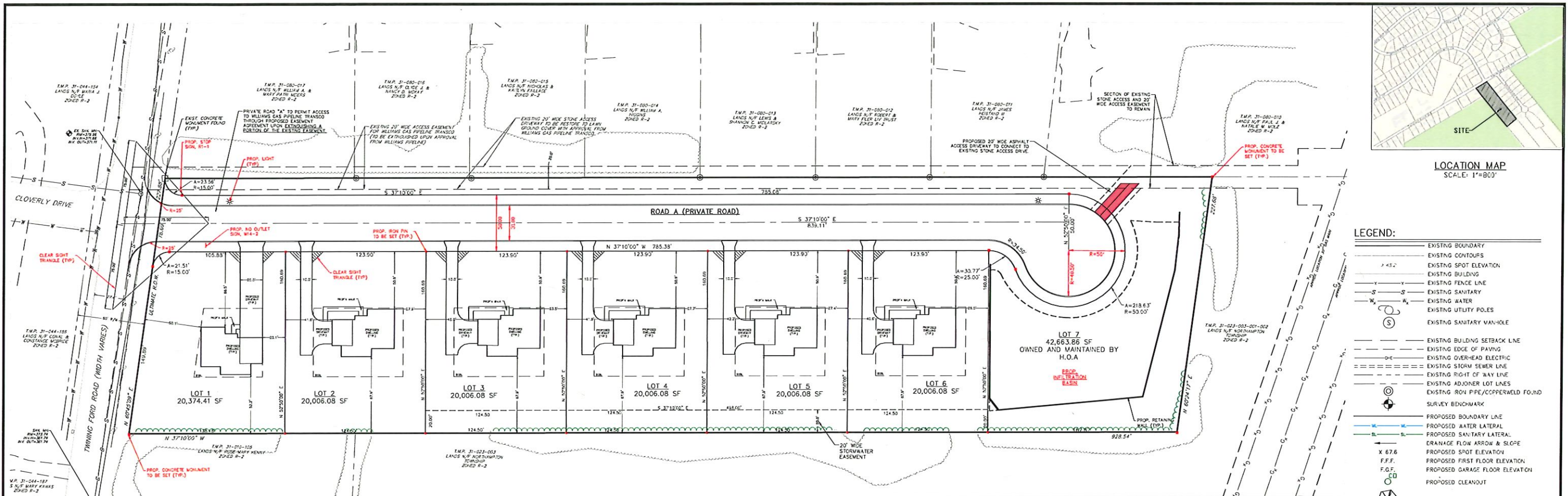




ZONING TABLE									
1 SITE ADDRESS:	406 TWINING FORD ROAD RICHBORO, PA 18954		LEGAL R/W 212,550.36 S.F.		ULTIMATE R/W 209,408.54 S.F.				
2 TAX MAP NUMBER	31-023-003-001-001								
3 ZONING DISTRICT	R-2 RESIDENCE DISTRICT								
4 EXISTING USE	SINGLE FAMILY DETACHED DWELLING								
5 PROPOSED USE	SINGLE FAMILY DETACHED DWELLING								
<u>DIMENSIONAL REQUIREMENTS</u>			EXISTING TWP 31-						
6	REQUIRED	023-003-001-001	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7
MINIMUM LOT AREA (SF)	20,000	212,550.36	20,374.41	20,006.08	20,006.08	20,006.08	20,006.08	20,006.08	42,663.86
MINIMUM LOT WIDTH AT S.S.B.L. (FT.)	100	228.10	125.81	124.50	124.50	124.50	124.50	124.50	>100
MINIMUM FRONT YARD (FT.)	50	520.10	50.1	50.9	50.9	50.9	50.9	50.9	50
MINIMUM SIDE YARD, MIN. (FT.)	20/45	31.21 / 89.7	20.1 / NA	37.9 / 69.5	23.5 / 69.5	27.4 / 69.5	27.4 / 69.5	29.1 / 69.5	20/45
MINIMUM REAR YARD (FT.)	50	216.20	52.20	67.90	67.90	67.90	67.90	67.90	50.00
MAXIMUM BUILDING HEIGHT (FT.)	35	<35	<35	<35	<35	<35	<35	<35	<35
MAXIMUM BUILDING COVERAGE (%)	15	2.71%	15.74%	16.72%	16.72%	16.72%	16.72%	16.72%	0.90%
MAXIMUM IMPERVIOUS SURFACE RATIO (%)	20	7.45%	8.82%	9.16%	9.16%	9.16%	9.16%	9.16%	13.31%
MIN. OPEN SPACE (%)	15	0.73 acres							
*FEE IN LIEU OF REQUESTED									
<u>IMPERVIOUS BREAKDOWN</u>									
DWELLING		5,601.10	1,792.00	1,833.53	1,833.53	1,833.53	1,833.53	1,833.53	0.00
PORCH		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DRIVEWAY		8,409.70	1,369.73	1,320.66	1,320.66	1,320.66	1,320.66	1,320.66	5,678.00
SERVICE WALK		232.60	46.00	192.00	192.00	192.00	192.00	192.00	0.00
PATIO/POOL		1,427.87							0.00
SHED		159.51							0.00
TOTAL IMPERVIOUS (S.F.)		15,830.78	3,207.73	3,346.19	3,346.19	3,346.19	3,346.19	3,346.19	5,678.00
TOTAL BUILDING COVERAGE (S.F.)		5,790.61	1,792.00	1,833.53	1,833.53	1,833.53	1,833.53	1,833.53	0.00
MAXIMUM IMPERVIOUS SURFACE (%)		7.45%	15.74%	16.72%	16.72%	16.72%	16.72%	16.72%	13.31%
MAXIMUM BUILDING COVERAGE (%)		2.71%	8.82%	9.16%	9.16%	9.16%	9.16%	9.16%	0.90%
<u>PARKING REQUIREMENTS</u>									
REQUIRED PARKING (2 SPACES/DWELLING)			2	2	2	2	2	2	2
PROPOSED PARKING			2	2	2	2	2	2	2
NOTE: THE PROPOSED STORMWATER FACILITIES HAVE BEEN DESIGNED FOR A MAXIMUM IMPERVIOUS SURFACE OF 20% OF THE LOT AREA FOR LOTS 1 THROUGH 6.									

STORMWATER MANAGEMENT NOTES:

- NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREAS OR STRUCTURES UNLESS IT IS 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 BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OF BMP WITH THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- THE APPLICANT GRANTS THE TOWNSHIP A BLANKET EASEMENT FOR ALL STORMWATER FACILITIES ON-SITE TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE SWM FACILITIES.

BMPs OPERATION & MAINTENANCE:

- UPGRADIENT CATCH BASINS AND INLETS SHOULD BE INSPECTED AND CLEANED ANNUALLY.
- THE VEGETATION (FOR THE ABOVEGROUND INFILTRATION BASIN AND CONTRIBUTING DRAINAGE AREA) SHOULD BE MAINTAINED IN GOOD CONDITION AND ANY BARE SPOTS REVEGETATED.
- CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. MOW ONLY AS APPROPRIATE FOR VEGETATIVE SPECIES.
- INSPECT AT LEAST TWO TIMES PER YEAR AFTER RUNOFF EVENTS GREATER THAN 0.8 INCH AND MAKE SURE THAT RUNOFF DRAINS DOWN WITH THE DESIGN PARAMETERS. THE DRAINAGE REQUIRED SHALL BE THE 10, 50, AND 100-YR STORMS SHALL COMPLETELY DRAIN INTO THE SOIL MEDIA WITHIN 72 HOURS OF THE END OF THE STORM.
- AT LEAST TWO TIMES PER YEAR, INSPECT THE ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET STRUCTURES, EROSION, SIGNS OF WATER CONTAMINATION/SPILLS, AND INSTABILITY. LEAF LITTER NEEDS TO BE REMOVED ANNUALLY.
- AS NEEDED, REMOVE ACCUMULATED SEDIMENT AS REQUIRED TO MAINTAIN INFILTRATION TO MAINTAIN WATER QUALITY FUNCTIONALITY. RESTORE ORIGINAL CROSS SECTION, PROPERLY DISPOSE OF SEDIMENT.
- ALL BMP COMPONENTS SHALL BE MAINTAINED AS INDICATED IN PENNSYLVANIA STORMWATER BMP MANUAL.

STORMWATER RESPONSIBILITY		
LOCATION	FACILITY	RESPONSIBLE PARTY
LOT 7	ABOVEGROUND INFILTRATION BASIN AND OPEN SPACE	HOMEOWNER ASSOCIATION
LOTS 1 & 2, 3, 4, 5 & 6	CONCRETE SEWER	HOMEOWNER ASSOCIATION
ALL FACILITIES SHALL MEET THE PERFORMANCE CRITERIA AND DESIGN CRITERIA SPECIFIED IN THE SWM FACILITY MANUAL.		
I, LARRY P. YOUNG, PE, ON THIS DATE, 7/24/2025, HEREBY CERTIFY THAT THE SWM FACILITIES MEET ALL DESIGN CRITERIA AND OPERATE AT THE DESIGN CAPACITY OR BETTER, AND THAT THE SWM FACILITIES WILL BE MAINTAINED IN ACCORDANCE WITH THE SWM FACILITY MANUAL.		
Larry Young (PE-053219-6)	7/24/2025	
REGISTERED PROFESSIONAL ENGINEER	DATE	
PROFESSIONAL SEAL		
I, _____, ACKNOWLEDGE THAT ANY RELIANCE TO THE APPROVED SWM FACILITY PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISED SWM FACILITY PLAN MUST BE SUBMITTED TO THE MUNICIPALITY FOR APPROVAL.		
OWNER	DATE	

STORMWATER FACILITIES DESIGNED FOR THE FOLLOWING ON-LOT IMPERVIOUS SURFACES				
LOT AREA (SF)	20% IMPERVIOUS COVERAGE (SF)	PROPOSED IMPERVIOUS COVERAGE (SF) ON THIS PLAN (SF)	PROPOSED IMPERVIOUS REMAINING (SF)	
LOT 1	20,374.41	4,074.88	3,207.73	867.15
LOT 2	20,006.08	4,001.22	3,346.19	655.03
LOT 3	20,006.08	4,001.22	3,346.19	655.03
LOT 4	20,006.08	4,001.22	3,346.19	655.03
LOT 5	20,006.08	4,001.22	3,346.19	655.03
LOT 6	20,006.08	4,001.22	3,346.19	655.03
TOTAL IMPERVIOUS	24,006.04	19,318.68	4,142.38	

NOTES:
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Pennsylvania One Call System, Inc.
SERIAL NO: 2024-2910687
SERIAL NO: 2024-2920489
Call Before You Dig
in Pennsylvania
1-800-242-1776
State Law Requires
Construction Phase: Three working Days Notice
Design Phase: Ten working Days Notice
Facility Owners: Member of One Call System

OWNER OF RECORD:
DC INVESTMENTS GROUP, LLC
1250 VETERANS HIGHWAY
LEWISTOWN, PA 17056
APPLICANT:
DC INVESTMENTS GROUP, LLC
1250 VETERANS HIGHWAY
LEWISTOWN, PA 17056

JOB NO. 24-09004
DATE 7/24/25
SCALE 1" = 40'
ACREAGE: 4.98 AC.
(TO TITLE LINE)
DESIGNED BY: L.Y.
DRAWN BY: L.Y./C.S.
CHECKED BY: L.Y.

REVISION	DESCRIPTION	DATE	DRAWN BY
3			
4			
2			
1			
SCALE IN FEET			

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
CIVIL ENGINEER • MUNICIPAL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECT
801 WEST STREET ROAD, FEASTERTOWN, PENNSYLVANIA 19053
PHONE: 215-357-5950 EMAIL: ADMIN@TSE-LS.COM

PRELIMINARY/FINAL
T.M.P. 31-023-003-001-001
400 TWINING FORD ROAD, RICHBORO PA 18954
RECORD PLAN
(RECORD PLAN 2 OF 2)
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PRELIMINARY/FINAL
T.M.P. 31-023-003-001-001
400 TWINING FORD ROAD, RICHBORO PA 18954
RECORD PLAN
(RECORD PLAN 2 OF 2)
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

SHEET
2 of 19