

STORMWATER NOTES

- 1) THE RAIN GARDENS AND ASSOCIATED STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER DRAINAGE SYSTEM OF THE TOWNSHIP OF BUCKINGHAM, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER(S), ON WHOSE LANDS THE STRUCTURES ARE LOCATED, THE TOWNSHIP OF BUCKINGHAM AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGES TO ENTER SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID RETENTION/DETENTION BASINS IN ORDER TO DETERMINE THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER(S).
- 2) ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, RE-GRADE, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RAIN GARDENS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE BUCKINGHAM TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR POISON IVY AND OTHER NOXIOUS WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.

LEGEND

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|--|-----------------------------|
| | EX. TRACT BOUNDARY |
| | EX. LEGAL R.O.W. |
| | EX. ULTIMATE R.O.W. |
| | EX. 1' CONTOUR |
| | EX. 5' CONTOUR |
| | EX. STORM SEWER |
| | EX. STORM STRUCTURE |
| | EX. RD. CENTER LINE |
| | EX. EDGE OF ROADWAY |
| | EX. CURB |
| | EX. SOIL'S BOUNDARY |
| | EX. SPOT ELEVATION |
| | EX. INFILTRATION TEST LOC. |
| | PROP. PARKING AREA (PH-1) |
| | FUTURE PARKING AREA (PH-2) |
| | PROP. ULTIMATE RIGHT-OF-WAY |
| | PROP. SETBACK LINE |
| | STEEP SLOPES 8-14.99% |
| | STEEP SLOPES 15-24.99% |
| | STEEP SLOPES 25%+ |

PARKING COMPUTATIONS

REQUIRED PARKING:
1 SP. / 4 SEATS = 100 SEATS = 25 SPACES REQUIRED
OR, 1 SP. / 40 SF OF GROSS FLOOR AREA
MAIN BLDG 4,885
MAIN BLDG. BASEMENT 2,052
PARISH HOUSE 1,000
SUB TOTAL = 7,717 SF / 40 SF / SP = 193 SPACES
+ 1 SP. / FULL TIME EMPLOYEE = 1 SPACE
TOTAL REQUIRED 194 SPACES

EXIST. PARKING:

19 SPACES +

PROP. PARKING:

64 SPACES (ADDITIONAL 45 SPACES)

INCLUDES FOUR (4) HANDICAP PARKING SPACES - TWO (2) OF WHICH ARE VAN ACCESSIBLE THREE (3) REQUIRED

* EXISTING NON-CONFORMING CONDITION, NO ALTERATIONS OR CHANGES TO THE USE ARE PROPOSED.

CERTIFICATIONS

I, (NAME), (REGISTRATION NUMBER), DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

(SIGNATURE - PROFESSIONAL ENGINEER)

(REGISTRATION NUMBER) (DATE)

I, (NAME), (REGISTRATION NUMBER), DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY:

(SIGNATURE - PROFESSIONAL ENGINEER/SURVEYOR)

(REGISTRATION NUMBER) (DATE)

T.M.P. 06-024-004
N/T THOMAS BALDWIN
VC-1 ZONED
RESIDENTIAL

T.P. 06-024-005
N/T JERILYN BALENT
VC-1 ZONED
RESIDENTIAL

T.P. 06-024-006
N/T JERILYN BALENT
VC-1 ZONED
RESIDENTIAL

T.P. 06-024-009
N/T LESLIE M. & LUCILLE W. SHANK
VC-1 ZONED
RESIDENTIAL

T.P. 06-024-010
N/T MICHAEL J. WALTON
VC-1 ZONED
RESIDENTIAL

T.P. 06-024-011
N/T FIRST BAPTIST CHURCH WYCOMBE
VC-1 ZONED
0.7442 ACRES
D.B. 818, P.G. 942
RESIDENTIAL

T.P. 06-024-012
N/T BLAINE C. & JOHANNE H. BROWN
VC-1 ZONED
RESIDENTIAL

DO NOT ENTER' SIGNS POSTED EXIT

BUCKINGHAM TWP.

TOWNSHIP LINE ROAD (SR 2115)

(POSTED SPEED LIMIT = 35 MPH)

WRIGHTSTOWN TWP.

T.M.P. 53-003-032
N/T DAVID A. & KELLY M. WALTON
VR-1 ZONED
RESIDENTIAL

PARK AVENUE

T.M.P. 53-003-038
N/T KEVIN R. & THORSTEN COCCITTI
VR-1 ZONED
RESIDENTIAL

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

T.M.P. 53-003-039-001
N/T JAY M. LOUISE M. SOBKE
VR-1 ZONED
RESIDENTIAL

T.M.P. 53-003-039
N/T GLORIA FIELD
VR-1 ZONED
RESIDENTIAL

WALTON STREET

T.M.P. 53-003-046
N/T WILLIAM H. & SUSAN H. ACKENBACH
VR-1 ZONED
RESIDENTIAL

| ZONING DATA (PLACE OF WORSHIP) | REQUIRED | EXISTING | PROPOSED |
|--------------------------------|------------|----------------|----------------|
| MIN. LOT AREA | 2,322 AC. | 2,322 AC. | 2,724 AC. |
| MIN. FRONT YARD | 200 FT. | 140 FT. | 140 FT. |
| MIN. SIDE YARD | 10 FT. | 10 FT. | 10 FT. |
| MIN. REAR YARD | 100 FT. | 32.80 FT. | 32.80 FT. |
| MAX. BUILDING HEIGHT | 35 FT. | 45 FT. | 45 FT. |
| MAX. IMPERVIOUS SURFACE | 50% | 11.5% (GARAGE) | 21.4% (GARAGE) |
| MIN. BUILDING AREA | 55,000 SF. | 8,800 SF. | 8,800 SF. |

EXISTING NON-CONFORMING CONDITION:
1. 50 FT. REQUIRED UNLESS ADJACENT TO RESIDENTIAL USE, THEN 100 FT. IS REQUIRED.
2. 100 FT. FRONT SETBACK IF ADJACENT TO RESIDENTIAL USE OR DISTRICT.
3. INCLUDES STONE AND PROPOSED GRASS PARKING AREAS.
4. CHURCH SPIRE EXCEEDS 1.5 TIMES DISTANCE FROM A PROPERTY LINE - EXISTING NON-CONFORMING.

OWNER OF RECORD:
N/T 1st BAPTIST OF WYCOMBE CHURCH,
DB 1813, PG. 639
4174 TOWNSHIP LINE ROAD
WYCOMBE, PA 18980
215-598-7797

TAX PARCEL 06-024-007

TOTAL AREA 124,198 S.F.
2.850 ACRES
AREA CLEAR LEGAL R/W 121,848 S.F.
2.797 ACRES
AREA CLEAR ULTIMATE R/W 118,558 S.F.
2.722 ACRES

SITE IMPROVEMENT NARRATIVE:

1ST BAPTIST CHURCH PLANS TO BUILD A PROPOSED OVERFLOW PARKING AREA WITH FUTURE COMPONENT ALSO INCLUDED (22 PROP. + 23 FUTURE TOTAL SPACES).

STORMWATER TO BE HANDLED BY TWO PROP. RAIN GARDENS, WHICH WILL BE VEGETATED AND LOCATED WITHIN THE 50' BUFFER YARD.

SITE DATA
T.M.P. #06-024-007
ZONE - VC-1 VILLAGE CENTER DISTRICT
USE - C1 - PLACE OF WORSHIP
SITE AREA (GROSS) = 2.85 AC.
LEGAL ROW = 0.05 AC.
ULTIMATE ROW = 0.08 AC.
SITE AREA = 2.72 AC.
(NET, EXCLUDES ROWS)

REQUESTED WAIVERS FROM S.A.I.D.O.:

- 1. SECTION 6.8.8 - FROM PROVIDING A LOCATION MAP OF 1" = 800', THE PLAN SHOWS THREE DIFFERENT LOCATION MAPS AT DIFFERENT SCALES.
- 2. SECTION 9.15.A: FROM PROVIDING LIGHTING BASED UPON THE PARKING AREA USAGE WILL BE PRIMARILY SUNDAY MORNINGS.
- 3. SECTION 9.20.D: FROM PROVIDING BUFFERING DUE TO DISCUSSIONS AND SIGNOFF OBTAINED FROM THE NEIGHBORS WHO DID NOT WANT BUFFERING.
- 4. SECTION 9.20.D.2.C: A "RAIN GARDEN" (STORMWATER FACILITY) WITHIN A BUFFER YARD.
- 5. SECTION 9.20.E.4: FROM PROVIDING 10' WIDE LANDSCAPED ISLANDS IN THE PARKING LOT DUE TO OVERFLOW NATURE OF THE PARKING LOT AND LIMITED PARKING LOT USAGE.
- 6. SECTION 9.23.F.1.1: TO DRAIN THE RAIN GARDENS IN LESS THAN 24 HOURS DUE TO QUICK PERCOLATION RATES AND LIMITED RAIN GARDEN DEPTHS.
- 7. SECTION 9.23.K.1.4: TO USE THE CHECKER-BLOCK OVERFLOW SPILLWAY AS THE FLOW OF WATER DOESN'T REQUIRE IT.
- 8. SECTION 9.23.K.1.5: MINIMAL TOTAL FREEBOARD OF 1 FT.
- 9. SECTION 9.23.K.1.6: TO UTILIZE CONCRETE ANTI-SLEEP COLLARS BASED UPON THE SMALL SIZE OF THE FACILITY AND THAT THE FACILITY IS IN A 'CUT' CONDITION.
- 10. SECTION 9.23.K.1.9: FROM PROVIDING FENCING AROUND THE RAIN GARDENS.
- 11. SECTION 9.23.K.1.10: FROM PROVIDING TRASH RACKS AS A RISER STRUCTURE/PIPE IS PROVIDED.
- 12. SECTION 9.23.K.2.4.1: A MINIMUM DEPTH OF 36" SHALL BE PROVIDED BETWEEN THE INTENDED BMP BOTTOM TO THE LIMITING ZONE. 24" IS PROVIDED.
- 13. SECTION 9.23.4: FROM PROVIDING A THERMAL IMPACT ANALYSIS SINCE THE SITE DISCHARGES TO MILL CREEK (BUT EVENTUALLY TO THE NESHAMINY CREEK (TSP)).
- 14. SECTION 9.23.O.4: USE OF "MEADOW" AS REDEVELOPMENT FLOW RATE.

REQUESTED VARIANCES:

WE DO NOT ANTICIPATE ANY ZONING RELIEF IS REQUIRED AT THIS TIME.

RECORDING BLOCKS:

COMMONWEALTH OF PENNSYLVANIA - COUNTY OF BUCKS

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, ME, _____, HAVE LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____, 2021.

(SIGN AND PRINT NAME)

(SIGN AND PRINT NAME)

ON THE _____ DAY OF _____, 2021, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY AND IMPROVEMENTS SHOWN THEREON, SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20_____.

RECORDER OF DEEDS
THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 2021.

(BUCKINGHAM TOWNSHIP ENGINEER)

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF BUCKINGHAM AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20_____.

RECORD PLAN NOTES

- 1. THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF T.M.P. #06-024-007 IS HEREBY OFFERED FOR DEDICATION TO THE GOVERNING BODY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- 2. IRON PINS / CONCRETE MONUMENTS TO BE SET SHALL BE INSTALLED IN ACCORDANCE WITH BUCKINGHAM TOWNSHIP SPECIFICATIONS.
- 3. ANY CURRENT AND FUTURE OWNER SHALL COMPLY WITH THE NATURAL RESOURCE PROTECTION STANDARDS, INCLUDING THOSE APPLICABLE TO THE REMOVAL OF TREES THIRTY-SIX (36) INCHES OR GREATER, SET FORTH IN THE ZONING AND SUBDIVISION ORDINANCE OF BUCKINGHAM TOWNSHIP.
- 4. UTILITY CONSTRUCTION SHALL COMPLY WITH THE NATURAL RESOURCE CONSERVATION REQUIREMENTS, PRIOR TO CONSTRUCTION.
- 5. ALL UTILITY LOCATIONS AND ASSOCIATED VEGETATION DISTURBANCE SHALL BE APPROVED BY BUCKINGHAM TOWNSHIP PRIOR TO CLEARING OPERATIONS.
- 6. SHEETS 1 THROUGH 12 INCLUSIVE, ON RECORD AT THE BUCKINGHAM TOWNSHIP ADMINISTRATION BUILDING SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN SET AS IF RECORDED WITH SAME.
- 7. A TRAFFIC IMPACT STUDY IS NOT REQUIRED SINCE THE NEW PARKING PROVIDES RELIEF FROM EXISTING OVERFLOW PARKING AND THE USE IS NOT BEING INCREASED.
- 8. THE STORMWATER MANAGEMENT FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER IN PERPETUITY, AND MAY NOT BE REMOVED OR ALTERED BY THE PROPERTY OWNER WITHOUT WRITTEN APPROVAL OF THE TOWNSHIP. THE TOWNSHIP RESERVES THE RIGHT TO ENTER ON THE PROPERTY FOR THE EXPRESS PURPOSE OF VERIFYING THAT THE STORMWATER MANAGEMENT FACILITY IS BEING MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE APPROVED PLAN.
- 9. A CERTIFICATION STATEMENT FROM A SURVEYOR SHALL BE PROVIDED STATING THAT ALL MONUMENTATION HAS BEEN INSTALLED ACCURATELY PRIOR TO PLAN RECORDING.
- 10. ORDINANCE DATE UTILIZED IN PLAN PREPARATION: ZONING ORDINANCE DATE: APRIL 14, 2010
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE DATE: OCTOBER 14, 2009
STORMWATER ORDINANCE: FEBRUARY 2011
- 11. NO TOPSOIL SHALL BE REMOVED FROM THE SITE WITHOUT CONSENT FROM BUCKINGHAM TOWNSHIP.
- 12. NO CHANGES TO SITE LIGHTING ARE CURRENTLY PROPOSED.



SCALE: 1" = 3,500'

| No. | Description | Revised By | Date |
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BUSTAMANTE ENGINEERS, INC.
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902
(215) 340-6990

1st BAPTIST OF WYCOMBE
4174 TOWNSHIP LINE ROAD
WYCOMBE, PA 18980
BUCKINGHAM TOWNSHIP
PARKING EXPANSION
RECORD PLAN
(PRELIMINARY / FINAL PLANS)

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|------------|---------|
| Rev. 0 | 02 |
| 03/08/2021 | 2 of 12 |
| 1" = 30 FT | |