

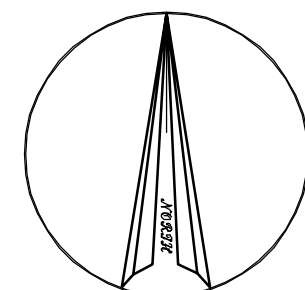
2110 STREET ROAD

MINOR SUBDIVISION PLANS

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



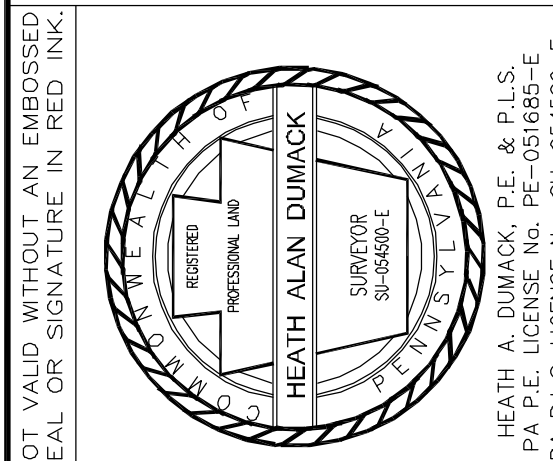
LOCATION MAP
SCALE : 1" = 200'



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4	EROSION & SEDIMENT CONTROL PLAN
5	EROSION & SEDIMENT CONTROL DETAILS
6	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7	POST CONSTRUCTION STORMWATER MANAGEMENT RAIN GARDEN DETAILS
8	POST CONSTRUCTION SWM & CONSTRUCTION DETAILS

SERIAL No. 2026-1542066
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

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DUMACK ENGINEERING
ESTABLISHED IN 1964
P.O. BOX 487
PENN PARK, PA 18943
PHONE: (610) 658-1030
FAX: (610) 658-1232

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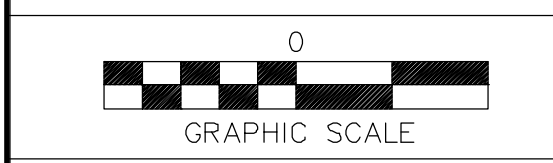
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REV/	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 06-021-021-004
DEED BOOK: 4491 PAGE No. 0821
INSTRUMENT No.:
CURRENT ZONING: AG-1

OWNER of RECORD:
ADRIAN THOMAS & PHILIP STONE
2110 STREET ROAD
NEW HOPE, PA 18938

APPLICANT:
SAME AS ABOVE



COVER SHEET
2110 STREET ROAD
BUCKINGHAM TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: HAD
CHECKED BY:
SCALE: AS NOTED
PROJECT No: 8284
PLAN DATE: JUN 2, 2026
SHEET No. 1 of 8

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

STOCKPILES MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR /RESPONSIBLE PERSON(OR)P 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 ORP SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/ OR SEDIMENT POLLUTION.

THE ORP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINS FOR ALL SOIL AND/ OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT - LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL SCM SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE ALL TIMES.

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

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

AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE ORP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE ORP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH:

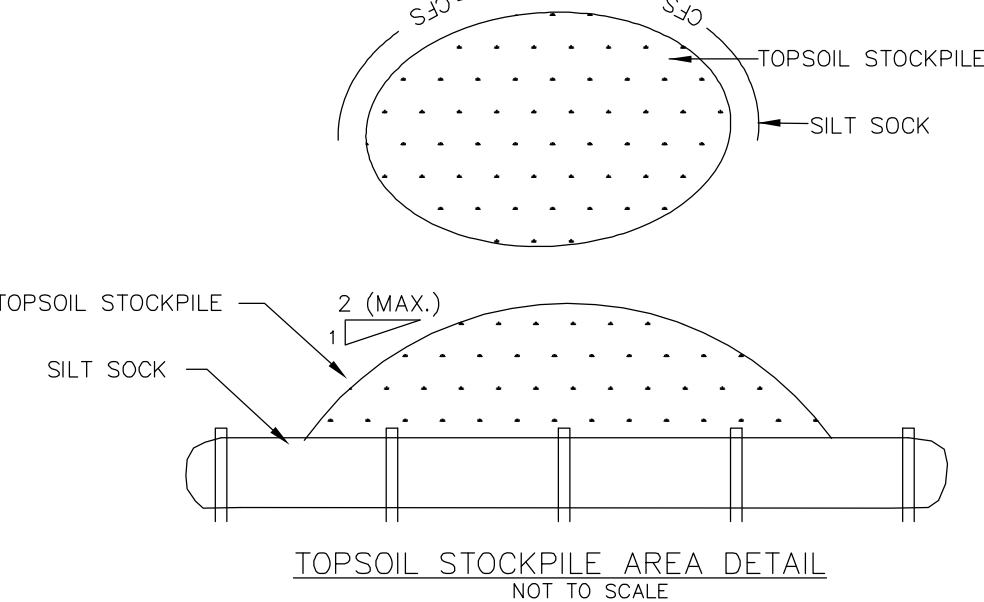
TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

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

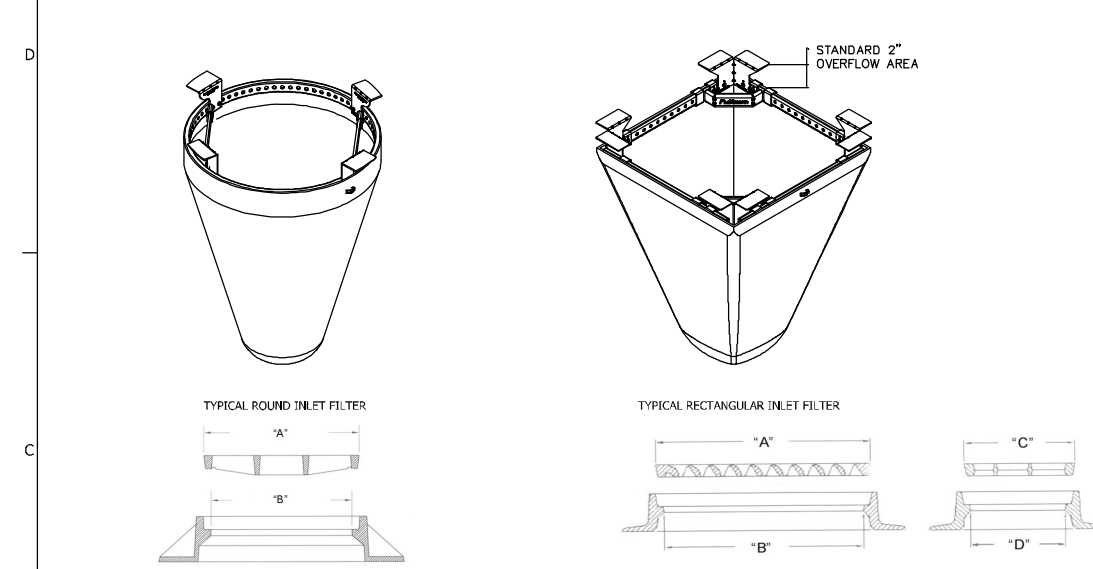
UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT SCMS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL SCMS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL SCMS FAIL, TO PERFORM AS EXPECTED, REPLACE SCMS, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM SCMS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTED REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ., AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED), OR WASTE MATERIALS SHALL BE BURNED, DUMPED OR DISCHARGED AT THE SITE.



FLEXFORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING



STYLE	FRAME STYLE AND SIZE	Frame P/N:	SPECIFICATIONS FOR SCMS AND INLET PROTECTION
ROUND	Small Round (Up to 20" dia openings) (A) dia	625RD	Normal Size (GPR)
	Med Round (20" - 24" dia openings) (B) dia	626RD	Small
	Large Round (24" - 30" dia openings) (C) dia	627RD	Medium
	X-Large Round (30" - 36" dia openings) (D) dia	628RD	XL
RECTANGULAR	Small Rect / Square (Up to 24" (B) x 24" (D) openings or 90" perimeter)	625RC	Normal Size (GPR)
	Med Rect / Square (Up to 24" (B) x 24" (D) openings or 120" perimeter)	626RC	Small
	Large Rect / Square (Up to 24" (B) x 24" (D) openings or 150" perimeter)	627RC	Medium
	X-Large Rect / Square (Up to 24" (B) x 24" (D) openings or 180" perimeter)	628RC	XL

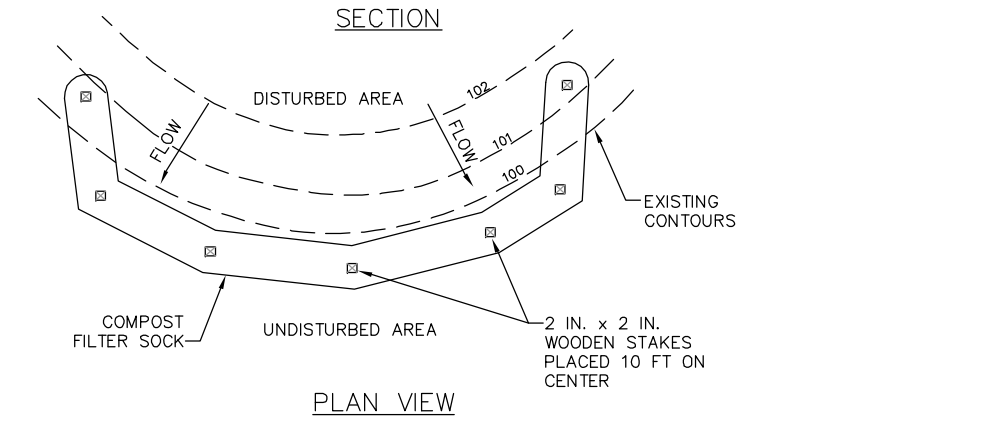
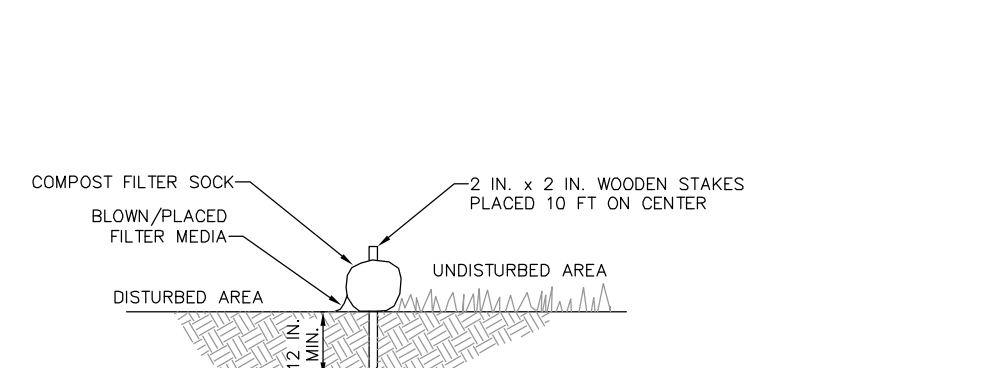
2. SELECT YOUR FRAME PART NUMBER	INSTALLATION															
<table border="1"> <tr> <th>FLEXFORM FILTER BAGS</th> <th>12" depth</th> <th>18" depth</th> <th>Clear Water Flow Rate (GPM) (50% Eff)</th> <th>Max. A/C/S</th> </tr> <tr> <td>FX Standard Nylon Bag</td> <td>FX</td> <td>FXS</td> <td>200</td> <td>40</td> </tr> <tr> <td>FX Duff Non-Revers Bag</td> <td>FL</td> <td>FLS</td> <td>140</td> <td>30</td> </tr> </table>	FLEXFORM FILTER BAGS	12" depth	18" depth	Clear Water Flow Rate (GPM) (50% Eff)	Max. A/C/S	FX Standard Nylon Bag	FX	FXS	200	40	FX Duff Non-Revers Bag	FL	FLS	140	30	<ol style="list-style-type: none"> REMOVE GRATE DROP FLEXFORM INLET FILTER ONTO LOAD BEARING UP OF CASTING OR CONCRETE STRUCTURE REPLACE GRATE
FLEXFORM FILTER BAGS	12" depth	18" depth	Clear Water Flow Rate (GPM) (50% Eff)	Max. A/C/S												
FX Standard Nylon Bag	FX	FXS	200	40												
FX Duff Non-Revers Bag	FL	FLS	140	30												

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF A&S, INC. WWW.INLETFILTERS.COM (866) 287-8655 PH (630) 355-3477 TX INFO@INLETFILTERS.COM

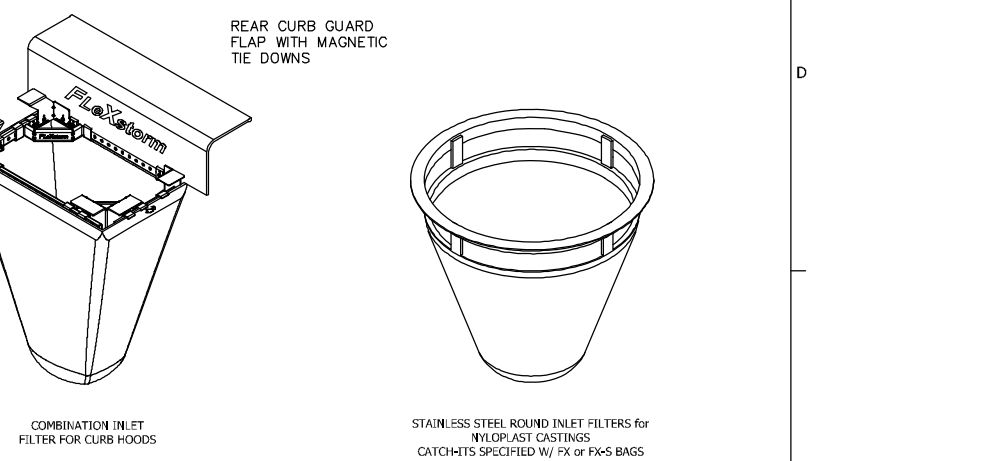
SOIL CONSERVATION STANDARD NOTES:

- BEFORE EARTH DISTURBANCES BEGIN, THE LANDOWNER SHALL BE THOROUGHLY FAMILIAR WITH EROSION AND SEDIMENT CONTROL, RULES AND REGULATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENT PROTECTION.
- AT LEAST THREE WORKING DAYS BEFORE STARTING ANY EARTH DISTURBANCE, THE LANDOWNER SHALL NOTIFY THE BUCKS COUNTY CONSERVATION DISTRICT. AT LEAST THREE DAYS BEFORE EARTH DISTURBANCE BEGINS, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM, AT 1-800-242-1776, TO OBTAIN INFORMATION ON BURIED UTILITY LOCATIONS.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE MAINTAINED AT THE SITE AT ALL TIMES.
- ANY REVISIONS TO THIS PLAN, OR TO ANY OTHER PLANS THAT MAY AFFECT IT, MUST HAVE PRIOR APPROVAL OF THE BUCKS COUNTY CONSERVATION DISTRICT.
- EROSION AND SEDIMENT CONTROL PLANS MUST BE PREPARED FOR ALL OFF-SITE BORROW AND SPOIL AREAS. THESE PLANS MUST HAVE PRIOR APPROVAL OF THE BUCKS COUNTY CONSERVATION DISTRICT.
- THE LANDOWNER SHALL PROPERLY IMPLEMENT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE LANDOWNER SHALL INSTALL, OPERATE AND MAINTAIN THE SPECIFIED EROSION AND SEDIMENT CONTROLS. FOR PROJECTS THAT REQUIRE FEDERAL NPDES PERMITS, THE LANDOWNER WILL MAINTAIN WRITTEN INSPECTION LOGS AND WILL MAKE THEM AVAILABLE TO REPRESENTATIVES OF BUCKS COUNTY CONSERVATION DISTRICT. ALL REQUIRED WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, RE-GRADING, RE-STABILIZATION SHALL BE DONE IMMEDIATELY.
- UPON DISCOVERY OF CIRCUMSTANCES THAT COULD CAUSE ACCELERATED EROSION AND SEDIMENT POLLUTION, THE LANDOWNER SHALL IMMEDIATELY INSTALL ADDITIONAL APPROPRIATE CONTROL MEASURES.
- EARTH DISTURBANCE AND CONSTRUCTION MUST PROCEED IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE. EACH STAGE IN THE SEQUENCE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE BEGINS. CLEARING AND GRUBBING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE.
- UNCONTAMINATED SEDIMENT REMOVED FROM EROSION AND SEDIMENT CONTROL AREAS SHALL BE DISPOSED OF ON THE SITE, IN LANDSCAPED AREAS OR IN TOPSOIL STOCKPILE, AND SHALL BE STABILIZED IMMEDIATELY. SEDIMENT WILL NOT BE PLACED ON STEEP SLOPES OR IN WETLANDS, FLOODPLAINS OR DRAINAGE SWALES.
- PUMPED WATER MUST BE DISCHARGED THROUGH A FILTER BAG OR OTHER APPROPRIATE CONTROL MEASURE, LOCATED ON AN UNDISTURBED PART OF THE SITE.
- THE LANDOWNER SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OFF A BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION SOLID WASTE MANAGEMENT REGULATIONS. THE LANDOWNER SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE SITE.

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



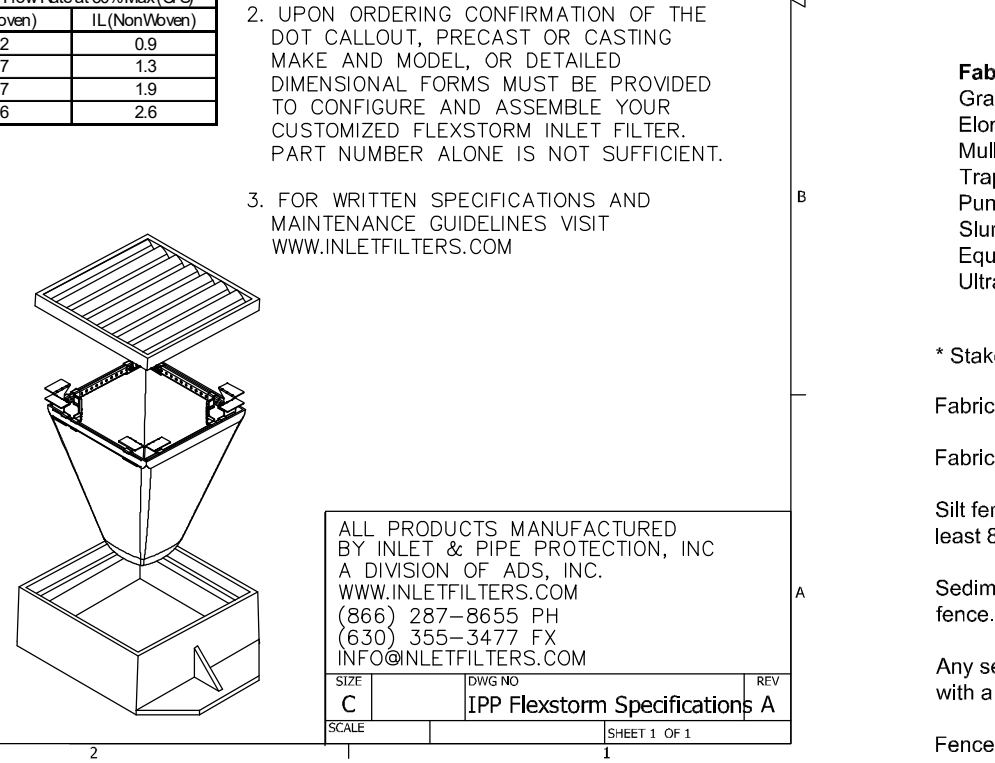
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE SECURED AT A MINIMUM OF 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SOCK AND THE SLOPE TO ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED OR GALVANIZED) FOR 7 YEAR MINIMUM SERVICE LIFE.

2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXFORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.

3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT WWW.INLETFILTERS.COM



Stakes spaced @ 8' maximum. Use 2" x 2" (1 1/2") wood or equivalent steel (U or T) stakes. Fabric shall have the minimum properties shown in Table 4.3. Silt fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment. Sediment must be removed when accumulations reach half the above ground height of the fence. Any section of silt fence which has been undermined or topped must be immediately replaced with a rock filter outlet (See Standard Construction Detail #4-6). Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

+SEEDING REQUIREMENTS

(TAKEN FROM 1990-3 AGRONOMY GUIDE, PENN STATE UNIVERSITY) DURING THE NON-GROWING SEASONS MULCH ALONE MAY BE APPLIED, AT THE RATE OF 3 TONS/ACRE, TO DISTURBED AREAS.

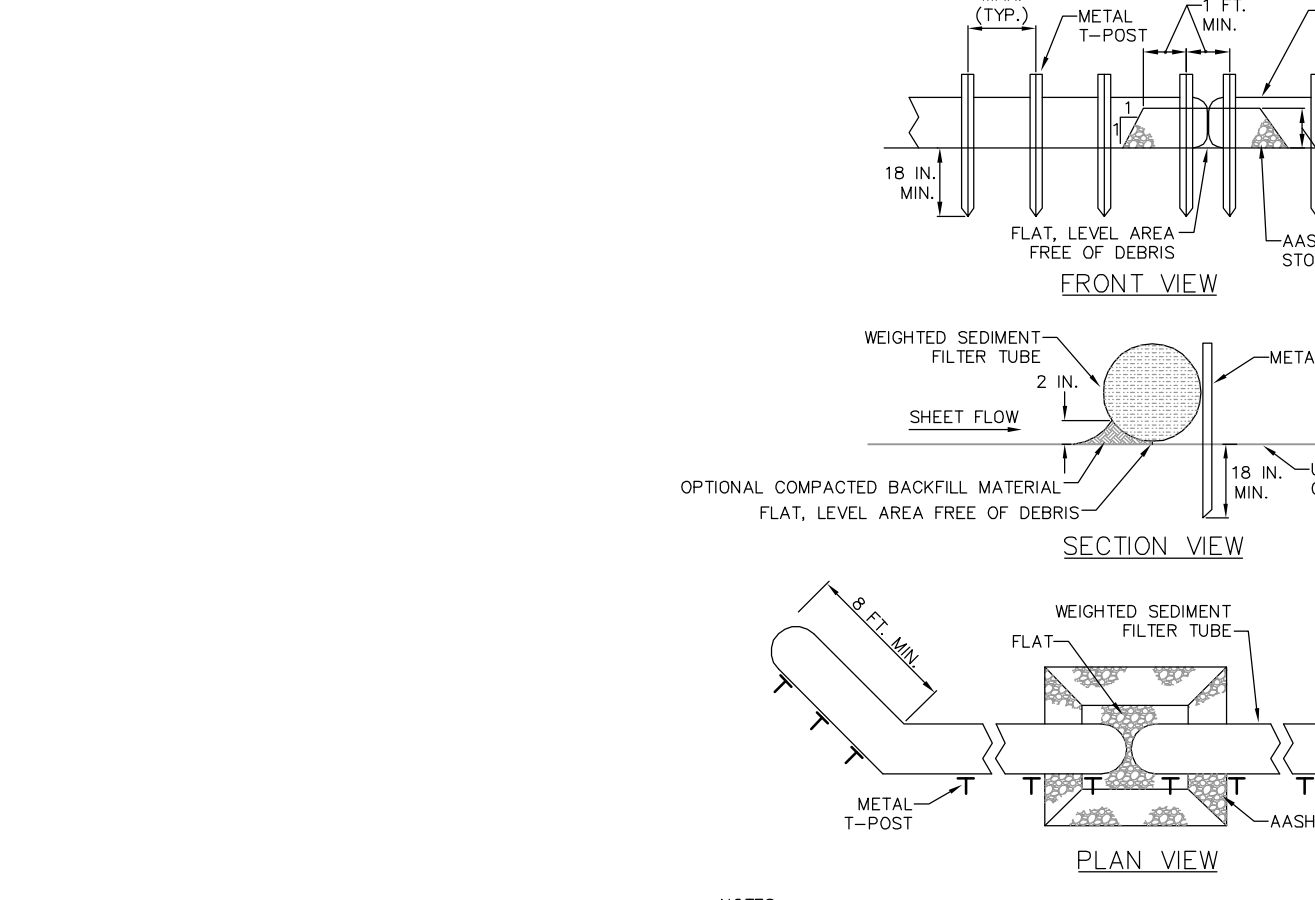
- TEMPORARY**
- APPLY AGRICULTURAL LIMESTONE, EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDES, AT A RATE OF 1 TON PER ACRE, PLUS FERTILIZER AT A RATE OF 50-50-50 (50 LBS N, 50 LBS P205, 50 LBS K2O) PER ACRE.
 - WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES MINIMUM.
 - INSPECT SEED BED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED.
 - SEEDING TYPES AND RATES:
ANNUAL RYEGRASS 40 LB/AC
SPRING OATS (W/L WINTER KILL) 96 LB/AC (3 BU)
WINTER WHEAT, OR 180 LB/AC (3 BU)
WINTER RYE 160 LB/AC (3 BU)
5. MULCHING (SEE BELOW).

- PERMANENT**
- FOR BEST RESULTS, PERMANENT SEEDING SHOULD BE MADE IN THE SPRING (MARCH, APRIL, AND EARLY MAY). FALL SEEDING CAN ALSO BE MADE. REALIZE THAT GRASSES REQUIRE AT LEAST 4-6 WEEKS OF GROWTH PRIOR TO HARD FROSTS. DO NOT SEED DURING HOT SUMMER MONTHS.
 - THE SUBSOIL SHALL BE GRADED AND UNIFORMLY COMPACTED SO THAT IT WILL BE PARALLEL TO PROPOSED FINISHED GRADE. THE SUBGRADE MATERIAL SHALL BE LOOSEND AND MIXED TO A DEPTH OF 3 TO 4 INCHES AND ALL STONES OVER TWO INCHES IN SIZE, STICKS AND RUBBISH REMOVED. NO HEAVY OBJECTS EXCEPT LAWN ROLLERS SHALL BE MOVED OVER LAWN AREAS AFTER THE SUBGRADE SOIL HAS BEEN PREPARED, UNLESS THE SUBGRADE SOIL IS AGAIN GRADED AND LOOSEND AS SPECIFIED ABOVE BEFORE TOPSOIL IS SPREAD.
 - FINISHED GRADING - LAWN AREAS. AFTER THE SUBGRADE SOIL HAS BEEN PREPARED, 4" MIN TOPSOIL MUST BE SPREAD EVENLY THEREON AND LIGHTLY COMPACTED. NO TOPSOIL SHALL BE SPREAD IN A FROZEN OR MUDDY CONDITION. AREAS TO BE SEEDDED SHALL BE BROUGHT TO FINISHED GRADE AND SMOOTHED. ALLOWANCE FOR SETTLEMENT SHALL BE MADE.
 - GRASS SEED
GRASS SEED SHALL BE FRESH, RECLEANED SEED OF THE LATEST CROP, DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS WHICH SHALL BEAR THE VENDORS NAME AND CLEARLY SPECIFIED GRADES. GRASS SEED SHALL BE MIXED IN THE FOLLOWING PROPORTIONS AND SHALL CONFORM TO THE FOLLOWING PERCENTAGES OF PURITY AND GERMINATION.
- | MIXTURE | % BY WEIGHT | % PURITY | GERMINATION |
|-------------------------------|-------------|----------|-------------|
| KENTUCKY BLUEGRASS | 70% | 85% | 75% |
| CREeping RED FESCUE | 20% | 97% | 90% |
| TURF-TYPE PERENNIAL RYE-GRASS | 10% | 93% | |
- REMOVE FOR A DEPTH OF 6 INCHES ALL STONES ONE INCH OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, CABLE, TREE MATERIAL, AND DISPOSE PROPERLY. DO NOT BURY ON-SITE.
 - APPLY AGRICULTURAL LIMESTONE AT A RATE OF 2 TONS PER ACRE. APPLY FERTILIZER AT THE RATE OF 50-100-100 PER ACRE.
 - WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 8 INCHES. THE FINAL OPERATION WILL CONFORM TO THE GENERAL CONTOUR.
 - INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND FIRMED.
 - APPLY THE FINAL SEED MIXTURE AT THE RATE OF 5 LBS PER 1,000 S.F. TO DEPT OF 1/4" TO 1/2" USING MECHANICAL SEEDER. FIRM SEED WITH ROLLER OR LIGHT DRAG.
 - MULCHING (SEE BELOW)
 - PERMANENT SEEDINGS MAY ALSO BE APPLIED BY HYDROSEEDING, AT A RATE OF 1,000 GAL/ACRE.

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

LIQUID MULCH BINDERS

- APPLICATION SHOULD BE HEAVIER AT EDGES (WHERE WIND CATCHES THE MULCH), IN VALLEYS, AND AT CRESTS OF BANKS. REMAINDER OF ARE SHOULD BE UNIFORM IN APPEARANCE.
- ONE OF THE FOLLOWING MAY BE USED:
A. EMULSIFIED ASPHALT - SS-1, CS-1, CM-2, MS-2RS-1, RS-2, CR-1 AND CR-2
B. CUTBACK ASPHALT - RAPID CURRING (RC-70, RC-250 AND RC-500) OR MEDIUM CURR (MC-250) APPLY AT A MINIMUM RATE OF 150 GAL/AC, MORE ON STEEP LONG SLOPES.
C. SYNTHETIC OR ORGANIC BINDERS - CURASOL, DCA-70, PETRO-SET, AND TERRA-TACK OR EQUAL MAY BE USED AT RATES RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH MATERIALS.



NOTES:
A SEDIMENT TUBE PLACEMENT AREA SHALL BE PREPARED SO THAT IT IS FREE OF ALL DEBRIS, INCLUDING ROCKS, STICKS, ROOTS, ETC. A 2" LAYER OF AASHTO #57 STONE SHALL BE PLACED WHERE THE LOGS COME TOGETHER. ENDS OF TUBES MAY BE OVERLAPPED ACCORDING TO MANUFACTURER'S SPECIFICATIONS INSTEAD OF THE AASHTO #57 STONE.
SEDIMENT TUBES SHALL BE PLACED AT EXISTING LEVEL GRADE. ENDS SHALL BE EXTENDED UPSLOPE AT 45 DEGREES TO THE MAIN FILTER LOG ALIGNMENT FOR A MINIMUM OF 8 FEET.
SEDIMENT TUBES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
SEDIMENT DEPOSITS SHALL BE CLEANED FROM THE LOG WHEN IT REACHES HALF THE HEIGHT OF THE TUBE.
DAMAGED TUBES SHALL BE REPLACED WITHIN 24 HOURS OF INSPECTION. A SUPPLY OF TUBES SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE.

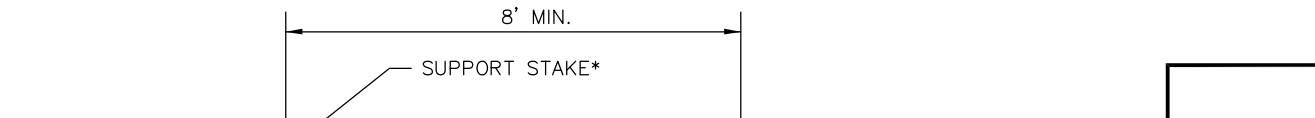
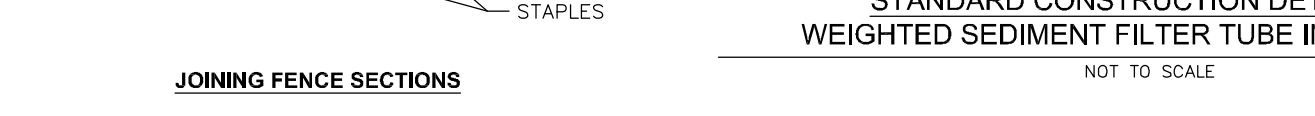
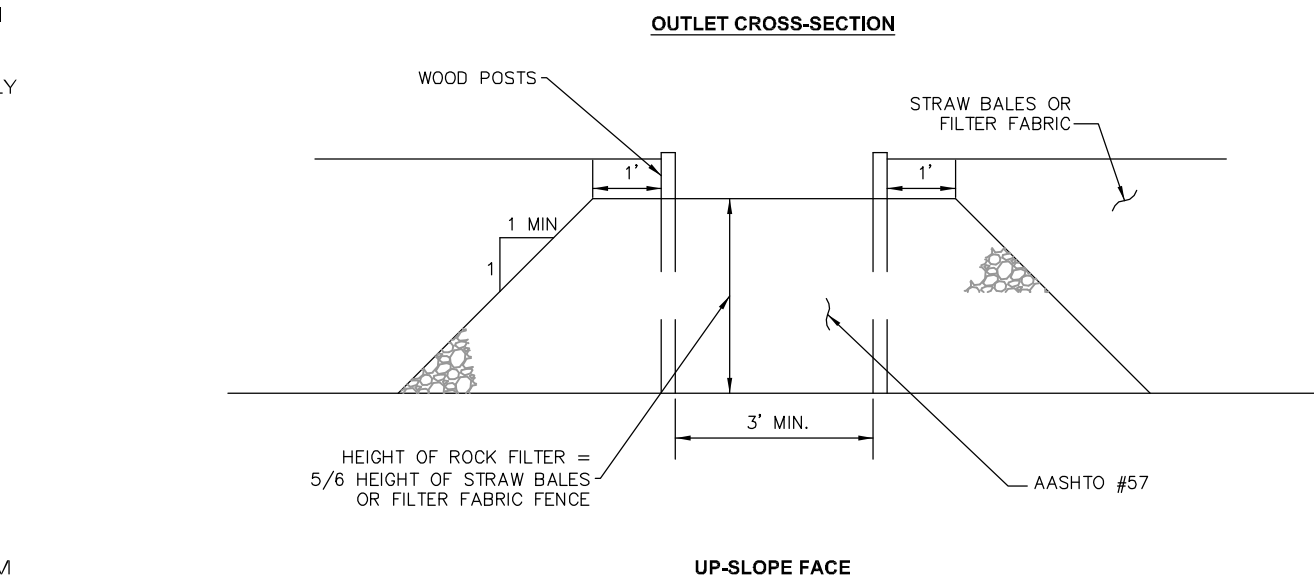
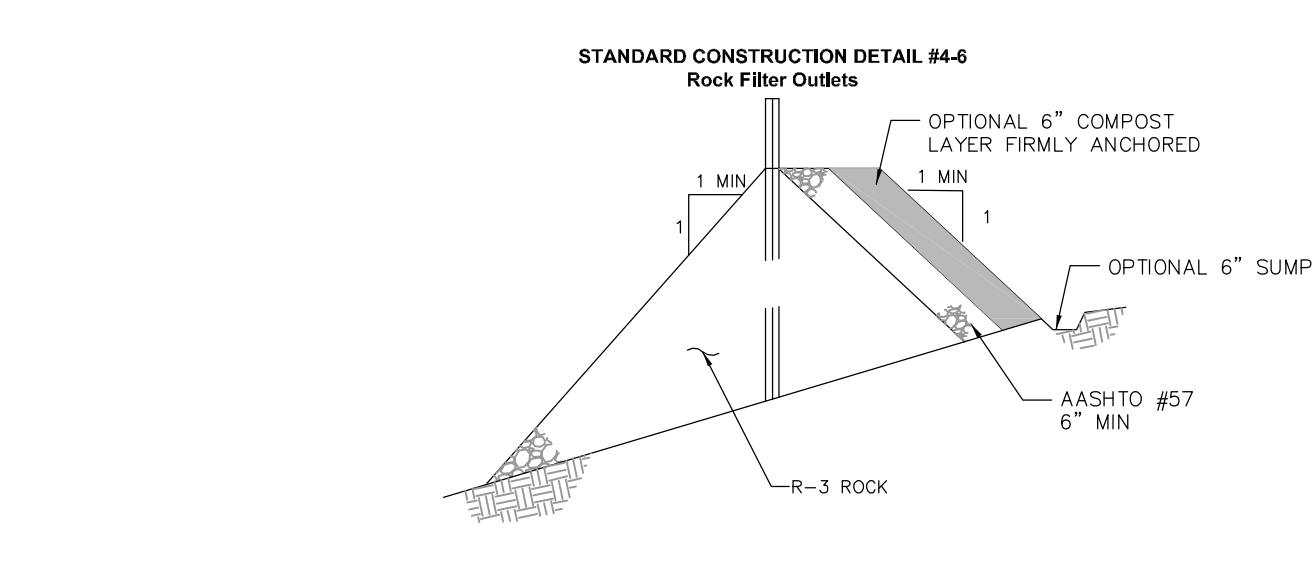


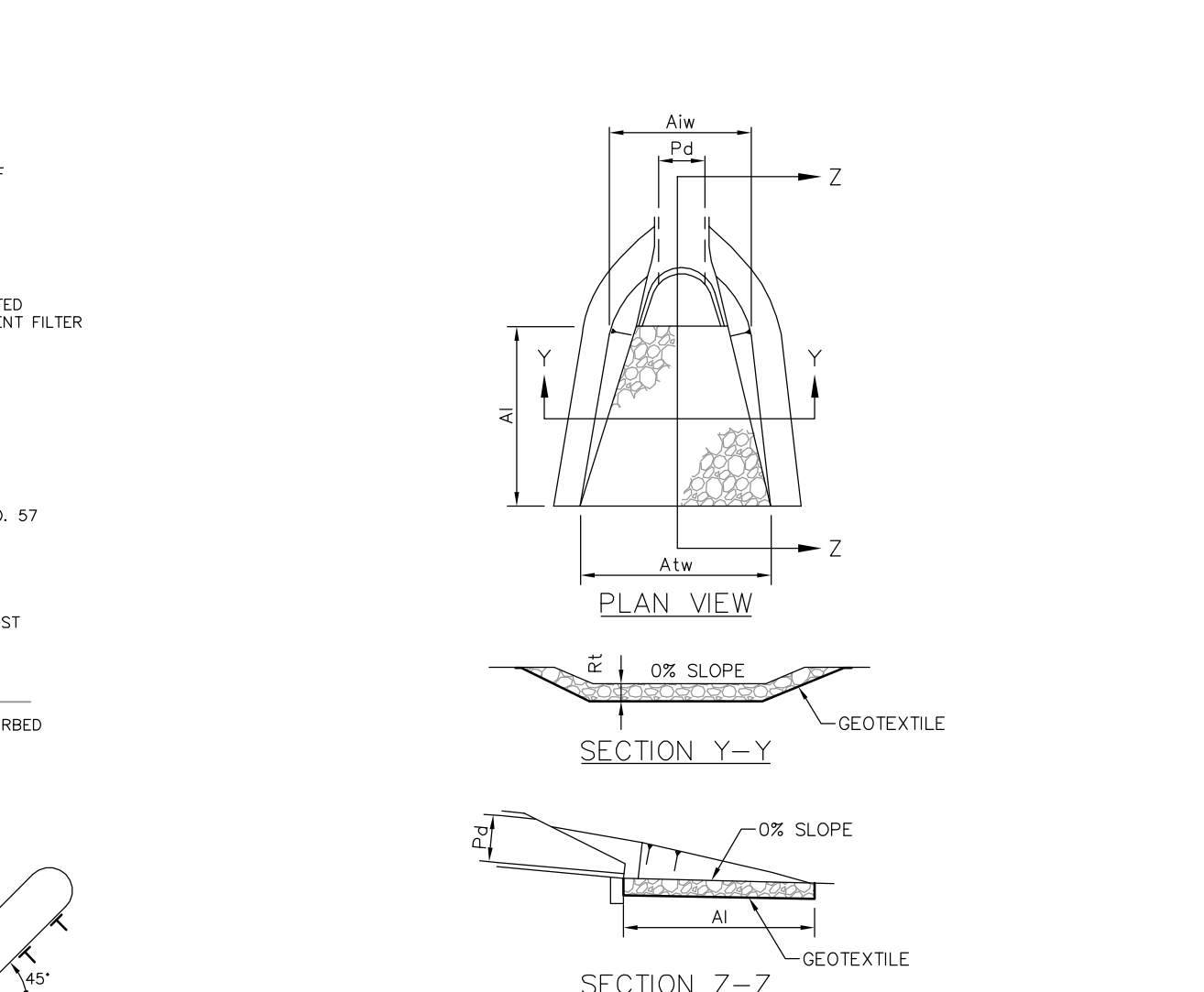
TABLE 4.3 Fabric Properties for Silt Fence Minimum Acceptable

Value Test Method	Minimum Acceptable
Elongation at Failure (%)	20% Max.
Mullen Burst Strength (psi)	200
Puncture Strength (lb)	40
Skurry Flow Rate (gall/min/ft)	0.3
Equivalent Opening Size	30 US Std. Sieve CW-02215
Ultraviolet Radiation Stability (%)	80

* Stakes spaced @ 8' maximum. Use 2" x 2" (1 1/2") wood or equivalent steel (U or T) stakes. Fabric shall have the minimum properties shown in Table 4.3. Silt fence must be placed at level existing grade. Both ends of the barrier must be extended at least 8 feet up slope at 45 degrees to the main barrier alignment. Sediment must be removed when accumulations reach half the above ground height of the fence. Any section of silt fence which has been undermined or topped must be immediately replaced with a rock filter outlet (See Standard Construction Detail #4-6). Fence shall be removed and properly disposed of when tributary area is permanently stabilized.

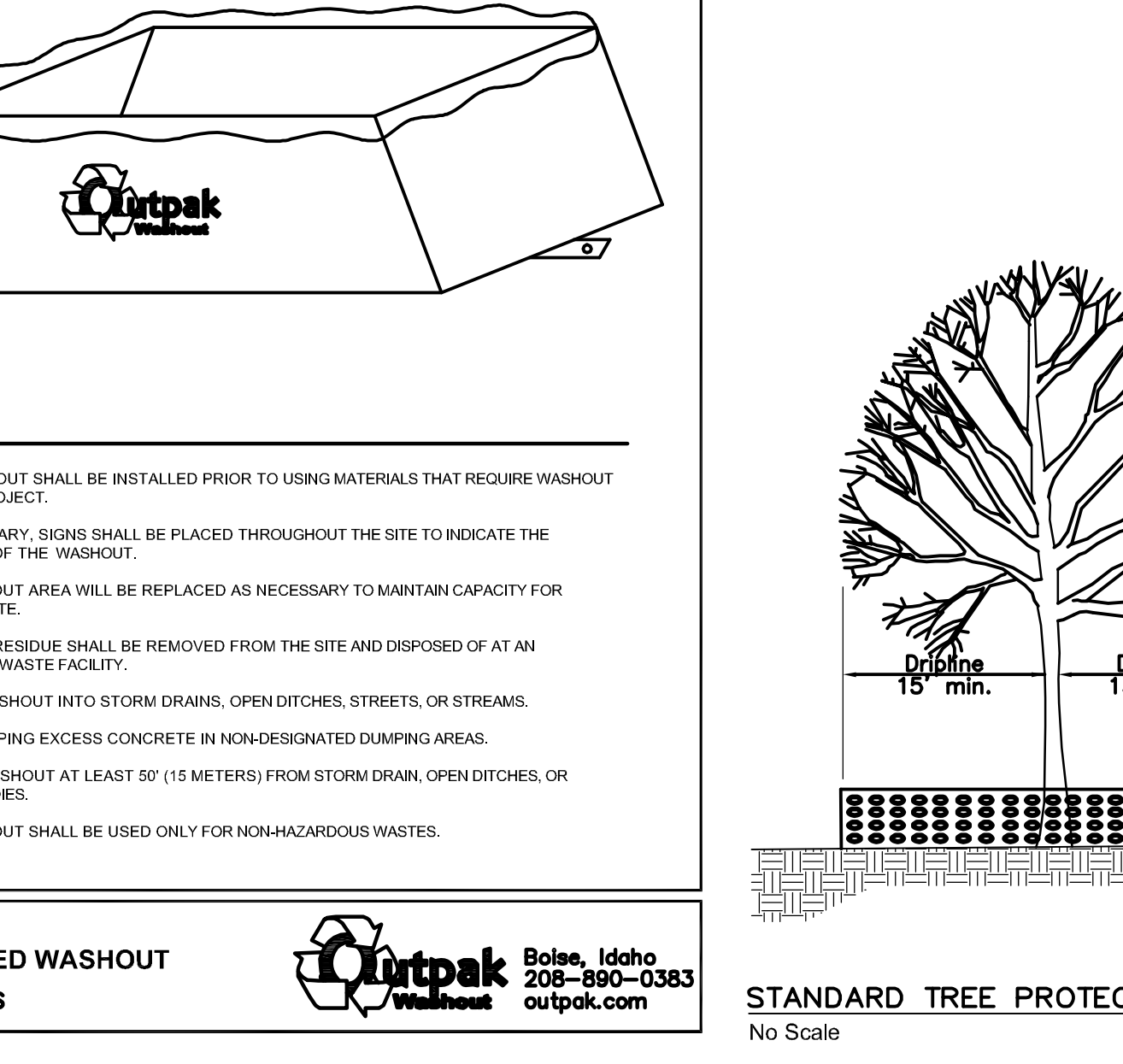
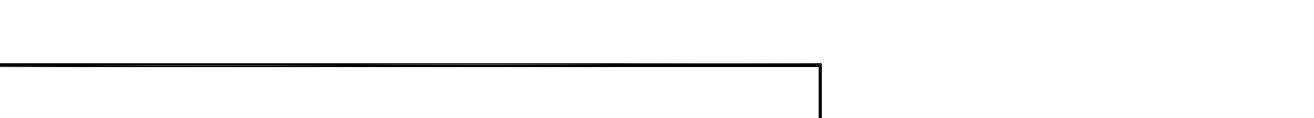
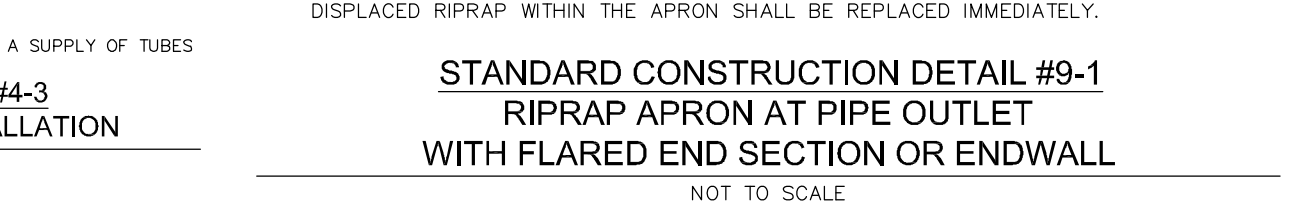


A rock filter outlet shall be installed where failure of a silt fence or straw bale barrier has occurred due to concentrated flow. Anchored compost layer shall be used on upslope face in HQ and EV watersheds.
Sediment must be removed when accumulations reach 1/3 the height of the outlet.

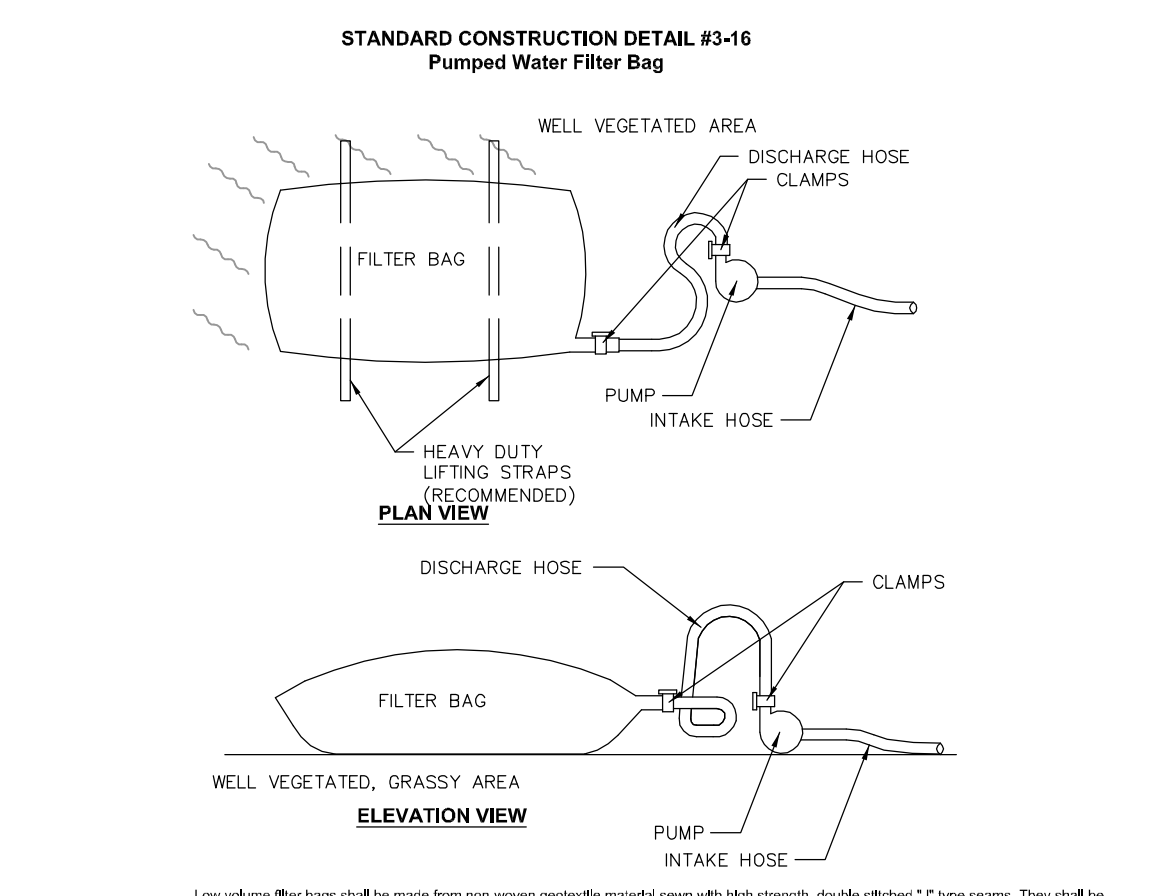


OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP SIZE R (IN)	THICK. Rt (IN)	LENGTH L (FT)	APRON INITIAL WIDTH Al (FT)	TERMINAL WIDTH Atw (FT)
FES-1	12	3	9	6	3	9
FES-2	8	3	9	6	3	9
FES-3	12	3	9	6	3	9

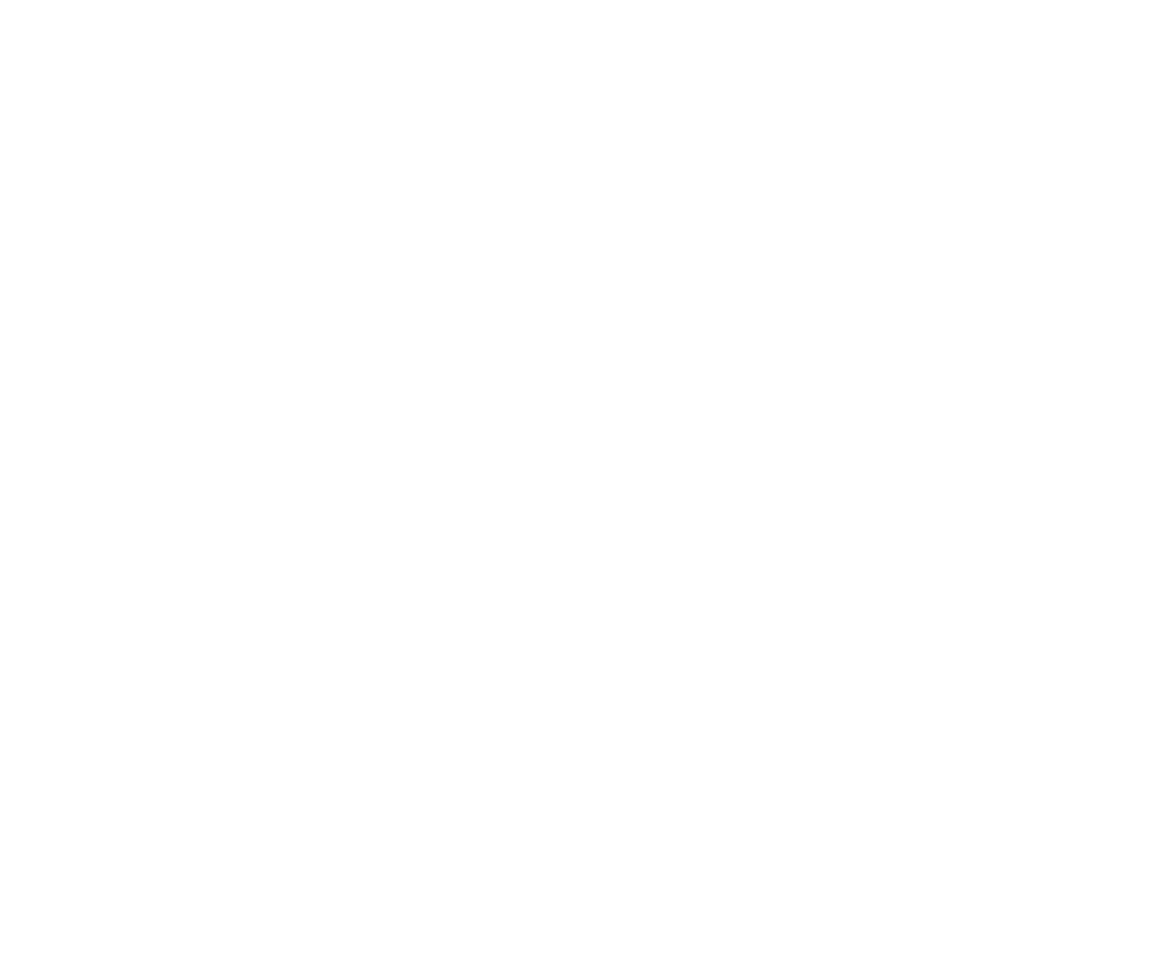
NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



NO SCALE



Low volume filter bags shall be made from non-woven geotextile material woven with high strength, double stitched 7" 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
 Tear Strength ASTM D4844 200 LBS
 Grab Tensile ASTM D632 200 LBS
 Puncture ASTM D4852 150 LBS
 Mullen Burst ASTM D-3786 350 psf
 UV Resistance ASTM D4852 70%
 ACS % 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 removed when they become 2/3 full of sediment. Spare bags shall be kept available for replacement of those that have failed or are full. 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 areas, and discharge into stable, erosion resistant areas. Where this is not possible, a portable catchment 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%, clear rock or other non-erodible and nonpolluting material may be placed under the bags to reduce slope stresses.
 No discharge sediment barrier is required for most installations. Compost term or compost filter socks shall be installed below bags located in HQ or EV watersheds, within 50 feet of any receiving surface water or other gravity area not suitable.
 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 5% the maximum specified by the manufacturer, whichever is less. Pump stations shall be located and labeled.
 Filter bags shall be inspected daily. If any problem is detected, pumping shall cease immediately and no resume until the problem is corrected.



NO SCALE



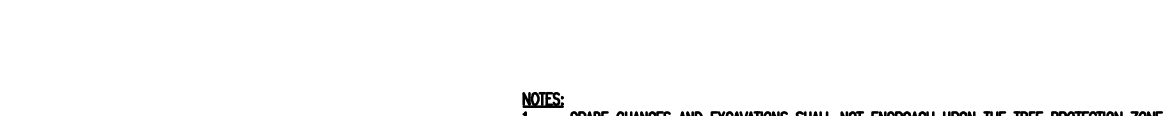
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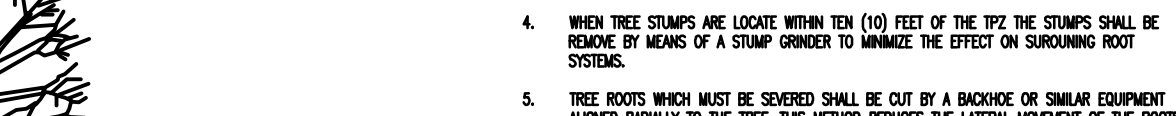
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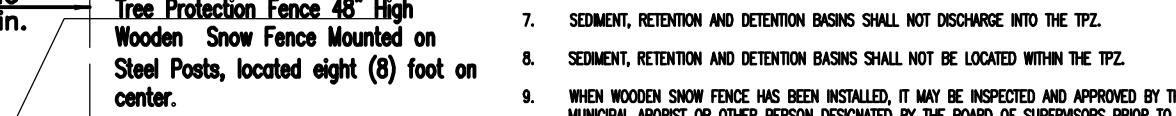
NO SCALE



NO SCALE



NO SCALE



NO SCALE



NO SCALE

SERIAL NO. 2026-1542066
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 REGISTERED PROFESSIONAL ENGINEER
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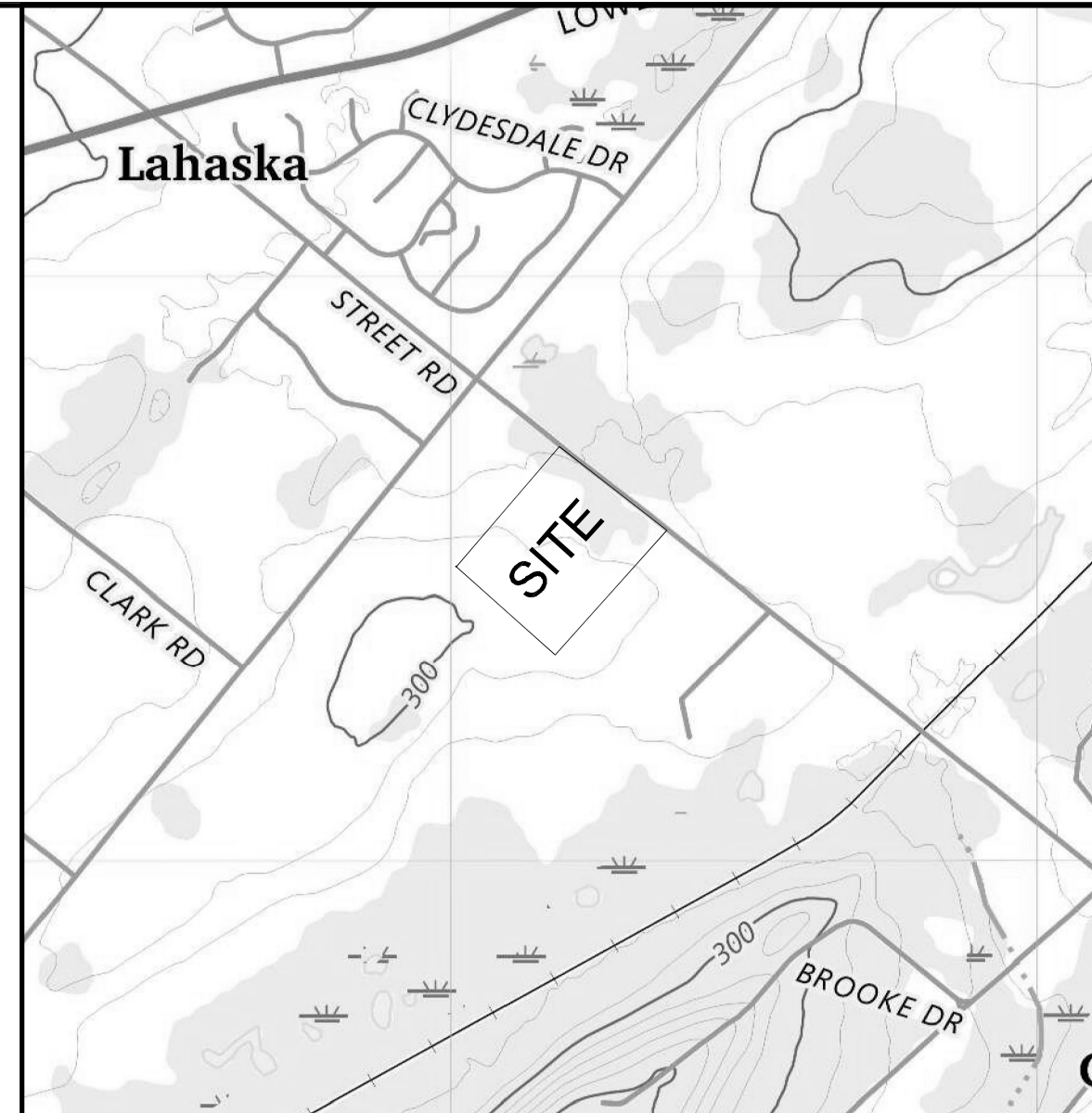
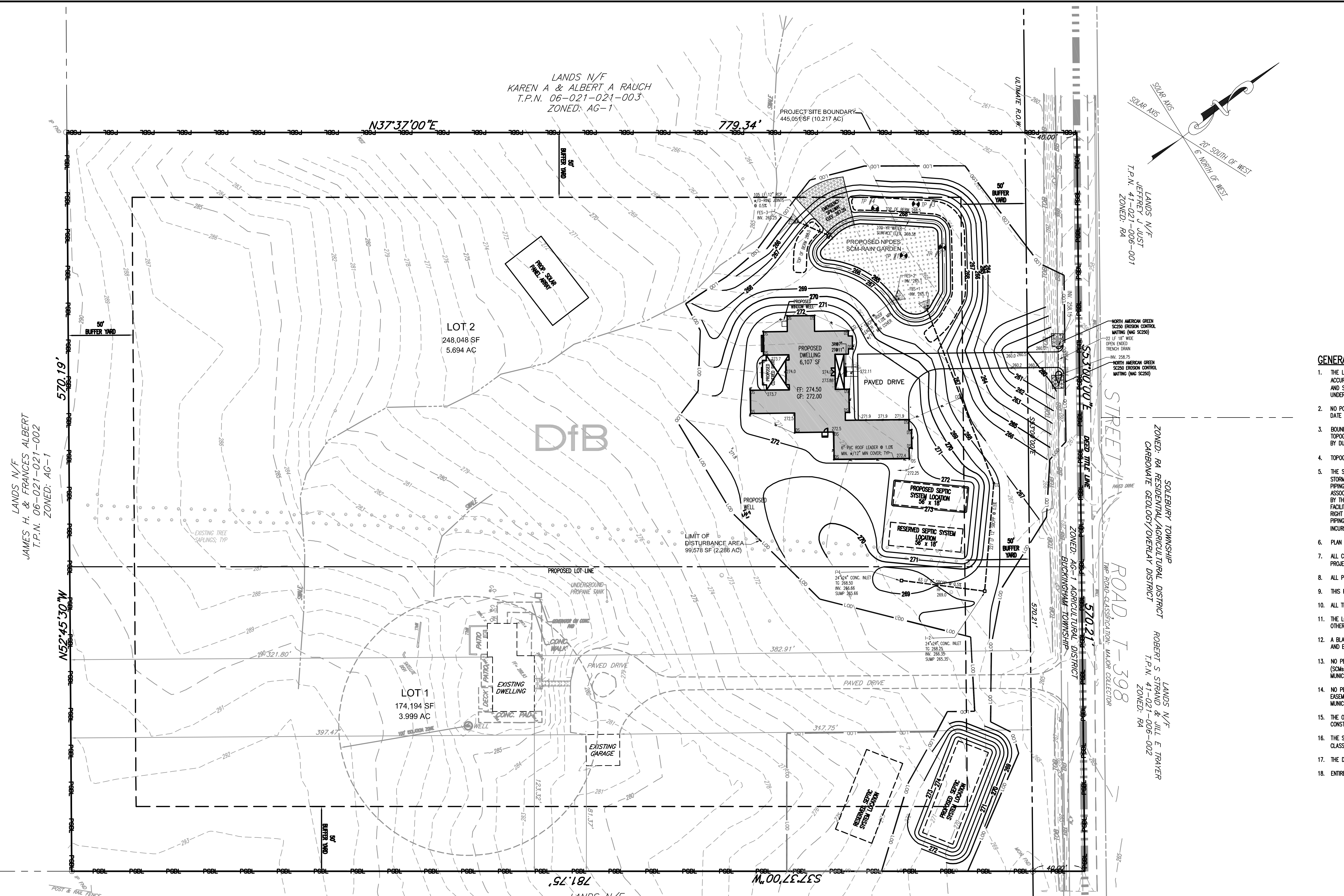
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EXISTING PARCEL INFO:
 T.M.P. No. 06-021-021-004
 DEED BOOK: 4451 PAGE No. 0821
 INSTRUMENT No.:
 CURRENT ZONING: AG-1
OWNER OF RECORD:
 ADRIAN THOMAS & PHILIP STONE
 2110 STREET ROAD
 NEW HOPE, PA 18938
APPLICANT:
 SAME AS ABOVE

EROSION CONTROL NOTES & DETAILS
 2110 STREET ROAD
 BUCKINGHAM TOWNSHIP
 BUCKS COUNTY, PA

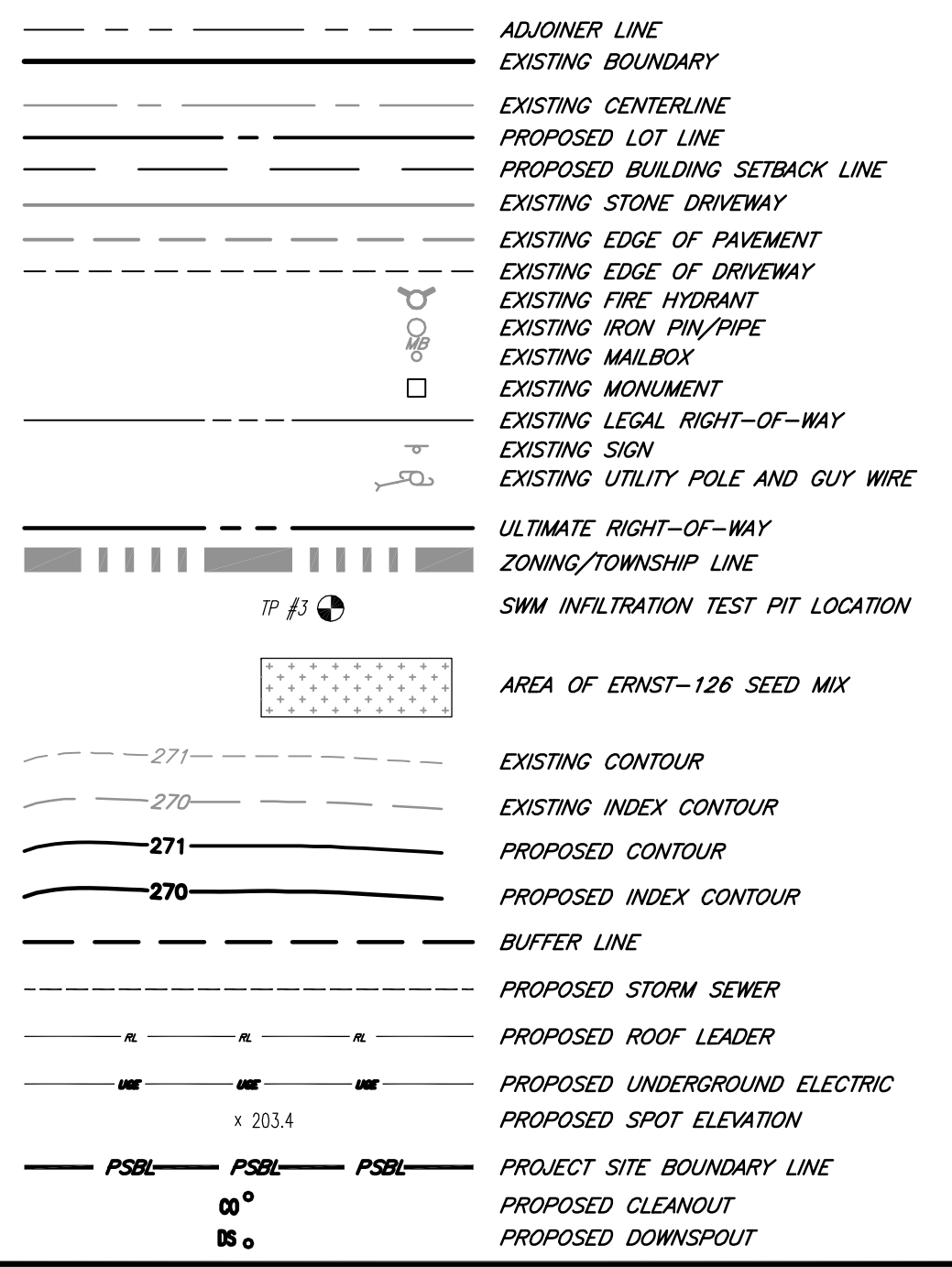
GRAPHIC SCALE
 0 10 20
 AS NOTED
 JUN 2, 2026
 SHEET No. 5 of 8



BUCKINGHAM USGS QUAD MAP
SCALE: 1"=1,000'

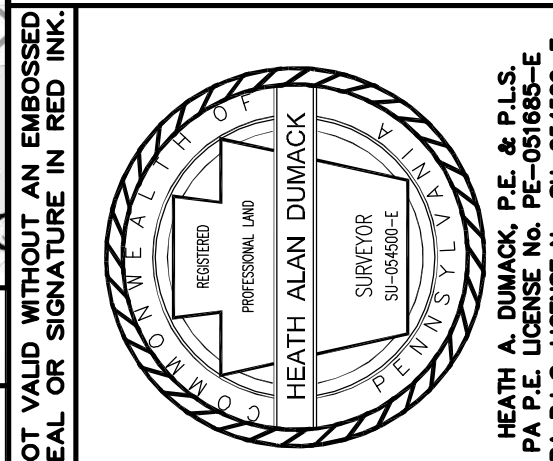
- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
 - NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017003994, EFFECTIVE DATE MARCH 16, 2015.
 - BOUNDARY INFORMATION TAKEN FROM A FEASIBILITY PLAN PREPARED BY BOUCHER & JAMES, INC. BEING DATED OCTOBER 31, 2013. TOPOGRAPHY INFORMATION TAKEN FROM FIELD SURVEY PERFORMED BY BOUCHER & JAMES, INC. ON APRIL 19, 2006. FIELD SUPPLEMENTED BY DUMACK ENGINEERING IN MARCH 2026.
 - TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), VA RTK GPS.
 - THE STORM WATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHALL PROVIDE A BLANKET STORM WATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE STORMWATER FACILITIES AND ITS ASSOCIATED PIPING. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE CONDITION OF THE STORMWATER FACILITIES AND ASSOCIATED PIPING ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY THE LOT OWNER IN PERPETUITY. IF IN THE JUDGMENT OF THE TOWNSHIP ENGINEER THE OWNER HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES IN SUCH A MANNER AS TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND MAKE ANY REPAIRS NECESSARY TO THE STORMWATER FACILITIES AND ASSOCIATED PIPING TO INSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY THE LOT OWNER.
 - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - THIS PROJECT SHALL BE SERVED BY PRIVATE WATER AND SEWER.
 - ALL TREE PROTECTION FENCING SHALL BE INSPECTED BY THE TOWNSHIP PRIOR TO INITIATION OF ANY CONSTRUCTION.
 - THE LOCATION SHOWN FOR THE SEPTIC AREA ARE CONCEPTUAL IN NATURE. ALL SEPTIC DESIGN AND APPROVALS ARE TO BE COMPLETED BY OTHERS.
 - A BLANKET EASEMENT OVER THE LOT IN FAVOR OF THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
 - NO PERSON SHALL MOODY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) CONTROL MEASURES (SCM), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
 - NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR SCM WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
 - THE OWNER IS RESPONSIBLE FOR CORRECTIVE STORMWATER MEASURES SHOULD PROBLEMS ARISE AS A RESULT OF THE PROPOSED CONSTRUCTION.
 - THE SITE IS LOCATED WITHIN THE NESHAMMY CREEK WATERSHED DISTRICT. THE SITE DRAINS TO LAHASKA CREEK WITH A CHAPTER 93 CLASSIFICATION OF COLD WATER FISHES (CWF) AND MIGRATORY FISHES (MF).
 - THE DESIGN ENGINEER IS TO PROVIDE SIGNED CERTIFICATION FOR THE DESIGN AND COMPACTON OF THE EMBANKMENT.
 - ENTIRE SITE IS LOCATED WITHIN THE DIB - DUFFIELD SILT LOAM SOIL BOUNDARY.

LEGEND

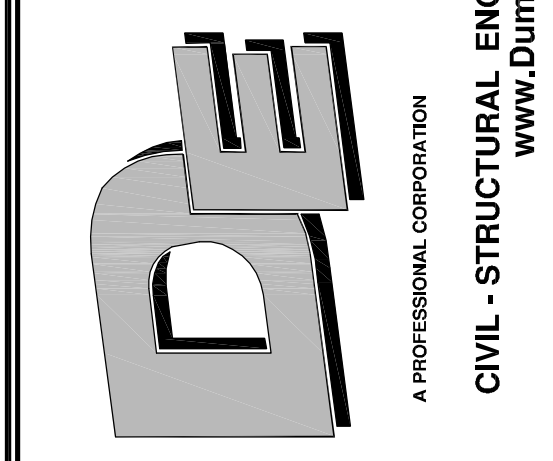


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EXISTING PARCEL INFO:
T.M.P. No. 06-021-021-004
DEED BOOK: 4491
INSTRUMENT No.:
CURRENT ZONING: AG-1
OWNER OF RECORD:
ADRIAN THOMAS & PHILIP STONE
2110 STREET ROAD
NEW HOPE, PA 18938

APPLICANT:
SAME AS ABOVE

PCSWM PLAN
2110 STREET ROAD
BUCKINGHAM TOWNSHIP
BUCKS COUNTY, PA

SCALE: 1"=40'
PLAN DATE: JUN 2, 2026
SHEET No. 6 of 8

PROJECT No. 8284

ERNST SEEDS
8884 Mercet Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseeds.com

Date: February 04, 2026

Retention Basin Floor Mix - Low Maintenance - ERNMX-126

Botanical Name	Common Name
20.00 % <i>Panicum clandestinum</i> , Togo	Doerflinger, Togo
20.00 % <i>Panicum daniellii</i> , Fula	Alkalgrass, Fula
18.00 % <i>Urochloa spodiopogon</i> , Madras NY Ecotype	Virginia Wildlife, Madras NY Ecotype
15.00 % <i>Agriseta subulifera</i> , PC 2.0'	Crescent Bermgrass, PC 2.0'
15.00 % <i>Poa pratensis</i>	Fest Bermgrass
10.00 % <i>Cenchrus ciliaris</i> , PA Ecotype	Fox Sedge, PA Ecotype
1.00 % <i>Juncus effusus</i>	Soft Rush
0.50 % <i>Cenchrus ciliaris</i> , PA Ecotype	Lured Sedge, PA Ecotype
0.50 % <i>Panicum urticoides</i> , PA Ecotype	Redtop Parsnipgrass, PA Ecotype

100.00 %

Seeding Rate: 20-40 lbs per acre, or 0.5-1 lb/1,000 sq ft with a cover crop. For a cover crop use one of the following: grain rye (1 Sep to 30 Aug; 30 lbs/acre), Japanese millet (1 May to 31 Aug; 10 lbs/acre), or bermudagrass (1 May to 31 Aug; 10 lbs/acre).

Grasses & Grass-like Species - Herbaceous Perennial, Stormwater Management

The highly invasive grass and grass-like species are ideal for retention basins that may have high salt inflows and where mowing may be required. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

SOIL SYMBOLS/ SERIES	DEPTH TO THE TOP SEASONAL WATER TABLE	DEPTH TO RESTRICTIVE FEATURE	BUILDINGS WITHOUT BASEMENTS	BUILDINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDINGS	LAND CAPABILITY	FARMLAND CLASSIFICATION	HYDROLOGY GROUP
DfB DUFFIELD SILT LOAM 3 TO 8% SLOPES	>80 INCHES	>80 INCHES	SOMEWHAT LIMITED SHRINK-SWELL, DEPTH TO THIN CEMENTED PAN, DEPTH TO SATURATED ZONE, DEPTH TO THICK CEMENTED PAN, DEPTH TO HARD BEDROCK	NOT LIMITED	SOMEWHAT LIMITED SHRINK-SWELL, DEPTH TO THIN CEMENTED PAN, DEPTH TO SATURATED ZONE, DEPTH TO THICK CEMENTED PAN, DEPTH TO HARD BEDROCK, SLOPE	2e	PRIME FARMLAND	B

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed NOV. 14, 2024.

CONSTRUCTION OF INDIVIDUAL SCMS

- INSTALL ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
- PREPARE SITE FOR EXCAVATION AND/OR EMBANKMENT CONSTRUCTION.
- EXCAVATE BOTTOM OF BASIN TO DESIRED ELEVATION (IF NECESSARY).
- INSTALL SURROUNDING EMBANKMENTS AND INLET AND OUTLET CONTROL STRUCTURES.
- GRADE SUBSOL IN BOTTOM OF BASIN, TAKING CARE TO PREVENT COMPACTION, COMPACT SURROUNDING EMBANKMENT AREAS AND AROUND INLET AND OUTLET STRUCTURES.
- APPLY GEO-TEXTILES AND OTHER EROSION CONTROL MEASURES.
- SEED, PLANT AND MULCH ACCORDING TO PLAN.
- INSTALL ANY ANTI-GRAZING MEASURES, IF NECESSARY.

PCSWM SCM CONSTRUCTION SEQUENCE:

- REFER TO CONSTRUCTION SEQUENCE ON SHEET 4 TO DETERMINE TIMING OF PCSWM SCMS RELATIVE TO GENERAL SITE WORK.
- EXCAVATE RAIN GARDEN AREA. CONTACT TOWNSHIP ENGINEER TO DETERMINE IF TOWNSHIP INSPECTION IS DESIRED.
- CONSTRUCT STORM SEWER.
- CONTRACTOR IS RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING STORM SEWER. AFTER SITE IS STABILIZED CONTRACTOR SHALL CLEAN SEDIMENT FROM SYSTEM PRIOR TO CONSTRUCTION COMPLETION.
- PLANT ALL LANDSCAPE PLANTINGS.

CRITICAL STAGES

- DURING THE CONSTRUCTION OF THE RAIN GARDEN, A PROFESSIONAL ENGINEER OR GEOLOGIST SHALL PERFORM ADEQUATE OBSERVATIONS TO CERTIFY THAT EACH RETENTION BASIN WAS CONSTRUCTED AS DESIGNED.

RAIN GARDEN

THE OVERALL STORMWATER MANAGEMENT CONCEPT FOR THIS PROJECT IS HEAVILY DEPENDENT UPON THE FUNCTION OF THE RAIN GARDEN LOCATED ON SITE. THE RAIN GARDEN WAS DESIGNED TO OPERATE UNDER CONDITIONS THAT REQUIRE REGULAR ACTIVE MAINTENANCE. THE SCHEDULE PROVIDED BELOW MUST BE FOLLOWED IN ORDER TO INSURE THAT THE STORMWATER MANAGEMENT FACILITY WILL FUNCTION PROPERLY AFTER CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO IMPLEMENT THE FOLLOWING PROGRAM:

1. MOWING: THE RAIN GARDEN SHALL BE MOWED TO A HEIGHT OF 8" WHEN OVERALL VEGETATION REACHES A HEIGHT OF 18"-24" FOR THE FIRST YEAR, AND ONCE A SEASON IN GREAT SPRING PRIOR TO NEW SPRING GROWTH REACHES A HEIGHT OF 2". NO MOWING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 20 IN ORDER TO AVOID BIRD NESTING. BIRDS.
2. WEED CONTROL: ON A MONTHLY BASIS, WEEDS AND OTHER UNDESIRABLE GROWTH SHALL BE REMOVED FROM RAIN GARDEN.
3. ASSOCIATED STORMWATER STRUCTURES: ALL OUTLET CONTROL STRUCTURES, ASSOCIATED INLETS, AND PIPING SHALL BE INSPECTED MONTHLY AND CLEANED AS NECESSARY. IN ORDER TO INSURE THAT THE RAIN GARDEN WILL FUNCTION PROPERLY, ANY SLEDS AND DEBRIS BUILD-UP MUST BE REMOVED FROM THE STRUCTURES AND THESE PIPES MUST BE INSPECTED AND CLEANED OR PIPING AS NECESSARY. BROOK ROCK PIPES MUST BE REPLACED IN THE EVENT THEY BECOME NONOPERABLE.
4. DEBRIS REMOVAL: ON A MONTHLY BASIS AND FOLLOWING EACH HEAVY STORM, THE RAIN GARDEN SHOULD BE INSPECTED FOR ACCUMULATED DEBRIS. THIS INSPECTION IS NECESSARY FOR SAFETY TO PREVENT THE BLOCKAGE OF GULCH BOWNS, TO PREVENT THE BLOCKAGE CAUSED BY UNDESIRABLE ROCKS AND PETS, AND TO MAINTAIN THE OVERALL AESTHETICS OF THE RAIN GARDEN.
5. GENERAL INSPECTION EACH YEAR: AN INSPECTION OF THE RAIN GARDEN SHOULD BE MADE IN ORDER TO RECORD ANY SHORT TERM OR LONG TERM CHANGES THAT MAY AFFECT THE FUNCTION AND SAFETY OF THE RAIN GARDEN. MAKING THE SPECIFIC ITEMS THAT SHOULD BE LOOKED FOR AND REPORTED ON ARE:
 - ANY EROSION ON THE RAIN GARDEN SIDE SLOPES. ANY EROSION ON THE RAIN GARDEN SIDE SLOPES MUST BE REMOVED AND THEN RESEEDED IN ACCORDANCE WITH THE STATE SOIL EROSION STANDARDS.
 - BLOCKAGE OF THE OUTLET BOWNS. BLOCKAGE OF BOWNS MAY BE CAUSED BY ANIMALS, SETTLEMENT OR OTHER FACTORS.
 - DETERIORATION OF OUTLET STRUCTURES WHICH COULD CAUSE THE RAIN GARDEN TO FAIL TO OPERATE AS INTENDED. THESE STRUCTURES MUST BE REPLACED OR REPAIRED EVERY FIVE (5) YEARS THE RAIN GARDEN AREA SHALL BE RESEED FOR OPTIMAL SPECIFICATION AND MAINTENANCE SCHEDULE.
6. DUE TO ALL OF THE ABOVE CONCERNS, ANY OBSERVED DEFICIENCIES MUST BE REPORTED AND CORRECTED IMMEDIATELY UPON DISCOVERY. OTHER WORK ITEMS SHOULD ALSO BE NOTED AND REPAIRED IN A TIMELY FASHION.
7. THE TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITY IN ORDER TO ENSURE THE STRUCTURAL AND DESIGN INTENSITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNER.
8. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE ANY PERMANENT STORMWATER CONTROL OR SCM REQUIRED BY AN APPROVED STORM WATER AND SCM OPERATIONS AND MAINTENANCE PLAN, OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO AN APPROVED STORMWATER CONTROL AND SCM OPERATIONS AND MAINTENANCE PLAN.

CHAPTER 93 CLASSIFICATION

THE SITE IS LOCATED WITHIN THE NESHAMMY CREEK WATERSHED. THE RECEIVING WATERBODY IS LAHASKA CREEK WITH A CHAPTER 93 EXISTING/DESIGNATED USE IS CWF (COLD WATER FISHES) AND MF (MIGRATORY FISHES).

DRAINAGE PLAN CERTIFICATION

I, HEATH A. DIMACK, P.E., ON THIS DATE _____ HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMMY CREEK WATERSHED STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE _____ DATE _____

OWNER STORMWATER/E&S CERTIFICATION

I HEREBY CERTIFY THAT ANY REVISION TO THE APPROVED DRAINAGE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED E&S PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT FOR A DETERMINATION OF ADEQUACY.

SIGNATURE _____ DATE _____

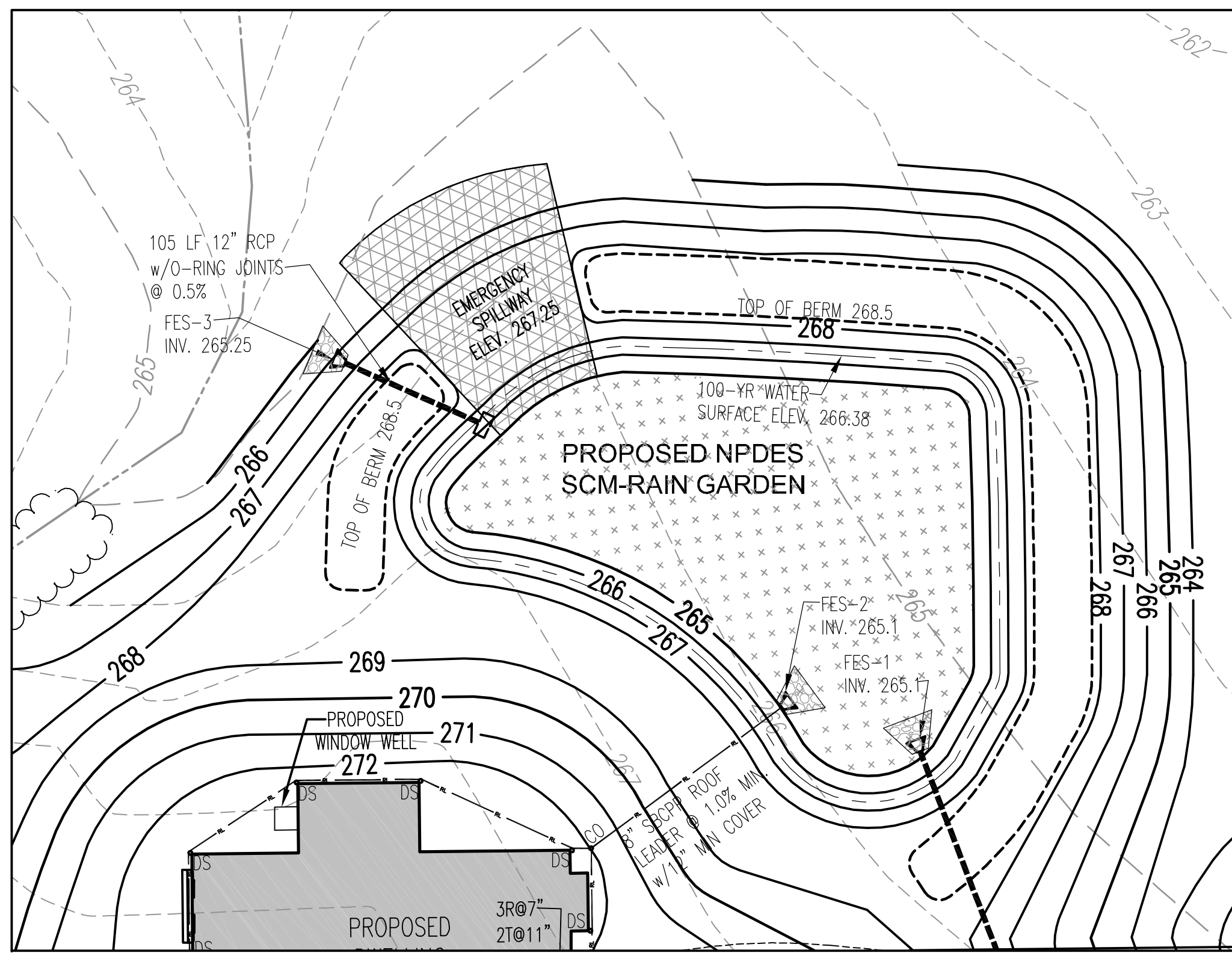
LANDS N/F
KAREN A & ALBERT A RAUCH
T.P.N. 06-021-021-003
ZONED: AG-1

LANDS N/F
JERREY J JUST
T.P.N. 41-021-008-001
ZONED: RA

LANDS N/F
ERIC T GREEN & ANGELIQUE BARTUSIA VICIUS
T.P.N. 06-021-021-006
ZONED: AG-1

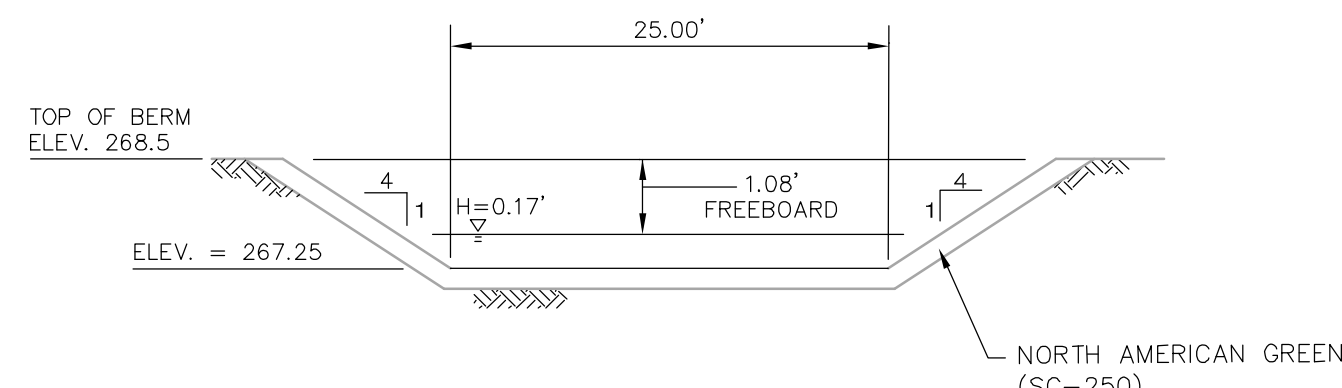
SOLEBURY TOWNSHIP
ZONED: RA RESIDENTIAL/AGRICULTURAL DISTRICT
CARBONATE GEOLOGY/OVERLAY DISTRICT

LANDS N/F
ROBERT S STRAND & JILL E TRAVER
T.P.N. 41-021-006-002
ZONED: RA



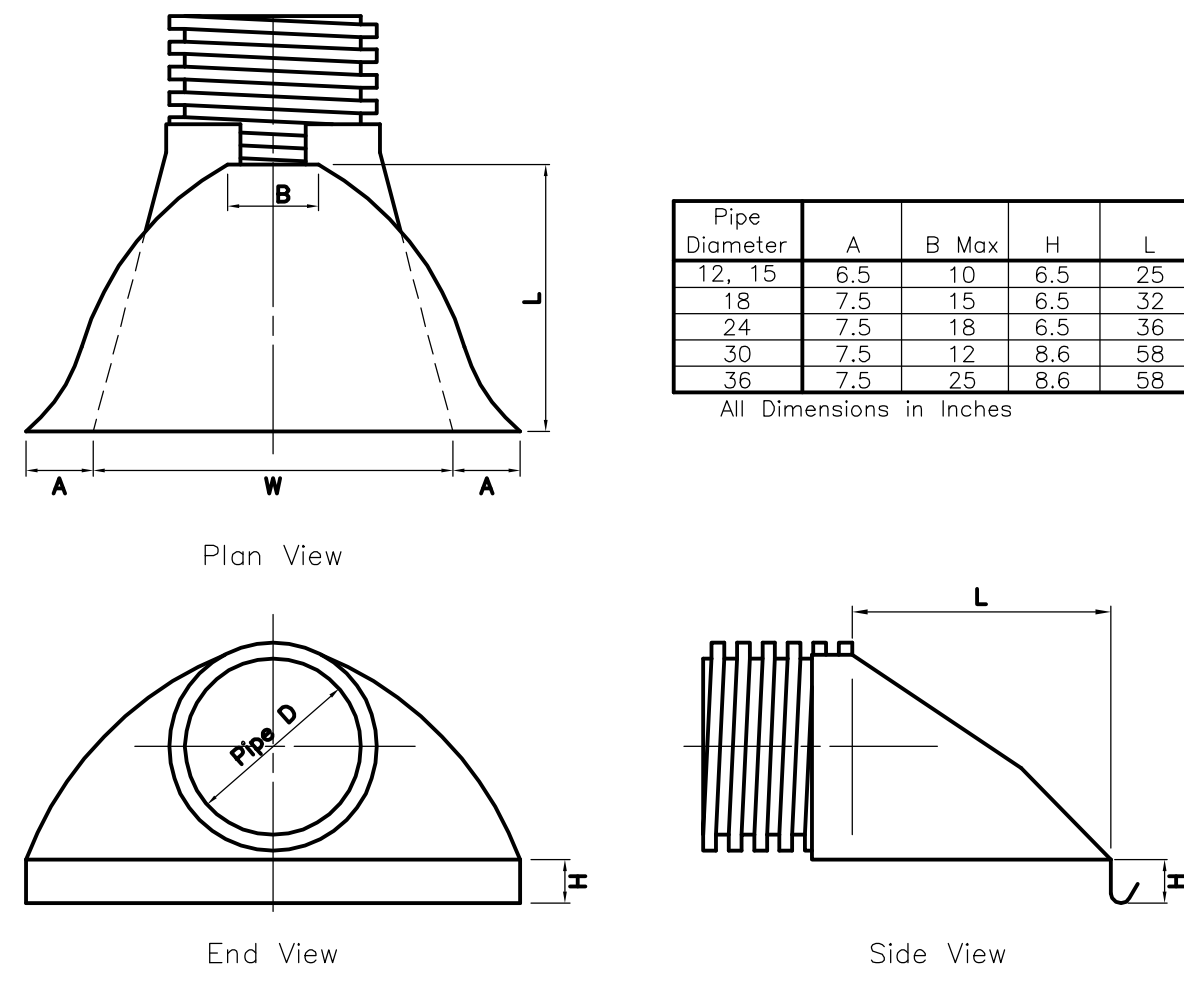
NPDES SCM-RAIN GARDEN PLAN VIEW

SCALE: 1"=20'



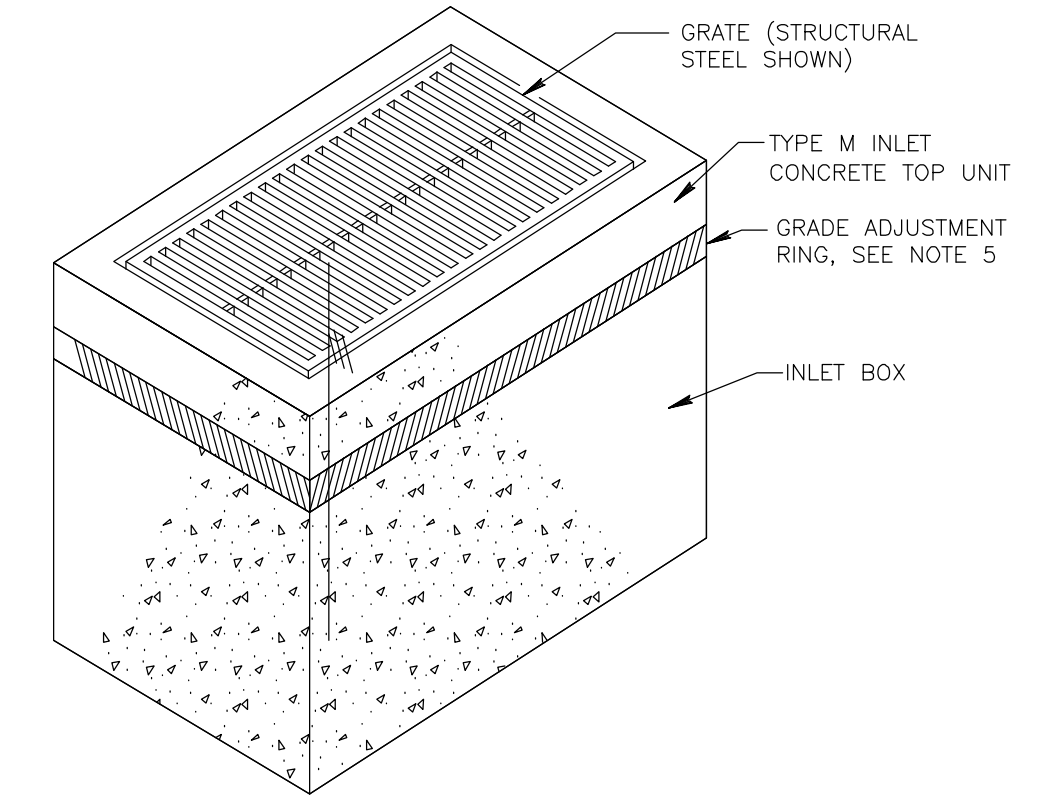
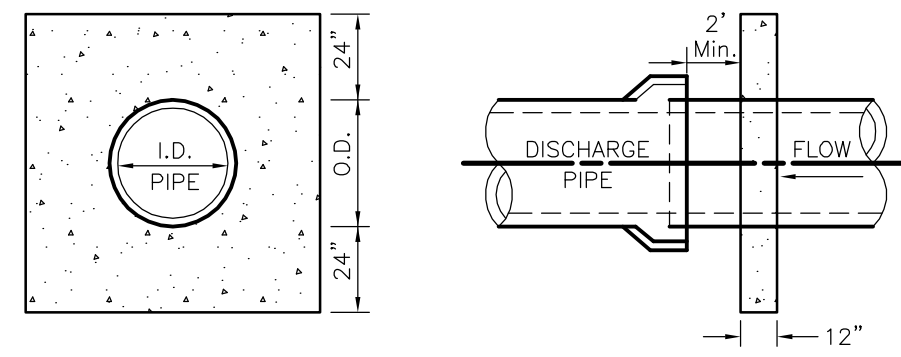
SCM-RAIN GARDEN EMERGENCY SPILLWAY ELEVATION

NOT TO SCALE



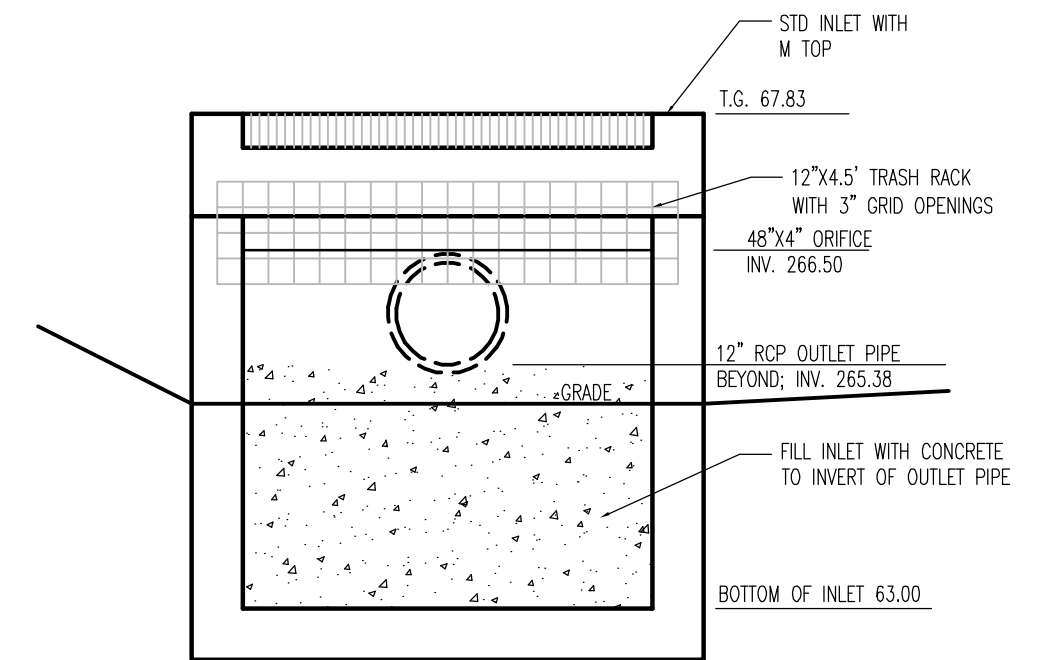
End Section

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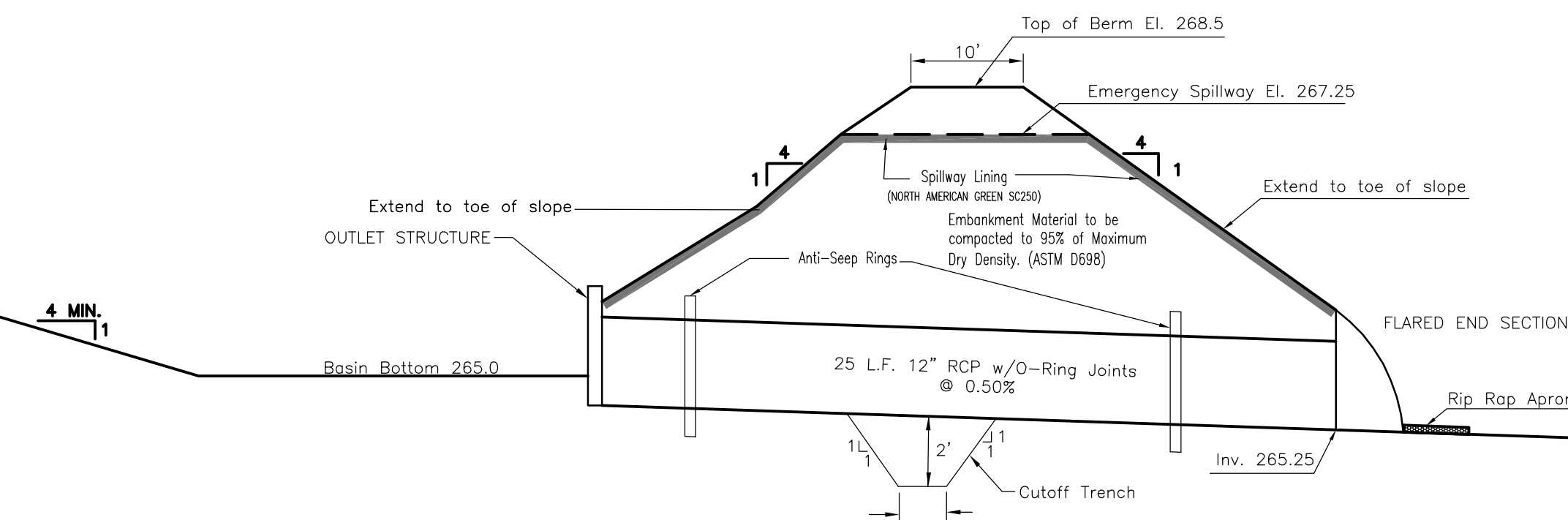
CONCRETE TOP INLET - TYPE M

No Scale; PADOT RC-46M



OUTLET STRUCTURE DETAIL (OS-1)

NOT TO SCALE

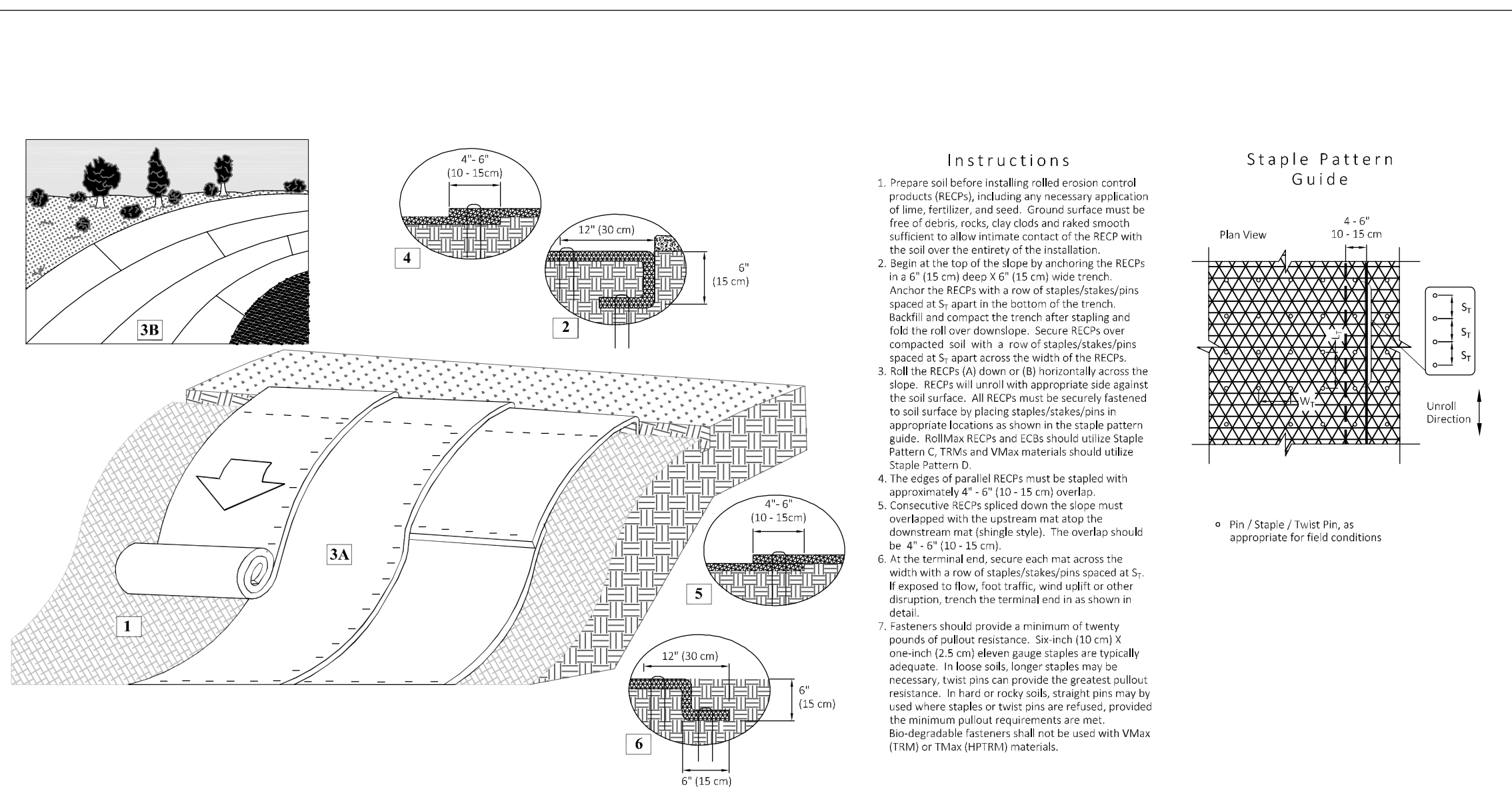


ELEVATION

A CUTOFF TRENCH (KEY-WAY) OF IMPERVIOUS MATERIAL SHALL BE PROVIDED UNDER ALL EMBANKMENTS THAT REQUIRE FILL MATERIAL. THE TRENCH SHALL BE KEYED INTO VIRGIN SOILS WHERE POSSIBLE. THE CUTOFF TRENCH SHALL BE MINIMUM OF EIGHT FEET WIDE, TWO FEET DEEP AND HAVE SIDE SLOPES OF 1:1. REFER TO GENERAL NOTES ON FILL MATERIAL AND COMPACTION REQUIREMENTS.

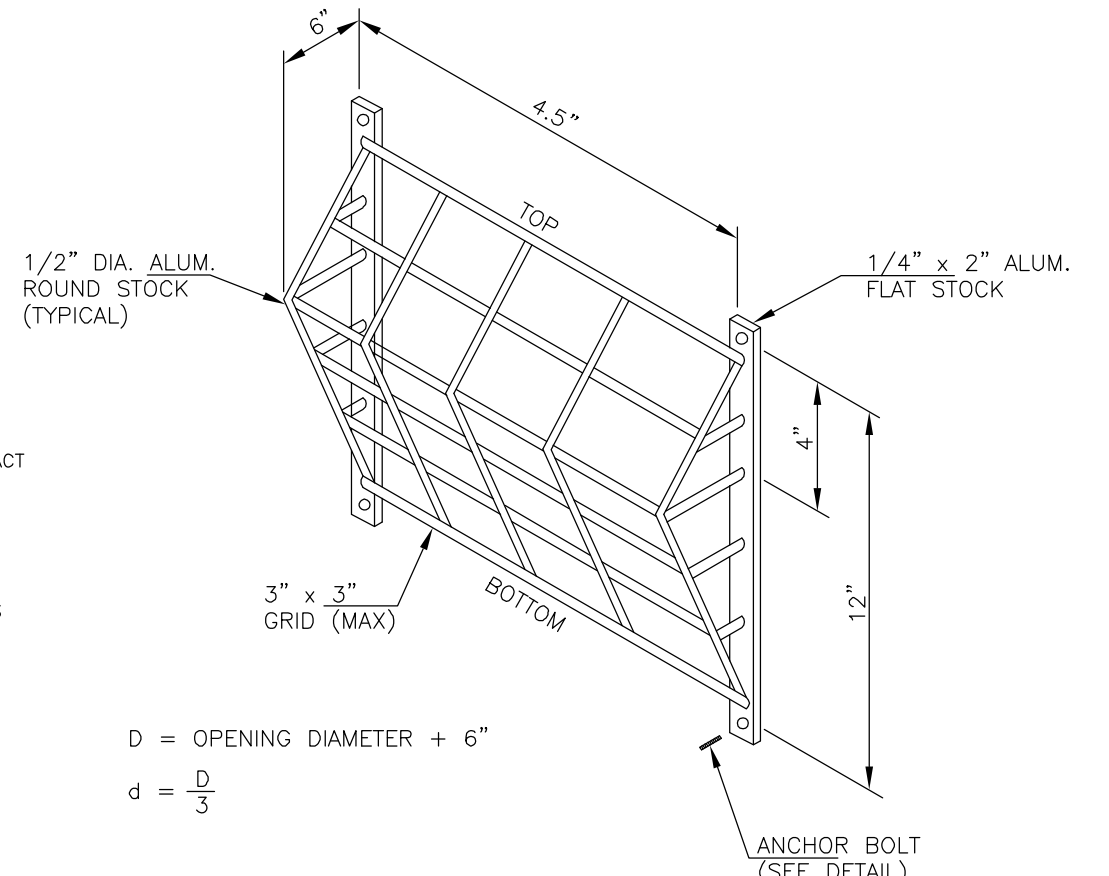
SCM-RAIN GARDEN BERM SECTION DETAIL

No Scale



ANCHOR BOLT DETAIL

No Scale



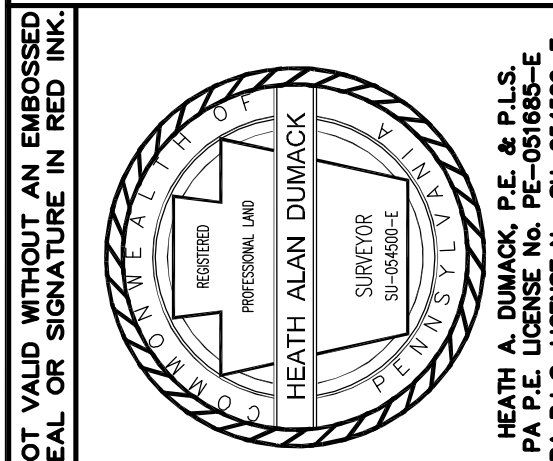
TRASH RACK FOR OUTLET STRUCTURE ORIFICES

No Scale

Project: Standard Slope Installation Recommendations RollMax RECPS, VMax TRMs
Shown: Perspective View, Some Fasteners and Vegetation Omitted for Clarity- NTS
Date: 3/24/20
Revision: 0
Drawings: 1/3

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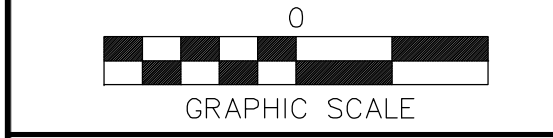
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EXISTING PARCEL INFO:
T.M.P. No. 06-021-021-004
DEED BOOK: 4461 PAGE No. 0821
INSTRUMENT No.:
CURRENT ZONING: AG-1

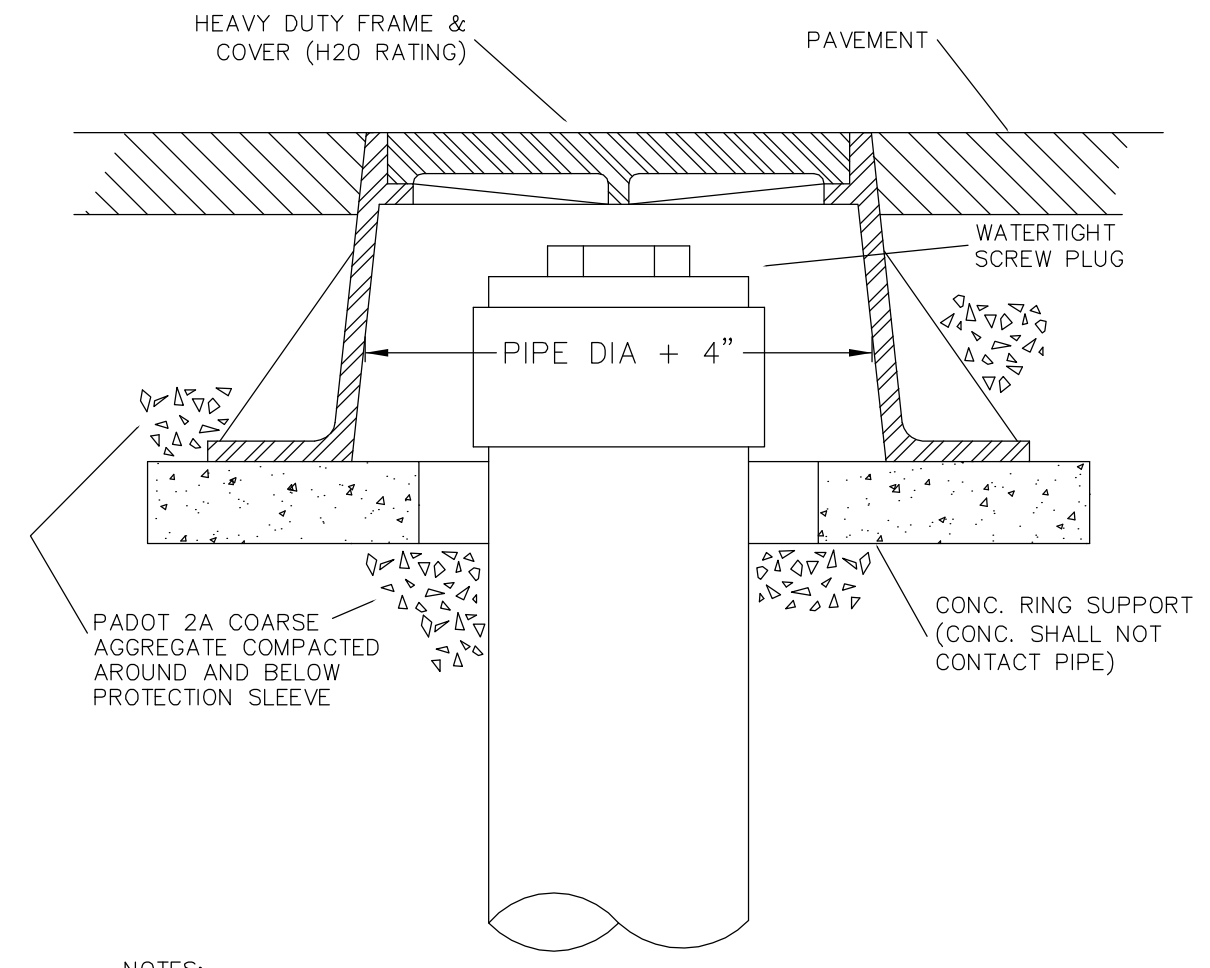
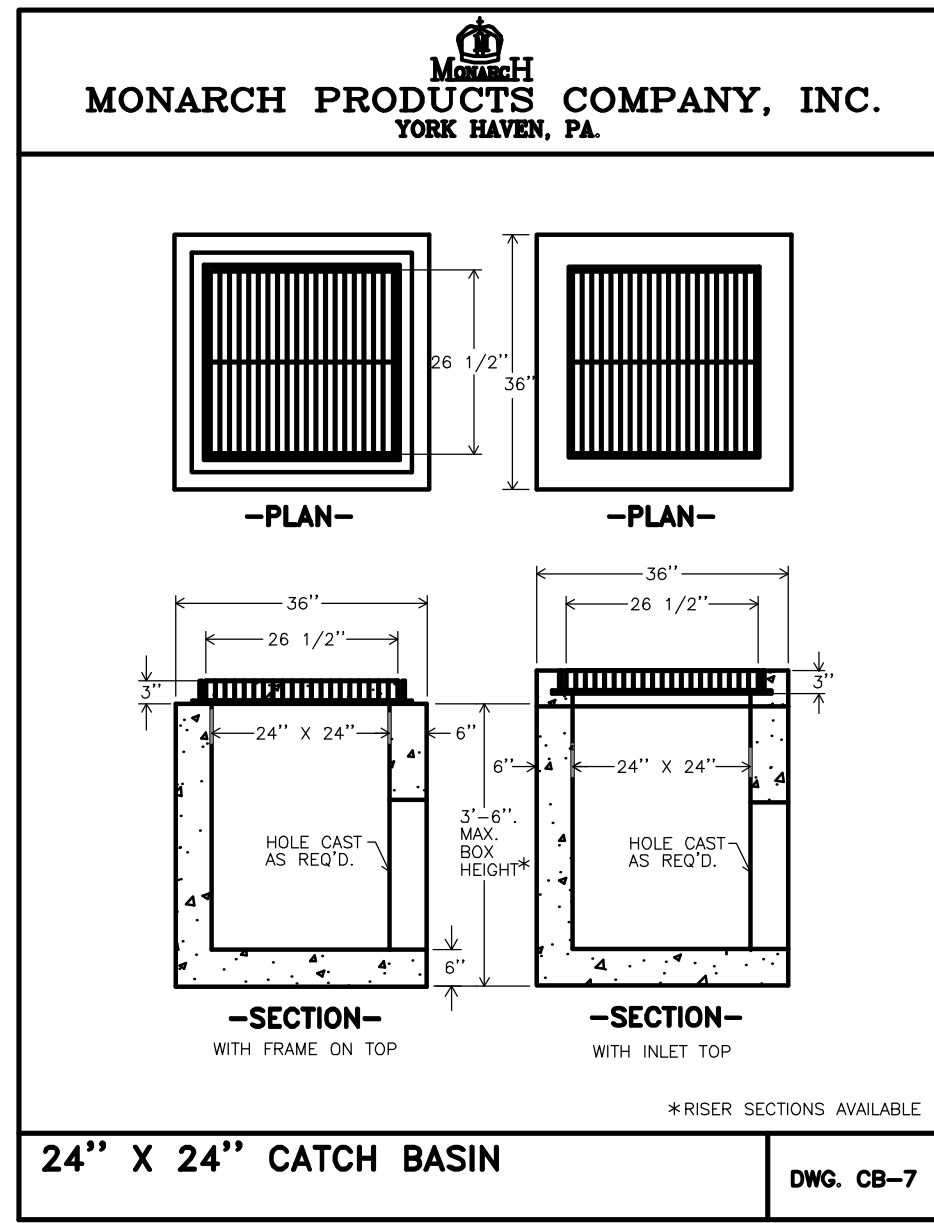
OWNER OF RECORD:
ADRIAN THOMAS & PHILIP STONE
2110 STREET ROAD
NEW HOPE, PA 18938

APPLICANT:
SAME AS ABOVE



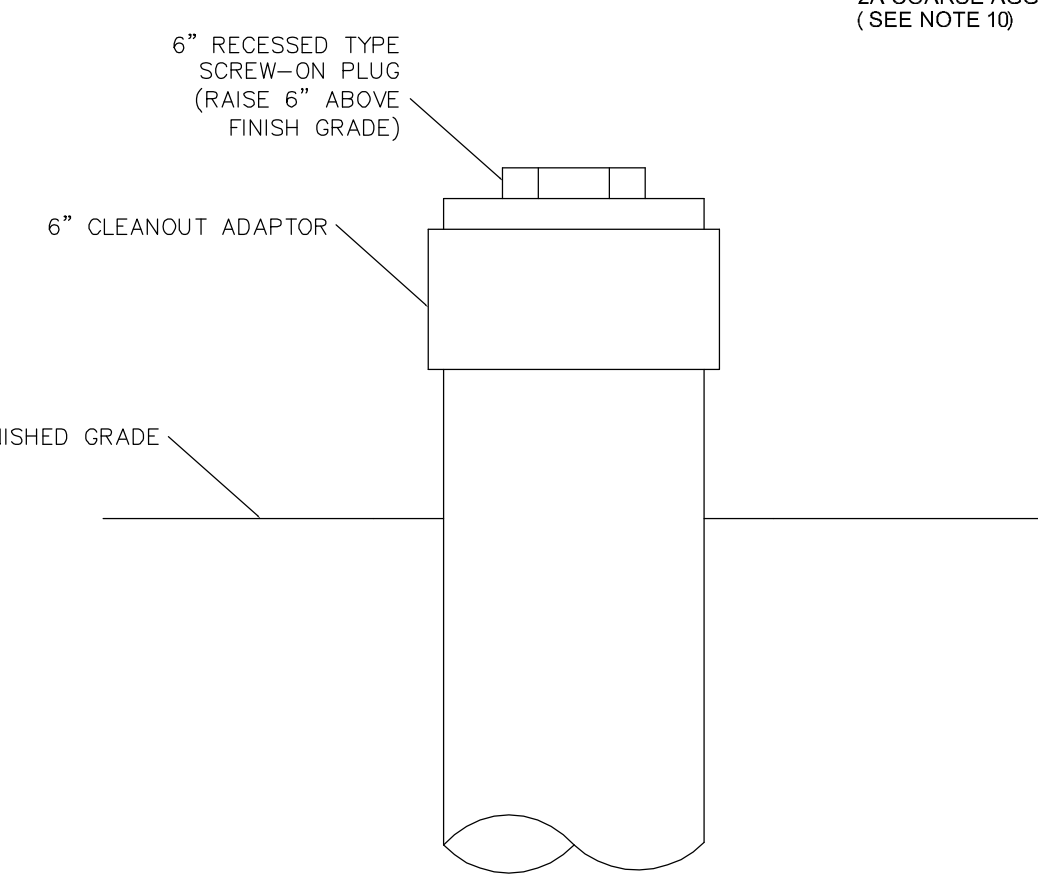
PCSWM SCM-RAIN GARDEN DETAILS
2110 STREET ROAD
BUCKINGHAM TOWNSHIP
BUCKS COUNTY, PA

SCALE: AS NOTED
PROJECT No: 8284
PLAN DATE: JUN 2, 2026
SHEET No. 7 of 8



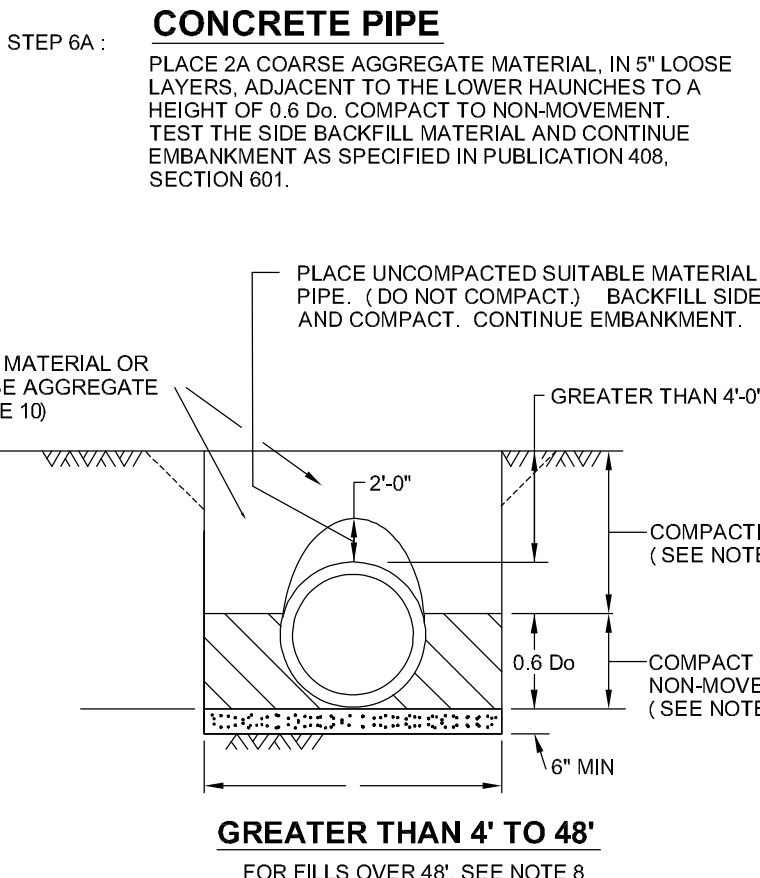
- NOTES:
1. FRAME AND COVER SHALL BE NEENAH FOUNDRY COMPANY MODEL R-1976 OR APPROVED EQUAL.
 2. CLEAN-OUT PROTECTION SLEEVES ARE TO BE INSTALLED FOR CLEAN-OUTS LOCATED IN PAVED AREAS, OR LESS THAN 3 FEET FROM A PAVED AREA.

CLEAN-OUT PROTECTION SLEEVE (FOR USE IN OR NEAR PAVED AREAS)
No Scale

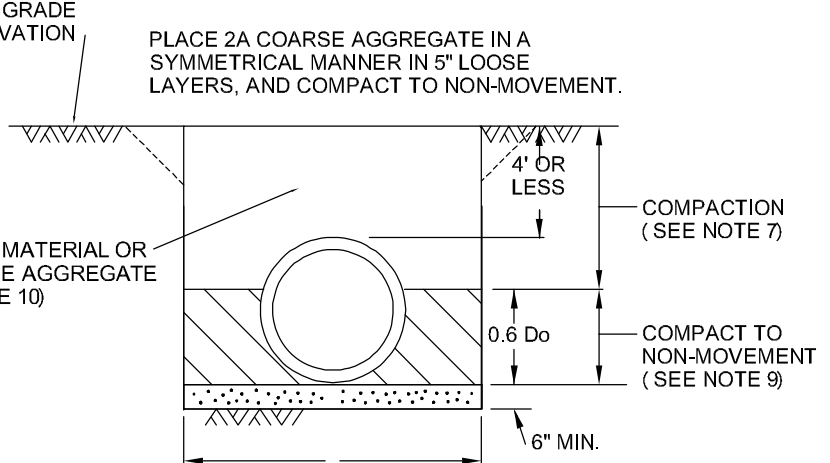


- NOTES:
1. A CLEANOUT LOCATED IN OR LESS THAN 3 FEET FROM A PAVED AREA MAY BE INSTALLED IF A PROTECTION SLEEVE IS PROVIDED.

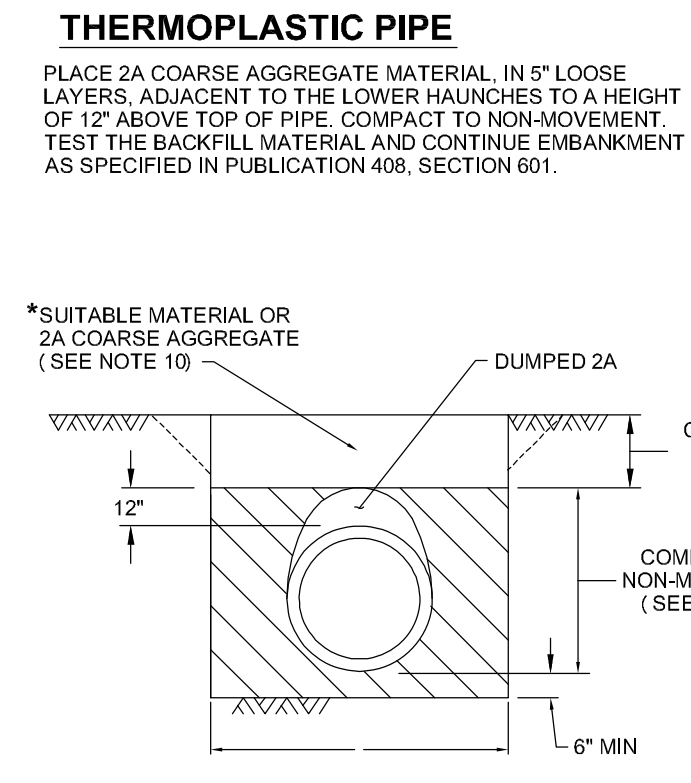
CLEAN-OUT DETAIL (FOR USE GRASS AREAS)
No Scale



GREATER THAN 4' TO 48'
FOR FILLS OVER 48', SEE NOTE 8.



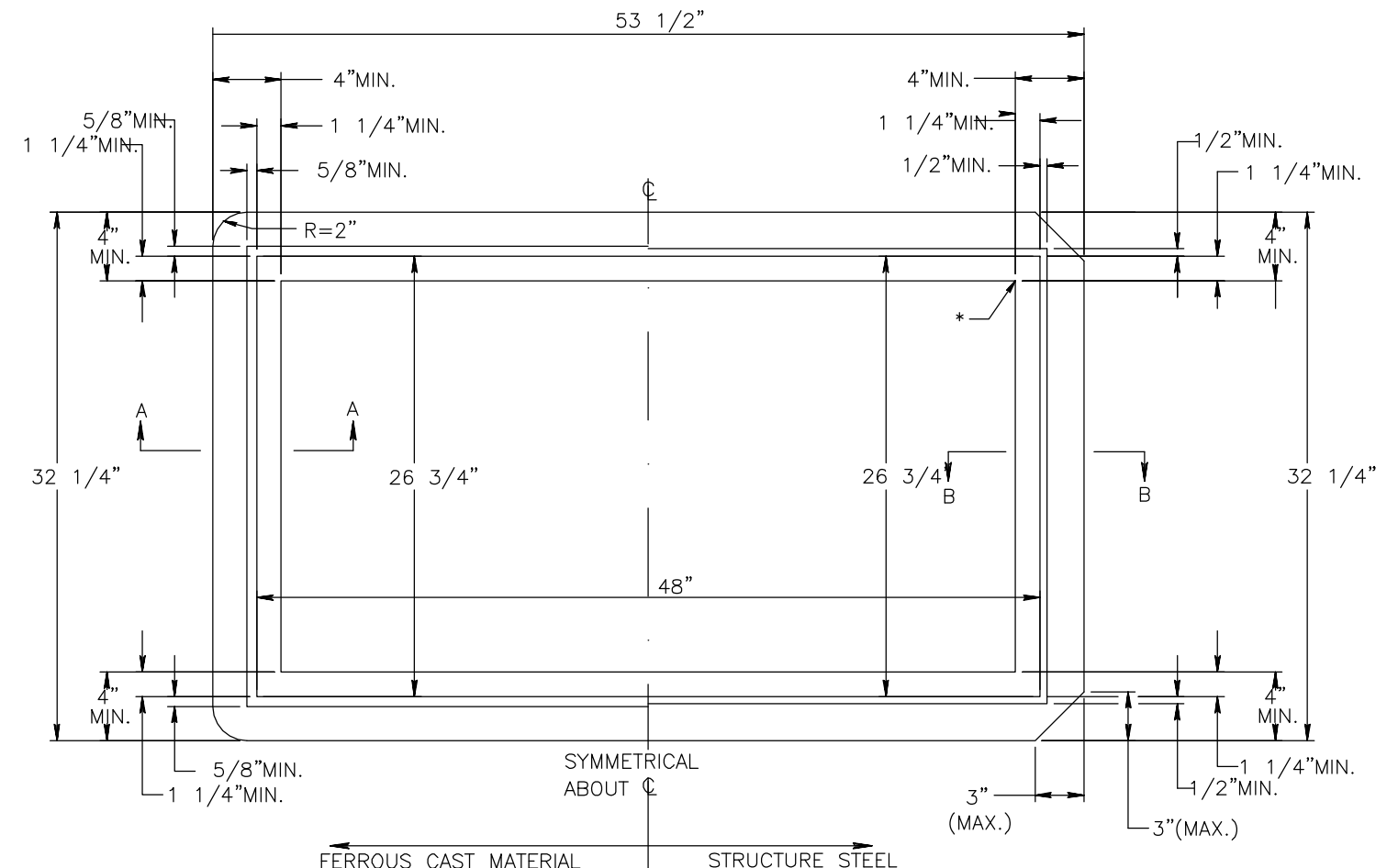
SHALLOW FILLS 4'-0" AND LESS



- LEGEND
- AGGREGATE FOR BEDDING (AASHTO NO. 8) UNCOMPACTED
 - COARSE AGGREGATE (2A)
- Do = OUTSIDE DIAMETER OF PIPE, INCHES
SPD = STANDARD PROCTOR DENSITY
ID = INSIDE DIAMETER
- *SUITABLE = MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE STONES WITH A DIAMETER GREATER THAN 2" IN SIZE. SUITABLE MATERIAL CAN ONLY BE USED AS SPECIFIED IN PUBLICATION 408, SECTION 601.3 (1) 3.

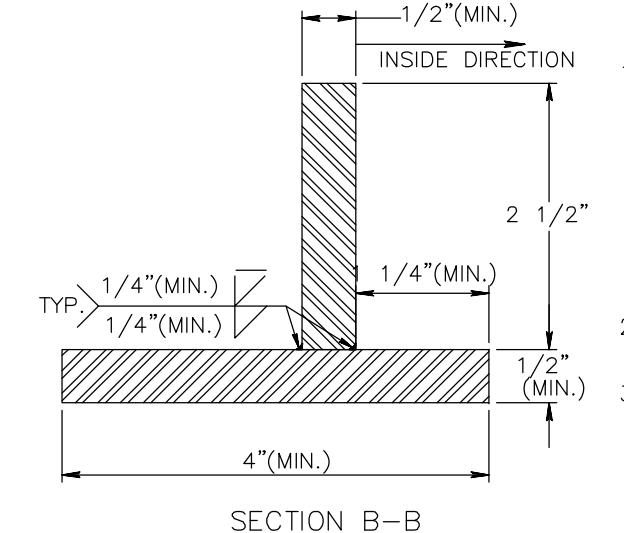
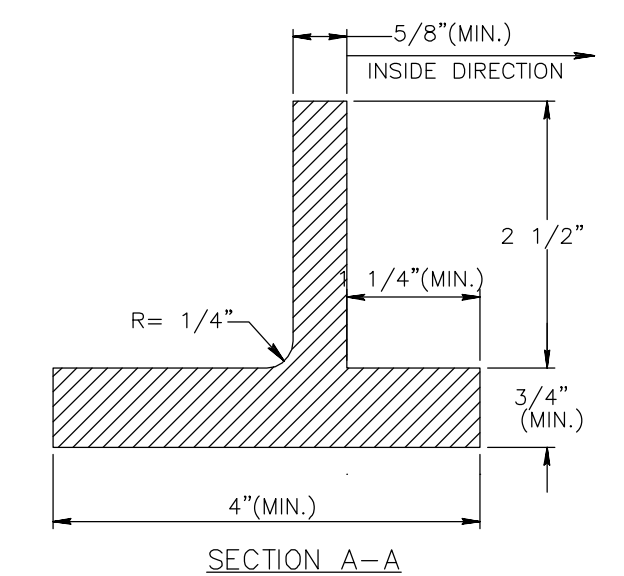
- NOTES
1. THE INSTALLATION OF PIPES 72" OR GREATER INSIDE DIAMETER OR SPAN IS PERMITTED WITHOUT PLACING EMBANKMENT FIRST. MAKE THE BACKFILL ENVELOPE AS SHOWN ON THIS DRAWING EXCEPT PROVIDE 2A MATERIAL ON EACH SIDE OF THE PIPE EQUAL TO ONE OUTSIDE DIAMETER OR SPAN OF THE PIPE. FOR CONCRETE PIPE, THE WIDTH OF UNCOMPACTED AGGREGATE FOR BEDDING (AASHTO NO. 8) REMAINS AT Do + 4'-0".
 2. A HIGHER STRENGTH PIPE THAN SPECIFIED MAY BE SUPPLIED AT NO ADDITIONAL COST TO THE DEPARTMENT.
 3. PAYMENT FOR ALL PIPE BACKFILL MATERIAL IS INCIDENTAL TO THE PIPE.
 4. TO PRECLUDE POINT LOADING ON CONCRETE PIPE, DO NOT COMPACT AASHTO NO. 8 BEDDING MATERIAL.
 5. FOR TRENCH BOX/SHORING INSTALLATION REQUIREMENTS REFER TO PUBLICATION 408, SECTION 601.
 6. PERMIT PLACEMENT OF BACKFILL MATERIAL UP TO 10" LOOSE LAYERS IF USING A VIBRATORY ROLLER OR UP TO 12" LOOSE LAYERS IF USING A BACKHOE-MOUNTED HYDRAULIC PLATE COMPACTOR AS SPECIFIED IN PUBLICATION 408, SECTION 601.3 (1) 3.
 7. COMPACT TOP 3'-0" OF SUBGRADE TO 100% AS SPECIFIED IN PUBLICATION 408, SECTION 206.3. COMPACT 2A COARSE AGGREGATE TO NON-MOVEMENT AS PER NOTE 9. COMPACT SUITABLE MATERIAL TO MINIMUM 97% SPD.
 8. FOR REINFORCED CONCRETE PIPES INSTALLED WITH GREATER THAN 48" OF FILL, PROVIDE 12" BEDDING MINIMUM AND 10" WHEN ROCK IS PRESENT.
 9. COMPACT TO NON-MOVEMENT AS SPECIFIED IN PUBLICATION 408, SECTION 206.3 (b) 1, c.
 10. USE 2A COARSE AGGREGATE OR SUITABLE MATERIAL AS SPECIFIED IN PUBLICATION 408, SECTION 601.3 (1) 3, FOR FLOWABLE BACKFILL REQUIREMENTS SEE SHEET 5 OF 5.

STORM PIPE RESTORATION & BEDDING DETAIL
No Scale; PADOT RC-30M

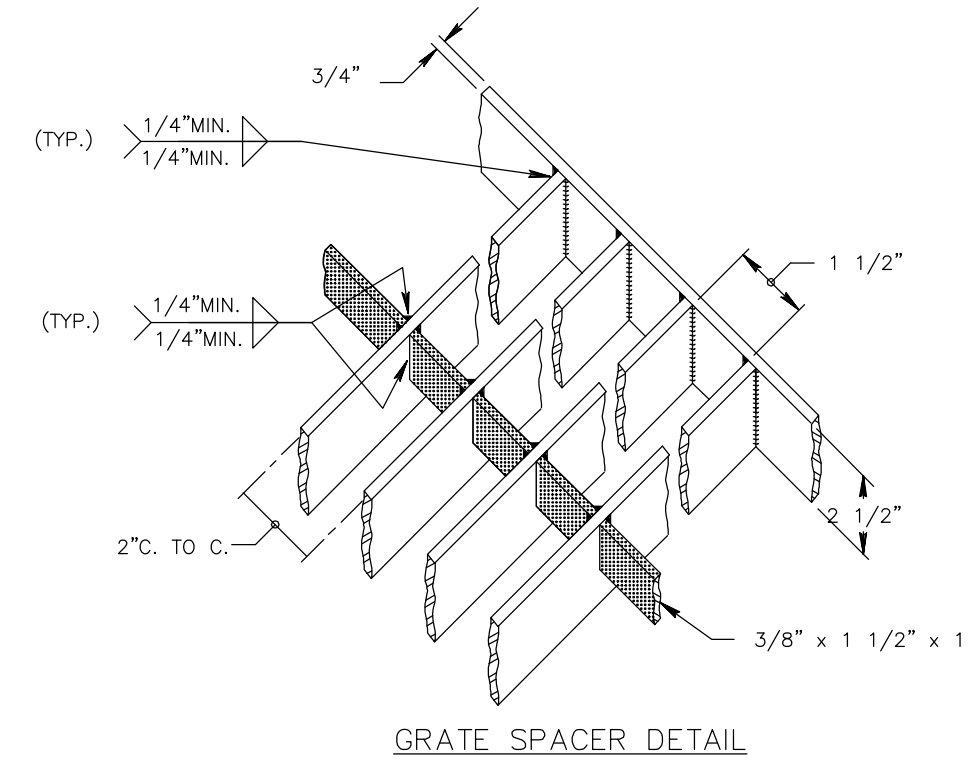


- *CORNER CONFIGURATION DETAILS ARE FABRICATOR'S RESPONSIBILITY AND SHALL

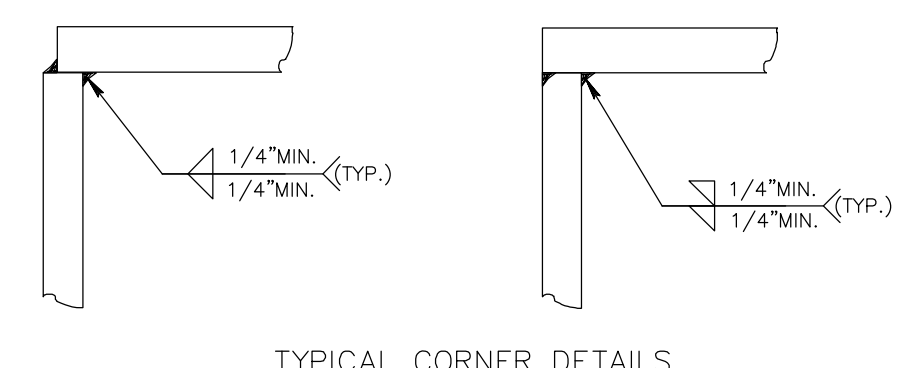
- NOTES
1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY GRATES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" x 36" REPRODUCIBLE SHOP DRAWING TO THE BUREAU OF CONSTRUCTION AND MATERIALS, MATERIALS AND TESTING DIVISION FOR REVIEW AND APPROVAL.
 2. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R).
 3. PROVIDE TRANSVERSE BARS, MEETING THE REQUIREMENTS OF PUB.408.
 4. PROVIDE BICYCLE-SAFE, STRUCTURAL STEEL OR CAST IRON VANE GRATES FOR INSTALLATION ONLY WHERE BICYCLE TRAFFIC IS ANTICIPATED, SUCH AS CURBED ROADWAYS IN URBAN AREAS OR ROADWAYS SPECIFICALLY ESTABLISHED AND SIGNED AS BIKEWAYS OR HAVING BIKE LANES. ALTERNATE BICYCLE-SAFE GRATE DESIGNS SHALL REQUIRE A SHOP DRAWING SUBMISSION, AS SPECIFIED IN NOTE 1, AND SHALL CONFORM TO THE DIMENSIONAL REQUIREMENTS FOR PROPER INSTALLATION WITH THE CURRENT CONCRETE TOP UNITS.
 5. FABRICATE SLOTS BY BURNING, DRILLING, SHEARING OR PUNCHING. HAVE THE BOTTOM OF ALL BURNED OR DRILLED SLOTS CONFORM TO THE SHAPE OF THE ROD.
 6. PROVIDE STRUCTURAL STEEL GRATES WITH THE GRATE SPACERS LOCATED FLUSH ALONG THE TOP SURFACE OF THE GRATE.
 7. DO NOT USE CAST IRON GRATES WITHIN THE TRAVEL LANES. THESE GRATES ARE PERMITTED AT THE EDGE OF OUTSIDE SHOULDERS, SWALES, WIDE MEDIAN SWALES AND INFIELD AREAS THAT ARE OUTSIDE THE TRAVEL LANES OR CURB TO CURB ROADWAYS.



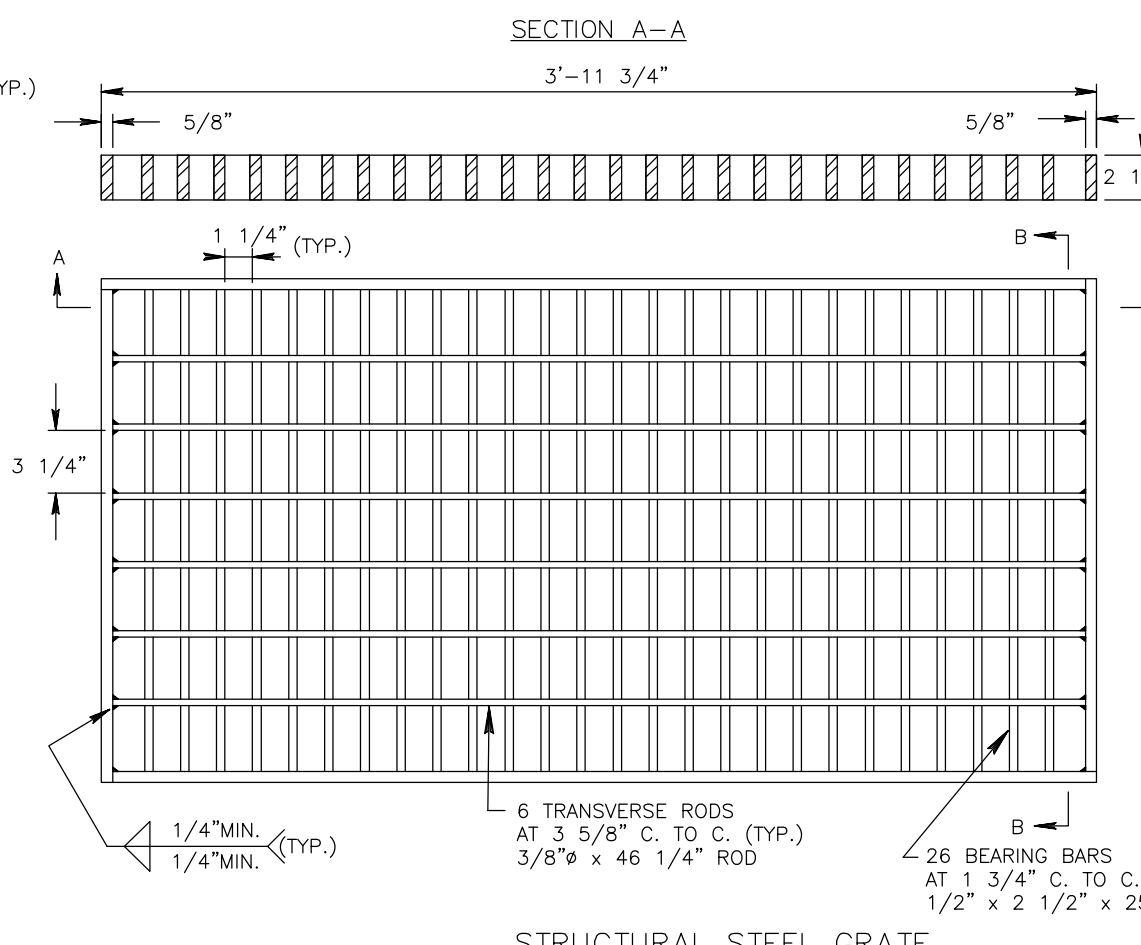
- NOTES
1. THIS SHEET DEPICTS THE DIMENSIONS REQUIRED FOR UNIFORMITY AND INTERCHANGEABILITY. IT DOES NOT INCLUDE DETAILS REQUIRED FOR FABRICATION OR MANUFACTURING. ONLY FRAMES SUPPLIED BY A MANUFACTURER LISTED IN BULLETIN 15 SHALL BE PERMITTED. FOR A BULLETIN 15 LISTING, SUBMIT A 22" x 36" REPRODUCIBLE SHOP DRAWING TO THE MATERIALS AND TESTING DIVISION, BUREAU OF CONSTRUCTION AND MATERIALS FOR REVIEW AND APPROVAL.
 2. PROVIDE EITHER GRAY, MALLEABLE OR DUCTILE IRON CASTINGS OR STRUCTURAL STEEL FRAMES.
 3. WELD STRUCTURAL STEEL GRATES IN ACCORDANCE WITH THE REQUIREMENTS OF PUBLICATION 408, SECTION 1105.03(R).



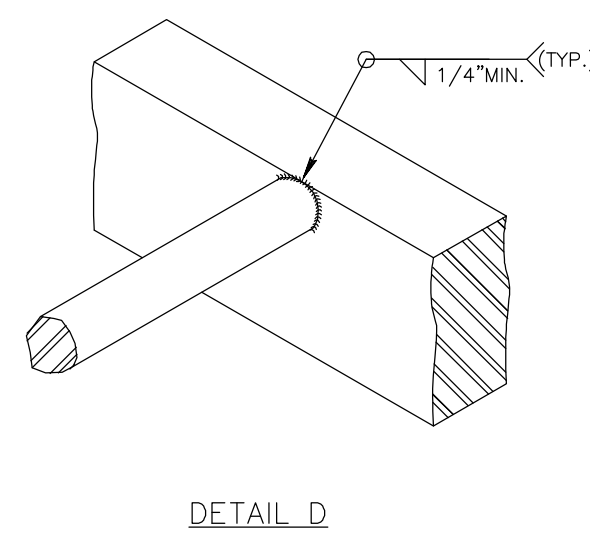
GRATE SPACER DETAIL



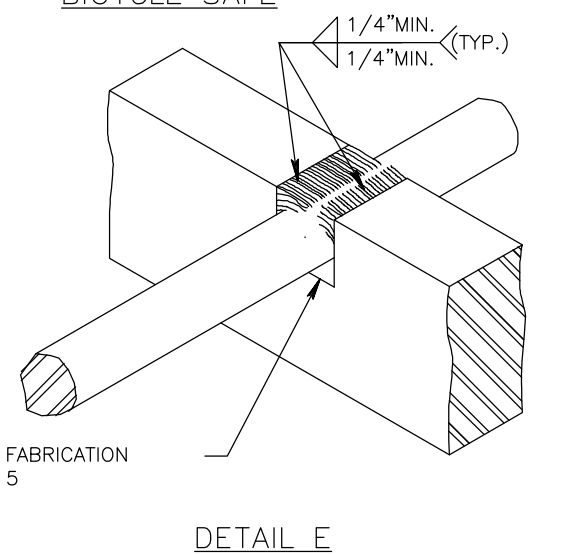
TYPICAL CORNER DETAILS



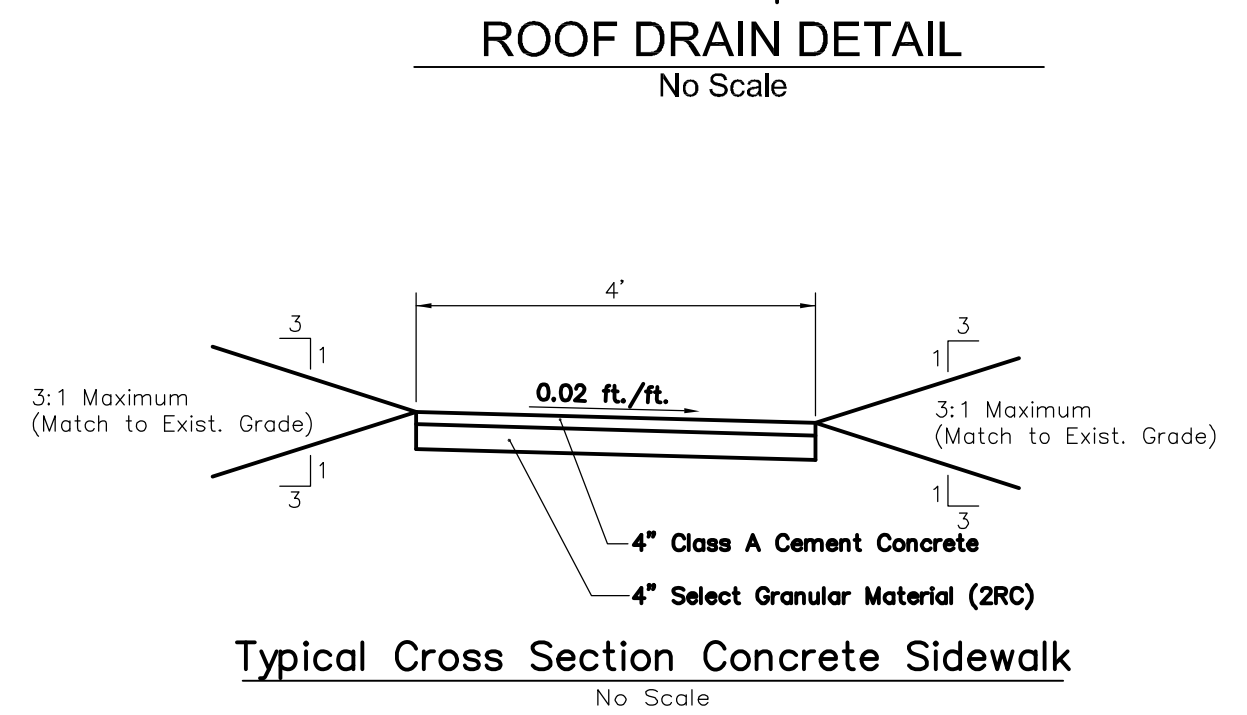
STRUCTURAL STEEL GRATE BICYCLE SAFE



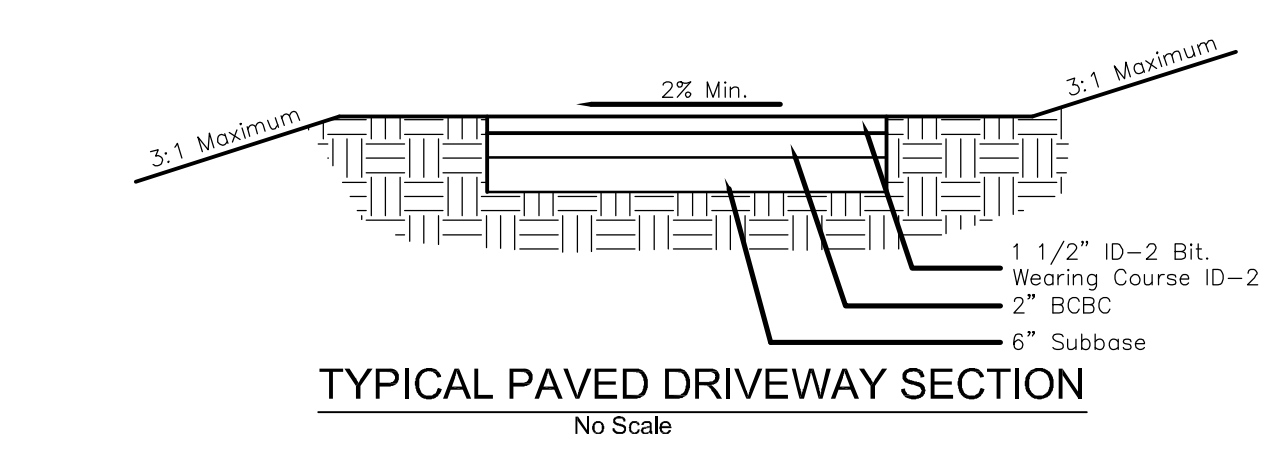
DETAIL D



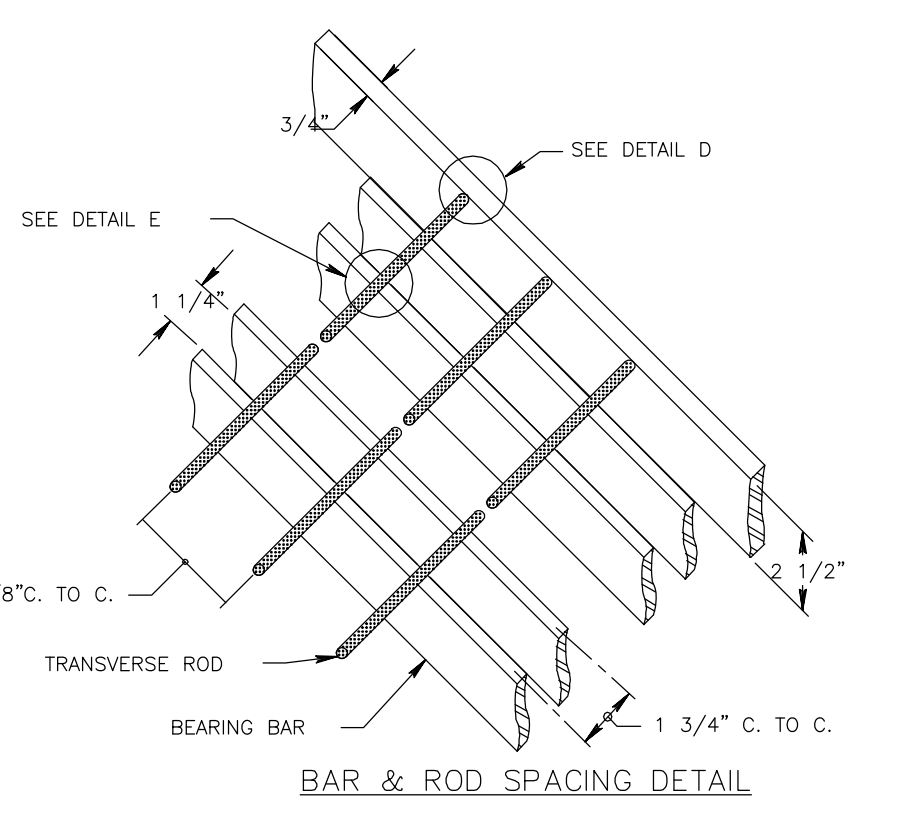
DETAIL E



Typical Cross Section Concrete Sidewalk
No Scale



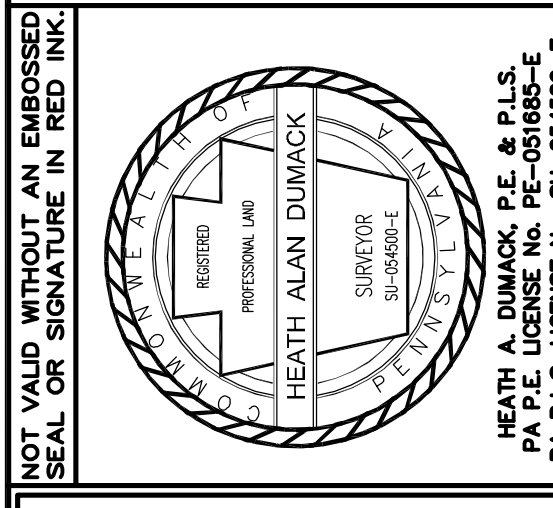
TYPICAL PAVED DRIVEWAY SECTION
No Scale



BAR & ROD SPACING DETAIL

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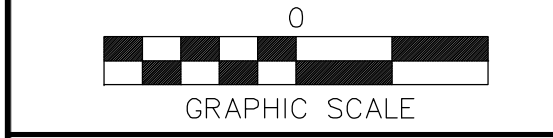
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EXISTING PARCEL INFO:
T.M.P. No. 06-021-021-004
DEED BOOK: 4491 PAGE No. 0821
INSTRUMENT No.:
CURRENT ZONING: AG-1

OWNER OF RECORD:
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2110 STREET ROAD
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APPLICANT:
SAME AS ABOVE



PCSWM & CONSTRUCTION DETAILS
2110 STREET ROAD

BUCKINGHAM TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: HAD	CHECKED BY:
SCALE: AS NOTED	PROJECT No: 8284
PLAN DATE: JUN 2, 2026	SHEET No: 8 of 8