



Property Information		Request Information		Update Information
File#:	BF-Y01867-765502813	Requested Date:	03/14/2025	Update Requested:
Owner:	Matthew Spinelli	Branch:		Requested By:
Address 1:	1 LONDON CT	Date Completed:	04/01/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	NEWTOWN, PA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS	Per Upper Makefield Township Department of Zoning there are No Open Code Violation cases on this property. Collector: Upper Makefield Township Address: 1076 Eagle Road, Newtown, PA 18940 Phone#: (215) 968-3340 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
PERMITS	Per Upper Makefield Township Building Department there are No Open/Pending/Expired Permits on this property. Collector: Upper Makefield Township Address: 1076 Eagle Road, Newtown, PA 18940 Phone#: (215) 968-3340
SPECIAL ASSESSMENTS	Per Upper Makefield Township Finance Department there are no Special Assessments/liens on the property. Collector: Upper Makefield Township Address: 1076 Eagle Road, Newtown, PA 18940 Phone#: (215) 968-3340 UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED
DEMOLITION	NO
UTILITIES	Water and Sewer: The house is on a community water and sewer. All houses go to the shared well and septic system. Garbage: GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

Printable page

PARID: 47-010-058

MUN: 47 - UPR MAKEFIELD TWP

SPINELLI, MATTHEW A III & LOTTIE JOYCE

1 LONDON CT

Parcel

Included Parcel	No
Included Parcel Parent	
Has Included Parcel	
Property Address	1 LONDON CT
Unit Desc	-
Unit #	
City	
State	
Zip	
File Code	1 - Taxable
Class	R - Residential
LUC	1001 - Conventional
Additional LUC	-
School District	S06 - COUNCIL ROCK SD
Special Sch Dist	-
Topo	-
Utilities	1 - All Public
Roads	1 - Paved
Total Cards	1
Living Units	1
CAMA Acres	.912

Parcel Mailing Details

In Care Of	
Mailing Address	1 LONDON CT
	NEWTOWN PA 18940

Current Owner Details

Name	SPINELLI, MATTHEW A III & LOTTIE JOYCE
In Care Of	
Mailing Address	1 LONDON CT
	NEWTOWN PA 18940
Book	5404
Page	1987

Owner History

Date	Owner Name 1	Owner Name 2	Address	Recorded Dt	Sale Date	Book	Page
14-JAN-14	SPINELLI, MATTHEW A III & LOTTIE JOYCE		1 LONDON CT	01-JUN-07	29-MAR-07	5404	1987
03-JAN-11	SPINELLI, MATTHEW A III & LOTTIE JOYCE		1 LONDON CT	01-JUN-07	29-MAR-07	5404	1987
12-SEP-05	J P LONDON CT L P,			12-SEP-05	30-AUG-05	4622	465
24-MAR-04	LONDON COURT L L C,			24-MAR-04	24-MAR-04	3893	1184

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2025	HOME06	A	Y		0

Residential

Card	1
Year Built	2007
Remodeled Year	
LUC	1001 - Conventional
ESTIMATED Ground Floor Living Area	1654
ESTIMATED Total Square Feet Living Area	4157
Number of Stories	2
Style	01 - Conventional
Bedrooms	4
Full Baths	3
Half Baths	1
Total Fixtures	16
Additional Fixtures	3
Heating	3 - Central Air Conditioning
Heating Fuel Type	2 - Gas
Heating System	2 - Warm Air
Attic Code	1 - None
Unfinished Area	
Rec Room Area	
Finished Basement Area	
Fireplace Openings	1
Fireplace Stacks	1
Prefab Fireplace	
Bsmt Garage (Num of Cars)	0
Condo Level	
Condo Type	-
Basement	4 - Full
Exterior Wall	1 - Frame or Equal

Additions

Card #	Addition #	Lower	First	Second	Third	Year Built	Area
1	0	-	-	-	-		1,654
1	1	50 - B	10 - 1S FR	-	-		420
1	2	-	13 - FG	17 - .5FR	-		660

Land

Line Number	1
Frontage	
Depth	
Units	
CAMA Square Feet	39,727
CAMA Acres	.9120

Legal Description

Municipality	47
School District	S06
Property Location	1 LONDON CT
Description	-
Building/Unit #	
Subdivision Parent Parcel	47-009-019-001

Legal 1 86X219IRR LOT #1
 Legal 2 LONDON COURT

 Legal 3 0.9129AC
 Deeded Acres
 Deeded Sq Ft

Values

Exempt Land 0
 Exempt Building 0
 Total Exempt Value 0

 Assessed Land 13,920
 Assessed Building 66,610
 Total Assessed Value 80,530

 Estimated Market Value 1,278,250

Homestead

Tax Year	Exemption Code	Status	Notice Mailed	Notice Date	Amount
2025	HOME06	A	Y		0

Assessment History

Date	Reason CD	Notice Date	Effective Date	Land Asmt	Bldg Asmt	Total Asmt	319 Land	319 Bldg	319 Total	Homestead Mailed?	Tax Year
10-FEB-25	999 - Year End Certification			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2025
29-JUN-24	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2024
01-FEB-24	999 - Year End Certification			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2024
29-JUN-23	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2023
01-JUL-22	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2022
06-JUL-21	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2021
02-JUL-20	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2020
03-JUL-19	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2019
03-JUL-18	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2018
30-JUN-17	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2017
06-JUL-16	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2016
01-JUL-15	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2015
07-JUL-14	390 - School			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2014
27-JUN-13	999 - Year End Certification			\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2013
28-APR-11	140 - New Dwelling	04-SEP-07	01-APR-07	\$13,920	\$66,610	\$80,530	\$0	\$0	\$0		2011
28-APR-11	140 - New Dwelling	04-SEP-07	01-APR-07	\$13,920	\$66,610	\$80,530	\$0	\$0	\$0 M		2010
28-APR-11	140 - New Dwelling	04-SEP-07	01-APR-07	\$13,920	\$66,610	\$80,530	\$0	\$0	\$0 M		2009
28-APR-11	140 - New Dwelling	04-SEP-07	01-APR-07	\$13,920	\$66,610	\$80,530	\$0	\$0	\$0 M		2008
28-APR-11	140 - New Dwelling	04-SEP-07	01-APR-07	\$13,920	\$66,610	\$80,530	\$0	\$0	\$0 M		2007

ASSESSMENT HISTORY

Note: To find the current assessment for totally exempt parcels you MUST refer to the Values Tab. Parcels that are partially taxable and partially exempt will show the assessed taxable portion only in the Assessment History Tab.

Exemptions

Taxyr	Exemption	Amount
2025	SD06 - COUNCIL ROCK	\$.00

Sales

Sale Date	Sale Price	New Owner	Old Owner
29-MAR-07	929,900	SPINELLI, MATTHEW A III & LOTTIE JOYCE	J P LONDON CT L P,
30-AUG-05	1	J P LONDON CT L P,	LONDON COURT L L C
24-MAR-04	1,170,000	LONDON COURT L L C,	

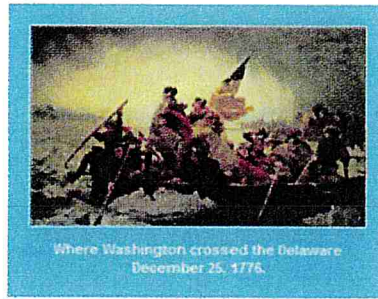
Sale Details1 of 3

Sale Date	29-MAR-07
Sales Price	929,900
New Owner	SPINELLI, MATTHEW A III & LOTTIE JOYCE
Previous Owner	J P LONDON CT L P,
Transfer Tax	9299.00
Recorded Date	01-JUN-07
Instrument Type	
Book	5404
Page	1987
Instrument No.	20070505170001

Estimated Tax Information

County	\$2,210.55
Municipal	\$519.42
School	
Total	\$2,729.97

PLEASE NOTE THAT THE MUNICIPAL RATES DO NOT INCLUDE SPECIAL TAXES, IE: TRASH; ELECTRIC; FIRE HYDRANTS, ETC. THAT INFORMATION MAY BE OBTAINED FROM YOUR LOCAL TAX COLLECTOR DIRECTLY.



Upper Makefield Township Certificate of Occupancy

TMP # 47-010-058-000

Issued: 12/03/2012

Permission Is Hereby Granted To:

Developer: McGrath Construction, Inc.
Owner: Matthew A. III & Lottie Joyce Spinelli

To Occupy Premises Located At: 1 London Court
Newtown, PA 18940

Located In Subdivision: The London Court Subdivision; **Lot#** 1
As a(n): Single Family Dwelling

This Structure Constructed Under Building Permit No.: B-06042C

Grading Escrow Amount: \$2,000.00

Date Received: 3/29/2007

Check Name: McGrath Construction, Inc.

Check Number: 39230



Jesse Hill, Keystone Municipal Services

12/4/12

Date

Upper Makefield *Township*

1076 Eagle Road | Newtown, PA 18940 | p 215.968.3340 | f 215.968.9228 | www.uppermakefield.org

December 10, 2012

Mr. & Mrs. Matthew Spinelli
1 London Court
Newtown, PA 18940

Re: Permanent Certificate of Occupancy

Dear Mr. & Mrs. Spinelli:

Enclosed is your Permanent Certificate of Occupancy for your home. Please keep this with your records and if you have any questions, you may contact me at (215) 968-2868.

Sincerely,



Phyllis Mehler
Dept. of Planning & Zoning

Enc



TO BE POSTED AT THE BUILDING SITE

PERMIT

for

INSTALLATION OF ONLOT SEWAGE DISPOSAL SYSTEM**RECEIVED**

FEB 02 2004

U. M. T.

Enforcement Officer

Pursuant to Application for Sewage Disposal System number TM 47-9-1-1&19-1 Serial 02-623
a permit is hereby issued to:

Permit Q 13939

-10-58

NAME OF APPLICANT

DJS/McAllister

ADDRESS OF APPLICANT

P.O. BOX 222, Yardley, PA 19067

TELEPHONE NUMBER

(215) 493-2398

PROPERTY ADDRESS OF SITE FOR SEWAGE DISPOSAL SYSTEM

Lot 1 Stoneybrook Road, Upper Makefield Township, Bucks County, PA

This permit issued under the provisions of the "Pennsylvania Sewage Facilities Act," the Act of January 24, 1966 (P.L. 1535), as amended, is subject to the following conditions:

1. Except as otherwise provided by the Act or regulations of the Pennsylvania Department of Environmental Protection, no part of the installation shall be covered until inspected by the approving body and approval to cover is granted in writing below.
2. This permit may be revoked for the reasons set forth in Section 7(b)(6) of the Act.
3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within three years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation.

ADDITIONAL CONDITIONS:

1. The proposed absorption area is to be staked out before any construction begins on the site.
2. The absorption area is to be avoided by all construction activity.
3. The well is to be staked out prior to the start of construction on the lot.
4. Should there be a change in property ownership, a permit transfer shall be required.
5. Construction of the absorption area shall not begin without permission of the local sewage enforcement officer.

KEEP THIS PERMIT FOR FUTURE REFERENCE

Approval to Cover

Date of issuance of Permit

1/29/04

Signature of Enforcement Officer

Bucks County Dept. of Health

Approving Body

Date

Signature of Enforcement Officer

The basis for the issuance of this permit is the information supplied in the Application for Sewage Disposal System and other pertinent data concerning soil absorption tests, topography, lot size, and sub-soil groundwater table elevations. The permit only indicates that the issuing authority is satisfied that the installation of the sewage disposal system is in accordance with the rules, regulations and standards adopted by the Pennsylvania Department of Environmental Protection under the provisions of the Pennsylvania Sewage Facilities Act, the Act of January 24, 1966 (P.L. 1535), as amended. The issuance of a permit shall not preclude the enforcement of other health laws, ordinances or regulations in the case of malfunctioning of the system.

***SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

FACTS EVERY SEPTIC SYSTEM OWNER SHOULD KNOW

BEFORE INSTALLING YOUR SYSTEM

- Rope off the area of your system and protect it from vehicles.
- Caution your builder to avoid system area during home construction.
- Do not allow stripping of top soil or grading in the area of the system.
- Make sure your well is upslope from system and at least 100 feet away.
- Do not allow system installation in wet or frozen soil conditions. Soil must be loose, dry, unsmeared, and uncompacted.
- Keep downspout and footer drains out of your septic system.
- Seed your system area as soon as weather permits.
- Divert all surface water from system area.

CONSERVE WATER

- Water conservation prolongs your system life, saves you money, and need *not* be a personal inconvenience.
- Install low flow showerheads, faucet aerators, and install toilet bottle kits or tank displacement devices (if new construction, purchase low flow commodes). These devices can save a family of four over 100 gallons per day. Cost for these devices is only about \$20-\$70 and will save \$100-\$300 each year.
- See your local plumbing supplier and most major department stores.
- Purchase a front loading washer; they use 1/3 less water than top loaders.
- Take showers; they use less water than baths.
- Promptly repair leaky faucets.
- Use the clothes washer and dishwasher only when you have full loads.
- Contact your local DEP office for more information.

PUMP YOUR SEPTIC TANK

- Septic tanks must be pumped regularly (at least every 2-3 years).
- Tank pumping helps prevent more expensive system problems. Waiting for evidence of system problems (spongy lawn or sluggish toilet) may be too late for pumping to help.
- Pump your tank through the large central manhole, not the small baffle opening.
- Be sure tank pumper agitates tank contents before pumping. Solids and floating scum must be mixed before removal.
- Carefully mark the location of your septic tank.
- Sewage grinders and garbage disposals increase solids build-up in your tank. More frequent pumping should occur.
- **NEVER ENTER A SEPTIC TANK.**
- Information on septic system maintenance can be obtained from the local DEP office.

HELPFUL HINTS

- Place a copy of your sewage permit and yellow application in a safe place. This information will be important for future use.
- No septic tank additives have been proven beneficial for septic tank operation. Some may even be harmful. Regular tank pumping is the best advice to prolong your system's life.
- Before repairing or replacing your system (even a new septic tank), a new sewage permit from the municipal sewage enforcement officer will be needed.

FOR HELP OR INFORMATION CALL
YOUR MUNICIPAL SEWAGE ENFORCEMENT OFFICER OR THE LOCAL DEP OFFICE

APPLICATION FOR AN ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT

ER-BWQ-290

01.623

PART I APPLICANT AND SITE INFORMATION

1. Applicant Name <u>DJS/McAllister</u>		2. Site Address <u>Stoneybrook Road</u>	
Address <u>P.O. Box 222</u>		Street, RR, Box, No. <u>PA</u>	
<u>Yardley, PA 19067</u>		Post Office <u>London Court</u>	State <u>1</u> Zip <u></u>
Telephone No. Day <u>(215) 493-2398</u>	Evenings <u>()</u>	Subdivision Name <u>Upper Makefield Twp.</u>	Lot No. <u></u>
		Municipality <u>Bucks</u>	County <u></u>

Directions to the Site: TMP # 47-9-1-1 & 47-9-19-1

3. Lot Size <u>0.5593</u> 33.7 acres	4. TYPE OF FACILITY TO BE SERVED BY THIS SYSTEM	
Type of System	Single Family Residential ☒	Multifamily ☐
☒ New	No. of Bedrooms <u>4</u>	Commercial ☐
☐ Repair		gal./day <u></u>
5. Facility Water Supply: Public ☐ Well ☒ Spring ☐ Cistern ☐ Surface ☐		
6. Distance to the nearest existing or proposed Private Water Supply (on or off the property) <u>100+</u> ft.		

PART II LOCAL AGENCY USE ONLY

SEWAGE PLANNING	SITE SUITABILITY ANALYSIS	APPLICATION STATUS
☐ Approved Planning Mod. DEP Code No. <u></u> (date) <u></u>	Soil Series <u>A1A</u>	Percolation Rate <u>13.5</u> min/in. Not conducted - IRSIS
☐ Area Not Planned (lot created before May 15, 1972)	Slope <u>3</u> %	Site is: ☒ Suitable for in ground system.
☐ Limitations in Effect	Type of Limiting Zone <u>none</u>	☐ Suitable for elevated system.
FEES PAID	Depth of Limiting Zone <u>84</u> inches	☐ Suitable for IRSIS
Application \$ <u>235.00</u>	Type of Cover <u>Ag. Grass, Forest</u>	☐ Unsuitable
Testing <u>12</u>	Attach Form ER-BWQ-290 Appendix A or B	
Inspection(s) <u>12</u>		
Other <u></u>		
Total \$ <u></u>		
		ACTION DATE
		☐ Complete Application <u>1/29/04</u>
		☐ Received <u>1/29/04</u>
		☒ Permit Issued <u>1/29/04</u>
		☐ Permit Denied <u>1/29/04</u>
		☐ Interim Inspection <u>1/29/04</u>
		☐ Interim Inspection <u>1/29/04</u>
		☐ Final Inspection <u>1/29/04</u>
		☐ Approved <u>1/29/04</u>
		☐ Disapproved SEO Initials <u></u>
		☐ Revoked Permit <u>1/29/04</u>

PART III PLOT PLAN AND SYSTEM DESIGN

1. TANKAGE	2. SOIL ABSORPTION SYSTEM	3. ATTACH THE FOLLOWING DOCUMENTATION
Total Tank Capacity <u>1500 D.C.</u> gal.	Total Absorption Area <u>630</u> Sq. Ft.	a. A copy of the Form ER-BWQ-290 Appendix A (and B when required) (See Part II)
☒ Septic Tank(s) <u>1</u>	☐ Standard Trench ☐ Elev. Sand Trench	b. A detailed plot plan and sewage system design (including plan reviews and cross sections). See the instructions on the reverse side for required details. Indicate the number of attached sheets <u></u> .
☐ Aerobic Tank(s) <u></u>	☒ Seepage Bed ☐ Elev. Sand Bed	4. Type of Sand Filter ☐ Buried ☐ Free Access
☐ Chemical Toilet <u></u>	☐ Pressure Dose ☐ Subsurf. Sand	5. Type of Disinfection ☐ Erosion ☐ Hypo
☐ Composting Toilet <u></u>	☐ Alternate <u></u>	
☐ Incinerating Toilet <u></u>	☐ Experimental <u></u>	
☐ Recycling Toilet <u></u>	☐ IRSIS <u></u>	
☐ Holding Tank <u></u>		
☐ Vault Privy <u></u>		
Comments: <u></u>		

PART IV SIGNATURES

I am the owner of record (or the authorized agent of the owner) of the lot described in Part I of this application. I intend to install an on-lot sewage system on this property. The information provided as part of this application is true and correct to the best of my knowledge. I understand that providing false information on this application is subject to the penalties of 18 PA C.S.A. §4904, relating to unsworn falsification to authorities. Submission of this form grants authorized representatives from the local agency and/or the Department access to the lot to inspect and conduct tests of 1) the site; 2) the system and structures under construction; 3) the completed sewage system; and, 4) the operational status of the system.

Property Owner's Signature [Signature] Date 12/12/02

The information in this application is true and correct to the best of my knowledge.

Enforcement Officer Signature [Signature] Date 1/29/04Certification No. 00176

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality Upper Makefield Twp. County Bucks
 Site Location Tax Parcel #47-9-1-1 & 47-9-19-1 Subd'n Name London Court

☒ SUITABLE Soil Type A/A Slope 0-3% Limiting Zone 84+" Ave. Perc. Rate 13.48
☐ UNSUITABLE ☐ Mottling ☐ Seeps or Pooled Water ☐ Bedrock ☐ Fractures ☐ Coarse Fragments ☐ Perc. Rate
☐ Slope ☐ Unstabilized Fill ☐ Floodplain ☐ Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION: DeVal Soil & Environmental
 Soils Description Complete by: Consultants, Inc. / MDW Date: 12-12-01

Inches	PIT #44	Description of Horizon	Additional Pits
Ap	<u>0</u> TO <u>10</u> "	<u>10YR 3/3, loam, weak massive subangular blocky, friable, abrupt/smooth boundary</u>	<u>#43 = 84"+</u>
Bw	<u>10</u> TO <u>23</u> "	<u>10YR 5/4, cobbly loam, weak massive subangular blocky, friable, and gradual/wavy boundary</u>	Depth to Limiting Zone: <u>84+</u> Inches
C	<u>23</u> TO <u>84</u> "	<u>extremely gravelly sand, structureless single grain, loose</u>	
	<u> </u> TO <u> </u> "		
	<u> </u> TO <u> </u> "		

PERCOLATION TEST: DeVal Soil & Environmental
 Percolation Test Completed by: Consultants, Inc. / JMD Date: 1-25-02

Weather Conditions: ☐ Below 40 F ☐ 40 F or above ☒ Dry ☐ Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: ☐ Wet ☒ Dry ☐ Frozen

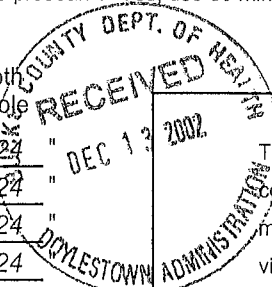
Hole No.	*** Yes No		Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
1		X	10 / XX	5.500	3.000	1.875	2.375	3.000	3.500	5.000	3.750
2	X		XX / 30	4.625	4.875	4.625	4.000	4.000	3.500	3.500	3.125
3	X		XX / 30	4.125	4.000	3.875	3.500	4.125	4.250	4.000	3.000
4	X		XX / 30	2.000	2.125	2.125	1.875				
5	X		XX / 30	1.000	0.875	1.000	1.000				
6	X		XX / 30	2.500	2.500	2.500	2.375				

***Water remaining in the hole at the end of the final 30 minute presoak? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

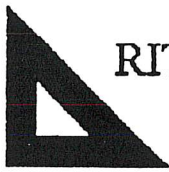
Hole No.	Drop during final period	Perc. Rate as Minutes/Inch
1	3.750	" 2.67
2	3.125	" 9.60
3	3.000	" 10.00
4	1.875	" 16.00
5	1.000	" 30.00
6	2.375	" 12.63
TOTAL OF MIN/IN.		80.90 =
TOTAL No. OF HOLES		6

Depth of Hole
12-24 "
12-24 "
12-24 "
12-24 "
12-24 "
12-24 "



The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) [Signature]
 Sewage Enforcement Officer

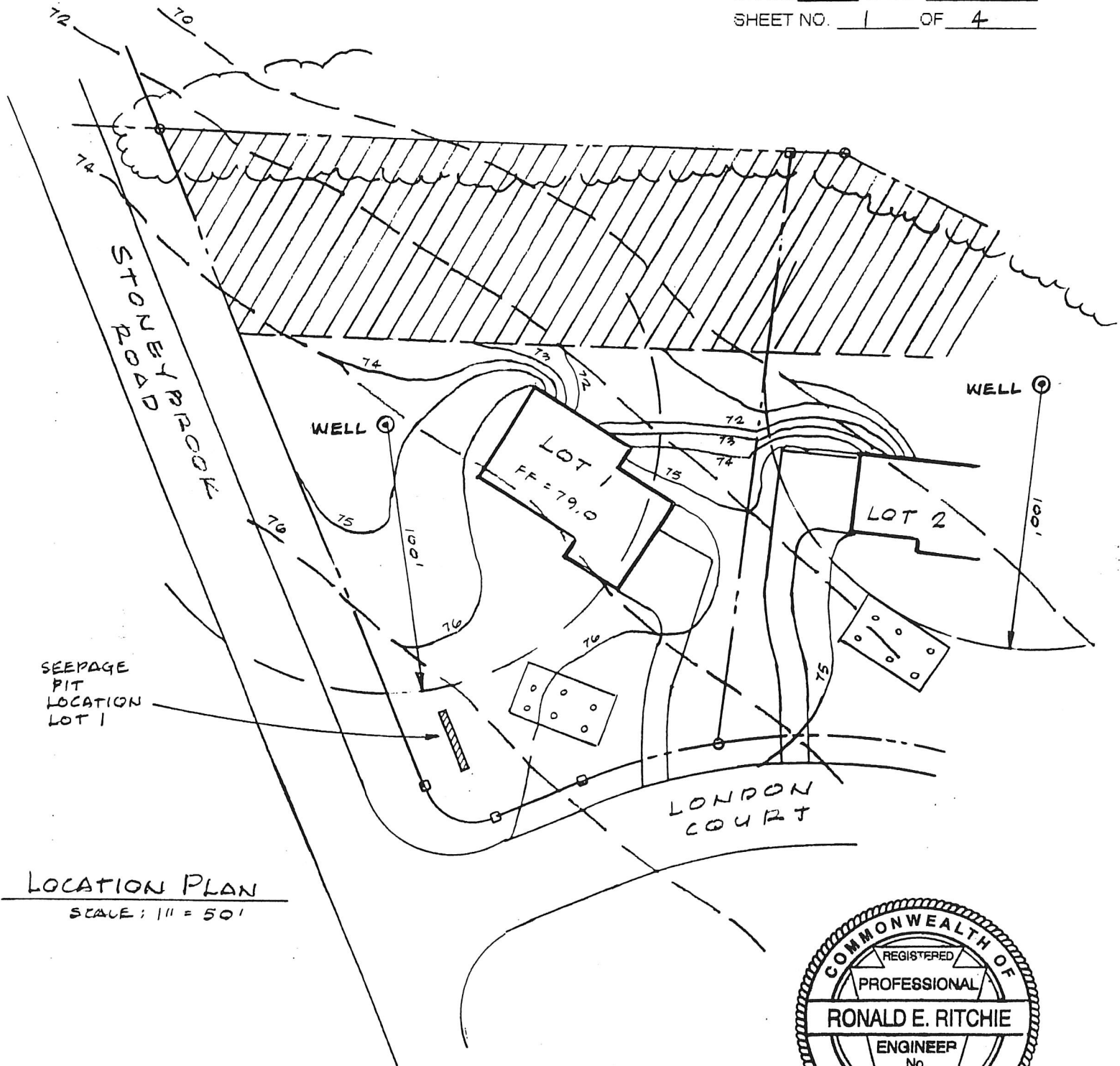


RECEIVED
RITCHIE ENGINEERING
CONSULTING ENGINEERS

Code Enforcement Office

2707 HILLTOWN PIKE • P. O. BOX 70
HILLTOWN, PA 18927 • 215-249-1149

JOB NO. 06-1433
SUBJECT: MCGRATH CONSTR.
LONDON COURT LOT 1
SEEPAGE PIT LOCATION
BY: RER DATE: 8-4-06
CHKD: LRP DATE: 8-7-06
SHEET NO. 1 OF 4



LOCATION PLAN
SCALE: 1" = 50'



LONDON COURT LOT 1
UPPER MAKEFIELD TWP., PA.

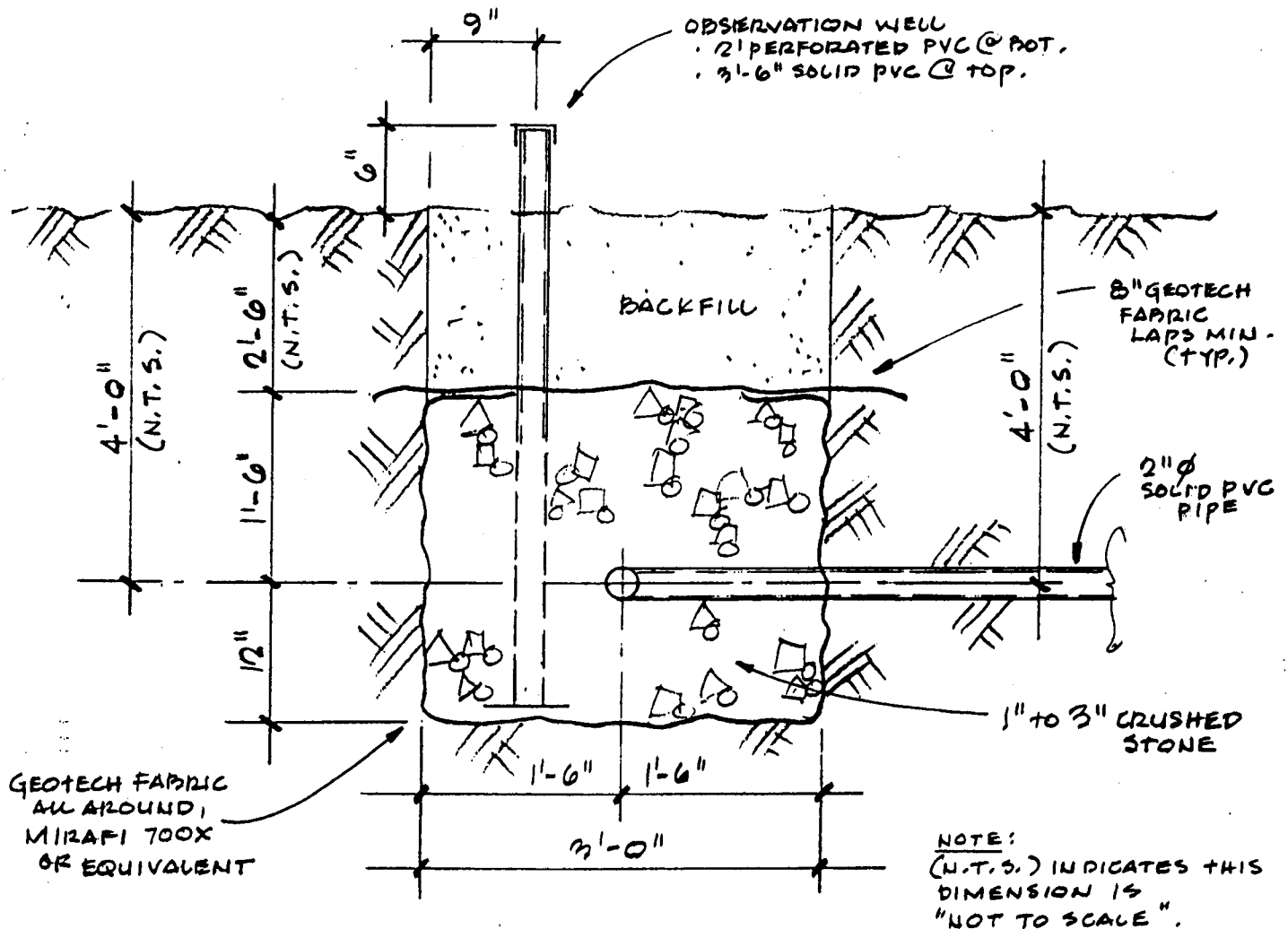
Ronald E. Ritchie
TO GHA 8/24/06 *UNIT CORN*



RITCHIE ENGINEERING
CONSULTING ENGINEERS

2707 HILLTOWN PIKE • P. O. BOX 70
HILLTOWN, PA 18927 • 215-249-1149

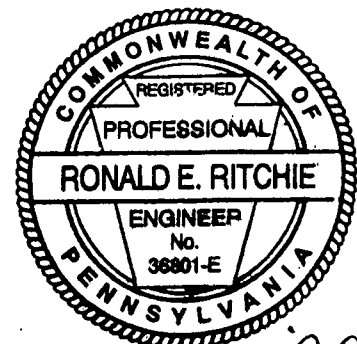
JOB NO. 06-1433
SUBJECT: MCGRATH CONSTR.
LONDON COURT LOT 1
SEEPAGE PIT DETAILS
BY: RER DATE: 8-4-06
CHKD. JRP DATE: 8-7-06
SHEET NO. 2 OF 4



CROSS SECTION

SCALE: $\frac{3}{4}" = 1'-0"$

LONDON COURT LOT 1
UPPER MAKEFIELD TWP., PA.

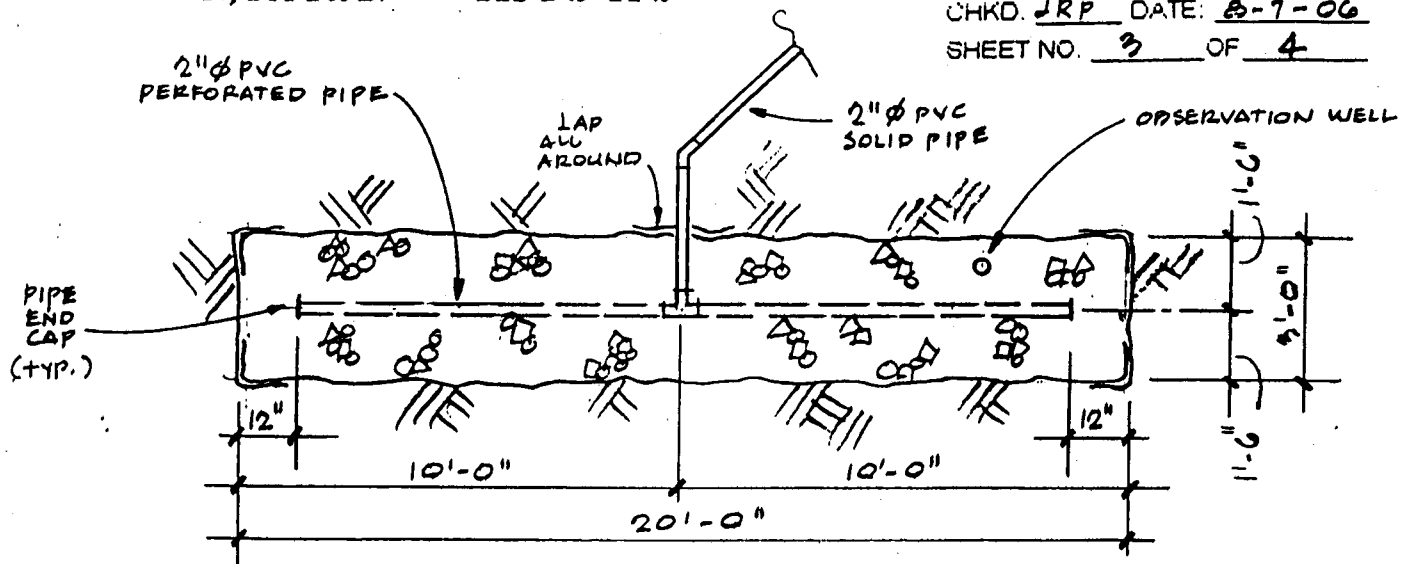


Ronald E. Ritchie

RITCHIE ENGINEERING CONSULTING ENGINEERS

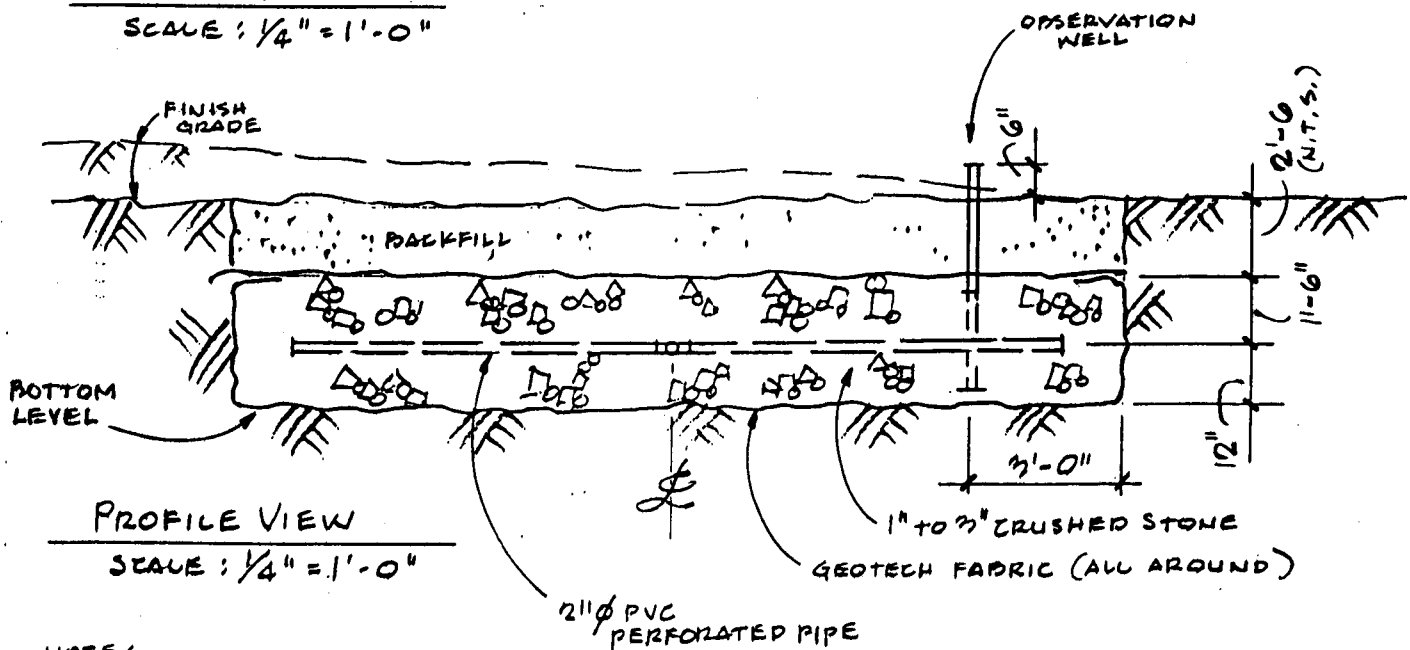
2707 HILLTOWN PIKE • P. O. BOX 70
HILLTOWN, PA 18927 • 215-249-1149

JOB NO. 06-1437
SUBJECT: McGRATH CONSTR.
LONDON COURT LOT 1
SEEPAGE PIT DETAILS
BY: RED DATE: 8-4-06
CHKD. JRP DATE: 8-7-06
SHEET NO. 3 OF 4



PLAN VIEW

SCALE: $\frac{1}{4}" = 1'-0"$

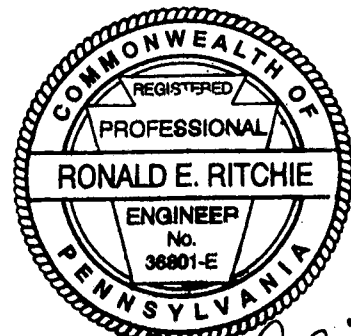


PROFILE VIEW

SCALE: $\frac{1}{4}" = 1'-0"$

NOTE:
(N.T.S.) INDICATES THIS
DIMENSION IS
"NOT TO SCALE".

LONDON COURT LOT 1
UPPER MAKEFIELD TWP., PA.



Ronald E. Peltier



**RITCHIE ENGINEERING
CONSULTING ENGINEERS**

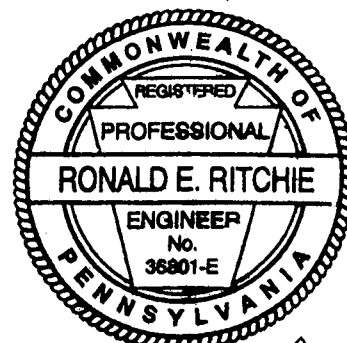
2707 HILLTOWN PIKE • P. O. BOX 70
HILLTOWN, PA 18927 • 215-249-1149

JOB NO. 06-1437
SUBJECT: MCGRATH CONSTR.
LONDON COURT LOT 1
SEEPAGE PIT - GEN. NOTES
BY: REP DATE: 8-4-06
CHKD. JRP DATE: 8-7-06
SHEET NO. 4 OF 4

General Notes:

1. Two-inch diameter, schedule 40, solid PVC plastic pipe (non-perforated) shall extend from house to trench.
2. This pipe shall run below grade a minimum of 36 inches and shall slope down to the trench at a minimum of two percent slope or 1/4in. per foot.
3. Use perforated pipe in the trench, as shown, with a minimum of two 1/4in. diameter holes per lineal foot of pipe.
4. The trench shall be lined with Geo-textile fabric on top and bottom, and all sides. At necessary corners and ends, all laps in the fabric shall be a minimum of 8 inches wide. Double lap 8 inches of material, all around, shall be at the intake pipe to trench wall interface.
5. The observation pipe well shall be a solid PVC plastic pipe from the top to 6in. below the top of trench and a perforated pipe from there to the bottom of the trench. The observation pipe shall have a six 6in. by 6in. plastic plate fastened to the bottom as a stand for the well pipe.
6. The top of the observation well pipe shall have a cap that is vandal resistant.
7. The 2in. diameter solid PCV pipe inside the house shall have a "P"-trap with a clean out pipefitting just inside the basement walls.
8. Outside of the building, a clean out shall be provided every 50ft. in the 2in. diameter solid PVC pipe. The clean out will be provided by a "wye"-type pipefitting.
9. The crushed stone in the trench shall be laid and machine compacted in maximum 6in. lifts.
10. A minimum of 6in. of topsoil shall cover the entire top of the trench.

LONDON COURT LOT 1
UPPER MAKEFIELD TWP., PA.



Ronald E. Ritchie

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) (NO.)	London Court		ZONING DISTRICT
	BETWEEN	London Court	AND	Stoney Brook R.
		(CROSS STREET)		(CROSS STREET)
	SUBDIVISION	London Court	LOT	1 BLOCK
			LOT SIZE	6000 x 9129 AC

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

NET . 5593 AC

A. TYPE OF IMPROVEMENT		D. PROPOSED USE - For "Wrecking" most recent use	
1 ☒ New building 2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 ☐ Alteration (See 2 above) 4 ☐ Repair, replacement 5 ☐ Wrecking (If multifamily residential, enter number of units in building in Part D, 13) 6 ☐ Moving (relocation) 7 ☐ Foundation only		Residential 12 ☒ One family 13 ☐ Two or more family - Enter number of units - - - - - 14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - - 15 ☐ Garage 16 ☐ Carport 17 ☐ Other - Specify _____ Nonresidential 18 ☐ Amusement, recreational 19 ☐ Church, other religious 20 ☐ Industrial 21 ☐ Parking garage 22 ☐ Service station, repair garage 23 ☐ Hospital, institutional 24 ☐ Office, bank, professional 25 ☐ Public utility 26 ☐ School, library, other educational 27 ☐ Stores, mercantile 28 ☐ Tanks, towers 29 ☐ Other - Specify _____	
B. OWNERSHIP			
8 ☒ Private (individual, corporation, nonprofit institution, etc.) 9 ☐ Public (Federal, State, or local government)			
C. COST			
10. Cost of improvement..... \$ 252,000 To be installed but not included in the above cost a. Electrical..... 6000 b. Plumbing..... 7500 c. Heating, air conditioning..... 7000 d. Other (elevator, etc.)..... - 11. TOTAL COST OF IMPROVEMENT \$ 272,500		Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.	

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME		G. TYPE OF SEWAGE DISPOSAL		J. DIMENSIONS	
30 ☐ Masonry (wall bearing) 31 ☒ Wood frame 32 ☐ Structural steel 33 ☐ Reinforced concrete 34 ☐ Other - Specify _____		40 ☐ Public or private company 41 ☒ Private (septic tank, etc.)		48. Number of stories..... 2 49. Total square feet of floor area, all floors, based on exterior dimensions..... 4500 50. Total land area, sq. ft..... 24363.	
F. PRINCIPAL TYPE OF HEATING FUEL		H. TYPE OF WATER SUPPLY		K. NUMBER OF OFF-STREET PARKING SPACES	
35 ☒ Gas 36 ☐ Oil 37 ☐ Electricity 38 ☐ Coal 39 ☐ Other - Specify _____		42 ☐ Public or private company 43 ☒ Private (well, cistern)		51. Enclosed..... 3 52. Outdoors.....	
I. TYPE OF MECHANICAL		L. RESIDENTIAL BUILDINGS ONLY			
Will there be central air conditioning? 44 ☒ Yes 45 ☐ No Will there be an elevator? 46 ☐ Yes 47 ☐ No		53. Number of bedrooms..... 4 54. Number of bathrooms { Full..... 3 Partial..... 1			

IV. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee	JP London Ct. LP 1262 Wood LA., Suite 207, Langhorne Pa	19047	215-757 752 8646 8570
2. Contractor	MCGRAW Homes 1262 Wood LA, Suite 207, Langhorne Pa		
3. Architect or Engineer	OMNIA Group 323 S. York Rd. Hotboro, Pa., 19040	19040	215-442 1780

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant	Address	Application date
	1262 Wood LA, Suite 207 Langhorne Pa, 19047	14 MAR 06

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
1076 Eagle Road • Newtown, PA 18940 • (215) 968-2868

FAX NO. 752 8570
FAX. NO.
FAX. NO. 1781

Upper Makefield Township
Department of Code Enforcement

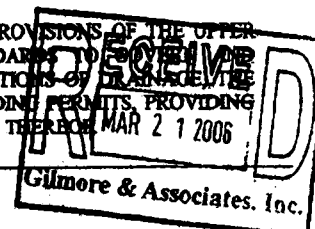
*Requirements on back

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

**FOR EROSION AND SEDIMENTATION
CONTROL AND GRADING PERMIT**

PERMIT NO. _____

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THE UPPER MAKEFIELD TOWNSHIP CODIFIED ORDINANCES, ESTABLISHING REGULATIONS AND STANDARDS TO REGULATE THE GRADING OF LAND, THE MODIFICATION OF NATURAL TERRAIN, THE ALTERATIONS OF DRAINAGE, THE MAINTENANCE OF DRAINAGE NECESSARY TO CONTROL SOIL EROSION, THE ISSUING OF GRADING PERMITS, PROVIDING FOR THE ENFORCEMENT THEREOF AND PROVIDING FOR PENALTIES IN THE EVENT OF VIOLATION THEREOF.

Date of Application 14 MAR 06

DEVELOPER / OWNER:

Name McGoath Homes
Address 1262 Wood Lane
Langhorne Pa 19047
Telephone No. 215-757-8646
Fax No. 215-752-8570

Tax Parcel No. 47-10-58
Lot No. 1
Subdivision Name London Court

TO Gilmore + Assoc. for 1st review 3/21/06

CONTRACTOR / BUILDER:

Name MC A Master Const.
Address 1224 Gen. Washington
Wash Crossin
Fax No. _____

Telephone No. 215-493-2398Applicant's Signature [Signature]

Location of Project London Court Lot #1
Project Description Single Family Home

RECEIVED

APR 18 2006

APPROVED TO
BEGIN WORK:U. M. T.
Code Enforcement Office

THIS PERMIT IS CONTINGENT UPON THE UPPER MAKEFIELD TOWNSHIP ENGINEER OR HIS DESIGNEE, HAVING THE RIGHT AT ANY TIME PRIOR, DURING AND AFTER CONSTRUCTION TO ENTER THE PREMISES TO INSPECT THE STORMWATER MANAGEMENT FACILITIES.

Township Engineer [Signature]Date 4/12/06CERTIFICATION☐ APPROVED FOR TEMPORARY CERTIFICATE

Township Engineer _____

Date _____

Comments _____

☐ APPROVED FOR OCCUPANCY

Township Engineer _____

Date _____

Comments _____

**UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT**

1076 Eagle Road • Newtown, PA 18940 • (215) 968-2868

T.M.P. 47-10-58

LOT # 1

**DRIVEWAY AND/OR FRONTAGE AND
STORM DRAINAGE IMPROVEMENT PERMIT**

Date of Application: 14 MAR 06 Permit Number: _____

Purpose and Location of Proposed Driveway: Single Family Home

Applicant's Name, Address and Phone #: McCarthy Homes
1262 Wood Lane St. 207, Layton Pa. 19047 215-757-8646

Owner's Name, Address and Phone #: JP Lender CT LP

Same as above

X: _____ IMPORTANT Gooding Pla Submitted

Owner or Owner's Agent must notify Township when construction work begins driveways. This application form must be accompanied by a scaled diagram of the proposed driveway and show the following:

1. Drainage swales (along both sides of the driveway)
2. Pipe size
3. Side yard dimensions with respect to driveway

For on-site inspection, the proposed driveway must be clearly marked with stakes, flags, pipe, spray paint, etc. where it is to intersect with an existing or proposed street. The permit number must accompany these markings to provide positive driveway identification.

MINIMUM DESIGN STANDARDS

Driveways shall be located not less than forty feet from the intersection ~~inner or corner lots~~ and shall provide access to the street of lower classification.

Driveways and drainage facilities shall be located not less than ten feet from all lot and/or tract boundary lines.

All driveways shall be provided with a crown of one-quarter inch per foot. Drainage swales shall be installed on both sides of driveways to adequately confine and carry all storm water away from existing or proposed streets and adjacent lots.

All driveways shall be located, designed and constructed as to provide a maximum possible site distance as its intersections with a street and/or other driveway. A stopping area measured fifty-five feet behind the paved roadway or any existing or proposed street shall be provided for all driveways and shall not exceed a four percent grade.

(THIS SIDE FOR OFFICIAL USE ONLY)

All driveways shall be provided with either a drainage pipe under the driveway, or a swale to permit water to flow across the driveway, as shall be determined by the Township Engineer and or Road Foreman based on site conditions. When drainage pipe is required it shall be reinforced with concrete pipes (RCP), whereby the diameter, length, depth, and placement shall be determined by the Township Engineer or Road Foreman. Precast concrete and sections shall be installed at each end of the pipe. When driveway exits onto state owned road, the owner will secure necessary PENNDOT permit.

Approval Signature

Date of ApprovalReview Comments:

NOTICE

All driveway permits are issued subject to a final post construction inspection by the TOWNSHIP ROAD FOREMAN or ENGINEER. The final inspection shall take place prior to the issuance of an occupancy permit, at which time the TOWNSHIP ROAD FOREMAN or ENGINEER shall certify the use of a driveway by signing and dating the certification accompanying this notice.

FINAL CERTIFICATION

I, the undersigned do hereby proclaim that a final inspection has been completed with

Permit No.:

FINAL APPROVAL

TITLE

DATE

Unit 2: **SAND/GRAVEL**Base of Unit 2: **18**Unit 3: **GRAVEL**Base of Unit 3: **31**Unit 4: **RED SHALE**Base of Unit 4: **250****BOREHOLE****SECTION 1:** Top: **0** Bottom: **118** Diameter: **10****SECTION 2:** Top: **118** Bottom: **250** Diameter: **6****CASING****CASING 1:**Top: **2** Bottom: **118** Diameter: **6** Material: **STEEL****SEAL(GROUT) 1:**Top: **6** Bottom: **118** Type: **CEMENT GROUT****WATER BEARING ZONE****ZONE 1:** Top: **170** Bottom: Yield: **5****ZONE 2:** Top: **208** Bottom: Yield: **10****ZONE 3:** Top: **219** Bottom: Yield: **10****ZONE 4:** Top: **228** Bottom: Yield: **15****ZONE 5:** Top: **241** Bottom: Yield: **10**

I hereby certify that the above information is true and complete to the best of my knowledge and belief.



Driller's Signature (required)



Date

MIDDLE ATLANTIC ELECTRICAL INSPECTIONS, INC.

Electrical and Fire Inspection Enforcing and Consulting Service

302 E. Pennsylvania Blvd. Feasterville, PA 19053

DUPLICATE CERTIFICATE - ELECTRICAL APPROVAL

For Municipal Confirmation Only — Not A Utility Cut-In

Panel Board No. _____ Cert. No. _____ Cut-in Card No. _____

Owner LONDON CT

Occupant _____

Location LOT 1 LONDON CT UPRInstallation Consisting of ROUGH ELECTNEW HOUSEInstalled By M.J.S. Lic. # _____

The conditions following governed the issuance of this certificate, and any certificate previously issued is cancelled: —

This certificate only covers the electrical equipment and installation conditions as of date. Upon the introduction of additional equipment or alterations, application shall be promptly made for inspection.

Inspectors of this Company shall have the privilege of making inspections at any time, and if its rules are violated, the Company shall have the right to revoke this certificate.

Date 8-3-06 INSPECTOR [Signature]

Member N.F.P.A., I.A.E.I.

MIDDLE ATLANTIC ELECTRICAL INSPECTIONS, INC.

Electrical and Fire Inspection Enforcing and Consulting Service

302 E. Pennsylvania Blvd. Feasterville, PA 19053

DUPLICATE CERTIFICATE - ELECTRICAL APPROVAL

For Municipal Confirmation Only — Not A Utility Cut-In

Panel Board No. _____ Cert. No. _____ Cut-in Card No. _____

Owner LONDON COURT

Occupant _____

Location LOT 1 LONDON COURT 13THInstallation Consisting of FINAL ELECTAS PER PLANInstalled By M.J.S. Lic. # _____

The conditions following governed the issuance of this certificate, and any certificate previously issued is cancelled: —

This certificate only covers the electrical equipment and installation conditions as of date. Upon the introduction of additional equipment or alterations, application shall be promptly made for inspection.

Inspectors of this Company shall have the privilege of making inspections at any time, and if its rules are violated, the Company shall have the right to revoke this certificate.

Date 3-28-07 INSPECTOR [Signature]

Member N.F.P.A., I.A.E.I.



MEMORANDUM

Date: September 29, 2006
To: David Kuhns - Code Enforcement Officer, Upper Makefield Township
From: Toby Kessler, P.G. - Hydrogeologist
cc: Stuart Rosenthal, P.E.; Larry Young, P.E. - Gilmore & Associates, Inc.
Reference: London Court Lot 1, Domestic Supply Well and Seepage Pit
Upper Makefield Township
G&A File No. 06-01087Y1

Regarding the Lot No. 1 well at London Court, please note the following:

1. We have reviewed well and seepage pit permit materials for Lot No. 1, London Court, which you provided to us in a facsimile, dated August 24, 2006. The report included the following information:
 - A. A site location map of Lot No. 1, London Court.
 - B. Seepage Pit Construction Details provided by Ritchie Engineering of Hilltown, PA, dated August 7, 2006
 - C. Seepage Pit General Notes and Specifications provided by Ritchie Engineering of Hilltown, PA, dated August 7, 2006.
2. We also reviewed the Gilmore and Associates, Inc. well permit review letter for the Lot No. 1, London Court domestic supply well, dated April 11, 2006.
3. Review of the information provided yields the following comments:
 - A. Water quality must be certified as specified in Chapter 26, §305. To date, well yield based on a pumping test has not been submitted for review.
 - B. Well yield must be certified as specified in Chapter 26, §302.3. To date, water quality testing data has not been submitted for review.
 - C. A review of the seepage pit design cannot be performed without water quality data and information about the proposed water treatment system.
4. At this time it is our recommendation that the above information be provided or clarified prior to our review of any treatment system for the property. The well yield and water quality must be certified prior to occupancy of the house.



GILMORE & ASSOCIATES, INC.

Engineering & Consulting Services

May 16, 2006

File No. 06-01087Y

Dave Kuhns, Code Enforcement Officer
Upper Makefield Township
1076 Eagle Road
Newtown, PA 18940

Reference: London Court
Lot 1 - Foundation As-Built Plan
T.M.P. 47-10-58
Upper Makefield Township, Bucks County, PA

RECEIVED

MAY 19 2006

U. M. T.
Code Enforcement Office

Dear Dave:

Gilmore & Associates, Inc. has reviewed the above referenced Foundation As-Built Plan, prepared by All County Inc. and dated May 11, 2006. The Foundation As-Built Plan shows that the building's foundation was constructed within acceptable horizontal and vertical tolerances from what was approved on the Building Permit Plan. The foundation is located within the building envelope, therefore framing can commence. Please keep this letter and enclosed plan in your property files.

If you have any questions, please do not hesitate to call.

Sincerely,

Larry Young, P.E.
Township Engineer
Gilmore & Associates, Inc.

SB:LY/et

cc: Paul Wojciechowski PLS - All County, Inc.

Building on a Foundation of Excellence

340 E. Maple Avenue, Suite 302, Langhorne, PA 19047 • 215-369-3955 • Fax: 215-369-3956

www.gilmore-assoc.com



GILMORE & ASSOCIATES, INC.

Engineering & Consulting Services

April 12, 2006

Project No: 06-01087Y

David Kuhns, Code Enforcement Officer
Upper Makefield Township
1076 Eagle Road
Newtown, PA 18940

RE: London Court
Lot 1 Grading Plan
T.M.P. 47-010-066
1st Review

RECEIVED
APR 17 2006
U. M. T.
Code Enforcement Office

Dear Dave:

Gilmore & Associates, Inc. has reviewed the above referenced Building Permit Plan (Grading Plan), dated March 9, 2006. This lot is part of an approved major subdivision known as "London Court" which provides stormwater runoff control through a proposed stormwater infiltration basin located in what is known as Open Space "B".

We are hereby approving this plan and would recommend that a building permit be issued with conditions attached that the Developer shall satisfactorily address the all comments listed in the enclosed April 11, 2006 memorandum issued by Toby Kessler of our office. Under no circumstances shall a temporary or permanent certificate of occupancy be issued without satisfying these comments.

As a reminder to the Developer, Chapter 9, Part 2, §201 requires a As-Built Foundation Plan be submitted for review and approval prior to the commencement of framing or wall construction. The plan shall contain the minimum requirements as outlined in §203 and §204. In addition, prior to the issuance of a certificate of occupancy, a Lot Grading As-Built Plan shall be submitted for review and approval.

If you have any questions, please do not hesitate to call.

Sincerely ,

LARRY YOUNG, P.E.
TOWNSHIP ENGINEER
GILMORE & ASSOCIATES, INC.

Building on a Foundation of Excellence

340 E. Maple Avenue, Suite 302, Langhorne, PA 19047 • 215-369-3955 • Fax: 215-369-3956

www.gilmore-assoc.com

April 12, 2006
Project No: 06-01087Y
David Kuhns, Code Enforcement Officer
Upper Makefield Township

Page 2 of 2

RE: London Court
Lot 1 Grading Plan
1st Review

LY/et

Enclosure: G&A memorandum

cc: Paul Wojciechowski PLS, All County , Inc.
Dan McCollick, McGrath Homes
Toby Kessler, P.G., G&A
John Rice, Esq. Township Solicitor



MEMORANDUM

Date: April 11, 2006
To: David Kuhns - Code Enforcement Officer, Upper Makefield Township
From: Toby Kessler, P.G. - Project Geologist
cc: Stuart Rosenthal, P.E.; Larry Young, P.E. - Gilmore & Associates, Inc.
Reference: London Court Lot 1, Domestic Supply Well
Upper Makefield Township
G&A File No. 06-01087Y

Regarding the Lot No. 1 well at London Court, please note the following:

- We have reviewed the Water Well Completion Report for Lot #1, London Court.
- The report indicates that the well was drilled on 11/14/2005 by Caron Water Well Specialists.
- Based on this report, the Lot #1 well had a blown yield of 50 gallons per minute (gpm), which was determined with a watch and bucket test performed after the well was drilled.
- The report lacks certification of the yield of the well, based on a pumping test of 2 hours or more, at a rate exceeding 4.5 gpm. This certification must be provided as specified in Chapter 26, §302.
- The report lacks certification of the water quality of the well, based on a sample analyzed after pumping a minimum of 2 hours. This certification must be provided as specified in Chapter 26, §305.
- As specified in Chapter 26, §306, prior to the issuance of a building permit and/or a certificate of use and occupancy, the yield and water quality of the well must be certified. Based on the above information, we recommend that prior to issuance of the building permit, the Township require submittal of the water levels recorded before and during the required 2-hour pumping test, groundwater quality analysis, and any proposed treatment. The groundwater quality analysis must be conducted by a certified drinking water laboratory. Any treatment proposed must be certified by a water treatment engineer.

Please call with any questions.

RECEIVED
APR 17 2006
U. M. T.
Code Enforcement Office



LOT 1

MEMORANDUM

Date: September 29, 2006
To: David Kuhns - Code Enforcement Officer, Upper Makefield Township
From: Toby Kessler, P.G. - Hydrogeologist
cc: Stuart Rosenthal, P.E.; Larry Young, P.E. - Gilmore & Associates, Inc.
Reference: London Court Lot 1, Domestic Supply Well and Seepage Pit
Upper Makefield Township
G&A File No. 06-01087Y1

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 - C. A review of the seepage pit design cannot be performed without water quality data and information about the proposed water treatment system.
4. At this time it is our recommendation that the above information be provided or clarified prior to our review of any treatment system for the property. The well yield and water quality must be certified prior to occupancy of the house.



GILMORE & ASSOCIATES, INC.

Engineering & Consulting Services

March 28, 2007

Project No: 06-01087Y

David Kuhns, Code Enforcement Officer
Upper Makefield Township
1076 Eagle Road
Newtown, PA 18940

RECEIVED
APR 02 2007
U. M. T.
Code Enforcement Office

RE: London Court
Lot 1 – Temporary Certificate of Occupancy
T.M.P. 47-010-066
Upper Makefield Township, Bucks County, PA

Dear Dave:

Gilmore & Associates, Inc. has reviewed the applicant's request for a Temporary Certificate of Occupancy and the As-built Plan entitled "As-Built Plan Prepared for Lot No. 1 London Court", dated December 20, 2006 as prepared by All County Inc. The As-built Plan review shows that it is consistent with the previously approved Building Permit Plan (a.k.a. Grading Plan).

A field inspection was conducted on, March 28, 2007 by Michael Kane, Field Inspector to verify that the improvements are complete and are as shown on the As-Built Plan with the exception of the driveway wearing course asphalt not being installed. We recommend approval for an issuance of a Temporary Certificate for Occupancy, if one has not already been issued. A permanent certificate of occupancy cannot be issued until the driveway wearing course has been installed.

If you have any questions, please do not hesitate to call.

Sincerely,

LARRY YOUNG, P.E.
Township Engineer
Gilmore & Associates, Inc.

SB:LY

cc:

Building on a Foundation of Excellence

340 E. Maple Avenue, Suite 302, Langhorne, PA 19047 • 215-369-3955 • Fax: 215-369-3956

www.gilmore-assoc.com

B-920

O-50-

E-90

1060-

FAKED 9

P/O

9/10 9/10/02

McGRATH CONSTRUCTION, INC.

1262 WOOD LANE, SUITE 207
LANGHORNE, PA 19047

FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA

60-1278
319

3895

One thousand sixty

00/100

DATE

4/10/07

CHECK NO.

38959

AMOUNT

\$ 1060.00

PAY
TO THE
ORDER
OF

Upper Makefield Township

Kenneth J. Conner

⑈038959⑈ ⑆031912785⑆

158 840 9⑈

McGRATH CONSTRUCTION, INC.
LANGHORNE, PA 19047

39230

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-28-07	permit	permit lot 1 london COURT grading ESCROW	2000.00	.00	2000.00
CHECK DATE	3-28-07	CHECK NUMBER	39230	TOTALS	2000.00
				.00	2000.00

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

McGRATH CONSTRUCTION, INC.

1262 WOOD LANE, SUITE 207
LANGHORNE, PA 19047

FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA

60-1278
319

39230

Pay: *****Two thousand dollars and no cents

DATE

CHECK NO.

AMOUNT

March 28, 2007

39230 \$*****2,000.00

PAY
TO THE
ORDER
OF

UPPER MAKEFIELD TOWNSHIP
1076 EAGLE ROAD
NEWTOWN, PA 18940

Kathleen D. Bunn

⑈039230⑈ ⑆031912785⑆

158 840 9⑈

McGRATH CONSTRUCTION, INC.1262 WOOD LANE, SUITE 207
LANGHORNE, PA 19047FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA60-1278
319

33292

Pay: *****Four thousand fifty-eight dollars and 44 cents

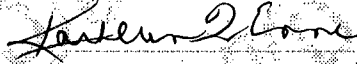
DATE

CHECK NO.

AMOUNT

April 18, 2006

33292 \$*****4,058.44

PAY
TO THE
ORDER
OFUPPER MAKEFIELD TOWNSHIP
1076 EAGLE ROAD
NEWTOWN, PA 18940

⑈033292⑈ ⑆031912785⑆

158 840 9⑈

B-4058.44

F-1500-

P&K 4000-

GF-1500-

LM for P/O 1.45 p
4**McGRATH CONSTRUCTION, INC.**1262 WOOD LANE, SUITE 207
LANGHORNE, PA 19047FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA60-1278
319

33295

Pay: *****One thousand five hundred dollars and no cents

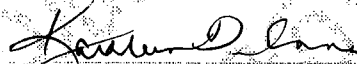
DATE

CHECK NO.

AMOUNT

April 18, 2006

33295 \$*****1,500.00

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TO THE
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OFUPPER MAKEFIELD TOWNSHIP
1076 EAGLE ROAD
NEWTOWN, PA 18940

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McGRATH CONSTRUCTION, INC.1262 WOOD LANE, SUITE 207
LANGHORNE, PA 19047FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA60-1278
319

33294

Pay: *****Four thousand dollars and no cents

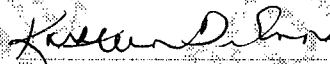
DATE

CHECK NO.

AMOUNT

April 18, 2006

33294 \$*****4,000.00

PAY
TO THE
ORDER
OFUPPER MAKEFIELD TOWNSHIP
1076 EAGLE ROAD
NEWTOWN, PA 18940

⑈033294⑈ ⑆031912785⑆

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LANGHORNE, PA 19047FIRST NATIONAL BANK & TRUST CO.
NEWTOWN, PA60-1278
319

33293

Pay: *****One thousand five hundred dollars and no cents

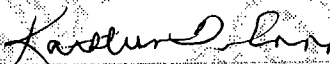
DATE

CHECK NO.

AMOUNT

April 18, 2006

33293 \$*****1,500.00

PAY
TO THE
ORDER
OFUPPER MAKEFIELD TOWNSHIP
1076 EAGLE ROAD
NEWTOWN, PA 18940

★
RESIDENTIAL DISCLOSURE STATEMENT

Please initial next to each of the following to verify that information about each of the following was presented and explained with regard to your property.

NS (1) Public or private common areas, such as park lands, streets, stub streets, open space, walking and biking paths or trails, sidewalks, street lights, etc. and the access to these areas and the ownership and maintenance responsibilities for these areas.

NS (2) All lot lines within the development. The property being considered is 24,363 square feet (acres) in size.

NS (3) Membership in a common ownership regime, such as a homeowners or condominium association, if applicable. A copy of the declaration and/or bylaws has been provided.

NS (4) Current zoning of the lot. All uses presently permitted within the development by the Zoning Ordinance, including accessory uses, and all deed restrictions, and other restrictions which affect the development of the lot. The location of all easements of record through the development, describing the uses, and the owners of the easements such as, but not limited to, sanitary sewer, stormwater, domestic water, gas, electric, telephone, cable or any other utility. The Buyer is aware that existing zoning regulations are subject to change.

NS (5) All current dimensional requirements for the primary use on each lot, such as setback requirements, building coverage, and height limitations.

NS (6) All current dimensional requirements for all accessory uses (decks, pools, sheds, etc.) such as setback requirements, building coverage, and height limitations.

NS (7) The location of all areas which are classified as wetlands, floodplains, or other resource conservation areas by current law. The use and development of these areas may be severely restricted. The Buyer understands substantial penalties exist for violations of these restrictions. The property being considered has 1570 square feet of resource protected areas which equal % of the total lot.

NS square feet of wetland equals 0 % of the total lot.
square feet of floodplain equals 0 % of the total lot.
square feet of steep slopes equals 0 % of the total lot.

RECEIVED

MAR 27 2007

U. M. T.
Code Enforcement Office

(8) The location of all stormwater management facilities, including detention/retention basins, stormwater management easements, defined swales, and the ownership and maintenance responsibilities for each, including an estimate of the annual costs.

(9) The date of the Zoning Ordinance and Subdivision and Land Development Ordinance the particular plan is being developed under has been provided. If the plan is being developed by Stipulation, a copy including all amendments has been provided.

(10) The Buyer is aware of the existence and location of any on lot wells and septic systems, and the maintenance requirements of these particular systems. The Buyer has been provided with copies of any groundwater studies, the water quality of his particular well, and the estimated annual cost of water treatment and septic maintenance costs pursuant to the Township's Septic System Maintenance Ordinance. The Buyer has been informed of any potential mandatory connection to public water or sewer systems. Tapping, connecting fees and/or easements may apply. The Buyer is aware that auxiliary water pressure pumps and/or sewage grinder pumps may be necessary to provide adequate water and sewer to the dwelling.

(11) The zoning classification of the development and the property which abuts the development, and a description of permitted uses.

(12) The Buyer has seen and reviewed any known environmental surveys, studies or reports done on the property of the record plan.

(13) The Buyer is aware of any natural gas or petroleum transmission line which is located within one hundred (100) yards of the property. The Buyer has been given in writing the location and owner of record of the line, and has been made aware that the right of way of said line may be used to expand, enlarge, or modify the lines.

(14) The location or designation of applicable historic zones, preservation restrictions or ordinances or any archeological designation associated with the property.

I/We the undersigned, acknowledge that I/We have received a full size copy of the record plan, and a text narrative, if applicable, detailing the scope of the subdivision and/or land development plan of which the considered property is a part, as well as a separate lot plan of my/our property and understand and agree to the constraints imposed therein with regard to my/our property. I/We

also understand that signing this disclosure statement does not release me/us from meeting requirements imposed by Upper Makefield Township.

Matthew J. Smith Buyer
Latia J. Smith Buyer

Joseph Smith Owner or Authorized Agent

3/26/07 Date

The Township will make a good faith effort to provide information necessary for the Seller to comply with this Section 710 in a timely manner.

II. The provisions of this Ordinance are declared to be severable. If any provision of this Ordinance is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance or on the provisions of the Upper Makefield Township Subdivision and Land Development Ordinance.

III. Any provision of the Upper Makefield Township Subdivision and Land Development Ordinance inconsistent herewith are repealed to the extent of the inconsistency. All provisions unaffected hereby are declared to be in full force and effect.

ENACTED and ORDAINED this 18th day of July, 2001.

ATTEST:

UPPER MAKEFIELD TOWNSHIP
BOARD OF SUPERVISORS

Richard Gestrich
RICHARD GESTRICH, MANAGER

Elizabeth P. Falconi
ELIZABETH P. FALCONI, CHAIRMAN

Dr. Edward J. Ford
DR. EDWARD J. FORD, VICE
CHAIRMAN

Robert Stevenson
ROBERT STEVENSON, TREASURER

Code Inspections, Inc.

A Full Service Agency

Main Office:
605 Horsham Road
Horsham, PA 19044
Office: 215-672-9400
Fax: 215-672-9736

Philadelphia Office:
5070 Park Side Ste 1402
Philadelphia, Pa. 19131
Office: 215-878-9044
Fax: 215-878-5672

3/12/2006 - See plans

Dave Kuhns, Code Official
Upper Makefield Township
Department of Code Enforcement
1076 Eagle Road
Newtown, Pa. 18940

RECEIVED
APR 12 2003
U. M. T.
Code Enforcement Office

Re: 1 London Ct, Lot 2, McGrath Home

Dear Mr. Kuhns,

Please be advised that Code Inspections, Inc. has reviewed the plans for the above referenced project which have been **"Approved"**, in accordance with the 2003 IRC and/or 2003 IBC and all referenced standards contained within. All comments that are part of this approval are listed on page two of this correspondence.

Code Inspections, Inc. has affixed it's approval to the construction documents and has further retained a copy for future references and inspection purposes.

The following are inspections required by Code Inspections, Inc.:

Footing / Foundation , Backfill / Underslab Plumbing , Basement Slab / Garage Slab , Rough Plumbing & Framing / Insulation / Plumbing Final / Final /

Any and all comments for lot 2, 1 London Ct, that have been included as part of the approval are as follows:

Plans Indicate a deck. If deck is more than 30 inches from grade or supports a roof, a separate permit application is necessary.

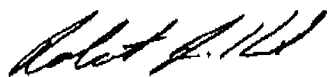
Ice shield shall extend from the eave's edge to a point at least 24 inches inside the exterior wall of the dwelling

Stair construction for decks and porches not used as means of egress shall consist of treads with a min. depth of 10" and a max. riser height of 7 3/4". Risers are permitted to be open provided that they do not permit passage of a 4" sphere.

Windows in hazardous locations shall have safety glazing.

Should you need any additional information or have any questions, please feel free to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert J. Heil".

Robert J. Heil
Services Coordinator

TO BE POSTED AT THE BUILDING SITE

PERMIT

for

INSTALLATION OF ONLOT SEWAGE DISPOSAL SYSTEM

RECEIVED

2007

U. T.
Code Enforcement OfficePursuant to Application for Sewage Disposal System number **TM 47-9-1-19-Serial 02-623**
a permit is hereby issued to:

Permit Q 13939

NAME OF APPLICANT

DJS/McAllister

ADDRESS OF APPLICANT

P.O. BOX 222, Yardley, PA 19067

TELEPHONE NUMBER

(215) 493-2398

PROPERTY ADDRESS OF SITE FOR SEWAGE DISPOSAL SYSTEM

Lot 1 Stoneybrook Road, Upper Makefield Township, Bucks County, PA

This permit issued under the provisions of the "Pennsylvania Sewage Facilities Act," the Act of January 24, 1966 (P.L. 1535), as amended, is subject to the following conditions:

1. Except as otherwise provided by the Act or regulations of the Pennsylvania Department of Environmental Protection, no part of the installation shall be covered until inspected by the approving body and approval to cover is granted in writing below.
2. This permit may be revoked for the reasons set forth in Section 7(b)(6) of the Act.
3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within three years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation.

ADDITIONAL CONDITIONS:

1. The proposed absorption area is to be staked out before any construction begins on the site.
2. The absorption area is to be avoided by all construction activity.
3. The well is to be staked out prior to the start of construction on the lot.
4. Should there be a change in property ownership, a permit transfer shall be required.
5. Construction of the absorption area shall not begin without permission of the local sewage enforcement officer.

KEEP THIS PERMIT FOR FUTURE REFERENCE

Approval to Cover

Date of issuance of Permit

1/29/04

Signature of Enforcement Officer

Bucks County Dept. of Health

Approving Body

3/23/07

Date

Signature of Enforcement Officer

The basis for the issuance of this permit is the information supplied in the Application for Sewage Disposal System and other pertinent data concerning soil absorption tests, topography, lot size, and sub-soil groundwater table elevations. The permit only indicates that the issuing authority is satisfied that the installation of the sewage disposal system is in accordance with the rules, regulations and standards adopted by the Pennsylvania Department of Environmental Protection under the provisions of the Pennsylvania Sewage Facilities Act, the Act of January 24, 1966 (P.L. 1535), as amended. The issuance of a permit shall not preclude the enforcement of other health laws, ordinances or regulations in the case of malfunctioning of the system.

***SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

FORM PROVIDED BY THE COMMONWEALTH OF PENNSYLVANIA,
DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER SUPPLY AND WASTEWATER MANAGEMENT

TO BE POSTED AT THE BUILDING SITE

PERMIT

for

INSTALLATION OF ONLOT SEWAGE DISPOSAL SYSTEMPursuant to Application for Sewage Disposal System number TM 47-9-1-J&19-Serial 02-623
a permit is hereby issued to:

Permit Q 13939

NAME OF APPLICANT

DJS/McAllister

ADDRESS OF APPLICANT

P.O. BOX 222, Yardley, PA 19067

TELEPHONE NUMBER

(215) 493-2398

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3. If construction or installation of an individual sewage system or community sewage system and of any building or structure for which such system is to be installed has not commenced within three years after the issuance of a permit for such system, the said permit shall expire, and a new permit shall be obtained prior to the commencement of said construction or installation.

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2. The absorption area is to be avoided by all construction activity.
3. The well is to be staked out prior to the start of construction on the lot.
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KEEP THIS PERMIT FOR FUTURE REFERENCE

Approval to Cover

Date of issuance of Permit

1/29/04

Signature of Enforcement Officer

Bucks County Dept. of Health

Approving Body

Date

Signature of Enforcement Officer

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***SEE REVERSE SIDE FOR IMPORTANT INFORMATION**

APPLICATION FOR AN ON-LOT SEWAGE DISPOSAL SYSTEM PERMIT

ER-BWQ-290

02 623

PART I APPLICANT AND SITE INFORMATION

1. Applicant Name <u>DJS/McAllister</u> Address <u>P.O. Box 222</u> <u>Yardley, PA 19067</u> Telephone No. Day <u>(215) 493-2398</u> Evenings () _____	2. Site Address <u>Stoneybrook Road</u> Street, RR, Box, No. <u>PA</u> Post Office _____ State _____ Zip _____ <u>London Court</u> Subdivision Name _____ Lot No. _____ <u>Upper Makefield Twp.</u> <u>Bucks</u> Municipality _____ County _____
---	--

Directions to the Site: RR # 47-9-1-1 & 47-9-19-1

3. Lot Size <u>0.5593</u> sq. ft./acres Type of System ☐ New ☐ Repair	4. TYPE OF FACILITY TO BE SERVED BY THIS SYSTEM Single Family Residential ☒ Multifamily ☐ No. of Bedrooms <u>4</u> Commercial ☐ gal./day _____
5. Facility Water Supply: Public ☐ Well ☒ Spring ☐ Cistern ☐ Surface ☐	
6. Distance to the nearest existing or proposed Private Water Supply (on or off the property) <u>100+</u> ft.	

PART II LOCAL AGENCY USE ONLY

SEWAGE PLANNING	SITE SUITABILITY ANALYSIS	APPLICATION STATUS
☐ Approved Planning Mod. DEP Code No. _____ (date) _____ ☐ Area Not Planned (lot created before May 15, 1972) ☐ Limitations in Effect	Soil Series <u>MAA</u> Slope _____ % Type of Limiting Zone _____ Depth of Limiting Zone _____ inches Type of Cover <u>Ag. Grass, Forest</u>	ACTION DATE ☐ Complete Application _____ ☐ Received _____ ☐ Permit Issued <u>1/21/02</u> ☐ Permit Denied _____ ☐ Interim Inspection _____ ☐ Interim Inspection _____ ☐ Final Inspection _____ ☐ Approved _____ ☐ Disapproved SEO Initials _____ ☐ Revoked Permit _____
FEES PAID Application \$ _____ Testing <u>235.00</u> Inspection(s) _____ Other _____ Total \$ _____	Percolation Rate _____ min/in. Not conducted - IRSIS Site is: ☐ Suitable for in ground system. ☐ Suitable for elevated system. ☐ Suitable for IRSIS ☐ Unsuitable Attach Form ER-BWQ-290 Appendix A or B	

PART III PLOT PLAN AND SYSTEM DESIGN

1. TANKAGE Total Tank Capacity <u>1500 D.C.</u> gal. ☒ Septic Tank(s) <u>1</u> ☐ Aerobic Tank(s) _____ ☐ Chemical Toilet _____ ☐ Composting Toilet _____ ☐ Incinerating Toilet _____ ☐ Recycling Toilet _____ ☐ Holding Tank _____ ☐ Vault Privy _____	2. SOIL ABSORPTION SYSTEM Total Absorption Area <u>630</u> Sq. Ft. ☐ Standard Trench ☐ Elev. Sand Trench ☒ Seepage Bed ☐ Elev. Sand Bed ☐ Pressure Dose ☐ Subsurf. Sand ☐ Alternate _____ ☐ Experimental _____ ☐ IRSIS	3. ATTACH THE FOLLOWING DOCUMENTATION a. A copy of the Form ER-BWQ-290 Appendix A (and B when required) (See Part II) b. A detailed plot plan and sewage system design (including plan reviews and cross sections). See the instructions on the reverse side for required details. Indicate the number of attached sheets _____. Type of Sand Filter ☒ Buried ☐ Free Access 5. Type of Disinfection ☐ Erosion ☐ Hypo Comments: _____
--	---	--

PART IV SIGNATURES

I am the owner of record (or the authorized agent of the owner) of the lot described in Part I of this application. I intend to install an on-lot sewage system on this property. The information provided as part of this application is true and correct to the best of my knowledge. I understand that providing false information on this application is subject to the penalties of 18 PA C.S.A. §4904, relating to unsworn falsification to authorities. Submission of this form grants authorized representatives from the local agency and/or this Department access to the lot to inspect and conduct tests of 1) the site; 2) the system and structures under construction; 3) the completed sewage system; and, 4) the operational status of the system.

Property Owner's Signature [Signature] Date 12/12/02

The information in this application is true and correct to the best of my knowledge.

Enforcement Officer Signature [Signature] Date 1/2/03

Certification No. _____

APPLICANT

SITE INVESTIGATION AND PERCOLATION TEST REPORT FOR ON-LOT DISPOSAL OF SEWAGE

Application No. _____ Municipality Upper Makefield Twp. County Bucks
 Site Location Tax Parcel #47-9-1-1 & 47-9-19-1 Subd'n Name London Court
☒ **SUITABLE** Soil Typ A/A Slope 0-3% Limiting Zone 84" Ave. Perc. Rate 13.48
☐ **UNSUITABLE** ☐ Mottling ☐ Seeps or Pondered Water ☐ Bedrock ☐ Fractures ☐ Coarse Fragments ☐ Perc. Rate
☐ Slope ☐ Unstabilized Fill ☐ Floodplain ☐ Other _____

INSTRUCTIONS FOR COMPLETION OF THIS FORM ARE LOCATED ON THE REVERSE

SOILS DESCRIPTION: DelVal Soil & Environmental
 Soils Description Complete by: Consultants, Inc. / MDW Date: 12-12-01

Inches	PIT #44	Description of Horizon	Additional Pits
Ap	<u>0</u> TO <u>10</u> "	<u>10YR 3/3, loam, weak massive subangular blocky, friable,</u> <u>abrupt/smooth boundary</u>	<u>#43 = 84"+</u>
Bw	<u>10</u> TO <u>23</u> "	<u>10YR 5/4, cobbly loam, weak massive subangular blocky,</u> <u>friable, and gradual/wavy boundary</u>	Depth to Limiting Zone:
C	<u>23</u> TO <u>84</u> "	<u>extremely gravelly sand, structureless single grain, loose</u>	<u>84+</u> Inches
	<u> </u> TO <u> </u> "		
	<u> </u> TO <u> </u> "		

PERCOLATION TEST: DelVal Soil & Environmental
 Percolation Test Completed by: Consultants, Inc. / JMD Date: 1-25-02

Weather Conditions : ☐ Below 40 F ☐ 40 F or above ☒ Dry ☐ Rain, Sleet, Snow (last 24 hours)
 Soil Conditions: ☐ Wet ☒ Dry ☐ Frozen

Hole No.	*** Yes	No	Reading Interval	Reading No. 1: Inches of drop	Reading No. 2: Inches of drop	Reading No. 3: Inches of drop	Reading No. 4: Inches of drop	Reading No. 5: Inches of drop	Reading No. 6: Inches of drop	Reading No. 7: Inches of drop	Reading No. 8: Inches of drop
1		x	10 / XX	5.500	3.000	1.875	2.375	3.000	3.500	5.000	3.750
2	x		XX / 30	4.625	4.875	4.625	4.000	4.000	3.500	3.500	3.125
3	x		XX / 30	4.125	4.000	3.875	3.500	4.125	4.250	4.000	3.000
4	x		XX / 30	2.000	2.125	2.125	1.875				
5	x		XX / 30	1.000	0.875	1.000	1.000				
6	x		XX / 30	2.500	2.500	2.500	2.375				

***Water remaining in the hole at the end of the final 30 minute presoak ? Yes, use 30 minute interval; No use 10 minute interval.

Calculation of Average Percolation Rate:

Hole No.	Drop during final period	Perc. Rate as Minutes/Inch	Depth of Hole
1	3.750	" 2.67	12-24 "
2	3.125	" 9.60	12-24 "
3	3.000	" 10.00	12-24 "
4	1.875	" 16.00	12-24 "
5	1.000	" 30.00	12-24 "
6	2.375	" 12.63	12-24 "
TOTAL OF MIN/IN.		80.90 =	13.48 Min
TOTAL No. OF HOLES		6	Inch

The information provided is the true and correct results of tests conducted by me, performed under my personal supervision, or confirmed in a manner approved by the Department.

(S) Carol S.
 Sewage Enforcement Officer

3930 PM WWH280 12/2002



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATERSHED MANAGEMENT

**APPROVAL OF COVERAGE UNDER THE GENERAL NPDES
PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH
CONSTRUCTION ACTIVITIES
PAG-2 (2002 Amendment)**

NPDES PERMIT NO: PAR10D684

Project Name & Address	Permittee Name & Address
LONDON COURT	McALLISTER CONSTRUCTION, INC.
STONEBROOK ROAD	C/O EDWARD McALLISTER
NEWTOWN, PA 18877	1224 GENERAL WASHINGTON BLVD.
UPPER MERIDEN TOWNSHIP, BUCKS COUNTY, PA	WASHINGTON CROSSING, PA 18877
	DJS CUSTOM BUILDERS, INC.
	C/O RONALD HEVERLY
	10 NORTH STATE STREET
	NEWTOWN, PA 18877

In compliance with the provisions of the Clean Water Act, 33 U.S.C. Section 1251 et seq. ("the Act") and Pennsylvania's Clean Streams Law, as amended, 35 P.S. Section 691.1 et seq., the Department of Environmental Protection hereby approves the Notice of Intent (NOI) submitted for coverage to discharge stormwater to the following surface water(s)

JERICHO CREEK (WWF)

from a ☐ 1 to less than 6-acre project with a point source discharge

☒ 5 acres or larger project

subject to the Department's enclosed PAG-2 which incorporates all effluent limitations, monitoring and reporting requirements and other terms, conditions, criteria and special requirements for the discharge of stormwater from point sources composed entirely of stormwater associated, in whole or in part, with construction activity, as defined in this general permit, to surface waters of the Commonwealth, including to municipal separate storm sewers and non-municipal separate storm sewer.

APPROVAL TO DISCHARGE IN ACCORDANCE WITH THE TERMS AND CONDITIONS HEREIN MAY COMMENCE ON THE DATE OF THE APPROVAL OF COVERAGE, AND IS VALID FOR A PERIOD OF FIVE YEARS WHEN CONDUCTED PURSUANT TO SUCH TERMS AND CONDITIONS. COVERAGE MAY BE EXTENDED BY THE DEPARTMENT IF A TIMELY ADMINISTRATIVELY COMPLETE AND ACCEPTABLE NOI RENEWAL IS SUBMITTED TO THE DEPARTMENT AT LEAST 90 DAYS PRIOR TO DATE OF COVERAGE TERMINATION, UNLESS PERMISSION FOR SUBMISSION AT A LATER DATE HAS BEEN GRANTED BY THE DEPARTMENT. THE PERMIT MAY BE TERMINATED PRIOR TO THE EXPIRATION DATE UPON NOTICE TO AND APPROVAL BY THE DEPARTMENT OR AUTHORIZED COUNTY CONSERVATION DISTRICT. NO CONDITION OF THIS PERMIT SHALL RELEASE THE PERMITTEE OR CO-PERMITTEE FROM ANY RESPONSIBILITY OR REQUIREMENT UNDER PENNSYLVANIA, OR FEDERAL ENVIRONMENTAL STATUTES, AND REGULATIONS OR LOCAL ORDINANCES.

COVERAGE APPROVAL DATE: 08/12/2003

COVERAGE EXPIRATION DATE: 08/12/2008

AUTHORIZED BY: [Signature]

TITLE: BUCKS COUNTY CONSERVATION DISTRICT MANAGER

A : DJS CUSTOM BUILDERS INC
12/23/2002 13:09 FAX 2154934317PHONE NO. :
ALL COUNTY INC+ DJS Dec. 13 2005 01:16PM P5
12/001

BUCKS COUNTY CONSERVATION DISTRICT

324 TOWN CENTER
NEW BRITAIN, PA 18901-5102
(215) 845-7677
Fax (215) 845-7684

December 17, 2002

McAllister Construction, Inc.
1224 Gen. Washington Mem. Blvd.
Washington Crossing, PA 18977

SUBJECT: LONDON COURT MAJOR SUBDIVISION
TMP: 47-9-1-1, 47-9-19-1
TOTAL ACRES: 34.8340 ACRES T.B.D. 7.5
LOCATION: STONEYBROOK ROAD
DATE OF PLAN: 12/12/02 SHEET(S): 4, 8, OF 9
UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA

Dear Sir or Madam:

This is a review by the Bucks County Conservation District (BCCD) of the erosion and sediment pollution control plan created for the above mentioned site. Any revisions made to these approved drawings must be submitted to BCCD for review and approval.

The plan appears ADEQUATE with comments for erosion and sediment pollution control and meets the minimum requirements of the Pennsylvania Department of Environmental Protection (Pa.DEPR) Rules and Regulations, Chapter 102; Erosion Control, relating to the Pennsylvania Clean Streams Law.

COMMENTS:

1. A pre-construction meeting is requested by the BCCD prior to any earthwork being done on the site. Call the inspector listed below in the cc list.
2. Site disturbance exceeds five acres, therefore, an NPDES permit is required. No earth disturbance may begin until the permit has been issued.

The BCCD requires a notification of 3 working days prior to site disturbance in order that we may perform the necessary erosion and sediment pollution control inspections. Failure to begin earthmoving within two (2) years will require a resubmission of the erosion and sediment pollution control plan.

Sincerely,


Karen A. Mahon
Certified E&S Control Professional

cc: /E&S File/Municipal File/BCPC
/Upper Makefield Township Supervisor
/Upper Makefield Township Engineer
/Eric Wightman, BCCD Site Inspector
/All County Inc., P.O. Box 438, Washington Crossing, PA 18977

**BUCKS COUNTY CONSERVATION DISTRICT**924 TOWN CENTER
NEW BRITAIN, PA 18901-5182*In Pursuit of Environmental Excellence***RECEIVED**
NOV 19 2003

BY:

November 17, 2003

McAllister Construction, Inc.
C/o Edward McAllister
1224 General Washington Blvd.
Washington Crossing, PA 18977

DJS Custom Builder, Inc.
C/o Ronald Heverly
10 North State Street
Newtown, PA 18940

SUBJECT: LONDON COURT / NPDES PERMIT #PAR10D684
TMP 47-9-1-1, 47-9-19-1
TOTAL ACREAGE: 54.8340 ACRES T.B.D.: 7.5
DATE OF PLAN: 05/04/03 SHEET(S): 1, 2, 4, 8, OF 9
LOCATION: STONEYBROOK ROAD
UPPER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA

Dear Sir/Madam:

Attached please find the above referenced permit that authorizes the discharge of storm water from the construction activity described in the final erosion and sedimentation control plan and Notice of Intent (NOI). Please ensure that the above-mentioned erosion and sedimentation control plan approval letter is fully implemented and available at the construction site.

Please read carefully Parts A, B and C of the permit which detail the terms and conditions of this authorization. Conservation District Staff and/or representatives of the Department of Environmental Protection may inspect this earthmoving activity to determine compliance with applicable permit requirements, Chapter 92, 101 and 102 Rules and Regulations and the Clean Streams Law.

Permit requirements and federal regulations at 40 C.F.R. 122.21(b) require "when a facility or activity is owned by one person but is operated by another person, it is the operator's duty to obtain a permit". (Please be advised that once a contractor has been selected for the project, the permit must either be transferred to the contractor or the contractor must be made a co-permittee. The enclosed form must be used to add a co-permittee.)

Enclosed is a Notice of Termination (NOT) form to complete and file when construction activities have ceased and final stabilization has been achieved.

Page 2 of 2

McAllister Construction, Inc., c/o Edward McAllister - DJS Custom Builders, Inc., c/o Ronald Heverly

RE: LONDON COURT / NPDES PERMIT # PAR10D684

This authorization does not relieve the applicant from applying for and obtaining any and all additional permits or approvals from local, state or federal agencies for the construction activity described in the Notice of Intent.

If you have any questions regarding this authorization please contact the Bucks County Conservation District (215) 345-7577.

Sincerely,



Frederick S. Groshens,

District Manager

BUCKS COUNTY CONSERVATION DISTRICT

ST/

cc:

/NPDES A/E&S/NPDES Report File
/Upper Makefield Township Supervisors

/Upper Makefield Township Engineer

/Eric Wightman, BCCD Site Inspector

/Carlton C. Sked, All County, Inc., P.O. Box 438, 1982 General Sullivan Road, Washington Crossing, PA 18977-0438

/Sharon Moore, DEP/SE Regional Office, Chesham, PA 19428

Upper Makefield Township
Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

APPLICATION FOR PERMIT TO DRILL WELL

In accordance with provisions of the Upper Makefield Township Codified Ordinance, Chapter 26, a permit to drill a water well is required prior to any drilling.

OWNER: JP London Court LP DRILLER: CARSON - WATER WELL SPECIALISTS
ADDRESS: 1262 Wood Lane Lang. Pa. 19047 ADDRESS: 2212 Street Rd. Warrington Pa. 18976
TELEPHONE NO.: (215) 757-8646 TELEPHONE NO.: 215-343-6596
FAX NO.: (215) 752-8570 FAX NO.: 215-343-6988
LOCATION OF DRILL: Lot #1 - London Court TMP#: 47-10-58

USE OF WELL: (Check Two) ☒ Domestic ☐ Monitoring ☐ Production ☒ New ☐ Replacement ☐ Into Existing

PROPOSED DEPTH 300 FT DIAMETER 6" METHOD OF DRILLING AIR ROTARY

METHOD OF STORAGE PROPOSED: PRESSURE TANK

Is there an existing well on the property? Yes ☐ No ☒ If yes, how will it be used? _____
Abandoned? Yes ☐ No ☐

In accepting this permit, Owner agrees to abide by the following conditions:

1. Issuance of this permit does not convey any rights to divert water.
2. This well will not be used for disposal of wastes or contamination water.
3. In the event this well is abandoned, Owner will assume responsibility for plugging or sealing it in a manner satisfactory to the Township.
4. All wells require the attached Well Registration Form to be completed and returned to Upper Makefield Township within ten (10) days after well completion.
5. This permit is valid for one (1) year from date if issued.
6. Vertical centerline of well minimum distance to any part of building not less than two feet (2').
7. This Application must be accompanied by a diagram, drawn to scale, showing the following: lot size, location of all existing structures, location of proposed wells including dimensions to all boundary lines and structures, location of any streams or other bodies of water or deemed easements and distance to centerline of same. This diagram must be signed and dated by the person who prepared it.
8. No person shall engage in the use of dry ice, detergents, chlorine, acids or other chemicals in wells for the purpose of increasing or restoring yield without prior notice to Upper Makefield Township.

NOTE: If upon inspection this information is found to be incorrect, this permit will be revoked and the persons involved will be considered in violation of the Codified Ordinances and prosecuted for same.

APPLICATION: ☒ Approved Dan Akhn Date: 10-19-05
☐ Denied _____ Date: _____

Code Officer

Water test requirements: Table A: Large chemical with ecoli and bacteria

Table B: Small chemical test with ecoli and bacteria

Table C: Replacement well with ecoli and bacteria

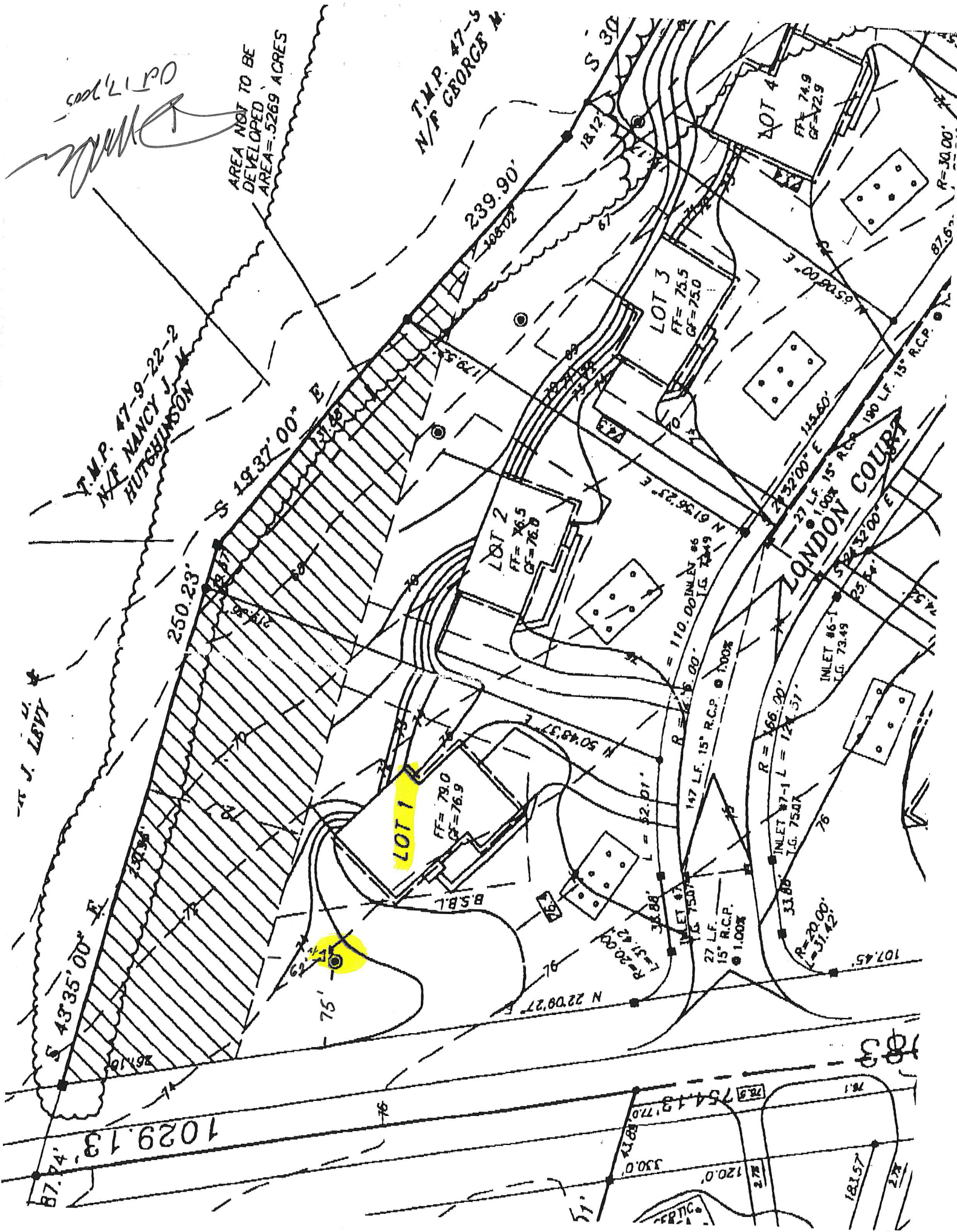
(See Attached Township Ordinance

E-mail: codeoffice@upper-makefield.com

WEBSITE: UPPER-MAKEFIELD.COM

WE-05-0300
check # 30793
\$285.00

RECEIVED
OCT 17 2005
U. M. T.
Code Enforcement Office



COOLIDGE PO

AREA NOT TO BE DEVELOPED
AREA = 5269 ACRES

T.M.P. 47-9
N/F GEORGE M.

T.M.P. 47-9-22-2
N/F NANCY J. HUTCHINSON

LOT 1

LOT 2

LOT 3

LOT 4

LONDON COURT

1029.13'

754.13'

120.0'

181.57'

J. LBY

B.S.B.L.

R=20.00'

L=31.42'

R=31.42'

L=31.42'

R=31.42'

L=31.42'

R=31.42'

L=31.42'

R=31.42'

ACORD - CERTIFICATE OF LIABILITY INSURANCE

PRODUCER		The Selzer Company 75 Easton Road, Suite 100 Warrington PA 18976 Phone: 215-491-2700 Fax: 215-491-2707	
INSURED		William Carson, Jr. t/a 2212 Street Road Warrington PA 18976	
INSURER A: Selective Insurance	INSURER B:	INSURER C:	INSURER D:
INSURER E:			
NAIC #	26301		
INSURERS AFFORDING COVERAGE		ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW HOLD. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION	
CSR, EC	DATE (MM/DD/YYYY)	07/29/05	

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR MOD/L	TR INSRD	TYPE OF INSURANCE	POLICY NUMBER	DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	X	GENERAL LIABILITY	\$1376358	07/30/05	07/30/06	EACH OCCURRENCE \$500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$500,000 GENERAL AGGREGATE \$1,000,000 PRODUCTS - COMP/OP AGG \$1,000,000
		COMMERCIAL GENERAL LIABILITY				
A	X	CLAIMS MADE ☒ OCCUR				
		GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PRO-JECT ☐ LOC ☐				
A	X	ANY AUTO				
		ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS				
A	X	ANY AUTO	\$1376358	07/30/05	07/30/06	COMBINED SINGLE LIMIT (Ea accident) \$500,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
		GARAGE LIABILITY				
A	X	ANY AUTO				
		EXCESS/UMBRELLA LIABILITY	\$1376358	07/30/04	07/30/05	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000
A	X	CLAIMS MADE ☐ OCCUR				
		DEDUCTIBLE \$0				
A	X	EMPLOYERS' LIABILITY				
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	WC38919	07/30/05	07/30/06	E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYER \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000
A	X	WORKERS COMPENSATION AND				
		OTHER SPECIAL PROVISIONS below				

Upper Makefield Township is named as Additional Insured
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

CANCELLATION		UPPERMA	
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.		AUTHORIZED REPRESENTATIVE	
Richard J. Dyer, CIC		ACORD 25 (2001/08)	

PPER MAKEFIELD TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT - 1076 Eagle Road, Newtown, PA 18940 (215) 968-2868

WELL REGISTRATION FORM (TO BE RETURNED TO U.M.T.)

AP# 47-10-60 Lot # 1
subdivision LONDON COURT
Property Owner JPLONDON COURT LP
Address 262 WOOD LN, SUITE 207, LANAHORNE
Phone 215-757-8641

Use of well (check one)

☒ Domestic ☐ Monitoring

☐ Production ☐ Other

Estimated average daily water use during peak 30-day period 400 gpd

Drilling Co. CARSON WATER WELL SPECIALISTS
Address 2212 STREET RD, WARRINGTON
Phone 215-343-6596

Metered? ☐ yes ☒ no

Wastewater Disposal

☐ Septic system (locate on site plan)

☐ Spray irrigation (locate on site plan)

☐ Other

Well Construction Information

Date of well completion 11/14/05
Driller's name CARSON WATER WELL
Well license No. 0260
Depth drilled 250 (ft. below land surface)
Depth of completed well 250 (ft. below land surface)

Geologic Log (can be attached)
Description Top Bottom

See
attached

Drilling method AIR ROTARY

Grout Information

Grout top 6 (ft. below the surface)

Grout bottom 118 (ft. below the surface)

Stratigraphic

Depth to top
(ft. below land surface)
Stratigraphic 1 2
Stratigraphic 2
Stratigraphic hole

Depth to bottom
(ft. below land surface)
118

Diameter
(inches)
6

Material
(Iron, steel, or PVC)
STEEL

Depth to Water-yielding zones (ft. below land surface)	Yield (gpm)
(1) <u>170</u>	<u>5</u>
(2) <u>208</u>	<u>10</u>
(3) <u>219</u>	<u>10</u>
(4) <u>228</u>	<u>15</u>
(5) <u>241</u>	<u>10</u>
Estimated Total Yield <u>50</u>	

Method of Treatment
(If required)

Pump Information

Installation date (month/day/year)
Pump capacity (gpm)
Pump capacity (hp)

Pump manufacturer and type

Pump intake setting (ft. below
land surface)

Pump installer

Current water level (ft. below
land surface)

Signature of the geologist is required if the well is drilled less than 200' deep and produces less than 3 gpm.

Signature of geologist supplying data

Telephone No.

Address

Date

Geologist

Signature

Date

(Print)

Date

Well Driller

Signature

Date

DEPARTMENT OF CONSERVATION & NATURAL RESOURCES
BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY
WATER WELL LICENSING/WATER WELL INVENTORY SECTION
PO BOX 8453
HARRISBURG, PA 17105-8453
717-787-5828

WATER WELL COMPLETION REPORT

Well Driller: **CARSON WATER WELL SPECIALISTS** Driller Well ID: **05-676**
Driller License: **0260** Local Permit #: **0280**
Type of Activity: **New Well** Original Well By: **Current Driller**
Date Drilled: **11/14/2005** Drilling Method: **AIR ROTARY**

Owner: **MCGRATH CONSTRUCTION INC.**
Address of Well: **LONDON COURT LOT 1-1 LONDON COURT** Zipcode:
County: **BUCKS**
Municipality: **UPPER MAKEFIELD** Municipality Type: **T**
Coordinate Method: **Commercial Street Atlas Program**
Quadrangle: Latitude: **4018** Longitude: **7453**

Well Depth (ft): **250** Well Finish: **OPEN HOLE**
Depth to Bedrock (ft): **31** Did Not Encounter Bedrock:
Well Yield (gpm): **50** Yield Measure Method: **WATCH & BUCKET**
Static Water Level: Water level after yield test:
(ft below land surface) (ft below land surface)
Length of Yield Test: Saltwater Zone (ft):
(minutes)
Use of Well: **WATER SUPPLY** Use of Water: **DOMESTIC**

DRILLER'S LOG

DEPTH OF UNIT	DESCRIPTION OF UNITS PENETRATED
Beginning Depth: 0	Unit 1: HARDPAN
Base of Unit 1: 3	

Upper Makefield Township
Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

ELECTRICAL PERMIT

DATE 14 MAR 06

PERMIT NUMBER _____

OWNER JP London Court LP

LOCATION London Court Lot #1

PHONE NO. 215-757-8846 FAX NO. 215-752-8570

KIND OF BUILDING Single Family Home USED AS Single Family

TO BE COMPLETED ABOUT 8 Aug 06 ESTIMATED COST \$ 1000

☒ NEW ☐ ALTERATION ☐ REPAIR ☐ ADDITION (Circle One)

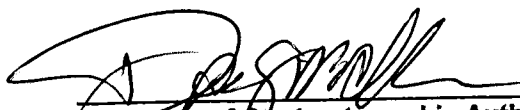
ITEM	NUMBER	
CEILING OUTLETS	35	
SWITCHES	45	
PLUG RECEPTACLES	75	
TOTAL OUTLETS		155
AIR HEATERS	—	
RANGES	1	
SIGNS	0	
WATER HEATER	1	
LIGHTING CIRC.	18	
OTHER CIR.	40	
TOTAL CIRCUITS		59
MOTORS	—	
PANEL SIZE	2-200 Amp	
RANGE COND.		
SUB FEEDER SIZE		
MISC.		

CONTRACTOR'S NAME AND ADDRESS McGrath Home / MJS Elec

PHONE NO. 215-757-8646 FAX NO. 215-752-8570

ELECTRICAL INSPECTIONS MUST BE PERFORMED BY A PRIVATE ELECTRICAL UNDERWRITER
ARRANGED AND PAID BY THE OWNER/BUILDER.

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND THAT ALL PERTINENT
ELECTRICAL ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS
PERMIT IS ISSUED.


Signature of Contractor or his Authorized
Representative Making Application

Signature of Permit Clerk

MAR 27 '07 12:37 FROM RITCHIE ENGINEERING

PAGE.012

01/18/2006 09:29 2157023943

MCGRATH HOMES

PAGE 03

11/21/05

ANALYTICAL LABORATORIES, INC.
P.O. Box 319
CHALFOUNT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carson Water Well Specialists
2212 Street Road
Warrington, PA 18976

Sample number: 9637-05M
Date sampled: 11/21/05
Time sampled: 1300
Date received: 11/21/05
Sampled by: Customer

Attn: 215-343-6596
FAX: 215-343-6988

Sample source: McGrath Construction, London Ct. Lot1

ANALYTICAL RESULTS

Parameter	MCL	Result
Coliform Bacteria, counts/100 ml	< 1	< 1
Noncoliform Bacteria, counts/100 ml		< 1
Total Chlorine, mg/l as Cl		< 0.1
Nitrate, mg/l as N	10.	1.6
pH	6.5 - 8.5	7.15
Hardness, mg/l as CaCO ₃	250.	*1120*
Chloride, mg/l as Cl	250.	13.4
Color, Color Units	15.	< 5
Nitrite, mg/l as N	1.0	< 0.01
Odor, Threshold Odor Number	3	0
Sulfate, mg/l as SO ₄	250	*1005
Total Dissolved Solids, mg/l	500.	*1663*
Turbidity, NTU	5.	0.88

All results which are outside the "Maximum Contaminant Level" (MCL) established by the Upper Merfield and Doylestown Ordinance are marked by asterisks (**).

Symbol key:
: - less than
NTC - too numerous to count (> 200)

PA DEP #09332

AW. Kij
Geoff W. Kinka

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MAR 27 2007

U. M. T.

Code Enforcement Office

MAR 27 '07 12:37 FROM RITCHIE ENGINEERING

PAGE.013

ANALYTICAL LABORATORIES, INC.
P.O. Box 319
CHALFOUNT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carson Water Wall Specialists
2212 Street Road
Warrington, PA 18976

Attn: 215-343-6596
Fax: 215-343-6988

Sample number: 9637-05N
Date sampled: 11/21/05
Time sampled: 1300
Date received: 11/21/05
Sampled by: Customer

Sample source: McGrath Construction, London Ct. Lot1

ANALYTICAL RESULTS

Parameter	MCL	Result
Arsenic, mg/l as As	0.01	0.0085
Barium, mg/l as Ba	1.0	0.0064
Cadmium, mg/l as Cd	0.01	0.00004
Chromium, mg/l as Cr	0.05	< 0.0005
Iron, mg/l as Fe	0.30	0.03
Mercury, mg/l as Hg	0.002	< 0.0005
Manganese, mg/l as Mn	0.50	0.02
Copper, mg/l as Cu	+1.30+	0.01
Lead, mg/l as Pb	+0.015+	0.0017

Symbol key:
< - less than
mg/l -milligram/liter

PA DEP #09-332


Geoff W. Kinta

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MAR 27 2007

U. M. T.
Code Enforcement Office

MAR 27 '07 12:37 FROM RITCHIE ENGINEERING

PAGE 014

ANALYTICAL LABORATORIES, INC.

P.O. Box 319
 CHELFONT, PA 18914
 (215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carbon Water Well Specialists
 2212 Street Road
 Warrington, PA 18976

Attn: 215-343-6596
 Fax : 215-343-6988

Sample number: 9637-05V
 Date sampled : 11/21/05
 Time Sampled : 1300
 Date received: 11/21/05
 Sampled By : Customer

Sample source: McGrath Construction, London Ct. Lot 1

Parameter	MCL (mg/l)	Result (mg/l)
Benzene	0.005	< 0.0005
Carbon Tetrachloride	0.005	< 0.0005
1,2-Dichloroethane	0.005	< 0.0005
o-Dichlorobenzene	0.6	< 0.0005
para-Dichlorobenzene	0.075	< 0.0005
1,1-Dichloroethylene	0.007	< 0.0005
cis-1,2-Dichloroethylene	0.07	< 0.0005
trans-1,2-Dichloroethylene	0.1	< 0.0005
Dichloromethane	0.005	< 0.0005
1,2-Dichloropropane	0.005	< 0.0005
Ethylbenzene	0.7	< 0.0005
monochlorobenzene	0.1	< 0.0005
Styrene	0.1	< 0.0005
Tetrachloroethylene	0.005	< 0.0005
Toluene	1.0	< 0.0005
1,2,4-Trichlorobenzene	0.07	< 0.0005
1,1,1-Trichloroethane	0.2	< 0.0005
1,1,2-Trichloroethane	0.005	< 0.0005
Trichloroethylene	0.005	< 0.0005
Vinyl Chloride	0.002	< 0.0005
Total Xylenes	10.0	< 0.0010

Results which are outside the "Maximum Contaminant Level: (MCL) established under the "Safe Drinking Water Act" are marked with asterisks (**)

Symbol key:

mg/l - milligrams/liter

• - less than

PA DEP #09332

AW. K
 Geoff W. Kinka

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MAR 27 2007

U. M. T.
 Code Enforcement Office

MAR 27 '07 12:38 FROM RITCHIE ENGINEERING

PAGE.015

ANALYTICAL LABORATORIES, INC.
P.O. Box 319
CHALFONT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carbon Water Well Specialists
2212 Street Road
Warrington, PA 18976

Attn: 215-343-6596
Fax : 215-343-6988

Sample number: 9637-058
Date sampled : 11/21/05
Time sampled : 1300
Date received: 11/21/05
Sampled by : Customer

Sample source: McGrath Construction, London Ct. Lot1

ANALYTICAL RESULTS

Parameter	MCL	Result
lachor, mg/l	0.002	< 0.0001
trazine, mg/l	0.003	< 0.0001
hlordane, mg/l	0.002	< 0.0001
,2-Dibromo-3-Chloropropane, mg/l	0.002	< 0.0002
ethylene Dibromide, mg/l	0.002	< 0.0002
hexachlorocyclopentadiene, mg/l	0.00005	< 0.000005
indane, mg/l	0.0002	< 0.00002
methoxychlor, mg/l	0.04	< 0.0010
imazine, mg/l	0.004	< 0.0001
carbofuran, mg/l	0.04	< 0.002
,4-D, mg/l	0.07	< 0.0010
ndothall, mg/l	0.1	< 0.035

11 results which are outside the "Maximum Contaminant Level" (MCL) established under the "Safe Drinking Water Act" are marked by asterisks (**).

ymbol key:
g/l - milligram/liter
- less than

A DEP #09-332

Aw. Kd
Geoff W. Kinka

RECEIVED

MAR 27 2007

U. M. T.
Code Enforcement Office



#1
TO GtA
for review
3/21/06

To: McGrath Construction
1262 Wood Lane Suite 207
Langhorne, PA 19047
Attn: Dan

January 10, 2005

Dear Dan,

Based on the water analysis that you sent to us regarding Lot #1, three items will not be acceptable to the township which are hardness, sulfate, and total dissolved solids. All three are extremely high, which is common to the area. As you know, we have done four systems to treat water similar to this for DJS and one for Ferman Lex. The system requirements are a full house reverse osmosis water treatment system. The system and its schematic have already been approved by Bruno Mercuri and Upper Makefield Township. The work and the system has to be approved and signed off by a professional engineer, which we already have in place, and who already has done so with all the previous systems we have installed.

It is possible that all of your homes may not require equipment of this sophistication, but it all depends upon the water analysis. Therefore, we can deal with each property separately.

Please call me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Steven J. Wiley". The signature is fluid and cursive, with the first name "Steven" and last name "Wiley" clearly legible.

Steven J. Wiley
Biologist / Certified Water Specialist

276 County Line Road • Colmar, Pennsylvania 18915 • 215-822-2131 • 800-436-5905 • Fax: 215-822-5202



A Division of
**ADVANCED WATER
TREATMENT SYSTEMS
INC.**

A Certified Water Treatment and Management Company



#1



To: McGrath Construction
1262 Wood Lane Suite 207
Langhorne, PA 19047
Attn: Dan

January 10, 2005

Item #1:

- **Hague WaterMax:** Removes sediment down to 20 microns, removes the hardness, iron, manganese and is warranted for 25 years. The computer counts how much water is used and regenerates only when necessary. Uses 75% less salt and 90% less water to regenerate than all other equipment on the market. See attached fact sheet for more information.

Item #3:

- **Water Factory 20" Pre - 5 Micron Filter:** Removes sediment down to 5 microns to protect R.O.

Item #4:

- **Water Factory HP1200 TFC R.O. Filter:** Removes 96% TDS designed for 1200 GPD at 77°F actually 853GPD after compensating for 55-60°F well water. 110/60 Hz.

Item #5:

- **(2) 10" Mineral Cartridge:** corrosion control.

Item #7:

- **300 Gallon Atmospheric tank complete:** constructed of FDA approved polyethylene. Complete with R.O. & R.P. floats, bulk head fittings, air breather, RP suction, air filter assembly, barbed fittings.

Item #9:

- **Stainless Steel Jet Pump, ¾ HP pump assembly:** repressurization pump. 110/60 single phase. **RP Safety Float:** Protects RP pump from running dry.

276 County Line Road • Colmar, Pennsylvania 18915 • 215-822-2131 • 800-436-5905 • Fax: 215-822-5202



A Division of
ADVANCED WATER
TREATMENT SYSTEMS
INC.

A Certified Water Treatment and Management Company



#1

Item #10:

- **Well Rite Pressure Tank for increase well water storage capacity**

Item #11:

- **Well Rite Repressurization Tank: 5 year warranty.**

Item #12:

- **Neptune UV Sterilizer: Stainless Steel 12 GPM, 10 year limited warranty. 110/60. Advanced Water Treatment Systems, Inc. guarantees water will always pass coliform bacteria test as long as we service the equipment every 12 months and solenoid valve and alarm are operating.**

Item # 13:

- **Materials: all required for installing, wiring and connecting equipment.**

Item #14:

- **Labor: for installation and follow up and adjustments as required.**

BUCKS COUNTY DEPARTMENT OF HEALTH

Posting

FOR INDIVIDUAL WATER SUPPLY SYSTEM INSTALLATION

1282 Almshouse Rd., Doylestown, PA 18901 215-345-3318 (tel) : 215-345-3833 (fax)

Name of

Applicant J P London Court LPAddress of Applicant 1262 Wood Lane Suite 207Lanshorne PA 19047Property Address of Site 1 London CourtNew Hope PA 18938Tax Map # 47-10-60

This Posting indicates that the planned well construction at this site meets requirements of Bucks County Department of Health (BCDH) Rules and Regulations Governing Individual Water Supply Systems, and the BCDH Individual Water Supply Well Construction Specifications, and is subject to the following conditions:

1. No new or modified individual water supply may be used unless certified by the Department.
2. Approval to construct this water supply system may be revoked for the reasons set forth in Bucks County Department of Health (BCDH) Rules and Regulations Governing Individual Water Supply Systems § 5.4.
3. The validity to construct subject individual water-supply system expires three (3) years from the date of approval, unless construction of the building water supply has commenced.
4. Any relocation of the proposed well site must be approved by the Bucks County Department of Health, prior to drilling.

APPROVAL TO DRILL

BCDH Official Signature

Date

The approval to construct this individual water supply system is based on the information supplied in the Water-Well Construction Application and other pertinent data concerning geology, flood plains, ground water quality, etc. The authorization only indicates that the installation of the well is in accordance with the Bucks County Department of Health (BCDH) Rules and Regulations Governing Individual Water Supply Systems. Said Rules and Regulations are formulated pursuant to Act 315, Local Health Administration Law, Section 11 (c), as amended. This approval shall not preclude the enforcement of other health laws, ordinances or regulations in the case of contamination of the Waters of the Commonwealth.

TO BE POSTED AT THE DRILLING SITE. NOT TRANSFERABLE.

BUCKS COUNTY DEPARTMENT OF HEALTH

Bureau of Environmental Health

Environmental Engineering Division

1282 Almshouse Rd., Doylestown, PA 18901 — 215-345-3324 (tel) : 215-345-3833 (fax)

Application to Construct/Modify a Well

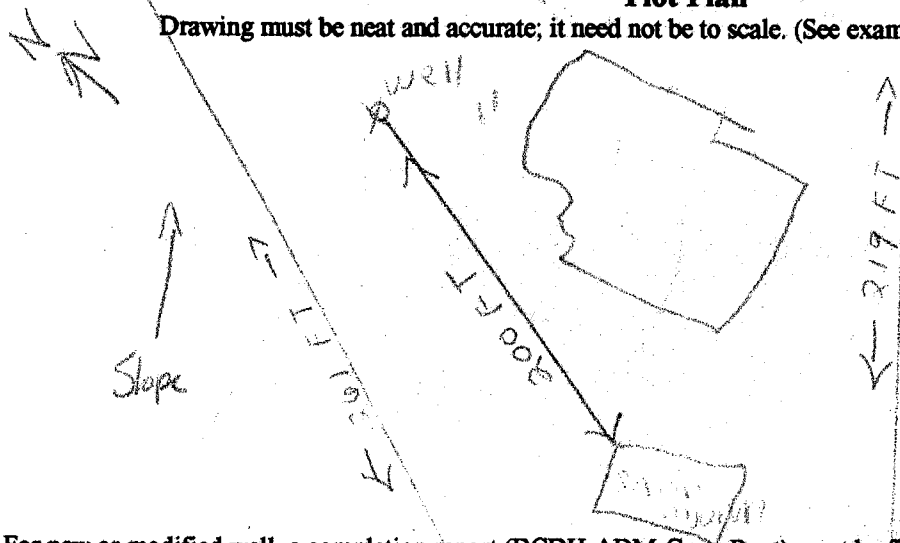
Well Owner: J P LONDON COURT LP Site Address: 1 LONDON COURT
1262 WOOD HW Street
Mailing Address: SUITE 207 NEW HOPE PA 18938 State Zip
LANGHORNE, PA 19047 Post Office Subdivision Name Lot #
215-757-8646 LONDON COURT #1
Telephone #: UPPER MERIDALE (47-1660-...) Tax Parcel #
Owner's Signature: [Signature] Municipality
Send copy/response to consultant/driller? Yes ☒ No ☐

Use for Water	Type of Construction	Sewage System
☒ Individual (Residential)	☒ New Well	Type <u>SAND MOUND</u>
☐ Public*	☐ Deepen Existing Well	If on-site, Sewage Permit # <u>Q13939</u>
☐ Community*	☐ 2 nd Well on Property	Year Installed _____
☐ Non-Community*	☐ Geothermal/Heat Pump*	Date Issued <u>11/27/04</u>
☐ Other (Specify) _____	☐ Monitoring/Testing * ^	Date Finished _____
	☐ Agricultural* ^	

* - BCDH Application to Construct not required; ^ - Compliance with BCDH Well Inspection Program and Standards needed to convert to individual supply well.

Plot Plan

Drawing must be neat and accurate; it need not be to scale. (See example plot plan in instructions.)



Note: For new or modified well, a completion report (BCDH-ADM-CompRept) must be filed and approved by BCDH before water is used.

Directions to Site: RT 202 S TO RT 232 - BEAR R. ON
PINEVILLE TO LEFT ON BRIDGE TO RIGHT ON
STONY BROOK

Driller Declaration: I certify that the location herein proposed is accessible and meets all isolation distances presented in BCDH Individual Water Supply Well Construction Specifications (BCDH-Adm-Specs), Section 1.

Driller Name: CARSON WATER WELL SPECIALISTS Driller Signature: [Signature] NGWA CWD #: 200141

Approval to Construct/Modify☒ Granted ☐ DeniedBCDH Signature: [Signature]Date: 10.27.03Approval to Use☐ Granted ☐ Denied

BCDH Signature: _____

Date: _____

ANALYTICAL LABORATORIES, INC.
P.O. Box 319
CHALFONT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carson Water Well Specialists
2212 Street Road
Warrington, PA 18976

Attn: 215-343-6596
FAX : 215-343-6988

Sample number: 9637-05M
Date sampled : 11/21/05
Time sampled : 1300
Date received: 11/21/05
Sampled by : Customer

Sample source: McGrath Construction, London Ct. Lot1`

ANALYTICAL RESULTS

<u>Parameter</u>	<u>MCL</u>	<u>Result</u>
Coliform Bacteria, counts/100 ml	< 1	< 1
Noncoliform Bacteria, counts/100 ml		< 1
Total Chlorine, mg/l as Cl		< 0.1
Nitrate, mg/l as N	10.	1.6
pH	6.5 - 8.5	7.15
Hardness, mg/l as CaCO3	250.	*1120*
Chloride, mg/l as Cl	250.	13.4
Color, Color Units	15.	< 5
Nitrite, mg/l as N	1.0	< 0.01
Odor, Threshold Odor Number	3	0
Sulfate, mg/l as SO4	250	*1005
Total Dissolved Solids, mg/l	500.	*1653*
Turbidity, NTU	5.	0.88

All results which are outside the "Maximum Contaminant Level" (MCL) established by the Upper Makefield and Doylestown Ordinance are marked by asterisks (**).

Symbol key:

< - less than
NTC - too numerous to count (> 200)

AW. Kink

Geoff W. Kinka

ANALYTICAL LABORATORIES, INC.

P.O. Box 319
CHALFONT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carson Water Well Specialists
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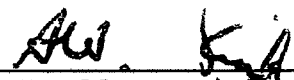
ANALYTICAL RESULTS

<u>Parameter</u>	<u>MCL</u>	<u>Result</u>
Arsenic, mg/l as As	0.01	0.0085
Barium, mg/l as Ba	1.0	0.0064
Cadmium, mg/l as Cd	0.01	0.00004
Chromium, mg/l as Cr	0.05	< 0.0005
Iron, mg/l as Fe	0.30	0.03
Mercury, mg/l as Hg	0.002	< 0.0005
Manganese, mg/l as Mn	0.50	0.02
Copper, mg/l as Cu	+1.30+	0.01
Lead, mg/l as Pb	+0.015+	0.0017

Symbol key:

< - less than
mg/l -milligram/liter

PA DEP #09-332


Geoff W. Kinka

ANALYTICAL LABORATORIES, INC.
P.O. Box 319
CHALFONT, PA 18914
(215) 723-6466

SAMPLE ANALYSIS REPORT

Customer: Carson Water Well Specialists
2212 Street Road
Warrington, PA 18976

Attn: 215-343-6596
Fax : 215-343-6988

Sample number: 9637-05S
Date sampled : 11/21/05
Time sampled : 1300
Date received: 11/21/05
Sampled by : Customer

Sample source: McGrath Construction, London Ct. Lot1

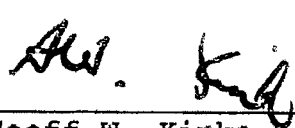
ANALYTICAL RESULTS

<u>Parameter</u>	<u>MCL</u>	<u>Result</u>
Alachlor, mg/l	0.002	< 0.0001
Atrazine, mg/l	0.003	< 0.0001
Chlordane, mg/l	0.002	< 0.0001
1,2-Dibromo-3-Chloropropane, mg/l	0.002	< 0.0002
Ethylene Dibromide, mg/l	0.002	< 0.0002
Hexachlorocyclopentadiene, mg/l	0.00005	< 0.000005
Heptachlor, mg/l	0.0002	< 0.00002
Heptachlor, mg/l	0.04	< 0.0010
Imazine, mg/l	0.004	< 0.0001
Carbofuran, mg/l	0.04	< 0.002
4-D, mg/l	0.07	< 0.0010
Endothall, mg/l	0.1	< 0.035

All results which are outside the "Maximum Contaminant Level" (MCL) established under the "Safe Drinking Water Act" are marked by asterisks (**).

Symbol key:
g/l - milligram/liter
- less than

A DEP #09-332



Geoff W. Kinka

DEPARTMENT OF CONSERVATION & NATURAL RESOURCES
BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY
WATER WELL LICENSING/WATER WELL INVENTORY SECTION
PO BOX 8453
HARRISBURG, PA 17105-8453
717-787-5828

RECEIVED

MAR 31 2006

U. M. T.
Code Enforcement Office**WATER WELL COMPLETION REPORT**Well Driller: **CARSON WATER WELL SPECIALISTS**Driller Well ID: **05-676**Driller License: **0260**Local Permit #: **0280**Type of Activity: **New Well**Original Well By: **Current Driller**Date Drilled: **11/14/2005**Drilling Method: **AIR ROTARY**Owner: **MCGRATH CONSTRUCTION INC.**Address of Well: **LONDON COURT LOT 1-1 LONDON COURT**

Zipcode:

County: **BUCKS**Municipality: **UPPER MAKEFIELD**Municipality Type: **T**Coordinate Method: **Commercial Street Atlas Program**

Quadrangle:

Latitude: **4018**Longitude: **7453**Well Depth (ft): **250**Well Finish: **OPEN HOLE**Depth to Bedrock (ft): **31**

Did Not Encounter Bedrock:

Well Yield (gpm): **50**Yield Measure Method: **WATCH & BUCKET**Static Water Level:
(ft below land surface)Water level after yield test:
(ft below land surface)Length of Yield Test:
(minutes)

Saltwater Zone (ft):

Use of Well: **WATER SUPPLY**Use of Water: **DOMESTIC****DRILLER'S LOG****DEPTH OF UNIT DESCRIPTION OF UNITS PENETRATED**Beginning Depth: **0**Unit 1: **HARDPAN**Base of Unit 1: **3**

Unit 2: SAND/GRAVEL

Base of Unit 2: 18

Unit 3: GRAVEL

Base of Unit 3: 31

Unit 4: RED SHALE

Base of Unit 4: 250

BOREHOLE**SECTION 1:** Top: 0 Bottom: 118 Diameter: 10**SECTION 2:** Top: 118 Bottom: 250 Diameter: 6**CASING****CASING 1:**

Top: 2 Bottom: 118 Diameter: 6 Material: STEEL

SEAL(GROUT) 1:

Top: 6 Bottom: 118 Type: CEMENT GROUT

WATER BEARING ZONE**ZONE 1:** Top: 170 Bottom: Yield: 5**ZONE 2:** Top: 208 Bottom: Yield: 10**ZONE 3:** Top: 219 Bottom: Yield: 10**ZONE 4:** Top: 228 Bottom: Yield: 15**ZONE 5:** Top: 241 Bottom: Yield: 10

I hereby certify that the above information is true and complete to the best of my knowledge and belief.

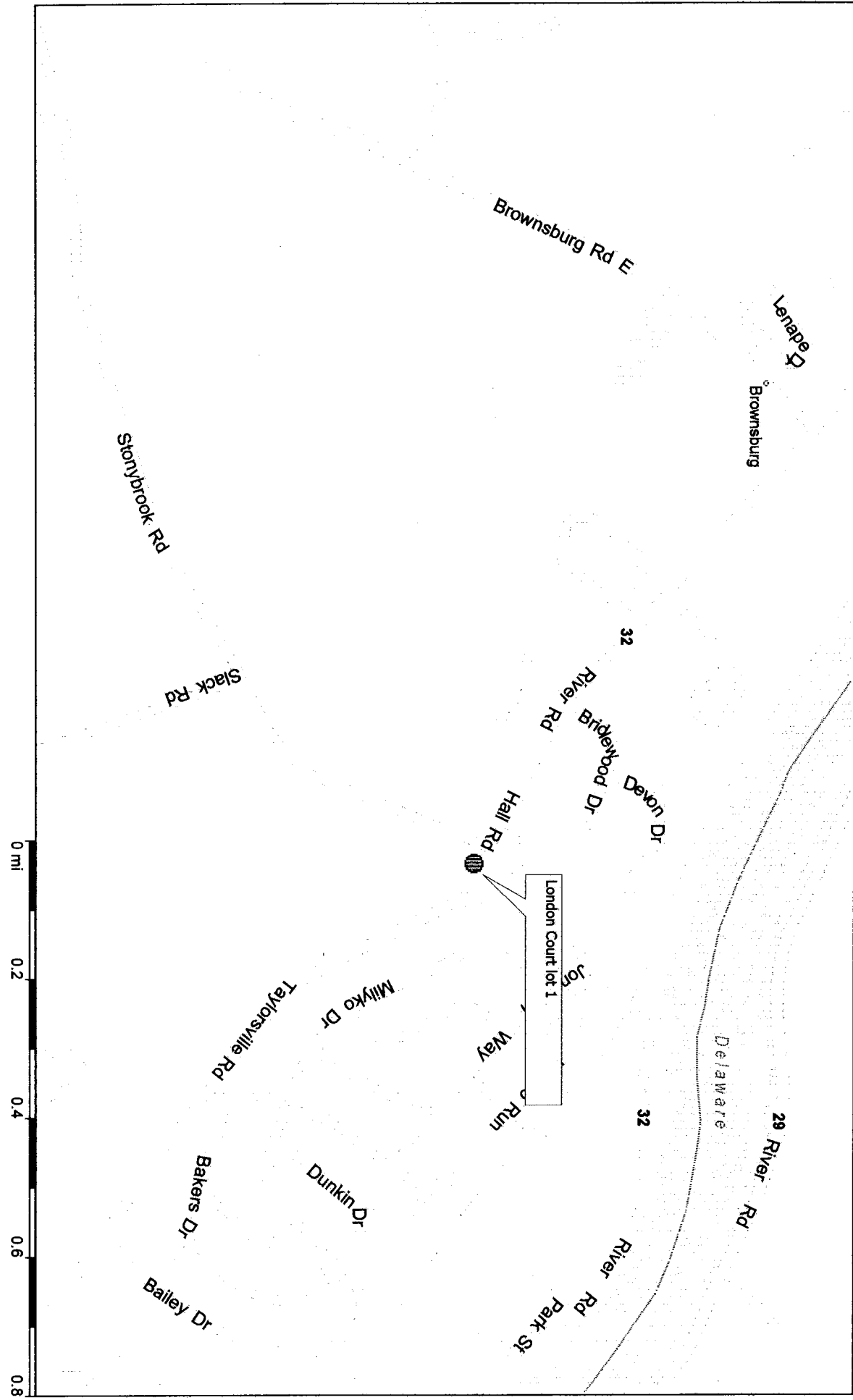


Driller's Signature (required)

11/30/05

Date

Brownsburg, Pennsylvania, United States



PPER MAKEFIELD TOWNSHIP

DEPARTMENT OF CODE ENFORCEMENT - 1076 Eagle Road, Newtown, PA 18940 (215) 968-2868

WELL REGISTRATION FORM (TO BE RETURNED TO U.M.T.)

AP# 47-10-60 Lot # 1
Subdivision LONDON COURT
Property Owner J. LONDON COURT LP
Address 1262 WOOD LN, SUITE 207, LANAHARNE
Phone 215-757-8641

Use of well (check one)

☒ Domestic ☐ Monitoring

☐ Production ☐ Other _____

Estimated average daily water use during peak 30-day period 400 gpd

Drilling Co. CARSON WATER WELL SPECIALISTS
Address 2212 STREET RD, WARRINGTON
Phone 215-343-6596

Metered? ☐ Yes ☒ No

Wastewater Disposal

☐ Septic system (locate on site plan)

☐ Spray irrigation (locate on site plan)

☐ Other _____

Well Construction Information

Date of well completion 11/14/05
Driller's name CARSON WATER WELL
State license No. 0260
Depth drilled 250 (ft. below land surface)
Depth of completed well 250 (ft. below land surface)

Geologic Log (can be attached)

Description Top Bottom

See

attached

Drilling method AIR ROTARY

Grout Information

Grout top 6 (ft. below the surface)

Grout bottom 118 (ft. below the surface)

Stratigraphic

Depth to top
(ft. below land surface)

Stratigraphic 1 2

Stratigraphic 2 _____

Stratigraphic in hole _____

Depth to bottom
(ft. below land surface)

118

Diameter
(inches)

6

Material
(Iron, steel, or PVC)

STEEL

Depth to Water-yielding zones
(ft. below land surface)

(1) 170 5

(2) 208 10

(3) 219 10

(4) 228 15

(5) 241 10

Estimated Total Yield 50

Method of Treatment

(If required) _____

Pump Information

Installation date _____ (month/day/year)

Pump capacity _____ (gpm)

Motor capacity _____ (hp)

Pump manufacturer and type _____

Pump installer _____

Pump intake setting _____ (ft. below land surface)

Current water level _____ (ft. below land surface)

Signature of the geologist is required if the well is drilled less than 200' deep and produces less than 3 gpm.

Signature of geologist supplying data _____

Telephone No. _____

Address _____

Date _____

Geologist

Signature _____

Date _____

(Print) _____

Date _____

Well Driller

Signature _____

Date _____

**Upper Makefield Township
Temporary Permit of Occupancy**

TMP # 47-010-058-000

Issued: 3/29/2007

Expires: 5/21/2007

Permission Is Hereby Granted To:

McGrath Homes

(Builder) and

McGrath Homes

(Owner)

To Occupy Premises Located At 1 Lombourt, Newtown, PA 18940

Subdivision: London Court **Lot** **As A(n)** SFD

Pending: Completion of Final Grading. Certificate of Occupancy contingent on the driveway wearing course has been laid.

This Building Constructed Under Building Permit No.: B 05042C

Dated: 4/18/2006

This Permit is valid for 60 days from the date as noted above. Prior to the granting of a permanent Occupancy Permit, the conditions as noted above must be satisfactorily met. A permanent Occupancy Permit must be secured upon expiration of this permit in order to be in compliance with the Upper Makefield Township Zoning Ordinance.

Grading Escrow Amount: \$2,000.00

Date Received: 3/29/2007

Check Name: McGrath Construction, Inc.

Check Number: 39230

Engineering Costs:

Check Name:

Check Number:

Dan A. Klein 3-28-07
Code Enforcement Officer Date

Grading Escrow Release Approved as

Submitted to Finance Officer Da

Release to Payee: McGrath Construction, Inc.

Address:

Approved:

Code Enforcement Officer

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
(215) 968-2868 Ext. 3104 Fax: (215) 968-9228

CERTIFICATE ISSUED
DATE:

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

Date: 4/5/2007 TMP #: 47-010-058-000 Permit #: B -07-029 U
Applicant/Builder: McGrath Homes
Address: 1262 Wood Lane
Langhorne, PA 19047
Business Phone: 215-757-8646 Fax #: 215-752-8570 Home Phone:
Type of Improvement: SFD
finish basement
of Stories: 2 Proposed Use: Residential # of Dwelling Units: 1

Location: 1 London Court, Newtown PA 18940

Zoning District: CM

Between: River

and Eagle

Subdivision: London Court Lot #: 1 Block: Lot Size: .5. acres + or -
Building is to be as per approved plans Ft. wide by FT long by Ft. in height
and shall conform in construction to type V
Basement walls or foundation: concrete Use Group: R3

Remarks: All work must comply with 2003 IBC building codes - see inspection checklist for further requirements.

Area or Volume
(cubic/sq. ft.): 2000

Estimated cost (\$) \$10,000.00

Permit Fee (\$) \$1,060.00

Owner Name: McGrath Homes

Owner Address: 1262 Wood Lane

Langhorne, PA 19047

David A. Kuhns - Code Enforcement Officer

Date:

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
(215) 968-2868 Ext. 3104 Fax: (215) 968-9228

CERTIFICATE ISSUED
DATE:

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

Date: 4/5/2007 TMP #: 47-010-058-000 Permit #: B-07-029 U
Applicant/Builder: McGrath Homes
Address: 1262 Wood Lane
Langhorne, PA 19047
Business Phone: 215-757-8646 Fax #: 215-752-8570 Home Phone:
Type of Improvement: SFD
finish basement
of Stories: 2 Proposed Use: Residential # of Dwelling Units: 1

Location: 1 London Court, Newtown PA 18940

Zoning District: CM

Between: River and Eagle

Subdivision: London Court Lot #: 1 Block: Lot Size: .5. acres + or -
Building is to be as per approved plans Ft. wide by FT long by Ft. in height
and shall conform in construction to type V
Basement walls or foundation: concrete Use Group: R3

Remarks: All work must comply with 2003 IBC building codes - see inspection checklist for further requirements.

Area or Volume
(cubic/sq. ft.): 2000

Estimated cost (\$) \$10,000.00

Permit Fee (\$) \$1,060.00

Owner Name: McGrath Homes

Owner Address: 1262 Wood Lane

Langhorne, PA 19047

David A. Kuhns - Code Enforcement Officer

Date:

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
(215) 968-2868 Ext. 3104 Fax: (215) 968-9228

DEPT FILE COPY

BUILDING PERMIT

Date: 4/18/2006 TMP #: 47-010-058-000 Permit #: B -06-042 C
Applicant/Builder: McGrath Homes
Address: 1262 Wood Lane
Langhorne, Pa 19047
Business Phone: 215-757-8646 Fax #: 215-752-8570 Home Phone:

Type of Improvement: SFD
construct sfd

#of Stories: 2 Proposed Use: Residential # of Dwelling Units: 1

Location: 1 London Court, Newtown, PA 18940

Zoning District: CM

Between: River and Eagle

Subdivision: London Court Lot #: 1 Block: Lot Size: .5. acres + or -

Building is to be as per approved plans Ft. wide by FT long by Ft. in height

and shall conform in construction to type V

Basement walls or foundation: concrete Use Group: R3

Remarks: All work must comply with 2003 IBC building codes - see inspection checklist for further requirements.

Area or Volume
(cubic/sq. ft.): 6229

Estimated cost (\$) \$272,500.00 Permit Fee (\$) \$4,058.44

Owner Name: McGrath Homes

Owner Address: 1262 Wood Lane
Langhorne, Pa 19047

David A. Kuhns - Code Enforcement Officer

Date:

Upper Makefield Township
Department of Code Enforcement
1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

**APPLICATION FOR ZONING PERMIT
WORKMEN'S COMPENSATION CERTIFICATION**

Date: 3/14/07

TMP: 47-_____

Applicant's Name: MCGRATH HOMES

Applicant's Address: 1262 WOOD LANE

Applicant's Phone: 215 757-8646 Fax: 215 752 8570

Address of Project: 1 LONDON CT Subdivision: LONDON CT Lot: 1

Owner's Name: ~~MAIT~~ ~~SATIELI~~ SAME AS ABOVE

Owner's Address: _____

Owner's Phone: _____ Fax: _____

Proposed Use/Structure Type FINISH BASEMENT

THIS APPLICATION MUST BE ACCOMPANIED BY A SIGNED AND DATED DIAGRAM, DRAWN TO SCALE, SHOWING THE FOLLOWING: LOT SIZE, LOCATION OF ALL EXISTING AND ALL PROPOSED STRUCTURES INCLUDING DIMENSIONS OF STRUCTURES AND DIMENSIONS TO PROPERTY LINES; IMPERVIOUS SURFACE CALCULATIONS (SEE BELOW). (STONE DRIVEWAYS ARE CONSIDERED IMPERVIOUS, POOL WATER AREAS ARE NOT.)

NOTE: IF UPON INSPECTION THIS INFORMATION IS FOUND TO BE INCORRECT, THIS PERMIT WILL BE REVOKED AND THE PERSONS INVOLVED WILL BE CONSIDERED IN VIOLATION OF THE ZONING ORDINANCE.

Current Impervious Coverage: _____ sq. ft. + Proposed Imp. Cov. _____
sq. ft. = _____ sq. ft. ÷ sq. footage of entire lot, _____ sq. ft. =
Impervious Surface Ratio, _____ %.

SIGNATURE OF APPLICANT

Use By Right: _____ Special Exceptions and Conditions: _____

() DENIED () APPROVED FOR USE AS: _____

Code Officer: _____ Date: _____

APPLICATION FOR PLAN EXAMINATION AND BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

I. LOCATION OF BUILDING	AT (LOCATION) <u>1 London Ct</u> (NO.) (STREET)	ZONING DISTRICT
	BETWEEN <u>London Ct</u> (CROSS STREET) AND <u></u> (CROSS STREET)	
	SUBDIVISION <u>London Ct</u> LOT <u></u> BLOCK <u></u> LOT SIZE <u></u>	

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

A. TYPE OF IMPROVEMENT 1 ☒ New building 2 ☐ Addition (If residential, enter number of new housing units added, if any, in Part D, 13) 3 ☐ Alteration (See 2 above) 4 ☐ Repair, replacement 5 ☐ Wrecking (If multifamily residential, enter number of units in building in Part D, 13) 6 ☐ Moving (relocation) 7 ☐ Foundation only		D. PROPOSED USE - For "Wrecking" most recent use <table border="0"> <tr> <td> Residential 12 ☒ One family 13 ☐ Two or more family - Enter number of units - - - - - 14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - - 15 ☐ Garage 16 ☐ Carport 17 ☐ Other - Specify <u>FINISH BASEMENT</u> </td> <td> Nonresidential 18 ☐ Amusement, recreational 19 ☐ Church, other religious 20 ☐ Industrial 21 ☐ Parking garage 22 ☐ Service station, repair garage 23 ☐ Hospital, institutional 24 ☐ Office, bank, professional 25 ☐ Public utility 26 ☐ School, library, other educational 27 ☐ Stores, mercantile 28 ☐ Tanks, towers 29 ☐ Other - Specify </td> </tr> </table>		Residential 12 ☒ One family 13 ☐ Two or more family - Enter number of units - - - - - 14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - - 15 ☐ Garage 16 ☐ Carport 17 ☐ Other - Specify <u>FINISH BASEMENT</u>	Nonresidential 18 ☐ Amusement, recreational 19 ☐ Church, other religious 20 ☐ Industrial 21 ☐ Parking garage 22 ☐ Service station, repair garage 23 ☐ Hospital, institutional 24 ☐ Office, bank, professional 25 ☐ Public utility 26 ☐ School, library, other educational 27 ☐ Stores, mercantile 28 ☐ Tanks, towers 29 ☐ Other - Specify
Residential 12 ☒ One family 13 ☐ Two or more family - Enter number of units - - - - - 14 ☐ Transient hotel, motel, or dormitory - Enter number of units - - - - - 15 ☐ Garage 16 ☐ Carport 17 ☐ Other - Specify <u>FINISH BASEMENT</u>	Nonresidential 18 ☐ Amusement, recreational 19 ☐ Church, other religious 20 ☐ Industrial 21 ☐ Parking garage 22 ☐ Service station, repair garage 23 ☐ Hospital, institutional 24 ☐ Office, bank, professional 25 ☐ Public utility 26 ☐ School, library, other educational 27 ☐ Stores, mercantile 28 ☐ Tanks, towers 29 ☐ Other - Specify				
B. OWNERSHIP 8 ☒ Private (individual, corporation, nonprofit institution, etc.) 9 ☐ Public (Federal, State, or local government)					
C. COST 10. Cost of improvement..... \$ <u>10,000</u> To be installed but not included in the above cost a. Electrical..... ☒ b. Plumbing..... ☒ c. Heating, air conditioning..... ☒ d. Other (elevator, etc.)..... ☐ 11. TOTAL COST OF IMPROVEMENT \$		Nonresidential - Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for, department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.			

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

E. PRINCIPAL TYPE OF FRAME 30 ☐ Masonry (wall bearing) 31 ☒ Wood frame 32 ☐ Structural steel 33 ☐ Reinforced concrete 34 ☐ Other - Specify		G. TYPE OF SEWAGE DISPOSAL 40 ☐ Public or private company 41 ☒ Private (septic tank, etc.)		J. DIMENSIONS 48. Number of stories..... 49. Total square feet of floor area, all floors, based on exterior dimensions..... 50. Total land area, sq. ft. <u>N/A</u>	
F. PRINCIPAL TYPE OF HEATING FUEL 35 ☒ Gas 36 ☐ Oil 37 ☐ Electricity 38 ☐ Coal 39 ☐ Other - Specify <u>PROPANE</u>		H. TYPE OF WATER SUPPLY 42 ☐ Public or private company 43 ☒ Private (well, cistern)		K. NUMBER OF OFF-STREET PARKING SPACES 51. Enclosed..... 52. Outdoors.....	
I. TYPE OF MECHANICAL Will there be central air conditioning? 44 ☒ Yes 45 ☐ No Will there be an elevator? 46 ☐ Yes 47 ☒ No		L. RESIDENTIAL BUILDINGS ONLY 53. Number of bedrooms..... 54. Number of bathrooms { Full..... Partial.....			

IV. IDENTIFICATION - To be completed by all applicants

Name	Mailing address - Number, street, city, and State	ZIP code	Tel. No.
1. Owner or Lessee <u>McGRATH HOMES</u>	<u>1262 WOOD LAKE LANGHORN</u>	<u>19047</u>	<u>215 757 8640</u>
2. Contractor <u>SAME</u>		builder's license No.	
3. Architect or Engineer			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

Signature of applicant <u>James Conusky</u>	Address <u>1262 WOOD LAKE</u>	Application date <u>3/5/07</u>
--	----------------------------------	-----------------------------------

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
1076 Eagle Road • Newtown, PA 18940 • (215) 968-2868

ALL CONSTRUCTION MUST BE NOTICED WITHIN 72 HOURS OF COMMENCEMENT

Upper Makefield Township

Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

ELECTRICAL PERMIT

DATE 2/7/07

PERMIT NUMBER _____

OWNER

Mc Gauth Homes

LOCATION

1 London Ct

PHONE NO.

215 633-0160 757846

FAX NO.

215-752-8570

KIND OF BUILDING

single family dwelling

USED AS

TO BE COMPLETED ABOUT

ASAP

ESTIMATED COST \$

1500

NEW

☒

ALTERATION

☐

REPAIR

☐

ADDITION

(Circle One)

ITEM	NUMBER
CEILING OUTLETS	<u>20</u>
SWITCHES	<u>8</u>
PLUG RECEPTACLES	<u>20</u>
TOTAL OUTLETS	
AIR HEATERS	
RANGES	
SIGNS	
WATER HEATER	
LIGHTING CIRC.	<u>4</u>
OTHER CIR.	
TOTAL CIRCUITS	<u>3</u>
MOTORS	
PANEL SIZE	<u>400 AMPS</u>
RANGE COND.	
SUB FEEDER SIZE	
MISC.	

CONTRACTOR'S NAME AND ADDRESS

MJS ELECTRIC INC

PHONE NO.

633 0160

FAX NO.

633 0171

ELECTRICAL INSPECTIONS **MUST** BE PERFORMED BY A PRIVATE ELECTRICAL UNDERWRITER
ARRANGED AND PAID BY THE OWNER/BUILDER.

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND THAT ALL PERTINENT
ELECTRICAL ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS
PERMIT IS ISSUED.

Mark Spadler

Signature of Contractor or his Authorized
Representative Making Application

Signature of Permit Clerk

Upper Makefield Township
Department of Code Enforcement

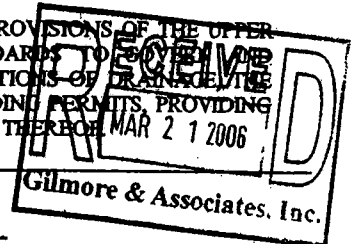
1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

*Requirements on back

FOR EROSION AND SEDIMENTATION
CONTROL AND GRADING PERMIT

PERMIT NO. _____

THE UNDERSIGNED HEREBY MAKES APPLICATION FOR PERMIT IN ACCORDANCE WITH THE PROVISIONS OF THE UPPER MAKEFIELD TOWNSHIP CODIFIED ORDINANCES, ESTABLISHING REGULATIONS AND STANDARDS TO GOVERN AND REGULATE THE GRADING OF LAND, THE MODIFICATION OF NATURAL TERRAIN, THE ALTERATIONS OF DRAINAGE, THE MAINTENANCE OF DRAINAGE NECESSARY TO CONTROL SOIL EROSION, THE ISSUING OF GRADING PERMITS, PROVIDING FOR THE ENFORCEMENT THEREOF AND PROVIDING FOR PENALTIES IN THE EVENT OF VIOLATION THEREOF.



Date of Application 14 MAR 06

DEVELOPER / OWNER:

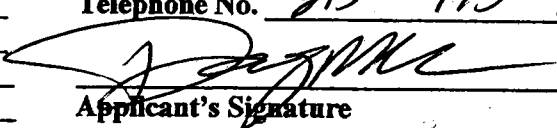
Name McGaugh Homes
Address 1267 Wood Lane
Lanshan Pa 19047
Telephone No. 215-757-8646
Fax No. 215-752-8570

Tax Parcel No. 47-10-58
Lot No. 1
Subdivision Name Landon Court

10 Gilmore Assoc for 1st review 3/21/06

CONTRACTOR / BUILDER:

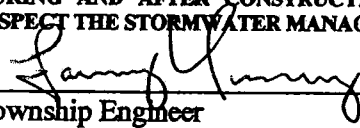
Name McA Mistr Const.
Address 1724 Gen. Washington
Wash Crossin
Fax No. _____

Telephone No. 215-493-2398

Applicant's Signature

Location of Project Landon Court Lot #1
Project Description Single Family Home

THIS PERMIT IS CONTINGENT UPON THE UPPER MAKEFIELD TOWNSHIP ENGINEER OR HIS DESIGNEE, HAVING THE RIGHT AT ANY TIME PRIOR, DURING AND AFTER CONSTRUCTION TO ENTER THE PREMISES TO INSPECT THE STORMWATER MANAGEMENT FACILITIES.

APPROVED TO
BEGIN WORK:


Township Engineer

4/12/06
Date

CERTIFICATION

☒ APPROVED FOR TEMPORARY CERTIFICATE


Township Engineer

3/28/07
Date

Comments Driveway wearing course Asphalt not installed.

☐ APPROVED FOR OCCUPANCY

Township Engineer

Date

Comments _____

Upper Makefield Township

Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

INSPECTION CHECKLIST AND INFORMATION

Date 14 MAR, 2006

SUBDIVISION London Court LOT NO. 1 TMP NO. 47-10-58
OWNER J.P. London Court LP ADDRESS 1262 Wood Lane Suite 207
BUILDER McGrath Homes ADDRESS Langhorne, Pa, 19047

CALL (215) 968-2868 FOR INSPECTIONS - TMP NO., PERMIT NO., ADDRESS AND LOT NO. MUST BE GIVEN WHEN CALLING. 48 HOURS NOTICE IS REQUIRED. (ELECTRICAL INSPECTIONS BY PRIVATE UNDERWRITER.) ALL PLANS MUST BE FOLDED TO 8" X 17" MAXIMUM

*****CALL BEFORE YOU DIG - PHONE NUMBER 800-242-1776*****

* PLEASE NOTE: INSPECTIONS CHECKED BELOW ARE REQUIRED:

- ☒ 1. FOOTING - PRIOR TO POURING
- ☒ 2. FOUNDATION AS BUILT PLAN SUBMITTAL
- ☒ 3. FINISH FOUNDATION PRIOR TO BACKFILLING.

THE FOLLOWING FOUR INSPECTIONS MUST BE DONE AT THE SAME TIME (4 - 7):

- ☒ 4. GARAGE FLOOR REINFORCEMENT
- ☒ 5. ROUGH PLUMBING - PRESSURE TEST BOTH SANITARY AND POTABLE LINES
- ☒ 6. ELECTRICAL ROUGH - BY A PRIVATE UNDERWRITER (HIRED BY THE BUILDER/OWNER)
- ☒ 7. ROUGH FRAMING - ONLY AFTER ALL OF THE ABOVE INSPECTIONS ARE DONE
- ☒ 8. INSULATION
- ☒ 9. ELECTRICAL - FINAL BY PRIVATE UNDERWRITER (HIRED BY THE BUILDER/OWNER AND VERIFICATION CARD SENT TO TOWNSHIP)
- ☒ 10. AS BUILT SITE PLAN SUBMITTAL
- ☐ 11. BUYER'S DISCLOSURE STATEMENT (ORDINANCE 238)
- ☐ 12. FINAL INSPECTION - PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY
- ☐ 13. FIRE MARSHALL, CERTIFICATE OF INSPECTION

MISCELLANEOUS REQUIREMENTS:

- CONTRACTOR'S DOCUMENTATION OF GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION COVERAGE. MUST HAVE "UPPER MAKEFIELD TOWNSHIP" LISTED AS AN ADDITIONED INSURED. IF CONTRACTOR DOES NOT EMPLOY OTHER INDIVIDUALS, THE NOTARIZED AFFIDAVIT ON THE BACK OF THE OCCUPATION PERMIT APPLICATION MUST BE COMPLETED.
- IN ALL APPLICATIONS WHERE 1/2" PLYWOOD OR EQUIVALENT IS NOT USED FOR SHEATHING, RACK BRACING MUST BE INSTALLED IN ALL CORNERS.
- SILL PLATES MUST BE SECURED WITH 14" J-BOLTS. FOOTINGS MUST CONTAIN TWO #4 REBAR AND BE FORMED BY INSTALLATION OF FORMING MEMBERS. GARAGE FLOORS MUST CONTAIN #4 REBAR SPACED 24" O.C., BOTH DIRECTIONS.
- THE BUILDING FOOTPRINT MUST HAVE OUTSIDE PERIMETER DRAIN PIPING.
- POOL MUST BE FENCED BEFORE FILLING WITH WATER WITH A MINIMUM 4' HIGH FENCE WITH SELF-LOCKING AND SELF-CLOSING GATES; MUST COMPLETELY ENCLOSE POOL.
- HEAT DETECTOR REQUIRED IN GARAGE.
- OPEN BURNING IS PROHIBITED IN UPPER MAKEFIELD TOWNSHIP.
- PLEASE ALLOW THREE (3) WEEKS PROCESSING TIME FOR PERMITS.

THE TOWNSHIP MUST RECEIVE AN AS BUILT PLAN AND BE NOTIFIED 14-21 DAYS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY TO ALLOW THE TOWNSHIP ENGINEER TO PERFORM A FINAL GRADING AND EROSION CONTROL INSPECTION.

I HEREBY CERTIFY THE PROPOSED WORK IS AUTHORIZED BY THE OWNER, THAT I HAVE REVIEWED AND UNDERSTAND THIS DOCUMENT AND AGREE TO CONFORM TO ALL LAWS AND WILL ENSURE THAT ALL BUILDING IS DONE IN STRICT COMPLIANCE WITH THE PLANS SUBMITTED.

CIRCLE ONE: OWNER BUILDER AGENT

Signature [Signature]

**UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT**

1076 Eagle Road, Newtown, PA 18940 Phone: (215) 968-2868 Fax: (215) 968-922

**CAREFULLY REVIEW AND COMPLY WITH ALL THE ENCLOSED
DOCUMENTS DURING THE BUILDING PROCESS.**

PLEASE DISPLAY BLUE (FIELD) COPY PROMINENTLY ON FRONT DOOR OR WINDOW.

Tuesday, April 18, 2006

McGrath Homes
1262 Wood Lane
Langhorne, Pa 19047

Enclosed please find your permit.

Permit #: B -06-042 C

Lot #: 1

TMP #: 47-010-058-000

Subdivision: London Court

Owner Name: McGrath Homes

Owner Address: 1262 Wood Lane

Type of Improvement: SFD

construct sfd

Permit Fee (\$): \$4,058.44

Requests for inspections must be received by 3:00 p.m., a minimum of 48 hours prior to the day of the inspection. The TMP #, property address, permit #, Lot # and subdivision name will be required to schedule the inspection.

Thanking you in advance for your cooperation concerning these matters.

Sincerely,

David A. Kuhns
Code Enforcement Officer

**UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT**

1076 Eagle Road, Newtown, PA 18940 Phone: (215) 968-2868 Fax: (215) 968-9228

PLEASE DISPLAY BLUE (FIELD) COPY ON FRONT DOOR OR WINDOW.

Tuesday, April 18, 2006

McGrath Homes
1262 Wood Lane
Langhorne, Pa 19047

For the safety of the occupants, a Certificate of Occupancy is required upon completion of any construction project. Only after a Certificate of Occupancy is issued can the building be legally used or occupied.

The Township will perform a final inspection upon completion. Any outstanding items must be addressed and any outstanding fees paid before a Certificate of Occupancy can be issued. All property owners who employ contractors must insist on receipt of the Certificate of Occupancy prior to concluding their contractual obligations with the contractor.

This pertains to your open permit: B -06-042 C

Sincerely,

David A. Kuhns
Code Enforcement Officer

UPPER MAKEFIELD TOWNSHIP
DEPARTMENT OF CODE ENFORCEMENT
(215) 968-2868 Ext. 3104 Fax: (215) 968-9228

CERTIFICATE ISSUED
DATE:

BUILDING PERMIT - CERTIFICATE OF OCCUPANCY

Date: 4/18/2006 TMP #: 47-010-058-000 Permit #: B-06-042 C
Applicant/Builder: McGrath Homes
Address: 1262 Wood Lane
Langhorne, Pa 19047
Business Phone: 215-757-8646 Fax #: 215-752-8570 Home Phone:
Type of Improvement: SFD
construct sfd
of Stories: 2 Proposed Use: Residential # of Dwelling Units: 1

Location: 1 London Court, Newtown, PA 18940

Zoning District: CM

Between: River and Eagle

Subdivision: London Court Lot #: 1 Block: Lot Size: .5. acres + or -
Building is to be as per approved plans Ft. wide by FT long by Ft. in height
and shall conform in construction to type V
Basement walls or foundation: concrete Use Group: R3

Remarks: All work must comply with 2003 IBC building codes - see inspection checklist for further requirements.

Area or Volume
(cubic/sq. ft.): 6229

Estimated cost (\$) \$272,500.00

Permit Fee (\$) \$4,058.44

Owner Name: McGrath Homes

Owner Address: 1262 Wood Lane
Langhorne, Pa 19047

David A. Kuhns - Code Enforcement Officer

Date:

Upper Makefield Township
Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215)968-2868 FAX (215) 968-9228

Date: 14 MAR 06

Lot # 1

TMP# 47-10-58

**APPLICATION FOR ZONING PERMIT
WORKMEN'S COMPENSATION CERTIFICATION**

Applicant's Name: McGaugh Home

Applicant's Address: 1262 Wood Lane, Langhorne Pa 19047

Applicant's Phone: 215-757-8646 Fax: 215-752-8570

Owner's Name: JP London Court LP

Owner's Address: See Above

Owner's Phone: _____ Fax: _____

Proposed Use or Structure Type Single Family Home

Location of Project: London Court

THIS APPLICATION MUST BE ACCOMPANIED BY A SIGNED AND DATED DIAGRAM, DRAWN TO SCALE, SHOWING THE FOLLOWING: LOT SIZE, LOCATION OF ALL EXISTING AND ALL PROPOSED STRUCTURES INCLUDING DIMENSIONS OF STRUCTURES AND DIMENSIONS TO PROPERTY LINES; IMPERVIOUS SURFACE CALCULATIONS (SEE BELOW). (STONE DRIVEWAYS ARE CONSIDERED IMPERVIOUS, POOL WATER AREAS ARE NOT.)

NOTE: IF UPON INSPECTION THIS INFORMATION IS FOUND TO BE INCORRECT, THIS PERMIT WILL BE REVOKED AND THE PERSONS INVOLVED WILL BE CONSIDERED IN VIOLATION OF THE ZONING ORDINANCE.

Current Impervious Coverage 0 sq. ft. + Proposed Imp. Cov. 4276
sq. ft. = 4276 sq. ft. ÷ sq. footage of entire lot, 24,363 sq. ft. =
Impervious Surface Ratio, 17.5 %.



SIGNATURE OF APPLICANT

Use By Right: _____ Special Exceptions and Conditions: _____

() DENIED () APPROVED FOR USE AS: _____

Code Official: _____ Date: _____

RECEIVED
MAR 17 2006
U. M. T.
Code Enforcement Office

Upper Makefield Township

Department of Code Enforcement

1076 Eagle Road, Newtown, PA 18940 (215) 968-2868 FAX (215) 968-9228

PLUMBING PERMIT

DATE OF APPLICATION 14 MAR 06 PERMIT NUMBER _____
 TWP. LIC. # _____ COUNTY TAX PARCEL # 47-10-38 ZONING DISTRICT _____
 OWNER JP London CT LP
 OWNER'S ADDRESS 1262 Wood LA suit 207 PA, 19047 PHONE NO. 215-757-8646
 LOCATION OF PROJECT London Court lot #1
 PLUMBER'S NAME/ADDRESS Precision Piping 301, 19067 ordville Rd suit 501-a
 PHONE NO. 215-579-9000 FAX NO. 215-579-7313
 PROPOSED USE Single Family Home

FIXTURE	BASEMENT		1 ST FLOOR		2 ND FLOOR		3 RD FLOOR	
	No.	dfu	No.	dfu	No.	dfu	No.	dfu
Water Closet/Bidet/Urinal	—	—	1	—	3	—	—	—
Bathtub	—	—	0	—	3	—	—	—
Lavatory/Sink	—	—	2	—	4	—	—	—
Shower/Floor Drain	—	—	0	—	2	—	—	—
Washing Machine	—	—	0	—	1	—	—	—
Dishwasher	—	—	0	—	0	—	—	—
Water Heater	—	1	—	—	0	—	—	—
Garbage Disposal	—	—	0	—	0	—	—	—
Hose Bib (Vacuum Break)	—	—	3	—	0	—	—	—
TOTALS per floor	—	1	7	—	13	—	—	—

Description of Work if Other Than Fixture Installation _____

Water Service Material Copper Size 1"

Drainage/Vent Material PVC Size 1 1/2-4

THIS APPLICATION MUST BE ACCOMPANIED BY A ROUGH RISER DIAGRAM OF THE DRAINAGE/VENT PIPING, SIZE AND FIXTURE LOCATION AS WELL AS POTABLE WATER PIPE SIZE AND LOCATION.
 (3 copies required)

SIGNATURE OF APPLICANT

(Plumber's License Application on Reverse Side)