

- LEGEND:**
- - - - - EXISTING PROPERTY LINE
  - - - - - EXISTING RIGHT-OF-WAY LINE
  - - - - - EXISTING BUILDING SETBACK LINE
  - - - - - EXISTING EASEMENT
  - - - - - PROPOSED EASEMENT
  - - - - - EXISTING EDGE OF WOODS
  - - - - - EXISTING EDGE OF PAVEMENT
  - - - - - PROPOSED EDGE OF PAVEMENT
  - - - - - EXISTING UTILITY POLE
  - - - - - EXISTING SIGN
  - - - - - EXISTING CURB
  - - - - - PROPOSED CURB
  - - - - - EXISTING CONCRETE
  - - - - - PROPOSED CONCRETE
  - - - - - EXISTING SANITARY SEWER
  - - - - - EXISTING STORM SEWER
  - - - - - MANHOLE AND INLET
  - - - - - EXISTING DOUBLE YELLOW LINE
  - - - - - 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
  - - - - - 0.2% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
  - - - - - EXISTING FLOODWAY BOUNDARY
  - - - - - EXISTING WETLANDS BOUNDARY
  - - - - - EXISTING SOILS BOUNDARY
  - - - - - EXISTING SOILS TYPE
  - - - - - PROPOSED SANITARY SEWER

**NOTES:**

- THIS PLAN IS BASED ON A PLAN ENTITLED "EXISTING FEATURES - WELL #14" PREPARED BY ANDERSEN ENGINEERING ASSOCIATES, INC. FOR PERKASE REGIONAL AUTHORITY DATED MAY 7, 2009, AND AN ACTUAL FIELD SURVEY PERFORMED BY ANDERSEN ENGINEERING ASSOCIATES, INC. ON DECEMBER 29, 2015.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS OF A FULL AND COMPLETE TITLE SEARCH.
- EXISTING CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE NAVD83 ELEVATION DATUM AND WERE OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) MAZEY NAVIGATOR LEAD TOPOGRAPHY DATA AND FROM AN ACTUAL FIELD SURVEY PERFORMED BY ANDERSEN ENGINEERING ASSOCIATES, INC. ON DECEMBER 29, 2015.
- BASIS OF BEARINGS: PA SPCS SOUTH ZONE NAD83(86) BASED ON GPS OBSERVATION.
- BASED ON A REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP FOR BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL NUMBER 144 OF 532 (MAP NUMBER 42072044), REISED DATE MARCH 16, 2015, THIS SITE APPEARS TO BE LOCATED WITHIN A FLOOD HAZARD AREA.
- THE 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY SHOWN ON THIS PLAN IS BASED ON THE FEMA FLOOD PROFILE TOP OF THE EAST BRANCH PERKOWEN CREEK, BUCKS COUNTY, PA.

**ZONING DATA**

ZONING DISTRICT:	S - SUBURBAN		
CONDITIONAL USE:	G1 - UTILITIES		
REQUIRED:	EXISTING		
MIN. LOT AREA:	2.0 ACRES 46.06 AC. (2,006,424 S.F.)	PROPOSED:	NO CHANGE
MIN. LOT WIDTH:	200 FT. 555.5 FT.		NO CHANGE
MIN. FRONT YARD:	75 FT. N/A		235.9 FT.
MIN. SIDE YARD:	40 FT. N/A		14.0 FT.*
MIN. REAR YARD:	75 FT. N/A		N/A
MAX. BUILDING AREA:	10% N/A		0.43% (8,712 S.F.)
MAX. IMPERVIOUS AREA:	20% N/A		2.50% (50,172 S.F.)
MAX. BUILDING HEIGHT:	35 FT. N/A		< 35 FT.

\* VARIANCE REQUESTED

**NOTES:**

- (LANDOWNER), ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS TO BE A PERMANENT FEATURE THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE MUNICIPALITY, WHICH SHALL BE RECORDED WITH THE RECORD PLAN AND WHICH SHALL BE APPLICABLE TO ALL FUTURE LANDOWNERS. THE STORMWATER MANAGEMENT FACILITY SHALL BE SUBJECT TO A MAINTENANCE AGREEMENT WITH THE TOWNSHIP. THE TOWNSHIP SHALL HAVE PERMISSION TO PERFORM ROUTINE INSPECTION AS NECESSARY.
- (DESIGN ENGINEER), ON THIS DATE, HAS REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF EAST ROCKHILL TOWNSHIP WATERSEWER ACT 107 STORMWATER MANAGEMENT ORDINANCE.

**WAIVERS REQUESTED:**

- 822-103.2: WATER OF FORMAL LAND DEVELOPMENT PLAN SUBMISSION.
- 822-525.C(2): RECREATION LAND IN THE AMOUNT OF 1,500 S.F. PER 4,000 S.F. OF NEW BUILDING AREA SHALL BE PROVIDED.

**VARIANCES REQUESTED:**

- 827-702.b: TO CONSTRUCT A BUILDING WITH A 14 FOOT SIDE YARD WHERE 40 FEET IS REQUIRED.
- 827-1900.(2): TO DISTURB A PORTION OF WETLANDS THAT ARE ONE ACRE OR GREATER.
- 827-1900.(1): TO NOT PROVIDE A 100 FOOT WETLAND MARGIN FOR WETLANDS IN EXCESS OF ONE ACRE.

COUNTY OF BUCKS:

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT/SECRETARY) OF \_\_\_\_\_ A CORPORATION, AND THAT AS SUCH (PRESIDENT/SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS DEDORRED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORSAID.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 \_\_\_\_\_ SEAL

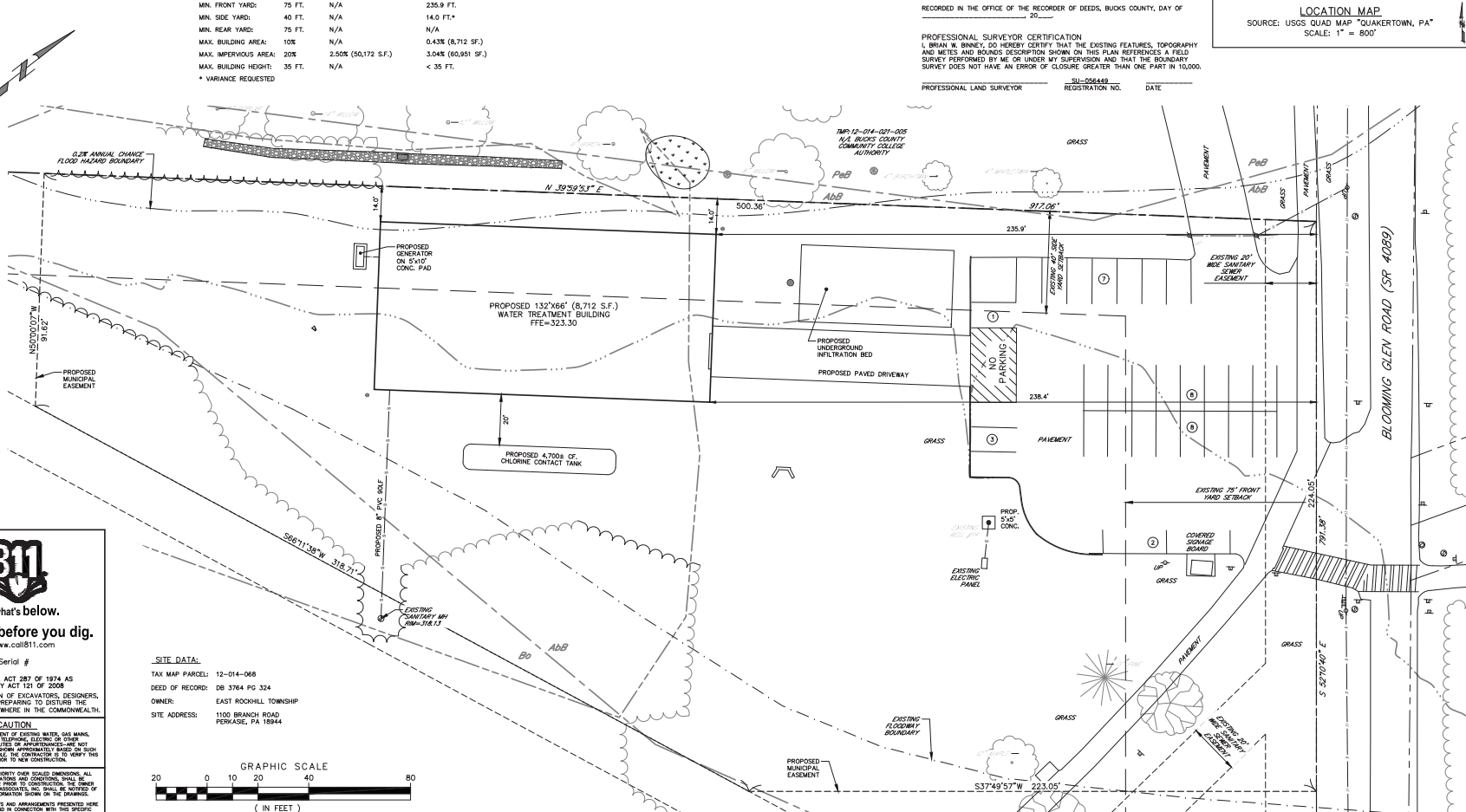
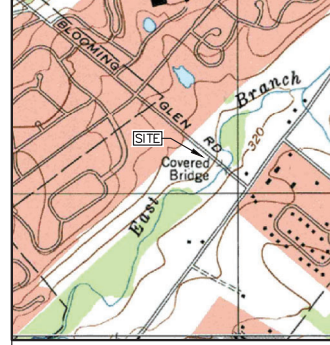
APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECOMMENDED FOR APPROVAL BY THE EAST ROCKHILL TOWNSHIP PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BCPC NO. \_\_\_\_\_  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, BUCKS COUNTY, DAY OF \_\_\_\_\_, 20\_\_\_\_.

PROFESSIONAL SURVEYOR CERTIFICATION  
 I, BRIAN W. BINNEY, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDING DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION AND THAT THE BOUNDARY SURVEY DOES NOT HAVE AN ERROR OF CLOSURE GREATER THAN ONE PART IN 10,000.

PROFESSIONAL LAND SURVEYOR SI-026449 REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_



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**CAUTION**

THE DEPTH AND ALIGNMENT OF EXISTING UTILITIES, GAS MAINS, CABLES, OTHER PIPING, TELEPHONE, FIBER OPTIC CABLES, AND OTHER UTILITIES ARE NOT KNOWN, BUT ARE LOCATED APPROXIMATELY BASED ON SUCH INFORMATION AS AVAILABLE TO THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE DEPTH AND ALIGNMENT OF ALL UTILITIES TO BE EXCAVATED.

UNDERNOING HAVE PROHIBIT DEEPER SHOULD UNDERNOING ALL DEPT. ELEVATIONS, LOCATIONS AND CONDITIONS, SHALL BE OBTAINED BY THE CONTRACTOR FROM THE CONTRACTOR'S OWN SURVEY OR FROM THE INFORMATION PROVIDED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**GRAPHIC SCALE**

0 10 20 40 80

( IN FEET )  
 1 inch = 20'

**SITE DATA:**

TAX MAP PARCELS: 12-014-068  
 DEED OF RECORD: D6 3764 PO 324  
 OWNER: EAST ROCKHILL TOWNSHIP  
 SITE ADDRESS: 1100 BRANCH ROAD PERKASE, PA 18944