

OVERALL SITE IMPROVEMENT PLAN

SELECT PROPERTIES

SITUATE
EAST ROCKHILL TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA



SCHLOSSER & CLAUSS

CONSULTING ENGINEERS, INC.
21 EAST LINCOLN AVE., SUITE 200
HAIFIELD, PA 19403-2540
PHONE: 215-855-3000 FAX: 215-855-3300
EMAIL: SCCE_INC@COMCAST.NET

2	9/20/21	PER TWP. ENG. LTR. (8/09/21) & NPDES DESIGN	KWC
1	7/16/21	PER TWP. ENG. LTR. (4/28/21)	KWC
REV.	DATE	DESCRIPTION	BY



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121. DESIGN SERIAL NUMBER 20210691379, 20210691380.

SCALE: 1" = 100'

DRAWN BY: CRK DATE: 03-12-2021

CHECKED BY: KWC DWG NO: 20007SI

JOB NO: 20007 SHEET 11 OF 71

SITE IMPROVEMENT LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED SANITARY LATERAL	
EXISTING WATER LINE	
PROPOSED WATER LINE	
EXISTING GAS LINE	
PROPOSED GAS LINE	
EXISTING UG ELECTRIC	
PROPOSED UG ELECTRIC	
EXISTING UTILITY POLE	
PROPOSED UTILITY POLE	
EXISTING LIGHT POLE	
PROPOSED LIGHT POLE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
FLOODPLAIN LINE	
EXISTING TREE LINE	
PROPOSED TREE LINE	
TREE PROTECTION FENCING	
POSITIVE DRAINAGE INDICATOR	
PROPOSED RIP-RAP	

- NOTES:**
- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO STANDARDS AND SPECIFICATIONS AS ESTABLISHED BY EAST ROCKHILL TOWNSHIP AND THE CURRENT COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PUBLICATION 408).
 - ALL MATERIALS AND DETAILS OF CONSTRUCTION, INSTALLATION PROCEDURES AND REQUIREMENTS WITH RESPECT TO SANITARY SEWERAGE FACILITIES SHALL BE IN ACCORDANCE WITH EAST ROCKHILL TOWNSHIP AUTHORITY'S STANDARD SPECIFICATIONS LATEST EDITION.
 - ALL PROPOSED BUILDINGS SHALL BE SERVED WITH PUBLIC WATER AND SEWER. (GRAVITY SANITARY SEWER IS NOT TO BE PROVIDED FOR ANY BASEMENT).
 - NO LATERALS SHOULD BE DIRECTLY CONNECTED TO THE MANHOLES. SANITARY SEWER MAINS SHOULD BE A MINIMUM OF EIGHT-INCH DIAMETER, AND THE "PUBLIC" PART OF THE LATERAL (BETWEEN SEWER MAIN AND THE CLEANOUT AT THE EDGE OF THE EASEMENT OR RIGHT-OF-WAY) SHOULD BE SIX-INCH DIAMETER. WATERTIGHT MANHOLE FRAME & COVERS SHALL BE USED IN UNPAVED AREAS AND EASEMENTS.
 - A MINIMUM OF TEN FEET (10') HORIZONTAL CLEARANCE IS REQUIRED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. A MINIMUM OF 4" OF HORIZONTAL SEPARATION IS REQUIRED BETWEEN SANITARY SEWER MAINS AND STORM SEWER.
 - SANITARY SEWER LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL OTHER UTILITY LINES THAT IT CROSSES UNLESS OTHERWISE APPROVED BY EAST ROCKHILL TOWNSHIP AUTHORITY. CONCRETE ENCASEMENT MAY BE INSTALLED WHEN THE MINIMUM CROSSING SEPARATION CANNOT BE ACHIEVED AND ONLY IF APPROVED BY THE AUTHORITY.
 - ALL WATER FACILITIES SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH PERKASIE REGIONAL AUTHORITY STANDARD SPECIFICATIONS.
 - A MINIMUM OF 4 FEET OF COVER SHALL BE PROVIDED OVER ALL WATER MAINS.
 - A MINIMUM OF 18 INCHES SHALL BE PROVIDED WHERE A WATER MAIN CROSSES ANOTHER UTILITY.
 - ALL WATER MAIN FITTINGS SHALL HAVE MEGALUG RESTRAINED JOINTS AND CONCRETE ANCHORAGE.
 - THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION/LAND DEVELOPMENT DEPICTED HEREON, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC IMPROVEMENTS AS SET FORTH AT SECTION 509 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 53 P.S. 10509. FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND, FURTHER, TO MAKE SUCH MODIFICATIONS IN GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS AND/OR THE MUNICIPAL ENGINEER FOR SATISFACTORY STORM WATER MANAGEMENT.
 - SOIL TYPES AS DEPICTED ON THESE PLANS HAVE BEEN TAKEN FROM THE BUCKS COUNTY SOIL SURVEY.
 - ELECTRIC, TELEPHONE, AND CABLE TV FACILITIES FOR ALL LOTS WITHIN THE DEVELOPMENT SHALL BE PROVIDED BY UNDERGROUND SERVICE PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT, CONTRACTORS MUST VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AND FACILITIES PRIOR TO COMMENCING WORK.
 - GAS SERVICES THAT ARE ACCESSIBLE OR VULNERABLE TO VEHICULAR TRAFFIC SHALL HAVE APPROVED VEHICLE IMPACT PROTECTION INSTALLED.
 - FOOTPRINTS OF PROPOSED HOUSES DEPICTED ON THIS PLAN ARE CONCEPTUAL. ACTUAL CONFIGURATIONS SHALL BE DETERMINED UPON BIDDING PERMIT APPLICATION.
 - ALL PEDESTRIAN RAMPS AND DRIVEWAY APRONS MUST BE INSTALLED IN ACCORDANCE WITH PENNDOT PUBLICATION 72M RC-67M DATED JUNE 10, 2013 OR MOST RECENT EDITION.
 - AREAS PROPOSED FOR BMPs SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
 - BMPs SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS RECEIVED FINAL STABILIZATION.

PARKING SUMMARY

DWELLING CLASS	UNITS	REQUIRED PARKING SPACES	PROVIDED	OVERFLOW PARKING SPACES ON STREET	TOTAL PROVIDED
SINGLE FAMILY	100+3=103	2 PER D.U.=206	312 (SEE NOTE 1)	141 (SEE NOTE 4)	453
TOWNHOUSE	95	2 PER D.U.=190	135 (SEE NOTE 2) +64 (SEE NOTE 3)=199	29 (SEE NOTE 4)	228
					TOTAL = 681

- NOTES:**
- EACH SINGLE FAMILY UNIT HAS A TWO-CAR GARAGE. ONE GARAGE SPACE AND TWO DRIVEWAY SPACES ARE INCLUDED IN THE PARKING SUMMARY. FOUR SPACES PER LOT ARE PROVIDED FOR LOTS #66, 197 AND 198.
 - ALL END UNIT TOWNHOUSES HAVE A TWO CAR GARAGE AND DOUBLE WIDE DRIVEWAY. EACH INTERIOR TOWNHOUSE UNIT HAS A ONE-CAR GARAGE. GARAGE SPACES ARE EXCLUDED, ONLY DRIVEWAY SPACES ARE INCLUDED IN THE PARKING SUMMARY.
 - INCLUDES PERPENDICULAR PARKING SPACES LOCATED IN TOWNHOUSE AREA.
 - INCLUDES PARALLEL PARKING SPACES LOCATED ON MAIN ROADS IN SINGLE AREA.
 - PARKING SPACE = 19' x 9.5'
 - ON STREET PARKING SPACE = 22' x 8'



Monday, September 20, 2021, 10:14:06 AM
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