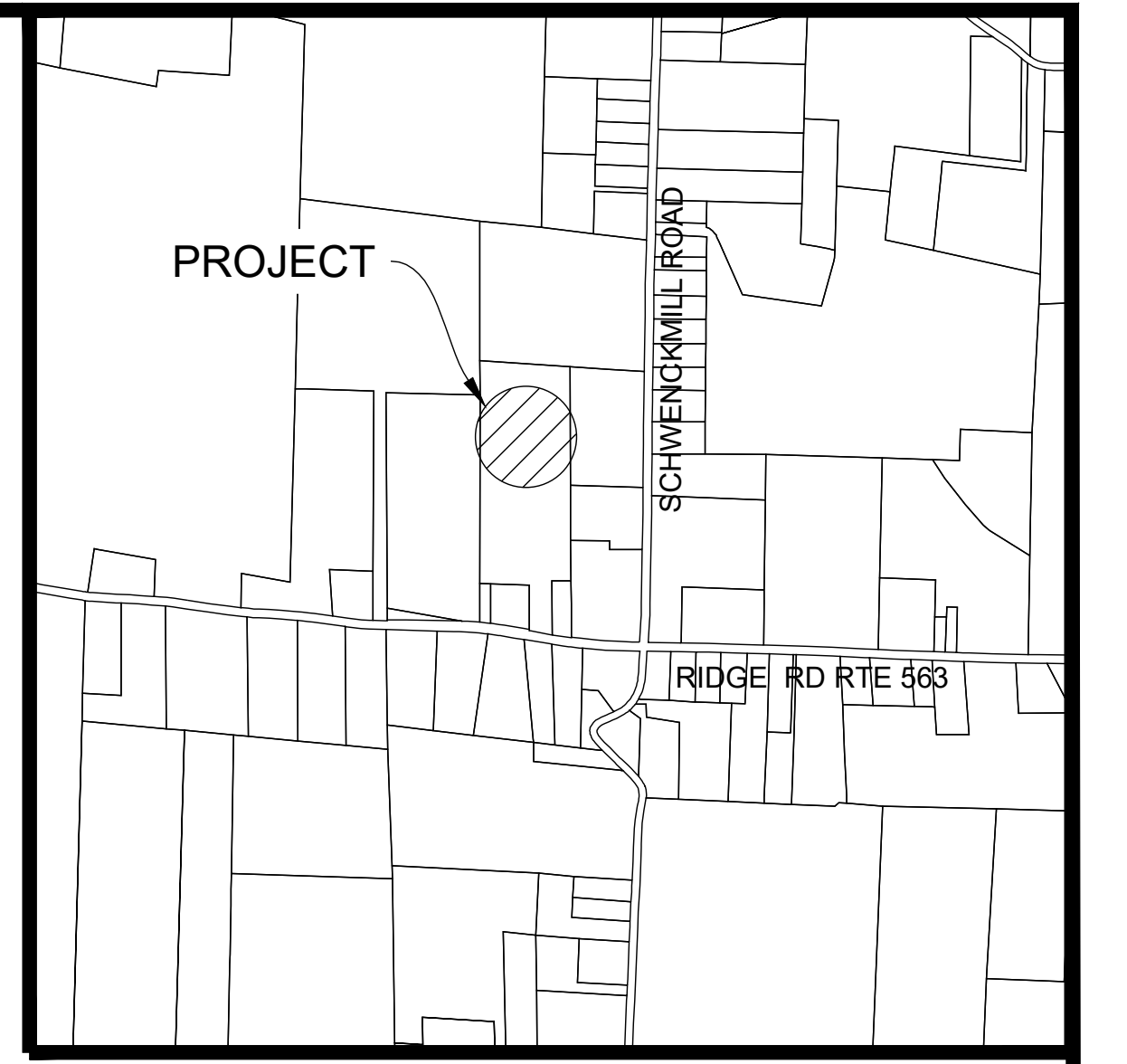


LEGEND

	PROPERTY LINE
	ADJOINER
	BUILDING SETBACK LINE
	LEGAL RIGHT-OF-WAY
	EXISTING CONTOUR INDEX
	EXISTING CONTOUR INTERVAL
	EXISTING SOILS
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING SEWER LATERAL
	PROPOSED CONTOUR INDEX
	PROPOSED CONTOUR INTERVAL
	PROPOSED SANITARY LATERAL
	PROPOSED WATER LINE
	LOD LIMIT OF DISTURBANCE
	CS CS COMPOST FILTER SOCK (12")



LOCATION MAP
SCALE: 1" = 800'

SITE OWNER
EAST ROCKHILL TOWNSHIP
1022 RIDGE ROAD
PERKASIE, PA. 18944

SITE DATA
1622 RIDGE ROAD
PERKASIE, PA. 18944
TMP# 12-009-163
TMP# 12-009-163-001

RIDGE ROAD:
CLASSIFICATION = MAJOR COLLECTOR STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 80 FT
POSTED SPEED LIMIT = 40 MPH

ZONING: TAX #12-9-163, 12-9-163-1
ZONING DISTRICT: RR SUBURBAN RESIDENTIAL DISTRICT
USE C7 MUNICIPAL BUILDING

TOTAL SITE AREA:	502,421 SF. (11.534 AC.)
LESS ULT. R/W N. RIDGE RD:	10,905 SF. (0.250 AC.)
BASE SITE AREA:	491,516 SF. (11.284 AC.)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (BSA):	78,408 SF (1.8 AC.)	491,516 SF (11.28 AC.)	491,516 SF (11.28 AC.)
MIN. LOT WIDTH:	150 FT.	276 FT.	276 FT.
MIN. LOT DEPTH:	200 FT.	1,231 FT.	1,231 FT.
-YARDS-			
MIN. FRONT:	75 FT.	75 FT.	75 FT.
MIN. SIDE:	40 FT.	40 FT.	40 FT.
MIN. REAR:	75 FT.	75 FT.	75 FT.
MAX. BLDG. COVERAGE:	10%	30,310 SF 6.2%	42,190 SF 8.6%
MAX. IMPERVIOUS COVER:	50%	124,749 SF 15.8%	168,631 SF 34.3%
WOODLAND CLEARING:	MAX 20%	EXIST 341,504 SF	68,389 SF 20.0%

- PENNSYLVANIA ONE-CALL NOTES:**
- LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM FIELD LOCATIONS OF VISIBLE ABOVE GROUND STRUCTURES AND INFORMATION PROVIDED BY UTILITY COMPANIES/AUTHORITIES THROUGH THE ONE-CALL PROCESS. ALL LOCATIONS MUST BE CONSIDERED APPROXIMATE. COMPLETENESS OR ACCURACY OF LOCATIONS OR DEPTHS OF ALL STRUCTURES IS NOT GUARANTEED. CONTRACTORS UTILIZING THIS PLAN MUST VERIFY ALL LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES AND FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION WORK OR DEMOLITION. PURSUANT TO ACT 187, PA HOUSE BILL 2837, PRIOR TO THE START OF ANY EXCAVATION OR DEMOLITION WORK, THE CONTRACTOR MUST NOTIFY ALL AFFECTED UTILITY COMPANIES THROUGH THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1778) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/EXCAVATION.
 - WYNN ASSOCIATES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE, LOCATION OR TYPE OF ANY UNDERGROUND UTILITY LINES OF A USER, SUCH AS A PUBLIC UTILITY.
 - ANYONE UTILIZING THESE DRAWINGS FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1778 FOR UNDERGROUND UTILITIES PRIOR TO EXCAVATION IN ACCORDANCE WITH PA. ACT 38.
 - PA. ONE CALL DESIGN SERIAL NO. xxxxxxxx HAS BEEN ISSUED FOR THIS PROJECT.

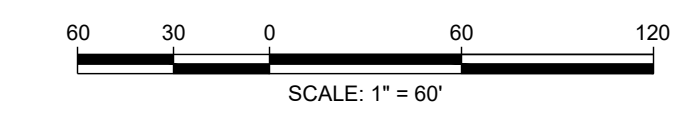
- GENERAL NOTES:**
- TOPOGRAPHY BASED ON PARTIAL SITE FIELD SURVEY COMPLETED BY DENNIS M. LITZENBURGER, P.L.S. AS SHOWN ON PLAN OF EXISTING FEATURES FOR EAST ROCKHILL TOWNSHIP, DATED AUGUST 13, 2008; AND AERIAL PHOTOGRAPHY.
 - BEARING BASIS FOR THIS PLAN HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM. (SOUTH ZONE).
 - BOUNDARY LINE DETERMINATION HAS BEEN REFERENCED TO "BOUNDARY RETRACEMENT PRINCIPLES AND PROCEDURES FOR PENNSYLVANIA" AS PREPARED BY KNUT EVERETT HERMANSEN, PH.D., P.L.S., P.E., ESQ. (COPYRIGHT 2004).
 - TOPOGRAPHIC INFORMATION IS REFERENCED TO THE VERTICAL DATUM NAVD88 (FEET).
 - REFER TO 'SITE PLAN EAST ROCKHILL TOWNSHIP BUILDING ADDITION' PREPARED BY C. R. WYNN ASSOCIATES INC., DATED DEC 14, 2018 MOST RECENT REVISION 5/19/2019.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 West Hill Road
West Mifflin, Pennsylvania
15122 - 1078

Know what's below. Call 811 before you dig.

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1778. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES TO EXCAVATE, DRILL, BLAST OR DEMOLISH.

DESIGN SERIAL NO. xxxxxxxx



NO.	DATE	REVISIONS

CONSTRUCTION PLAN

TOWNSHIP MAINTENANCE COMPLEX

EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

WYNN ASSOCIATES, INC.

MUNICIPAL ENGINEERING SERVICES
211 W. Broad Street, Quakertown, PA 18951 Phone 215-536-7336 Fax 215-536-5361

DRAWING NO. **1**

DATE: 1/17/2024 SCALE: 1"=60' JOB NO.: 13-0012 OF 7