



BENSALEM TOWNSHIP

4/10/2024

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: 2024-1160

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: Joanna Parker

Address: 3606 Valley Meadows Dr
Bensalem PA 19020

Phone No. 215-869-4566, 267-901-0131

E-Mail Address: Briannasmommy0514@yahoo.com

Owner's Name: Joanna Parker

Address: 3606 Valley Meadows Dr
Bensalem PA 19020

Phone No. 215-869-4566, 267-901-0131

E-Mail Address: Briannasmommy 0514 @ Yahoo.com.

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- Use
- Height
- Existing Building
- Occupancy
- Lot Area
- Yards
- Proposed Building

Other: (describe) Variance for Being Over on
Maximum Impervious which is 45%

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-044-098
 Location: 3606 Valley Meadows Drive
 Lot Size: 2,676 SF
 Present Use: Single Family Dwelling
 Proposed Use: _____
 Present Zoning Classification: R-2
 Present Improvement upon Land: _____
 Deed recorded at Doylestown in Deed Book 766 Page 738

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

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: _____

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):

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

We would like a Exception of the % of impervious coverage needed to continue w/ the install of our pool, so our family can enjoy it for years to come and keep our kids home and safe.

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.

We believe that placing the pool in our backyard would not harm any one as we are taking all appropriate steps for everything needed and are using a company to install that has been around forever.

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.

Joanna Parker
Appellant's or Owner's Signature

4/10/2024
Date

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

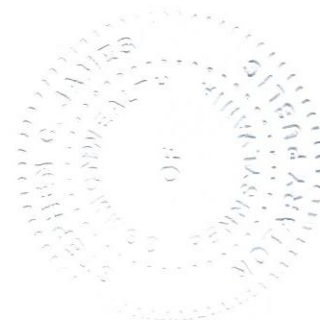
Sworn to and subscribed before me this

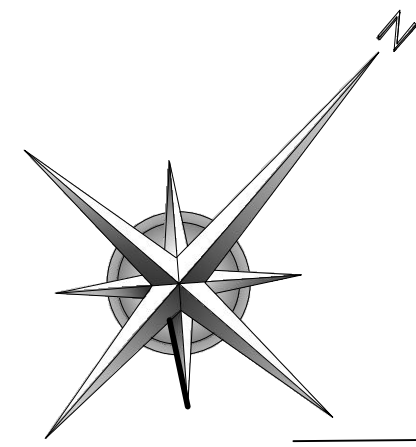
10 day of April 2024
S.C.J.
-200

Notary Public

My commission expires: 03-27-2028

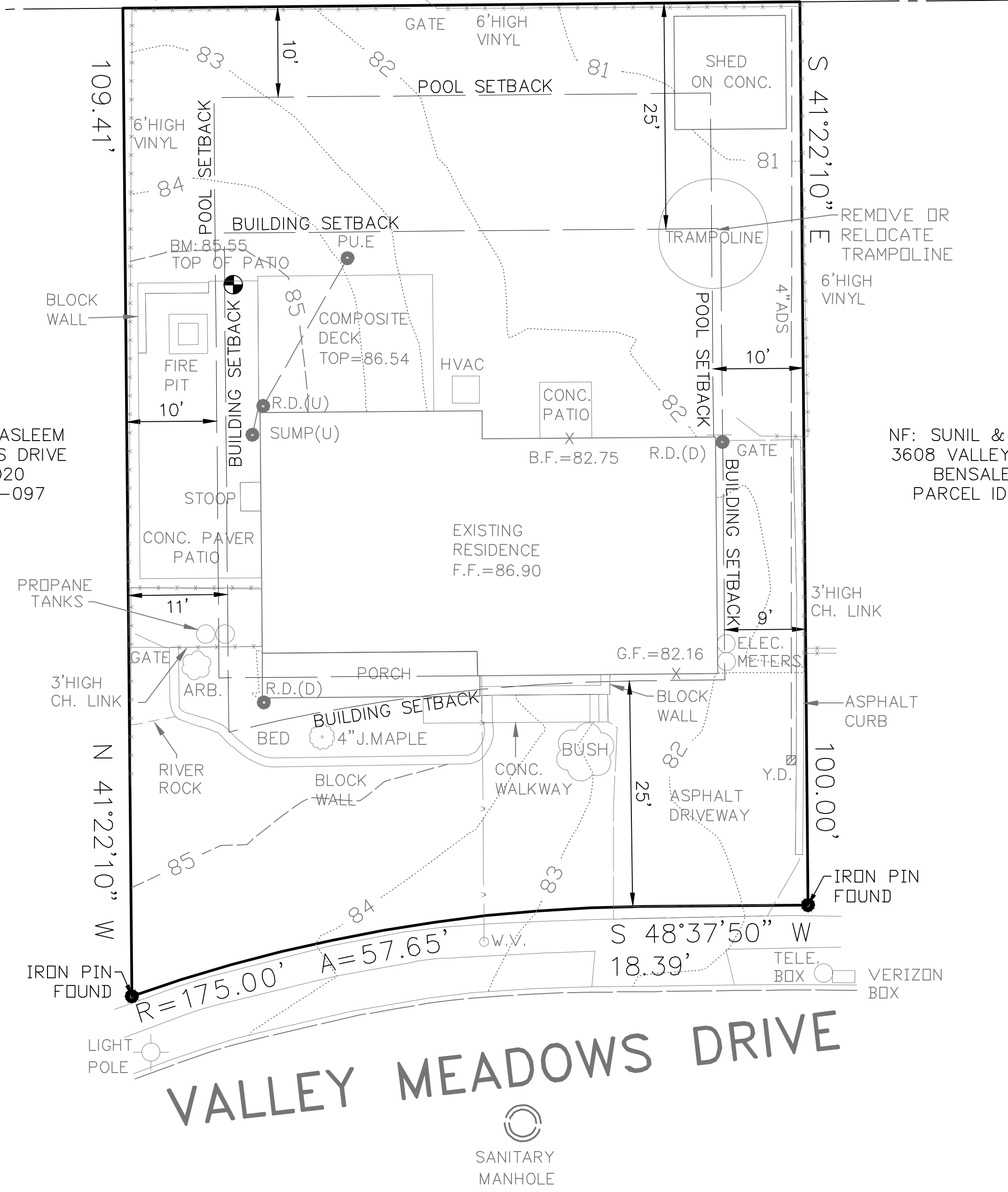
Commonwealth of Pennsylvania - Notary Seal
Stephen Craig James, Notary Public
Bucks County
My commission expires March 27, 2028
Commission number 1268064
Member, Pennsylvania Association of Notaries





NF: FRANKLIN COMMONS LTD PART
IN CARE OF ADDRESS: 11 E 44TH ST SUITE 1000
NEW YORK, NY 10017
PARCEL ID: 02-033-092

UTIL. POLE DH. WIRES
N 48°37'50" E 75.00'



NF: HAROUN & BIBI TASLEEM
3604 VALLEY MEADOWS DRIVE
BENSALEM PA 19020
PARCEL ID: 02-044-097

NF: SUNIL & REBECA MATHEW
3608 VALLEY MEADOWS DRIVE
BENSALEM PA 19020
PARCEL ID: 02-044-099

ZONING SCHEDULE

ZONING DISTRICT: R-2 RESIDENTIAL DISTRICT
SINGLE FAMILY DETACHED DWELLING

ORDINANCE ITEM	REQUIREMENT:	EXISTING:	PROPOSED:
MINIMUM LOT AREA	7,500 SF.	7,676 SF.	7,676 SF.
MINIMUM SETBACKS:			
FRONT	25 Ft.	26 Ft.	26 Ft.
SIDE	9 Ft.	10 Ft.	10 Ft.
SIDE AGGREGATE	20 Ft.	25 Ft.	25 Ft.
REAR	25 Ft.	45 Ft.	45 Ft.
SWIMMING POOL	10 Ft.	N/A	12 Ft.
MINIMUM LOT WIDTH	75 Ft.	76 Ft.	76 Ft.
MAXIMUM BUILDING HEIGHT	35 Ft.	<35 Ft.	<35 Ft.
MAXIMUM BUILDING COVERAGE	40%	19.4%	19.4%
MAXIMUM IMPERVIOUS SURFACE	45%	44.0%	*51.4%

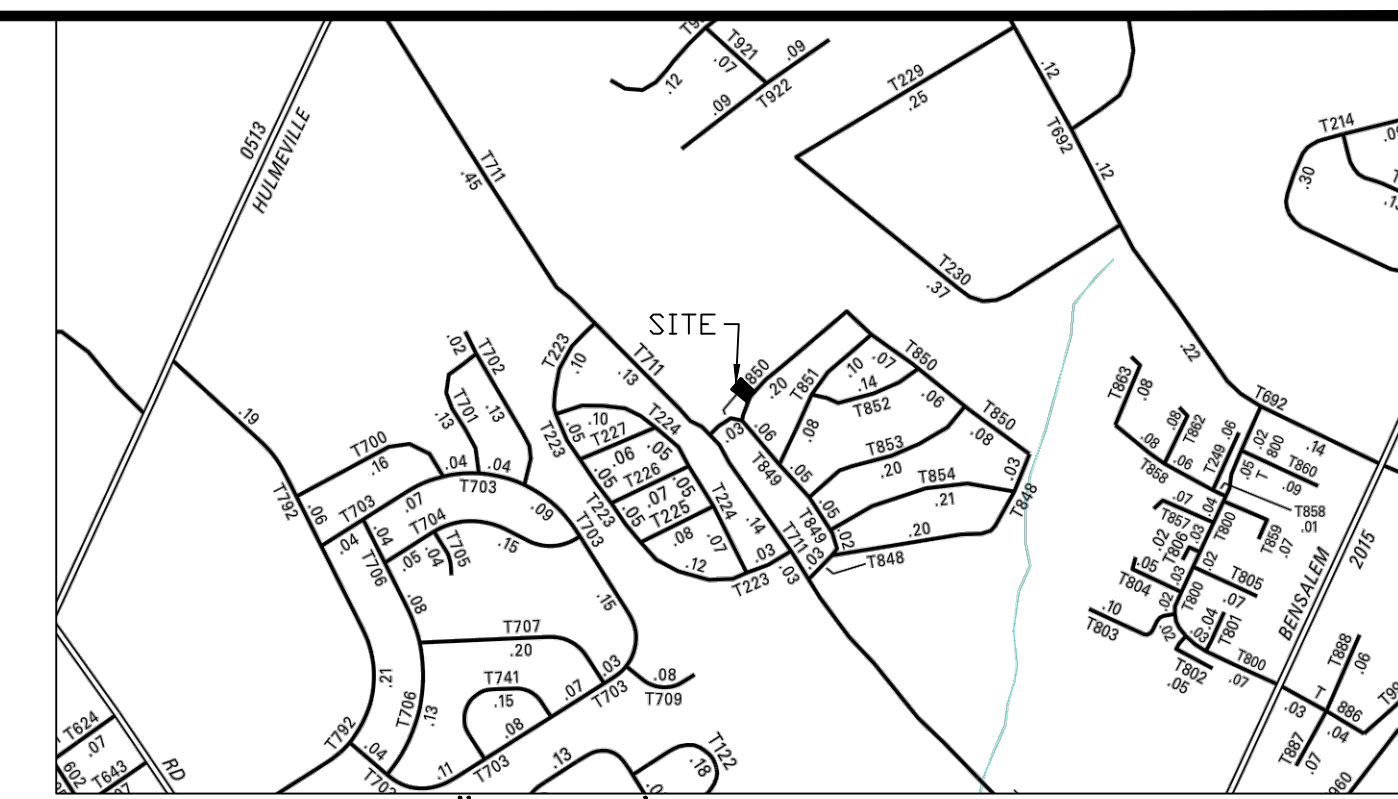
*A VARIANCE IS REQUIRED FOR §232-167.(D).(1) ADJUSTING THE MAXIMUM IMPERVIOUS COVERAGE FROM 45% TO 51.4%

EXISTING IMPERVIOUS BREAKDOWN

HOUSE	1,333 SF.
DRIVEWAY	741 SF.
FRONT WALKWAY	61 SF.
FRONT PORCH	118 SF.
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SIDE STOOP	7 SF.
REAR DECK	293 SF.
REAR CONC. PATIO	36 SF.
REAR SHED	155 SF.
CONC. PAD	9 SF.
WALLS	77 SF.
ASPHALT CURB	37 SF.
TOTAL	3,380 SF.

LEGEND

---	EXISTING 10' CONTOURS
---	EXISTING 2' CONTOURS
---	PROPOSED 10' CONTOURS
---	PROPOSED 2' CONTOURS
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING ROAD
---	GeC2 SOILS LINE AND DESCRIPTION
---	EXISTING TREE LINE
---	EXISTING ROW LINE
---	PROPOSED BUILDING
---	BUILDING SETBACK LINE
---	PROPERTY LINE
---	30 30" SILT FENCE
---	18 18" SILT FENCE
---	PROPOSED FENCE
---	EXISTING FENCE
---	PROPOSED STORM
---	EXISTING SEWER
---	EXISTING WATER
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER LATERAL
---	PROPOSED CONCRETE
---	ROCK CONSTRUCTION ENTRANCE
---	STEEP SLOPES >20%
---	EXISTING WETLANDS
---	LIMIT OF DISTURBANCE
---	TREE TO BE REMOVED
---	TREE PROTECTION FENCE



LOCATION MAP 1"=1,000

GENERAL NOTES:

1. PARCEL ID: 02-044-098
2. SOURCE OF TITLE: INSTRUMENT NUMBER - 2020015316, GRANTOR - MARIE HOFFMANN, GRANTEE - JOANNA PARKER
3. TOTAL CONTENTS: 7,676 SF.
4. TOPOGRAPHY SHOWN PER FIELD SURVEY PERFORMED BY MULLIN ENGINEERING LLC. DATED DECEMBER 2023 APPROXIMATE USGS. SITE BENCHMARK IS THE EDGE OF THE REAR CONCRETE PATIO. THE ELEVATION OF THE EDGE OF THE REAR CONCRETE PATIO = 85.55
5. THE PURPOSE OF THIS PLAN IS TO SHOW CONSTRUCTION OF A POOL IN THE REAR YARD.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR BUCKS COUNTY, MAP 4201700506J, EFFECTIVE MARCH 16, 2015 THERE ARE NO FLOODPLAIN AREAS LOCATED ON THE SITE.
7. BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY THE SITE CONSIST OF URBAN LAND-MATAPEAKE COMPLEX 0% TO 8% SLOPES.
8. THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS PENSAUKEN AND BRIDGETON FORMATIONS, UNDIFFERENTIATED (Tpb) CONSISTING OF FELDSPATHIC QUARTZ SAND AND GRAVEL.
9. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
10. THE AREA OF THE LIMIT OF DISTURBANCE IS 2,130 SF.
11. THE SITE DRAINS TO AN UNNAMED TRIBUTARY OF NESHAMINY CREEK. THE UNNAMED TRIBUTARY HAS A STREAM DESIGNATION OF WWF (WARM WATER FISHES)
12. PUBLIC WATER AND PUBLIC SEWER SERVE THE SITE.
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14. ANY DOOR FROM THE RESIDENCE THAT PROVIDES DIRECT ACCESS TO THE POOL MUST HAVE AN AUDIBLE ALARM.

OWNER/APPLICANT: JOANNA PARKER
3606 VALLEY MEADOWS DRIVE
BENSALEM, PA 19020

SITE ADDRESS: 3606 VALLEY MEADOWS DRIVE
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PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER:

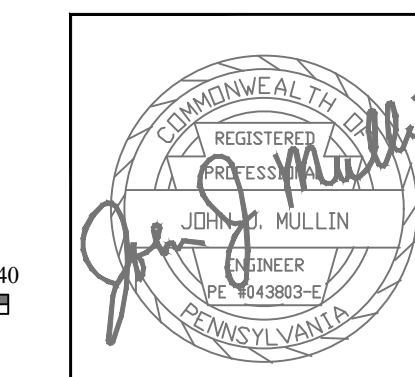
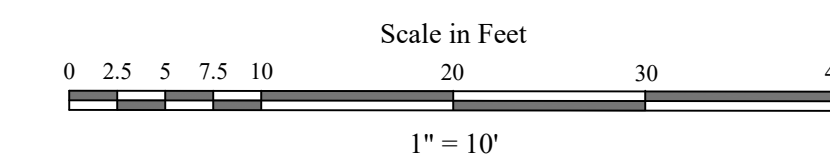
COPYRIGHT
MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF MULLIN ENGINEERING LLC. THEY ARE TO BE USED ONLY IN RESPECT TO THE PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MULLIN ENGINEERING LLC. ANY RE-USE WITHOUT WRITTEN PERMISSION, VERIFICATION, OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OF USUAL EXPOSURE TO MULLIN ENGINEERING LLC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING THERE TO OR RESULTING THEREFROM.

PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. XXXXXXXXXXXX
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES MULLIN ENGINEERING LLC GUARANTEE THAT ALL SURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

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- (2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 226) DATED 1985 (REVISED).

PARCEL IDENTIFIER: 02-044-098



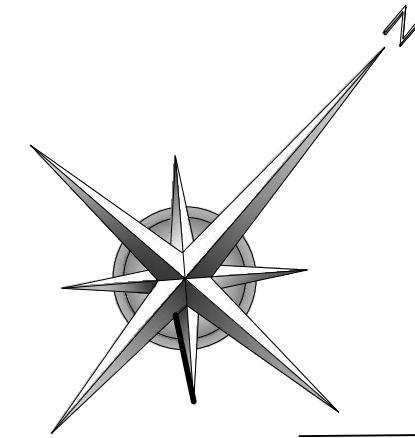
NO.	DATE	REVISION
1	3/29/2024	REVISED PER TOWNSHIP COMMENTS 3/11/24

EXISTING CONDITIONS PLAN
FOR
3606 VALLEY MEADOWS DRIVE
BENSALEM TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA

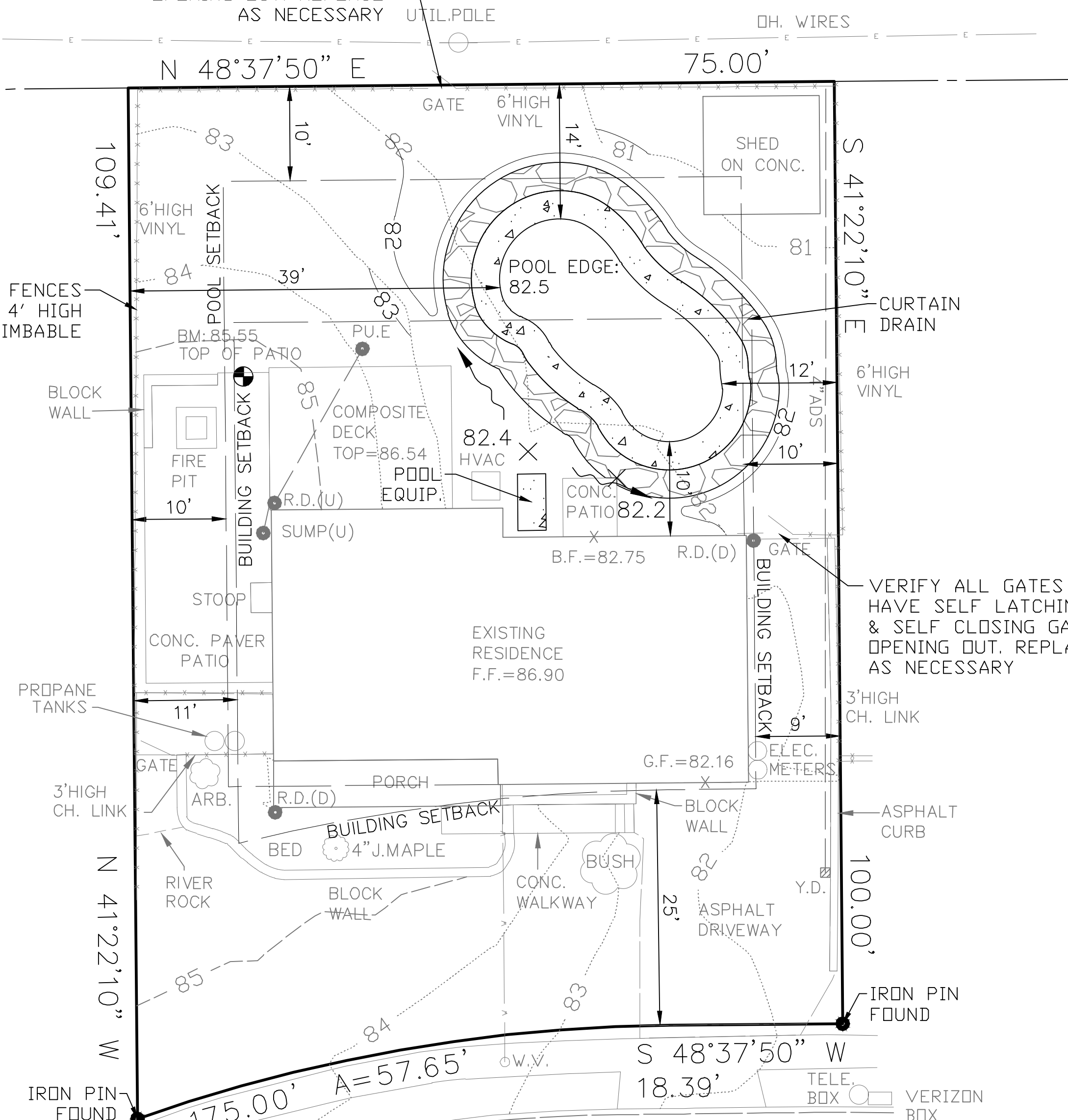
Mullin Engineering
Civil Engineer

412 Monteray Lane West Chester, PA 19380
Tel: (610) 420-5309

PROJECT NO. 23805
F.B.
SCALE 1" = 10'
DATE 02/16/2024
DRAWN BY PJM
CHECKED BY JJM
DRAWING



VERIFY ALL GATES
HAVE SELF LATCHING
& SELF CLOSING GATES
OPENING OUT. REPLACE
AS NECESSARY



LEGEND

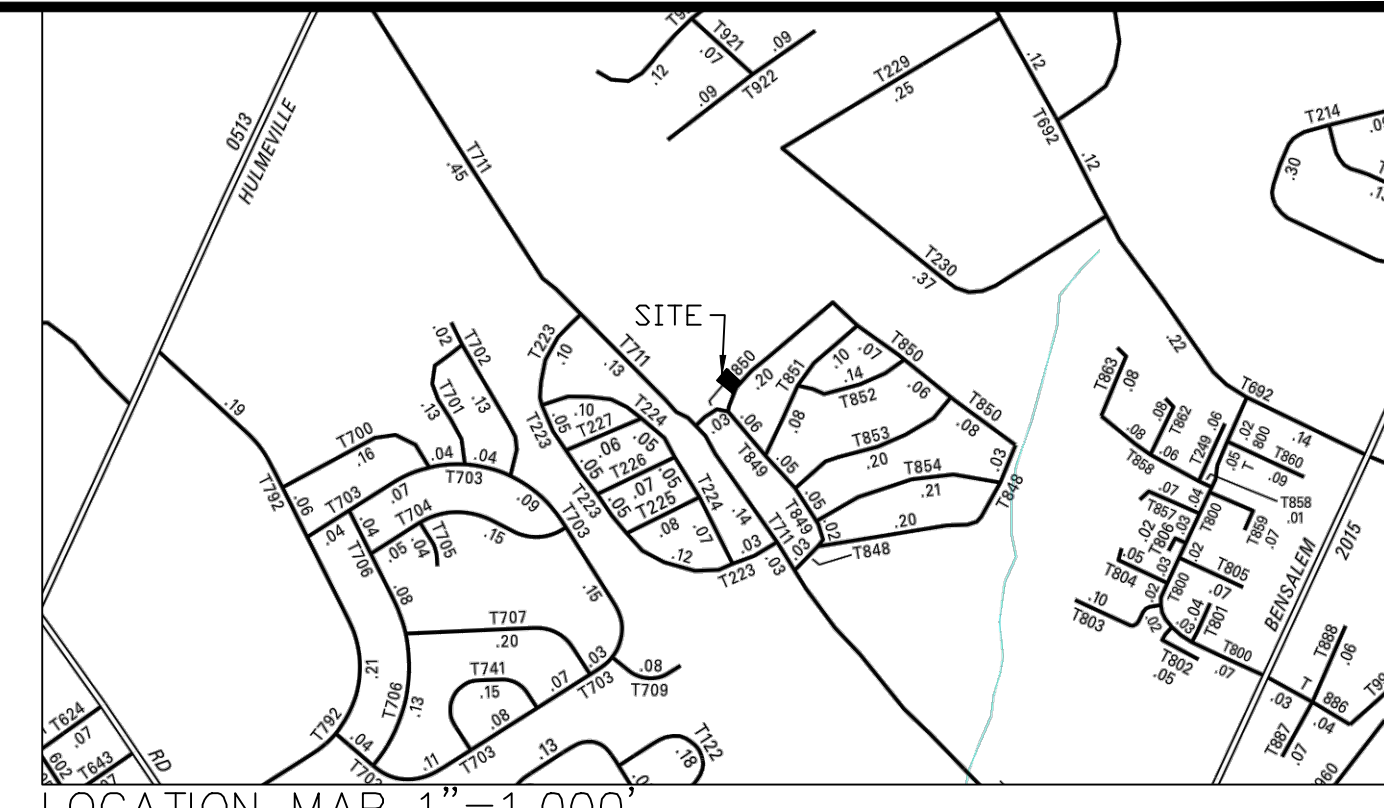
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BENSALEM, PA 19020
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HOUSE	1,333 SF.
DRIVEWAY	741 SF.
FRONT WALKWAY	61 SF.
FRONT PORCH	118 SF.
SIDE PAVING	96 SF.
SIDE CONC. PATIO	417 SF.
SIDE STOOP	7 SF.
REAR DECK	293 SF.
REAR CONC. PATIO	36 SF.
REAR SHED	155 SF.
CONC. PAD	9 SF.
WALLS	77 SF.
ASPHALT CURB	37 SF.
POOL SURFACE	304 SF.
POOL DECK	242 SF.
POOL EQUIPMENT	18 SF.
TOTAL	3,380 SF.

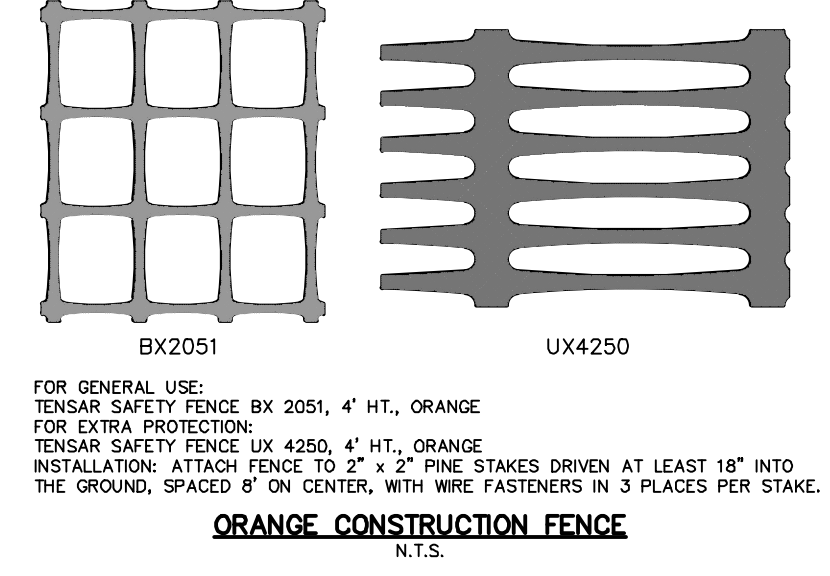
PROPOSED IMPERVIOUS BREAKDOWN

HOUSE	1,333 SF.
DRIVEWAY	741 SF.
FRONT WALKWAY	61 SF.
FRONT PORCH	118 SF.
SIDE PAVING	96 SF.
SIDE CONC. PATIO	417 SF.
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CONC. PAD	9 SF.
WALLS	77 SF.
ASPHALT CURB	37 SF.
POOL SURFACE	304 SF.
POOL DECK	242 SF.
POOL EQUIPMENT	18 SF.
TOTAL	3,944 SF.

NEW IMPERVIOUS BREAKDOWN

POOL SURFACE	304 SF.
POOL DECK	242 SF.
POOL EQUIPMENT	18 SF.
TOTAL	564 SF.

*POOL SURFACE NOT INCLUDED IN STORMWATER CALCULATIONS. TOTAL IMPERVIOUS FOR STORMWATER CALCULATIONS = 260 SF.



PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER:

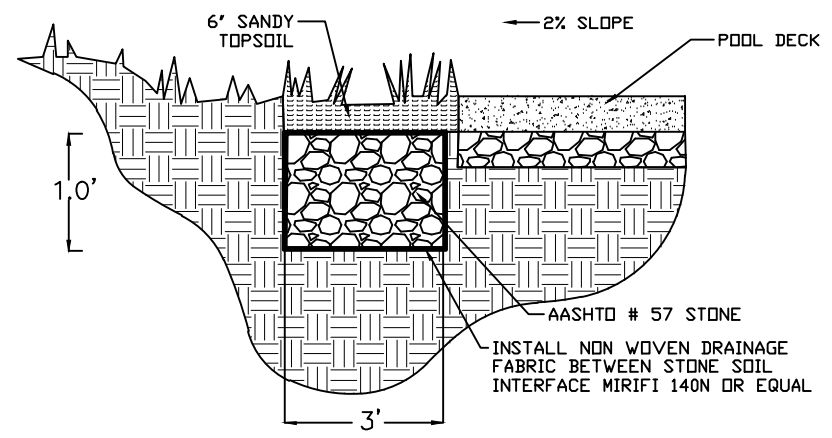
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MULLIN ENGINEERING LLC, CIVIL ENGINEERS EXPRESSLY PRESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS, ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF ARE AND SHALL REMAIN THE PROPERTY OF MULLIN ENGINEERING LLC. THEY ARE TO BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NEITHER TO BE USED ON ANY OTHER PROJECT, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF MULLIN ENGINEERING LLC. ANY RE-USE WITHOUT WRITTEN PERMISSION, REPRODUCTION OR ADAPTATION BY MULLIN ENGINEERING LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OF LEGAL EXPENSE TO MULLIN ENGINEERING LLC. THE THIRD PARTY SHALL FURTHER INDEMNIFY AND HOLD HARMLESS MULLIN ENGINEERING LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

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(2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 2226) DATED 1985 (REVISED).

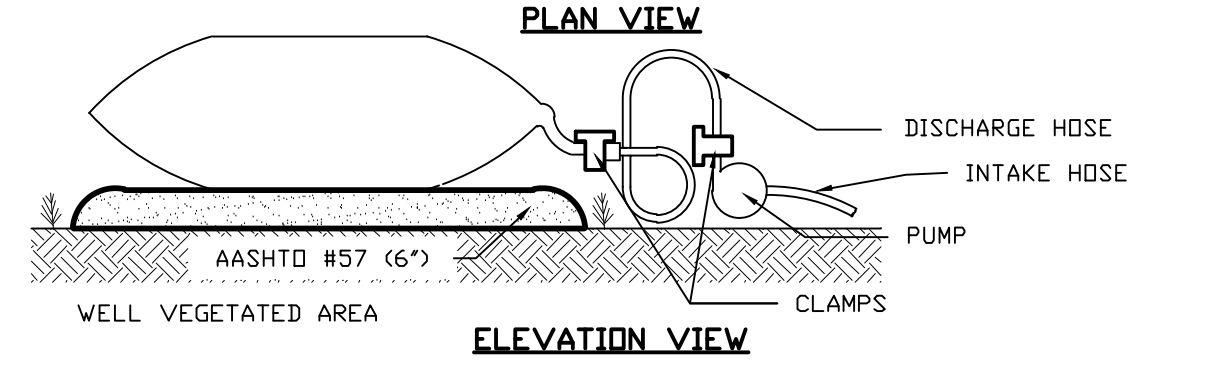
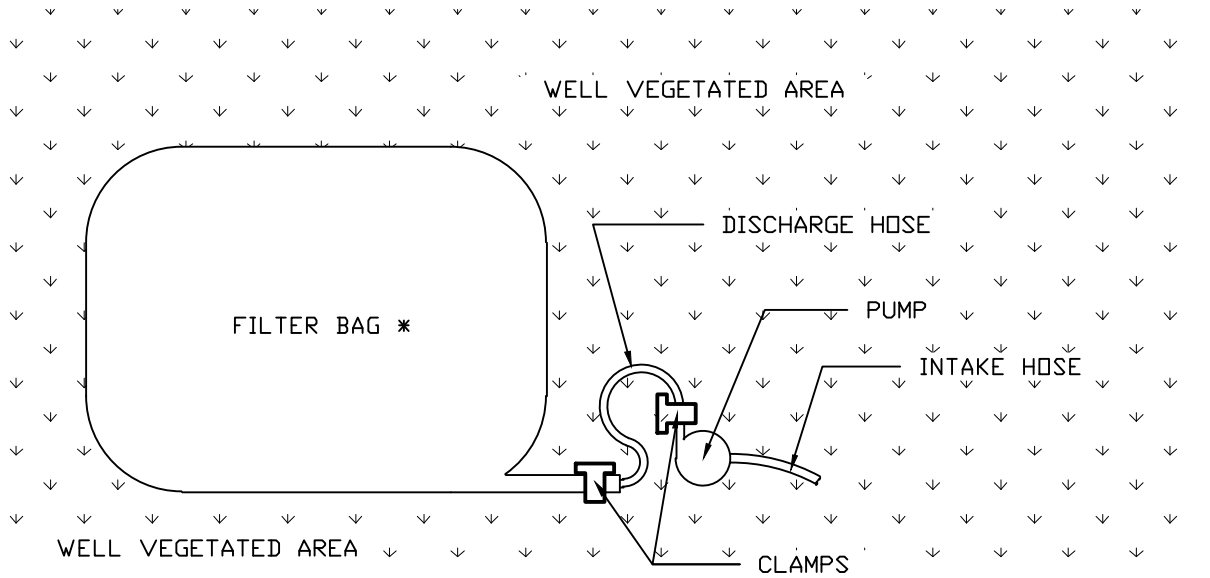
PARCEL IDENTIFIER: 02-044-098

VALLEY MEADOWS DRIVE



CURTAIN DRAIN
THE ENTIRE POOL DECK SHALL BE SURROUND BY THE CURTAIN DRAIN

STORMWATER CALCULATIONS
REQUIRED = 260 SF x 2 / 12 IN/FT / 0.4 = 108 CF
PROVIDED = 90 FT x 3 FT x 0.5 FT = 135 CF
IMPERVIOUS PROPOSED = *260 SF
*POOL SURFACE NOT INCLUDED IN STORMWATER CALCULATIONS

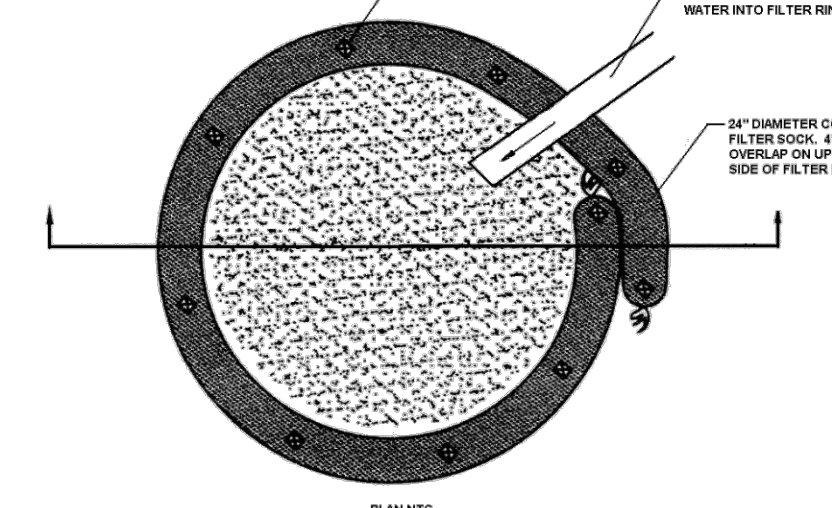
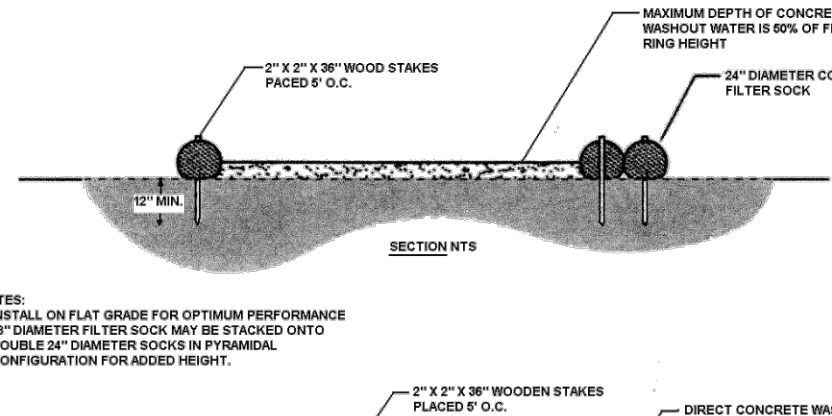


* NON-WOVEN GEOTEXTILE FILTER BAG WHICH RETAINS ALL SEDIMENT PARTICLES LARGER THAN 150 MICRONS.
PLACE FILTER BAGS ON STABLE OR WELL VEGETATED AREAS WHICH ARE FLATTER THAN 5% AND WHICH WILL NOT ERODE WHEN SUBJECTED TO BAG DISCHARGES.
CLAMP PUMP DISCHARGE HOSES SECURELY INTO FILTER BAGS.
LIMIT PUMPING RATE TO 1/2 THE MANUFACTURER'S MAXIMUM PUMPING RATE.
WHEN SEDIMENTS FILL 1/2 THE VOLUME OF A FILTER BAG, IMMEDIATELY REMOVE THAT BAG FROM SERVICE. PROPERLY DISPOSE OF SPENT BAGS WITH THEIR SEDIMENTS.
THE DISCHARGE FROM THE FILTER BAG SHOULD NOT PASS THROUGH A DISTURBED AREA OR CAUSE AN EROSION PROBLEM DOWN SLOPE.

SEDIMENT FILTER BAG FOR PUMPED WATER
N.T.S.

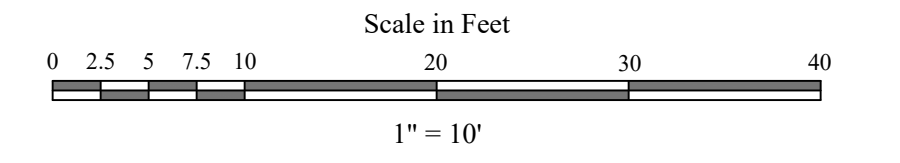


FIGURE 3.18
Typical Composite Sock Washout Installation



A suitable impervious geomembrane shall be placed at the location of the washout prior to installing the socks.
Adapted from Filtrexx

363-2134-008 / March 31, 2012 / Page 58



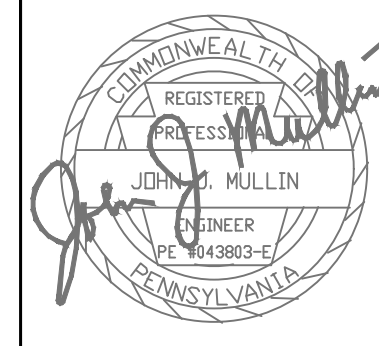
NO.	DATE	REVISION
1	3/29/2024	REVISED PER TOWNSHIP COMMENTS 3/11/24

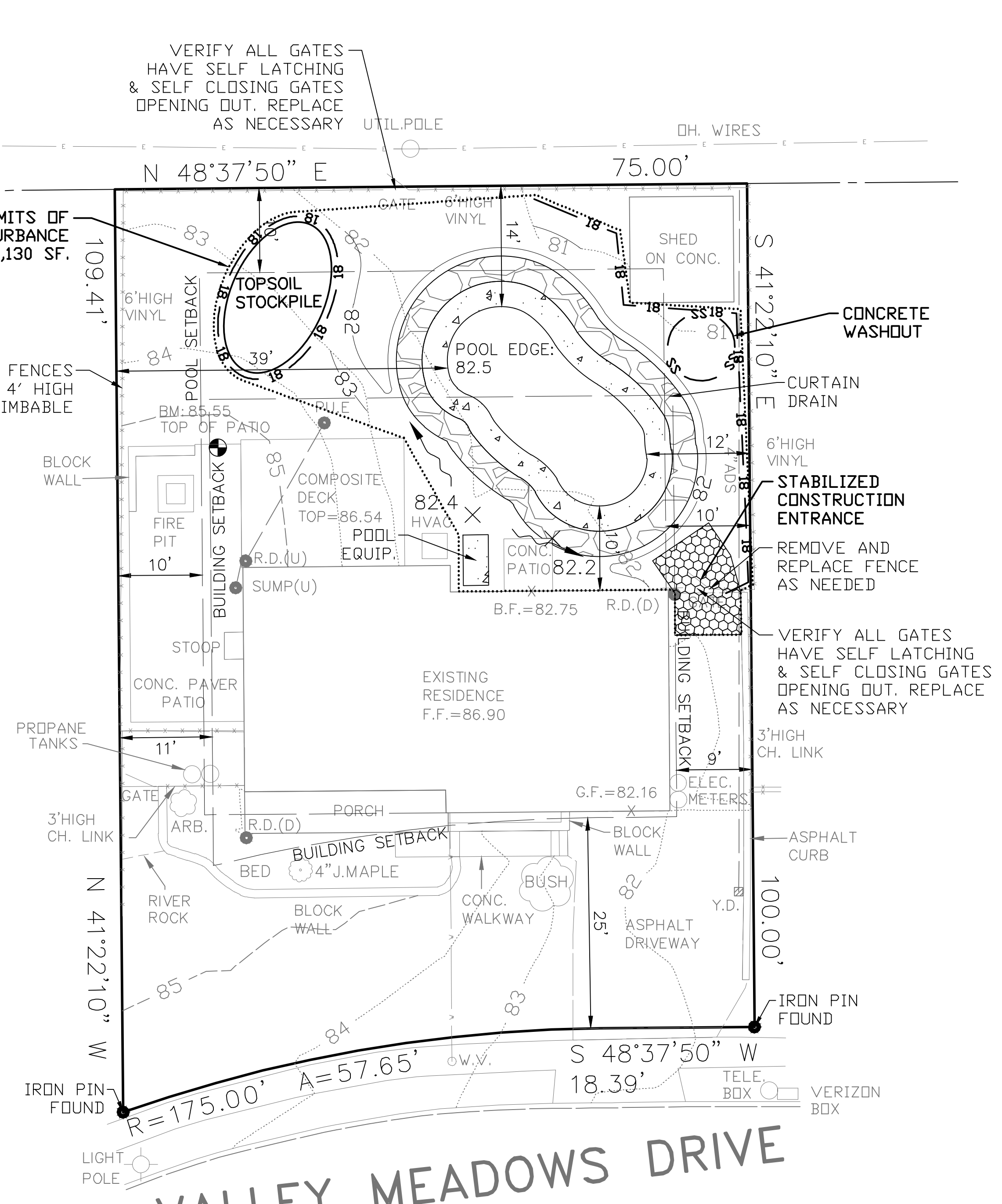
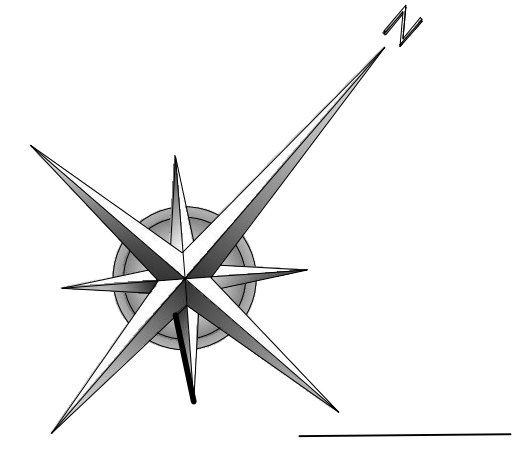
GRADING PLAN
FOR
3606 VALLEY MEADOWS DRIVE
BENSALEM TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA

Mullin Engineering
Civil Engineer

412 Monterey Lane West Chester, PA 19380 Tel: (610) 420-5309

SCALE 1" = 10'	DATE 02/16/2024	DRAWN BY PJM	CHECKED BY JJM	DRAWING 23805
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BCCD EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

- STOCKPILE HEIGHTS 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 IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) 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 AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPILL 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 AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL WRITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING, ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITY 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.

SEEDING SPECIFICATIONS:

- TEMPORARY: TEMPORARY STABILIZATION SHALL BE PROVIDED TO ALL BARE SOIL AREAS THAT WILL REMAIN UNDISTURBED FOR 72 HOURS OR LONGER.
 - ANNUAL RYE GRASS AT A RATE OF 45 POUNDS/ACRE
 - LIMESTONE APPLIED AT THE RATE OF 180 POUNDS/1,000 SQUARE FEET (4 TONS/ACRE)
 - 5-5 FERTILIZER APPLIED AT THE RATE OF 12 POUNDS/1,000 SQUARE FEET (1/4 TONS/ACRE)
 - AIR-DRIED STRAW MULCH COVER OF 140 POUNDS/1,000 SQUARE FEET (3 TONS/ACRE)
- PERMANENT: THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT THE EROSION AND WASHING OF SOIL AND SEDIMENT FROM THE PROPERTY. THE CONTRACTOR SHALL EXPOSE ONLY WHAT IS ABSOLUTELY NECESSARY AT ONE TIME. PERMANENT SWALES AND OTHER EXPOSED AREAS SHALL RECEIVE A MINIMUM OF 4" TOPSOIL BEFORE THE FOLLOWING SEED, NUTRIENTS AND MULCH:
- LIMESTONE APPLIED AT THE RATE OF 180 POUNDS/1,000 SQUARE FEET (4 TONS/ACRE)
 - 10-20-20 FERTILIZER, OR EQUIVALENT, APPLIED AT THE RATE OF 12 POUNDS/1,000 SQUARE FEET (1/4 TONS/ACRE)
 - SEED MIXTURE OF 15% KENTUCKY BLUEGRASS, 35% KENTUCKY FESCUE, 25% CHEWINGS FESCUE, AND 25% PERENNIAL RYE GRASS
 - MULCH - AIR DRIED STRAW APPLIED AT A RATE OF 140 POUNDS/1,000 SQUARE FEET (3 TONS/ACRE) SHALL BE PLACED OVER ALL EXPOSED AREAS AFTER SEEDING.
- PERMANENT SEEDING SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF EARTHMOVING ACTIVITIES. SPOTS WHERE SEEDING DOES NOT GERMINATE SHALL BE RE-FERTILIZED, RE-LIMED AND RESEEDED PER ABOVE SPECIFICATIONS TO ASSURE A GOOD GROWTH OVER THE ENTIRE EXPOSED AREA. NON-GERMINATING PERIODS ARE BETWEEN JUNE 15 THRU AUGUST 15, AND SEPTEMBER 30 THRU APRIL 15. AREAS DISTURBED DURING THESE PERIODS MUST BE LIMED, FERTILIZED, SEEDED AND MULCHED WITHIN 72 HOURS OF THE ENDING OF THOSE PERIODS.

MAINTENANCE:

E&S BMPs
THE CONTRACTOR/DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THE EROSION CONTROL MEASURES DURING EARTHMOVING ACTIVITIES. TEMPORARY MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT, BUT NO LESS THAN ONCE A WEEK. ANY MEASURES FOUND IN NEED OF REPAIR OR REPLACEMENT SHALL BE IMMEDIATELY ATTENDED TO. TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL A SUBSTANTIAL VEGETATIVE GROWTH IS ESTABLISHED ON ALL EXPOSED AREAS. SEDIMENT SHALL BE REMOVED FROM ANY DEVICE IN ACCORDANCE WITH PENNDOT PUBLICATION 408. PRIOR TO SITE STABILIZATION, ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF SUCH MEASURES AFTER EACH RAINFALL EVENT AND ON A WEEKLY BASIS. CLEANOUT, REPAIR, REPLACEMENT, RESEEDING AND RE-MULCHING SHALL BE UNDERTAKEN IMMEDIATELY UPON WITNESSING ANY DAMAGE TO SUCH MEASURES.

ALL EXCESS AND/OR RECYCLABLE MATERIALS, SUCH AS BUILDING MATERIALS, CONCRETE WASH, SANITARY SEWER WASTE, ETC., INCLUDING LITTER GENERATED WILL BE DISPOSED OF IN ACCORDANCE WITH PENNDOT PUBLICATION 408 SPECIFICATIONS AT AN APPROVED SITE.

UPON ACHIEVEMENT OF SITE STABILIZATION, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED. ANY AREAS DISTURBED DURING THIS PERIOD SHALL BE STABILIZED IMMEDIATELY. FINAL STABILIZATION OF VEGETATED AREAS SHALL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED.

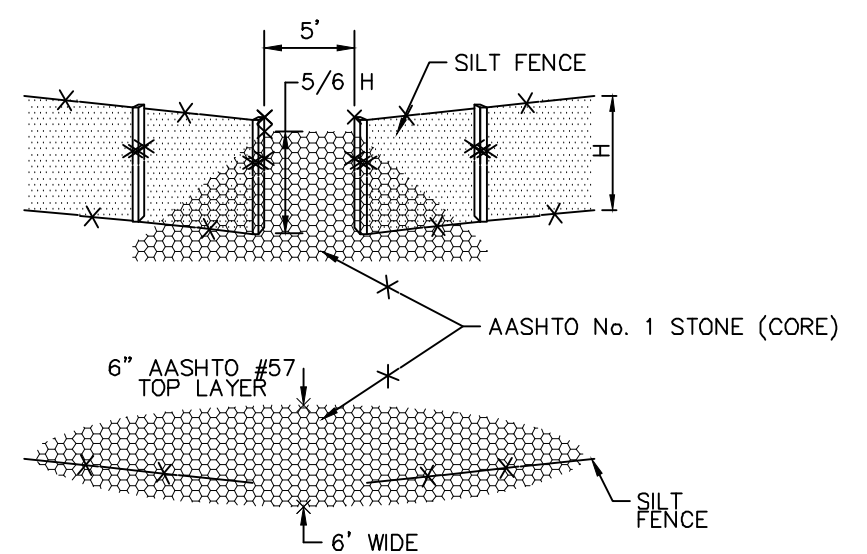
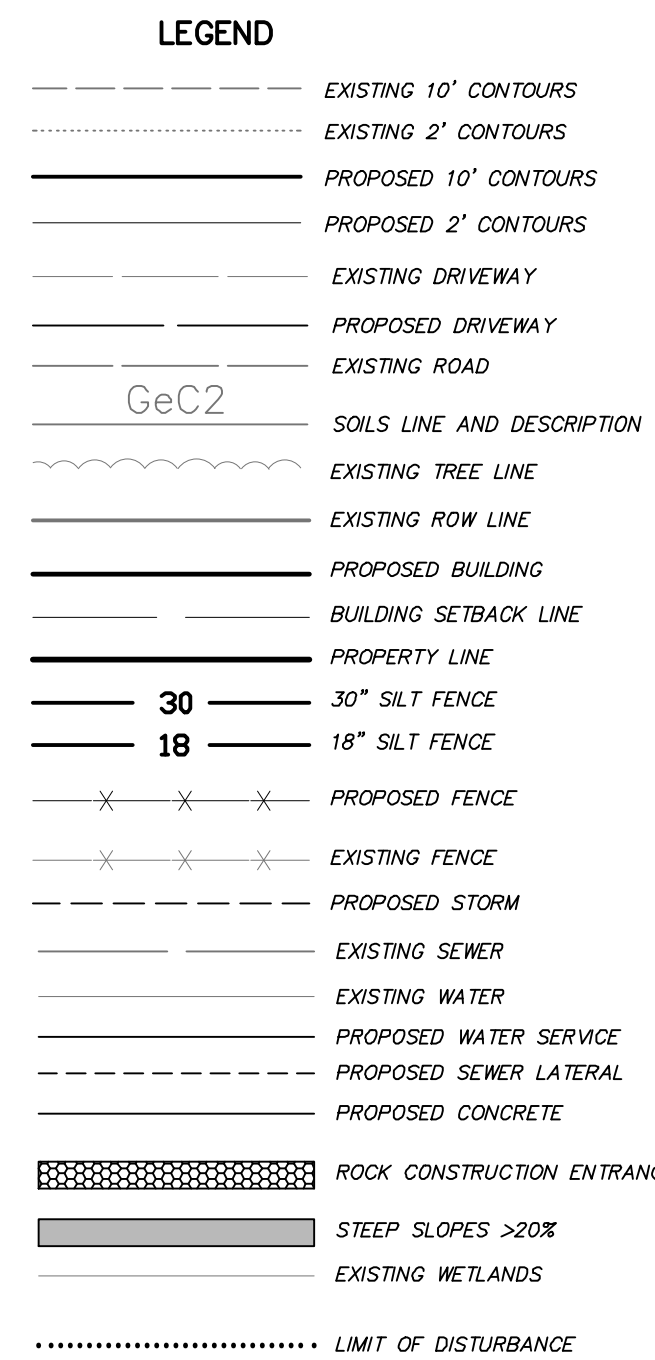
DURING CONSTRUCTION THE CONTRACTOR/DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR REMOVING MUD AND SEDIMENT FROM VEHICLES EXITING THE CONSTRUCTION SITE IN AN ATTEMPT TO PREVENT MUD AND SEDIMENT FROM BEING DEPOSITED ONTO THE PUBLIC ROAD. SHOULD ANY MUD OR SEDIMENT BE DEPOSITED ON THE PUBLIC ROAD, THE CONTRACTOR/DEVELOPER SHALL REMOVE SAME IMMEDIATELY UPON NOTICING IT.

STORMWATER BMPs
ALL INSPECTIONS OF POST CONSTRUCTION STORMWATER MANAGEMENT BMPs SHALL BE PERFORMED BY THE OWNER OR THEIR DESIGNATED AGENT.

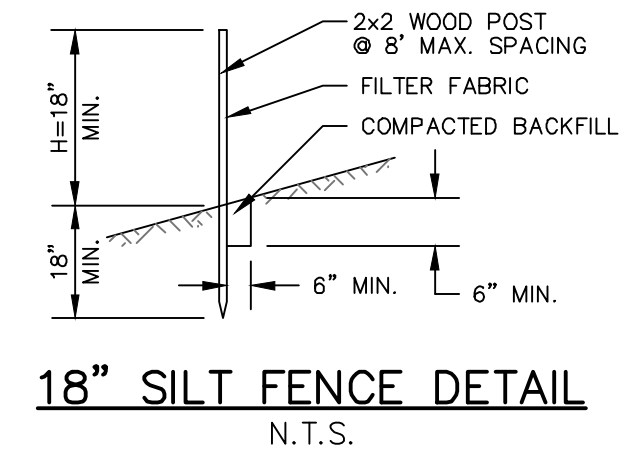
INFILTRATION/RECHARGE SYSTEMS - UNDERGROUND AND SURFACE INFILTRATION/RECHARGE SYSTEMS SHALL BE INSPECTED QUARTERLY AND AFTER EACH RAINFALL EVENT. THE PURPOSE OF THE INSPECTION IS TO ENSURE THE SURFACE AREA OF THE STONE IS NOT CLOGGED WITH DEBRIS, PREVENTING INFILTRATION/RECHARGE.

CURTAIN DRAIN CONSTRUCTION SEQUENCE:

1. STAKE OUT THE LIMITS OF THE CURTAIN DRAIN TO BE INSTALLED AND INSTALL ORANGE CONSTRUCTION FENCE AROUND THE PERIMETER OF THE CURTAIN DRAIN.
 2. EXCAVATE UNDERGROUND CURTAIN DRAIN TO THE PROPOSED BOTTOM. EXCAVATION SHALL BE DONE IN A MANNER THAT DOES NOT DISTURB THE SOIL STRUCTURE OF THE INFILTRATION ZONE.
 3. PLACE FILTER FABRIC IN THE EXCAVATION AND TACK IT UP TO THE SIDES. ALLOW SUFFICIENT FABRIC TO OVERLAP THE TOP OF THE CURTAIN DRAIN.
 4. PLACE AASHTO #57 STONE IN THE BOTTOM OF THE CURTAIN DRAIN AND EVENLY DISTRIBUTE ON THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE THAT THE FILTER FABRIC IN THE CURTAIN DRAIN IS NOT TORN DURING INSTALLATION.
 5. INSTALL THE DISTRIBUTION PIPE AS SHOWN ON THE DETAIL. COMPLETE BACKFILLING OF STONE IN THE CURTAIN DRAIN.
 6. COMPLETE PLACEMENT OF THE STONE IN THE CURTAIN DRAIN. OVERLAP FILTER FABRIC ON TOP OF THE CURTAIN DRAIN. BACKFILL OVER THE INFILTRATION AREA WITH RIVER ROCK TO FINISHED GRADE.
 7. THE INSTALLATION OF THE CURTAIN DRAIN SHALL BE DONE DURING NON-RAINY PERIODS TO PREVENT SEDIMENT DEPOSITION AND CLOGGING OF THE SOIL STRUCTURE. IF RAIN BEGINS AFTER THE EXCAVATION OF THE CURTAIN DRAIN HAS BEEN COMPLETED, FILTER FABRIC SHALL BE PLACED ON THE CURTAIN DRAIN AREA. THE FILTER FABRIC SHALL BE REMOVED AND REPLACED IF SEDIMENT ACCUMULATES IN THE CURTAIN DRAIN AREA.
- CURTAIN DRAIN FILTER FABRIC AND STONE SHALL BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL/SEDIMENT HAS ENTERED ANY OF THE CURTAIN DRAIN, APPROPRIATE MEASURES (I.E., CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, ETC. AN OR REPLACEMENT OF THE FABRIC AND STONE) SHALL BE TAKEN IMMEDIATELY.

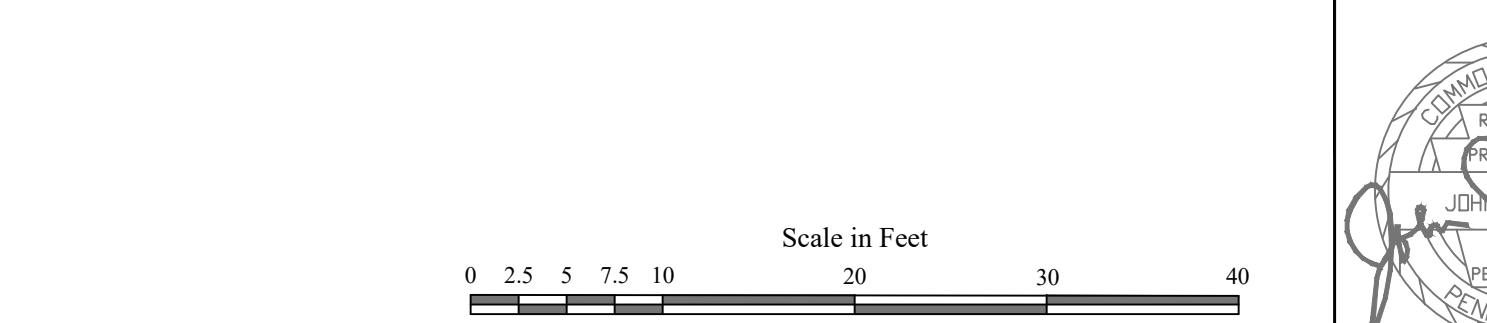


ROCK FILTER OUTLET
N.T.S.



18\"/>

TYPICAL TOPSOIL STOCKPILE CROSS SECTION
NOT TO SCALE



APPENDIX C - STANDARD E&S PLAN NOTES

1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S 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. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL WRITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
4. 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 THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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 E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS. STOCKPILES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
9. 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 THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 2601. ET. SEC. 271.1, AND 2871.1 ET. SEC. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCARDED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR SHALL BE 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.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE RESPONSIBILITIES FOR E&S BMPs SHALL BE PERFORMED 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 THE E&S BMPs FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
15. A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE ACTIONS WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. 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 SWEEPED, SHOVELLED, OR SHEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
17. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
18. 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.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REGULATIONS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACT LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPLETE BEDROCK AND ROCK FILLS SHOULD NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED WITH VEGETATION TO THE STANDARDS OF THIS PLAN.
26. 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.
27. 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.
28. E&S BMPs SHALL 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 THE DEPARTMENT.
29. 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 E&S BMPs.
30. 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 SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. 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.

CONSTRUCTION SEQUENCE

1. INSTALL ORANGE CONSTRUCTION FENCE AROUND THE LIMITS OF DISTURBANCE AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. REMOVE FENCE TO ALLOW ACCESS TO REAR YARD.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL) AND SILT FENCE DOWNHILL OF ALL AREAS TO BE DISTURBED AS INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
4. STRIP TOPSOIL AND PLACE IN DESIGNATED LOCATION. SILT FENCE SHALL SURROUND THE STOCKPILE COMPLETELY.
5. GRADE LOT AS SHOWN ON GRADING PLAN.
6. CONSTRUCT POOL SHELL AND POOL DECK. FINE GRADE AND STABILIZE ALL DISTURBED AREAS.
7. INSTALL CURTAIN DRAIN AROUND POOL AND POOL DECK.
8. REPLACE AND UPDATE POOL FENCE AS NEEDED.
9. AFTER ALL DISTURBED AREAS ON THE LOT HAVE BEEN STABILIZED WITH A MINIMUM OF 70% VEGETATIVE COVER, REMOVE EROSION CONTROL MEASURES, FINE GRADE AND PERMANENTLY STABILIZE THESE AREAS.

PENNSYLVANIA ONE CALL SYSTEM, INC.
CALL 3 WORKING DAYS BEFORE YOU DIG
1-800-242-1776
POCS SERIAL NUMBER:

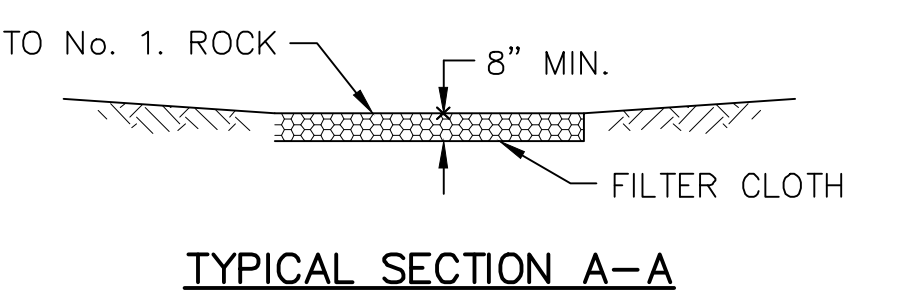
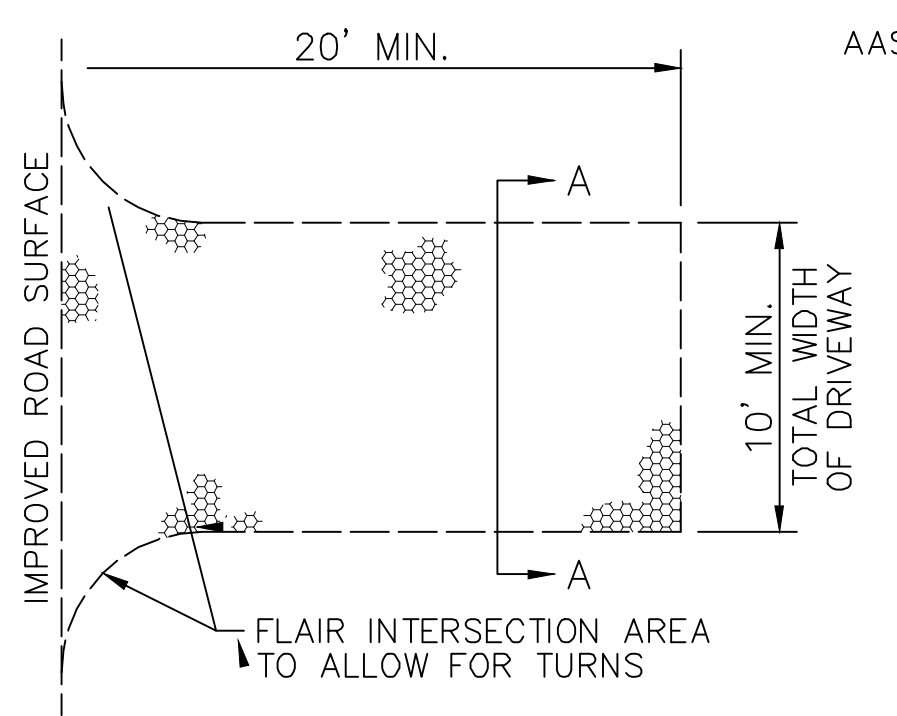
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PENNSYLVANIA ACT 187 REQUIREMENTS
UNDERGROUND UTILITIES SERIAL NO. XXXXXXXXXXXX
MULLIN ENGINEERING LLC DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS. NOR DOES MULLIN ENGINEERING LLC GUARANTEE THAT ANY UNDERGROUND UTILITIES SHOWN ON THESE PLANS WILL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

EXCAVATIONS, TRENCHING, AND SHORING
ALL EXCAVATIONS, TRENCHING, AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING UNITED STATES DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION PUBLICATIONS OR THE LATEST REVISIONS THEREOF:
(1) CONSTRUCTION INDUSTRY STANDARDS AND INTERPRETATIONS (OSHA 2001 SUPPLEMENT TO PART 1926.950 - EXCAVATIONS, TRENCHING AND SHORING)
(2) EXCAVATIONS AND TRENCHING OPERATIONS (OSHA 2226 DATED 1985 (REVISED)).

PARCEL IDENTIFIER: 02-044-098

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

TO BE INSTALLED AT ALL CONSTRUCTION ENTRANCES ONTO A PAVED SURFACE DURING THE INITIAL CONSTRUCTION PHASE.

CONTRACTOR MAY ELECT TO NOT INSTALL THE ROCK CONSTRUCTION ENTRANCE BUT IS RESPONSIBLE FOR ANY SEDIMENT LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE REQUIRED IF ANY SEDIMENT ENTERS PUBLIC ROAD AS DETERMINED BY TOWNSHIP ENGINEER.

EROSION & SEDIMENT CONTROL PLAN
FOR
3606 VALLEY MEADOWS DRIVE
BENSALEM TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA

PROJECT NO. **23805**
F.B.
412 Monteray Lane Tel: (610) 420-5309
West Chester, PA 19380

NO.	DATE	REVISION
1	3/29/2024	REVISED PER TOWNSHIP COMMENTS 3/11/24

SCALE: 1" = 10'
DATE: 02/16/2024
DRAWN BY: PJM
CHECKED BY: JJM
DRAWING

Mullin Engineering
Civil Engineer
JENNIFER MULLIN
REGISTERED PROFESSIONAL ENGINEER
PENNSYLVANIA

Prepared by and Return to:
Christopher S. Mahoney, Esq.
Stuckert and Yates
2 N. State Street
Newtown, PA 18940

CPN No. 02-044-098

RECEIVED

2020 MAR 11 P 2:43

BUCKS COUNTY
RECORDER OF DEEDS

DEED

THIS INDENTURE Made the *FRH* *5th* day of *March*, in the
year of our Lord Two Thousand Twenty (2020)

BETWEEN

Joanna Parker, Administrator d.b.n.c.t.a. of the Estate of Marie T. Hoffmann, (hereinafter called the Grantor), of the one part and

Joanna Parker (hereinafter called the Grantee), of the other part,

WITNESSETH That the said Grantor for and in consideration of the sum of ONE DOLLARS (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, his heirs, and assigns,

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements now erected thereon, Situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, bounded and described, as follows, to wit:

See Exhibit "A"

BEING Parcel No. 02-044-098

The improvements thereon being known as 3606 Valley Meadows Drive, Bensalem Township, Bucks County, Pennsylvania 19020.

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2020015316

Recorded On 3/11/2020 At 2:50:35 PM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 1064442 User - KLJ

* Grantor - HOFFMANN, MARIE T

* Grantee - PARKER, JOANNA

* Customer - STUCKERT & YATES

* FEES

RECORDING FEES	\$81.75
TOTAL PAID	\$81.75

Bucks County UPI Certification
On March 11, 2020 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
STUCKERT & YATES
ATTN: BETTY

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



Robin M. Robinson

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.

167307



Exhibit A

ALL THAT CERTAIN lot or piece of ground, Situate in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Final Plan of Valley Meadows made by Bucks Mont Land Engineers, Inc., dated August 4, 1976 and last revised October 5, 1976 and recorded October 18, 1976 in Plan Book 148 page 18 &c., and later revised October 14, 1976 and June 20, 1977, as follows, to wit:

BEGINNING at a point on the Northwesterly side of Valley Meadows Drive (50 feet wide) said point being measured the four following courses and distances from a point of curve on the Northeasterly side of Park Avenue (46.50 feet wide); (1) on the arc of a circle curving to the left having a radius of 20 feet the arc distance of 24.25 feet to a point of reverse curve; (2) on the arc of a circle curving to the right having a radius of 237.09 feet the arc distance of 146.16 feet to a point of reverse curve; (3) on the arc of a circle curving to the left, having a radius of 20 feet the arc distance of 26.76 feet to a point of reverse curve; and (4) on the arc of a circle curving to the right having a radius of 175 feet the arc distance of 64.57 feet to the place of beginning; thence extending from said point of beginning North 41 degrees 22 minutes 10 seconds West 109.41 feet to a point in line of lands now or late of Lehigh Shopcenter Inc., on said Plan; thence extending along the same North 48 degrees 37 minutes 50 seconds East 75 feet to a point a corner of Lot Number 5 on said Plan; thence extending along the same South 41 degrees 22 minutes 10 seconds East 100 feet to a point on the aforesaid side of Valley Meadows Drive; thence extending along the same the two following courses and distances: (1) South 48 degrees 37 minutes 50 seconds West 18.39 feet to a point of curve, and (2) on the arc of a circle curving to the left having a radius of 175 feet the arc distance of 57.65 feet to the first mentioned point and place of BEGINNING.

BEING Lot Number 4, as shown on the above mentioned Plan.

BEING County Parcel Number 2-44-98

Exhibit A

Being the same premises which Eduardo Teves and Emma Teves, Husband and Wife by Deed dated October 5, 1993 and recorded October 12, 1993 with the Recorder of Deeds in Bucks County in Book 766 Page 738 conveyed unto William S. Hoffmann and Marie T. Hoffmann, Husband and Wife, in fee.

That William S. Hoffmann died on March 18, 1998 at which time title vested in Marie T. Hoffmann, his wife, by operation of law.

That Marie T. Hoffmann died testate on March 17, 2001 and her Last Will and Testament was duly probated in Bucks County, Pennsylvania. Letters of Administration, d.b.n.c.t.a. were issued to Joanna F. Parker by the Register of Wills of Bucks County on February 28, 2020.

This Transfer is exempt from Transfer tax as a specific bequest pursuant to a Will.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest property, claim and demand whatsoever of the said Grantors; as well at law as in equity, of, in, and to the same.

To have and to hold the said lot, tract and parcel of land above-described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his heirs, and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

AND the said Grantor, on behalf of itself, its heirs and assigns, hereby covenants with the Grantee, his heirs and assigns, that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land and all improvements and appurtenances; that the Grantor hereby specially warrants that title to the land and all improvements and appurtenances is free from all encumbrances made by Grantor; and Grantor, and its heirs, will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
in the presence of us:

Joanna Parker, Administrator d.b.n.c.t.a,
of the Estate of Marie T. Hoffmann

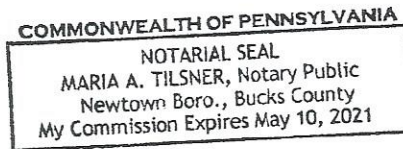
Commonwealth of Pennsylvania :
: ss.
County of Bucks :

On this, the 5th day of March, 2020, before me, a notary public, the undersigned Officer, personally appeared Joanna Parker, Administrator d.b.n.c.t.a of the Estate of Marie T. Hoffmann, known to me (satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Notary Public

The address of the above-named Grantee is:
2208 Academy Drive, Bensalem, PA 19020

On behalf of the Grantee

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) Joanna Parker, Administrator dbncta	Telephone Number (267) 901-0131	Grantee(s)/Lessee(s) Joanna Parker	Telephone Number (267) 901-0131
Mailing Address 2208 Academy Drive		Mailing Address 2208 Academy Drive	
City Bensalem	State PA	ZIP Code 19020	City Bensalem
	State PA	ZIP Code 19020	

SECTION II REAL ESTATE LOCATION

Street Address 3606 Valley Meadows Drive	City, Township, Borough Bensalem
County Bucks	School District Bensalem
	Tax Parcel Number 02-044-098

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 29,760.00	5. Common Level Ratio Factor x 10.64	6. Computed Value = 316,646.40

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

1a. Amount of Exemption Claimed \$ 316,646.40	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
--	--	--

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

Will or intestate succession. Marie T. Hoffmann 09011186
(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.)

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

Name Christopher S. Mahoney, Esq.	Telephone Number (215) 968-4700
Mailing Address Stuckert and Yates, 2 N. State Street	City Newtown
	State PA
	ZIP Code 18940

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: Joanna Parker Date: 3-5-2020

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

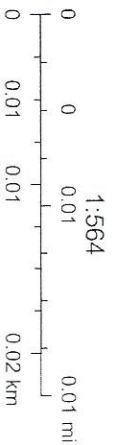


Bucks County Parcels

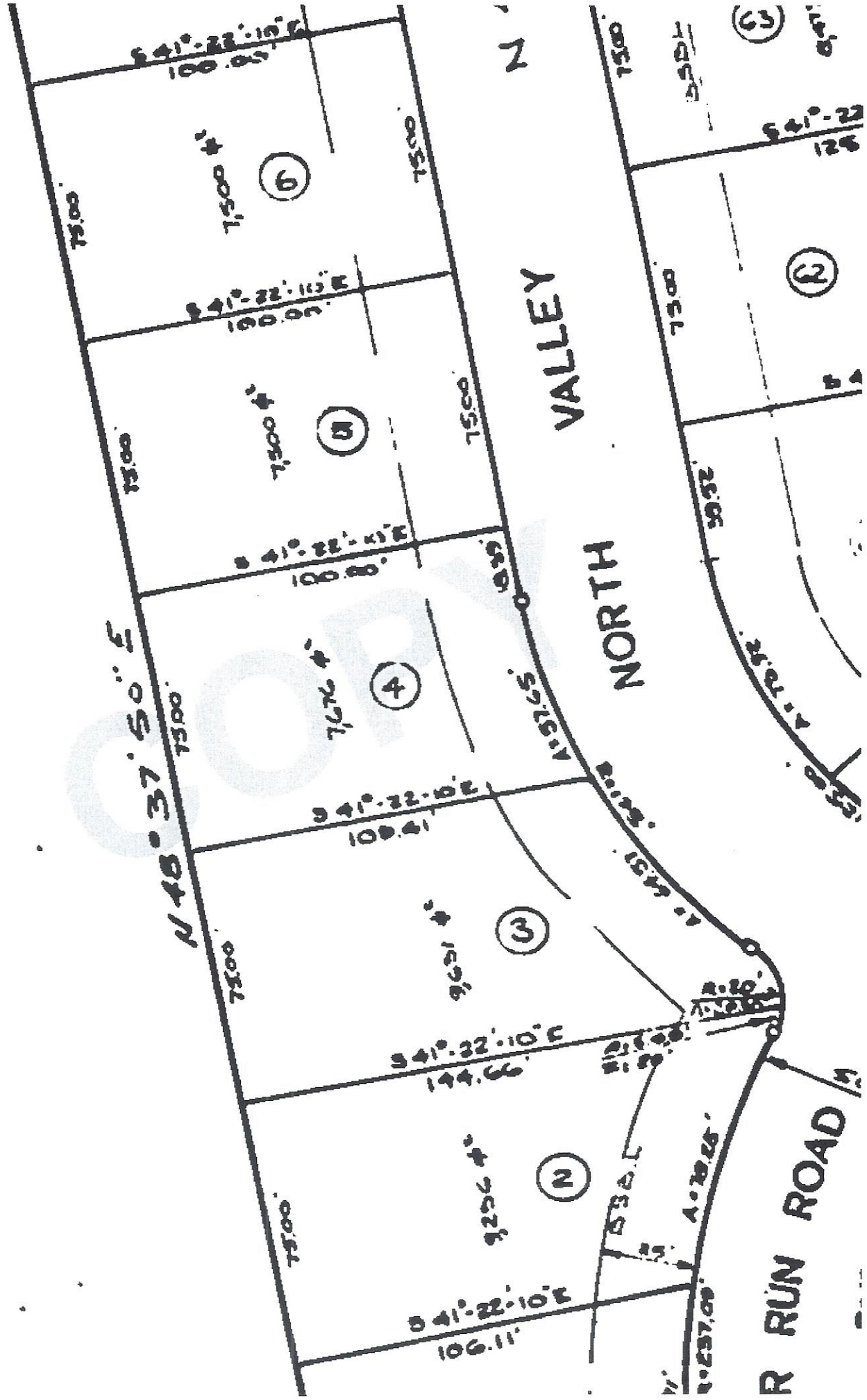


4/3/2024, 1:42:14 PM

- Municipal Boundary
- Parcel Annotation
- Bucks County Parcels



zoning - CD
 LANDS of LEHIGH SHOP





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: Joanna Parker

Address: 3606 Valley Meadows Dr
Bensalem PA 19020

Phone No. 215-869-4566, 267-901-0131

E-Mail Address: Briannasmommy0514@yahoo.com

Owner's Name: Joanna Parker

Address: 3606 Valley Meadows Dr
Bensalem PA 19020

Phone No. 215-869-4566, 267-901-0131

E-Mail Address: Briannasmommy0514@yahoo.com

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

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 type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |

Other: (describe) Variance for Being Over the
Maximum Impervious which is 45%

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-044-098
Location: 3606 Valley Meadows Drive
Lot Size: 2,676 SF
Present Use: Single Family Dwelling
Proposed Use: _____
Present Zoning Classification: R-2
Present Improvement upon Land: _____
Deed recorded at Doylestown in Deed Book 766 Page 138

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

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: _____

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):

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

We would like a Exception of the % of impervious coverage needed to conform w/ the install of our pool, so our family can enjoy it for years to come and keep our kids home and safe.

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.

We believe that placing the pool in our backyard would not harm any one as we are taking all appropriate steps for everything needed and we using a company to install that has been around for ever.

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.

Joanna Parker
Appellant's or Owner's Signature

4/10/2024
Date

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

Sworn to and subscribed before me this

10 day of April 2024

Notary Public

My commission expires: 03-27-2028

Commonwealth of Pennsylvania - Notary Seal
Stephen Craig James, Notary Public
Bucks County
My commission expires March 27, 2028
Commission number 1268064
Member, Pennsylvania Association of Notaries



BENSALEM TOWNSHIP

215-633-3644 ■ 2400 Byberry Road ■ Bensalem, PA 19020

Residential Resale Certificate of Occupancy

PERMIT NUMBER: 2021-0873 DATE ISSUED: 03/09/2021

LOCATION: 3606 VALLEY MEADOW DR BENSALEM, PA 19020-4714

CURRENT OWNER: PARKER, JOANNA PHONE No.: _____

BUYER: PARKER, JOANNA PHONE No.: _____

PERMIT DESCRIPTION: SINGLE-FAMILY DWELLING

CONDITIONS (IF ANY): _____

TAX PARCEL No.: 02044098

Issuance of this permit does not constitute verification of property boundaries. It is recommended that a survey of the property be conducted to verify the boundaries of the subject property.

IT IS RECOMMENDED YOU KEEP THIS DOCUMENT IN A SAFE PLACE

KENNETH V. FARRALL
Director of Building and Planning

ANY CHANGE IN USE OR OCCUPANCY AT LOCATION COVERED BY THIS PERMIT WILL REQUIRE A NEW APPLICATION