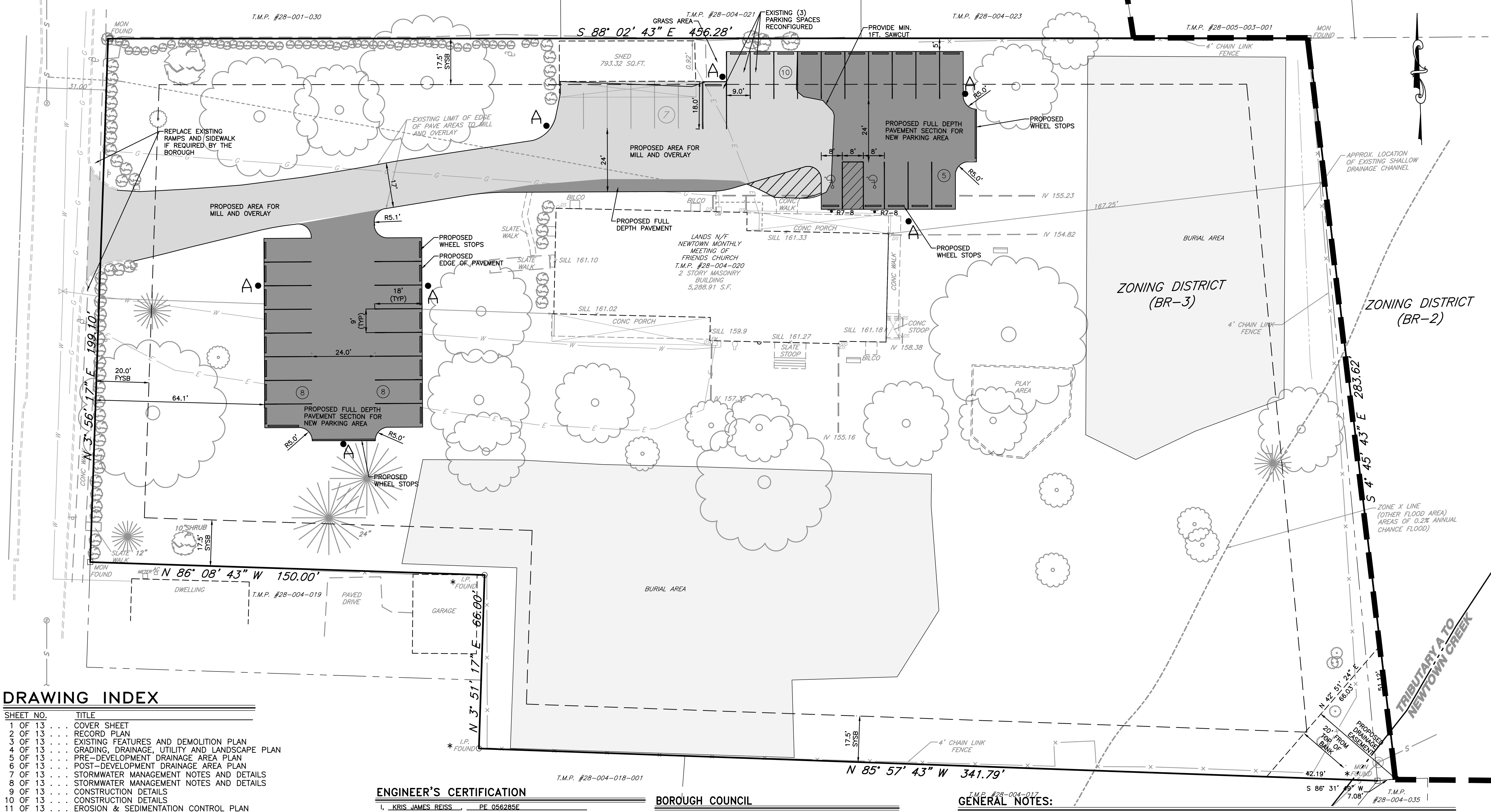


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DRAWING INDEX	
SHEET NO.	TITLE
1 OF 13	COVER SHEET
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4 OF 13	GRADING, DRAINAGE, UTILITY AND LANDSCAPE PLAN
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6 OF 13	POST-DEVELOPMENT DRAINAGE AREA PLAN
7 OF 13	STORMWATER MANAGEMENT NOTES AND DETAILS
8 OF 13	STORMWATER MANAGEMENT NOTES AND DETAILS
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13 OF 13	EROSION & SEDIMENTATION CONTROL DETAILS

OWNER'S CERTIFICATION
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____ SS.

ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED MARK RATLIFF, WHO ACKNOWLEDGED HIMSELF TO BE THE CLERK OF THE NEWTOWN MONTHLY MEETING OF FRIENDS, A NON-PROFIT CORPORATION, AND THAT AS SUCH CLERK, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES _____
(SEAL)

ENGINEER'S CERTIFICATION

I, KRIS JAMES REISS, PE 056285E
(NAME) (REGISTRATION NUMBER)
DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND 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 BOROUGH OF NEWTOWN AS LAST AMENDED.

ON _____
(DATE)

(SIGNATURE - PROFESSIONAL ENGINEER)
BOUCHER & JAMES, INC.
PE 056285E
(REGISTRATION NUMBER)

(SEAL)

IMPERVIOUS COVERAGE

LOT AREA	120,635 S.F.	EXISTING	REMOVED	PROPOSED	TOTAL		
USE	AREA (S.F.)	%	AREA (S.F.)	%	AREA (S.F.)	%	
BUILDING/SHED	6,082	5.04			6,082	5.04	
PARKING/DRIVEWAY	10,085	8.36	2,745	2.28	8,276	6.86	15,616 12.95
SIDEWALK/CONC PAD	1,730	1.43			1,730	1.43	
MISC ITEMS (BILCO)	55	0.05			55	0.05	
FUTURE SIDEWALK					1,000	0.83	1,000 0.83
TOTAL	17,952	14.88	2,745	2.28	9,276	7.69	24,483 20.30

BOROUGH COUNCIL

APPROVED BY THE COUNCIL OF THE BOROUGH NEWTOWN THIS _____ DAY OF _____, 20____.

PRESIDENT, BOROUGH COUNCIL _____

SECRETARY, BOROUGH COUNCIL _____

REVIEWED, CHAIR, BOROUGH PLANNING COMMISSION _____

REVIEWED, BOROUGH ENGINEER _____

REVIEWED, BOROUGH FIRE MARSHAL _____

BUCKS COUNTY PLANNING COMMISSION

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION

BCPC NO. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE, _____.

CHAIRMAN, BUCKS COUNTY PLANNING COMMISSION _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION _____

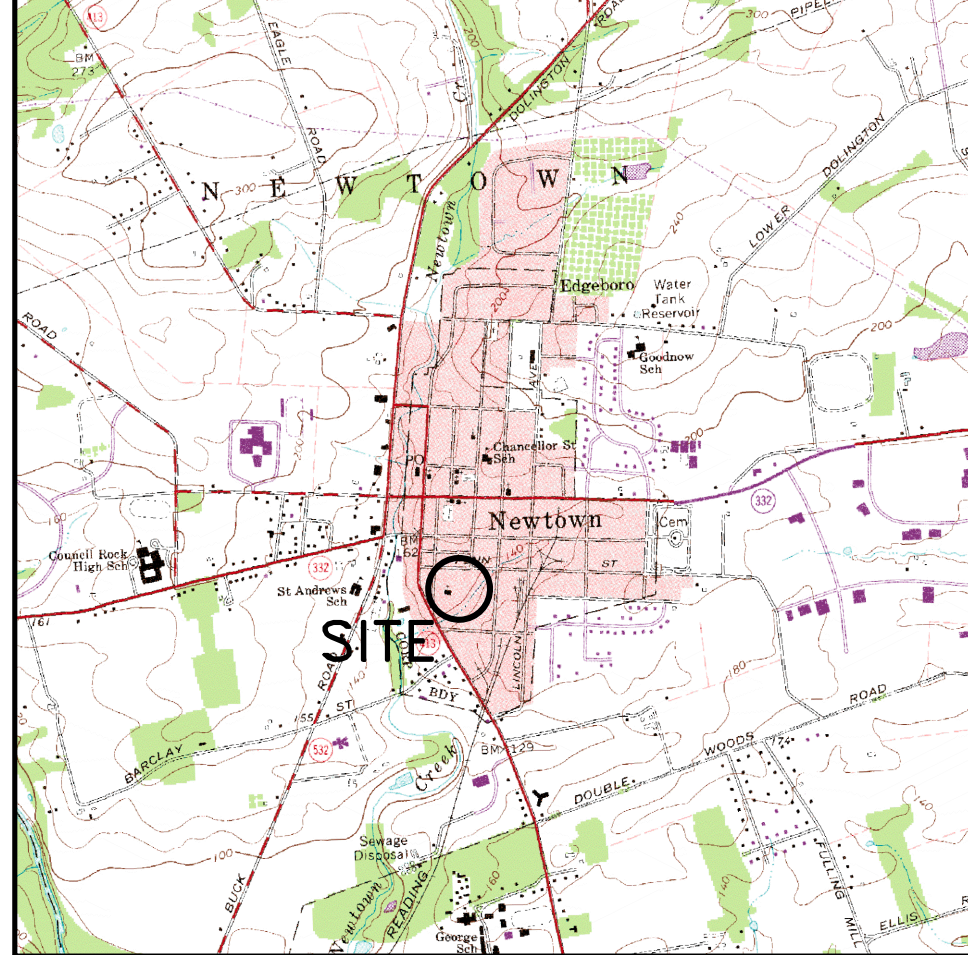
RECORDING CERTIFICATION - COUNTY OF BUCKS

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____, 20____.

(RECORDER OF DEEDS)

GENERAL NOTES:

- PROPERTY INFORMATION AND MONUMENTATION IS BASED ON A PLAN PREPARED BY J.G. PARKS ASSOCIATES, INC. TITLED "SITE PLAN OF TAX MAP PARCEL 28-004-020" DATED 2/25/02 AND PROPERTY CORNERS RECOVERED BY BOUCHER & JAMES, INC., ON APRIL 23, 2020.
- PLAN PROPOSES PARKING LOT ADDITIONS. NO ADDITIONAL SEWAGE OR WATER DEMAND IS PROPOSED FOR THIS PROJECT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. TO THE BEST OF OUR KNOWLEDGE, ALL EASEMENTS AND RESTRICTIONS ARE PROVIDED ON THIS PLAN, AND THERE ARE NO OTHER RESTRICTIONS THAT WOULD IMPACT THE PROPOSED DEVELOPMENT.
- HORIZONTAL DATUM SHOWN HEREON IS BASED ON PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED ON GPS OBSERVATIONS.
- EXISTING FEATURES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY BOUCHER AND JAMES, INC. COMPLETED ON APRIL 23, 2020 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 OBTAINED BY GPS OBSERVATIONS.
- BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- FLOOD PLAIN INFORMATION FROM FLOOD INSURANCE RATE MAP, 42017C0431K REVISED 3/21/2017. ZONE X WHICH HAS TRIBUTARY A TO NEWTOWN CREEK
- SHEETS 2 THROUGH 13 INCLUSIVE, ON RECORD AT NEWTOWN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
- TOPSOIL MAY BE STOCKPILED DURING CONSTRUCTION BUT SHALL BE RETAINED AND REPLACED ON THE SITE RATHER THAN REMOVED.
- CONSTRUCTION MATERIAL AND DEBRIS - ALL CONSTRUCTION WASTE AND DEBRIS MUST BE REMOVED FROM THE SITE AND MAY NOT BE BURIED ON THE SITE WHERE THE LAND DEVELOPMENT OR SUBDIVISION IS TAKING PLACE.
- PARKING SPACES SHALL BE STRIPED.
- MONUMENTS AND PINS MARKED WITH A "*" ARE NOTED TO BE FOUND OR SET ON THE J.G. PARK ASSOCIATES, INC., SITE PLAN DATED 2/25/02. MONUMENTS WILL BE SET IF NONE ARE FOUND.
- THE NEWTOWN BUCKS COUNTY JOINT MUNICIPAL AUTHORITY, HAS A 30' WIDE DEEMED EASEMENT (15' ON EACH SIDE OF THE SANITARY SEWER MAIN) FOR THE EXISTING SEWER MAIN AND MANHOLE LOCATED ON THE PROPERTY.



LOCATION MAP

SCALE: 1"=800'
SOURCE: LANGHORNE PA USGS QUAD MAP

LEGEND

	ADJOINER LINE
	EXISTING AIR CONDITIONER
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING BOLLARD
	EXISTING BUILDING SETBACK LINES
	EXISTING CURBSIDE
	EXISTING DRAIN
	EXISTING DOWN SPOUT
	EXISTING ELECTRIC AND STRUCTURES
	EXISTING CHAINLINK FENCE
	ZONE X FLOOD AREA LINE
	EXISTING GAS LINE AND STRUCTURE
	EXISTING IRON PIN/PIPE
	EXISTING MONUMENT
	EXISTING SANITARY LATERAL AND STRUCTURES
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING STREAM
	EXISTING WATER LINE AND STRUCTURES
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	PROPOSED EDGE OF PAVEMENT
	PROPOSED MILL AND OVERLAY
	PROPOSED FULL DEPTH PAVEMENT
	PROPOSED LIGHTS

SOIL TYPES:

UrbB - URBAN LAND, 0 TO 8 PERCENT SLOPES
Usb - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

ZONING DATA:

1. EQUITABLE OWNER/APPLICANT:	NEWTOWN MONTHLY MEETING OF FRIENDS CHURCH P.O. BOX 224 NEWTOWN, PA. 18940
2. SITE ADDRESS:	219 COURT STREET, NEWTOWN, PA 18940
3. ZONING DATA:	TMP 28-004-020 BR-3 BOROUGH RESIDENTIAL
MIN. LOT AREA:	REQUIRED: 5,000 S.F. EXISTING: 120,635 S.F. PROPOSED: 199,10 FT.
MIN. LOT WIDTH:	50 FT.
MIN. YARD SETBACKS:	20 FT.
FRONT (FYSB):	172.90 FT.
SIDE (SYSB):	0.92 FT.
REAR (RSYB):	167.25 FT.
BUILDING HEIGHT:	35 FT.
BUILDING COVERAGE:	40% N/A 6,082 S.F. 6,082 S.F. (5.04%) (5.04%)
MAX. IMPERVIOUS COVERAGE:	60% 17,952 S.F. (14.88%) (14.88%)
*NOTE: 1,000 SF IMPERVIOUS AREA ADDED FOR FUTURE SIDEWALK IMPROVEMENTS (INCLUDED IN STORMWATER MANAGEMENT DESIGN)	24,483 SF (20.30%)
PARKING REQUIRED: 1 SPACE/3 SEATS IN MAIN HALL=114 SEATS	38 REQUIRED
EXISTING SPACES = 9 **	PROPOSED SPACES = 29
TOTAL SPACES = 38	

** EXISTING NON-CONFORMING PARKING

SALDO MODIFICATION REQUESTS

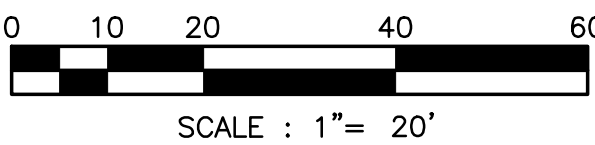
- SALDO SECTION 401 - RELIEF REQUESTED TO HAVE THE PLANS REVIEWED AS A PRELIMINARY/FINAL PLAN.
- SALDO SECTION 503 GRADING AND DRAINAGE - RELIEF REQUESTED TO PROVIDE SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL FOR THE RAIN GARDENS TO MINIMIZE DISTURBANCE. SLOPES WILL BE STABILIZED WITH MATTING.
- SALDO SECTION 510.A - RELIEF REQUESTED TO NOT PROVIDE ADDITIONAL STREET TREES.
- SALDO SECTION 511 - RELIEF REQUESTED TO NOT PRESERVE SEVERAL TREES OF 8 INCH OR GREATER CALIPER.
- SALDO SECTION 702.C.2 EXISTING FEATURES- RELIEF REQUESTED FROM INCLUDING ALL LANDS, STREETS, ROADS, STRUCTURES AND UTILITIES FOR A DISTANCE OF 100 FEET BEYOND THE PROPERTY LINE.
- SALDO SECTION 702.C.6 - RELIEF REQUESTED FROM IDENTIFYING ALL LARGE TREES BY SIZE AND SPECIES.



KNOW WHAT'S BELOW - CALL BEFORE YOU DIG!
PENNSYLVANIA ACT 87 OF 1976 (AS AMENDED)
REGULATES & MONITORS: DOES NOTING THE EXCAVATION
PHASE AND TO MONITORING SOILS IN DESIGN SPACE.
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776 or 811
PA ONE-CALL SYSTEM, INC.
20202931602
10/18/2020

REVISIONS :			
DATE	DESCRIPTION	DATE	DESCRIPTION
04/12/2021	REVISIONS PER COMMENTS FROM BOROUGH		
05/14/2021	REVISIONS PER COMMENTS FROM BOROUGH		

PROJECT :		NEWTOWN MONTHLY MEETING OF FRIENDS BOROUGH OF NEWTOWN BUCKS COUNTY, PA	
APPLICANT :		NEWTOWN MONTHLY MEETING OF FRIENDS P.O. BOX 224 NEWTOWN, PA. 18940	



JOB NO.:	208288
DRAWN BY:	ELH
CHECKED BY:	KJR
SCALE:	1" = 20'
PLAN STATUS:	FINAL

TITLE :		RECORD PLAN	
PROJECT NAME :		NEWTOWN MONTHLY MEETING OF FRIENDS	
Boucher & James, Inc. CONSULTING ENGINEERS DOYLESTOWN BETHLEHEM STROUDSBURG REGIONAL OFFICE: 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018 VOICE: (610) 419-9407 FAX: (610) 419-9408		SHEET 2 OF 13	
DATE:		JANUARY 21, 2021	