



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- Certification of Non-Conforming Use
- Application for Validity Challenge
- Administrative Officer in refusing my application for a building permit dated: _____
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Michael Alexander

Address: 111 Beechwood Drive, Washington Crossing, Pa. 18977

Phone No. 215-431-7080

E-Mail Address: Alexanderproperties@gamil.com

Owner's Name: Michael Alexander

Address: 111 Beechwood Drive, Washington Crossing, Pa. 18977

Phone No. 215-431-7080

E-Mail Address: Alexanderproperties@gamil.com

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:

Check items if applicable:

- | | |
|---|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input checked="" type="checkbox"/> Other: (describe) <u>Driveway</u> | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02004134

Location: 3329 W. End Ave Trevoise, Pa. 19053

Lot Size: 3563 sf

Present Use: Single Family Home

Proposed Use: Single Family Home

Present Zoning Classification: R-2

Present Improvement upon Land: _____

Deed recorded at Doylestown in Deed Book 2269 Page 1179

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

There is a driveway on the property that meets the size requirement to fit 2 cars with off street parking. However, both cars would not have access to the street. Adding another space would exceed impervious surface requirements.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

232-586 Section C1 & 232-167 Section D1

2. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Appellant is asking for the township to allow the existing driveway to
Receive a variance to allow it to remain as is.

3. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

We have provided 2 off-street parking spaces but cannot allow street access to both Spots simultaneously without exceeding impervious surface.

4. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

Date 8/10/22

A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

_____ day of _____ 200_____

Notary Public

My commission expires: _____

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. THE EROSION AND SEDIMENTATION CONTROL DEVICES REFERENCED IN THIS PLAN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) CHAPTER 102 REGULATIONS...
- 2. THE FOLLOWING EROSION AND SEDIMENTATION CONTROL MEASURES AND FACILITIES SHALL BE UTILIZED IN CONTROLLING AND PREVENTING EROSION AND SEDIMENTATION.
- 3. VEGETATED SURFACE STABILIZATION - VEGETATION WILL BE USED AS A CONTROL MEASURE TO ACHIEVE EITHER TEMPORARY OR PERMANENT STABILIZATION OF DISTURBED EARTH SURFACES...
- 4. SEED SPECIFICATIONS, LIMING, FERTILIZING AND SEEDING MIXTURES ARE BASED ON RECOMMENDATIONS SET FORTH IN THE PENN STATE UNIVERSITY'S 1991-92, THE AGRONOMY GUIDE AND SECTION 804 AND 805 OF PENNDOT PUBLICATION 408...
- 5. THE FOLLOWING LIMING, FERTILIZING AND SEEDING MIXTURES SHALL BE APPLIED IN CONFORMANCE WITH APPLICABLE SPECIFICATIONS OF SECTION 804 OF PENNDOT PUBLICATION 408...
- 6. SEEDING, LIMING & FERTILIZER TYPE/APPLICABLE RATE SEEDING DATES...
- 7. INTERIM SURFACE STABILIZATION - THIS WORK WILL CONSIST OF PLACING MATERIALS TO PREVENT WASH OR EROSION OF SEEDED PROJECT AREAS...
- 8. SILT FENCE - SILT FENCING WILL BE INSTALLED AS A SEDIMENT BARRIER AND IS TO BE PLACED BELOW AREAS THAT ARE TO BE DISTURBED...
- 9. ROCK CONSTRUCTION ENTRANCE - ROCK CONSTRUCTION ENTRANCES ARE CONSTRUCTED OF A MINIMUM 8" OF AASHTO NO. 1 ROCK ON A PENNDOT CLASS 2 GEOTEXILE FABRIC...
- 10. ROCK FILTER OUTLET - ROCK FILTER OUTLETS ARE CONSTRUCTED OF AASHTO NO. 1 STONE AND AASHTO NO. 57 STONE...

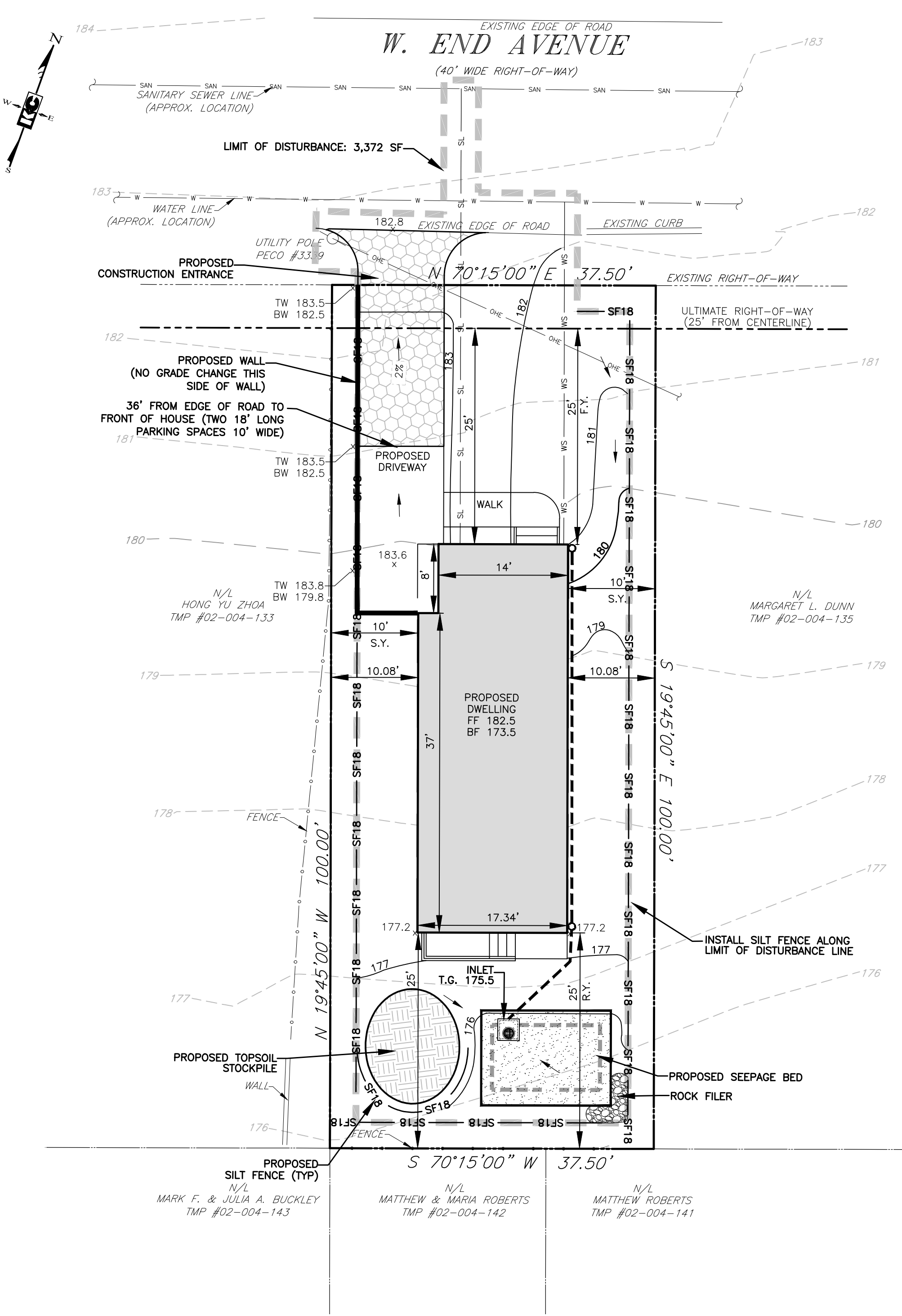
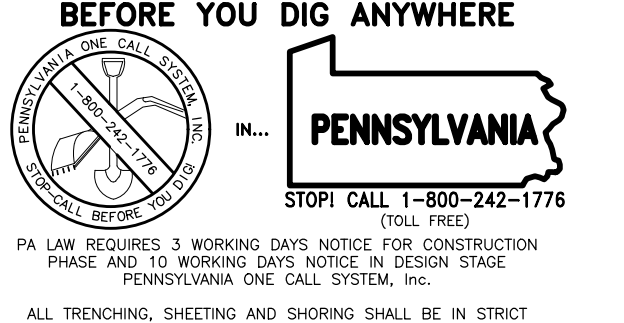
GENERAL EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL SCHEDULE AND CONDUCT OPERATIONS TO MINIMIZE SOIL EROSION, SEDIMENTATION AND AIR-WATER POLLUTION...
- 2. EXCAVATED MATERIALS SHALL BE STOCKPILED ON UPPER SLOPES OF TRENCHES OR ROADWAYS SUCH THAT RUNOFF WILL BE IMPEDED FROM CROSSING THE BARE EARTH.
- 3. SOIL EROSION CONTROLS SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO THE START OF EARTH-MOVING ACTIVITIES AND MAINTAINED UNTIL FINAL STABILIZATION.
- 4. CONTRACTOR SHALL REMOVE ACCUMULATIONS OF SILT AND DEBRIS IN SEDIMENT FILTERS, BASINS AND REPAIR OR RECONSTRUCT EROSION CONTROLS AFTER EACH STORM EVENT...
- 5. PRIOR TO THE SUSPENSION OF CONSTRUCTION OPERATIONS FOR APPRECIABLE LENGTHS OF TIME, THE CONTRACTOR SHALL SHAPE EARTHWORK...
- 6. PROPOSED PERMANENT SURFACE MATERIALS SHALL BE INSTALLED AS SOON AS CONSTRUCTION OPERATIONS ALLOW...
- 7. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
- 8. UNTIL THE SITE IS STABILIZED (70% MINIMUM), ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY...

PA ACT 187 COMPLIANCE:

THE LISTED UTILITIES MAY HAVE UNDERGROUND AND/OR OVERHEAD LINES OR STRUCTURES IN THE WORK AREA. IN ACCORDANCE WITH ACT 187, THE ENGINEER HAS NOTIFIED THE LISTED ORGANIZATIONS REGARDING THE PROPOSED PROJECT AND INDICATED UTILITIES ON THE PLANS BASED ON INFORMATION AVAILABLE...

TABLE 4.3 FABRIC PROPERTIES FOR SILT FENCE. Includes columns for Fabric Property, Minimum Acceptable Value, and Test Method.

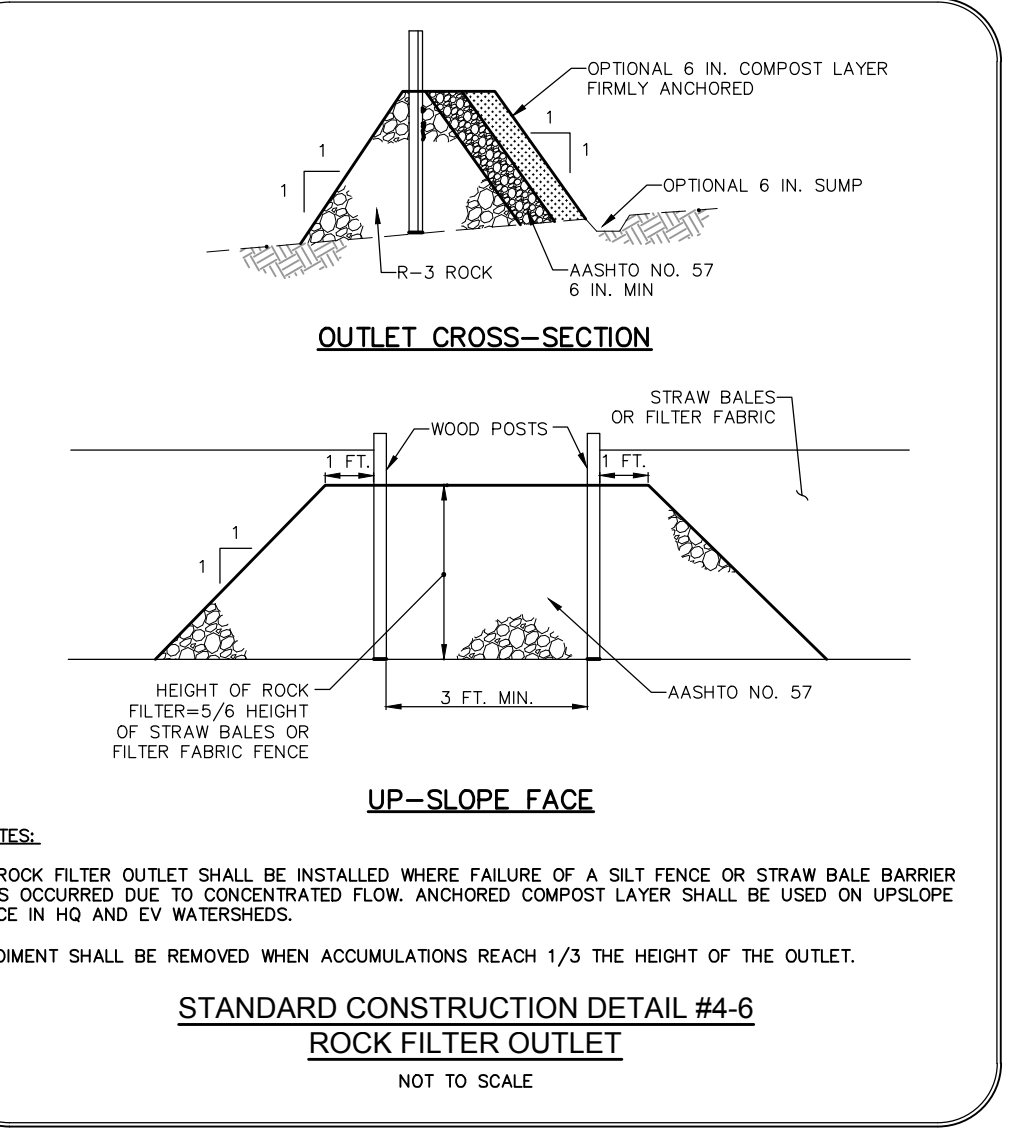
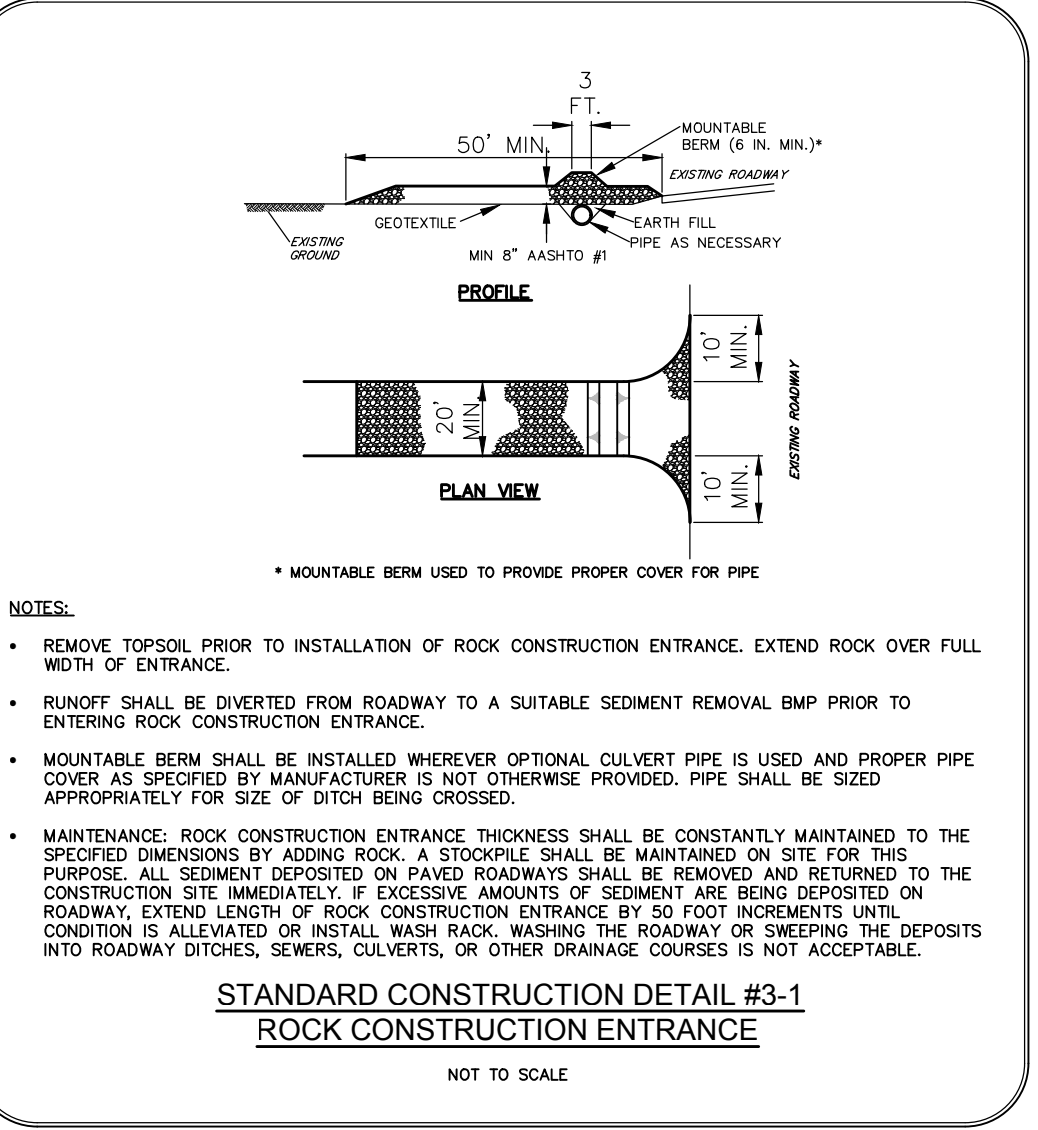
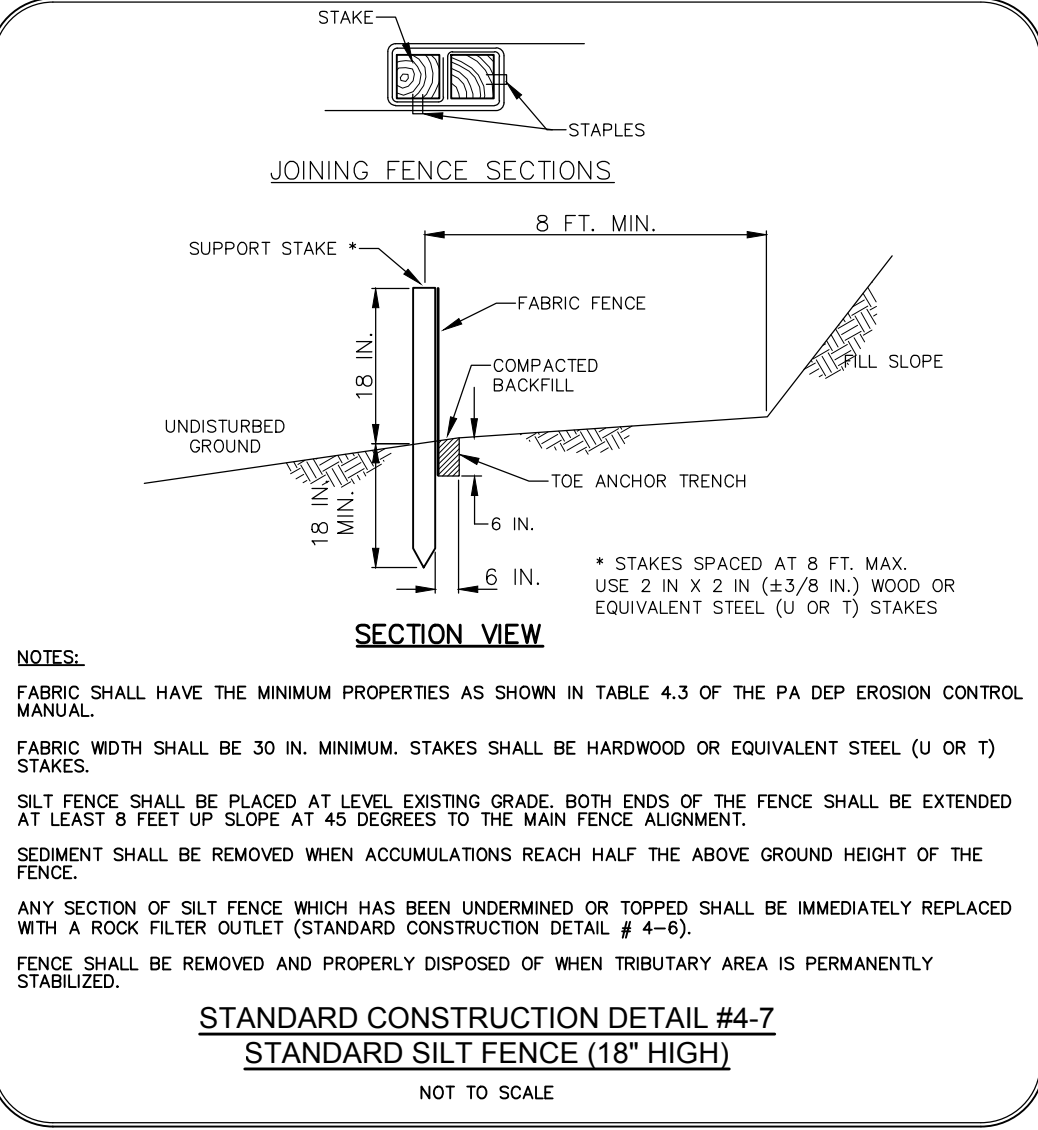
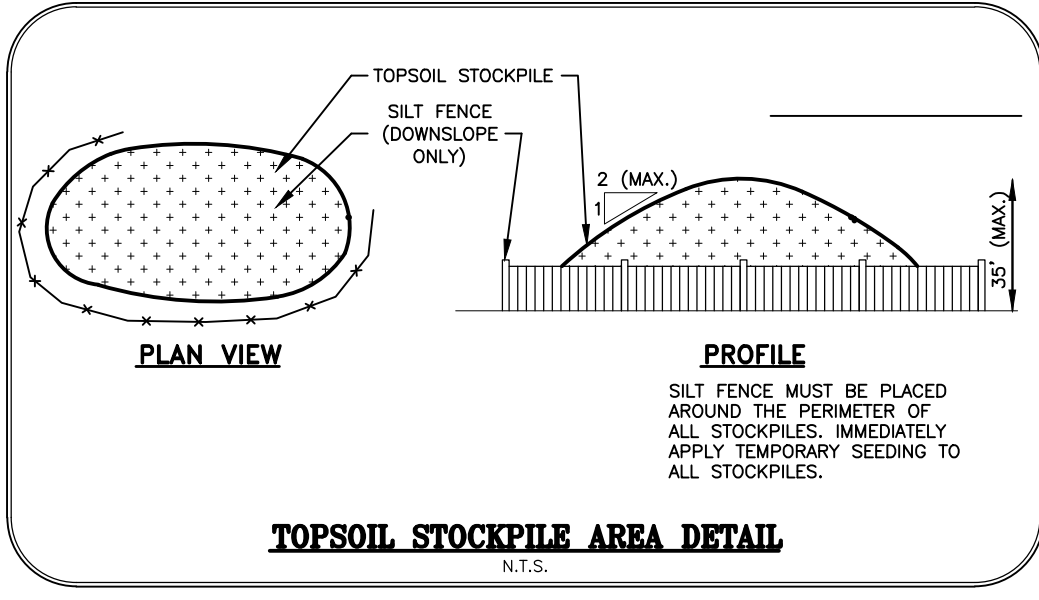


STANDARD PLAN NOTES FOR SINGLE-FAMILY HOMES IN BUCKS COUNTY:

- 1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- 2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- 3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES...
- 4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT...
- 5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
- 6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- 7. EROSION AND SEDIMENT BMP'S MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONING BEFORE SITE DISTURBANCE BEGINS WITH THE TRIBUTARY AREAS OF THESE BMP'S.
- 8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROLS MUST BE REMOVED, AREAS DISTURBED DURING THE REMOVAL OF THE BMP'S MUST BE STABILIZED IMMEDIATELY.
- 9. AT LEAST SEVEN DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING...
- 10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY...
- 11. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70 PERCENT VEGETATIVE OR OTHER NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION...
- 12. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), AN IMMEDIATE INSPECTION OF THE RISER(S) SHALL BE CONDUCTED BY A QUALIFIED SITE REPRESENTATIVE...
- 13. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED...
- 14. UNTIL A SITE IS STABILIZED, SOIL EROSION AND SEDIMENT BMP'S MUST BE MAINTAINED PROPERLY...
- 15. SEDIMENT REMOVED FROM BMP'S SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS, OR DRAINAGE SWALES...
- 16. ALL BUILDINGS MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS...

PROJECT NOTES:

- 1. THERE ARE NO NATURAL RESOURCES ON THE SUBJECT PROPERTY.
- 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING CONSTRUCTION.
- 3. SOILS INFORMATION IS PER U.S.D.A. - N.R.C.S. WEB SOIL SURVEY.
- 4. SOILS: THE ENTIRE SITE CONSISTS OF UKB - URBAN LAND CHESTER COMPLEX, 0 TO 8 PERCENT SLOPES.
- 5. AN N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGES IS NOT REQUIRED FOR THIS PROJECT SINCE THE DISTURBANCE AREA IS LESS THAN ONE (1) ACRE.
- 6. THE OWNER/APPLICANT SHALL PROVIDE A BLANKET EASEMENT FOR ALL STORMWATER MANAGEMENT (SWM) FACILITIES ON-SITE IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE...
- 7. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMP'S), FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE TOWNSHIP HAS BEEN OBTAINED.
- 8. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A SWM OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE SWM FACILITY OR BMP WITHOUT WRITTEN APPROVAL OF THE TOWNSHIP.
- 9. ALL PROPOSED UTILITIES, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED UNDERGROUND.



LOCATION MAP SCALE: 1"=800'

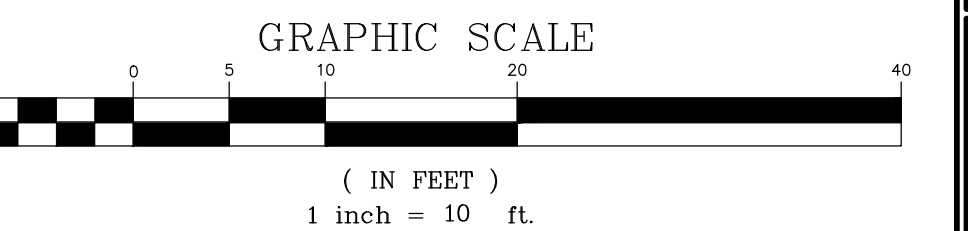
PROPOSED IMPERVIOUS: PROP LOT: 3,563 SF (NET). HOUSE: 761 SF, DRIVEWAY: 306 SF, WALK/CONC.: 90 SF, FUTURE: 270 SF, TOTAL: 1,427 SF (40.0%).

ZONING: BENSLEM TOWNSHIP, BUCKS COUNTY PA R-2 DISTRICT. Table with columns for REQUIRED and PROPOSED values for various metrics like MIN LOT AREA, MIN LOT WIDTH, etc.

SURVEY NOTES:

- 1. PROPERTY INFORMATION: OWNER: CAROLANN SUTTER, MAILING ADDRESS: 135 RD #2, HULMEVILLE PA 19047, PROPERTY ADDRESS: 3329 W. END AVENUE, TREVOSE PA 19053...
- 2. THIS PLAN REPRESENTS AN ACTUAL SURVEY PERFORMED BY KELLY AND CLOSE CONSULTING ENGINEERS AND SURVEYORS IN APRIL 2021. THE LIMIT OF THE FIELD SURVEY IS SHOWN ON THIS PLAN.
- 3. HORIZONTAL DATUM/BEARINGS OF LINES ARE BASED ON DEED OF RECORD, VERTICAL DATUM/ELEVATIONS ARE BASED ON NAVD 88 DATUM. THE VALUES WERE DERIVED FROM GPS OBSERVATIONS SUPPLEMENTED WITH CLOSE LOOP GROUND TRAVERSE METHODS.
- 4. PLAN REFERENCES: A SITE PLAN OF 3329 W. END AVE., FEASTERVILLE TREVOSE PA, 19053 - PREPARED BY MICHAEL J. ALEXANDER, ALEXANDER PROPERTY RENOVATIONS, DATED DECEMBER 6, 2020.
- 5. THIS SURVEY IS NOT PREPARED WITH THE BENEFIT OF A TITLE REPORT.
- 6. UTILITY LOCATIONS ARE LOCATED TO THE BEST OF OUR ABILITY BASED ON PENNSYLVANIA ONE CALL AND LOCATIONS OF PHYSICAL SURFACE FEATURES. NOT GUARANTEED AS TO THEIR EXACT LOCATION, OR THE EXISTENCE OF OTHERS, THAT ARE NOT SHOWN. A CONSTRUCTION PENNSYLVANIA ONE CALL SHOULD BE MADE PRIOR TO ANY EXCAVATION.
- 7. THERE ARE NO WETLANDS, STREAMS, OR FLOOD PLAINS PRESENT.
- 8. PER FEMA FIRM MAP #42017C0438J BUCKS COUNTY, PANEL 438 OF 532, MAP REVISED MARCH 16, 2015. THIS PROPERTY LIES OUTSIDE ANY FLOOD ZONE DESIGNATION.
- 9. NO PNDI SEARCH FOR KNOWN POTENTIAL ENDANGERED OR THREATENED SPECIES CONFLICTS HAS BEEN MADE.
- 10. PER USDA SOILS MAP/WEB SITE THIS PROPERTY IS CLASSIFIED AS HAVING: UKB URBAN LAND - CHESTER COMPLEX - 0-8% SLOPES SOILS.
- 11. THIS PROPERTY IS SUBJECT TO RESTRICTIONS, EASEMENTS, AND DOCUMENTS OF RECORD.

LEGEND table with columns for DESCRIPTION and LINE/SYMBOL, listing existing and proposed contours, silt fence, and rock construction entrance.



Professional Engineer seal for Kelly & Close Engineers & Surveyors. Includes project details: 3329 W. END AVENUE, TWP# 02-004-134, BUCKS COUNTY, PENNSYLVANIA. Building Permit Plan, Sheet 1 of 2.

CONSTRUCTION SEQUENCE:

SITE DEVELOPMENT OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GENERAL SEQUENCE OF OPERATIONS. THE CONTRACTOR MAY DEVIATE FROM THE STAGING OF PERMANENT SITE IMPROVEMENT CONSTRUCTION ITEMS, WITH WRITTEN APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR. DEVIATION FROM THE RELATIVE ORDER OF EROSION AND SEDIMENT CONTROL MEASURES SHOULD NOT OCCUR WITHOUT APPROVAL OF THE CONSERVATION DISTRICT INSPECTOR AND SITE ENGINEER.

1. CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT, BENSALEM TOWNSHIP, AND BENSALEM TOWNSHIP ENGINEER AT LEAST 3 WORKING DAYS PRIOR TO SITE DISTURBANCE.
2. INSTALL CONSTRUCTION ENTRANCE AT SITE ACCESS AS SHOWN ON PLAN.
3. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
4. CLEAR AREA TO BE DISTURBED.
5. STRIP TOPSOIL FROM AREAS TO BE IMPROVED, STOCKPILE WHERE INDICATED ON PLAN AND SURROUND WITH SILT FENCE. TOPSOIL STOCKPILES SHOULD BE STABILIZED IMMEDIATELY UPON CONSOLIDATION.
6. ROUGH GRADE AREA. STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF ROUGH GRADING. IT IS RECOMMENDED THAT PROTECTIVE FENCING BE INSTALLED AROUND PROPOSED SUBSURFACE SEEPAGE BED AREA TO AVOID COMPACTION DURING CONSTRUCTION.
7. CONSTRUCT PROPOSED SEEPAGE BED. SEE SEEPAGE BED CONSTRUCTION SEQUENCE IN SUBSURFACE SEEPAGE BED DETAIL.
8. CONSTRUCT DWELLING AND INSTALL UTILITY CONNECTIONS.
9. RE-SPREAD TOPSOIL AND COMPLETE FINAL GRADING.
10. APPLY PERMANENT SEEDING MIXTURE AND INSTALL LANDSCAPING.
11. SILT FENCE SHALL BE REMOVED ONLY AFTER PROPER STABILIZATION OF THE DISTURBED AREAS HAS BEEN COMPLETED, AND ONLY WHEN ALL TRIBUTARY AREAS ARE STABILIZED. REMOVE THE TEMPORARY DEVICES AND CLEAN AND RESTORE AREA, TAKING SPECIAL PRECAUTIONS THAT THE REMOVAL OF THESE DEVICES DOES NOT CONTRIBUTE TO ADDITIONAL SEDIMENT PROBLEMS OUTSIDE THAT AREA.

STORMWATER MANAGEMENT GENERAL NOTES:

1. INSTALLATION, OPERATION, AND MAINTENANCE FOR THE STORMWATER MANAGEMENT FACILITIES IS THE RESPONSIBILITY OF THE OWNER LISTED ON THIS PLAN, OR SUBSEQUENT PROPERTY OWNER.
2. STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THE PROJECT INCLUDE ONE (1) SUBSURFACE SEEPAGE BED, ONE (1) SEEPAGE BED INFLOW / OVERFLOW STRUCTURE, AND A ROOF RUNOFF COLLECTION SYSTEM.
3. ROOF DOWNSPOUTS FROM THE PROPOSED DWELLING SHALL BE CONNECTED TO THE ROOF RUNOFF COLLECTION SYSTEM. ROOF DOWNSPOUTS ARE NOT SHOWN ON THE PLAN. IT IS THE OBLIGATION OF THE CONTRACTOR TO COLLECT AND GATHER ALL RAINWATER FROM ROOF DOWNSPOUTS AND DIRECT THEM TO THE SUBSURFACE SEEPAGE BED, EXTENDING ROOF RUNOFF COLLECTION SYSTEM AS NEEDED, PER ROOF RUNOFF COLLECTION SYSTEM DETAIL.
4. THE FOLLOWING ASSUMPTIONS SHALL BE VERIFIED BY THE BUILDER PRIOR TO INSTALLATION OF THE SEEPAGE BED:
 - 4.1. A MEASURED INFILTRATION RATE OF 0.5 INCH / HOUR AT THE SEEPAGE BED BOTTOM ELEVATION. AT LEAST ONE (1) DOUBLE-RING INFILTRATION TEST SHALL BE PERFORMED.
 - 4.2. TWO (2) FOOT SEPARATION BETWEEN THE SEEPAGE BED BOTTOM ELEVATION AND GROUNDWATER OR BEDROCK.
5. THE TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN.
6. AS A CONDITION OF PROJECT COMPLETION, THE OWNER SHALL SIGN AND HAVE RECORDED IN THE COUNTY OFFICE OF RECORDER OF DEEDS AN OPERATIONS AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP COVERING ALL STORMWATER MANAGEMENT FACILITIES INCLUDED ON THIS PLAN.

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE NOTES:

1. ROOF GUTTERS AND DOWNSPOUTS SHALL BE REGULARLY INSPECTED AND CLEANED AS NEEDED.
2. EVERY THREE (3) MONTHS, REMOVE PERFORATED CAP ON THE ROOF DOWNSPOUTS TEE FITTINGS AND INSPECT INSIDE OF DOWNSPOUT FOR SIGNS OF DEBRIS / BLOCKAGE. ANY DEBRIS / BLOCKAGE OBSERVED DURING INSPECTION SHALL BE REMOVED IMMEDIATELY.
3. ON A QUARTERLY BASIS THE FOLLOWING MAINTENANCE SHALL BE PERFORMED:
 - 3.1. SUBSURFACE SEEPAGE BED SHALL BE OBSERVED THROUGH THE INSPECTION PORTS TO IDENTIFY ABSENCE OF WATER WITHIN THE BED. IF WATER IS OBSERVED WITHIN THE BED, IT SHALL BE OBSERVED AGAIN AFTER A MINIMUM "NO PRECIPITATION" PERIOD OF 72 HOURS. IF WATER PERSISTS AFTER THE 72-HOUR PERIOD THEN THE OWNER SHALL PROCEED TO THE "ANNUAL" MAINTENANCE REQUIREMENTS TO IDENTIFY ANY OBSTRUCTIONS WITHIN THE INFLOW / OUTFLOW STRUCTURE. IF NO OBSTRUCTIONS ARE IDENTIFIED AND BED FAILURE IS SUSPECTED, THE DESIGN ENGINEER OR A PROFESSIONAL WITH EXPERIENCE IN STORMWATER MANAGEMENT DESIGN SHALL BE CONSULTED FOR GUIDANCE.
 - 3.2. INLET PROTECTION DEVICE INSTALLED IN THE INFLOW / OVERFLOW STRUCTURE SHALL BE REMOVED AND CLEANED. ANY REMOVED DEBRIS SHALL BE DISPOSED OF TO AVOID DEBRIS RE-ENTERING THE INLET PROTECTION DEVICE.
4. ON AN ANNUAL BASIS, THE FOLLOWING MAINTENANCE SHALL BE PERFORMED TO THE SEEPAGE BED INFLOW / OUTFLOW STRUCTURE:
 - 4.1. SEDIMENT REMOVED FROM THE BOTTOM OF THE STRUCTURE, IF ANY IS ACCUMULATED.
 - 4.2. GENERAL REVIEW TO IDENTIFY DAMAGE TO ALL COMPONENTS OF THE STRUCTURE.
 - 4.3. FILTER SCREEN COVERING THE SEEPAGE BED INFLOW PIPE SHALL BE REMOVED AND INFLOW TO SEEPAGE BED SHALL BE INSPECTED FOR SIGNS OF OBSTRUCTION.
 - 4.4. ANY INFLOW OBSTRUCTIONS FOUND SHALL BE REMOVED AND ANY DAMAGE ENCOUNTERED SHALL BE REPAIRED IMMEDIATELY.
5. VEHICULAR ACCESS ON AREAS OVERLYING THE SUBSURFACE SEEPAGE BED SHOULD BE PROHIBITED AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY PROPERTY MAINTENANCE EQUIPMENT. IF ACCESS IS NEEDED OVER THE SEEPAGE BED, THE USE OF TURF REINFORCEMENT DEVICES SHOULD BE CONSIDERED.
6. THE PROPERTY OWNER SHALL SUBMIT AN ANNUAL WRITTEN REPORT TO THE TOWNSHIP DETAILING THE INSPECTION AND MAINTENANCE WORK, INCLUDING REPAIRS, IF ANY, THAT ARE CARRIED OUT DURING A GIVEN CALENDAR YEAR. SUCH REPORT IS DUE ON OR ABOUT THE LAST DAY OF DECEMBER.
7. IT SHALL BE UNLAWFUL TO ALTER OR REMOVE THE PERMANENT STORMWATER CONTROLS AND BMPs OR TO ALLOW THE PROPERTY TO REMAIN IN A CONDITION WHICH DOES NOT CONFORM TO THE APPROVED STORMWATER CONTROL AND BMP OPERATIONS AND MAINTENANCE PLAN.
8. THE TOWNSHIP AND/OR ITS REPRESENTATIVE RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID SUBSURFACE SEEPAGE BED IN ORDER TO ENSURE THAT THE STRUCTURAL AND DESIGN INTEGRITY AND MAINTENANCE REQUIREMENTS ARE BEING MAINTAINED BY THE OWNER.

STORMWATER MANAGEMENT CALCULATIONS:

NEW IMPERVIOUS SURFACES PROPOSED:
PROPOSED DWELLING, DRIVEWAY, WALKS AND PATIOS = 1,500 SF
REQUIRED RUNOFF VOLUME CONTROL:
NEW IMPERVIOUS SURFACE AREA x 2" = 1,500 SF x 2" / 12"/FT = 250 CFT
PROPOSED RUNOFF VOLUME STORAGE:
SEEPAGE BED VOLUME = L x W x D x (STONES VOID RATIO) = 11' x 15' x 4' x (0.4) = 264 CFT
PROPOSED VOLUME TO BE PERMANENTLY REMOVED (INFILTRATED):
250 CFT - LESS THAN TOTAL SEEPAGE BED VOLUME

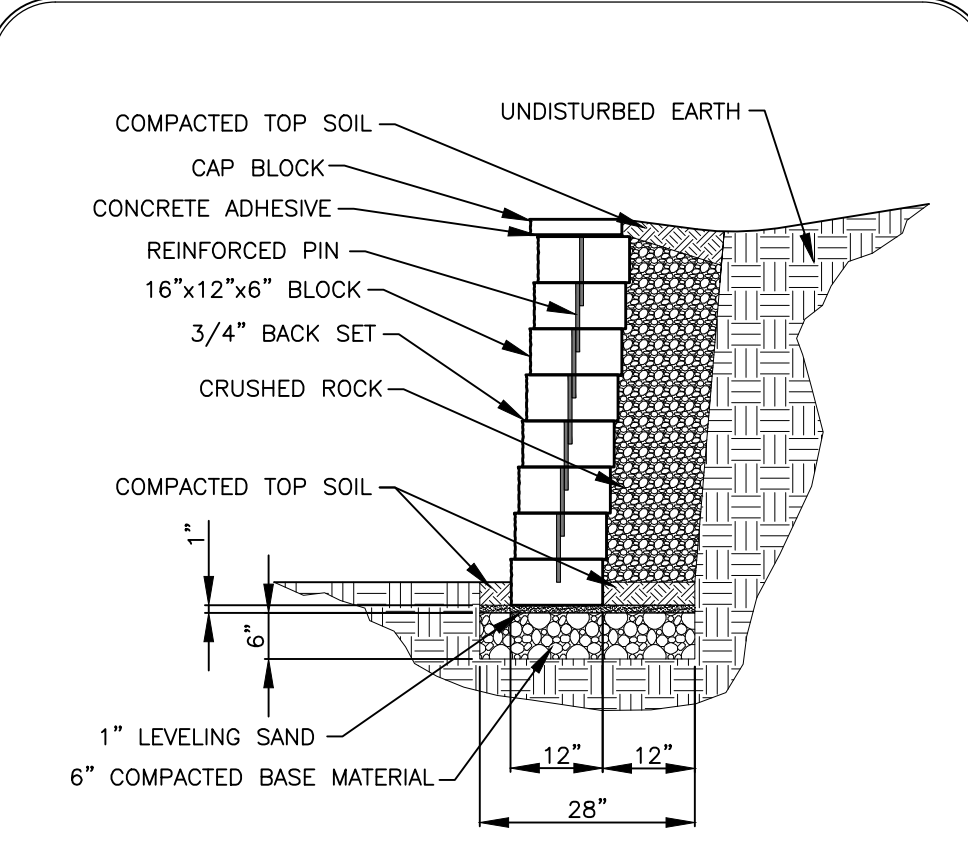
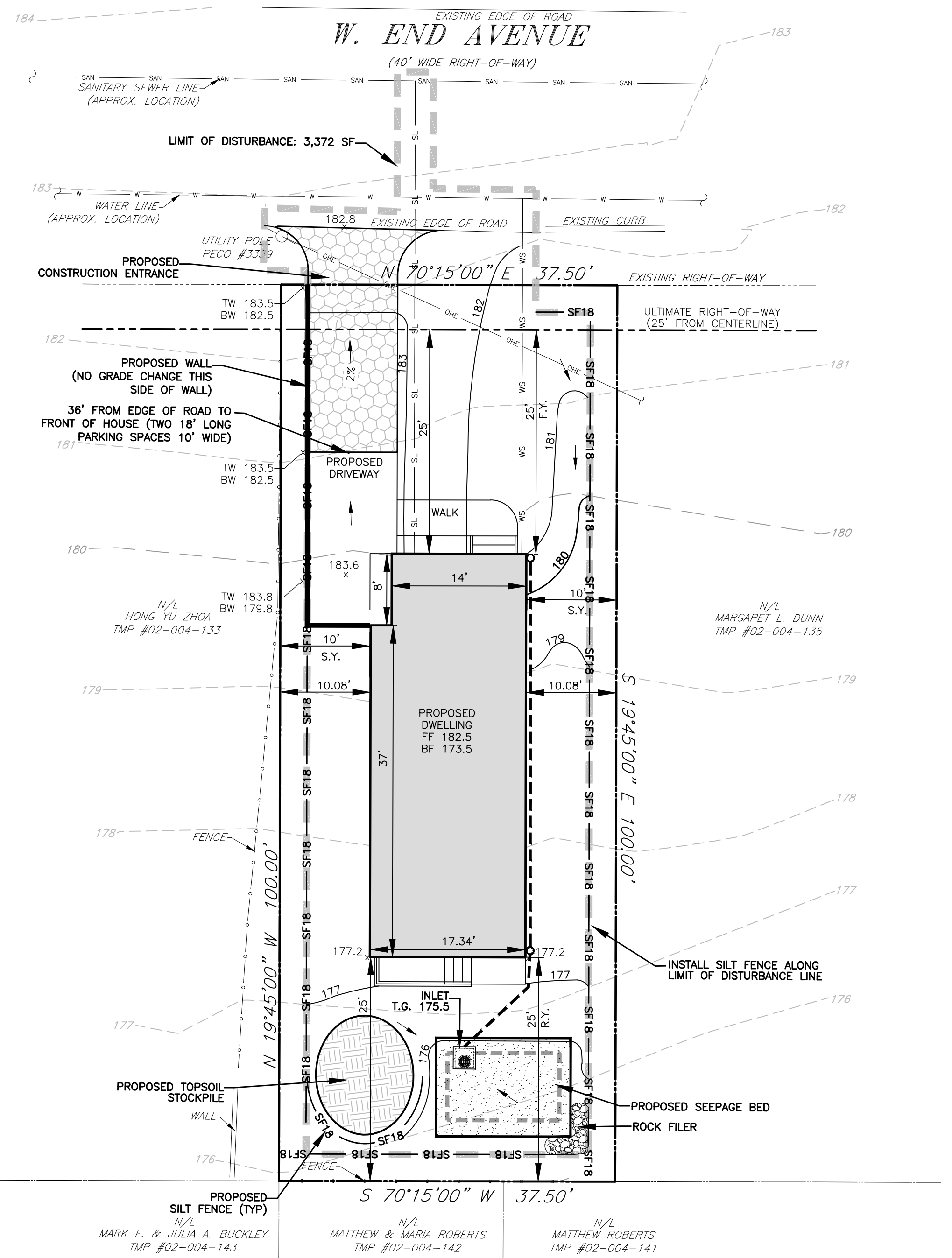
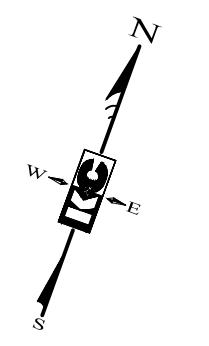
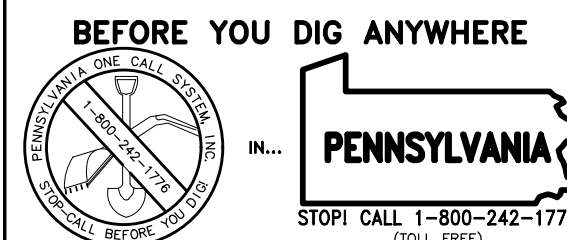
LANDOWNER'S ACKNOWLEDGEMENT STATEMENT:

I, THE LANDOWNER, ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM 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.

STORMWATER MANAGEMENT DESIGN CERTIFICATION:

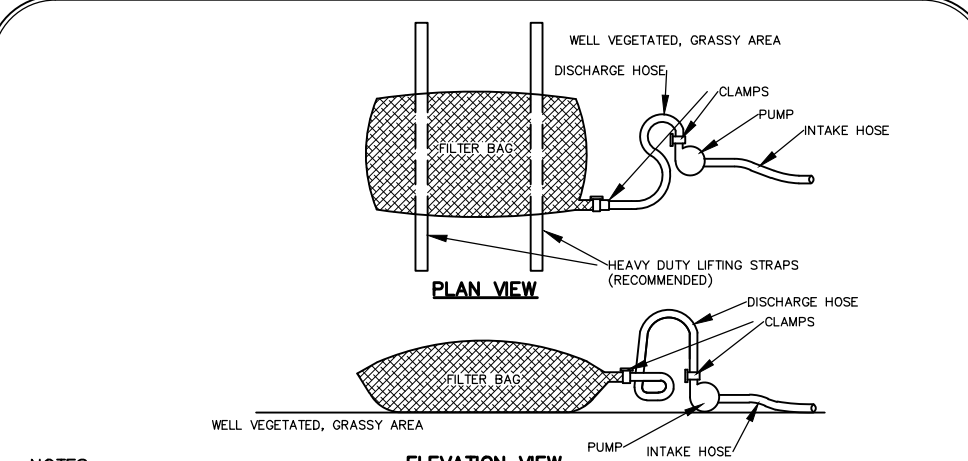
I, ROBERT J. SNYDER, ON THIS DATE, 4/21/2021, HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

ROBERT J. SNYDER, P.L.S. PLS #SU-38747-E
PROJECT SERIAL NO.:



LANDSCAPE NOTES:

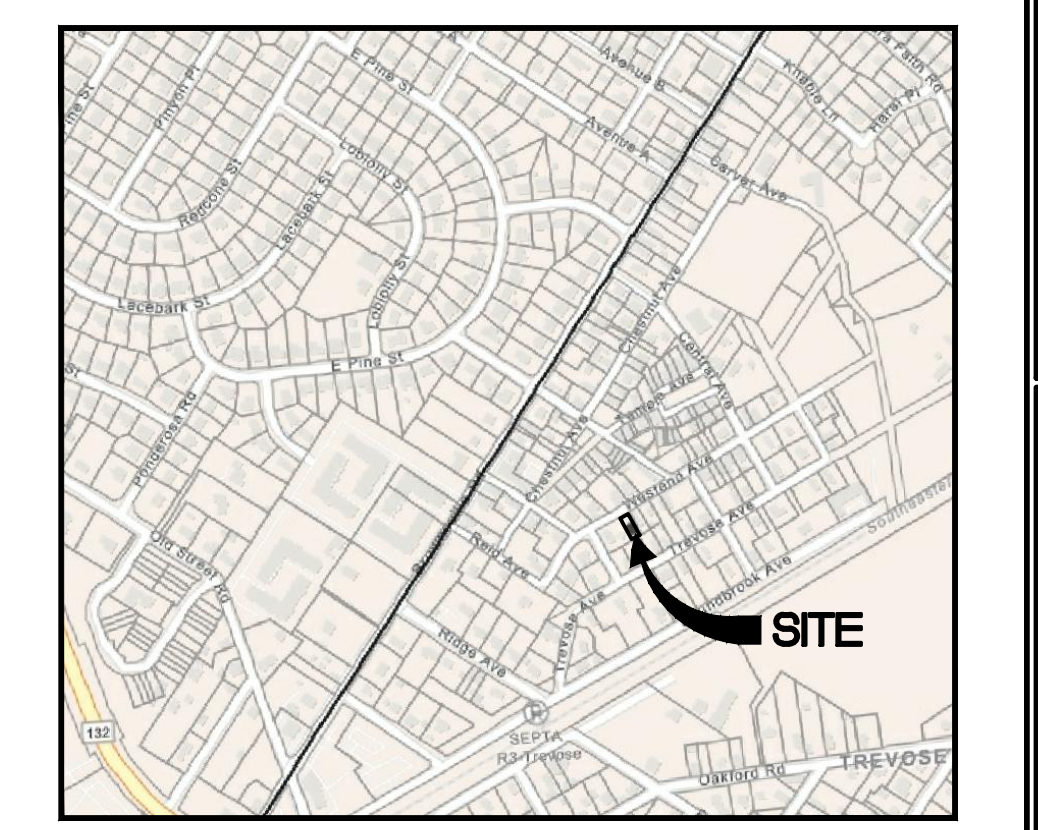
1. PROPOSED WALLS SHALL BE LESS THAN 4' IN HEIGHT. ACTUAL HEIGHT OF WALLS VARIES SEE PLANS.
2. ANY LANDSCAPE WALL IN EXCESS OF 4' HIGH SHALL BE CONSIDERED A RETAINING WALL. RETAINING WALL WILL REQUIRE DESIGNED SHOP DRAWINGS AND CALCULATIONS BY A QUALIFIED LICENSED ENGINEER AND SUBMITTED TO THE TOWNSHIP ENGINEER FOR REVIEW AND APPROVAL.
3. LANDSCAPE WALL SHALL BE SEGMENTED BLOCK TYPE, COLOR, MATERIAL AND SUPPLIER PER OWNER.
4. IN NO CASE SHALL THE GRAVITY LANDSCAPE WALL OR THE ASSOCIATED GRADING ENROACH ON A PROPERTY LINE.
GRAVITY LANDSCAPE WALL DETAIL
N.T.S.



NOTES:

- LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE
- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERN OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED ON HD OR SV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKE SHALL BE FLOWING AND SCREENED.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
**STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE



LOCATION MAP
SCALE: 1"=800'

PROPOSED IMPERVIOUS:

PROP LOT: 3,563 SF (NET)
HOUSE: 761 SF
DRIVEWAY: 306 SF
WALK/CONC.: 90 SF
FUTURE: 270 SF
TOTAL: 1,427 SF (40.0%)

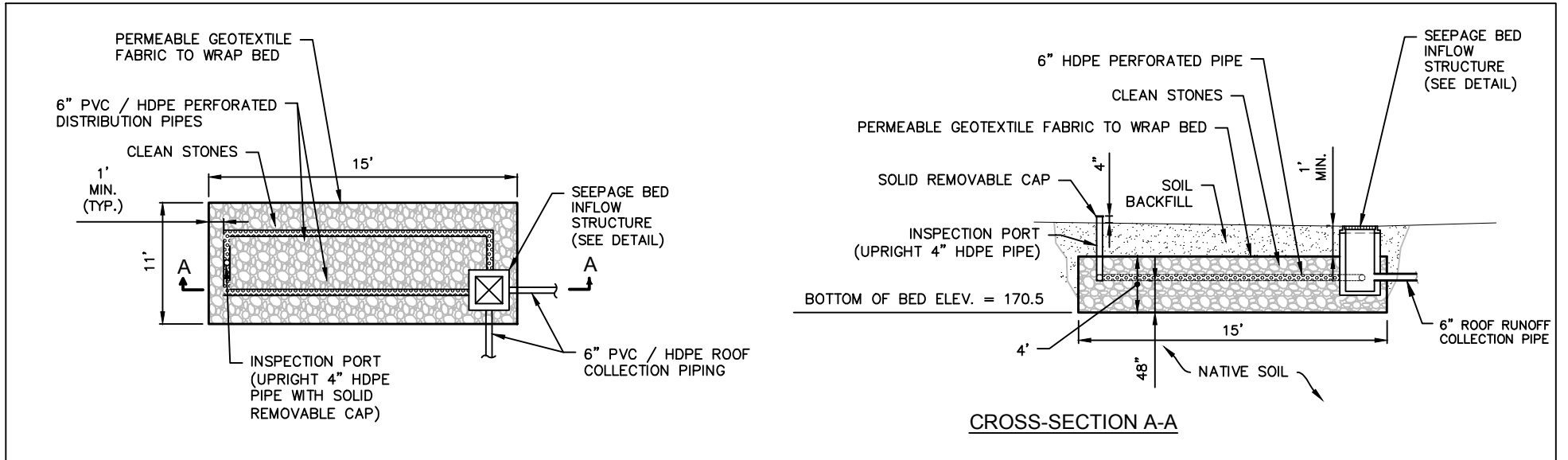
ZONING:
BENSALEM TOWNSHIP, BUCKS COUNTY PA
R-2 DISTRICT

	REQUIRED	PROPOSED
MIN LOT AREA	7,500 SF	3,563 SF** (NET)
MIN LOT WIDTH AT BLDG LINE	75 FT	37.50 FT**
MAX. BLDG HEIGHT	35 FT	<35 FT
FRONT YARD	25 FT	25 FT
MIN. SIDE YARD	20 FT AGG./9 FT MIN	20.16 FT AGG./10.083 FT
REAR YARD	25 FT	25 FT
MAX. BUILDING AREA	40 %	21.36 %
MAX. IMPERVIOUS COVERAGE	45 %	40.0 %

- ** SEC. 232-167(g) VARIANCE REQUIRED TO ALLOW A LOT AREA OF 3,750 SQUARE FEET.
- ** SEC. 232-167(b) VARIANCE REQUIRED TO ALLOW A LOT WIDTH OF 37.50 FT.

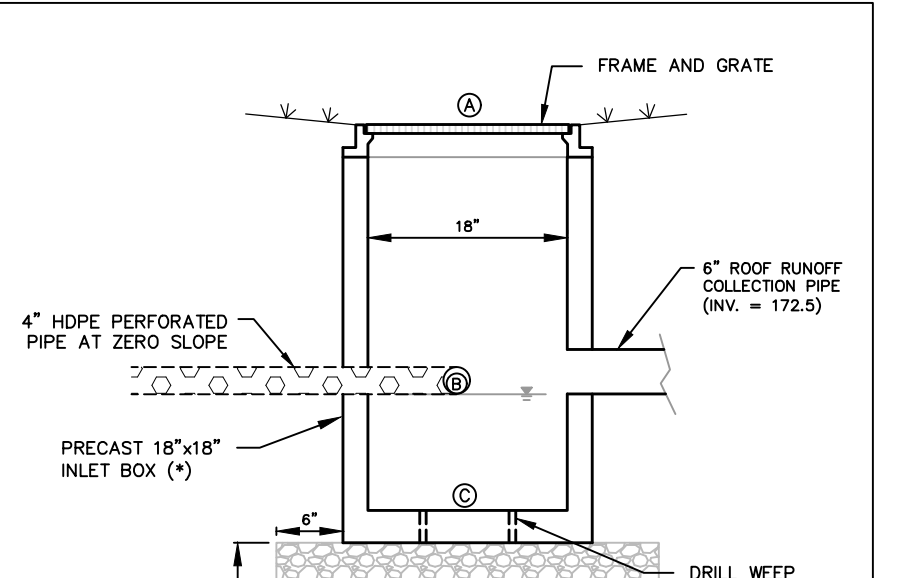
SURVEY NOTES:

1. PROPERTY INFORMATION:
 - OWNER: CAROLINN SUTTER
 - MAILING ADDRESS: 135 RD #2, HULMEVILLE PA 19047
 - PROPERTY ADDRESS: 3329 W. END AVENUE, TREVOSE PA 19053
 - TMP#: 02-004-134
 - LOT AREA: 0.09 ac., 3,750 sq.ft. (GROSS); 0.08 ac., 3,563 sq.ft. (NET)
2. THIS PLAN REPRESENTS AN ACTUAL SURVEY PERFORMED BY KELLY AND CLOSE CONSULTING ENGINEERS AND SURVEYORS IN APRIL 2021. THE LIMIT OF THE FIELD SURVEY IS SHOWN ON THIS PLAN.
3. HORIZONTAL DATUM/BEARINGS OF LINES ARE BASED ON DEED OF RECORD. VERTICAL DATUM/ELEVATIONS ARE BASED ON NAVD 88 DATUM. THE VALUES WERE DERIVED FROM GPS OBSERVATIONS SUPPLEMENTED WITH CLOSE LOOP GROUND TRAVERSE METHODS.
4. PLAN REFERENCES:
 - A. SITE PLAN OF 3329 W. END AVE., FEASTERVILLE TREVOSE PA, 19053 - PREPARED BY MICHAEL J. ALEXANDER, ALEXANDER PROPERTY RENOVATIONS, DATED DECEMBER 6, 2020.
5. THIS SURVEY IS NOT PREPARED WITH THE BENEFIT OF A TITLE REPORT.
6. UTILITY LOCATIONS ARE LOCATED TO THE BEST OF OUR ABILITY BASED ON PENNSYLVANIA ONE CALL AND LOCATIONS OF PHYSICAL SURFACE FEATURES. NOT GUARANTEED AS TO THEIR EXACT LOCATION, OR THE EXISTENCE OF OTHERS, THAT ARE NOT SHOWN. A CONSTRUCTION PENNSYLVANIA ONE CALL SHOULD BE MADE PRIOR TO ANY EXCAVATION.
7. THERE ARE NO WETLANDS, STREAMS, OR FLOOD PLAINS PRESENT.
8. PER FEMA FIRM MAP #42017C0438J BUCKS COUNTY, PANEL 438 OF 532, MAP REVISED MARCH 16, 2015, THIS PROPERTY LIES OUTSIDE ANY FLOOD ZONE DESIGNATION.
9. NO PNDI SEARCH FOR KNOWN POTENTIAL ENDANGERED OR THREATENED SPECIES CONFLICTS HAS BEEN MADE.
10. PER USDA SOILS MAP/WEB SITE THIS PROPERTY IS CLASSIFIED AS HAVING: UGB URBAN LAND - CHESTER COMPLEX - 0-8% SLOPES SOILS.
11. THIS PROPERTY IS SUBJECT TO RESTRICTIONS, EASEMENTS, AND DOCUMENTS OF RECORD.



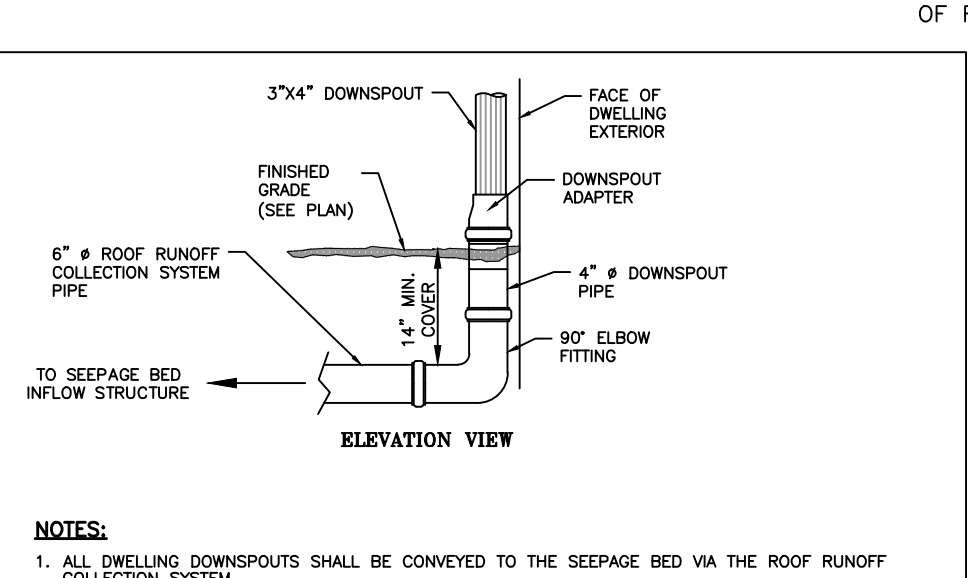
SEEPAGE BED CONSTRUCTION SEQUENCE:

1. CONTACT TOWNSHIP ENGINEER 48 HOURS PRIOR TO CONSTRUCTION OF SEEPAGE BED.
2. STABILIZE DISTURBED AREAS UPSTREAM OF THE SEEPAGE BED EXCAVATION AREA AND INSTALL 24" COMPOST FILTER SOCK DIVERSION BERM ON THE UPSTREAM SIDE OF SEEPAGE BED EXCAVATION AREA.
3. CLEAR AND GRUB AREA FOR SEEPAGE BED AND SEEPAGE BED INFLOW STRUCTURE INSTALLATION.
4. EXCAVATE AREA FOR SEEPAGE BED AND SEEPAGE BED INFLOW STRUCTURE INSTALLATION. NATIVE SOIL BELOW BED SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE. CONSTRUCTION EQUIPMENT SHALL BE PROHIBITED FROM ENTERING THE BED BOTTOM AREA. IF FILL IS REQUIRED IN THE BED BOTTOM AREA, IT SHALL BE COMPACTED AS MANUALLY AS POSSIBLE.
5. INSTALL GEOTEXTILE FABRIC AROUND BOTTOM AND SIDES OF BED.
6. INSTALL SEEPAGE BED INFLOW STRUCTURE.
7. INSTALL 18-INCH LAYER OF CLEAN STONES IN MAXIMUM 9-INCH LIFTS.
8. INSTALL 4-INCH PERFORATED DISTRIBUTION PIPING AND CONNECT TO SEEPAGE BED INFLOW STRUCTURE.
9. INSTALL REMAINING CLEAN STONES IN MAXIMUM 9-INCH LIFTS.
10. LINE TOP OF BED WITH GEOTEXTILE FABRIC.
11. BACKFILL TO FINISHED GRADE AND STABILIZE.
12. REMOVE COMPOST FILTER SOCK DIVERSION BERM FROM THE SEEPAGE BED AREA EXCAVATION AREA.



SEEPAGE BED INFLOW STRUCTURE DETAIL

- NOTES:**
- (*) HDPE CATCH BASINS/INLET BOXES MAY BE USED IN PLACE OF PRECAST CONCRETE INLET BOX PROVIDED THAT THE SIZING OF THE HDPE CATCH BASINS/INLET BOXES AND ASSOCIATED ACCESSORIES MEET THE MINIMUM DIMENSIONS AND INVERTS SHOWN. ALL CATCH BASINS/INLET BOXES MUST BE INSTALLED PER MANUFACTURER'S GUIDELINES.
- NOT TO SCALE

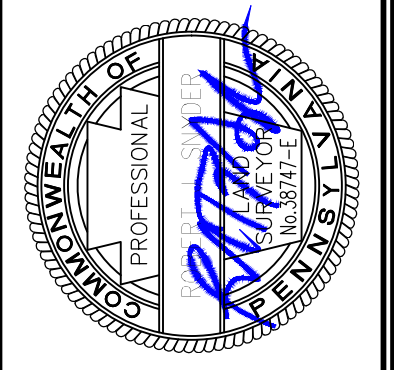
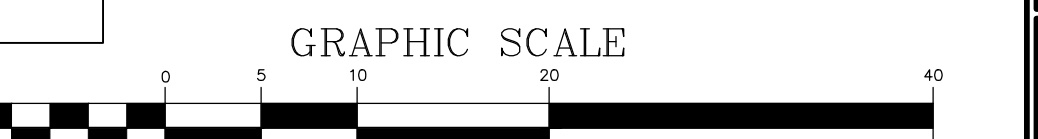


ROOF RUNOFF COLLECTION SYSTEM DETAIL

- NOTES:**
1. ALL DWELLING DOWNSPOUTS SHALL BE CONVEYED TO THE SEEPAGE BED VIA THE ROOF RUNOFF COLLECTION SYSTEM.
 2. ROOF RUNOFF COLLECTION SYSTEM SHALL CONNECT TO THE SEEPAGE BED INFLOW STRUCTURE.
 3. ROOF RUNOFF COLLECTION SYSTEM MATERIAL SHALL BE HDPE OR PVC.
 4. ROOF RUNOFF COLLECTION SYSTEM SHALL MAINTAIN MINIMUM 2% SLOPE TOWARDS SEEPAGE BED COLLECTION SYSTEM.
 5. A MINIMUM 18" COVER SHALL BE MAINTAINED ABOVE ALL COMPONENTS OF THE ROOF RUNOFF COLLECTION SYSTEM.
 6. LAYOUT OF ROOF RUNOFF COLLECTION SYSTEM SHOWN ON PLAN IS SCHEMATIC IN NATURE. ACTUAL PIPE LAYOUT MAY DIFFER, IF NEEDED.
 7. DWELLING SHALL BE EQUIPPED WITH MINIMUM 5" X-STYLE GUTTERS, MINIMUM 3x4" DOWNSPOUTS, AND GUTTER PROTECTION.
- NOT TO SCALE

LEGEND

DESCRIPTION	LINE/SYMBOL
EXISTING CONTOUR	---
PROPOSED CONTOUR	- - -
18" SILT FENCE	SF18
LIMIT OF DISTURBANCE	- - - - -
ROCK CONSTRUCTION ENTRANCE	[Symbol]
TOP SOIL STOCKPILE	(TS)



Kelly & Close Engineers & Surveyors
CONSULTING ENGINEERS & SURVEYORS
The Summit at Branchville
1786 Wilmington Pike/Suite 300
Bensalem, PA 19003
Tel: 610.358.9374 Fax: 610.358.9374

REVISIONS FOR TOWNSHIP REVIEW

NO.	DATE	DESCRIPTION	BY
1	5/27/2021	REVISED	BY

APRIL 21, 2021

SCALE	DRAWN BY	CHECKED BY	DATE
1" = 10'	R.C.	R.J.S.	

Project no.: SU2021-028

3329 W. END AVENUE
TMP# 02-004-134

BENSALEM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

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2009 INTERNATIONAL RESIDENTIAL BUILDING CODE
LATEST ADDENDUM

CONSTRUCTION TYPE SA WOOD FRAMING/ROOFING
OCCUPANCY R0
B20A AREAS

2009 PLAN - 271 SF
1ST FLOOR - 625 SF - PORCH = 78 SF
FINI. BMT (1/2014) - 550 SF

GENERAL NOTES

- 1 THE FOLLOWING SPECIFICATIONS ARE AN OUTLINE OF MINIMUM REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER'S SPECIFICATIONS AND LOCAL CODE REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS, SHALL CONTROL.
- 2 THE DRAWINGS SHOW THE REQUIRED AMOUNT AND EXTENT OF WORK TO BE PERFORMED TO OBTAIN A PERMITS. ACTUAL CONSTRUCTION MAY BE SUBJECT TO MODIFICATIONS BY THE CONTRACTOR TO MEET FIELD AND DESIGN CONDITIONS. ADDITIONAL DESIGN, CONSTRUCTION, SUBSTITUTION, ETC. MAY BE REQUIRED TO MEET THE ARCHITECT AS NOTED.
- 3 DETAILS AND SECTION SHOWN ON THE DRAWINGS ARE SHOWN AT LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED, TYPICAL, WHEN MADE BY CONTRACTOR TO ACCOMMODATE WORK, VARIATIONS, ALL DIMENSIONS LOCATED DIMENSIONS SHALL BE IN INCHES UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE IN INCHES UNLESS OTHERWISE NOTED. DIMENSIONS LOCATED DIMENSIONS SHALL BE IN INCHES UNLESS OTHERWISE NOTED. DIMENSIONS LOCATED DIMENSIONS SHALL BE IN INCHES UNLESS OTHERWISE NOTED. DIMENSIONS LOCATED DIMENSIONS SHALL BE IN INCHES UNLESS OTHERWISE NOTED.
- 4 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BEGINNING THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE TO CORRECT ANY DISCREPANCIES, OMISSIONS, ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE TO CORRECT ANY DISCREPANCIES, OMISSIONS, ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS.
- 5 ALL DISTRIBUTION AND/OR CHANGES AFFECTING THE DESIGN OF THIS STRUCTURE SHALL BE SUBJECT TO ARCHITECT AND ENGINEER APPROVAL. LIVE LOAD DESIGN CRITERIA:
 - LIVING AREAS - 40 PSF + 10 PSF DL
 - RESTROOMS/BATHS - 40 PSF + 10 PSF DL
 - SLEEPING ROOMS - 30 PSF + 10 PSF DL
 - ROOF (SNOW) - 20 PSF + 10 PSF DL
 - FLOOR FINISH - 5 PSF
- 6 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES. CONTRACTOR SHALL NOTIFY ALL CODE AGENCIES RE: PERMITS, LOCAL CODES, INSURANCE, AND ANY OTHER REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AND SHALL BE RESPONSIBLE TO CORRECT ANY DISCREPANCIES, OMISSIONS, ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS.
- 7 FOUNDATIONS AND FOUNDING SHALL BE DESIGNED FOR A MINIMUM 2000 PSI COMPRESSIVE STRENGTH. ALL FOUNDATIONS SHALL BE DESIGNED FOR A MINIMUM 2000 PSI COMPRESSIVE STRENGTH. ALL FOUNDATIONS SHALL BE DESIGNED FOR A MINIMUM 2000 PSI COMPRESSIVE STRENGTH. ALL FOUNDATIONS SHALL BE DESIGNED FOR A MINIMUM 2000 PSI COMPRESSIVE STRENGTH.
- 8 ALL REINFORCING SHALL BE ASTM A601, GRADE 60, UNLESS OTHERWISE NOTED. REINFORCING SHALL BE ASTM A601, GRADE 60, UNLESS OTHERWISE NOTED. REINFORCING SHALL BE ASTM A601, GRADE 60, UNLESS OTHERWISE NOTED. REINFORCING SHALL BE ASTM A601, GRADE 60, UNLESS OTHERWISE NOTED.
- 9 ALL WELDED WIRE FABRIC SHALL conform to ASTM A185 SPECIFICATIONS AND SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WELDED WIRE FABRIC SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WELDED WIRE FABRIC SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 10 ALL CONCRETE CONSTRUCTION SHALL conform to the LATEST ACI CODE. FORMWORK SHALL BE USED IN ACCORDANCE WITH THE LATEST ACI CODE. FORMWORK SHALL BE USED IN ACCORDANCE WITH THE LATEST ACI CODE. FORMWORK SHALL BE USED IN ACCORDANCE WITH THE LATEST ACI CODE.
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- 21 ALL WOOD JOISTS SHALL BE CONCEALED WITH WOOD OR METAL BRACING IN PROTECTIVE SPACES.
- 22 ROOF CENTER OR EXPANSION JOISTS IN ALL CONSTRUCTION AS REQUIRED BY THE JOB CONDITIONS AND MANUFACTURER'S RECOMMENDATIONS.
- 23 RAFTER TESTING AND CORRECTIVE MEASURES (IF ANY) ARE THE RESPONSIBILITY OF THE OWNER.
- 24 HEATING, VENTILATION AND AIR CONDITIONING (HVAC), PLUMBING, ELECTRICAL LAYOUT AS SHOWN ON THE DRAWINGS ARE FOR SUBMITTAL FOR CONSIDERATION ONLY. SUPPLIER TO PROVIDE THE FINAL LAYOUT AS SHOWN ON DRAWINGS FOR APPROVAL.
- 25 PROVIDE A WATER SHIELD PROTECTION ON ALL ROOF PENETRATIONS AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS.
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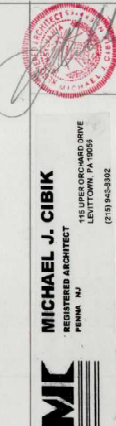
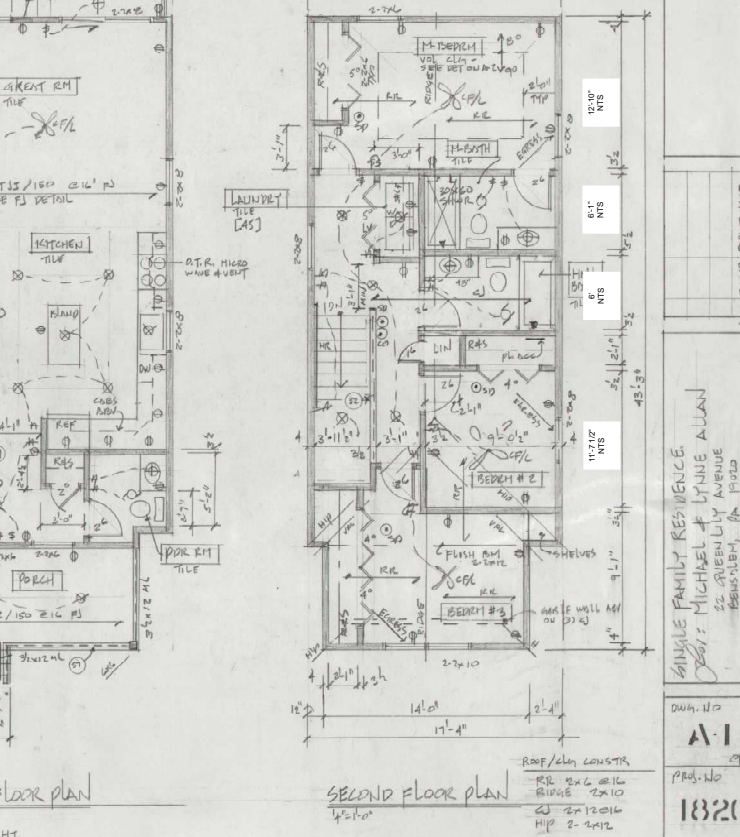
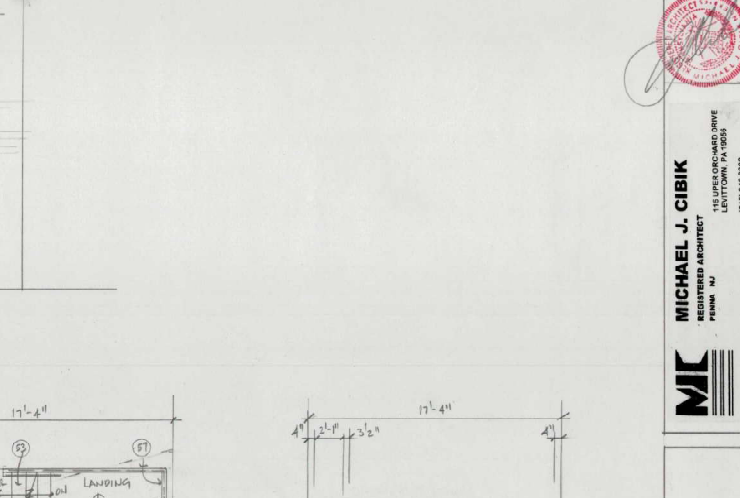
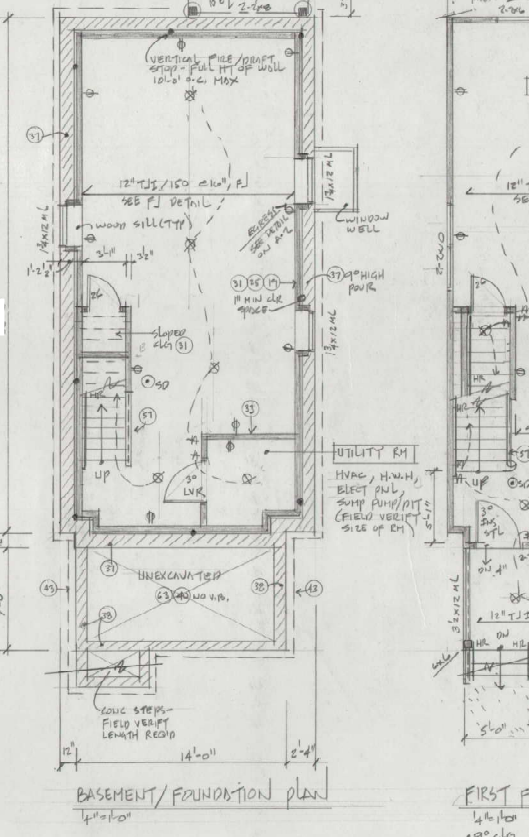
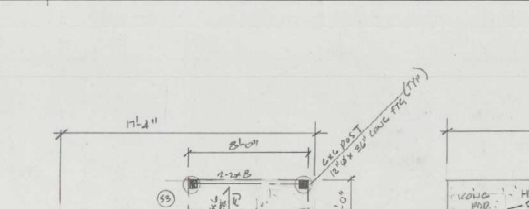
CONSTRUCTION LEGEND

- 1 ROOF VENT
- 2 RECYCLED RUBBER COVER WITH METAL SCREEN
- 3 EXTERIOR ASPHALT/FLYBLENDED ROOF SHINGLES ON 1/2" SHEET AND 1/2" EXTERIOR WOODWOOD SHINGLES OVER 1/2" AND WOOD SHINGLES AS REQUIRED
- 4 METAL VALLEY FLASHING ON INTERWEAVE SHINGLES AND WATER SHEET
- 5 ROOF-TO-WALL CONSTRUCTION - VALLEYS TO BE MINIMUM 2x4 FLAT (ON 1" LATH) OR FLOORING - 2x4 FLAT TO LATH (SEE SPEC. FOR DETAILS)
- 6 UNFINISHED GYPSUM BOARD SHEATH
- 7 CONCEALED FINISHING STRIP FLASHING
- 8 UNFINISHED GYPSUM BOARD ON HOUSEWALL
- 9 FIBERGLASS BATT INSULATION WITH VAPOR BARRIER (1/2") STYRENEFOAM INSULATION SHEATH
- 10 FIBERGLASS BATT INSULATION WITH VAPOR BARRIER (1/2") STYRENEFOAM INSULATION SHEATH
- 11 2x4x10 PC
- 12 1/2" STUCCO FLOOR IN FINISHED SUBFLOOR GULLY & WALL
- 13 JOIST BRACES BY FLOOR JOIST MANUFACTURER
- 14 2" CYRUSL CTR BLD
- 15 2x4x10 PC
- 16 2x4x10 PC
- 17 2x4x10 PC
- 18 2x4x10 PC
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- 36 2x4x10 PC
- 37 2x4x10 PC
- 38 2x4x10 PC
- 39 2x4x10 PC
- 40 2x4x10 PC

ENERGY PATH = PER ALTERNATING TO CHAPTER 11 OF THE I.R.C.

- Roof/PLAT CEILING INSULATION - R-38 MIN
- WALL INSULATION - R-19 MIN
- FLOOR INSULATION - R-19 MIN
- WINDOWS & EXTERIOR DOORS - U-0.35 MAX
- DUCT INSULATION - R-8 MIN, SEALED WITH UL 181 TAPE OR MASTIC
- RECESSED LIGHTING - LISTED/LABELLED S.E. RATED # AIR TIGHT MEETING ASTM E-283 COMMENTS
- AIR INFILTRATION - SEAL/CAULK ALL WINDOWS & DOORS, SEAMS & JOINTS IN FINISHING - WRAP w/ TAPE

WWW.BHAR.PU.EDU/PHLC

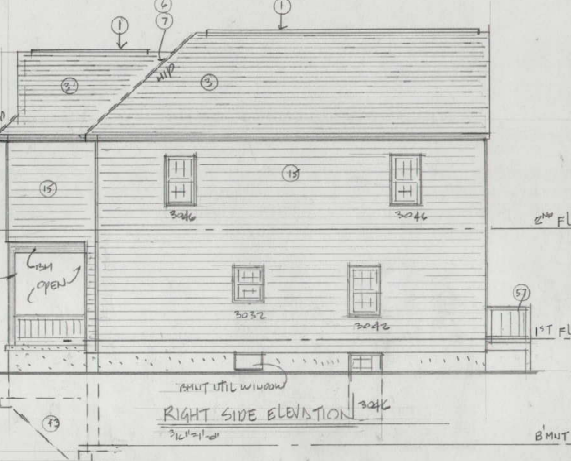
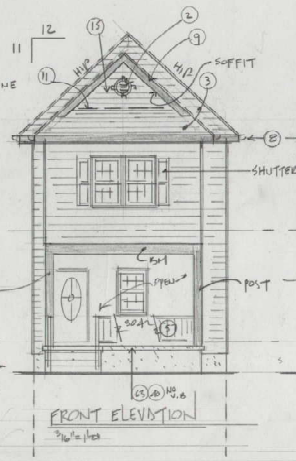
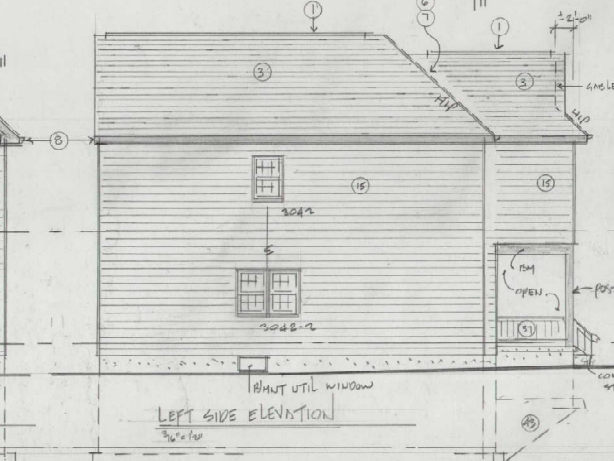
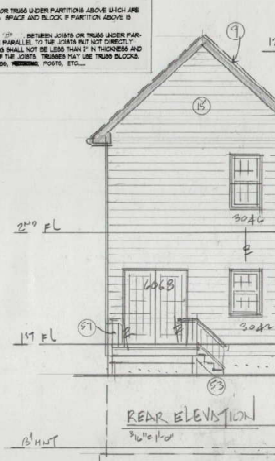
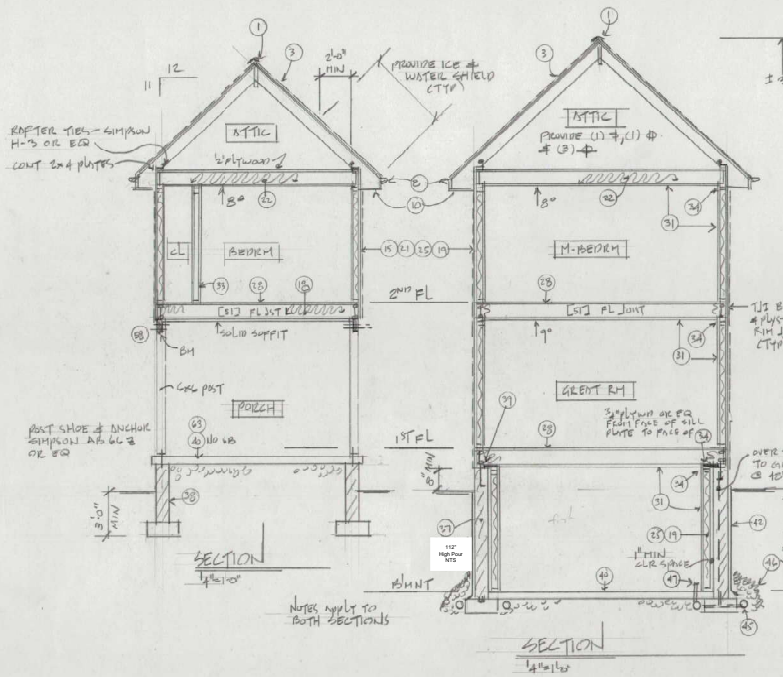
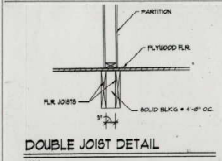
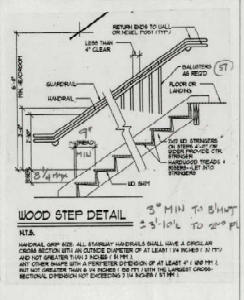
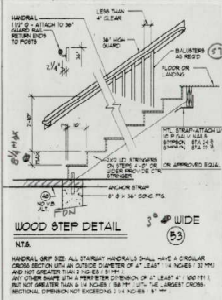
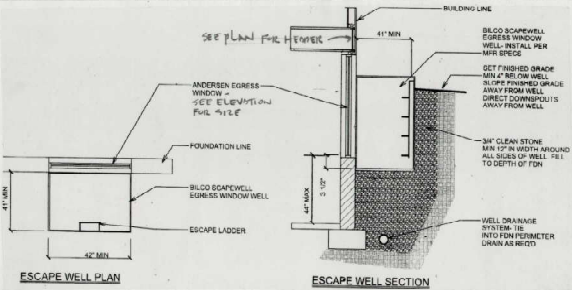
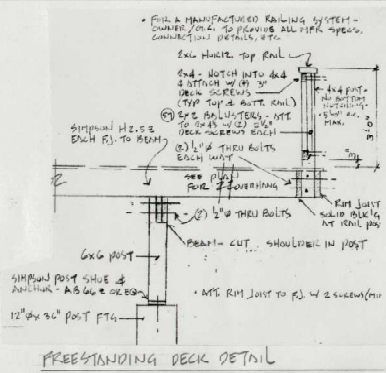



MICHAEL J. CIBIK
REGISTERED ARCHITECT
PHILADELPHIA, PA 19106
PH 215-765-3902

MICHAEL J. CIBIK
11110 UNIVERSITY DRIVE
LEWISTON, PA 19068
PH 717-838-3902


SALLEE FAMILY RESIDENCE
Project: MICHAEL J. CIBIK
2200 UNIVERSITY DRIVE
LEWISTON, PA 19068
(717) 838-3902

DRAWN BY: A-T
PLOT NO: 1820
PROJ. NO: 2-2112
HIP 2-2112





MICHAEL J. CIBIK
REGISTERED ARCHITECT
PERM. NO. 20231188
15 LUPES ORCHARD DRIVE
LEWISTOWN PA 19363
(610) 946-8932



SINGLE FAMILY RESIDENCE
OWNER: MICHAEL & LYNNE ALIAN
22 GREENLEAF AVENUE
3RD FLOOR, LEWISTOWN PA 19363
(610) 946-8932

DATE: 11-11-20 PERMIT NO. 05-17-11-20

DATE: 11-11-20
A-2
OF 2
PROJ. NO. 1820



August 4, 2022

Michael Alexander
111 Beechwood Drive
Washington Crossing, PA 18977

**RE: 3329 West End Avenue— Use and Occupancy
File No. BSTO 00200**

On August 2, 2022, we examined the above property for use and occupancy. Attached is a copy of our inspection report for your records. In order to apply to Bensalem Township for an occupancy permit, an escrow must be posted in the amount of \$5,000.

We want to inform you that any escrows that are posted with Bensalem Township will be refunded minus a 10% administrative fee after a written request is made and the work has been verified for completion. Also, you must contact the Bensalem Township Finance Department, or the Building and Planning Department, to obtain a W-9 tax form that must be submitted to the Township prior to the release.

If you have any questions, please contact me in Bensalem at 215-633-3652 or email at qnearon@bensalempa.gov.

Sincerely,

TRAFFIC PLANNING AND DESIGN, INC.

Zachary Bucksar
Bensalem Township Engineering Inspector

zbucksar@trafficpd.com

ZB:cz

cc: Ken Farrall, Director of Building and Planning, Bensalem Township
Phil Wursta, P.E., Township Engineer
Alexanderproperties@gmail.com

Encl.

**Bensalem Township
Municipal Building**

2400 Byberry Road
Bensalem, PA 19020

215.633.3600

**Traffic Planning and
Design, Inc.**

2003 Lower State Rd
Ste 122
Doylestown, PA 18901

215.622.2525

**RESIDENTIAL
USE AND OCCUPANCY
ENGINEERING INSPECTION REPORT
Location: 3329 West End Avenue**

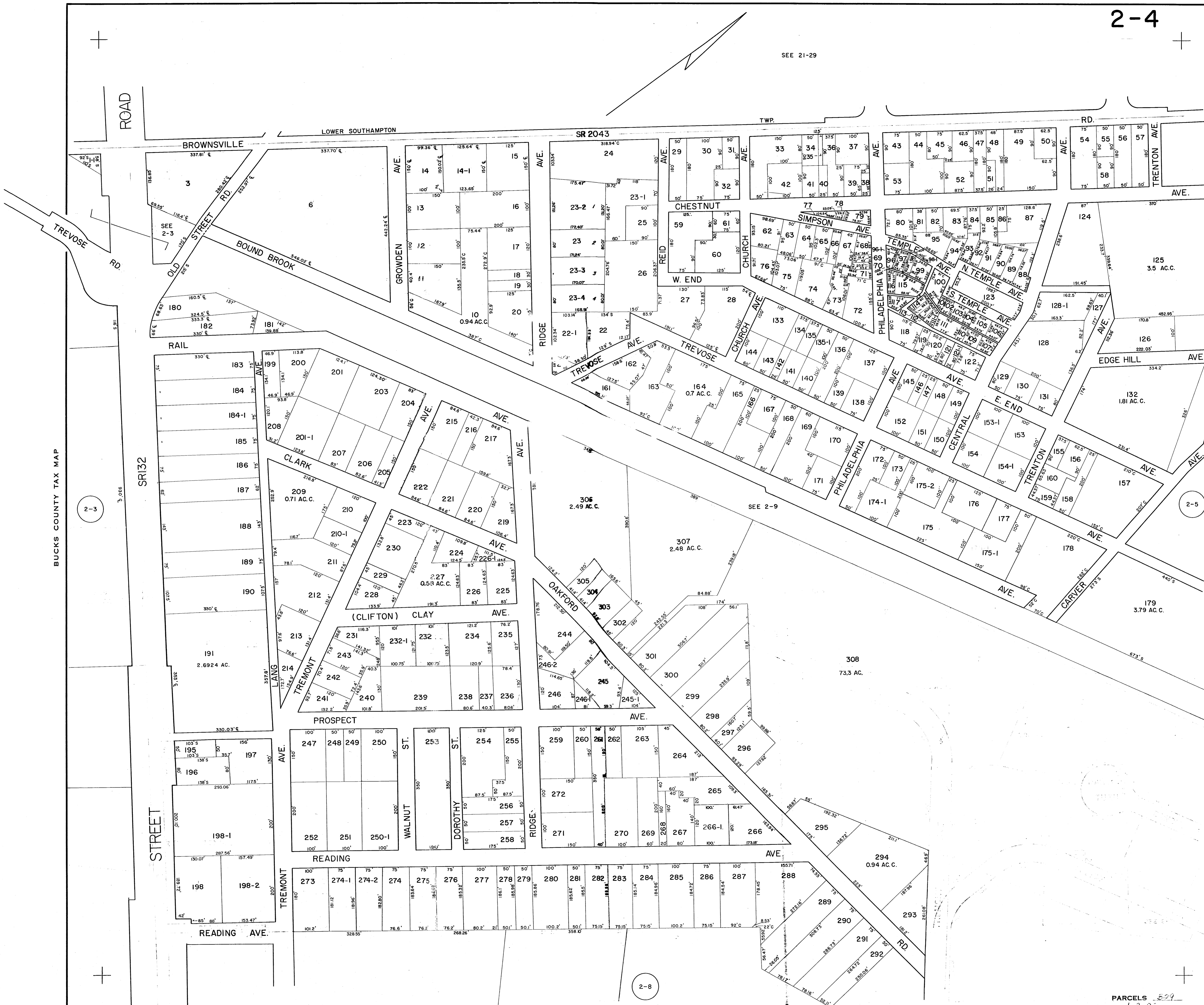
ITEM DESCRIPTION	PASS	FAIL	NOTES
Grading		X	Grading on right side of property was to remain existing. Correct per original contours
Seeding	X		
Driveway		X	As noted driveway must provide two off street parking spaces
As-built Plan		X	As-built plan must be provided to show field changes that include but not limited to retaining wall location and height, driveway
Street Trees	NA		
Property Markers	NA		
Zoning		X	Driveway doesn't meet minimum requirements
Splashblocks	NA		
Water valve	X		Must remain exposed
Cleanouts	X		
Stormwater Management Systems	X		
Curbs/Road Widening	NA		
Sidewalks	NA		
Street Openings	NA		
Service Walk	NA		
Erosion and Sedimentation Controls	X		
Other		X	Fence permit must be obtained

Total Escrow as needed \$5000

Inspector Name: Zachary Bucksar

Date of Inspection: 8-2-22

SEE 21-29



BUCKS COUNTY TAX MAP

2-3

2-5

2-8

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2021045776

Recorded On 5/14/2021 At 8:13:37 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1182050 User - TLF

* Grantor - SUTTER, CAROL

* Grantee - ALEXANDER, MICHAEL J

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$450.00
RECORDING FEES	\$81.75
BENSALEM SCHOOL	\$225.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$225.00
TOTAL PAID	\$981.75

Bucks County UPI Certification
On May 13, 2021 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
LAKE ABSTRACT
680 MIDDLETOWN BLVD.
LANGHORNE, PA 19047

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

189414



Prepared By:

Begley Carlin & Mandio, LLP
680 Middletown Blvd
Langhorne, PA 19047

Record and Return to:

Begley Carlin & Mandio, LLP
680 Middletown Blvd
Langhorne, PA 19047

Tax Parcel Identifier: #02-004-134

DEED

THIS INDENTURE is made the 13th day of May in the year of our Lord Two Thousand Twenty-One (2021) between **CAROL SUTTER a/k/a CAROLANN SUTTER** (hereinafter called the "Grantor"), of the one part, and **MICHAEL J. ALEXANDER** (hereinafter called the "Grantee"), of the other part.

WITNESSETH

THAT the said Grantor for and in consideration of the sum of ***FORTY-FIVE THOUSAND DOLLARS AND ALL OTHER GOOD AND VALUABLE CONSIDERATION (\$45,000.00)*** lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, his heirs and assigns forever, as follows:

ALL THOSE CERTAIN lots or pieces of ground with the buildings and Improvements thereon erected.

SITUATE in the Town of Trevoise in the Township of Bensalēm. County of Bucks, State of Pennsylvania.

BEING the Southwesterly one half of lot number eleven and all of lot number twelve in Section eight on Plan of Town of Trevoise.

BEGINNING at a point on the Southeasterly side of West End Avenue, at the distance of Two hundred sixty-two and five tenths feet Southwestwardly from the Southwesterly side of Philadelphia Avenue.

CONTAINING in front or breadth on the said side of West End Avenue thirty-seven and five tenths feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to the said West End Avenue One hundred feet.

Tax ID / Parcel No. 02-004-134.

BEING THE SAME PREMISES which Carl Eugene Uncapher and Dolores V. Uncapher, by Deed dated the 14th day of December, 1977 and recorded on the 19th day of December, 1977 in Bucks County in Deed Book 2269, Page 1179 et seq., conveyed unto Daniel P. Sutter and Carol Sutter, his wife.

AND BEING THE SAME PREMISES which Daniel Sutter by Deed dated the 15th day October, 2010 and recorded on the 24th day of October, 2013 in Bucks County in Instrument No. 2013087504, conveyed unto Carolann Sutter, in fee.

UNDER AND SUBJECT to all conditions, covenants and restrictions of record.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; ***AND*** all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lots or pieces of ground above-described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever, under and subject as aforesaid.

AND the said Grantor, for herself, her heirs, executors and administrators does covenant, promise and agree, to and with the said Grantee, his heirs and assigns, by these presents, that he, the said Grantor, his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against her, the said Grantor, her heirs, and against all and ever person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them, or any of them, shall and will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part hereunto sets his hand and seal dated the day and year first above written.

**SEALED AND DELIVERED
IN THE PRESENCE OF US:**

Jackie Chubak
WITNESS

Carol Sutter
CAROL SUTTER

WITNESS

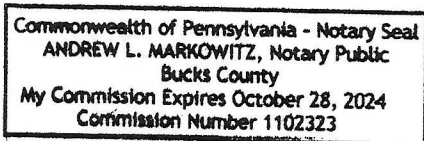
Carolann Sutter
CAROLANN SUTTER

COMMONWEALTH OF PENNSYLVANIA :
COUNTY OF BUCKS :

ss.

On this, the 13th day of May, 2021, before me, Notary Public, personally appeared **CAROL SUTTER a/k/a CAROLANN SUTTER**, known to me, or satisfactorily proven to me, to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
NOTARY PUBLIC

My Commission Expires: 10/28/2024

DEED

**CAROL SUTTER a/k/a
CAROLANN SUTTER
*Grantor***

TO:

MICHAEL J. ALEXANDER

Grantees

PREMISES:

**Tax Parcel Number #02-004-134
3329 West End Avenue
Trevoise, PA 19053
Bensalem Township
Bucks County, Pennsylvania**

The address of the Grantee is:

111 Beechwood Drive
Washington Crossing, PA 18977



640

3339

WARNING
Security 
Cameras In Use

SILVERADO
4x4
ZJL-3282

