

POOL FENCE AND GATE DETAIL

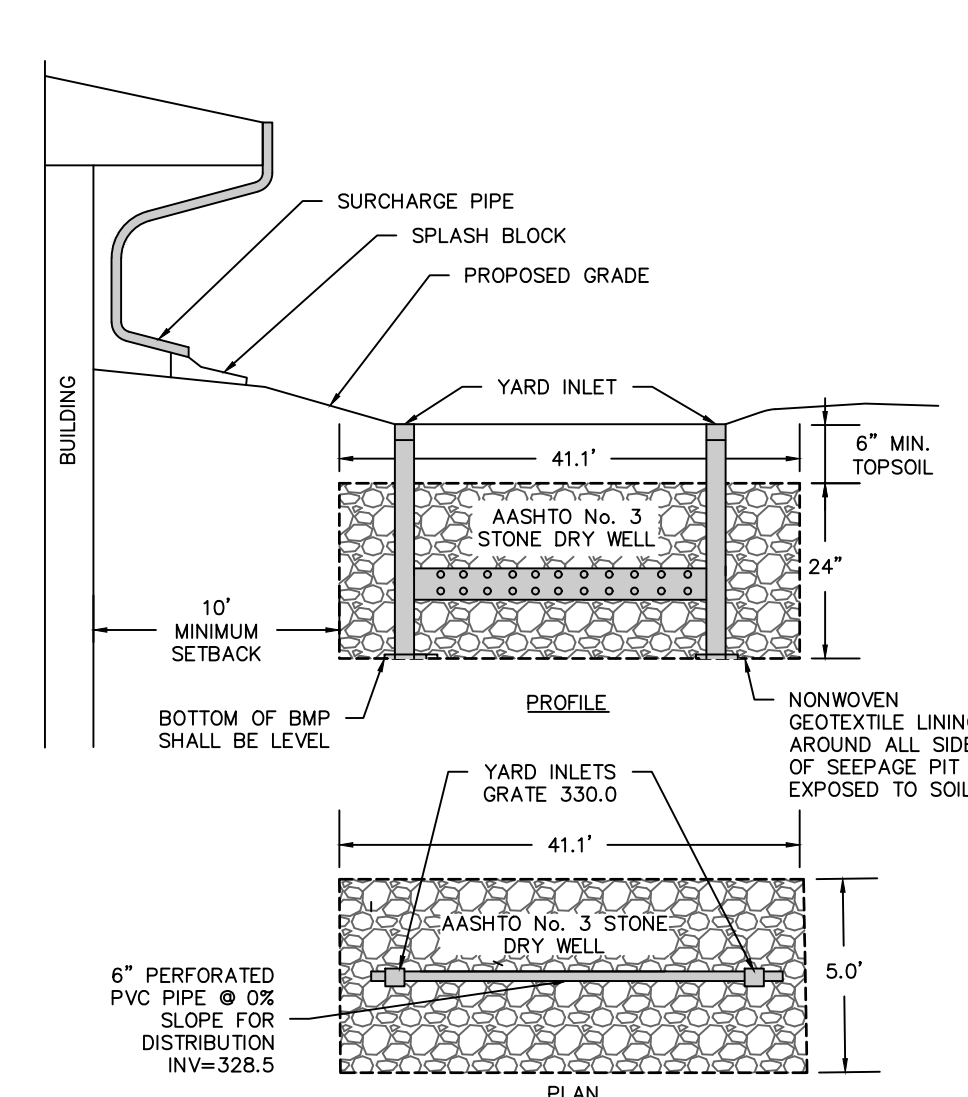
NEW BRITAIN TOWNSHIP ZONING DATA TABLE				
ZONING DISTRICT: RR/CA-2 Residential District				
ITEM	REQUIRED/ PERMITTED	PROPOSED	Ordinance Section	
Permitted Use	H4 Swimming Pool	H4 Swimming Pool	27-901.a	
Min. Accessory Use/Structure Side Yard Setback	5 FT	15.0 FT	27-902.c	
Min. Accessory Use/Structure Rear Yard Setback	5 FT	15.0 FT	27-902.c	
Min. Pool Side / Rear Yard Setback	15 FT	15.0 FT / 15.0 FT	27-305.H4 b.2	
Max. Building Coverage	15%	13.0%	27-902.b	
Max. Impervious Surface Lot Coverage	25%	31.2% (V)	27-902.b	

SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
UgB	Urban land-Abbottstown complex, 0-8%	N	40-60	6-18	D

SOIL LIMITATIONS AND RESOLUTION:
THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO SHALLOW DEPTH TO GROUNDWATER AND POSSIBLE SHALLOW DEPTH TO BEDROCK. IN ORDER TO RESOLVE THIS ISSUE, ANY STANDING WATER SHOULD BE PUMPED THROUGH A SEDIMENT FILTER BAG DURING CONSTRUCTION, AND THE CONTRACTOR SHALL ENSURE THAT THE DWELLINGS ARE PROPERLY WATERPROOFED TO AVOID GROUNDWATER ISSUES POST-CONSTRUCTION. FOR AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLE. IF ROCK IS NOT RIPPLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

BASE SITE AREA CALCULATIONS		
	S.F.	Acres
Gross Site Area	13,977	0.321
Land Within Ultimate Right-of-Way of Existing Streets	0	0
Land Within Utility Right-of-Way and/or Easements	0	0
Land Which is Not Contiguous	0	0
Land in a Previously Approved Subdivision	0	0
Land Reserved or Restricted for Natural Resource Protection or for Recreation	0	0
Land Used or Zoned for Another Use	0	0
Base Site Area	13,977	0.321

IMPERVIOUS COVERAGE TABLE		
Cover Type	Area (SF)	Area (AC)
Existing Driveway	973	0.022
Existing Dwelling	1,823	0.042
Existing Walkways	178	0.004
Existing Patio	500	0.011
Proposed Pool and Decking	860	0.020
Proposed Pool Equipment Pad	26	0.001
PROPOSED IMPERVIOUS AREA	4,360	0.100
PROPOSED IMPERVIOUS COVERAGE	31.2%	
PROPOSED BUILDING COVERAGE	13.0%	
New Impervious Area	886	0.020



NOTES:
1. MAINTAIN MINIMUM 10 FOOT SEPARATION BETWEEN BMP AND BUILDING FOUNDATION WALL.
2. DO NOT CONSTRUCT THE BMP UPSLOPE OF SEWAGE DRAIN FIELD.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORMWATER BMP. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE BMP IN PROPER WORKING ORDER.

INFILTRATION TRENCH DETAIL

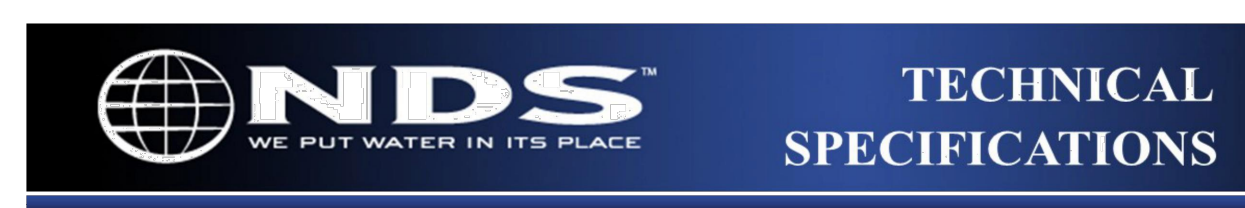
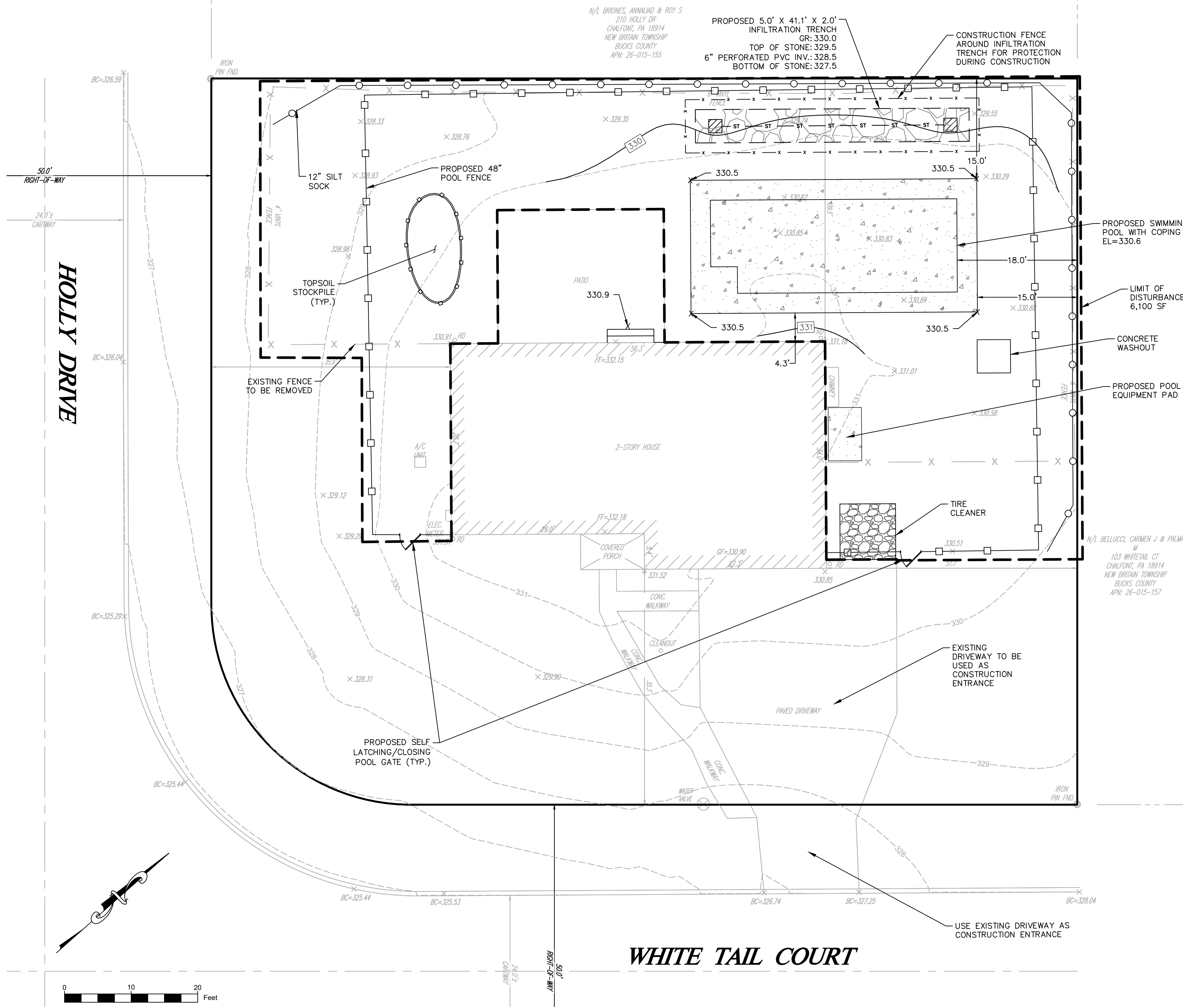
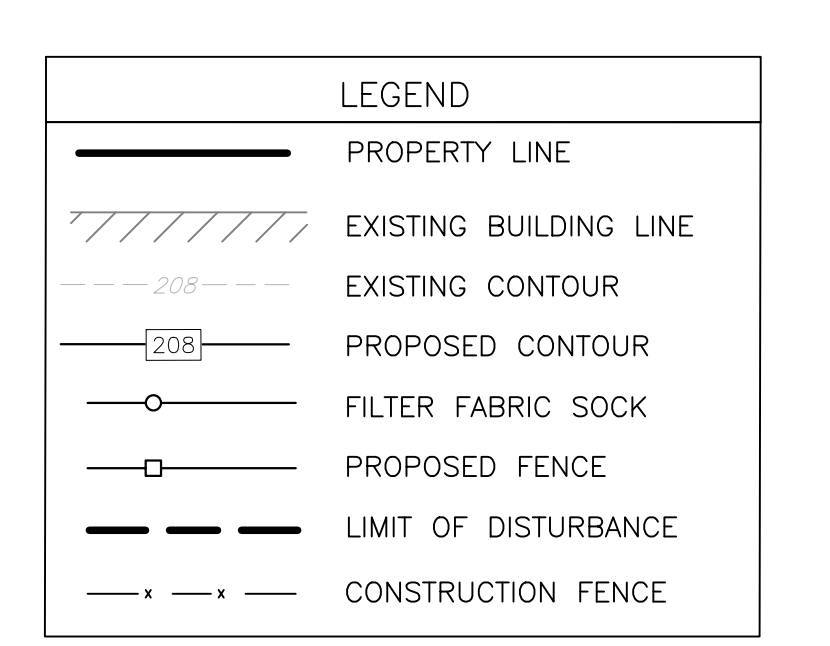
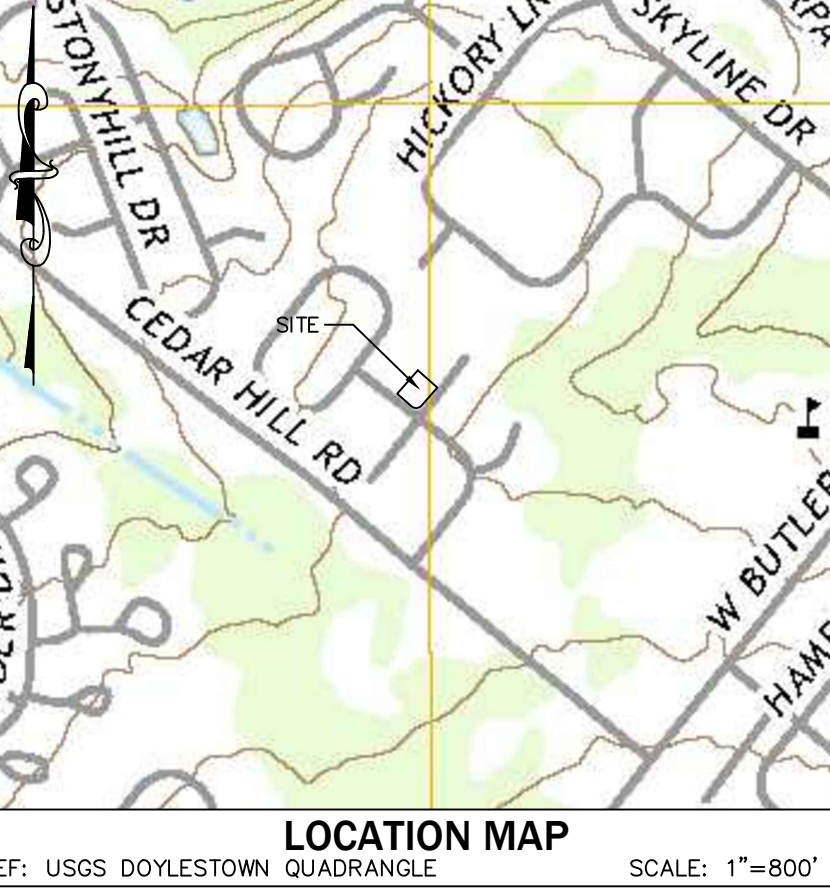
BMP MAINTENANCE/RESTRICTIONS PLAN
NOTE: AN ANNUAL REPORT SHALL BE SUBMITTED TO THE TOWNSHIP STATING THE FOLLOWING MAINTENANCE HAS BEEN PERFORMED.

- THE OWNER OF EACH INDIVIDUAL LOT IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM AND ALL PROPOSED STORMWATER BMP'S ON THEIR RESPECTIVE LOT. THE SEEPAGE PIT WILL HAVE IRON PINS AT THE CORNERS TO DELINEATE ITS AREA.
- STORMWATER CONVEYANCE SYSTEM**
 - CATCH BASINS, MANHOLES AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
 - ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.
 - INFILTRATION TRENCH**
 - INSPECT INFILTRATION TRENCH AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
 - DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AT SUITABLE DISPOSAL/RECYCLING SITES AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
 - EVALUATE THE DRAIN-DOWN TIME OF THE PIT TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
 - REGULARLY CLEAN OUT GUTTERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRY WELL.
 - REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
 - IF AN INTERMEDIATE SUMP BOX EXISTS, CLEAN IT OUT AT LEAST ONCE PER YEAR.
 - NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY INFILTRATION TRENCH.

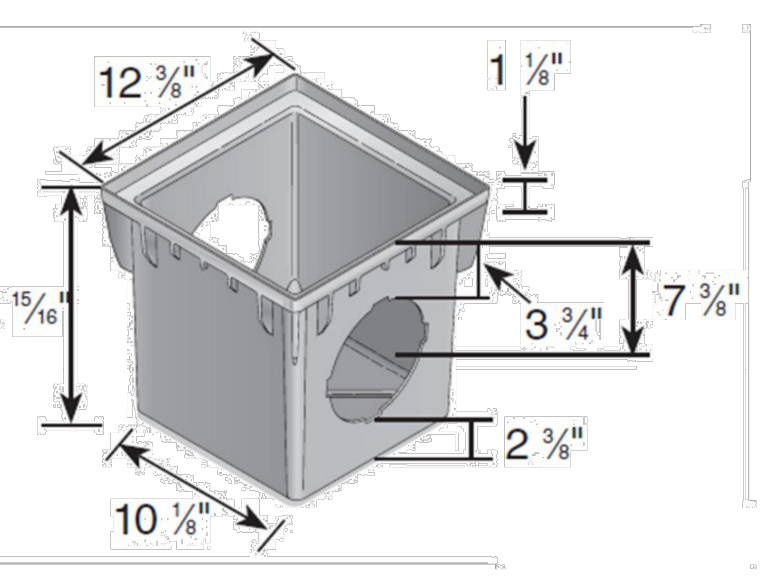
Neshaminy Creek Act 167	
Volume Control - Simplified Method	
(regulated activities less than or equal to one acre)	
New Impervious Area (SF) =	986
(includes 100 SF future impervious)	
1) Stormwater facilities shall capture the runoff volume from at least the first two inches of runoff from all new impervious surfaces.	
Volume (CF) = (2" Runoff / 12 inches) * New Impervious Area (SF)	
Required Volume (CF) =	164
Provided Structural Volume (CF) =	164
2) At least the first one inch of runoff volume from the new impervious surfaces shall be permanently removed from the runoff flow, i.e., it shall not be released into the surface waters of the commonwealth. The calculated volume shall be either reused, evaporated/transpired or infiltrated through structural or nonstructural means.	
Volume (CF) = (1" Runoff / 12 IN) * Impervious Area (SF)	
Required Volume (CF) =	82
Provided Volume (CF) =	164
3) Infiltration facilities should be designed to accommodate the first 0.5" of the permanently removed runoff.	
Volume (CF) = (0.5" Runoff / 12 IN) * Impervious Area (SF)	
Required Volume (CF) =	41
Provided Volume (CF) =	164
4) No more than one inch of runoff volume from impervious surfaces shall be released from the site. Release time must be over 24 to 72 hrs.	
Volume (CF) = (1" Runoff / 12 IN) * Impervious Area (SF)	
Required Volume (CF) =	82
Provided Volume (CF) =	164
5) Release Time Calculations	
Release Time = Volume (CF) / (Inf. Area (SF) x Inf. Rate (in/hr) / 12 (in/ft))	
Maximum Storage Volume (CF) =	164
Infiltration Area (SF) =	205
Design Infiltration Rate (in/hr) =	0.25
Release Time (HR) =	38
6) Infiltration Trench Sizing Calculations	
18-48 inches of clean washed, uniformly graded aggregate with 40% void capacity (AASHTO No. 3). Clean gravel fill should average 1 1/2 to 3 inches in diameter.	
Storage Volume with 40% Voids = Depth x Length x Width	
Required Storage Volume (CF) =	164
Storage Volume with 40% Voids (CF) =	411
Set Depth (FT) =	2.0
Set Width (FT) =	5.0
Length (FT) =	41.1

APPLICANT/OWNER:
JASON & EFRAM DUA
101 WHITE TAIL CT
CHALFONT, PA 18914

- NOTES:**
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JOHNSON SURVEYING, INC. DATED JUNE 10, 2022.
 - CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE TO PROTECTING EXISTING UTILITY CONNECTIONS AND PROVIDING CONTINUOUS UTILITY SERVICE TO THE PROPERTY DURING CONSTRUCTION.
 - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE SPECIAL HAZARD AREAS AS PER THE FLOOD INSURANCE RATE MAP, PANEL NO. 442 OF 532, COMMUNITY MAP NO. 42017C0288K, WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
 - NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 - THE TOPSOIL SHALL BE REDISTRIBUTED TO A MINIMUM DEPTH OF SIX INCHES WITHIN DISTURBED AREAS.
 - ALL EXISTING UNDERGROUND UTILITY LINES SHALL BE MARKED WITH FLAGS PRIOR TO CONSTRUCTION.
 - A BLANKET EASEMENT IS OFFERED TO NEW BRITAIN TOWNSHIP FOR INSPECTIONS, EMERGENCY REPAIRS AND MAINTENANCE OF THE INFILTRATION TRENCH SHOULD THE PROPERTY OWNER FAIL TO DO SO.

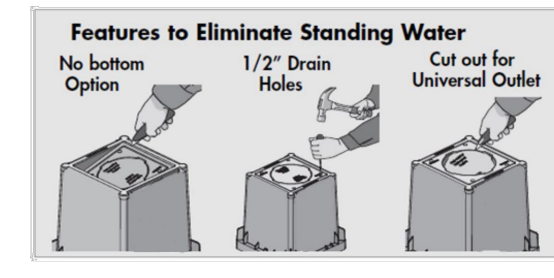


12" x 12" CATCH BASIN



- 1200BLKIT- Catch basin with 2 openings
- 1200- Catch basin with two openings
- 1203- Catch basin with 3 openings
- 1204- Catch basin with 4 openings

Material: Polypropylene
Colors: Black (1200BLKIT, 1200, 1203, 1204)
Fits: Requires either part # 1206, #1242, # 1243, #1245, #1266, or # 1889 Universal Outlet for each opening.
Bottom cutout may be used for additional outlet.



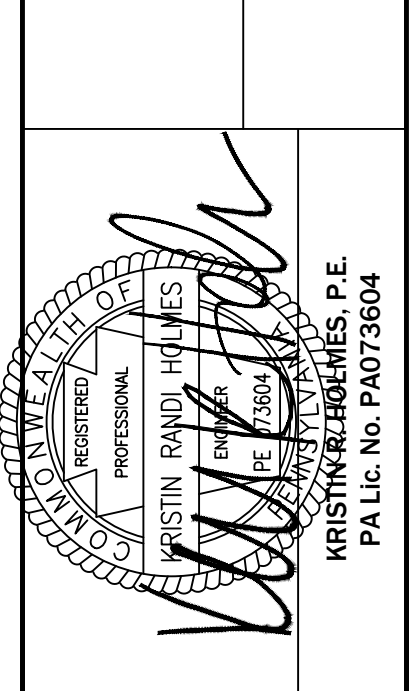
YARD INLET DETAIL

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

REVISIONS	
Description	Date
ZONING TABLE UPDATE	1/6/2025

DUA POOL
TMP# 26-015-156 - 101 WHITE TAIL COURT
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PERMIT PLAN



HCE Job	1796	Date	10/14/2024	Scale	1"=10'	Designed	WW	Sheet	1 of 2
File No. 1796_Permit Plan.DWG									
Drawing No. C1.0									

