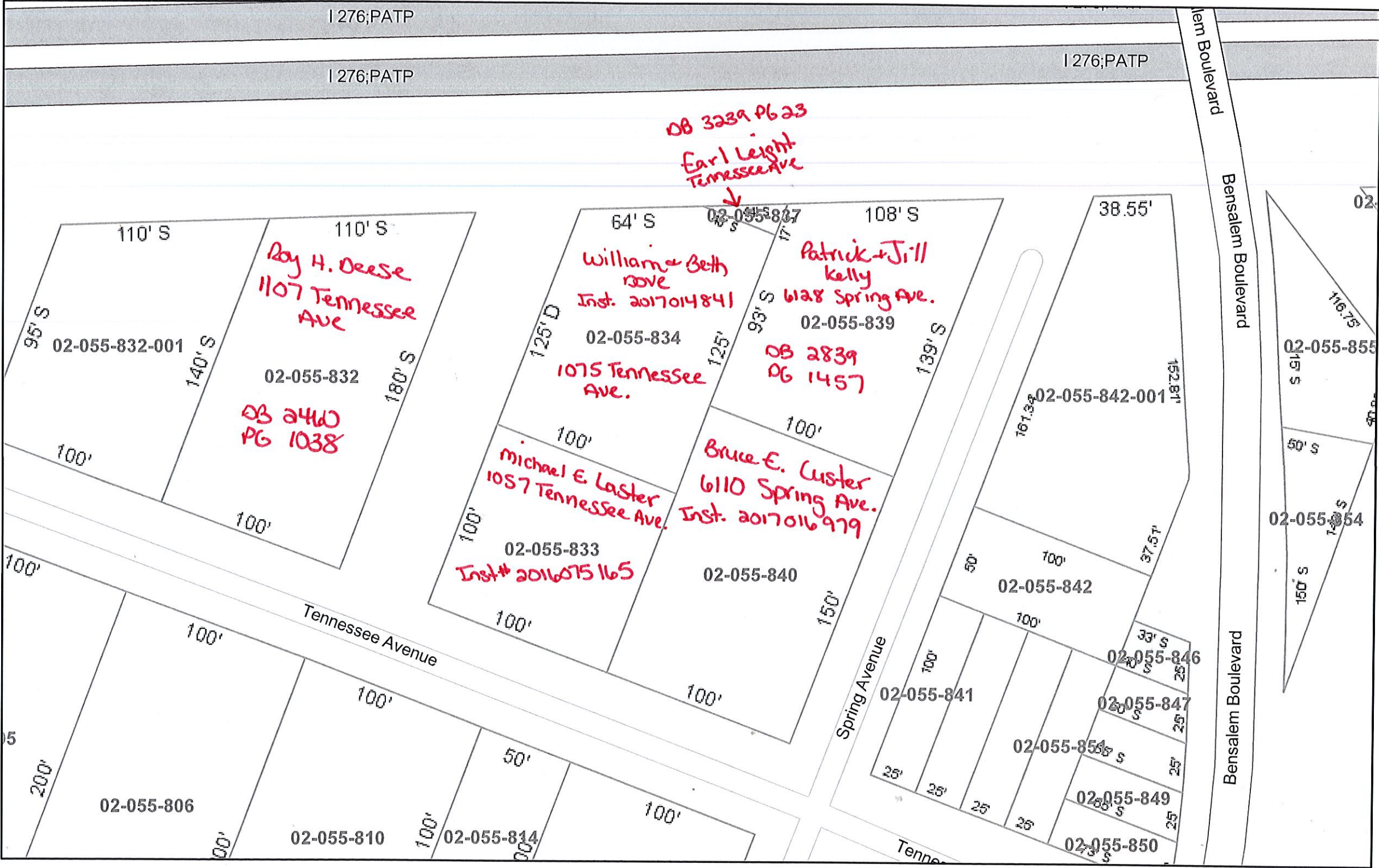
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The DOVE

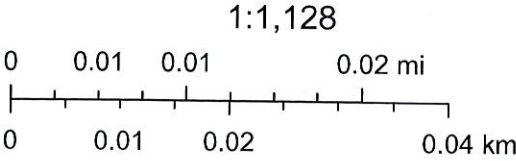
Residence

Bucks County Parcels

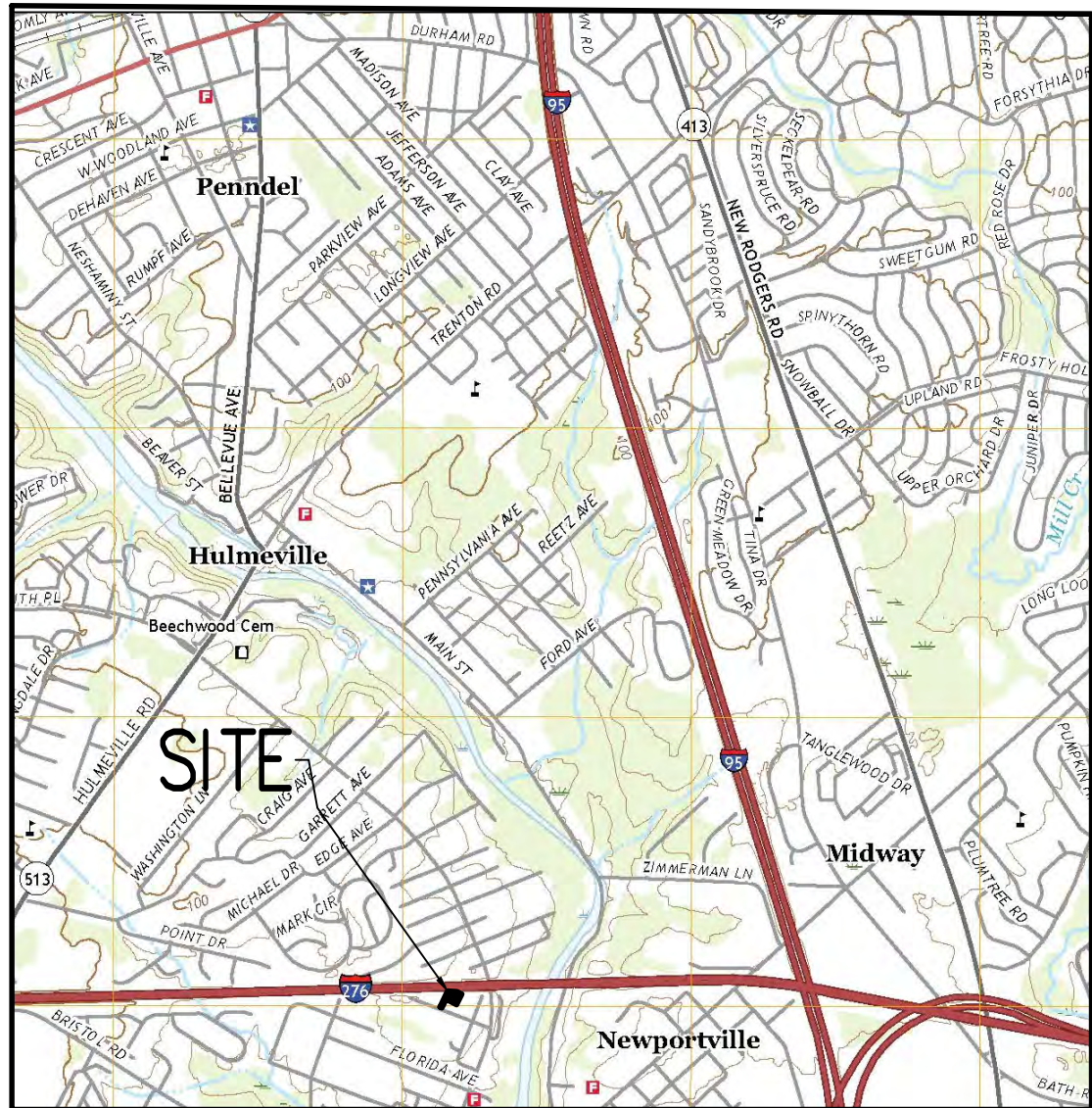


12/3/2019 3:03:15 PM

- Municipal Boundary
- Parcels



Map data © OpenStreetMap contributors, Map layer by Esri



LOCATION MAP
1" = 2,000'

APPLICANT:
PORTLAND GROUP LLC
13 N. 7TH STREET
PERKASIE, PA 18944
(267) 450-5043

CURRENT OWNER:
WILLIAM & BETH MULLER DOVE

SOURCE OF TITLE:
INST # 2017014841
BUCKS COUNTY RECORDS

SITE ADDRESS:
1075 TENNESSEE AVENUE
TAX PARCEL 02-055-834

PROPOSED USE: RESIDENTIAL, SINGLE FAMILY DETACHED DWELLING UTILIZING
PUBLIC WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES

CURRENT ZONING: R-1 - RESIDENTIAL DISTRICT
(FOR SINGLE FAMILY RESIDENTIAL)

MINIMUM LOT AREA:

REQUIRED	EXISTING
12,000 SF	19,582 SF

MIN. LOT WIDTH (AT BUILDING LINE)
REQUIRED 80 FT EXISTING 150 FT.

MINIMUM FRONT YARD: REQUIRED 35 FT. EXISTING 50.5' PROPOSED 24 FT.
MINIMUM SIDE YARD: REQUIRED 12/30'. EXISTING 40.6' PROPOSED 12 FT.
MINIMUM REAR YARD: REQUIRED 30 FT. EXISTING 24.8' PROPOSED 13 FT.

MAXIMUM BUILDING AREA
REQUIRED: 30%
EXISTING: 5.2%
PROPOSED: 15.3%

MAXIMUM IMPERVIOUS COVER
REQUIRED: 40%
EXISTING: 21.7%
PROPOSED: 35.5%

THIS SURVEY AND PLAN DEPICTING THE RESULTS THEREOF, WERE CONDUCTED AND PREPARED BASED SOLELY ON CURRENT DEEDS AND PLANS OF RECORD AND WITHOUT THE BENEFIT OF A SEARCH OF THE SUBJECT PREMISES TITLE. USERS OF THIS PLAN ARE HEREBY CAUTIONED THAT ADDITIONAL EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES UPON THE SUBJECT TITLE MAY EXIST THAT WERE NOT VISIBLY EVIDENT AT THE TIME OF FIELD SURVEY.

PROJECT DESCRIPTION/ STATEMENT OF INTENT

TO TEAR DOWN EXISTING DWELLING AND
CONSTRUCT SINGLE-FAMILY RESIDENTIAL
DWELLING WITH PUBLIC SEWAGE DISPOSAL,
WATER SUPPLY, AND ACCESS DRIVEWAY ON
EXISTING LOT AS SHOWN.

MAINTENANCE OF EROSION CONTROL FACILITIES

- A COPY OF THE APPROVED E&S PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES UNTIL THE SITE IS PERMANENTLY STABILIZED. THE ROCK CONSTRUCTION ENTRANCE, SILT FENCE, COMPOST SOCK, / BERM, MUST BE MAINTAINED PROPERLY PLEASE SEE STANDARD DETAILS OF EACH BMP FOR REQUIRED MAINTENANCE. FINAL STABILIZATION - AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION.
- ALL PREVENTIVE MAINTENANCE SHOULD BE PERFORMED IMMEDIATELY TO PREVENT AND ELIMINATE MAINTENANCE PROBLEMS. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS.
- THE PARKING AREA, IF NOT PERMANENTLY STABILIZED WITH ASPHALT OR SIMILAR HARD SURFACE, WILL REQUIRE CONSTANT ROUTINE MAINTENANCE TO PREVENT EROSION AND SEDIMENT (E&S) POLLUTION TO THE WATERS OF THIS COMMONWEALTH. WATER BARS, BROAD BASED DIPS, GRADE BREAKS AND/OR OTHER MEANS TO PREVENT WATER FROM COLLECTING, CONCENTRATING, AND CREATING AN E&S PROBLEM, MUST BE MAINTAINED.
- THE DEPARTMENT (DEP) OR COUNTY CONSERVATION DISTRICT MAY REQUIRE ADDITIONAL BMPS (BEST MANAGEMENT PRACTICES) WHEN NECESSARY, TO ENSURE THE MAINTENANCE AND PROTECTION OF WATER QUALITY AND EXISTING AND DESIGNATED USES (PA CODE 25 §102.4(C)).

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 STOCKPILES.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.

UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BMPs ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BMP FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LEBANON COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADING, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.

UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING, 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.

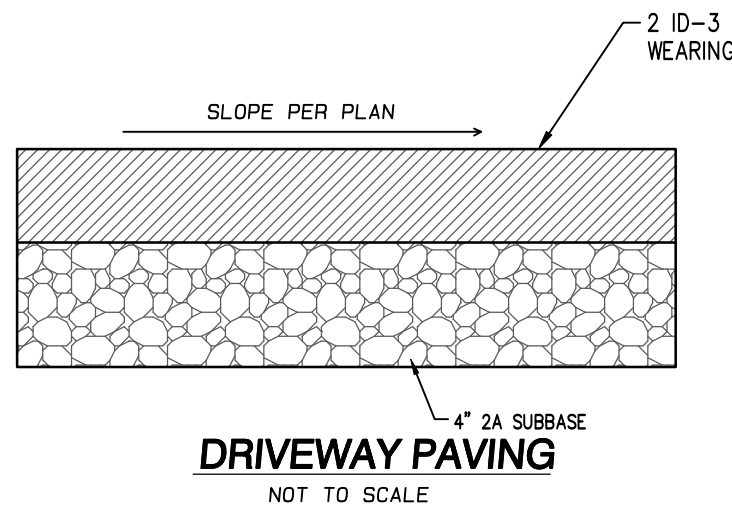
SILT FENCE OR COMPOST FILTER SOCK - SILT FENCE OR COMPOST FILTER SOCK TO BE CLEANED ONCE SEDIMENT LEVEL REACHES 1/2 THE FENCE HEIGHT.

ROCK CONSTRUCTION ENTRANCE - WILL BE RECONSTRUCTED WHEN CLOGGED WITH SEDIMENTS. MATERIALS MUST BE WASHED COMPLETELY FREE OF ALL FOREIGN MATERIALS OR NEW ROCK USED TO REBUILD THE FILTER.

ROCK FILTER - ROCK FILTER BERM AND ROCK FILTER OUTLET TO BE CLEANED OR RECONSTRUCTED ONCE SEDIMENT LEVEL REACHES 1/2 THE BERM HEIGHT.



- STOP -
CALL BEFORE YOU DIG
PENNSYLVANIA ONE CALL SYSTEM, INC.
3 WORKING DAYS NOTICE IS THE LAW!
1-800-242-1776
Serial Number: 2019-338-0913



CONSTRUCTION SEQUENCE NOTES

- THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED BY THE APPLICANT, SUBMITTED TO AND APPROVED BY THE CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
- BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.
 - EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARER, AND THE 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.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- CESSATION OF OF ACTIVITY FOR 4 DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

- PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITY, THE LIMITS OF CONSTRUCTION AND DISTURBANCE SHALL BE DELINEATED. EARTH DISTURBANCE ACTIVITIES ARE NOT PERMITTED OUTSIDE THE LIMITS OF DISTURBANCE. DELINEATE THE RAIN GARDEN AND PREVENT UNNECESSARY TRAFFIC, COMPACTION SITUATION, AND EROSION OF THESE AREAS.
- THE CONTRACTOR SHALL INSTALL THE ROCK CONSTRUCTION ENTRANCE(S). ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH A STABILIZED ROCK CONSTRUCTION ENTRANCE.
- INSTALL COMPOST FILTER SOCK AND/OR FILTER FABRIC FENCE DOWNSLOPE OF THE CONSTRUCTION AREA AS SHOWN.
- INSTALL CONCRETE WASHOUT DEVICE AS SHOWN ON THE PLAN.
- GENERAL CONSTRUCTION ACTIVITIES MAY COMMENCE INCLUDING, BUT NOT NECESSARILY LIMITED TO SITE EARTHWORK & BUILDING CONSTRUCTION.
- TEAR DOWN OF EXISTING DWELLINGS MAY COMMENCE.
- PROPOSED DRIVEWAY SHALL BE PAVED.
- UPON ACHIEVING 70% UNIFORM PERMANENT STABILIZATION OF THE UPSLOPE CONTRIBUTING DRAINAGE AREAS THE STONE TRENCH SHALL BE INSTALLED AND IMMEDIATELY STABILIZED.
- UPON 70% UNIFORM PERMANENT STABILIZATION OF THE SITE AREA, TEMPORARY EROSION CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, COMPOST FILTER SOCK AND ROCK CONSTRUCTION ENTRANCE MAY BE REMOVED. ANY AREAS DISTURBED DURING REMOVAL OF TEMPORARY FACILITIES SHALL BE IMMEDIATELY STABILIZED. ANY REMAINING SOIL STOCKPILE SHALL BE REMOVED AND DISPOSED OF ON A SITE WITH AN APPROVED EROSION CONTROL PLAN.

RECEIVING WATERS:
THIS SITE IS TRIBUTARY TO NESHAMINY CREEK CHAPTER 93
DESIGNATION IS WMF).

PLAN NOTES:

- DURING SITE CONSTRUCTION, ALL STONE TRENCH COMPONENTS SHALL BE PROTECTED FROM COMPACTION DUE TO HEAVY EQUIPMENT OPERATION OR STORAGE OF FILL OR CONSTRUCTION MATERIAL. INFILTRATION AREAS SHALL ALSO BE PROTECTED FROM SEDIMENTATION. AREAS THAT ARE ACCIDENTALLY COMPACTED OR GRADED SHALL BE REMEDIATED TO RESTORE SOIL COMPOSITION AND POROSITY. ADEQUATE DOCUMENTATION TO THIS EFFECT SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER FOR REVIEW.
- THE ESTIMATED SCHEDULE FOR PROJECT COMPLETION IS NINETY (90) DAYS FROM COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- THE MUNICIPAL ENGINEER OR OTHER MUNICIPAL DESIGNEE SHALL BE PROVIDED ACCESS TO THE SITE TO INSPECT ALL PHASES OF THE EROSION AND SEDIMENT CONTROL MEASURES AND INSTALLATION OF THE PERMANENT BMPs AND CONVEYANCES AT SUCH TIMES AS DEEMED APPROPRIATE BY THE MUNICIPAL ENGINEER OR OTHER MUNICIPAL DESIGNEE.
- PERIODIC INSPECTIONS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO A FINANCIAL INSPECTION, SHALL BE MADE BY THE MUNICIPAL ENGINEER OR TOWNSHIP DESIGNATED OFFICIAL TO CONFIRM COMPLIANCE OF ALL CONSTRUCTED BMPs, CONVEYANCES, OR OTHER STORMWATER FACILITIES, AND RELATED IMPROVEMENTS WITH THIS ORDINANCE AND WITH THE APPROVED SWM SITE PLAN.
- ALL ROOF DRAINS MUST BE DIRECTED TO THE STORMWATER MANAGEMENT FACILITY.
- CONSTRUCTION OF STORMWATER MANAGEMENT FACILITY MUST BE OBSERVED BY THIS OFFICE TO VERIFY COMPLIANCE WITH THE APPROVED PLAN.

STORMWATER CALCULATIONS:

PER THE SMALL PROJECTS SWMO GUIDELINES
PROVIDED BY THE TOWNSHIP:

REQUIRED VOLUME CONTROL:

V = (TOTAL IMPERVIOUS) (2" RUNOFF) / 12"
V = (3193 SF) (2") / 12"
V = 532 CU. FT.

SIZING INFILTRATION TRENCH:

10' X 70' X 2' DEEP STONE TRENCH
V = D X W X L X VOID SPACE
V = (2) (10) (70) (0.4)
V = 560 CU. FT.

SEE STONE TRENCH DETAIL ON PAGE 2

EXISTING IMPERVIOUS:

BUILDINGS = 1,566 SF
GRAVEL/PAVE = 2,324 SF
SIDEWALK = 302 SF
TOTAL = 4,262 SF

PROPOSED IMPERVIOUS:

DWELLING = 3,000 SF
DRIVEWAY = 3,870 SF
SIDEWALK = 85 SF

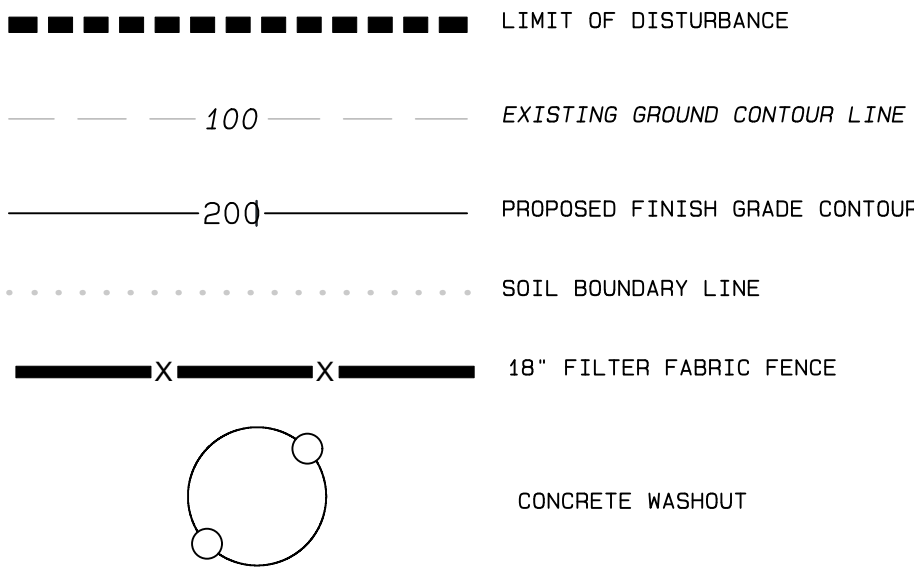
TOTAL = 6,955 SF

TOTAL OF NEW IMPERVIOUS =
2,693 SF

ADD 500 SF OF FUTURE
IMPERVIOUS

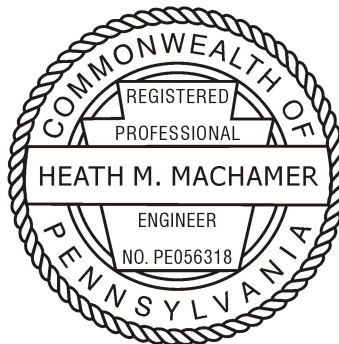
TOTAL = 3193 SF

PLAN LEGEND



SOILS LEGEND

UD - UDORTHENTS, LOAMY
UNB - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8% SLOPES



Heath Machamer 9/3/2020

GRADING PERMIT / EROSION CONTROL PLAN FOR 1075 TENNESSEE AVENUE

Situate In:
Bensalem Township
Bucks County, Pennsylvania



297 SUEBORG ROAD, SUITE #7, PINE GROVE, PA 17963
(570) 345-8288 FAX: (570) 345-8299

DRAWN
09/03/2020

CHECK

SCALE

AS NOTED

PLAN NO. 19-087

SHEET 01 OF 02

STANDARD EROSION & SEDIMENT CONTROL PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THEREVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY DEP PRIOR TO IMPLEMENTATION.
3. AREAS TO BE FILLED SHOULD BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
4. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs SPECIFIED BY THE CONSTRUCTION SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS EROSION AND SEDIMENT CONTROL PLAN.
5. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
6. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
7. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
9. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED, VEGETATED AREAS. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SITE ONTO THE ROAD.
10. A LOG SHOWING DATES THAT EROSION CONTROL BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
11. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
12. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
13. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
14. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLTPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
15. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
16. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
17. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
18. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
19. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
20. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
21. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
22. EROSION AND SEDIMENT POLLUTION CONTROL BMPs MUST REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR DEP.
23. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE EROSION AND SEDIMENT POLLUTION CONTROL BMPs.
24. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS SHOULD BE DONE ONLY DURING THE GERMINATING SEASON.
25. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

TEMPORARY & PERMANENT STABILIZATION

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.

HAY OR STRAW MULCH MUST BE APPLIED AT 3.0 TONS PER ACRE.

MULCH WITH MULCH CONTROL NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.

STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.

SEEDING SPECIFICATIONS AND SCHEDULE

NOTE: THE FOLLOWING SEEDING SPECIFICATIONS ARE GENERAL GUIDELINES ONLY AND ARE INTENDED FOR THE STABILIZATION OF DISTURBED AREAS. ALL CONTRACTORS, LOT OWNERS SHOULD CONDUCT A SOIL TEST PRIOR TO STABILIZATION TO DETERMINE THE EXACT NUTRIENT REQUIREMENTS OF THE SOIL PRIOR TO STABILIZATION EFFORTS. TEMPORARY SEEDING AND MULCHING

- ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY SHALL BE STABILIZED AS FOLLOWS:
1. APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE.
 2. APPLY FERTILIZER 10-10-10 AT A RATE OF 500 LBS. PER ACRE.
 3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE OR WHICH WILL BE REDISTURBED WITHIN 1 YEAR SHALL BE SEEDDED WITH ANNUAL RYE GRASS AT A RATE OF 64 LBS. PER ACRE AFTER WORKING LIME AND FERTILIZER INTO THE SOIL (DOES NOT APPLY TO NON-GERMINATING SEASONS). DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE YEAR SHALL BE PERMANENTLY SEEDDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS. ALL SEED SHALL BE LABELED, DATED AND OF QUALITY CONSISTENT WITH ITEM 6 OF THE PERMANENT SEEDING SPECIFICATIONS.
 4. APPLY HAY OR STRAW MULCH IN ACCORDANCE WITH MULCHING SPECIFICATIONS. DURING NON GERMINATING PERIODS, APPLY MULCH ONLY. OCTOBER 15TH TILL APRIL 15TH.

PERMANENT SEEDING

WHEN THE FINISHED GRADE SURFACE IS TO BE STABILIZED BY SEEDING, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:

1. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE SPREAD OVER AREAS TO BE SEEDDED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND. TOPSOIL SHALL BE SPREAD ONLY WHEN PREPARED TO FOLLOW UP WITH FERTILIZATION AND SEEDING.
2. AFTER SPREADING AND RAKING THE TOPSOIL, THE FOLLOWING SHALL BE SPREAD AND WORKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES:

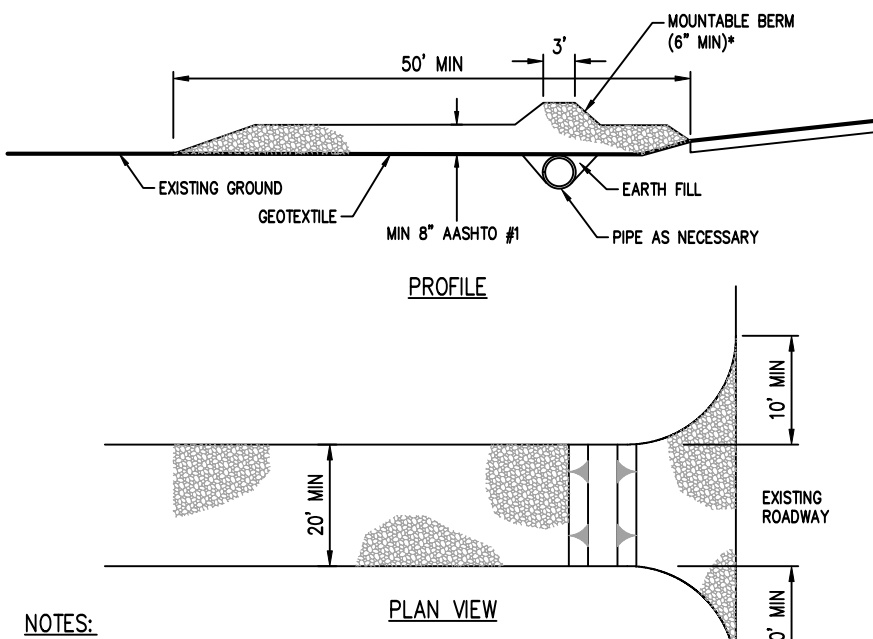
- AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE OR RATE DETERMINED FROM SOIL TESTING
- FERTILIZER, 10-10-20 AT A RATE OF 1,000 LBS. PER ACRE.
3. SEEDING SHALL BE DONE DURING THE PERIODS OF APRIL 15TH TO OCTOBER 1ST UNLESS OTHERWISE DIRECTED.
 4. GRASS SEED SHALL NOT BE PLANTED AFTER A HEAVY RAIN OR WATERING.
 5. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE US DEPT. OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE PROVIDED WHEREVER POSSIBLE.
 6. SMOOTH AND FIRM SEED BED WITH A CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDROSEEDING. COVER SEEDS WITH 1/4" OF SOIL WITH SUITABLE EQUIPMENT OR BY HAND RAKING.
 7. APPLY MULCH PER SPECIFICATIONS.

SEED SPECIFICATIONS

MOWED AREAS WITH SLOPES LESS THAN 2 HORIZONTAL TO 1 VERTICAL

- LAWN SEED (RATE= 100 LBS/ACRE)
- 1" 1" 1" 1
- KENTUCKY BLUE GRASS 2 OR MORE VARIETIES NONE GREATER THAN 25% OF TOTAL
- 50% BY WEIGHT, 90% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
- PENNFINE PERENNIAL RYE GRASS
- 20% BY WEIGHT, 90% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
- PENNLAWN RED FESCUE
- 30% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.25% MAX WEED SEED
- SPECIAL AREAS (IE: SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS AND OCCASIONAL WATER FLOW AREAS) RATE= 110 LBS/ACRE
- RED TOP
- 80% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.2% MAX WEED SEED
- ORCHARD GRASS
- 20% BY WEIGHT, 95% PURITY, 90% GERMINATION, 0.15% MAX WEED SEED
- SWITCH GRASS 60PLS
- DEER TONGUE
- 95% PURITY, 75% GERMINATION
- NON MOWED AREAS (SLOPES STEEPER THAN 2:1) RATE= 75 LBS/ACRE
- PENNGIFT CROWN VETCH
- 40% BY WEIGHT, 98% PURITY, 85% GERMINATION, 0.10% MAX WEED SEED
- 60% BY WEIGHT, 92% PURITY, 80% GERMINATION, 0.15% MAX WEED SEED

NOTE:
DURING NON-GERMINATING PERIODS
(OCTOBER 15TH THRU APRIL 15TH)
APPLY HAY OR STRAW MULCH IN
ACCORDANCE WITH MULCHING
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.

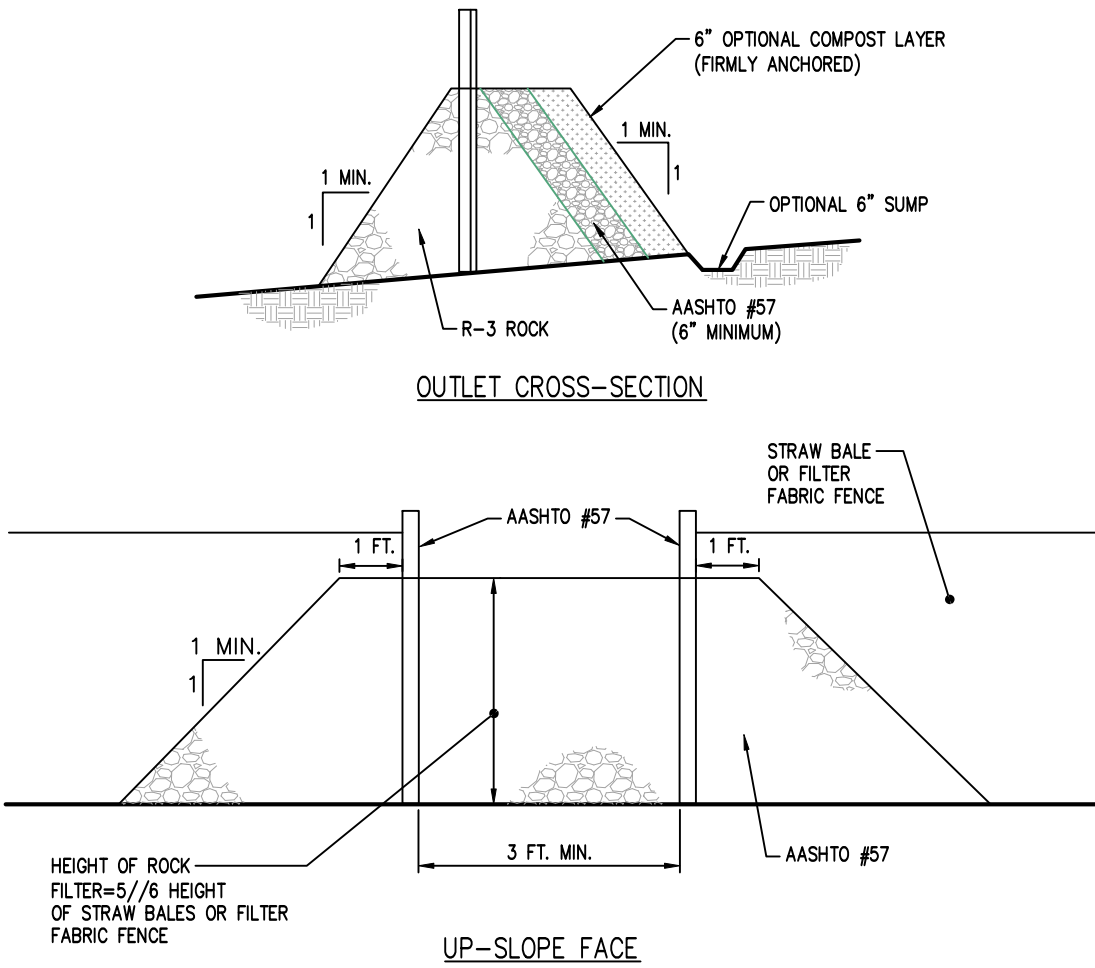
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PUMP COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

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 SHEEDING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

PADEP STANDARD CONSTRUCTION DETAIL #3-1

ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

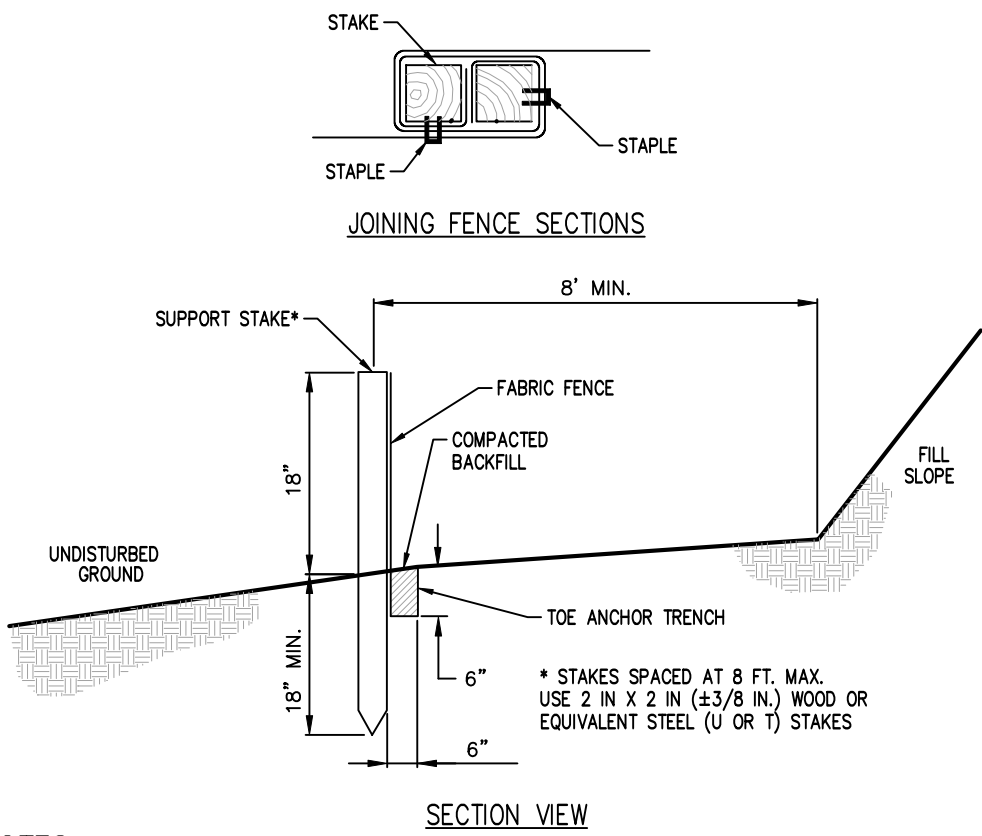
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

PADEP STANDARD CONSTRUCTION DETAIL #4-6

Rock Filter Outlet

NOT TO SCALE



NOTES:

FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3 OF THE PA DEP EROSION CONTROL MANUAL.

FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

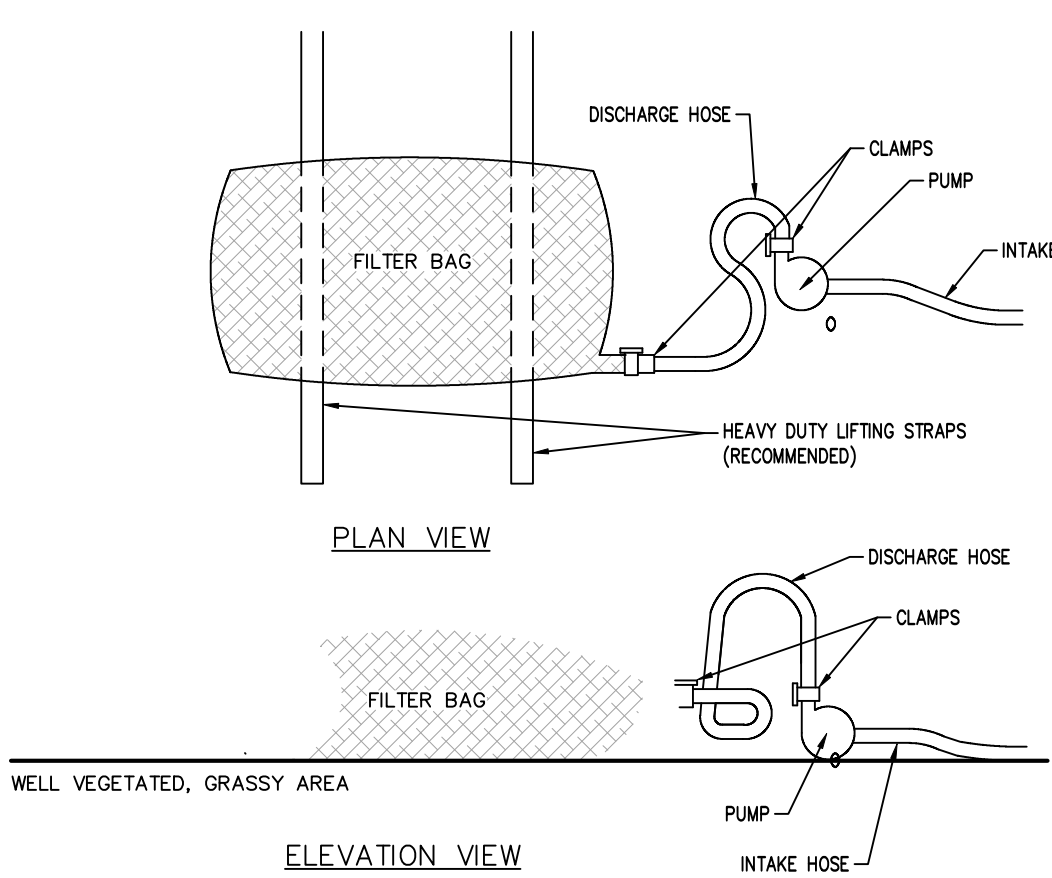
ANY SECTION OF SILT FENCE WHICH HAS BEEN UNDERMINED OR TOPPED SHALL BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET (STANDARD CONSTRUCTION DETAIL # 4-6).

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

PADEP STANDARD CONSTRUCTION DETAIL #4-7

STANDARD CONSTRUCTION FENCE (18" HIGH)

NOT TO SCALE



NOTES:

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 FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4684	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % 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 1/2 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 BAGS 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 REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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 IS RECOMMENDED FOR THIS PURPOSE.

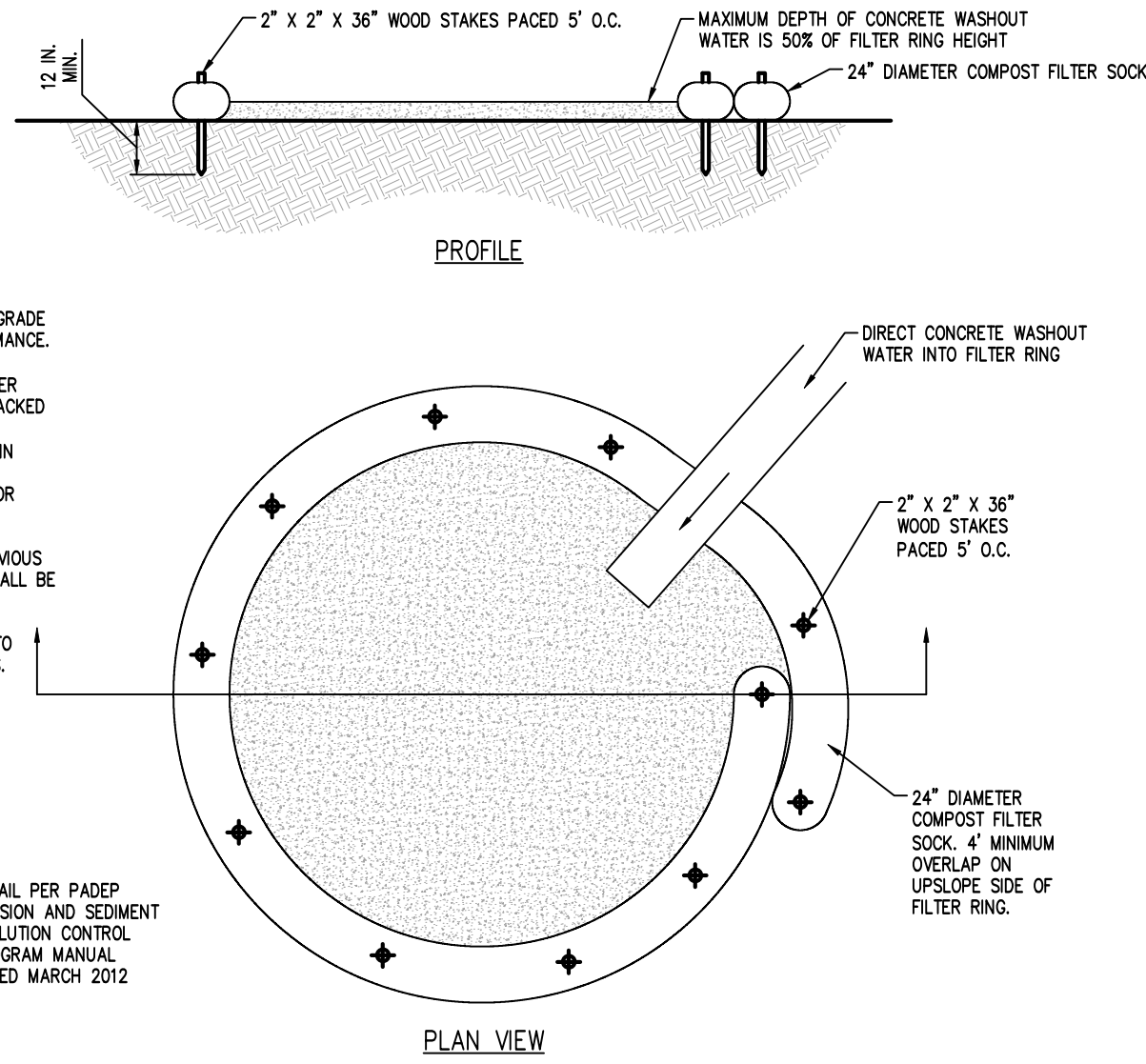
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PADEP STANDARD CONSTRUCTION DETAIL #3-16

PUMPED WATER FILTER BAG

NOT TO SCALE



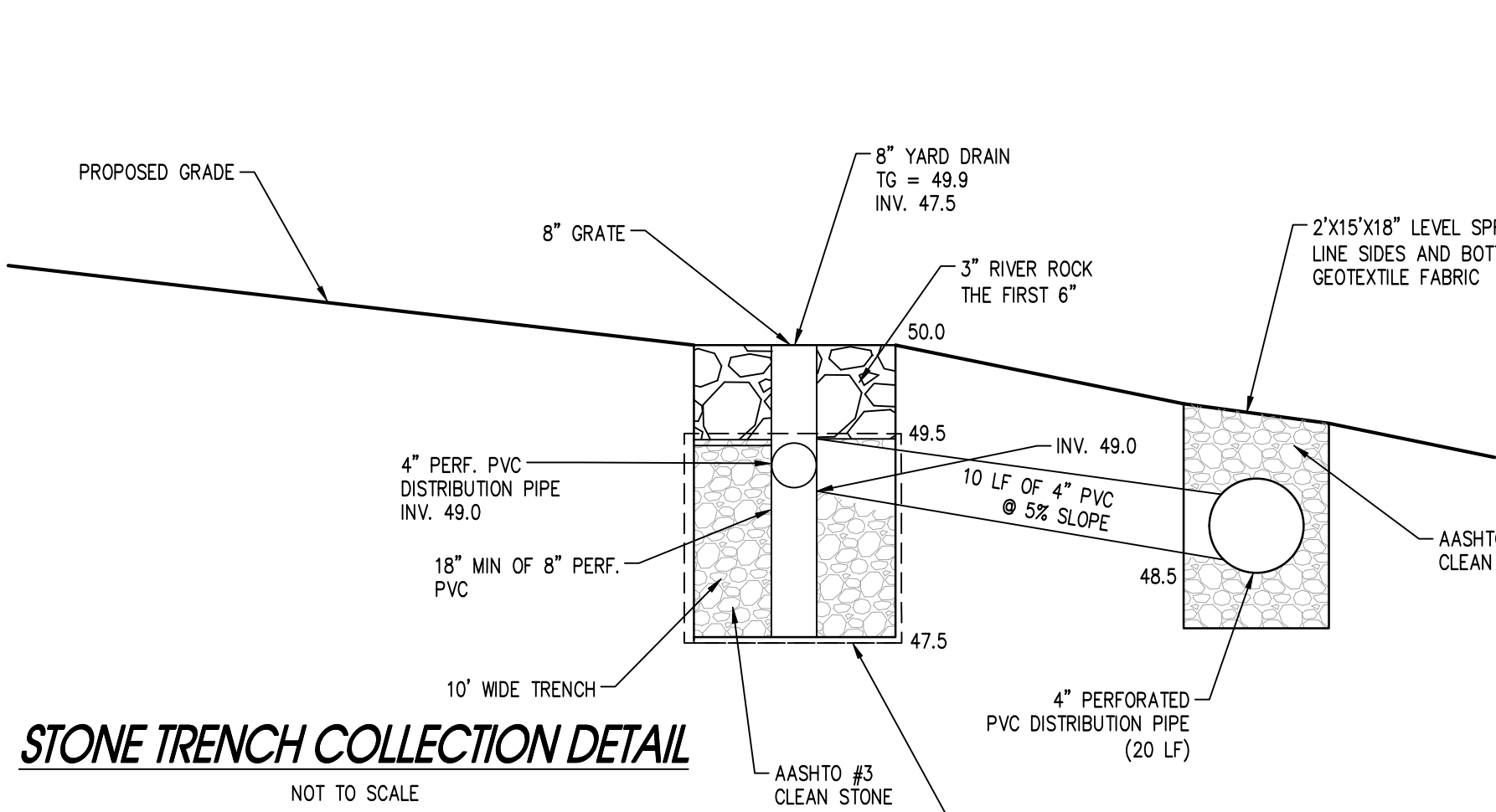
NOTES:

1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIAMETER FILTER SOCK MAY BE STACKED INTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING SOCKS.

PLAN VIEW

COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE



STONE TRENCH COLLECTION DETAIL

NOT TO SCALE

CONSTRUCTION DETAILS FOR 1075 TENNESSEE AVENUE

Situate In:
Bensalem Township
Bucks County, Pennsylvania



297 SUEDBERG ROAD, SUITE #7, PINE GROVE, PA 17963
(570) 345-8288 FAX: (570) 345-8299

DRAWN
09/03/2020

CHECK

SCALE
AS NOTED

PLAN NO. 19-087
SHEET 02 OF 02

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BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2020043612

Recorded On 7/10/2020 At 12:56:23 PM

* Total Pages - 4

* Instrument Type - DEED

Invoice Number - 1090002 User - KGB

* Grantor - BENSALEM TOWNSHIP

* Grantee - DOVE, WILLIAM

* Customer - RUDOLPH CLARKE LLC

*** FEES**

RECORDING FEES \$81.75

TOTAL PAID \$81.75

Bucks County UPI Certification
On July 10, 2020 By TF

This is a certification page

DO NOT DETACH

**This page is now part
of this legal document.**

RETURN DOCUMENT TO:
RUDOLPH CLARKE LLC

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

16EA07



SUB

QUIT CLAIM DEED

THIS DEED made this *2nd* day of *July*, 2020 between Bensalem Township, a Second Class Township of the Commonwealth of Pennsylvania, of 2400 Byberry Road, Bensalem, Pennsylvania 19020, (hereinafter called "Grantor") and William Dove and Beth Muller Dove, husband and wife, 1075 Tennessee Avenue, Bensalem, Pennsylvania 19020 (hereinafter called "Grantee");

WITNESSETH, in consideration of one dollar (\$1.00) in hand paid, the receipt of whereof is hereby acknowledged, the said Grantor does hereby release and quit claim to Grantee,

All our right, title and interest in and to a certain tract or parcel of land with any buildings or improvements thereon, situated in Bensalem Township, Bucks County, Pennsylvania, bounded and described as follows:

ALL that certain tract or parcel of land and premises situate, lying and being in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania as shown on Exhibit 4 of a plan titled "Proposed Vacation of McKay Avenue, Lot Line Changes & Consolidations Survey" Drawing No. 2239 Sheet 1 of 1, made by Dennis W. Sklar, Inc. - Professional Land Surveying and dated August 31, 2018 being more particularly bounded and described as follows:

BEGINNING at a point along the northeasterly side of Tennessee Avenue (50 feet wide) measured North 68 degrees 41 minutes 00 seconds West at a distance of 225.00 feet from a point intersecting said northeasterly side of Tennessee Avenue and the northwesterly side of Spring Avenue (50 feet wide); thence

The following seven courses and distances from the point of BEGINNING as follows to wit:

1. Along said northeasterly side of Tennessee Avenue North 68 degrees 41 minutes 00 seconds West at a distance of 25.00 feet to a point along same; thence
2. North 21 degrees 19 minutes 00 seconds East at a distance of 188.02 feet to a point along the southerly side of the Pennsylvania Turnpike Commission; thence
3. Along said southerly side of the Pennsylvania Turnpike Commission North 89 degrees 01 minutes 36 seconds East at a distance of 97.47 feet to a point along same; thence
4. South 68 degrees 41 minutes 00 seconds East at a distance of 59.82 feet to a point along same; thence
5. South 21 degrees 19 minutes 00 seconds West at a distance of 124.99 feet to a point; thence
6. North 68 degrees 41 minutes 00 seconds West at a distance of 125.00 feet to a point; thence

RECEIVED
2020 JUL 10 A 11: 29
BUCKS COUNTY
RECORDER OF DEEDS

7. South 21 degrees 19 minutes 00 seconds West at a distance of 100.00 feet to a point in the
aforementioned side of Tennessee Avenue being the first mentioned point and place of BEGINNING.

Containing 19,581.89 square feet or 0.4495383 acres more or less. #02-055-834

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this 2nd day
of July, 2020.

BENSALEM TOWNSHIP COUNCIL

Attest:

Joseph Knowles,
Council Secretary

By:

Edward Kisselback,
Council President

Joseph Pilieri,
Council Vice President

Jesse Sloane,
Council Member

Edward J. Tokmajian, Jr.,
Council Member

STATE OF PENNSYLVANIA

:

: ss.

COUNTY OF BUCKS

:

On this 2nd day of July, 2020, for said State and County, the undersigned officer, personally
appeared Joseph Knowles, Secretary, Edward Kisselback, President, Joseph Pilieri, Vice President, Jesse Sloane
and Edward J. Tokmajian, Jr., of the Township of Bensalem, to me known to be the persons described in and who
executed the foregoing document, and acknowledged that they executed the same as their free act and deed, and
acknowledged that they executed the same for their purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Cynthia M. Terlecki
Notary Public

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

CYNTHIA MARIE TERLECKI, Notary Public
Bensalem Township, Bucks County
My Commission Expires March 28, 2021

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:

Book:

Page:

Instrument Number:

Date Recorded:

SECTION I TRANSFER DATA

Date of Acceptance of Document			
Grantor(s)/Lessor(s) Bensalem Township	Telephone Number (215) 633-3600	Grantee(s)/Lessee(s) William Dove/ Beth Muller Dove (h/w)	Telephone Number (215) 968-6602
Mailing Address 2400 Byberry Road		Mailing Address 1075 Tennessee Avenue	
City Bensalem	State PA	ZIP Code 19020	City Bensalem
	State PA		ZIP Code 19020

SECTION II REAL ESTATE LOCATION

Street Address 1075 Tennessee Avenue	City, Township, Borough Bensalem Township
County Bucks County	School District Bensalem Township School District
	Tax Parcel Number 02-055-834

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? <input type="radio"/> YES <input checked="" type="radio"/> NO		
1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value Not Separately Assessed	5. Common Level Ratio Factor x 0	6. Computed Value = Not Separately Assessed

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 0 %	1c. Percentage of Grantor's Interest Conveyed 0 %
---	---	---

2. Fill in the Appropriate Oval Below for Exemption Claimed.


- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Transferring Paper Road from the Township over to the property owners

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Edward Rudolph	Telephone Number (215) 633-1890
Mailing Address Seven Nestlery Interplex, Suite 200	City Trevoze
	State PA
	ZIP Code 19053

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 07/09/2020
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FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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