



Eileen M. Bradley  
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun  
William B. Jones, III  
Gregory T. Hood  
Cynthia M. Jones  
Mary Beth McCabe

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**Board of Supervisors  
Regular Meeting Agenda  
January 25, 2021**

**6:00 p.m. Executive Session  
7:00 p.m. Regular Meeting**

**Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Announcements from the Chair: The Board met in Executive Session prior to this meeting to discuss personnel issues and litigation
4. Public Comment on Non-Agenda Items
5. Approval of Minutes of Meeting of January 4, 2021
6. Departmental Reports
  - 6.1. Code Department Report for December 2020
  - 6.2. Police Department Report for December 2020
  - 6.3. Public Works Department Report for December 2020
7. Consideration of Old Business
  - 7.1. JAMP 98 Railroad Avenue Preliminary/Final Approval
8. Consideration of New Business
  - 8.1. 314 Dorothy Lane – Swimming Pool
  - 8.2. 120 Liberty Lane – Amended Final Plan
  - 8.3. Foxlane Homes/Highpoint – Sketch Plan

- 8.4. PBA Contract 2022-2026
- 9. Consent Agenda
  - 9.1. Stormwater O&M Agreement with Melvin and Beverly Kelsey for 22 Farber Drive, TMP #26-021-096, for construction of an addition to an existing dwelling, with a Stormwater BMP maintenance fee of \$125.00.
  - 9.2. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #3 for the Mill Ridge Subdivision for \$104,331.15, leaving \$680,019.80 remaining.
  - 9.3. Scott and Kerri Ehling have executed a Professional Services Agreement for a swimming pool for the property at 112 Harrison Forge Court, TMP #26-002-238, with corresponding legal and engineering escrow of \$5,000.00.
  - 9.4. Gary and Maria Kensey have executed a Professional Services Agreement for the property at 312 Dorothy Lane, TMP #26-001-125-012, with corresponding legal and engineering escrow of \$5,000.00.
  - 9.5. Diomede and Claudia Trozzi have executed a Professional Services Agreement for the property at 114 Curley Mill Road, TMP #26-003-001, and 84 Curley Mill Road, TMP #26-001-090, with corresponding legal and engineering escrow of \$2,000.00.
- 10. Board of Supervisors Comments
- 11. Administration Comments
  - 11.1. Blood Drive March 17, 2021 from 9:00 a.m. to 7:00 p.m.
- 12. Solicitor and Engineer Comments
  - 12.1. County Builders ZHB Decision
  - 12.2. 400 Highpoint Board of Assessment Appeal
  - 12.3. CBSD v. Club Investors Assessment Appeal
- 13. Public Comment
- 14. Other Business
- 15. Payment of Bills
  - 15.1. Bills List dated January 8, 2021 for \$86,812.64

15.2. Bills List dated January 14, 2021 for \$100,505.80

15.3. Bills List dated January 22, 2021 for \$12,669.79 (medical reimbursement)

16. Adjournment:

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, February 1, 2021 at 7:00 p.m.**, at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda are posted to the Township website prior to the meeting date at [www.newbritaintownship.org](http://www.newbritaintownship.org).*

**BOARD OF SUPERVISORS  
MEETING MINUTES  
January 4, 2021**

A Re-Organization/Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, January 4, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: William B. Jones, III, Helen B. Haun, Gregory T. Hood, Cynthia M. Jones, and MaryBeth McCabe. Also present were Township Manager Eileen M. Bradley and Township Solicitor Peter Nelson, Esq.

**I. Reorganization:**

**1. Pledge of Allegiance:** Mr. Jones led the Board and audience in the Pledge of Allegiance.

**2. Appointment of Temporary Chair:**

**MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun, and unanimously carried, to nominate William B. Jones, III as Temporary Chair.**

**3. Swearing in of Elected Officials:** There was no Swearing in of Elected Officials at this time.

**4. Nomination(s) for Permanent Appointment of Chair, Vice-Chair**

**MOTION: Upon nomination by Mrs. Haun, seconded by Mr. Jones, Mr. Hood was nominated as the Permanent Chair. No other nominations were presented.**

**MOTION: Upon nomination by Mr. Hood, seconded by Mr. Jones, Mrs. Haun was nominated as the Vice-Chair.**

**MOTION: Upon nomination by Ms. McCabe, seconded by Mrs. Jones, Mrs. Jones was nominated as the Vice-Chair.**

**5. Appointment of Permanent Chair, Vice-Chair:**

Mr. Jones asked for a vote for the motion nominating Mr. Hood for Chair.

**MOTION: Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously appointed Mr. Hood as Chair.**

Mr. Jones asked for a vote for the first motion nominating Mrs. Haun for Vice-Chair.

**MOTION: Upon motion by Mr. Hood, seconded by Mr. Jones, the Board appointed Mrs. Haun as Vice-Chair by majority vote, 3-2, with Mrs. Jones and Ms. McCabe opposed.**

The second motion nominating Mrs. Jones for Vice-Chair became moot with the majority appointment of Mrs. Haun as Vice-Chair.

**6. Appointments Resolution #2021-1: Appointments, Reappointments, and Modifications of**

**Appointments:** Mr. Jones asked if there were any changes to Resolution #2021-01. Mrs. Jones stated that she would like to see Ms. McCabe appointed to some of the committees, such as the Veteran's Committee, and she would like to see the Board Liaison appointments rotated. After discussion, Mrs. Haun offered to

give up her position on the Capital Planning Committee to Ms. McCabe. The Board agreed to appoint Ms. McCabe to both the Veterans Committee and the Capital Planning Committee.

**MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously adopted Resolution #2021-01, setting various Committee and Board appointments effective January 2, 2021, to be amended per the Boards discussion; and authorizing all Supervisors and key staff members to attend the PSATS and BCATO annual conventions with all expenses paid thereto.**

At this time Mr. Hood assumed his role as Chair.

## **7. Approval of 2021 Meeting Dates:**

**MOTION: Upon motion by Mr. Jones, seconded by Ms. McCabe, and unanimously carried, the Board approved the Meeting Schedule for 2021.**

## **II. Public Meeting Agenda**

**1. Call to Order:** Mr. Hood called the Meeting to order.

**2. Board Seating:**

**3. Announcements:** Mr. Hood announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues and land acquisition.

**4. Public Comment on Non-Agenda Items:** Ms. Deb Rendon of Keller Road stated that a logging operation was taking place on a parcel owned by Janice Shelly. Ms. Shelly's father, Jack Shelly, had previously preserved his property through New Britain Township and Bucks County, and forested portions of the property slowly. Ms. Rendon was concerned the property would be clear cut and all the large oak trees would be removed. She presented the Board with several ideas to preserve or halt the removal of these trees. Mr. Walsh stated that the property owner was provided notice that the work being conducted required a Zoning Permit and all work should stop until the contractor came into compliance with the Township Zoning Ordinance. PECO and the Conservation District had been contacted and were investigating the issue. The Board authorized staff to reach out to Ms. Shelly to discuss the preservation of the property.

Ms. Maryanne McBrearty of Dolly Lane stated that neighbors were still experiencing rodent issues from the abandoned property at 113 Dolly, and expressed concerns with the cancelation of court proceedings, and wanted to know what else could be done.

Ms. McCabe stated that the Township had no control over the partially functioning judicial system and the Township could not touch the home until the injunction case was concluded. Mr. Hood stated that the Board had already expended a significant amount of money to maintain the property in its current condition.

Ms. McBrearty asked if the court case was just about reimbursement. Mr. Nelson stated that the legal proceedings involved two aspects: granting the Township the legal authority to work on the property and obtain reimbursement for that work. He stated the Township was currently doing everything within its power to maintain the status quo for the neighbors.

## **5. Approval of Minutes:**

### **5.1. Minutes of Meeting of December 7, 2020:**

**MOTION: Mr. Jones made a motion, seconded by Ms. McCabe, to accept the December 7, 2020 Minutes as written. The motion passed on a vote of 4 to zero, Mrs. Haun abstaining due to absence from the meeting in question.**

**6. Departmental Reports:**

**6.1. Code Department Report for November 2020:** Mr. Walsh presented the Code Department Report for November 2020.

**6.2. Police Department Report for November 2020:** Mr. Walsh presented the Police Department Report for November 2020.

**6.3. Public Works Department Report for November 2020:** Mr. Walsh presented the Public Works Department Report for November 2020.

**7. Consideration of Old Business:** There was no Old Business at this time.

**8. Consideration of New Business:**

**8.1. Benefits Package for Chief Scafidi as Resolution #2021-02:** Mr. Walsh stated that the Chief was scheduled to retire at the end of June. Resolution #2021-02 had been modified to provide the Chief with half of his usual PTO benefits.

**MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved Resolution #2021-02, setting the annual Benefits Package for Chief Robert Scafidi.**

**8.2. Fee Schedule as Resolution #2021-03:** Mr. Walsh stated the Official Township Fee Schedule reflected minor changes discussed by the Board at the December 7, 2020 meeting. Mrs. Jones asked if any changes were made to the park's fees for non-residents. Mr. Walsh stated that staff needed to conduct a complete review of fees charged by municipalities in the surrounding area.

**MOTION: Upon motion by Mr. Jones, seconded by Mrs. Jones, the Board unanimously approved Resolution #2021-03, setting the Fee Schedule for 2021.**

**8.3. Fund Balance Policy for 2021 as Resolution #2021-04:** Mr. Walsh stated there were no changes from previous years' policy.

**MOTION: A motion made by Mr. Jones, seconded by Mrs. Jones, and unanimously approved Resolution #2021-04, setting the Fund Balance Policy for 2021, based on GASB requirements.**

**8.4. Tax Collector Salary for 2022-2025 as Resolution #2021-05:** Mr. Walsh stated Resolution #2021-05 needed to set the salary for the Real Estate Tax Collector prior to February 15. The Resolution reflected a slight increase in wages for the Tax Collector to \$22,500.00.

**MOTION: Upon motion by Mrs. Haun, seconded by Ms. McCabe and unanimously approved Resolution #2021-05, setting the salary and fees for the Real Estate Tax Collector for tax years 2022-2025 at \$22,500.00.**

**9. Consent Agenda:**

**MOTION:** Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Escrow Release #2 for Hallmark Homes-Mill Ridge LLC for the Mill Ridge Subdivision in the amount of \$87,016.50, leaving \$784,350.95 remaining; Payment Application #5 (FINAL) for DOLI Construction Corporation for the 2018 Culvert Replacement Project, for \$10,000, representing the retainage amount held by New Britain Township. DOLI had also submitted an 18-month Maintenance Bond of \$153,149.55 and all appropriate closing documents.

**10. Board of Supervisors' Comments:** Ms. McCabe thanked the Public Works for their hard work during the high winds and rains on Christmas Eve. The rest of the Board reiterated Ms. McCabe's sentiment.

**11. Township Administration Comments:**

**11.1. Zoning Hearings:** Mr. Walsh stated that on Thursday, January 21 at 7:00 p.m., the Zoning Hearing Board would consider two applications. Interested parties were encouraged to attend.

- a. John and Jessica Handschuh of 142 New Galena Road, TMP #26-001-062, a B1 Use in the SR-2 District requested a variance from dimensional requirements for construction of an addition to connect the existing home to an existing garage.
- b. John and Kate O'Rourke of 206 W Fairwood Drive, TMP #26-028-010, a B2 Use in the RR District proposed an addition to expand the current living space to add a bedroom. The Applicant was appealing the Zoning Officer's denial of a zoning permit as an extension of a nonconforming structure; and/or seeking variances to permit a rear yard setback of 22 ft. (40 ft. required).

Ms. McCabe stated that she had concerns about the hearing for 206 W Fairwood Drive, as the Board had been looking into revoking all license agreements for use of Township open space and wanted to make sure the Zoning Hearing Board understood their intent to revoke these license agreements. Mr. Hood and the rest of the Board agreed.

**MOTION:** A motion made by Mrs. Haun, seconded by Ms. McCabe, and unanimously approved to send Mr. Nelson to the Zoning Hearing Board, not to oppose the O'Rourke application, but to represent the Township's interests regarding the open space license agreement for 206 W. Fairwood.

**11.2. Stormwater Ordinance Waiver Request for 22 Farber Drive:** Mr. Walsh stated that the Township had not received any viable reason to grant a waiver from the Stormwater Ordinance for 22 Farber Drive. The Stormwater Ordinance was established in response to State and Federal mandates and Staff did not recommend granting the waiver from stormwater.

**MOTION:** A motion made by Mr. Jones, seconded by Mrs. Haun, and unanimously denied the Stormwater Ordinance waiver request for 22 Farber Drive.

**11.3. 2021 Bid Limits and IRS Approved Mileage Allowance:** Mr. Walsh provided the Board with the 2021 Bidding Limits, with a slight increase from 2020 in all categories. The IRS-approved mileage reimbursement rate for 2021 was set at \$0.56 per mile, a decrease of 1.5 cents from 2020.

**11.4. Appointment of Municipal Services Clerk:** Mr. Walsh stated that he had extended an employment offer to Ms. Kimberly Goodwin for the vacant position of Municipal Services Clerk at \$20.00 per hour and full benefits, pending successful completion of pre-employment physical and drug screen. Ms. Goodwin had accepted the position.

**MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe and unanimously carried, the Board appointed Kimberly Goodwin as Municipal Services Clerk at \$20.00 per hour, effective January 11, 2021.**

**12. Solicitor and Engineer Comments:** There were no Engineer Comments at this time.

**12.1. PRDC Zoning Hearing Board Update:** Mr. Nelson stated that the appeal period had passed for PRDC to appeal the Zoning Hearing Boards' decision to deny variances at 84 School House Road. The plan presented to the Zoning Hearing Board was officially off the table. Mr. Walsh stated that no new plans had been submitted to date.

**12.2. County Builders Zoning Hearing Board Update:** Mr. Nelson stated that the written decision in the County Builders W. Butler Avenue application had not yet been issued and the Zoning Hearing Board had until January 8 to issue the written decision. Mr. Walsh stated that once the written decision was issued, it would appear on a future Board agenda.

**12.3. Prime Builders Conflict Waiver:** Mr. Nelson stated that his firm had a conflict of interest in the Prime Builders development project for the Benner property. Another attorney from his firm had represented Ms. Benner in matters of estate planning. The attorney did not represent Ms. Benner presently and did not represent her for this land development project. To resolve the conflict, Ms. Benner would need to sign a waiver letter with her attorney stating that she was aware of the conflict but waived any concern. Mr. Nelson requested that the Board grant a waiver from this conflict as well, to be signed by the Chair.

**MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved having Chair, Gregory T. Hood sign the Waiver of Conflict Letter for the Benner Property.**

**13. Other Business:** There was no Other Business at this time.

**14. Public Comment:** Ms. McBrearty asked about the paving on Business Route 202. Mr. Walsh stated that Aqua PA would be required to repave the road after the conclusion of their work. Paving required specific minimum temperatures to meet PennDOT standards and final repaving might not occur until temperatures increase in the spring.

**15. Payment of Bills:**

**15.1. Bills List dated December 11, 2020 for \$1,374.79:**

**MOTION: Upon motion by Mr. Jones, seconded by Ms. McCabe, the Board unanimously approved the Bills List dated December 11, 2020 for \$1,374.79.**

**15.2. Bills List dated December 15, 2020 for \$3,464.32:**

**MOTION: Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously approved the Bills List dated December 15, 2020 for \$3,464.32.**



**15.3. Bills List dated December 22, 2020 for \$327,940.99:**

**MOTION:** Upon motion by Mrs. Jones, seconded by Mr. Jones, the Board unanimously approved the Bills List dated December 22, 2020 for \$327,940.99.

**16. Adjournment:**

**MOTION:** There being no further business or comment, a motion was made by Ms. McCabe, seconded by Mrs. Haun, and unanimously carried, to adjourn the meeting at 8:35 p.m.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
William B. Jones, III, Chair

\_\_\_\_\_  
Helen B. Haun, Vice Chair

\_\_\_\_\_  
Gregory T. Hood, III, Member

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Cynthia Jones, Member

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MaryBeth McCabe, Member

Attest: \_\_\_\_\_

Eileen M. Bradley  
Secretary/Manager

DRAFT



## Township of New Britain

Office of Code Enforcement

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### DECEMBER 2020

PERMITS ISSUED	23
ZONING	8
BUILDING INSPECTION	46
United electrical	14
OCCUPANCY INSPECTIONS	10
RE-INSPECTION	7
COMMERCIAL FIRE INSPECTIONS	0
FIRE CALLS	19
CHALFONT	15
DOYLESTOWN	1
DUBLIN	2
HILLTOWN	1



# Dublin Volunteer Fire Company

Month: **December 2020**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment	1		
Assists			
Engine		Time in Service	7 Hrs 52 Min
Field		Total Man Hours	75 Hrs 15 Min
Full Company		Average Call Length	26 Min
Ladder			
Rescue			
Squad	3		
Tanker		Total Personnel	
Air Medical Evacuation		Average Personnel per Call	
Alarm System	6		
Auto Extrication	1		
Auto Response		Borough/Township	
Barn			
Brush		Bedminister Township	4
Building		Dublin Borough	5
Chimney		East Rockhill Township	
CO Alarm		Hilltown Township	6
Control Burn		New Britain Township	2
Cover/Up	1	Plumstead Township	
Cover/Up Assist		Perkasie Borough	
Dumpster		Tinicum Township	1
Dwelling	2	Richland Township	
Extinguished Building		West Rockhill Township	
Fumes outside			
Fumes in Building	3		
Garage			
Hazardous Material			
Investigation			
Medavac			
Rubish			
Special Assignment			
Stand by Accident	1		
Vehicle Fire			
Wires			
<b>Total Number of Calls</b>	<b>18</b>	<b>Total Numbe of Calls</b>	<b>18</b>

Signature of Chief

*Thomas Nugent*

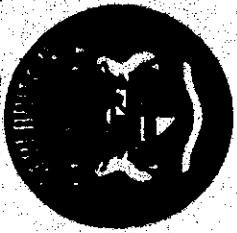


## New Britain Township

207 Park Avenue  
Chalfont, PA 18914  
Phone: (215) 822-1391  
Fax: (215) 822-6051  
nbt@newbritaintownship.org

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2020-11130-B2	12/04/2020	315 DOROTHY LANE	Building	Residential	Approved
2020-11149-B2	12/10/2020	105 TEAL DRIVE	Building	Residential	Approved
2020-11171-B2	12/04/2020	18 MAPLE AVENUE	Building	Residential	Approved
2020-11172-B2	12/15/2020	338 MYSTIC VIEW CIRCLE	Building	Residential	Approved
2020-11180-B2	12/21/2020	352 OLD LIMEKILN ROAD	Building	Residential	Approved
2020-11198-B1	12/15/2020	7 SUNNYBROOK DRIVE	Building	Residential	Approved
2020-11200-B1	12/21/2020	312 OLD LIMEKILN ROAD	Building	Residential	Approved
2020-11130-E3	12/04/2020	315 DOROTHY LANE	Electrical	Residential	Approved
2020-11149-E3	12/10/2020	105 TEAL DRIVE	Electrical	Residential	Approved
2020-11171-E3	12/08/2020	18 MAPLE AVENUE	Electrical	Residential	Approved
2020-11172-E3	12/15/2020	338 MYSTIC VIEW CIRCLE	Electrical	Residential	Approved
2020-11180-E3	12/21/2020	352 OLD LIMEKILN ROAD	Electrical	Residential	Approved
2020-11183-E1	12/08/2020	854 MYERS ROAD	Electrical	Residential	Approved
2020-11197-E1	12/16/2020	245 FOREST PARK DRIVE	Electrical	Residential	Approved
2020-11200-E2	12/21/2020	312 OLD LIMEKILN ROAD	Electrical	Residential	Approved
2020-11130-F6	12/04/2020	315 DOROTHY LANE	Fire	Residential	Approved
2020-11130-M5	12/04/2020	315 DOROTHY LANE	Mechanical	Residential	Approved
2020-11196-M1	12/15/2020	133 HAMPSHIRE DRIVE	Mechanical	Residential	Approved
2020-11130-P4	12/04/2020	315 DOROTHY LANE	Plumbing	Residential	Approved
2020-11200-P3	12/21/2020	312 OLD LIMEKILN ROAD	Plumbing	Residential	Approved
2020-11177-RO1	12/03/2020	976 NEW GALENA ROAD	Road Occupancy	Residential	Approved



## New Britain Township

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nbt@newbritaintownship.org

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2020-11190-S1	12/18/2020	4275 COUNTY LINE ROAD	Sign		Approved
2020-11190-S2	12/18/2020	4275 COUNTY LINE ROAD	Sign		Approved
2019-9912-U08	12/22/2020	1141 UPPER STUMP ROAD	Use & Occupancy	Residential	Closed
2020-11120-U01	12/08/2020	103 KRISTA COURT	Use & Occupancy	Residential	Closed
2020-11154-U01	12/14/2020	207 ONEIDA LANE	Use & Occupancy	Residential	Closed
2020-11164-U01	12/03/2020	650 CHATHAM COURT	Use & Occupancy	Residential	Closed
2020-11166-U01	12/03/2020	516 WINDSOR COURT	Use & Occupancy	Residential	Closed
2020-11167-U01	12/03/2020	608 REMINGTON COURT	Use & Occupancy	Residential	Closed
2020-11169-U01	12/28/2020	24 CREEK ROAD	Use & Occupancy	Residential	Closed
2020-11176-U01	12/28/2020	212 INVERNESS CIRCLE	Use & Occupancy	Residential	Closed
2020-11178-U01	12/28/2020	393 TOWNSHIP LINE ROAD	Use & Occupancy	Residential	Closed
2020-11182-U01	12/21/2020	1700 HORIZON DRIVE	Use & Occupancy	Residential	Closed
2020-11194-U01	12/22/2020	206 OVERLOOK DRIVE	Use & Occupancy	Residential	Closed
2020-11172-Z1	12/10/2020	338 MYSTIC VIEW CIRCLE	Zoning	Residential	Processing
2020-11179-Z1	12/07/2020	274 CALLOWHILL ROAD	Zoning	Residential	Approved
2020-11180-Z1	12/16/2020	352 OLD LIMEKILN ROAD	Zoning	Residential	Approved
2020-11188-Z1	12/10/2020	619 N LIMEKILN PIKE	Zoning	Commercial	Approved
2020-11189-Z1	12/11/2020	102 SHADY HILL DRIVE	Zoning		Approved
2020-11192-Z1	12/11/2020	1700 HORIZON DRIVE	Zoning		Approved
2020-11208-Z1	12/31/2020	321 HAMLET DRIVE	Zoning		Approved
2020-11209-Z1	12/31/2020	312 STONYHILL DRIVE	Zoning		Approved

**December 2020 MONTHLY REPORT  
NEW BRITAIN TOWNSHIP POLICE DEPARTMENT**

	<b>Dec-20</b>	<b>YTD-20</b>	<b>Dec-19</b>	<b>YTD-19</b>
<b>HOMICIDE</b>	0	0	0	0
<b>RAPE</b>	1	1	0	0
<b>ROBBERY</b>	0	0	0	0
<b>ASSAULT</b>	0	10	1	11
AGGRAVATED	0	0	0	1
SIMPLE	0	10	1	10
<b>DOMESTIC VIOLENCE</b>	0	0	0	0
<b>BURGLARIES</b>	0	3	0	3
COMMERICAL	0	1	0	0
RESIDENTIAL	0	2	0	3
<b>FRAUD</b>	3	32	6	38
<b>THEFT</b>	2	44	3	46
COMMERCIAL	0	2	0	3
RESIDENTIAL	0	4	3	11
FROM VEHICLE	4	8	0	5
BICYCLE	0	1	0	1
RETAIL	0	12	0	11
OTHER	0	23	0	15
<b>DISTURBANCE</b>	13	197	9	217
<b>HARASSMENT /DISORDERLY</b>	0	15	1	16
<b>SEXUAL ASSAULT</b>	0	1	0	0
<b>STOLEN VEHICLE</b>	0	3	0	0
VEHICLES RECOVERED:	0	2	0	0
BY OUR DEPT	0	2	0	0
BY ANOTHER DEPT	0	0	0	0
<b>ARSON</b>	0	0	0	1
<b>VANDALISM/GRIM MISCHIEF</b>	0	11	0	13
<b>MOTOR VEH ACCIDENTS</b>	28	202	28	278
NON REPORTABLE	21	134	20	177
REPORTABLE	7	57	8	101
ACCIDENT INVOLVING INJURY	6	32	3	48
ACCIDENTS INV PROP DAMAGE	3	28	1	38
ACCIDENT INVOLVING DEATH	0	0	0	2
<b>MISSING PERSONS</b>	0	3	0	14
JUVENILES	0	2	0	8
ADULTS	0	1	0	6
<b>ALARMS</b>	30	355	46	451
FOUNDED	0	0	0	0
UNFOUNDED	25	284	38	379
FIRE	5	70	8	73

<b>ASSISTS</b>	<b>23</b>	<b>626</b>	<b>25</b>	<b>304</b>
<i>FIRE</i>	5	233	2	37
<i>OTHER POLICE</i>	18	229	23	266
<b>MEDICAL EMERGENCY</b>	<b>59</b>	<b>482</b>	<b>49</b>	<b>520</b>
<b>DEATH INVESTIGATION</b>	<b>2</b>	<b>14</b>	<b>1</b>	<b>15</b>
<b>DOMESTIC SITUATION</b>	<b>8</b>	<b>85</b>	<b>12</b>	<b>99</b>
<b>CITATIONS ISSUED</b>	<b>32</b>	<b>470</b>	<b>25</b>	<b>689</b>
<b>WARNING ISSUED</b>	<b>92</b>	<b>846</b>	<b>32</b>	<b>739</b>
<b>PARKING TICKETS</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>27</b>
<b>ASSIST DISABLED</b>	<b>13</b>	<b>68</b>	<b>5</b>	<b>56</b>
<b>ASSIST PUBLIC</b>	<b>8</b>	<b>132</b>	<b>11</b>	<b>155</b>
<b>ANIMAL COMPL</b>	<b>3</b>	<b>60</b>	<b>6</b>	<b>87</b>
<b>STRUCK DEER</b>	<b>3</b>	<b>36</b>	<b>6</b>	<b>62</b>
<b>SUSP PERSON/VEH</b>	<b>10</b>	<b>231</b>	<b>20</b>	<b>210</b>
<b>TOTAL INCIDENTS</b>	<b>515</b>	<b>5,763</b>	<b>440</b>	<b>5,956</b>
<b>TOTAL MILES</b>	<b>10,216</b>	<b>115,844</b>	<b>8,706</b>	
<b>TOTAL GAS</b>	<b>0</b>	<b>0</b>	<b>2,758</b>	
<b># PERSONS ARRESTED</b>	<b>3</b>	<b>63</b>	<b>10</b>	<b>80</b>
<i>ADULTS</i>	3	59	9	74
<i>JUVENILES</i>	0	5	1	6
<b>DUI ARREST</b>	<b>3</b>	<b>19</b>	<b>2</b>	<b>30</b>
<b>DRUG VIOLATION</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>13</b>
<b>PUBLIC DRUNKENESS</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>4</b>

\*\*Child Line Reports



## NEW BRITAIN TOWNSHIP PUBLIC WORKS DEPARTMENTAL REPORT

DECEMBER / 2020

- Drainage:** All drainage systems were checked several times during the month as well as removing leaves from ditch lines on open roads.
- Patching:** Cold patching various township roadways for potholes.
- Street Signs:** We installed signage for the Neshaminy Greenway Trail.
- Snow/ Ice:** We had our first snowfall of the season. We received about 6” of snow/ sleet mixture. All township roads were salted and plowed. We spot salted several times due to refreeze from water run-off.
- Twp. Property:** All split-rail fencing was completed pertaining to the NGT. We winterized the apartment at the Coleman Property. We removed the well pump and holding tank from basement of farmhouse for winter.
- Equip. Maint:** All dump trucks were greased. Serviced all snow equipment, plows etc. Serviced and changed blades on chipper.
- Park/ Rec:** The annual Santa House was cancelled due to Covid.  
Began cutting arcs on ballfields and tilling baselines.
- Other:** We moved/ removed basketball nets from township roadways so they wouldn’t interfere with our plowing operations.

**HOURS**

<b>Drainage:</b>	<b>189.5</b>	<b>HRS</b>
<b>Patching:</b>	<b>46</b>	<b>HRS</b>
<b>Signs:</b>	<b>20.5</b>	<b>HRS</b>
<b>Snow/Ice:</b>	<b>178.5</b>	<b>HRS</b>
<b>Equip. Maint.</b>	<b>222</b>	<b>HRS</b>
<b>Twp. Prop. Maint.</b>	<b>124</b>	<b>HRS</b>
<b>Ballfield Maint.</b>	<b>29.5</b>	<b>HRS</b>
<b>Other:</b>	<b>106.5</b>	<b>HRS</b>



Kristin Holmes, P.E., LEED AP  
Robert Cunningham, P.E., LEED AP

December 7, 2020

Kelsey Harris, Zoning Officer  
New Britain Township  
1001 Stump Road  
Montgomeryville, PA 18936

**RE: 98 Railroad Avenue Waiver Request Letter  
New Britain Township, Bucks County, Pennsylvania  
HCE Project No.: 1342**

Dear Ms. Harris:

In regard to the above referenced major subdivision & land development project, the Applicant requests the following waivers from the Township Ordinances. Each waiver below is requested from an ordinance section that is unreasonable as applied to the limited development of this proposed 4-lot residential subdivision.

1. SALDO Section 22-502.1.G & 502.1.H – The Applicant is requesting a waiver from providing a landscaping and lighting plan, as no new landscaping or lighting is proposed as part of this project. Existing vegetation is shown on the Existing Conditions Plan and Site Analysis and Resource Conservation Plan. A waiver is also requested in this letter from providing new street trees due to the use of the existing vegetation to satisfy that requirement. No pole lighting is proposed for this small-scale residential project with 3 new building lots, only residential scale lighting will be used.
2. SALDO Section 22-705.3.A – The Applicant is requesting a waiver from widening and improving Railroad Avenue and Barry Road. Both streets are major collector streets requiring 80-foot right-of-way and 48-foot cartway. The required 40-foot half-width right-of-way is provided as part of this project. The existing cartway of Railroad Avenue averages 22 feet and Barry Road averages 20 feet, requiring 13-14 feet of widening along the property frontage. A portion of the property contains an existing dwelling which will remain as part of Lot 2, and a large portion of undevelopable areas protected by easements. The proposed development of 3 new dwellings will have minimal impact to the surrounding road network. Providing road widening along this corridor would impact existing established vegetation and the overall character of the property.
3. SALDO Section 22-706.1 – The Applicant is requesting a waiver from providing curbing along Railroad Avenue and Barry Road. Curbing does not exist anywhere in the vicinity of this project. Curbing along Railroad Avenue and Barry Road will change the drainage pattern associated with the roads and potentially disturb root systems of existing vegetation along the street frontage. The proposed development will have minimal impact to the existing roadway.
4. SALDO Section 22-706.2 – The Applicant is requesting a waiver from providing sidewalk along Railroad Avenue and Barry Road. There is no sidewalk along Railroad Avenue and Barry Road in this area and the installation of a sidewalk may create a dangerous condition at the end of the property where there is no connectivity, as well as require disturbance to existing vegetation. The waiver will facilitate the continuation of the existing character of Railroad Avenue and Barry Road.

5. SALDO Section 22-712.5.E – The Applicant is requesting a waiver from providing a storm pipe with minimum 15” diameter. The stormwater management proposes smaller pipes for outflow from the facilities to minimize flows and increase dewatering times, which is typical for an infiltration facility.
6. SALDO Section 22-713.4 – The Applicant is requesting a partial waiver from providing street trees every 30 feet along Railroad Avenue and Barry Road, which would require 64 street trees. There are existing trees and buffering vegetation along the entire frontage of Barry Road which would serve to satisfy this requirement. Additionally, there is existing vegetation along all of lot 2 and lot 3 frontage, as well as buffering vegetation along the frontage of lot 4 which would satisfy the majority of this requirement. A North Penn Water Easement runs along the lot 4 property frontage behind the right-of-way line along Railroad Avenue which would prevent planting new trees within the easement, but this area already contains buffering with vegetation and brush. In addition to street vegetation, the majority of lot 4 contains protected natural resources and expansive tree coverage to the side and rear of the lot. Overall, the existing streetline is nicely buffered and vegetated along this property frontage, so a waiver is requested from providing new street trees.
7. SWMO 26-121.11 – The Applicant is requesting a waiver from dewatering the seepage pit within 24 to 72 hours. The proposed seepage pit is utilizing an 8-inch orifice in the outlet structure to comply with ordinance requirements, but due to the small drainage area does not also comply with a minimum 24-hour dewatering time.
8. SALDO Section 22-403 & 404 – The Applicant is requesting a waiver to allow a combined preliminary and final subdivision and land development submission for this project. The applicant has received review letters with minor comments which will not affect the plan layout and design. All information required for final plans is included on the land development plan set.
9. SALDO Section 22-712.2.K – The Applicant is requesting a waiver from providing roof drains and sump pumps connected directly to stormwater management facilities. The proposed lots are graded to have the impervious surfaces sheet flow into the stormwater facilities without the need for direct piping. The stormwater facilities in some cases are located a far distance from the dwelling on the low point of each lot. The proposed design has been reviewed and approved by Bucks County Conservation District for compliance with the NPDES permitting requirements.
10. SWMO 26-125.3 – The Applicant is requesting a waiver to allow the use of the Dekalb Rational Method for this application, which would be permitted as approved by the municipality or municipal engineer. This application is a small-scale residential application with 3 new building lots each with their own on-lot stormwater facility. The municipal engineer expressed support for this request in their June 28, 2019 review letter.
11. SALDO Section 22-705.4.C & 5 – The Applicant is requesting a waiver from providing the required 75-foot clear sight triangle at the street intersection of Barry Road and Railroad Avenue. The property at this corner is already developed and contains several existing features within the required sight triangle, including, but not limited to, split rail fencing, stone retaining walls, and a barn. No improvements are proposed to this lot as part of the subject project.

In addition, a waiver from SALDO Section 22-720.2 was granted at the December 2, 2019 Board of Supervisor’s Meeting to permit on-lot sewage disposal within the Township’s Act 537 Plan area.

If you have any questions or require additional information, please do not hesitate to contact us at 215-586-3330 or [kristin@hceengineering.net](mailto:kristin@hceengineering.net).

Very truly yours,  
**Holmes Cunningham Engineering**



Kristin Holmes  
Partner

CC: Matt Piotrowski, Jamp  
Kellie McGowan, Obermayer

O:\1342 - 98 Railroad Ave\Outbound\Twp 2020-11-19 Waiver Letter.docx



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

November 13, 2020

File No. 18-09019

Eileen Bradley, Township Manager  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Subject: 98 Railroad Avenue, 4-Lot Subdivision and Land Development Plan Review #2  
TMP #26-001-112

Dear Eileen:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Subdivision and Land Development Plan submission for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Preliminary and Final Land Development and Major Subdivision Plans for 98 Railroad Avenue, prepared by Holmes Cunningham Engineering, LLC., dated May 17, 2019, consisting of sheets 1 to 9 of 13 last revised August 21, 2020 and sheets 10 to 13 of 13, last revised August 5, 2019.
- B. Existing Runoff Coefficient Calculations for 98 Railroad Ave dated May 17, 2019.
- C. Waiver Request Letter prepared by Holmes Cunningham Engineering, LLC., dated October 15, 2020.
- D. Plan Review Response letter prepared by Holmes Cunningham Engineering, LLC., dated October 21, 2020.

II. General Information

The Applicant, JAMP Development, LLC., has submitted a Subdivision and Land Development Plan for 98 Railroad Avenue, a 19.54-gross-acre parcel at the intersection of Railroad Avenue (SR1006) and Barry Road (SR1006) within the Township's SR-2 Single-Family Residential District. The property currently contains a single-family dwelling with detached barn. The remaining acreage consists of farmland, woodlands and an unnamed tributary to West Branch Neshaminy Creek. A water resource easement related to a dam located immediately to the northwest of the property makes up several acres of the site. The plan proposes to subdivide the property into 4 new lots varying in size from 2.58-acres to 11.04-acres, for use B1 – Single Family Dwelling. Of these 4 lots, three will contain new single-family dwellings and one will encompass the existing dwelling and barn. Two new single-family dwellings will access Railroad Avenue and one will access Barry Road. The site is bounded by similarly zoned properties on all sides and a SEPTA rail line is located across Railroad Avenue. The proposed dwellings are proposed to be serviced by public water and on-lot septic systems. Stormwater runoff from the proposed improvements will be managed through three new individual on-lot facilities. No public improvements are proposed as part of this application.

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65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

### III. Review Comments

#### A. Zoning Ordinance

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-506 – Prior to the sale of any new lots, the lot owner shall provide notice of the natural resources required to be protected in accordance with the Township's Disclosure Ordinance. The disclosure statement shall be submitted for review pending final approval.
2. §27-2401.c – For subdivision and land development plans, restrictions meeting Township specifications must be placed in the deed for each lot that has natural resource protection areas within its boundaries. It should be clearly stated in the individual deed that the maintenance responsibility lies with the individual owner. The plans indicate that the natural resources are being entirely preserved via Note 10 on Sheet 3 of 13 and a Water Resource easement is proposed over Lots 3 and 4.

#### B. Subdivision & Land Development Ordinance Waivers

1. §22-720.2 – The Township Board of Supervisors granted a waiver on December 2, 2019 to permit on-lot sewage disposal installation despite the lots being within the Township's Act 537 Public Sewer Area conditioned on all future residents of this Land Development being subject to any current or future Township Ordinance, rule or regulation mandating the hook-up of properties to the public sewer system. *A note regarding this requirement shall be added to the plans.* In accordance with §22-721.2., a PADEP Sewage Facilities Planning Module shall be executed by the Applicant, responsible Professional Engineer, Chalfont-New Britain Township Joint Sewage Authority, Bucks County Health Dept., and Bucks County Planning Commission.
2. The following waivers from the Subdivision and Land Development Ordinance have been formally requested by the Applicant:
  - a. §22-502.1.G.&H. – From requiring a landscaping and lighting plan. We note that the only required landscaping would be for street trees along Railroad Avenue and Barry Road. *We have no objection to this waiver request provided the pertinent street tree information is added to the plan set, such as calculations, specifications, and construction details.*
  - b. §22-403 & 404 - To allow a combined preliminary and final subdivision and land development submission be considered. *We have no objection to this waiver request.*
  - c. §22-705.3.A.&3.G – From installing road widening and improving the existing roads. The PennDOT Functional Classification Map identifies both Railroad Avenue and Barry Road as Major Collector Streets. As such, the required right-of-way width is 80 feet, the required cartway width is 48 feet (24-foot half-width). The existing cartway averages about 22 feet wide (11-foot half-width) on Railroad Avenue and 20 feet wide (10-foot half-width) on Barry Road so approximately 13 to 14 feet of widening is required along both roads. *We support this waiver but recommend the half-width of Barry Road be milled and overlaid to PennDOT standards due to the watermain proposed within the right-of-way.*
  - d. §22-705.13.D – To permit an 18-foot wide driveway on each building lot where a 12-foot driveway is required. *A waiver is not necessary to provide wider driveways.*
  - e. §22-706.1. – The applicant has requested a waiver from the requirement that curb be provided along the Railroad Avenue and Barry Road property frontages. We note that no curb currently exists adjacent to either road. *We have no objection to this waiver request.*

- 
- f. §22-706.2. – From the requirement that sidewalk be provided along the Railroad Avenue and Barry Road property frontages. We note that no sidewalk currently exists adjacent to either road. *We have no objection to this waiver request unless the Planning Commission believes a biking/walking trail may be acceptable.*
  - g. §22-712.2.K – From providing roof drains and sump pumps connected directly to stormwater management facilities. We note that the lots are generally graded to direct the runoff from impervious surfaces into the stormwater facilities without the need for direct piping. However, it appears that runoff from Lot 3 will bypass the stormwater facility. *We support this waiver provided the grading on Lot 3 is revised to direct stormwater from proposed and future impervious surfaces to the on-lot stormwater facility.*
  - h. §22-712.5.E. – From providing storm pipe with a minimum diameter of 15 inches to minimize flows and increase dewatering time. *We have no objection to this waiver request.*
  - i. §22-713.4. – From the requirement that street trees be provided every 30 feet along Railroad Avenue and Barry Road, which would require 64 street trees in total. *We note that the trees along the frontage are mainly deciduous and appear to meet the intent of the street tree requirements with the exception of Lot 4. We recommend the required trees be proposed along Lot 4 as required at a rate of 1 tree per 30 feet at least 5 feet outside of the right-of-way and NPWA easement. Additionally, some trees intended to meet the street tree requirement along Railroad Avenue and Barry Road and are proposed to be removed in order to provide the required clear sight lines. We recommend the location and size of the individual trees at least 2-1/2-inch caliper along Railroad Avenue and Barry Road be added to the existing plan along with their condition to confirm the spacing meets the intent of this requirement and that they are not dead, diseased, or dying.*
  - j. §22-716.2 – From providing concrete monuments at all changes in direction of easements. We note that the plan appears to show all required monuments. *We recommend the proposed monuments be provided as required.*
  - k. §26-121.11. – From the requirement that the dewatering time for the seepage pit be between 24 and 72 hours. The proposed seepage pit is utilizing an 8-inch outlet orifice, but due to the size of the drainage area, does not comply with the minimum 24-hour dewatering time. *We have no objection to a smaller orifice to extend the dewatering time. If the dewatering time is still not met once the orifice size is reduced, we would support a waiver from this requirement.*
  - l. §26-125.3 – To allow the use of the Dekalb Rational Method for this application, which would be permitted as approved by the municipality or municipal engineer. This application is a small-scale residential application with 3 new building lots each with their own on-lot stormwater facility. *We have no objection to this waiver request.*
3. A note regarding waivers and conditions, as well as the date the waivers were granted shall be noted on the plans, as applicable.
  4. If public improvement waivers are granted, Township Resolution 2007-12 discusses the contribution towards future improvements based on 50% of the total estimated construction cost. *A cost estimate has been submitted and will be reviewed under a separate cover once the design is finalized and approved. We note that if the Township grants waivers from public improvements, this does not preclude PennDOT from requiring improvements along the same frontages.*



C. Subdivision & Land Development Ordinance (SALDO)

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current New Britain Township Subdivision & Land Development Ordinance:

1. §22-401.8 – All surrounding property owners within 1,000 sf of the property shall be notified in accordance with this section.
2. §22-406.1.1 – Legal descriptions for all proposed lots, septic easements, ultimate right-of-way easements, water resource easement, etc., as applicable, shall be submitted to our office for review and approval.
3. §22-502.1.D.(1) – The ultimate right-of-way line for Barry Road shall be correctly labeled and annotated as being 80-feet wide on Sheets 5, 6, 8, and 9 of 13.
4. §22-703 – General Note 6 on Sheet 5 and Site Plan Note 9 on Sheet 6 offer the area within the ultimate right-of-way to New Britain Township as an easement. Barry Road and Railroad Avenue are both state roads therefore, the two easements shall describe the area between the ultimate right-of-way and the legal right-of-way. The metes and bounds shall be added to the plans for reference in preparing the legal descriptions.
5. §22-704.C – The plan notes an existing Water Resource Easement recorded under Book 1993, Page 382. A copy of this easement shall be provided for review and a note shall be added to the plan specifying who the existing easement benefits and any restrictions associated with it. In addition, the hatch covering this easement should be clarified in the legend to differentiate it from the proposed Water Resource Easement on Sheets 5 and 6 of 13.
6. §22-704.4. – The access driveway to Lot 4 crosses over a NPWA Easement along Railroad Avenue. The Applicant shall obtain permission from the NPWA to install the Lot 4 improvements.
7. §22-705.4.C & 5 – Clear sight triangles should be provided for the intersection of Barry Road and New Galena Road at a minimum dimension of 75 feet as measured from the intersection of the right-of-way lines. *We would support a waiver from this requirement since the intersection and the improvements within the clear sight triangle are existing and no improvements are proposed on Lot 2.*
8. §22-705.1.G – All plans that require access to a street under the jurisdiction of PennDOT shall either require a highway occupancy permit prior to recording of the plans or an acknowledgement on the site plan of the requirement to obtain a HOP prior to issuance of a Use and Occupancy Permit. Highway Occupancy Permit for the proposed water main extension, Minimum Use Driveway permits for the proposed driveways and permits for the proposed water service connections are required. Any HOP plans should be provided to the Township for reference. The Township and the Township Engineer should be copied on all correspondence to PennDOT.
9. §22-711 – The applicant has secured the necessary NPDES permit for the proposed earth disturbance. We recommend a courtesy copy of any subsequent plan revisions be sent to the BCCD to insure they have the latest plans.
10. §22-715 – Park and recreation land is required in addition to required open space. The land should be dedicated to the Township or other entity as may be approved by the Board. If a fee-in-lieu of park and recreation is considered as an alternative, the fee would be \$7,500.00 based on a rate of \$2,500 per dwelling unit or \$7,500.00.
11. §22-718 – The NPWA Will-Serve letters were received for the proposed subdivision. Authority approval and service agreements will be required prior to construction.
12. The Applicant is responsible for all other required approvals, permits, etc. (i.e. BCPC, BCCD, PADEP, PennDOT, Bucks County Department of Health, Water Authority, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

D. Stormwater Management Comments

We have identified the following issues with the proposed plan in regards to the requirements and provisions of the current New Britain Township Stormwater Management Ordinance:

1. §22-711.3 – The following comments related to grading shall be addressed:
  - a. A high point spot elevation shall be provided upslope of each septic mound on Lots 3 and 4 to clearly show the intent to direct runoff around each mound. (§27-2115)
  - b. High spot elevations should be provided between the two proposed 298 contours in front of the dwelling on Lot 1.
  - c. The grading for the Lot 3 driveway and front yard shall be clarified. The spot elevations and flow arrow for the driveway are inconsistent. The proposed 276-contour directs runoff back towards Railroad Avenue in the opposite direction of the existing drainage from the roadway and it's unclear if there is a local low area between the two existing 276-contours. All proposed access drives and driveways, where curbs and storm sewer is not required by the Board, shall have a culvert with flared end sections or endwalls in accordance with this section. Lot 3 may require a culvert or trench drain. (§22-712.12)
  - d. The drainage area plans show runoff the west of the proposed dwelling for Lot 3 getting to the underground Seepage Pit. The plans and contours shall clarify how the overland stormwater runoff will be directed to and accepted by the facility.
  - e. The proposed 278-contour at the southwest corner of the Lot 3 dwelling appears to direct runoff towards the dwelling. Spot elevations shall be provided at the corners of the building and the grading shall be revised as necessary to demonstrate positive drainage away from the building. (Reference §22-711.3.C Grading around buildings constructed of wood shall have a minimum separation of eight inches between the top of foundation wall and the outside finished grade elevation.)
  - f. §22-705.13.C – All access drives and driveways shall be provided with a stopping area of 20 feet, at a maximum grade of 3%, measured from the edge of cartway. The driveway shall be regraded for Lot 4 and spot elevations provided to confirm this requirement is met.
  - g. §22-712.5.g – Adequate cover (1 foot) shall be provided over the seepage bed outlet pipe.
2. The following comments shall be addressed regarding the stormwater management facilities:
  - a. The location and extent of the underdrain in the rain garden shall be specified on the plans.
  - b. The Rain Garden Detail and Outlet Structure Detail for Lot 1 indicates both the underdrain invert and bottom of BMP at 279.00. The Rain Garden Underdrain detail specifies 12 inches of a BMP soil mix over the underdrain pipe, which would result in an invert below the rain garden bottom of 279.00. The details shall be clarified.
  - c. The rain garden outlet structure on Lot 1 has a top of orifice opening at 280.67 which will conflict with the inlet top with a grate elevation of 281.00. This conflict shall be clarified.
  - d. The detail for the rain garden outlet structure includes a 3" underdrain at an elevation of 279.00. This underdrain shall be modeled in the pond report for Rain Garden 1 on Lot 1 in the Post Construction Stormwater Management Narrative. (§26-125.9)
  - e. We recommend a trash rack be provided over the rain garden orifice opening.
  - f. We recommend watertight RCP be specified for the rain garden outlet through the berm.

- g. We recommend the seepage pit outlet structure be sumped and provided with a snout or some other type of pretreatment device to protect the seepage bed area from becoming clogged with sediment or debris.
  - h. The pond report for the seepage pit in the stormwater management report models an 8" orifice over the 12" outlet pipe. That is inconsistent with the Seepage Pit Outlet Structure Detail which shows the 8" orifice opening on the opposite side of the structure, separate from the outfall pipe. It appears that the detail should be revised to provide an orifice plate over the 12" outlet pipe opening with an 8" orifice.
  - i. The Seepage Pit Outlet Structure detail implies a top of outlet pipe elevation at 271.45± which may conflict with the inlet top with a grate elevation of 271.80. A low-profile inlet top or alternate structure may be required to address this potential conflict.
  - j. The Seepage Pit Detail profile shows a yard inlet in the center of the seepage bed. Based on the outlet pipe location, the outlet structure appears to be in the corner. The location of the seepage pit outlet structure should be shown on the Seepage Pit Detail.
  - k. We recommend a riser pipe or an end treatment be provided for the 12" HDPE outlet pipe at the infiltration berm on Lot 4 to prevent erosion around the pipe opening.
  - l. The stormwater report indicates that the infiltration berm on Lot 4 has a 55-foot wide emergency spillway. The plan shall delineate the spillway for reference during construction.
  - m. Calculations, details and sizing information shall be provided for the rip rap aprons on Lots 1, 3 and 4. (§22-711.5)
3. §22-712.13.B – The following discrepancies were noted in the runoff coefficient worksheets:
- a. Page 1 of 3, PR-1A, notes an impervious area of 0.07 acres for Lot 1. This is inconsistent with the building and future impervious areas of 0.11 acres (4,780 s.f.) depicted on Sheet 5. This discrepancy shall be clarified.
  - b. Page 1 of 3, PR-1A notes a total drainage area of 1.23 acres. This is inconsistent with the scaled drainage area shown on the Post-Development Drainage Area Map. In addition, runoff from the southeastern side of the dwelling will be directed around the septic mound and onto Lot 2. The drainage area to POA 1 shall be revised as necessary.
  - c. Page 2 of 3, PR-3A, notes an impervious area of 0.14 acres for Lot 3. This is inconsistent with the scaled building and future impervious area measured on Sheet 5. This discrepancy shall be clarified.
4. Resolution #2020-03 – The Applicant shall pay a BMP Maintenance Guarantee equal to 5% of the construction cost of BMPs. An Engineers Opinion of Probable Cost for the proposed stormwater and public improvements has been submitted to our office for review and will be provided prior to the plans being recorded.
5. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater and storm sewer facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership and shall be prepared by the Township Solicitor.

E. General Comments

1. The existing barn on Lot 1 is an existing nonconformity with regard to its location in the front yard. This shall be registered with the Township if not previously done so.
2. Note 13 on Sheet 5 indicates that all monumentation are to be set prior to plan recording. However, the monuments are included in the cost estimate. It shall be clarified whether the monuments will be set prior to recording or during construction. (§22-716)

3. Details for the driveway tie in and roadway restoration for Barry Road and Railroad Avenue shall be added to the plan. (§22-705.1.H)
4. The legend on Sheet 5 includes a hatch for Open Space. Since no open space is proposed, this hatch should be removed from the legend.
5. The plans show the existing fence around abandoned garden on Lot 2 encroaching onto Lots 1 and 3. In addition, it appears the corner of the smaller rectangular fence area on Lot 2 also encroaches onto Lot 1. The plans should clarify that these fences are to be removed.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter.

If you have any questions regarding the above, please contact this office.

Sincerely,



Janene Marchand, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

JM/tw/sl

cc: Michael Walsh, Executive Assistant  
Kelsey Harris, Zoning Officer  
Peter Nelson, Esq., Grim, Biehn, & Thatcher  
Randy Teschner, Fire Marshal  
Matthew Piotrowski, JAMP Development, LLC., Owner/Applicant  
Kellie A. McGowan, Esq., Obermayer, Rebmann, Maxwell & Hippel, LLP  
Kristin R. Holmes, P.E., Homes Cunningham, LLC.  
John Schmidt, CNBTJSA  
Daniel C. Preston, P.E., NPWA  
Craig D. Kennard, P.E., Chief Operating Officer, Gilmore & Associates, Inc.

# **New Britain Township**

207 Park Avenue

Chalfont, PA 18914

Ph. 215-822-1391

Fax 215-822-6051

## **MEMORANDUM**

TO: Eileen Bradley, Township Manager

FROM: Kelsey Harris, Zoning Officer

DATE: January 19, 2021

RE: JAMP Development (98 Railroad Avenue) Request for Prelim/Final Plan Approval & Waivers

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JAMP Development and their professional consultants, presented to the Planning Commission on December 8, 2020 at the public meeting held at 7 pm to request a recommendation for Preliminary and Final Plan approval and waivers from New Britain Township's Subdivision and Land Development Ordinance and Stormwater Management Ordinance for the project proposed at 98 Railroad Avenue, TMP# 26-001-112. The Property is located at the corner of Railroad Avenue and Barry Road.

The Planning Commission carried a unanimous motion to recommend the Board of Supervisors grant Preliminary and Final Land Development of the 4 lot residential subdivision proposed at 98 Railroad Avenue, conditioned upon the following: the Applicant must comply with the Gilmore & Associates review letter dated November 13, 2020; and the Applicant should investigate the feasibility of a self-imposed deed restriction for the preservation of the existing historical buildings, and/or certain portions of these building that were original to the property. In addition, the Planning Commission, is in support of the following waiver requests to be approved by the Board of Supervisors at the public meeting being held on Monday, January 4, 2021:

1. **§22-502.1.G & H. from requiring a landscaping and lighting plan, provided that the pertinent street tree information is added to the plans.**
2. **§22-403 & 404 to allow a combined preliminary and final subdivision and land development submission.**
3. **§22-705.3A.&3.G from installing road widening and improving the existing roads, with the recommendation that the half-width of Barry Road be milled and overlaid to PennDOT standards due to the watermain proposed within the right of way.**
4. **§22-705.4.C from the minimum 75 feet clear sight triangle at the intersection of Barry and Railroad in order to preserve the existing historical wall at the intersection.**
5. **§22-706.1 from the requirement that curbing be provided along the Railroad Avenue and Barry Road property frontages. There is no existing curb on either road.**
6. **§22-706.2 from the requirement that sidewalk be provided along Railroad Avenue and Barry Road property frontages. There are no existing sidewalks on either road.**
7. **§22-712.2.K from providing roof drains and sump pumps to be connected directly to stormwater management facilities as the lots are generally graded to direct runoff into facilities without direct piping, providing that Lot 3's grading be revised to direct stormwater from proposed and future impervious surfaces to the on-lot facility.**
8. **§22-712.5.E from providing storm pipe with a minimum diameter of 15 inches to minimize flows and increase dewatering time.**

9. **§22-713.4 from the requirement that street trees be provided every 30 feet along Railroad Ave. and Barry Road, with the recommendation that the required street trees be proposed along Lot 4 at a rate of 1 tree per 30 feet at least 5 feet outside of the right-of-way and NPWA easement. Some existing trees are proposed to be removed to provide required clear sight lines. It is recommended that the individual trees at least 2 1/2 inch caliper be added to the existing plan with a condition to confirm the spacing meets the intent of this requirement and that the trees are not dead, diseased, or dying.**
10. **§26-121.11 from the requirement that the dewatering time for the seepage pit be between 24 and 72 hours.**
11. **§26-125.3 to allow the use of the Dekalb Rational Method for this application due to the small-scale residential application proposing only 3 new building lots with their own on-lot stormwater facilities.**

































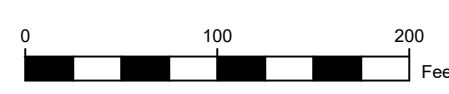
ADOPT A HIGHWAY  
LITTER CONTROL  
NEXT 2 MILES  
NEW BRITAIN TOWNSHIP  
REPUBLICAN CLUB







- NOTES:**
- ON-SITE BOUNDARY INFORMATION TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY DOUGLAS H. BOGDAN, PLS SURVEYORS, DATED 06/4/2018.
  - AERIAL IMAGERY 202 OBTAINED FROM GOOGLE EARTH PRO.
  - ADJACENT PROPERTY LINES APPROXIMATED PER TAX MAP.



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

REVISIONS	Date	Description

CALL BEFORE YOU DIG!!  
IN ACCORDANCE WITH THE  
CONSTRUCTION PHASE AND  
UTILITIES LOCATIONS AS SHOWN ON  
THIS DRAWING ARE THE PROPERTY OF  
PENNSYLVANIA ONE STOP & CALL  
Call System, Inc.  
1-800-262-1776

UTILITY LOCATIONS AS SHOWN ON  
THIS DRAWING ARE THE PROPERTY OF  
THE COMPANIES LISTED IN THE  
CONTACT UTILITY COMPANIES FROM  
TOP TO BOTTOM:

**98 RAILROAD AVENUE SUBDIVISION**  
TMP # 26-001-112  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**SITE RENDERING**

HCE Job	1342	File No.	1342_Exhibit Rendering.DWG
Date	12/7/2020	Scale	1"=100'
Designed	KH	Sheet	1 of 1
Drawing No.		<b>A-1</b>	

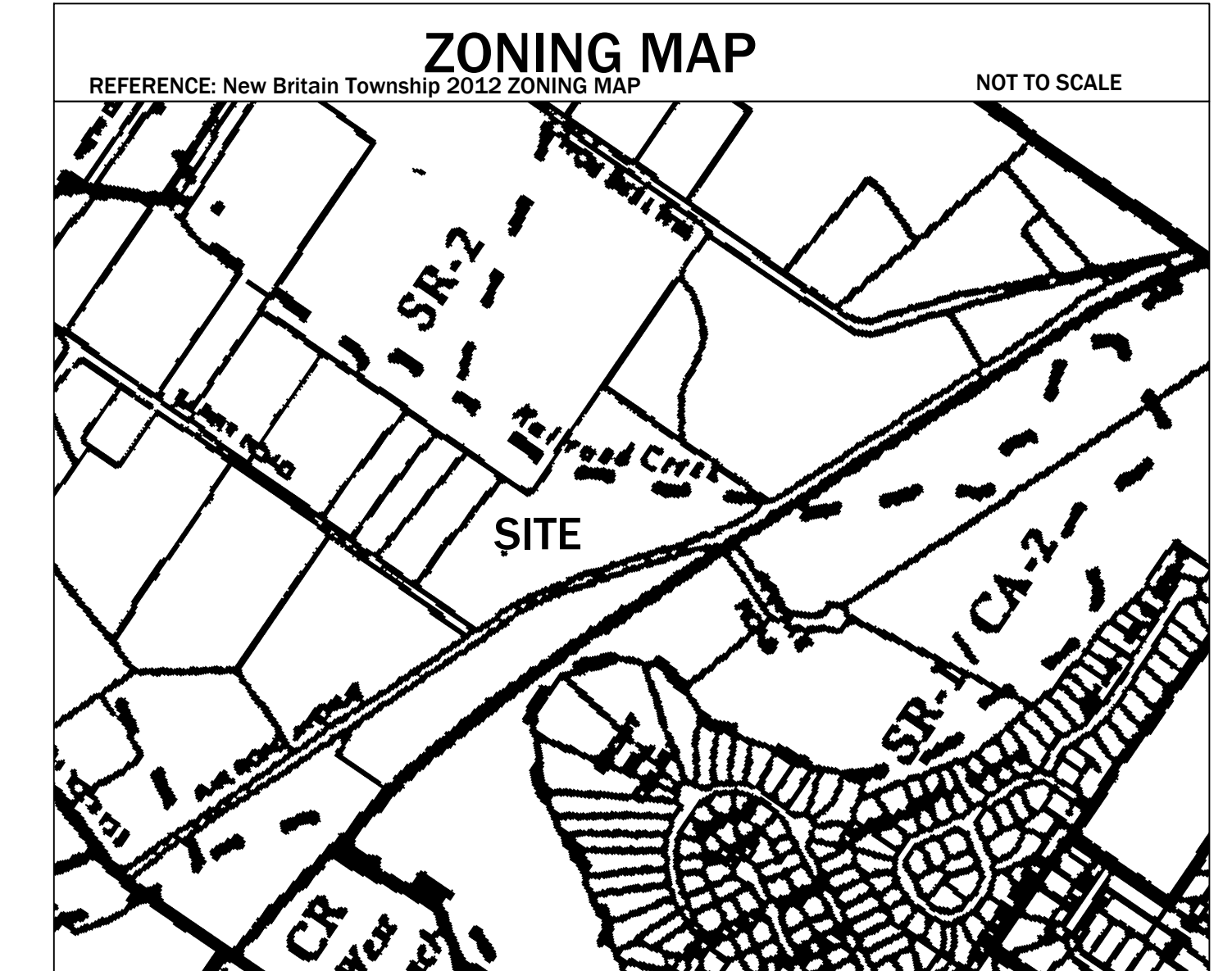
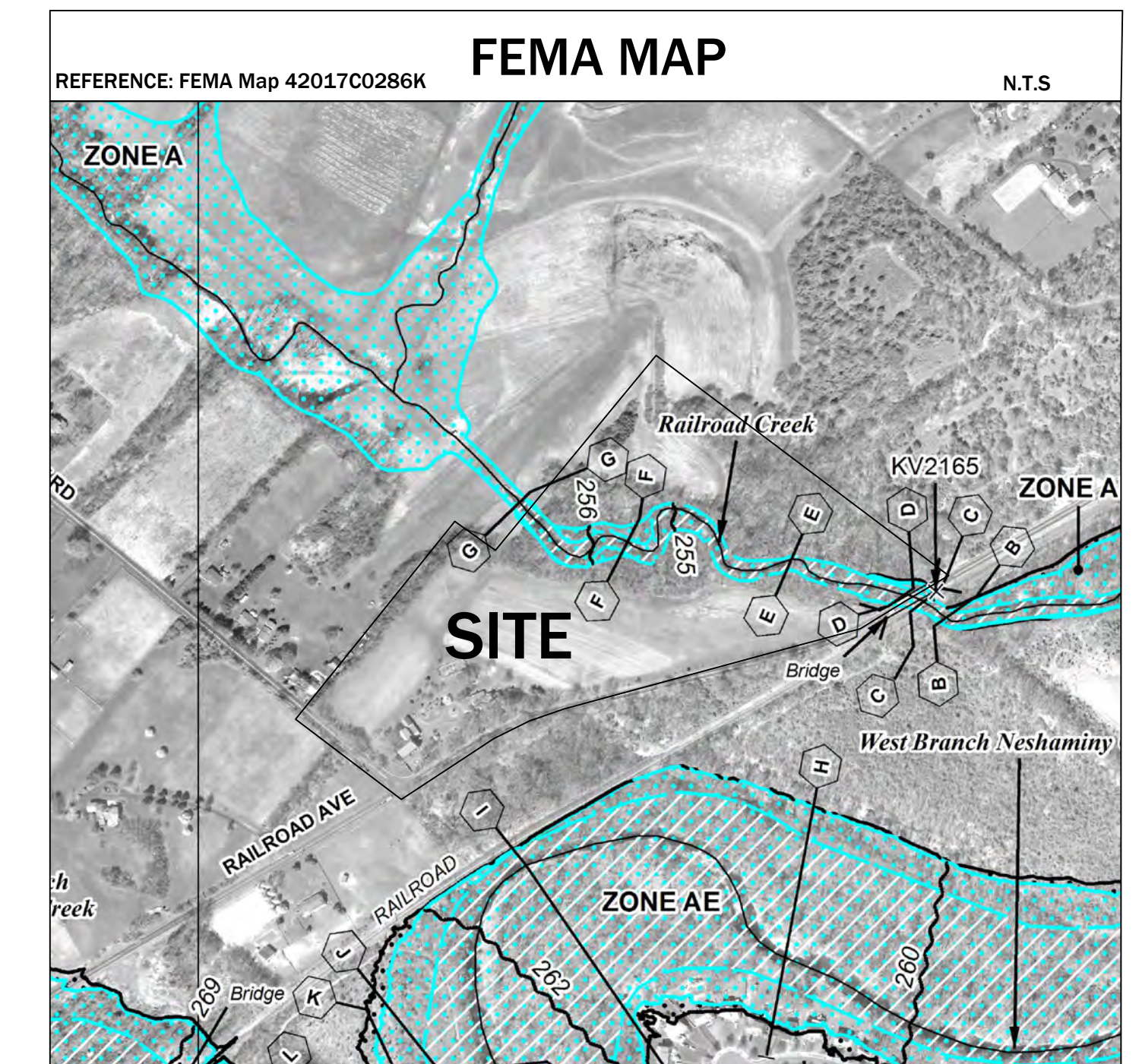
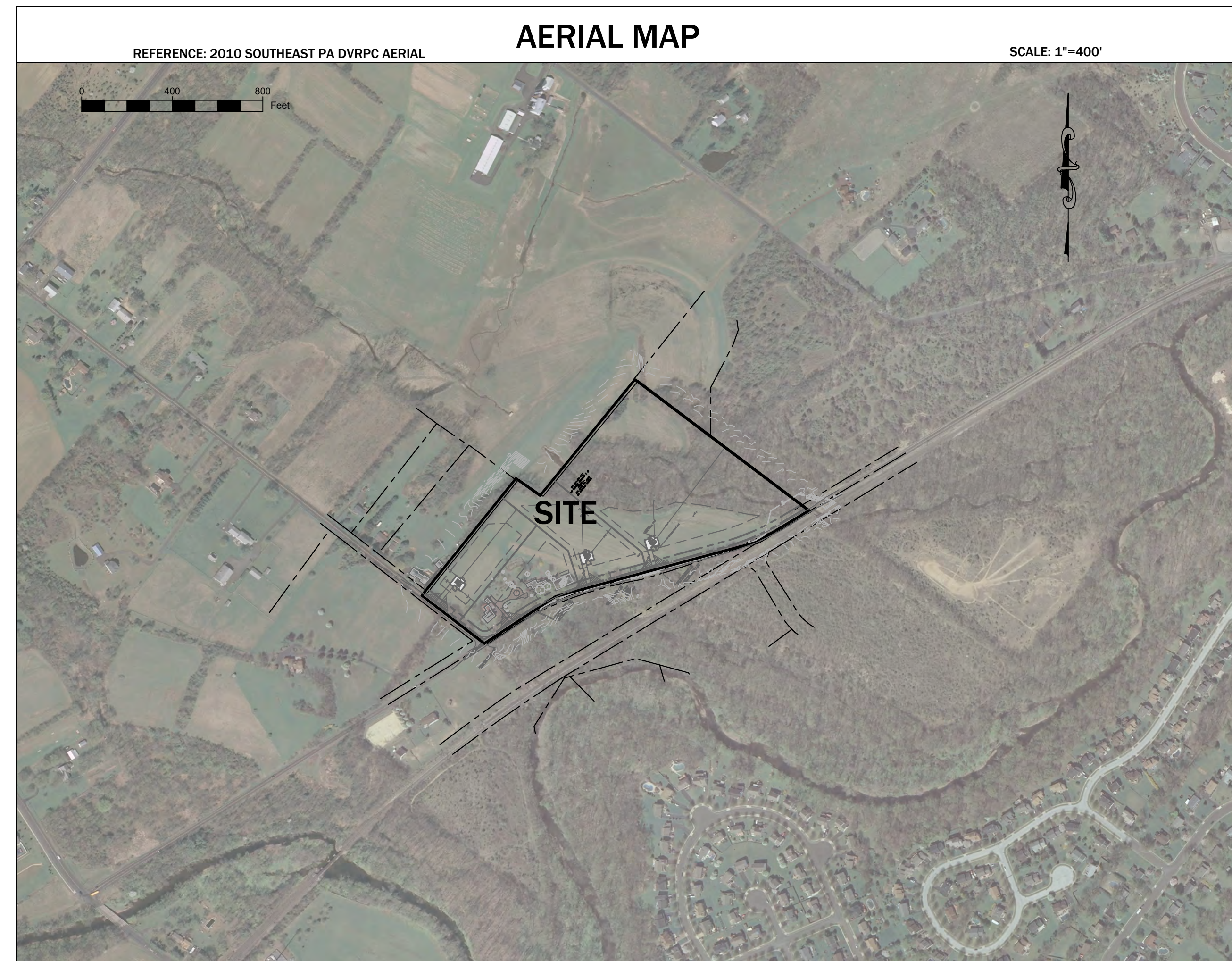
# PRELIMINARY AND FINAL LAND DEVELOPMENT AND MAJOR SUBDIVISION PLANS

FOR

# 98 RAILROAD AVENUE SUBDIVISION

TMP # 26-001-112

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	8/21/2020
2	C0.1	EXISTING CONDITIONS PLAN	8/21/2020
3	C0.2	SITE ANALYSIS AND RESOURCE CONSERVATION PLAN	8/21/2020
4	C0.3	AERIAL PLAN	8/21/2020
5	C1.0	RECORD SUBDIVISION PLAN	8/21/2020
6	C1.1	RECORD SITE PLAN	8/21/2020
7	C1.2	CONSTRUCTION DETAILS	8/21/2020
8	C2.0	GRADING & DRAINAGE PLAN	8/21/2020
9	C2.1	SIGHT DISTANCE PLAN	8/21/2020
10	C3.0	SOIL EROSION AND SEDIMENT CONTROL PLAN	8/5/2019
11	C3.1	SOIL EROSION AND SEDIMENT CONTROL DETAILS	8/5/2019
12	C4.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	8/5/2019
13	C4.1	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	8/5/2019

### CONTACTS

**TOWNSHIP**  
NEW BRITAIN TOWNSHIP  
207 PARK AVENUE  
CHALFONT, Pa 18914  
PHONE: (215)-822-1391

**TOWNSHIP ENGINEER**  
GILMORE & ASSOCIATES, Inc  
65 EAST BUTLER AVENUE, SUITE 100  
NEW BRITAIN, PA 18901  
PHONE 215 345 4330

**TOWNSHIP PUBLIC WORKS DEPARTMENT**  
207 PARK AVENUE  
CHALFONT, PA 18914  
PHONE:(215)-822-1391

**COUNTY PLANNING COMMISSION**  
BUCKS COUNTY PLANNING COMMISSION  
THE ALMSHOUSE NESHAMINY MANOR CENTER  
1260 ALMSHOUSE ROAD  
DOYLESTOWN, PA 18901  
215-345-3400

**COUNTY CONSERVATION DISTRICT**  
BUCKS COUNTY CONSERVATION  
DISTRICT  
1456 FERRY ROAD, SUITE 704  
DOYLESTOWN, PA 18901  
215-345-7577

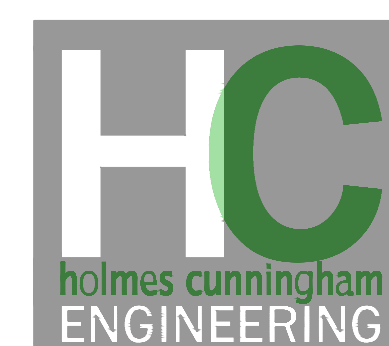
**WATER**  
BUCKS COUNTY WATER AND SEWER AUTHORITY  
1275 ALMSHOUSE ROAD  
WARRINGTON, PA 18976  
PHONE: (215) 343-2538

**ELECTRIC AND GAS**  
PHILDELPHIA ELECTRIC COMPANY  
BUCKS/MONT REGION CONTRACTOR AND  
BUILDER SERVICES  
400 PARK AVENUE  
WARMINSTER, PA 18974  
PHONE: (215) 956-3270  
FAX: (215) 956-3240

### APPLICANT OWNER:

JAMP DEVELOPMENT LLC  
217 DELMONT AVE  
WARMINSTER PA 18974-3749

### PREPARED BY:



HOLMES CUNNINGHAM LLC  
409 EAST BUTLER AVENUE  
UNIT 5  
DOYLESTOWN, PA 18901  
(215) 586-3330

REVISED:	8/21/2020
REVISED:	3/27/2020
REVISED:	12/19/2019
REVISED:	8/5/2019
DATE:	5/17/2019
PROJECT #	1342
DRAWING #	C0.0
SHEET	1 OF 13





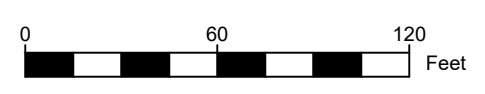
**NATURAL RESOURCE LEGEND**

- FLOODPLAIN SOILS
- 100 YEAR FLOODPLAIN
- EASEMENT

**LEGEND**

- CONTOUR 185
- SPOT ELEVATION 185.2 x
- BOUNDARY LINE
- ADJOINERS PROPERTY LINE

- PLAN NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY DOUGLAS H. BOGDAN, PLS ENGINEERS & SURVEYORS, DATED 6/2/18.
  2. THE SURVEY WORK PERFORMED WAS IN ACCORDANCE WITH ESTABLISHED AND ACCEPTED STANDARDS OF PRACTICE FOR THE PROFESSION OF LAND SURVEYING AND WITHIN THE STATUTES SET FORTH UNDER TITLE 63, CHAPTER 5 OF THE COMMONWEALTH OF PENNSYLVANIA.
  3. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, EASEMENTS, AND/OR AGREEMENTS THAT MAY BE OVER AND ACROSS, OR UNDER THE SAME, WHETHER VISIBLE OR INVISIBLE, OR THAT MAY BE IN EXISTENCE OF RECORD FOR SAID PREMISES THAT A CURRENT TITLE REPORT MAY SHOW.
  4. ALL EXISTING TOPOGRAPHY IS ONE STATE PLANE COORDINATE SYSTEM PA SOUTH ZONE (NAD83) FROM A SURVEY COMPLETED ON 6/2/18.
  5. THE PROPERTY IS PARTIALLY WITHIN ZONE AE A SPECIAL FLOOD HAZARD AREA AS PER PANEL 286 OF 532, MAP H201700286X, REVISED MARCH 21, 2017.
  6. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE. THE COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES AND FEATURES IS NOT GUARANTEED BY CAVANAUGH SURVEYING SERVICES.
  7. THE EXISTING BUILDINGS ARE SERVED BY ON LOT WELL WATER AND ON LOT SEWER.



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

REVISIONS	Date	Description
	8/5/2019	Revised per Township Comments
	12/13/19	Revised per Township Comments
	3/29/2020	Revised per Township Comments
	8/21/2020	Revised per Township Comments

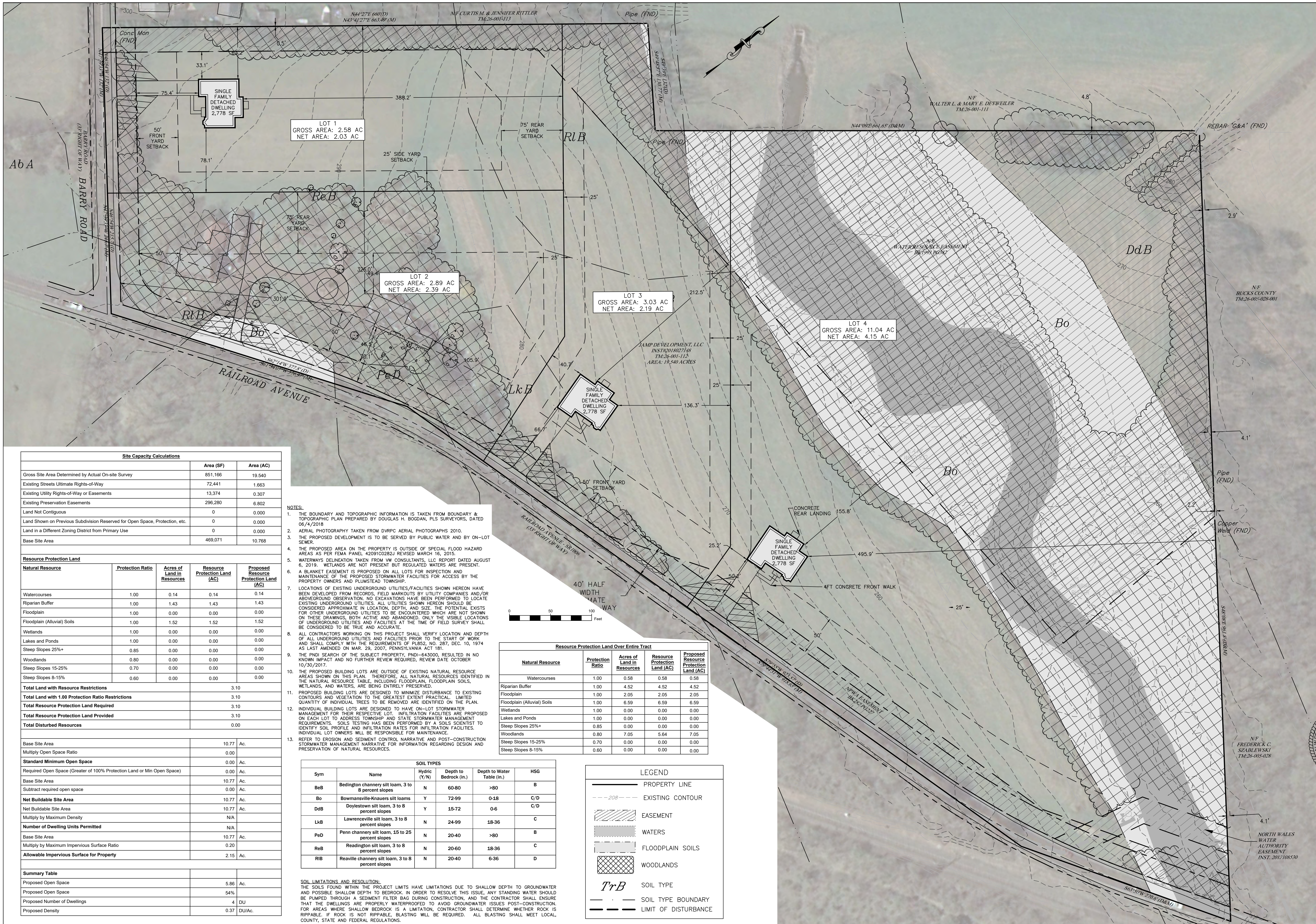
**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

EXISTING CONDITIONS PLAN

KRISTIN R. HOLMES, P.E.  
 PA PE073604

File No.	1342 C0.1.DWG
HCE Job	1342
Date	5/17/2019
Scale	1"=60'
Designed	KH
Sheet	2 of 13

Drawing No.  
**C0.1**



**Site Capacity Calculations**

	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	851,166	19,540
Existing Streets Ultimate Rights-of-Way	72,441	1,663
Existing Utility Rights-of-Way or Easements	13,374	0,307
Existing Preservation Easements	296,280	6,802
Land Not Contiguous	0	0,000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0,000
Land in a Different Zoning District from Primary Use	0	0,000
Base Site Area	469,071	10,768

**Resource Protection Land**

Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.14	0.14	0.14
Riparian Buffer	1.00	1.43	1.43	1.43
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	1.52	1.52	1.52
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	0.00	0.00	0.00
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00
<b>Total Land with Resource Restrictions</b>			3.10	
<b>Total Land with 1.00 Protection Ratio Restrictions</b>			3.10	
<b>Total Resource Protection Land Required</b>			3.10	
<b>Total Resource Protection Land Provided</b>			3.10	
<b>Total Disturbed Resources</b>			0.00	

**Standard Minimum Open Space**

Base Site Area	10.77	Ac.
Multiply Open Space Ratio	0.00	
<b>Standard Minimum Open Space</b>	0.00	Ac.
Required Open Space (Greater of 100% Protection Land or Min Open Space)	0.00	Ac.
Base Site Area	10.77	Ac.
Subtract required open space	0.00	Ac.
<b>Net Buildable Site Area</b>	10.77	Ac.
Net Buildable Site Area	10.77	Ac.
Multiply by Maximum Density	N/A	
<b>Number of Dwelling Units Permitted</b>	N/A	
Base Site Area	10.77	Ac.
Multiply by Maximum Impervious Surface Ratio	0.20	
<b>Allowable Impervious Surface for Property</b>	2.15	Ac.

**Summary Table**

Proposed Open Space	5.86	Ac.
Proposed Open Space	54%	
Proposed Number of Dwellings	4	DU
Proposed Density	0.37	DU/Ac.

- NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY DOUGLAS H. BOGDAN, PLS SURVEYORS, DATED 06/4/2018
  - AERIAL PHOTOGRAPHY TAKEN FROM DVRPC AERIAL PHOTOGRAPHS 2010.
  - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND BY ON-LOT SEWER.
  - THE PROPOSED AREA ON THE PROPERTY IS OUTSIDE OF SPECIAL HAZARDOUS AREAS AS PER FEMA PANEL 42091C0282J REVISED MARCH 16, 2015.
  - WATERWAYS DELINEATION TAKEN FROM VW CONSULTANTS, LLC REPORT DATED AUGUST 6, 2019. WETLANDS ARE NOT PRESENT BUT REGULATED WATERS ARE PRESENT.
  - A BLANKET EASEMENT IS PROPOSED ON ALL LOTS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND PLUMSTED TOWNSHIP.
  - LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY COMPANIES AND/OR ABOVEGROUND OBSERVATION. NO EXCAVATIONS HAVE BEEN PERFORMED TO LOCATE EXISTING UNDERGROUND UTILITIES. ALL UTILITIES SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES TO BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE DRAWINGS, BOTH ACTIVE AND ABANDONED. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES AND FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TO BE TRUE AND ACCURATE.
  - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PLB52, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
  - THE PNDI SEARCH OF THE SUBJECT PROPERTY, PNDI-643000, RESULTED IN NO KNOWN IMPACT AND NO FURTHER REVIEW REQUIRED, REVIEW DATE OCTOBER 10/30/2017.
  - THE PROPOSED BUILDING LOTS ARE OUTSIDE OF EXISTING NATURAL RESOURCE AREAS SHOWN ON THIS PLAN. THEREFORE, ALL NATURAL RESOURCES IDENTIFIED IN THE NATURAL RESOURCE TABLE, INCLUDING FLOODPLAIN, FLOODPLAIN SOILS, WETLANDS, AND WATERS, ARE BEING ENTIRELY PRESERVED.
  - PROPOSED BUILDING LOTS ARE DESIGNED TO MINIMIZE DISTURBANCE TO EXISTING CONTOURS AND VEGETATION TO THE GREATEST EXTENT PRACTICAL. LIMITED QUANTITY OF INDIVIDUAL TREES TO BE REMOVED ARE IDENTIFIED ON THE PLAN.
  - INDIVIDUAL BUILDING LOTS ARE DESIGNED TO HAVE ON-LOT STORMWATER MANAGEMENT FOR THEIR RESPECTIVE LOT. INFILTRATION FACILITIES ARE PROPOSED ON EACH LOT TO ADDRESS TOWN AND STATE STORMWATER MANAGEMENT REQUIREMENTS. SOILS TESTING HAS BEEN PERFORMED BY A SOILS SCIENTIST TO IDENTIFY SOIL PROFILS AND INFILTRATION RATES FOR INFILTRATION FACILITIES. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAINTENANCE.
  - REFER TO EROSION AND SEDIMENT CONTROL NARRATIVE AND POST-CONSTRUCTION STORMWATER MANAGEMENT NARRATIVE FOR INFORMATION REGARDING DESIGN AND PRESERVATION OF NATURAL RESOURCES.

**SOIL TYPES**

Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
BeB	Bedington channery silt loam, 3 to 8 percent slopes	N	60-80	>80	B
Bo	Bowmansville-Knauers silt loams	Y	72-99	0-18	C/D
DdB	Doylestown silt loam, 3 to 8 percent slopes	Y	15-72	0-6	C/D
LkB	Lawrenceville silt loam, 3 to 8 percent slopes	N	24-99	18-36	C
PeD	Penn channery silt loam, 15 to 25 percent slopes	N	20-40	>80	B
ReB	Readington silt loam, 3 to 8 percent slopes	N	20-60	18-36	C
RiB	Reaville channery silt loam, 3 to 8 percent slopes	N	20-40	6-36	D

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

**Resource Protection Land Over Entire Tract**

Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.58	0.58	0.58
Riparian Buffer	1.00	4.52	4.52	4.52
Floodplain	1.00	2.05	2.05	2.05
Floodplain (Alluvial) Soils	1.00	6.59	6.59	6.59
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	7.05	5.64	7.05
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- WATERS
- FLOODPLAIN SOILS
- WOODLANDS
- SOIL TYPE
- SOIL TYPE BOUNDARY
- LIMIT OF DISTURBANCE

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

**REVISIONS**

Date	Description
8/5/2019	Revised per Township Comments
12/13/19	Revised per Township Comments
3/29/2020	Revised per Township Comments
8/21/2020	Revised per Township Comments

CALL BEFORE YOU DIG!!  
 THIS DRAWING IS THE PROPERTY OF HOLMES CUNNINGHAM LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HOLMES CUNNINGHAM LLC. PENNSYLVANIA PROFESSIONAL ENGINEER REG. NO. 100075478. CALL SYSTEMS, INC. 1-800-942-1776. UTILITY LOCATIONS AS SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO ANY EXCAVATION.

**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA  
 SITE ANALYSIS AND RESOURCE CONSERVATION PLAN

Professional Engineer  
 KRISTIN R. HOLMES, P.E.  
 PA PE073604

**File No.**  
 1342\_C0.2\_ERSAP.DWG

**HCE Job** 1342  
**Date** 5/17/2019  
**Scale** 1"=50'  
**Designed** KH  
**Sheet** 3 of 13

**Drawing No.**  
 C0.2



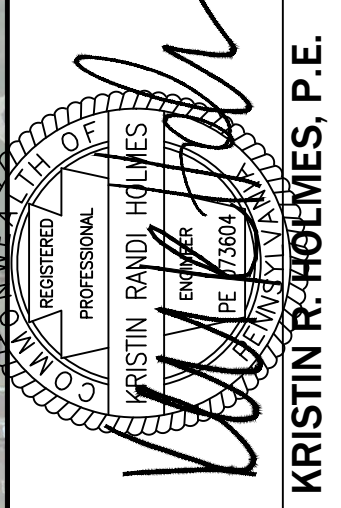
**PLAN NOTES:**

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY DOUGLAS H. BOGDAN, PLS ENGINEERS & SURVEYORS, DATED 6/2/18.
2. AERIAL PHOTOGRAPH TAKEN FROM DVRPC 2010 AERIALS.
3. THERE ARE NO PUBLIC PARKS WITHIN 1,600 FT OF THE PROPERTY.
4. THE PROPOSED PROJECT IS NOT TYING INTO ANY EXISTING STORMWATER SYSTEM.


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

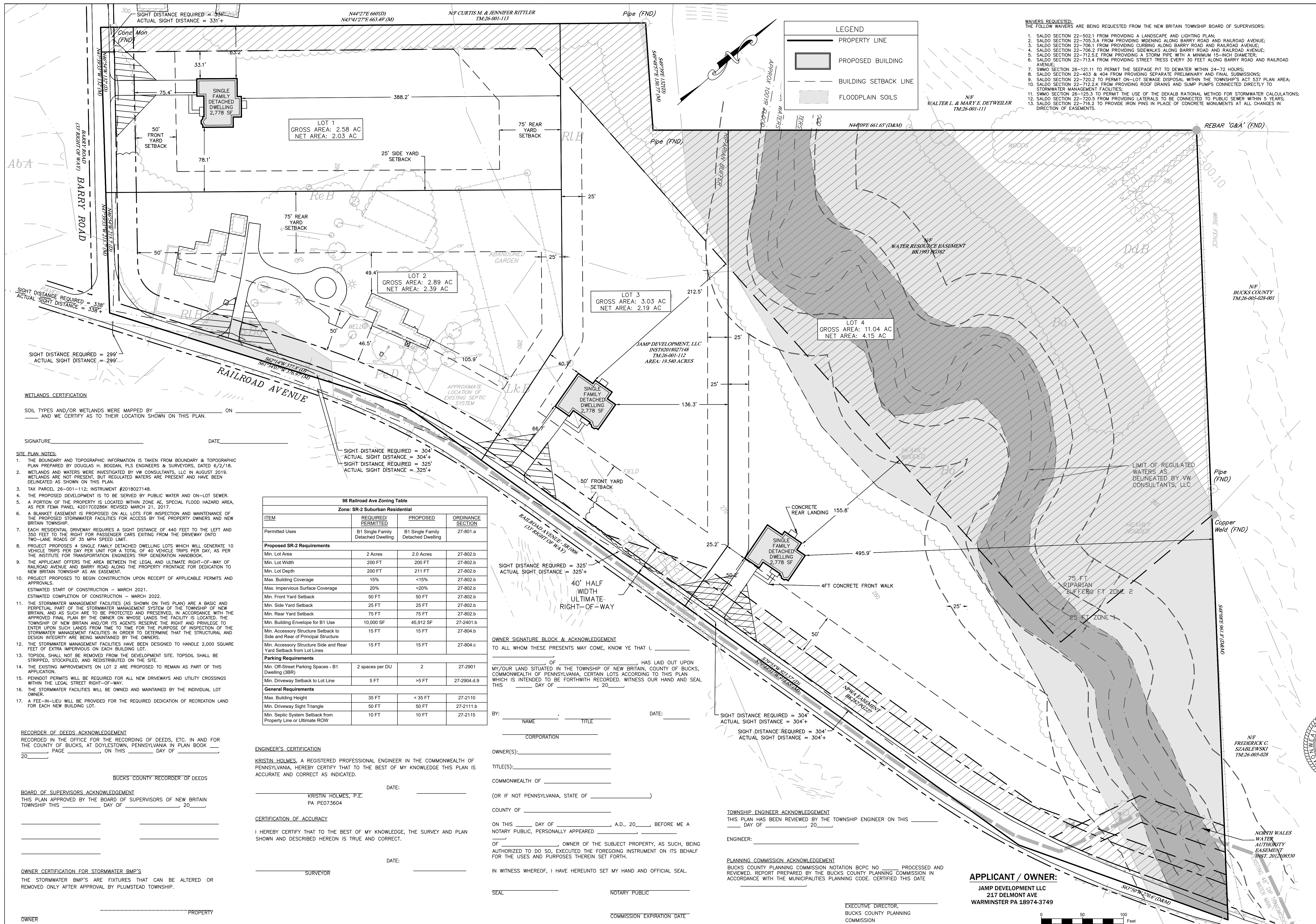
REVISIONS	Date	Description
	8/5/2019	Revised per Township Comments
	12/13/19	Revised per Township Comments
	3/29/2020	Revised per Township Comments
	8/21/2020	Revised per Township Comments

**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA  
**AERIAL PLAN**


**KRISTIN R. HOLMES, P.E.**  
 PA PE073604

HCE Job	1342	File No.	1342_C0.3 Aerial.DWG
Date	5/17/2019	Scale	1"=250'
Designed	KH	Sheet	4 of 13
Drawing No.		<b>C0.3</b>	





- WAIVERS REQUESTED:**  
THE FOLLOWING WAIVERS ARE BEING REQUESTED FROM THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS:
- SALDO SECTION 22-502.1 FROM PROVIDING A LANDSCAPE AND LIGHTING PLAN;
  - SALDO SECTION 22-705.3.A FROM PROVIDING WIDENING ALONG BARRY ROAD AND RAILROAD AVENUE;
  - SALDO SECTION 22-706.1 FROM PROVIDING CURBING ALONG BARRY ROAD AND RAILROAD AVENUE;
  - SALDO SECTION 22-706.2 FROM PROVIDING SIDEWALKS ALONG BARRY ROAD AND RAILROAD AVENUE;
  - SALDO SECTION 22-712.5.E FROM PROVIDING A STORM PIPE WITH A MINIMUM 15-INCH DIAMETER;
  - SALDO SECTION 22-713.4 FROM PROVIDING STREET TREES EVERY 30 FEET ALONG BARRY ROAD AND RAILROAD AVENUE;
  - SWMO SECTION 26-121.11 TO PERMIT THE SEEPAGE PIT TO DEWATER WITHIN 24-72 HOURS;
  - SALDO SECTION 22-403 & 404 FROM PROVIDING SEPARATE PRELIMINARY AND FINAL SUBMISSIONS;
  - SALDO SECTION 22-720.2 TO PERMIT ON-LOT SEWAGE DISPOSAL WITHIN THE TOWNSHIP'S ACT 537 PLAN AREA;
  - SALDO SECTION 22-712.2.K FROM PROVIDING ROOF DRAINS AND SUMP PUMPS CONNECTED DIRECTLY TO STORMWATER MANAGEMENT FACILITIES;
  - SWMO SECTION 26-123.3 TO PERMIT THE USE OF THE DEKALB RATIONAL METHOD FOR STORMWATER CALCULATIONS;
  - SALDO SECTION 22-720.5 FROM PROVIDING LATERALS TO BE CONNECTED TO PUBLIC SEWER WITHIN 5 YEARS;
  - SALDO SECTION 22-716.2 TO PROVIDE IRON PINS IN PLACE OF CONCRETE MONUMENTS AT ALL CHANGES IN DIRECTION OF EASEMENTS.

**Holmes Cunningham LLC**  
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Doylestown, PA 18901  
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REVISIONS	Date	Description
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**98 RAILROAD AVENUE SUBDIVISION**  
TMP # 26-001-112  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**RECORD SITE PLAN**

**KRISTIN R. HOLMES, P.E.**  
PA PE073604

File No.	1342
HCE Job	1342
Date	5/17/2019
Scale	1"=50'
Designed	KH
Sheet	6 of 13
Drawing No.	<b>C1.1</b>

**WETLANDS CERTIFICATION**  
SOIL TYPES AND/OR WETLANDS WERE MAPPED BY \_\_\_\_\_ ON \_\_\_\_\_ AND WE CERTIFY AS TO THEIR LOCATION SHOWN ON THIS PLAN.  
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- SITE PLAN NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY & TOPOGRAPHIC PLAN PREPARED BY DOUGLAS H. BOGDAN, PLS ENGINEERS & SURVEYORS, DATED 6/2/18.
  - WETLANDS AND WATERS WERE INVESTIGATED BY VW CONSULTANTS, LLC IN AUGUST 2019. WETLANDS ARE NOT PRESENT, BUT REGULATED WATERS ARE PRESENT AND HAVE BEEN DELINEATED AS SHOWN ON THIS PLAN.
  - TAX PARCEL 26-001-112; INSTRUMENT #2018027148.
  - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND ON-LOT SEWER.
  - A PORTION OF THE PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA, AS PER FEMA PANEL 42017C0286K REVISED MARCH 21, 2017.
  - A BLANKET EASEMENT IS PROPOSED ON ALL LOTS FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND NEW BRITAIN TOWNSHIP.
  - EACH RESIDENTIAL DRIVEWAY REQUIRES A SIGHT DISTANCE OF 440 FEET TO THE LEFT AND 350 FEET TO THE RIGHT FOR PASSENGER CARS EXITING FROM THE DRIVEWAY ONTO TWO-LANE ROADS OF 35 MPH SPEED LIMIT.
  - PROJECT PROPOSES 4 SINGLE FAMILY DETACHED DWELLING LOTS WHICH WILL GENERATE 10 VEHICLE TRIPS PER DAY PER UNIT FOR A TOTAL OF 40 VEHICLE TRIPS PER DAY, AS PER THE INSTITUTE FOR TRANSPORTATION ENGINEERS TRIP GENERATION HANDBOOK.
  - THE APPLICANT OFFERS THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT-OF-WAY OF RAILROAD AVENUE AND BARRY ROAD ALONG THE PROPERTY FRONTAGE FOR DEDICATION TO NEW BRITAIN TOWNSHIP AS AN EASEMENT.
  - PROJECT PROPOSES TO BEGIN CONSTRUCTION UPON RECEIPT OF APPLICABLE PERMITS AND APPROVALS.
  - ESTIMATED START OF CONSTRUCTION - MARCH 2021.  
ESTIMATED COMPLETION OF CONSTRUCTION - MARCH 2022.
  - THE STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER ON WHOSE LANDS THE FACILITY IS LOCATED. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS.
  - THE STORMWATER MANAGEMENT FACILITIES HAVE BEEN DESIGNED TO HANDLE 2,000 SQUARE FEET OF EXTRA IMPERVIOUS ON EACH BUILDING LOT.
  - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
  - THE EXISTING IMPROVEMENTS ON LOT 2 ARE PROPOSED TO REMAIN AS PART OF THIS APPLICATION.
  - PENNDOT PERMITS WILL BE REQUIRED FOR ALL NEW DRIVEWAYS AND UTILITY CROSSINGS WITHIN THE LEGAL STREET RIGHT-OF-WAY.
  - THE STORMWATER FACILITIES WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
  - A FEE-IN-LIEU WILL BE PROVIDED FOR THE REQUIRED DEDICATION OF RECREATION LAND FOR EACH NEW BUILDING LOT.

**98 Railroad Ave Zoning Table**  
Zone: SR-2 Suburban Residential

ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	27-801.a
<b>Proposed SR-2 Requirements</b>			
Min. Lot Area	2 Acres	2.0 Acres	27-802.b
Min. Lot Width	200 FT	200 FT	27-802.b
Min. Lot Depth	200 FT	211 FT	27-802.b
Max. Building Coverage	15%	<15%	27-802.b
Max. Impervious Surface Coverage	20%	<20%	27-802.b
Min. Front Yard Setback	50 FT	50 FT	27-802.b
Min. Side Yard Setback	25 FT	25 FT	27-802.b
Min. Rear Yard Setback	75 FT	75 FT	27-802.b
Min. Building Envelope for B1 Use	10,000 SF	45,912 SF	27-2401.b
Min. Accessory Structure Setback to Side and Rear of Principal Structure	15 FT	15 FT	27-804.b
Min. Accessory Structure Side and Rear Yard Setback from Lot Lines	15 FT	15 FT	27-804.c
<b>Parking Requirements</b>			
Min. Off-Street Parking Spaces - B1 Dwelling (3BR)	2 spaces per DU	2	27-2901
Min. Driveway Setback to Lot Line	5 FT	>5 FT	27-2904.d.9
<b>General Requirements</b>			
Max. Building Height	35 FT	< 35 FT	27-2110
Min. Driveway Sight Triangle	50 FT	50 FT	27-2111.b
Min. Septic System Setback from Property Line or Ultimate ROW	10 FT	10 FT	27-2115

**ENGINEER'S CERTIFICATION**  
KRISTIN HOLMES, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.  
DATE: \_\_\_\_\_  
KRISTIN HOLMES, P.E.  
PA PE073604

**CERTIFICATION OF ACCURACY**  
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.  
DATE: \_\_\_\_\_  
SURVEYOR \_\_\_\_\_

**OWNER CERTIFICATION FOR STORMWATER BMP'S**  
THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY PLUMSTEAD TOWNSHIP.  
OWNER \_\_\_\_\_ PROPERTY \_\_\_\_\_

**OWNER SIGNATURE BLOCK & ACKNOWLEDGEMENT**  
TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, \_\_\_\_\_ OF \_\_\_\_\_ HAS LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ DATE: \_\_\_\_\_  
CORPORATION \_\_\_\_\_

OWNER(S): \_\_\_\_\_  
TITLE(S): \_\_\_\_\_  
COMMONWEALTH OF \_\_\_\_\_  
(OR IF NOT PENNSYLVANIA, STATE OF \_\_\_\_\_)  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ OF \_\_\_\_\_, OWNER OF THE SUBJECT PROPERTY, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON ITS BEHALF FOR THE USES AND PURPOSES THEREIN SET FORTH.

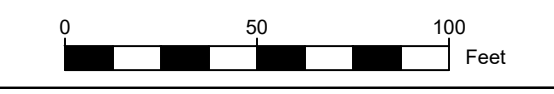
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.  
SEAL \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
COMMISSION EXPIRATION DATE \_\_\_\_\_

**TOWNSHIP ENGINEER ACKNOWLEDGEMENT**  
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
ENGINEER: \_\_\_\_\_

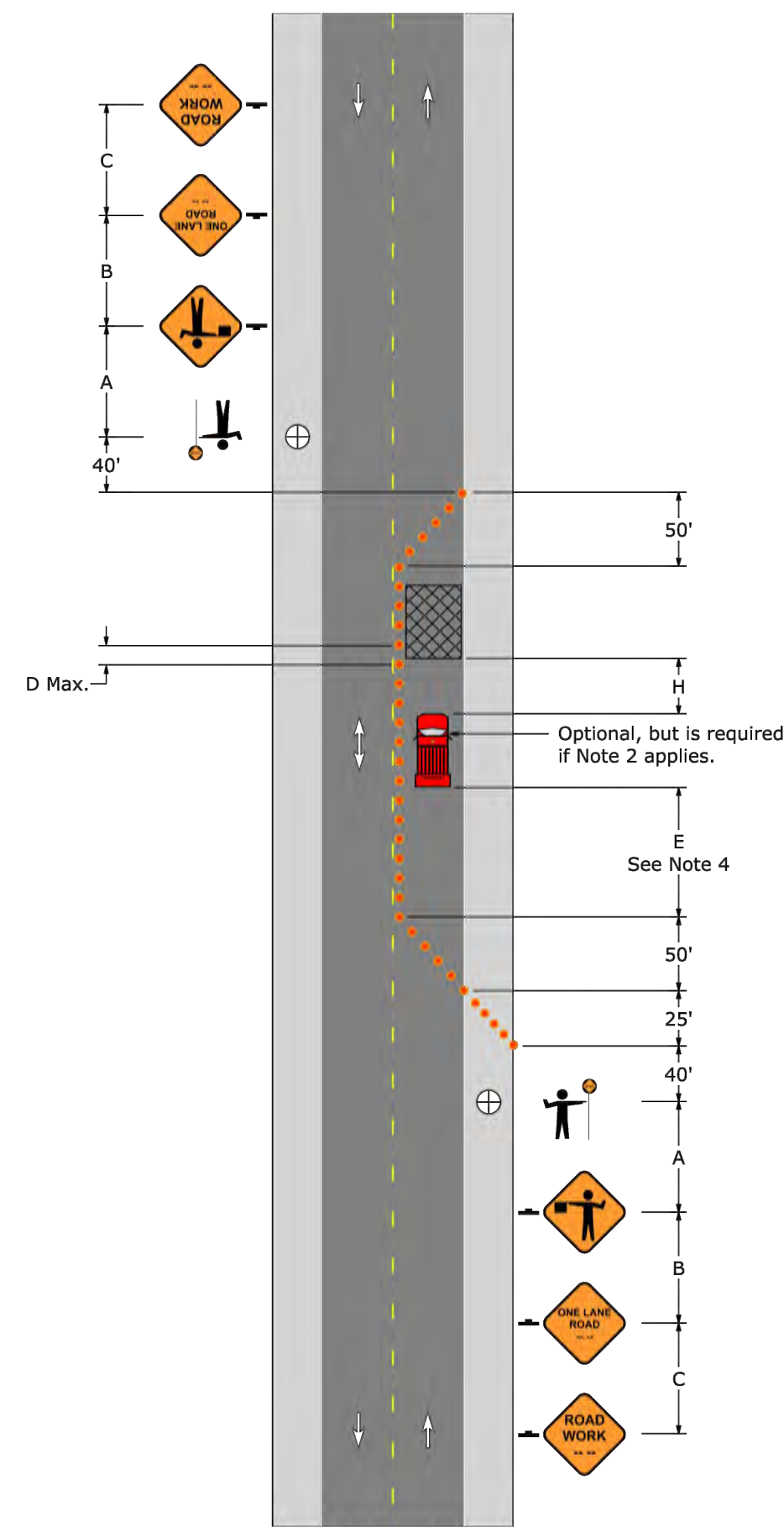
**PLANNING COMMISSION ACKNOWLEDGEMENT**  
BUCKS COUNTY PLANNING COMMISSION NOTATION BCPC NO. \_\_\_\_\_ PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_.

**APPLICANT / OWNER:**  
JAMP DEVELOPMENT LLC  
217 DELMONT AVE  
WARMINSTER PA 18974-3749

EXECUTIVE DIRECTOR,  
BUCKS COUNTY PLANNING COMMISSION



**PATA 107 (Old PATA 10a)  
Work In One Lane; Two Flaggers**



**PATA 107 (Old PATA 10a) - Notes**

- Each flagger shall be clearly visible to traffic for a minimum distance of E and shall be in constant communication with all other flaggers.
- For operations of 15 minutes or less:
  - The Road Work (W20-1), One Lane Road (W20-4), and Flagger Symbol (W20-7) signs are not required.
  - All channelizing devices may be eliminated if a shadow vehicle is present.
- The buffer space shall be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.
- When a shadow vehicle is not used, distance E is measured from end of taper to beginning of work space.



**Sign Spacing Chart**

Condition	Distance			
	A	B	C	F
Urban 35 MPH or less	100	100	100	100
Urban Greater than 35 MPH	350	350	350	350
Rural	500	500	500	500

When multiple distance plaques are used on advance warning signs, they shall all be of the same series type.  
Example: either all "AHEAD" or XXX FEET.

**Taper Length Formulas**

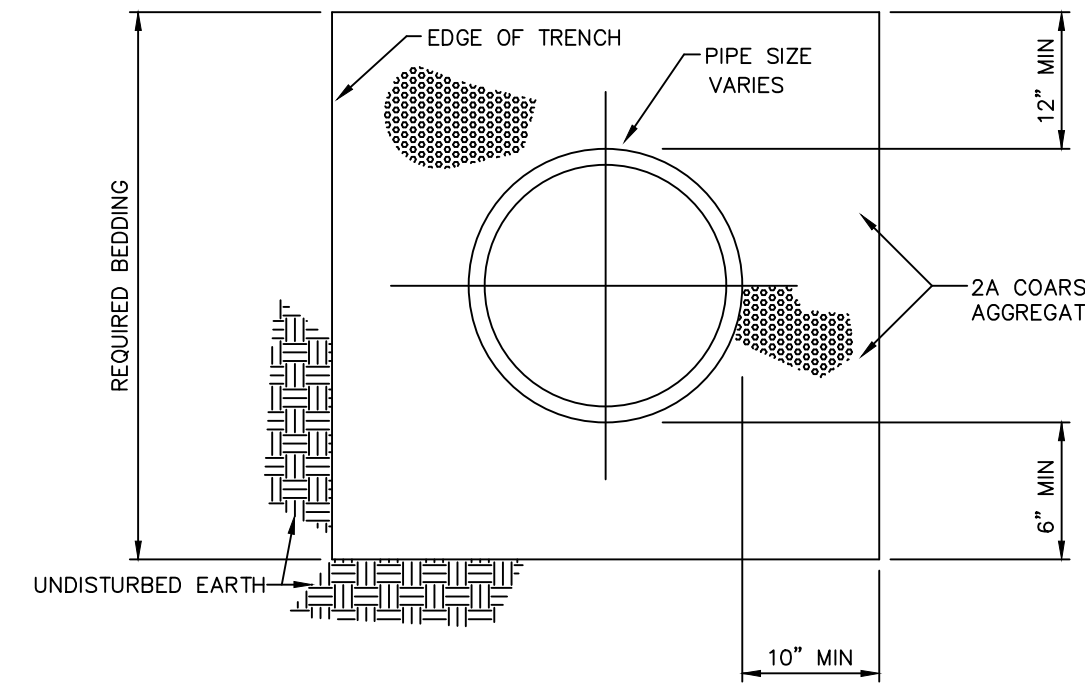
S	L
40 MPH or less	$L = \frac{WS^2}{60}$
45 MPH or more	$L = WS$

S = Regulatory Speed Limit  
W = Width of Offset  
L = Length

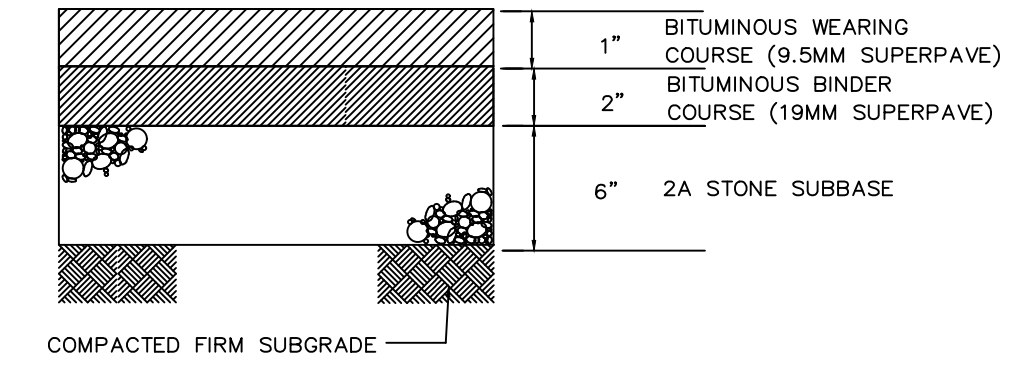
**Distance and Spacing Quick Reference Chart**

Speed MPH	W				L				Min. Channelizing Devices Per Taper Type (Length)				D	E	H
	Feet	Feet	Feet	Feet	Feet	Feet	Feet	Feet	1/2L	1/3L	50'	Feet			
25	10	105	55	35					6	6	6	6	50	155	150
	11	115	60	40											
	12	125	65	45											
30	10	150	75	50	6	6	6	6	6	6	6	6	60	200	150
	11	165	85	55	7	7	7	7							
	12	180	90	60	7	7	7	7							
35	10	205	105	70	7	7	7	7	6	6	6	6	70	250	150
	11	225	115	75	8	8	8	8							
	12	245	125	85	8	8	8	8							
40	10	270	135	90	8	8	8	8	6	6	6	6	80	305	150
	11	295	150	100	9	9	9	9							
	12	320	160	110	9	9	9	9							
45	10	450	225	150	11	6			6	6	6	6	90	360	150
	11	495	250	165	12	7			6	6	6	6			
	12	540	270	180	13	7			6	6	6	6			
50	10	500	250	170	11	6			6	6	6	6	100	425	250
	11	550	275	185	12	7									
	12	600	300	200	13	7									
55	10	550	275	185	11	6			6	6	6	6	110	495	250
	11	605	305	205	12	7									
	12	660	330	220	13	7									

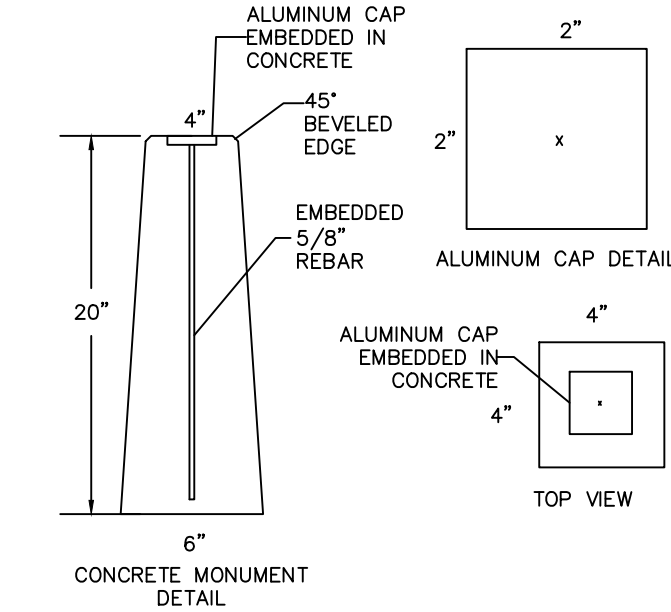
Note: Channelizing devices used in taper shall be equally spaced at 1/2 D Max.



**STANDARD PIPE BEDDING DETAIL**  
N.T.S.



**DRIVEWAY PAVEMENT SECTION**

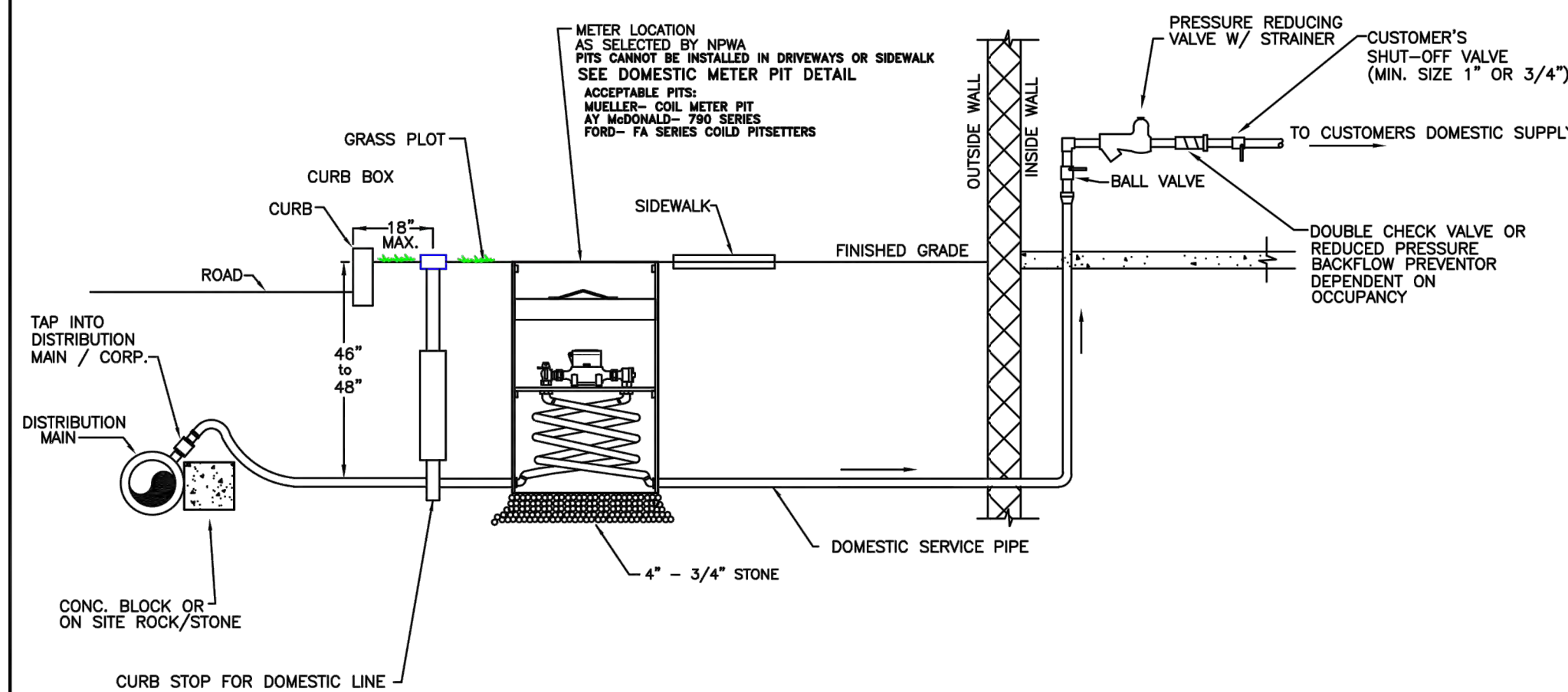


- NOTES:**
- MONUMENTS TO BE SET FOR OUTBOUND PROPERTY LINE, ULTIMATE RIGHT-OF-WAYS, OPEN SPACE AND ONE SIDE OF EASEMENTS.
  - PK NAILS SHALL BE USED IN PLACE OF MONUMENTS IN PAVED AREAS.

**CONCRETE MONUMENT**

**NOTES:**

- Materials for Service Line shall be purchased by the Developer.
- All materials must be approved by NPWA through submissions of cut sheets of required materials.
- NPWA shall furnish & install the meter and ancillary reading device.
- The use of Lead-Free Solder, flux and other plumbing materials is required by federal law.
- Any service line may use PE 16SPSI after the meter pit.
- Backflow prevention devices are required on all NPWA water service lines. Therefore, a thermal expansion tank must be installed on the supply side of the hot water system, as directed by the "Uniform Plumbing Code" (UPC).
- WATER METER WILL NOT BE SET IF PIPING DOES NOT CONFORM TO SPECIFICATIONS.



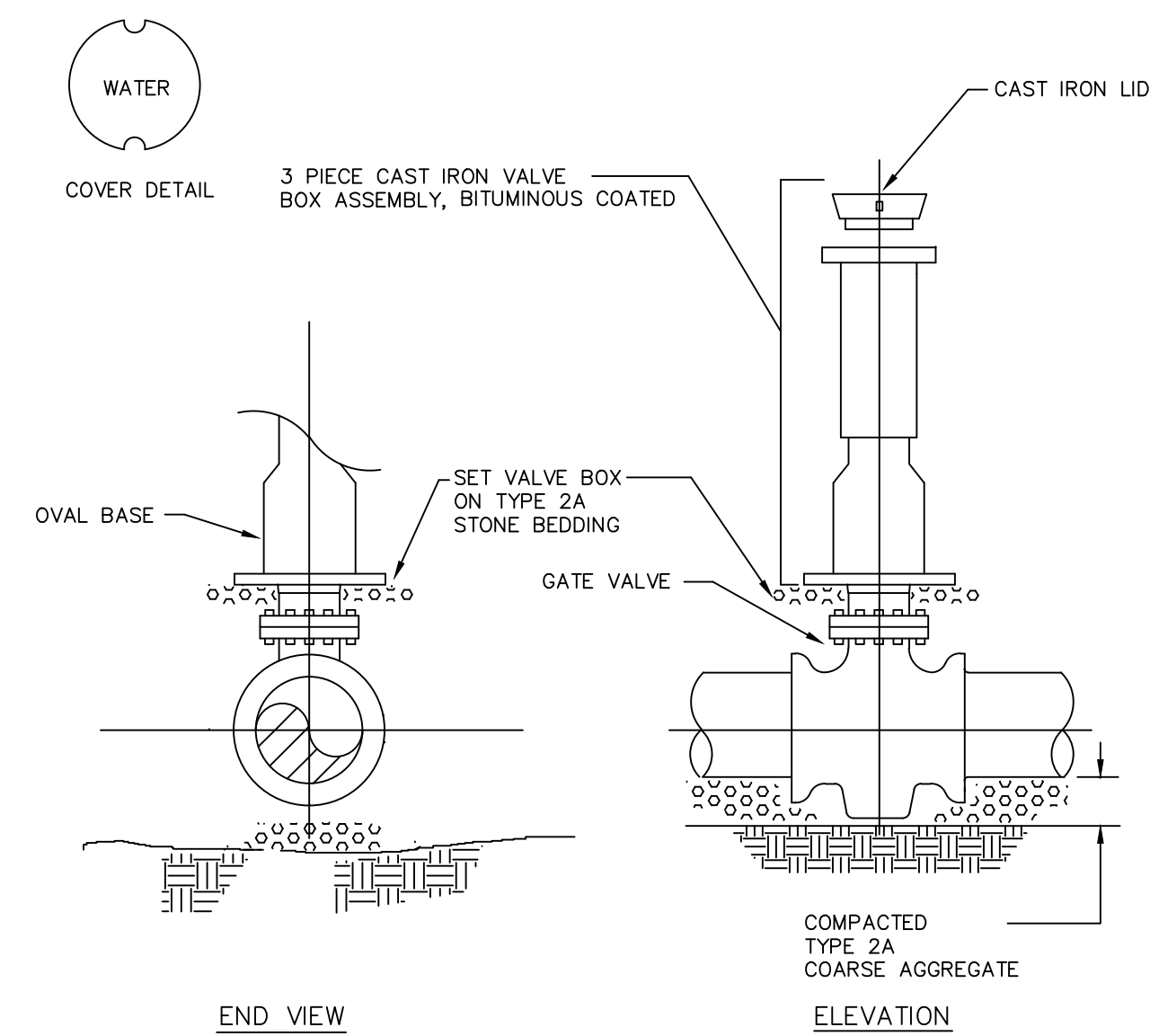
**OUTSIDE METER PIT  
DOMESTIC SERVICE CONNECTION DETAIL**  
Applicable to 3/4" & 1" Services

**NPWA**  
NORTH PENN  
WATER AUTHORITY  
700 E. 1st St. Road  
P.O. Box 1859  
Lansdale, PA 19446  
Phone # (215) 855-3617

**REVISIONS**

1	ADD MATERIAL PER NO. 7-14-18
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TYPICAL DOMESTIC SERVICE CONNECTION (OUTSIDE PIT) METER CONFIGURATION	DATE: 02-20-18
SCALE: 1/8" = 1'-0"	USE DIMENSIONS ONLY FOR CONSTRUCTION PURPOSES
SIZE: A	PLAN SHEET NUMBER: 1 of 1
DRAWING NO.: 04-0233	K3



**STANDARD WATER GATE VALVE AND VALVE BOX**  
N.T.S.

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

**REVISIONS**

Date	Description
8/5/2019	Revised per Township Comments
12/13/19	Revised per Township Comments
3/29/2020	Revised per Township Comments
8/21/2020	Revised per Township Comments

CALL BEFORE YOU DIG !!  
UNSATURATED MATERIALS  
CONSTRUCTION PHASE AND  
10 WORKING HOURS STORAGE  
--- STOP & CALL ---  
PennyWash One  
Call System, Inc.  
P.O. Box 1859  
Lansdale, PA 19446  
1-800-262-1776  
UTILITY LOCATIONS AS SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

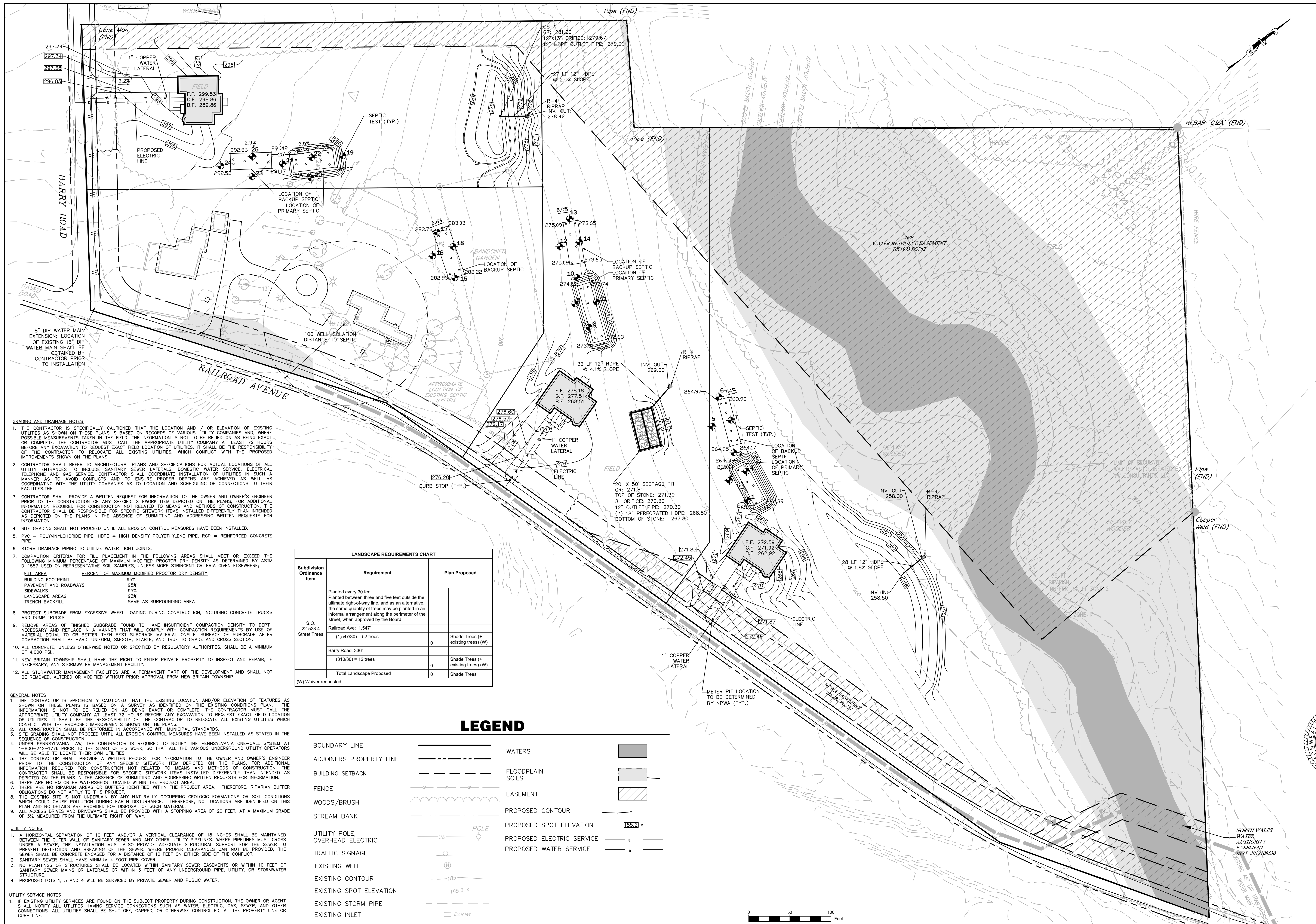
**98 RAILROAD AVENUE SUBDIVISION**  
TMP # 26-001-112  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**KRISTIN R. HOLMES, P.E.**  
PA PE073604

File No.  
1342\_C1.1 Record.DWG

HCE Job	1342	Date	5/17/2019	Scale	N.T.S.	Designed	KH	Sheet	7 of 13
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Drawing No.  
**C1.2**



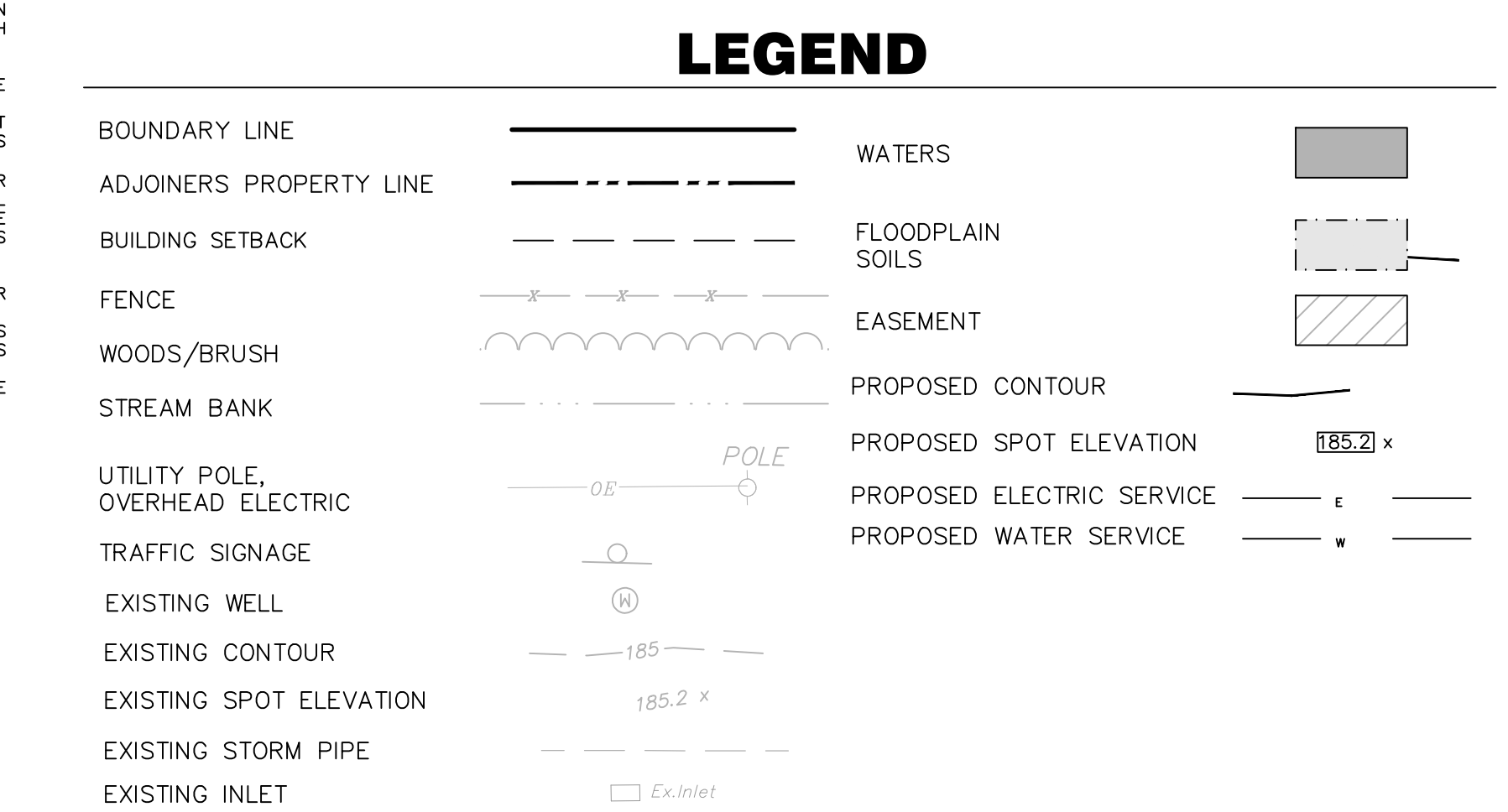
- GRADING AND DRAINAGE NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC WATER SERVICE, ELECTRICAL TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ENSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE UTILITY COMPANIES AS TO LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
  3. CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS, FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  4. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  5. PVC = POLYVINYLCHLORIDE PIPE, HDPE = HIGH DENSITY POLYETHYLENE PIPE, RCP = REINFORCED CONCRETE PIPE.
  6. STORM DRAINAGE PIPING TO UTILIZE WATER TIGHT JOINTS.
  7. COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF MAXIMUM MODIFIED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA GIVEN ELSEWHERE:  

FILL AREA	PERCENT OF MAXIMUM MODIFIED PROCTOR DRY DENSITY
BUILDING FOOTPRINT	95%
PAVEMENT AND ROADWAYS	95%
SIDEWALKS	95%
LANDSCAPE AREAS	93%
TRENCH BACKFILL	SAME AS SURROUNDING AREA
  8. PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION, INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
  9. REMOVE AREAS OF FINISHED SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION DENSITY TO DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE, AND TRUE TO GRADE AND CROSS SECTION.
  10. ALL CONCRETE, UNLESS OTHERWISE NOTED OR SPECIFIED BY REGULATORY AUTHORITIES, SHALL BE A MINIMUM OF 4,000 PSI.
  11. NEW BRITAIN TOWNSHIP SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT FACILITY.
  12. ALL STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED OR MODIFIED WITHOUT PRIOR APPROVAL FROM NEW BRITAIN TOWNSHIP.

LANDSCAPE REQUIREMENTS CHART		
Subdivision Ordinance Item	Requirement	Plan Proposed
S.O. 22-523.4 Street Trees	Planted every 30 feet. Planted between three and five feet outside the ultimate right-of-way line, and as an alternative the same quantity of trees may be planted in an informal arrangement along the perimeter of the street, when approved by the Board. Railroad Ave: 1,547' Barry Road: 336' (310/30) = 12 trees	0 0 0
		Shade Trees (+ existing trees) (W)
		Shade Trees (+ existing trees) (W)
	Total Landscape Proposed	0
		Shade Trees

(W) Waiver requested

- GENERAL NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON A SURVEY AS IDENTIFIED ON THE EXISTING CONDITIONS PLAN. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  2. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MUNICIPAL STANDARDS.
  3. SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  4. UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  5. THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS, FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  6. THERE ARE NO HQ OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
  7. THERE ARE NO RIPARIAN AREAS OR BUFFERS IDENTIFIED WITHIN THE PROJECT AREA. THEREFORE, RIPARIAN BUFFER OBLIGATIONS DO NOT APPLY TO THIS PROJECT.
  8. THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.
  9. ALL ACCESS DRIVES AND DRIVEWAYS SHALL BE PROVIDED WITH A STOPPING AREA OF 20 FEET, AT A MAXIMUM GRADE OF 3%, MEASURED FROM THE ULTIMATE RIGHT-OF-WAY.
- UTILITY NOTES**
1. A HORIZONTAL SEPARATION OF 10 FEET AND/OR A VERTICAL CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE OUTER WALL OF SANITARY SEWER AND ANY OTHER UTILITY PIPELINES. WHERE PIPELINES MUST CROSS UNDER A SEWER, THE INSTALLATION MUST ALSO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER TO PREVENT DEFLECTION AND BREAKING OF THE SEWER. WHERE PROPER CLEARANCES CAN NOT BE PROVIDED, THE SEWER SHALL BE CONCRETE ENCASED FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CONFLICT.
  2. SANITARY SEWER SHALL HAVE MINIMUM 4 FOOT PIPE COVER.
  3. NO PLANTINGS OR STRUCTURES SHALL BE LOCATED WITHIN SANITARY SEWER EASEMENTS OR WITHIN 10 FEET OF SANITARY SEWER MAINS OR LATERALS OR WITHIN 5 FEET OF ANY UNDERGROUND PIPE, UTILITY, OR STORMWATER STRUCTURE.
  4. PROPOSED LOTS 1, 3 AND 4 WILL BE SERVICED BY PRIVATE SEWER AND PUBLIC WATER.
- UTILITY SERVICE NOTES**
1. IF EXISTING UTILITY SERVICES ARE FOUND ON THE SUBJECT PROPERTY DURING CONSTRUCTION, THE OWNER OR AGENT SHALL NOTIFY ALL UTILITIES HAVING SERVICE CONNECTIONS SUCH AS WATER, ELECTRIC, GAS, SEWER, AND OTHER CONNECTIONS. ALL UTILITIES SHALL BE SHUT OFF, CAPPED, OR OTHERWISE CONTROLLED, AT THE PROPERTY LINE OR CURB LINE.



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

REVISIONS	Description	Date
1	Revised per Township Comments	8/5/2019
2	Revised per Township Comments	12/13/19
3	Revised per Township Comments	3/29/2020
4	Revised per Township Comments	8/21/2020

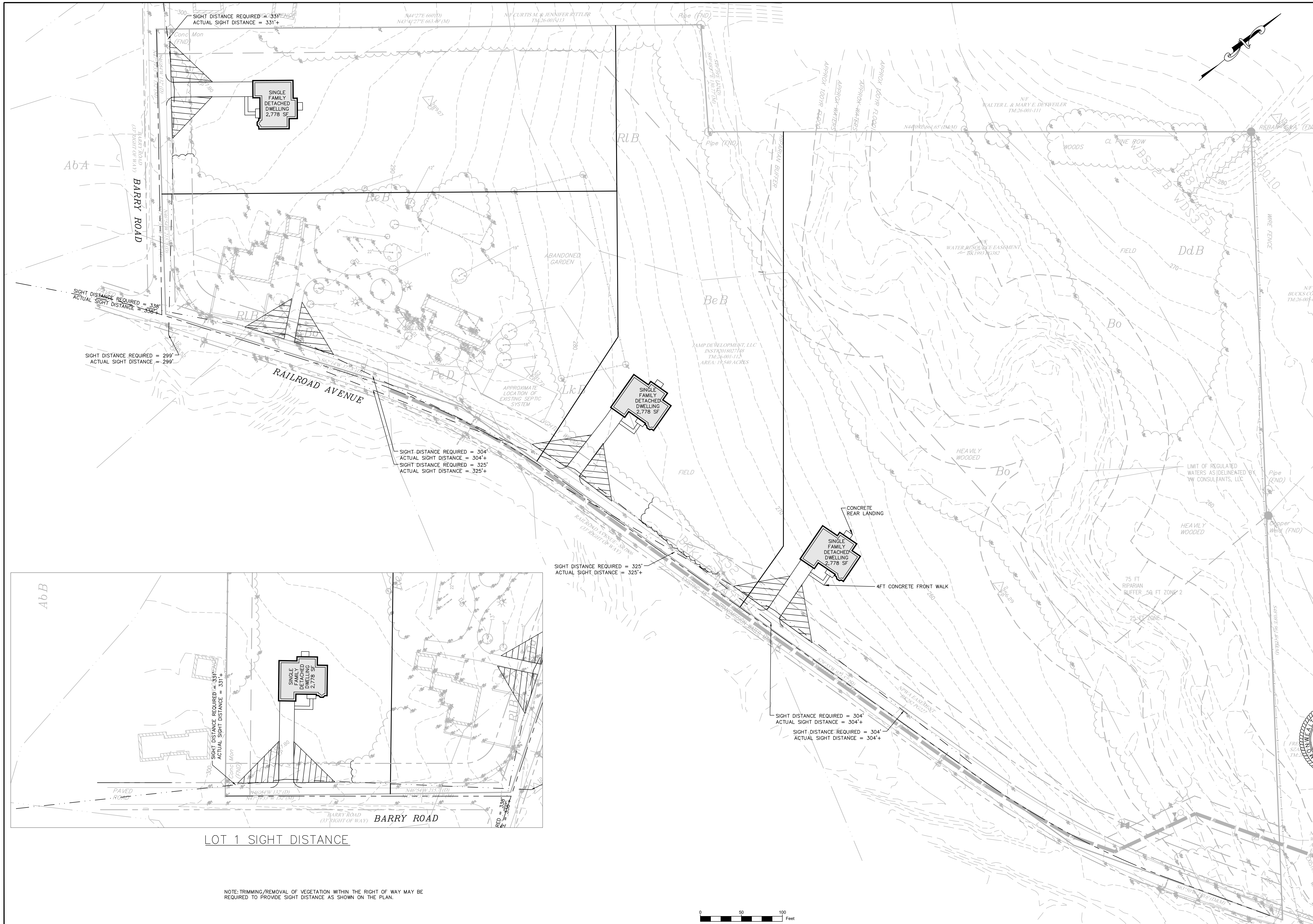
**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**CONSTRUCTION IMPROVEMENT PLAN**

**KRISTIN R. HOLMES, P.E.**  
 PA PE073604

File No.	1342_C2.0 Grading.DWG
HCE Job	1342
Date	5/17/2019
Scale	1"=50'
Designed	KH
Sheet	8 of 13

**Drawing No.**  
**C2.0**



LOT 1 SIGHT DISTANCE

Holmes Cunningham LLC  
 409 E. Butler Ave., Unit 5  
 Doylestown, PA 18901  
 (215) 566-3330  
 www.hcengineering.net

REVISIONS	Date	Description
	8/5/2019	Revised per Township Comments
	12/13/19	Revised per Township Comments
	3/29/2020	Revised per Township Comments
	8/21/2020	Revised per Township Comments

**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**SIGHT DISTANCE PLAN**

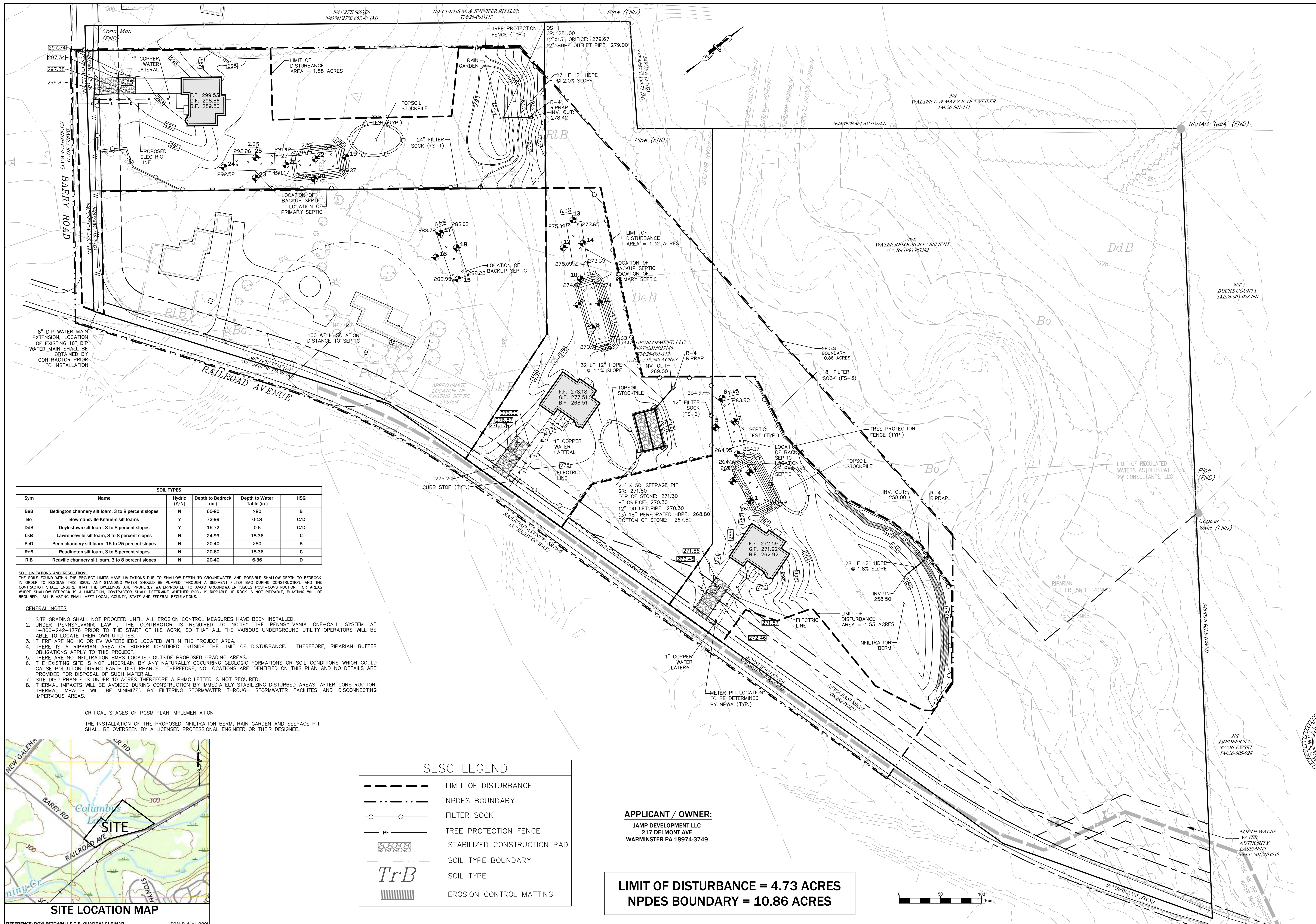
KRISTIN R. HOLMES, P.E.  
 PA PE073604

File No. 1342\_C2.1 Sight Distance

HCE Job	1342
Date	5/17/2019
Scale	1" = 50'
Designed	KH
Sheet	9 of 13

Drawing No. **C2.1**



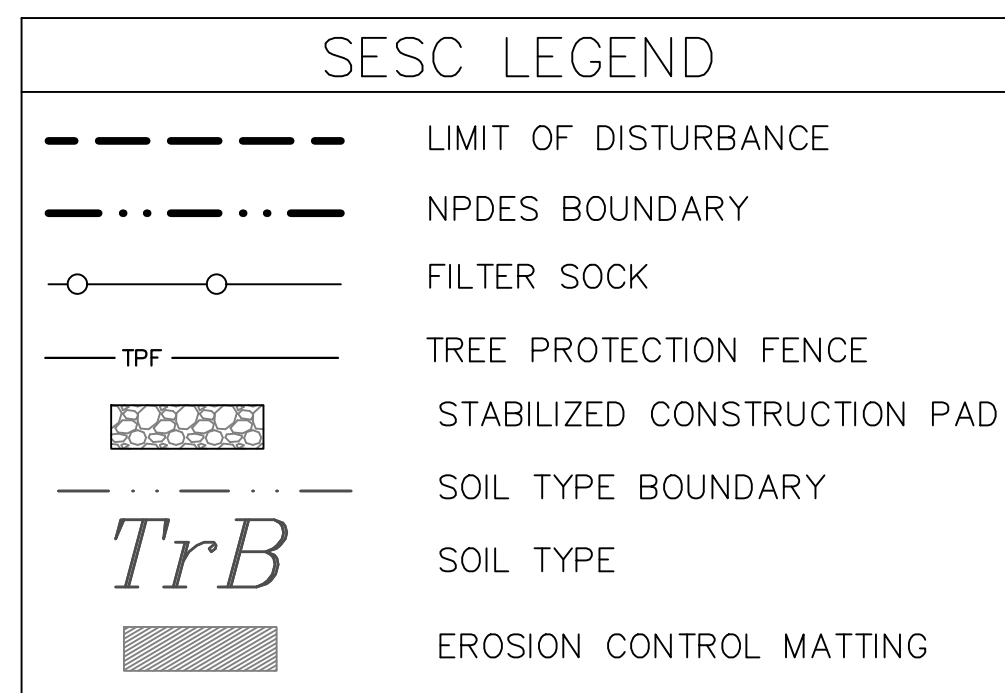
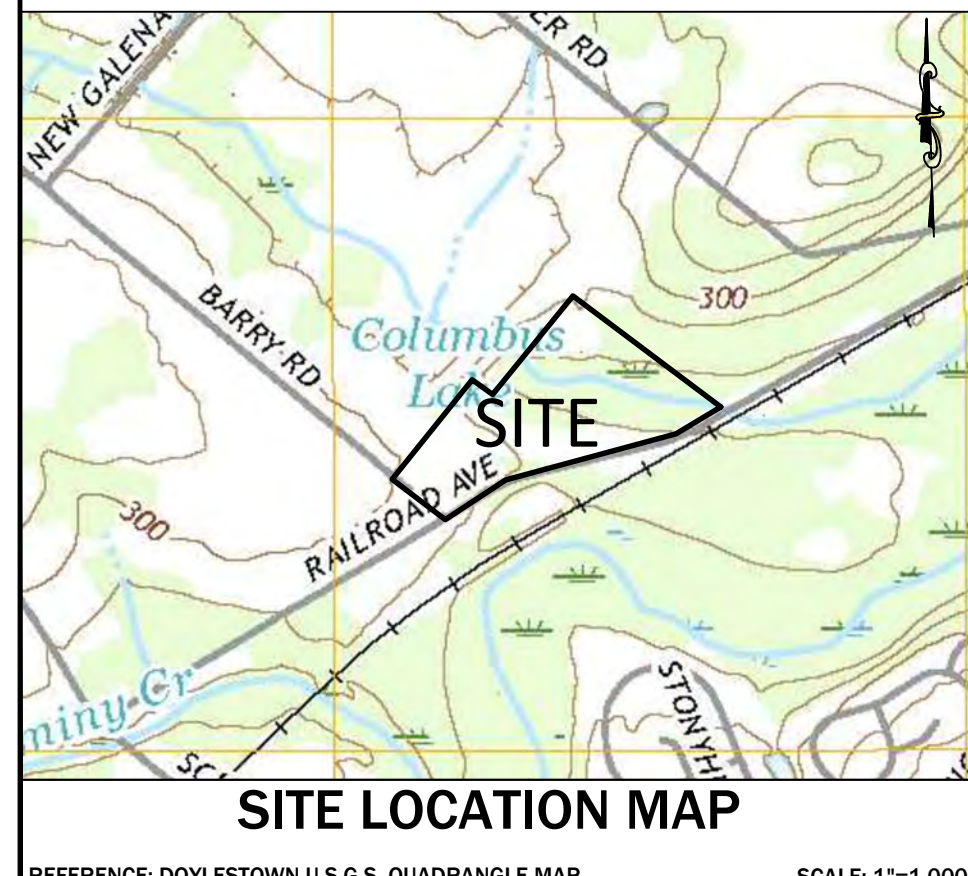


SOIL TYPES					
Sym	Name	Hydric (Y/N)	Depth to Bedrock (ft.)	Depth to Water Table (ft.)	HSG
BeB	Bedington channery silt loam, 3 to 8 percent slopes	N	60-80	>80	B
Bo	Bowmansville-knavers silt loams	Y	72-99	0-18	C/D
DdB	Doylestown silt loam, 3 to 8 percent slopes	Y	15-72	0-6	C/D
LkB	Lawrenceville silt loam, 3 to 8 percent slopes	N	24-99	18-36	C
PeD	Penn channery silt loam, 15 to 25 percent slopes	N	20-40	>80	B
ReB	Readington silt loam, 3 to 8 percent slopes	N	20-60	18-36	C
RIB	Reaville channery silt loam, 3 to 8 percent slopes	N	20-40	6-36	D

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

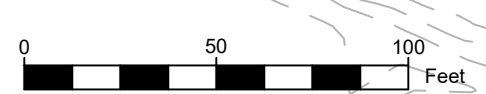
- GENERAL NOTES**
- SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1778 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - THERE ARE NO HO OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
  - THERE IS A RIPARIAN AREA OR BUFFER IDENTIFIED OUTSIDE THE LIMIT OF DISTURBANCE. THEREFORE, RIPARIAN BUFFER OBLIGATIONS APPLY TO THIS PROJECT.
  - THERE ARE NO INFILTRATION BMP'S LOCATED OUTSIDE PROPOSED GRADING AREAS.
  - THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.
  - SITE DISTURBANCE IS UNDER 10 ACRES THEREFORE A PHMC LETTER IS NOT REQUIRED.
  - THERMAL IMPACTS WILL BE AVOIDED DURING CONSTRUCTION BY IMMEDIATELY STABILIZING DISTURBED AREAS. AFTER CONSTRUCTION, THERMAL IMPACTS WILL BE MINIMIZED BY FILTERING STORMWATER THROUGH STORMWATER FACILITIES AND DISCONNECTING IMPERVIOUS AREAS.

**CRITICAL STAGES OF PCSM PLAN IMPLEMENTATION**  
 THE INSTALLATION OF THE PROPOSED INFILTRATION BERM, RAIN GARDEN AND SEEPAGE PIT SHALL BE OVERSEEN BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE.



**APPLICANT / OWNER:**  
 JAMP DEVELOPMENT LLC  
 217 DELMONT AVE  
 WARMINSTER PA 18974-3749

**LIMIT OF DISTURBANCE = 4.73 ACRES**  
**NPDES BOUNDARY = 10.86 ACRES**



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

REVISIONS	Description	Date	Revised per Township Comments
1	8/5/2019		

**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA  
 SOIL EROSION AND SEDIMENT CONTROL PLAN

KRISTIN R. HOLMES, P.E.  
 PA PE073604

File No.	1342 C3.0 E&S.DWG
HCE Job	1342
Date	5/17/2019
Scale	1"=50'
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SEQUENCE OF CONSTRUCTION

- 1. CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT (215-345-7577), PLUMSTEAD TOWNSHIP AND NEW BRITAIN TWP. ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE.
2. EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION MAY OVERLAP INTO A SUBSEQUENT PHASE AS LONG AS ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED IN THE PREVIOUS PHASE.
3. INSTALL CONSTRUCTION ENTRANCES AT SITE ACCESS, STOCKPILE AREAS, AND SILT SOCK WHERE SHOWN ON THE PLAN.
4. STRIP TOPSOIL AND STOCKPILE WHERE SHOWN ON PLAN. ALL STRIPPED TOPSOIL STOCKPILES SHALL HAVE TEMPORARY SEEDING INSTALLED.
5. CONSTRUCT STORMWATER BMPs AS SHOWN ON THE PLAN.
6. ROUGH GRADE SITE AND BUILDING PADS. INSTALL TEMPORARY EROSION CONTROL BLANKETS.
7. INSTALL SUBBASE AND GRAVEL FOR THE DRIVEWAYS.
8. CONSTRUCT BUILDINGS.
9. COMPLETE FINAL GRADING AFTER THE BUILDINGS ARE COMPLETED AND APPLY PERMANENT SEEDING MIXTURE AND INSTALL ALL REQUIRED PLANTINGS.
10. UPON COMPLETION OF THE STRUCTURES AND STABILIZATION OF TRIBUTARY AREAS, CONSTRUCT INFILTRATION BERM AND RAIN GARDEN BY EXCAVATING STORMWATER BMP TO PROVIDE AMENDED SOILS, UNDERDRAIN AND BERM AS SHOWN ON THE POCM PLAN. DEPOSIT ADDITIONAL SOIL IN DESIGNATED LOCATIONS AND IMMEDIATELY STABILIZE. CONSTRUCT SEEPAGE PIT. CONSTRUCTION OF THESE BMPs REQUIRE THE OVERSIGHT OF A LICENSED PROFESSIONAL.

EROSION / SEDIMENT CONTROL PLAN STANDARD NOTES

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPILL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.
A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

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AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).

AT STREAM CROSSING, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOIL DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

CLEAN FILL NOTE

IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECYCLED. CLEAN FILL DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)

ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERS' REVIEW OF PROPERTY USE HISTORY, SANDBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE, IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL."

BMP MAINTENANCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION STABILIZATION, AND MAINTENANCE OF ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE PROPER CONSTRUCTION AND STABILIZATION OF PERMANENT CONTROL MEASURES AND RELATED ITEMS INCLUDED WITHIN THIS PLAN.

DURING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING INSPECTIONS OF THE BMPs AFTER EACH RUNOFF EVENT AS WELL AS ON A WEEKLY BASIS. THE CONTRACTOR SHALL KEEP A LOG OF ALL INSPECTIONS AND MAINTENANCE PERFORMED ON THE BMPs.

THE OWNER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PERMANENT CONTROL MEASURES.

SOIL SEDIMENT REMOVED FROM ANY TEMPORARY CONTROL MEASURE DURING REGULAR MAINTENANCE WILL BE INCORPORATED BACK INTO THE EARTHWORK AS FILL ON THE SITE. SOIL SEDIMENT MATERIAL SHALL BE DISTRIBUTED ON-SITE WITHOUT CHANGING DRAINAGE PATTERNS DURING A SPECIFIC CONSTRUCTION STAGE.

SILT FENCE AND ROCK FILTERS WILL BE INSPECTED ONCE A WEEK OR AFTER EVERY STORM EVENT, WHICHEVER COMES FIRST. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE FENCE FUNCTIONAL. DEPOSITS WILL BE REMOVED WHERE ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE FENCE/FILTER, UNDERCUTTING OR EROSION OF THE TOE ANCHOR OF THE SILT FENCE WILL BE REPLACED IMMEDIATELY WITH ROCK FILTER OUTLETS. ANY MANUFACTURER'S RECOMMENDATIONS WILL BE ADHERED TO FOR REPLACING SILT FENCE DUE TO WEATHERING.

THE CONSTRUCTION ENTRANCE WILL BE INSPECTED AT THE END OF EACH WORK DAY. THE THICKNESS WILL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSION BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL WILL BE MAINTAINED ON THE SITE FOR THIS PURPOSE.

AT THE END OF EACH CONSTRUCTION DAY, ANY SEDIMENT DEPOSITED ON PUBLIC ROADWAYS, WILL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE. WASHING OF THE ROADWAY WITH WATER WILL NOT BE PERMITTED.

LIMITING EXPOSED EXTENT AND DURATION OF DISTURBED AREAS

THE INITIAL PHASE OF THE PROPOSED PROJECT CONSISTS OF ESTABLISHING THE SOIL EROSION CONTROL MEASURES IN A SEQUENCE APPROPRIATE TOWARD LIMITING SOIL EROSION. THE EXTENT OF DISTURBED LAND HAS BEEN LIMITED TO INCLUDE ONLY THOSE AREAS REQUIRED FOR THE DEVELOPMENT OF THE SUBJECT SITE. ALL SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE OR IN THEIR PROPER SEQUENCE AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE SEQUENCE OF CONSTRUCTION ACTIVITIES IS OUTLINED IN THE SEQUENCE OF CONSTRUCTION CONTAINED HEREIN AND ON THE DRAWINGS.

PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION

THE PROJECT PROPOSES TO MINIMIZE DISTURBANCE TO THE EXISTING VEGETATION AT THE SITE BY ONLY PROPOSING DISTURBANCE IN THE AREA WHERE NEEDED. THE SITE VEGETATION PROPOSED FOR DISTURBANCE IS MAINLY SCRUB VEGETATION AND VINES WHICH ARE CURRENTLY DETRIMENTAL TO THE LARGE TREES ON THE SOUTHERN PROPERTY LINE.

MINIMIZE SOIL COMPACTION

THE PROJECT DESIGN LIMITS THE BULK/ MASS EARTHWORK TO BE PERFORMED AS MUCH AS POSSIBLE. ADDITIONALLY, SOIL COMPACTION WILL NOT BE REQUIRED OTHER THAN IN PROPOSED IMPERVIOUS AREAS.

FEATURES AND MEASURES TO MINIMIZE STORMWATER RUNOFF

TEMPORARY STABILIZATION: UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED. THE DISTURBED AREAS WILL ALSO BE MULCHED WITH UNROTTED STRAW OR SALT HAY. TEMPORARY STABILIZATION MEASURES ARE SPECIFIED ON SOIL EROSION AND SEDIMENT POLLUTION CONTROL DETAIL PLANS.

PERMANENT STABILIZATION: ALL SLOPES AND DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT SEEDING AND LANDSCAPING AS SOON AS POSSIBLE AFTER THE FINAL EARTHWORKING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. AREAS THAT ARE PROPOSED TO HAVE SPECIFIC LINING SHALL BE STABILIZED WITH THE SPECIFIED LINING AS SOON AS THE EARTHWORKING AND CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A UNIFORM EROSION RESISTANT PERENNIAL VEGETATIVE COVER OF THE DISTURBED AREA IS ESTABLISHED. PERMANENT STABILIZATION MEASURES ARE SPECIFIED ON THE EROSION AND SEDIMENT POLLUTION CONTROL DETAIL PLANS.

SOLDS SEPARATION: PRIOR TO ANY SITE DISTURBANCE OR CONSTRUCTION ACTIVITIES, A GRAVEL BUFFER WILL BE INSTALLED AT THE EXISTING DRIVEWAYS TO SERVE AS A CONSTRUCTION ENTRANCE. IN ADDITION, FILTER FABRIC FENCING WILL BE INSTALLED AROUND THE PROJECT AREA, DOWNGRADIENT FROM THE EXISTING DRIVEWAYS, TO PREVENT SEDIMENT FROM LEAVING THE SITE. FILTER FABRIC SILT FENCING WILL BE CONSTRUCTED AND WILL REMAIN OPERATIONAL UNTIL PERMANENT CONTROL MEASURES ARE IN PLACE.

SEEDING NOTES:

TEMPORARY SEEDING :

- 1. TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDED AND MULCHED IMMEDIATELY.
2. DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LINED, FERTILIZED, SEEDED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
3. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
4. DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
5. TEMPORARY SEEDING STEPS:
A. APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER 1000 SQUARE FEET)
B. APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.
C. WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.
D. UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE :

Table with columns: SEASON, RATE, TYPE. Rows include: MARCH 1 TO JUNE 15 (1 LB./1000 SF ANNUAL RYEGRASS), MAY 15 TO SEPT 15 (1 LB./1000 SF SODIUM GRASS), SEPT 15 TO OCT 15 (168 LB./AC WINTER RYE), and ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2.

PERMANENT SEEDING:

- 1. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDED WITH A PERMANENT SEED MIXTURE AND MULCHED.
2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 31, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1\*, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
3. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEED AS FOLLOWS:
A. MINIMUM OF 8" OF TOPSOIL (OR TO THE DEPTH ENCOUNTERED ON SITE, WHICHEVER IS GREATER) SHALL BE SPREAD OVER ALL AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
B. A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)):
C. STRAW MULCH AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES. D. GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
D. ALL SEED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATERIAL SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
E. SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SALT HAY EQUIPMENT.
F. APPLY STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

Table for PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS. Columns: SEASON, RATE, TYPE. Rows include: MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 (2 LBS./1000 SF KY31 TALL FESCUE AND RED TOP 12%), and OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 (2 LBS./1000 SF RED TOP\*).

Table for PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND BANKMENTS, LEVEES, DIVERSION CHANNELS, ETC). Columns: SEASON, RATE, TYPE. Row includes: MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1 (2 LBS./1000 SF KY31 TALL FESCUE 80% AND RYEGRASS 20%).

NOTE : SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "SUBLINE FOR RE-CLAIMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.

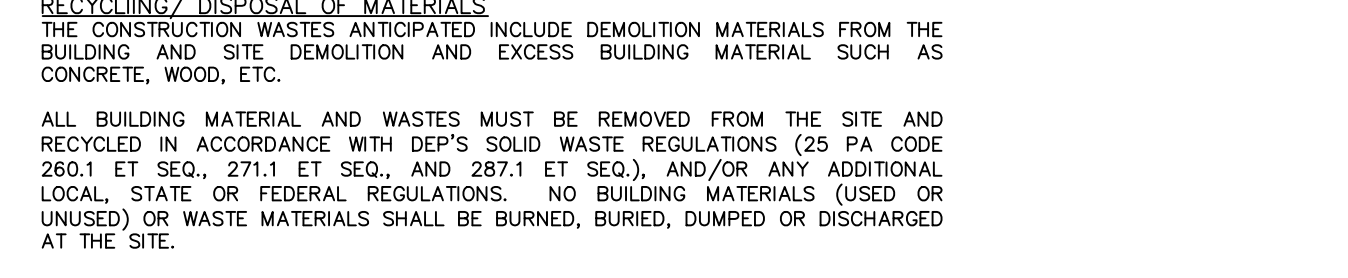
- 4. FERTILIZER : A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZED AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1 0- 1 0- 10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
5. HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80 CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER APPLIED AT A RATE OF 35 LBS. PER 1000 SF. MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
6. MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS:
A. STRAW MULCH SHALL BE DRIED AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIAL. APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. TACKIFIER OR POLYMER SPRAY SHALL BE APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.
B. NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

UTILITY TRENCHING GUIDELINES:

- 1. CONSTRUCTION REQUIREMENTS -
A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
B. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
C. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
D. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING AS REQUIRED, TO A FACILITY FOR REMOVAL OF SEDIMENTS IN ACCORDANCE WITH PAPER GUIDELINES.
E. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES/FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED AREAS WILL BE DONE AT THE END OF EACH WEEK.
2. EXCEPTIONS - IN CERTAIN CASES TRENCHES CANNOT BE BACKFILLED UNTIL THE PIPE IS HYDROSTATICALLY TESTED, OR ANCHORS AND OTHER PERMANENT FEATURES ARE INSTALLED IN THESE CASES, ALL OF THE REQUIREMENTS LISTED UNDER ITEM 1 WILL REMAIN IN EFFECT WITH THE FOLLOWING EXCEPTIONS:
A. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR SIX DAYS. ALL PRESSURE TESTING AND THE COMPLETE BACKFILLING OF THE OPEN TRENCH MUST BE COMPLETED BY THE SEVENTH WORKING DAY.
B. IF DAILY BACKFILLING IS DELAYED, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS, APPROPRIATE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES/FACILITIES WILL BE INSTALLED, AND THE AREAS SEEDED AND MULCHED WITHIN THE NEXT TWO CALENDAR DAYS.

RECYCLING/ DISPOSAL OF MATERIALS

THE CONSTRUCTION WASTES ANTICIPATED INCLUDE DEMOLITION MATERIALS FROM THE BUILDING AND SITE DEMOLITION AND EXCESS BUILDING MATERIAL SUCH AS CONCRETE, WOOD, ETC.
ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.



NOTES: THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM THE ABOVE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER AND/OR CONTRACTOR MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING A DISCHARGE POINT FOR THIS CHANNEL.

STANDARD CONSTRUCTION DETAIL #10-1 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY

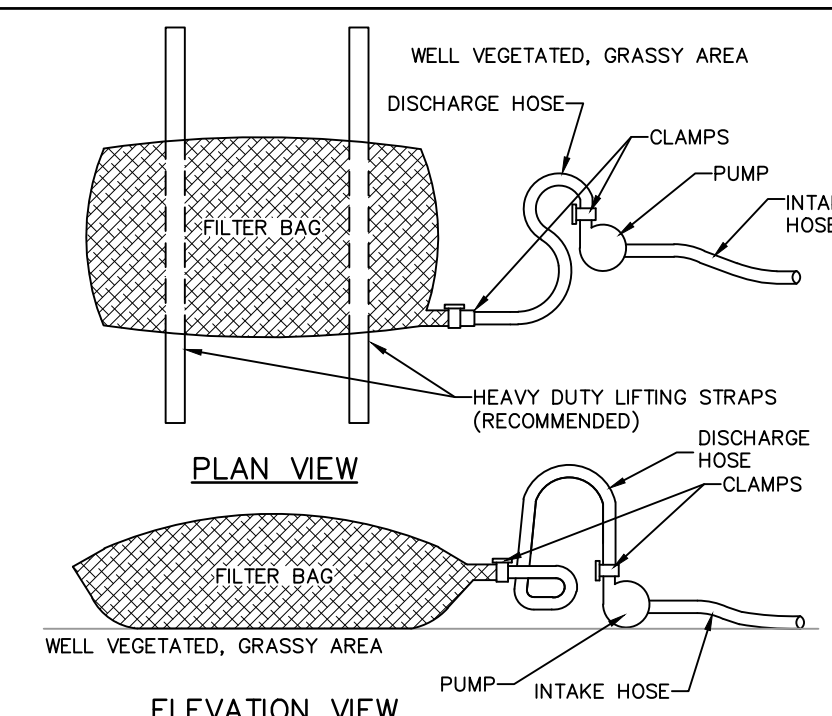


Table for NOTES: LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "I" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

Table with columns: PROPERTY, TEST METHOD, MINIMUM STANDARD. Rows include: AVG. WIDE WITH STRENGTH (ASTM D-4884, 60 LB/IN), GRAB TENSILE (ASTM D-4632, 205 LB), PUNCTURE (ASTM D-4833, 110 LB), MULLEN BURST (ASTM D-3786, 350 PSI), UV RESISTANCE (ASTM D-4355, 80%), and AOS % RETAINED (ASTM D-4751, 80%).

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE DISCHARGE CAPACITY BAGS SHALL NOT BE PLACED ON AREAS WITH MORE THAN 5% FOR SLOPES EXCEEDING 5%. CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

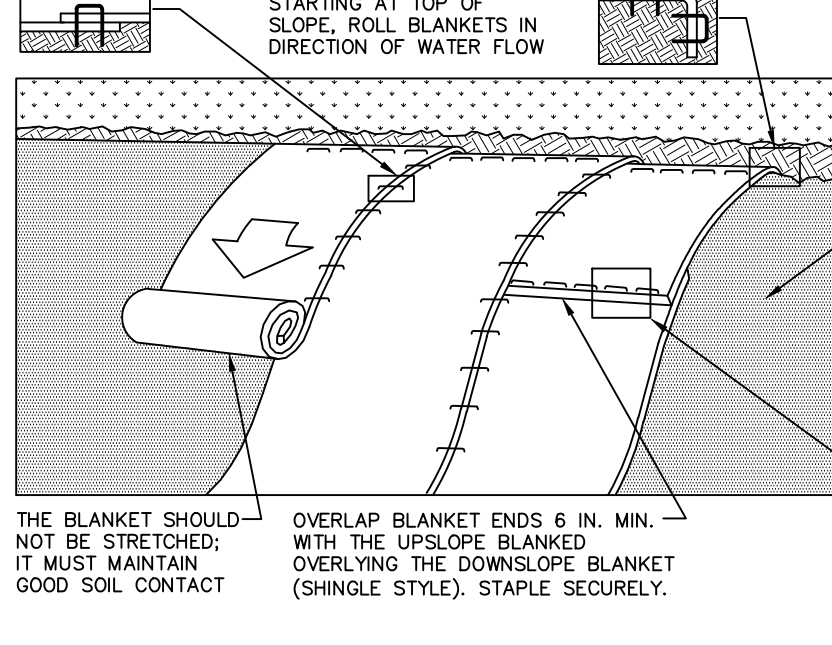
NO DOWNSLOPE BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR SEDIMENT FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HD OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG



THE BLANKET SHOULD OVERLAP BLANKET ENDS 6 IN. MIN. WITH THE UPSLOPE BLANKETED AREA. REFER TO MANUF. RECOMMENDED STAPLING PATTERN FOR STEEPNESS AND LENGTH OF SLOPE BEING BLANKETED.

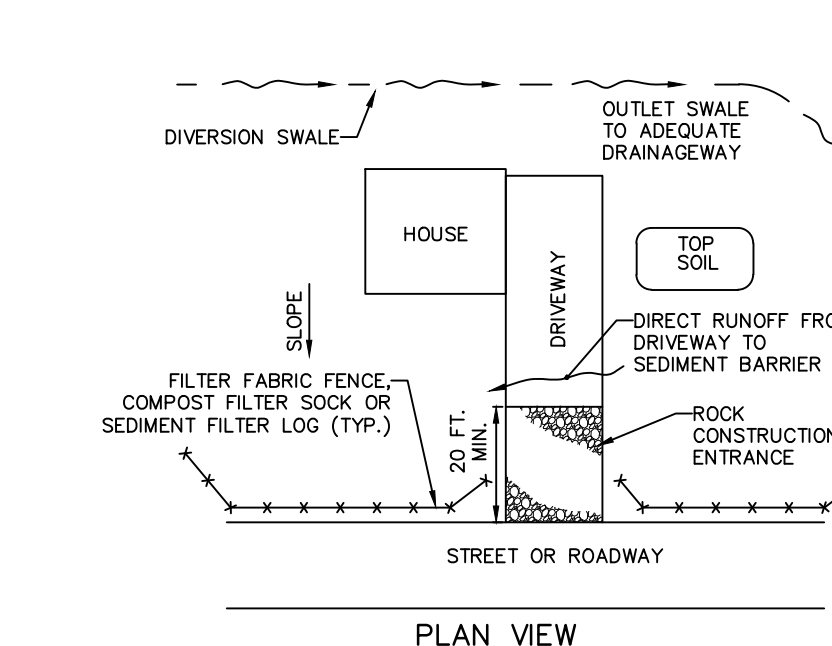
NOTES: SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET. PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

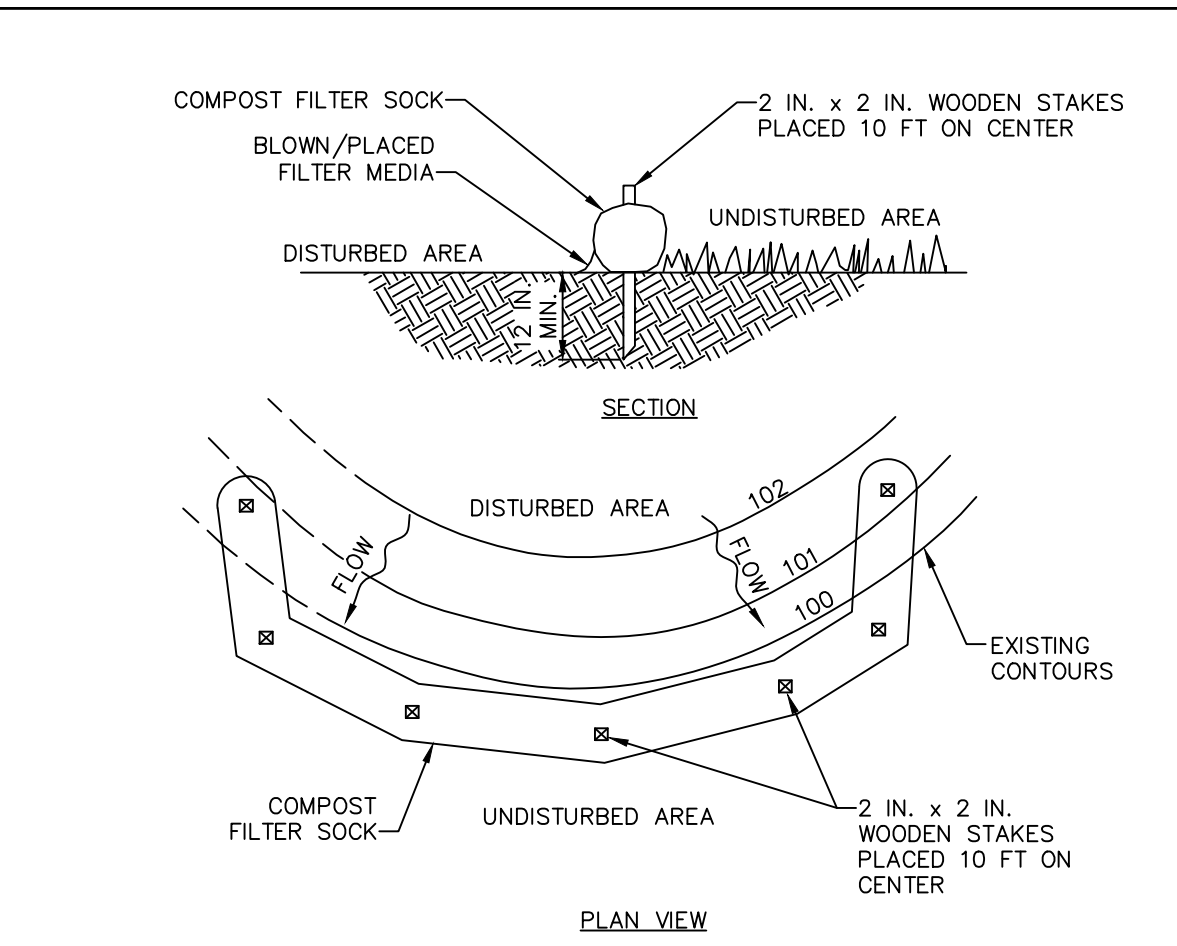
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS MUST BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

STANDARD CONSTRUCTION DETAIL #11-1 EROSION CONTROL BLANKET INSTALLATION



NOTES: THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM THE ABOVE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER AND/OR CONTRACTOR MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING A DISCHARGE POINT FOR THIS CHANNEL.

STANDARD CONSTRUCTION DETAIL #10-1 TYPICAL ON-LOT BMPs FOR LOT ABOVE ROADWAY



NOTES: SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

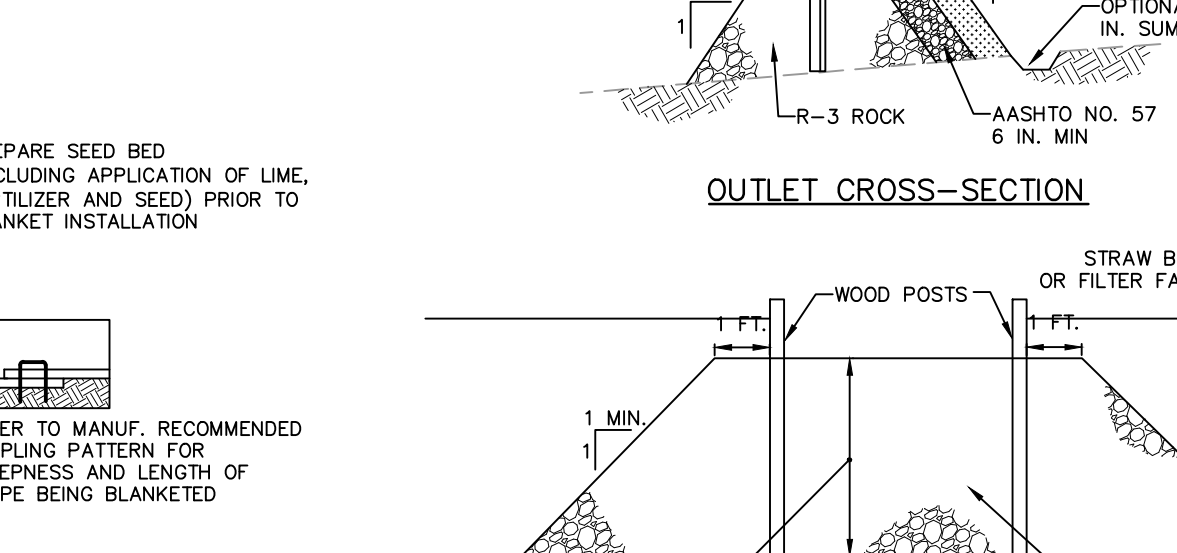
STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



NOTES: A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HD AND EV WATERSHEDS.

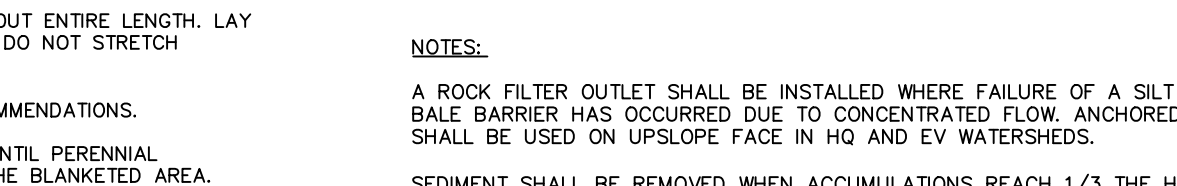
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET



NOTES: MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

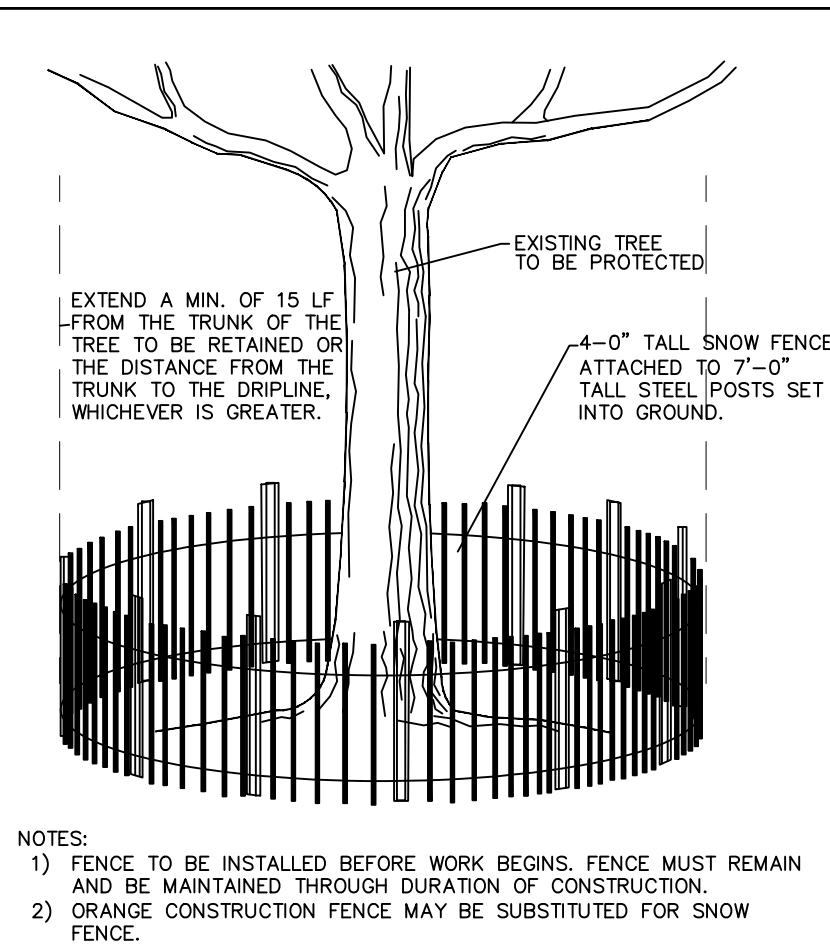


NOTES: REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROOF OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, GULLIES, OR OTHER DRAINAGE FEATURES.

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



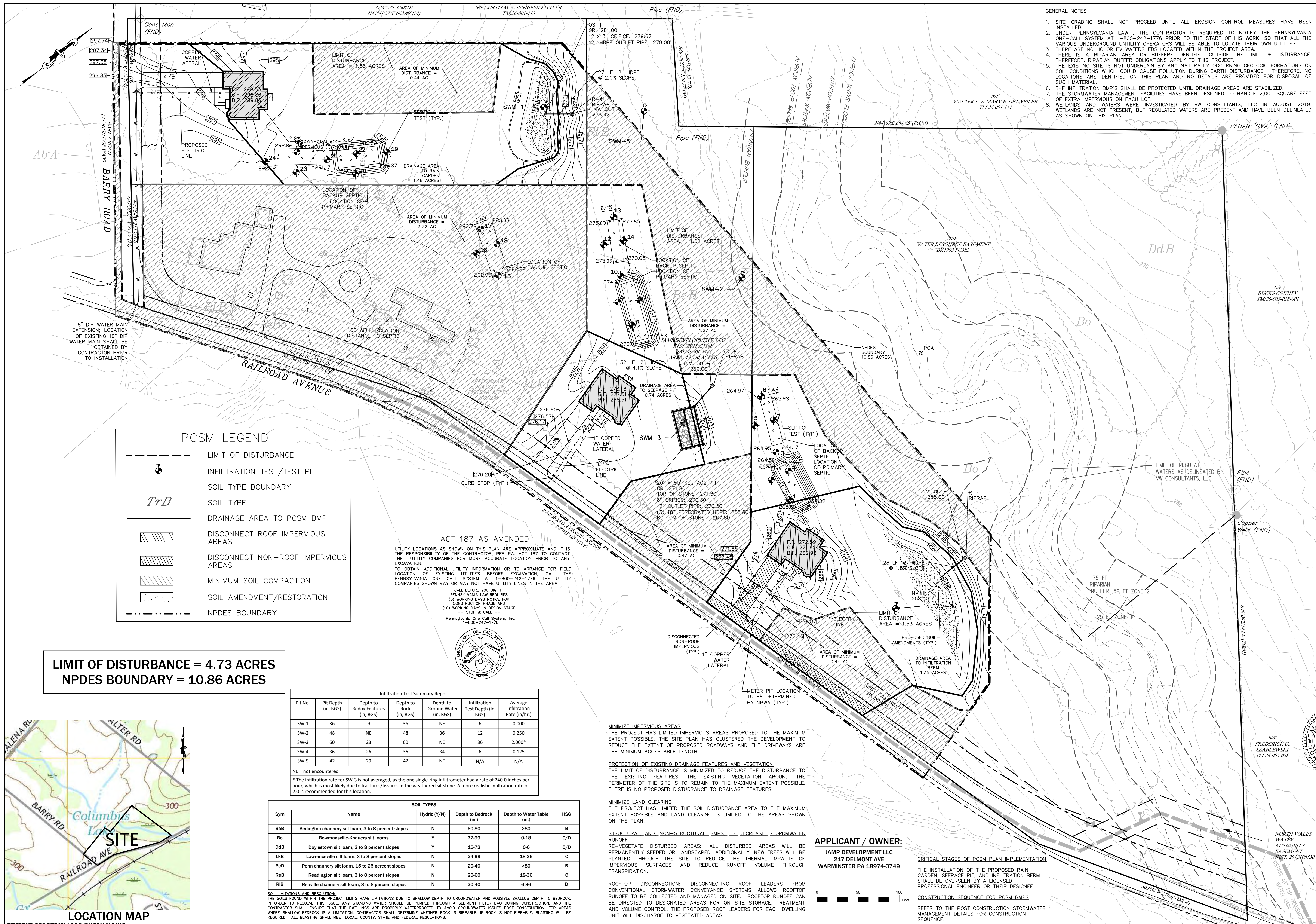
NOTES: 1) FENCE TO BE INSTALLED BEFORE WORK BEGINS. FENCE MUST REMAIN AND BE MAINTAINED THROUGH DURATION OF CONSTRUCTION. 2) ORANGE CONSTRUCTION FENCE MAY BE SUBSTITUTED FOR SNOW FENCE. 3) THE TREE PROTECTION ZONE THAT IS DELINEATED ON THE SITE PRIOR TO CONSTRUCTION SHALL CONFORM TO THE APPROVED DEVELOPMENT PLANS. 4) ALL TREES SCHEDULED TO REMAIN SHALL BE MARKED; WHERE GROUPS OF TREES EXIST, ONLY THE TREES ON THE EDGE NEED TO BE MARKED. 5) A FORTY-EIGHT-INCH-HIGH WOODEN SNOW FENCE MOUNTED ON STEEL POSTS, LOCATED EIGHT FEET ON CENTER, OR OTHER DELINEATION APPROVED BY THE TOWNSHIP, SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. 6) WHEN THE TREE PROTECTION FENCE HAS BEEN INSTALLED, IT SHALL BE INSPECTED AND APPROVED BY THE TOWNSHIP PRIOR TO CLEARING AND FURTHER CONSTRUCTION. 7) FENCING ALONG THE TREE PROTECTION ZONE SHALL BE MAINTAINED UNTIL ALL WORK/CONSTRUCTION HAS BEEN COMPLETED. ANY DAMAGED PROTECTIVE FENCE SHALL BE REPLACED AND REPAIRED IMMEDIATELY. 8) TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED, OR PULLED INTO A TREE PROTECTION ZONE OR INTO TREES THAT ARE TO BE RETAINED.

STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK

STANDARD CONSTRUCTION DETAIL #3-16 PUMPED WATER FILTER BAG

STANDARD CONSTRUCTION DETAIL #4-6 ROCK FILTER OUTLET

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE



- GENERAL NOTES**
- SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - THERE ARE NO HQ OR EV WATERSHEDS LOCATED WITHIN THE PROJECT AREA.
  - THERE IS A RIPARIAN AREA OR BUFFERS IDENTIFIED OUTSIDE THE LIMIT OF DISTURBANCE. THEREFORE, RIPARIAN BUFFER OBLIGATIONS APPLY TO THIS PROJECT.
  - THE EXISTING SITE IS NOT UNDERLAIN BY ANY NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS WHICH COULD CAUSE POLLUTION DURING EARTH DISTURBANCE. THEREFORE, NO LOCATIONS ARE IDENTIFIED ON THIS PLAN AND NO DETAILS ARE PROVIDED FOR DISPOSAL OF SUCH MATERIAL.
  - THE INFILTRATION BMP'S SHALL BE PROTECTED UNTIL DRAINAGE AREAS ARE STABILIZED.
  - THE STORMWATER BMP'S HAVE BEEN DESIGNED TO HANDLE 2,000 SQUARE FEET OF EXTRA IMPERVIOUS ON EACH LOT.
  - WETLANDS AND WATERS WERE INVESTIGATED BY VW CONSULTANTS, LLC IN AUGUST 2019. WETLANDS ARE NOT PRESENT, BUT REGULATED WATERS ARE PRESENT AND HAVE BEEN DELINEATED AS SHOWN ON THIS PLAN.

**PCSM LEGEND**

- LIMIT OF DISTURBANCE
- ⊙ INFILTRATION TEST/TEST PIT
- SOIL TYPE BOUNDARY
- TrB SOIL TYPE
- DRAINAGE AREA TO PCSM BMP
- ▨ DISCONNECT ROOF IMPERVIOUS AREAS
- ▨ DISCONNECT NON-ROOF IMPERVIOUS AREAS
- ▨ MINIMUM SOIL COMPACTION
- ▨ SOIL AMENDMENT/RESTORATION
- NPDES BOUNDARY

**ACT 187 AS AMENDED**

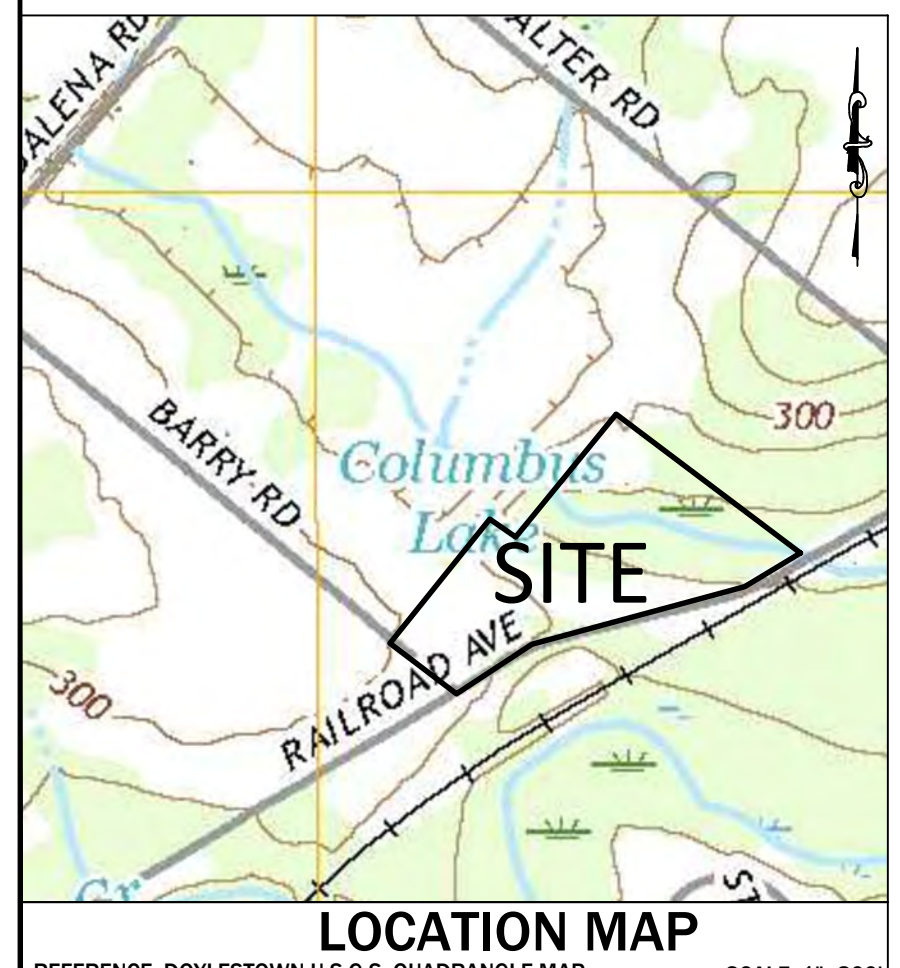
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG IT PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE -- STOP & CALL --

Pennsylvania One Call System, Inc. 1-800-242-1776

**LIMIT OF DISTURBANCE = 4.73 ACRES**  
**NPDES BOUNDARY = 10.86 ACRES**



**Infiltration Test Summary Report**

Pit No.	Pit Depth (in, BGS)	Depth to Redox Features (in, BGS)	Depth to Rock (in, BGS)	Depth to Ground Water (in, BGS)	Infiltration Test Depth (in, BGS)	Average Infiltration Rate (in/hr.)
SW-1	36	9	36	NE	6	0.000
SW-2	48	NE	48	36	12	0.250
SW-3	60	23	60	NE	36	2.000*
SW-4	36	26	36	34	6	0.125
SW-5	42	20	42	NE	N/A	N/A

NE = not encountered

\* The infiltration rate for SW-3 is not averaged, as the one single-ring infiltrometer had a rate of 240.0 inches per hour, which is most likely due to fractures/fissures in the weathered siltstone. A more realistic infiltration rate of 2.0 is recommended for this location.

**SOIL TYPES**

Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
BeB	Bedington channery silt loam, 3 to 8 percent slopes	N	60-80	>80	B
Bo	Bowmansville-Knausers silt loams	Y	72-99	0-8	C/D
DdB	Doylestown silt loam, 3 to 8 percent slopes	Y	15-72	0-6	C/D
LkB	Lawrenceville silt loam, 3 to 8 percent slopes	N	24-99	18-36	B
PeD	Penn channery silt loam, 15 to 25 percent slopes	N	20-40	>80	C
ReB	Readington silt loam, 3 to 8 percent slopes	N	20-60	18-36	C
RIB	Reaville channery silt loam, 3 to 8 percent slopes	N	20-40	6-36	D

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

**MINIMIZE IMPERVIOUS AREAS**  
 THE PROJECT HAS LIMITED IMPERVIOUS AREAS PROPOSED TO THE MAXIMUM EXTENT POSSIBLE. THE SITE PLAN HAS CLUSTERED THE DEVELOPMENT TO REDUCE THE EXTENT OF PROPOSED ROADWAYS AND THE DRIVEWAYS ARE THE MINIMUM ACCEPTABLE LENGTH.

**PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION**  
 THE LIMIT OF DISTURBANCE IS MINIMIZED TO REDUCE THE DISTURBANCE TO THE EXISTING FEATURES. THE EXISTING VEGETATION AROUND THE PERIMETER OF THE SITE IS TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE. THERE IS NO PROPOSED DISTURBANCE TO DRAINAGE FEATURES.

**MINIMIZE LAND CLEARING**  
 THE PROJECT HAS LIMITED THE SOIL DISTURBANCE AREA TO THE MAXIMUM EXTENT POSSIBLE AND LAND CLEARING IS LIMITED TO THE AREAS SHOWN ON THE PLAN.

**STRUCTURAL AND NON-STRUCTURAL BMP'S TO DECREASE STORMWATER RUNOFF**  
 RE-VEGETATE DISTURBED AREAS; ALL DISTURBED AREAS WILL BE PERMANENTLY SEEDED OR LANDSCAPED. ADDITIONALLY, NEW TREES WILL BE PLANTED THROUGHOUT THE SITE TO REDUCE THE THERMAL IMPACTS OF IMPERVIOUS SURFACES AND REDUCE RUNOFF VOLUME THROUGH TRANSPIRATION.

**ROOFTOP DISCONNECTION:** DISCONNECTING ROOF LEADERS FROM CONVENTIONAL STORMWATER CONVEYANCE SYSTEMS ALLOWS ROOFTOP RUNOFF TO BE COLLECTED AND MANAGED ON SITE. ROOFTOP RUNOFF CAN BE DIRECTED TO DESIGNATED AREAS FOR ON-SITE STORAGE, TREATMENT AND VOLUME CONTROL. THE PROPOSED ROOF LEADERS FOR EACH DWELLING UNIT WILL DISCHARGE TO VEGETATED AREAS.

**APPLICANT / OWNER:**  
**JAMP DEVELOPMENT LLC**  
 217 DELMONT AVE  
 WARMINSTER PA 18974-3749

**CRITICAL STAGES OF PCSM PLAN IMPLEMENTATION**  
 THE INSTALLATION OF THE PROPOSED RAIN GARDEN, SEEPAGE PIT, AND INFILTRATION BERM SHALL BE OVERSEEN BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE.

**CONSTRUCTION SEQUENCE FOR PCSM BMP'S**  
 REFER TO THE POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS FOR CONSTRUCTION SEQUENCE.

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

**REVISIONS**

Date	Description	Revised per Township Comments
8/5/2019		

CALL BEFORE YOU DIG IT PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE -- STOP & CALL --

Pennsylvania One Call System, Inc. 1-800-242-1776

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**98 RAILROAD AVENUE SUBDIVISION**  
 TMP # 26-001-112  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN**

**KRISTIN R. HOLMES, P.E.**  
 PA PE073604

**File No.**  
 1342\_C4.0 PCSM.DWG

HCE Job	Date	Scale	Designed	Sheet
1342	5/17/2019	1"=50'	KH	12 of 13

**Drawing No.**  
**C4.0**

**SEEDING NOTES:**

**TEMPORARY SEEDING:**

- TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEED AND MULCHED IMMEDIATELY.
- DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEED, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEED AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
- DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- TEMPORARY SEEDING STEPS:
  - APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER 1000 SQUARE FEET)
  - APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.
  - WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.
  - UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE :

**TEMPORARY SEEDING**

SEASON	RATE	TYPE
MARCH 1 TO JUNE 15	1 LB./1000 SF	ANNUAL RYEGRASS
MAY 15 TO SEPT 15	1 LB./1000 SF	SUDAN GRASS
SEPT 15 TO OCT 15	168 LB./AC	WINTER RYE

E. APPLY STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

F. ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

**PERMANENT SEEDING:**

- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEED WITH A PERMANENT SEED MIXTURE AND MULCHED.
- SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 31, UNLESS OTHERWISE DIRECTED. IF SEEDING IS DONE AFTER OCTOBER 1, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.
- DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEED AS FOLLOWS:
  - MINIMUM OF 8" OF TOPSOIL (OR TO THE DEPTH ENCOUNTERED ON SITE, WHICHEVER IS GREATER) SHALL BE SPREAD OVER ALL AREAS TO BE SEED. TOPSOIL SHALL BE FREE OF STONE, STEPS, WASTE MATERIAL, AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL, AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
  - SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).
  - THE LIMESTONE AND FERTILIZER SHALL BE WORKED INTO THE SOIL TO DEPTHS OF 3 TO 4 INCHES. D GRASS SHALL NOT BE PLANTED AFTER HEAVY RAIN OR WATERING.
  - ALL SEED USED SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
  - SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRILLING OR HYDRO SEEDING. COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
  - APPLY STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

**PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS:**

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE
AND RED TOP 12%		
OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1	2 LBS./1000 SF	RED TOP*

(\*\*\*) USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)

**PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVES, DIVERSION CHANNELS, ETC):**

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE 80% AND RYEGRASS 20%

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND VARIANCES FROM THE TIME THIS REPORT IS WRITTEN AND APPROVED. IT MAY BE NECESSARY TO ADAPT SEED SPECIFICATION, VARIETIES, AND QUALITIES FOR SPECIAL CONDITIONS. CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.

- FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZER AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1-0-1-0 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.
- HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL REMAIN IN A SLURRY FOR A MINIMUM OF 24 HOURS AT A RATE OF 35 LBS. PER 1000 SF. MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURSOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.
- MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS:
  - STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COARSE MATERIAL. APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.
  - NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.

**CONSTRUCTION SEQUENCE FOR PCSM BMPs**

**SITE SPECIFIC CONSTRUCTION SEQUENCE**

- CONTACT THE BUCKS COUNTY CONSERVATION DISTRICT (215-345-7577), PLUMSTEAD TOWNSHIP AND NEW BRITAIN TWP. ENGINEER AT LEAST THREE (3) WORKING DAYS PRIOR TO SITE DISTURBANCE.
- EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO INITIATION OF THE NEXT STAGE OF THE SEQUENCE OF CONSTRUCTION. CONSTRUCTION MAY OVERLAP INTO A SUBSEQUENT PHASE AS LONG AS ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED IN THE PREVIOUS PHASE.
- INSTALL CONSTRUCTION ENTRANCES AT SITE ACCESS, STOCKPILE AREAS, AND SILT SOCK WHERE SHOWN ON THE PLAN.
- STRIP TOPSOIL AND STOCKPILE TOPSOIL. STOCKPILES SHALL HAVE TEMPORARY SEEDING INSTALLED.
- CONSTRUCT STORMWATER BMPs AS SHOWN ON THE PLAN.
- ROUGH GRADE SITE AND BUILDING SITES. INSTALL TEMPORARY EROSION CONTROL BLANKETS.
- INSTALL SUBBASE AND GRAVEL FOR THE DRIVEWAYS.
- CONSTRUCT BUILDINGS.
- COMPLETE FINAL GRADING AFTER THE BUILDINGS ARE COMPLETED AND APPLY PERMANENT SEEDING MIXTURE AND INSTALL ALL REQUIRED PLANTINGS.
- UPON COMPLETION OF THE STRUCTURES AND STABILIZATION OF TRIBUTARY AREAS, CONSTRUCT INFILTRATION BERM AND RAIN GARDEN BY EXCAVATING STORMWATER BMP TO PROVIDE AMENDED SOILS, UNDERDRAIN AND BERMS AS SHOWN ON THE PCSM PLAN. DEPOSIT ADDITIONAL SOIL IN DESIGNATED LOCATIONS AND IMMEDIATELY STABILIZE. CONSTRUCT SEEPAGE PIT, CONSTRUCTION OF THE UNDERDRAIN AND BERMS SHALL BE THE RESPONSIBILITY OF A LICENSED PROFESSIONAL ENGINEER.
- FLUSH ALL AFFECTED STORM DRAINAGE PIPES OF ACCUMULATED SILT.
- UPON COMPLETE STABILIZATION OF SITE, REMOVE EROSION CONTROL DEVICES, REMOVE TEMPORARY ORIFICE PLATES AND INSTALL PERMANENT STORMWATER BMPs THE SITE SHALL BE CONSIDERED STABILIZED WHEN THE PERMANENT VEGETATION HAS PROVIDED A 70% GROUNDCOVER.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES EACH STORM EVENT OR ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RETENING, MUST BE PERFORMED IMMEDIATELY.
- UPON COMPLETION OF ALL WORK, THE NOTICE OF TERMINATION (N.O.T.) FORM SHALL BE FILED WITH THE BUCKS COUNTY CONSERVATION DISTRICT.
- ONCE ALL UPSTREAM MEASURES HAVE BEEN STABILIZED ON EACH LOT, THE INDIVIDUAL BMP FOR THAT LOT MAY BE CONSTRUCTED PER THE SEQUENCES IDENTIFIED BELOW.
- CONTRACTOR SHALL NOTIFY THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION OF THE STORMWATER BMPs FOR A REQUIRED INSPECTION.

**INFILTRATION BERM**

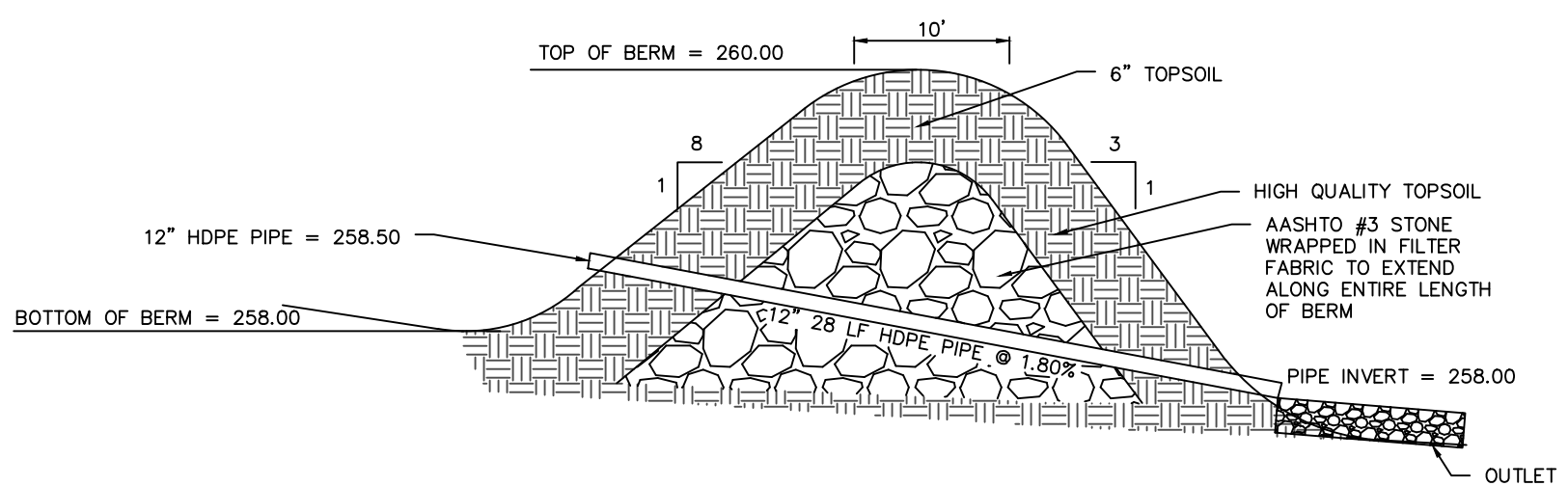
- INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL BMPs AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL.
- COMPLETE SITE GRADING AND STABILIZE WITHIN THE LIMIT OF DISTURBANCE EXCEPT WHERE MAINTENANCE EFFORT TO MINIMIZE BERM FOOTPRINT AND NECESSARY ZONE OF DISTURBANCE (INCLUDING BOTH REMOVAL OF EXISTING VEGETATION AND DISTURBANCE OF EMPTY SOIL) IN ORDER TO MAXIMIZE INFILTRATION.
- LIGHTLY SCARIFY THE SOIL IN THE AREA OF THE PROPOSED BERM BEFORE DELIVERING SOIL TO SITE.
- BRING IN FILL MATERIAL TO MAKE UP THE MAJOR PORTION OF THE BERM. SOIL SHOULD BE ADDED IN 8-INCH LIFTS AND COMPACTED AFTER EACH ADDITION ACCORDING TO DESIGN SPECIFICATIONS. THE SLOPE AND SHAPE OF THE BERM SHOULD GRADUALLY AS THE BERM IS ADDED.
- PROTECT THE SURFACE PONDING AREA AT THE BASE OF THE BERM FROM COMPACTION. IF COMPACTION OF THIS AREA DOES OCCUR, SCARIFY SOIL TO A DEPTH OF AT LEAST 8 INCHES.
- COMPLETE FINAL GRADING OF THE BERM AFTER THE TOP LAYER OF SOIL IS ADDED. TAMP SOIL DOWN LIGHTLY AND SMOOTH SIDES OF THE BERM. THE CREST AND BASE OF THE BERM SHOULD BE AT LEVEL GRADE.
- PLANT BERM WITH TURF, MEADOW PLANTS, SHRUBS OR TREES, AS DESIRED.
- MULCH PLANTED AND DISTURBED AREAS WITH COMPOST TO REDUCE EROSION UNTIL PLANTS BECOME ESTABLISHED.

**SEEPAGE PIT**

- PROTECT INFILTRATION AREA FROM COMPACTION PRIOR TO INSTALLATION.
- IF POSSIBLE, INSTALL DRY WELLS DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY.
- INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AS PER THE PENNSYLVANIA EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL (MARCH 2000, OR LATEST EDITION).
- EXCAVATE DRY WELL BOTTOM TO A UNIFORM, LEVEL UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE, TO THE GREATEST EXTENT POSSIBLE. EXCAVATION SHOULD BE PERFORMED WITH THE LIGHTEST PRACTICAL EQUIPMENT. EXCAVATION EQUIPMENT SHOULD BE PLACED OUTSIDE THE LIMITS OF THE DRY WELL.
- COMPLETELY WRAP DRY WELL WITH NONWOVEN GEOTEXTILE. (IF SEDIMENT AND/OR DEBRIS HAVE ACCUMULATED IN DRY WELL BOTTOM, REMOVE PRIOR TO GEOTEXTILE PLACEMENT.) GEOTEXTILE SHOULD OVERLAP BY 24 INCHES WITH THE TRENCH FOLD BACK AND SECURE EXCESS GEOTEXTILE DURING STONE PLACEMENT.
- INSTALL CONTINUOUSLY PERFORATED PIPE, OBSERVATION WELLS, AND ALL OTHER DRY WELL STRUCTURES. CONNECT ROOF LEADERS TO STRUCTURES AS INDICATED ON PLANS.
- PLACE UNIFORM GRADUATED, CLEAN-WASHED AGGREGATE IN 6-INCH LIFTS, LIGHTLY COMPACTING BETWEEN LIFTS.
- FOLD AND SECURE NONWOVEN GEOTEXTILE OVER TRENCH, WITH MINIMUM OVERLAP OF 12-INCHES.
- PLACE 12-INCH LIFT OF APPROVED TOPSOIL OVER TRENCH, AS INDICATED ON PLANS.
- SEED AND STABILIZE TOPSOIL.
- CONNECT SURCHARGE PIPE TO ROOF LEADER AND POSITION OVER SPLASHBOARD.
- INSTALL IRON PINS AT THE CORNERS OF EACH PIT TO DENOTE AREA OF RESTRICTIONS.
- DO NOT REMOVE EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

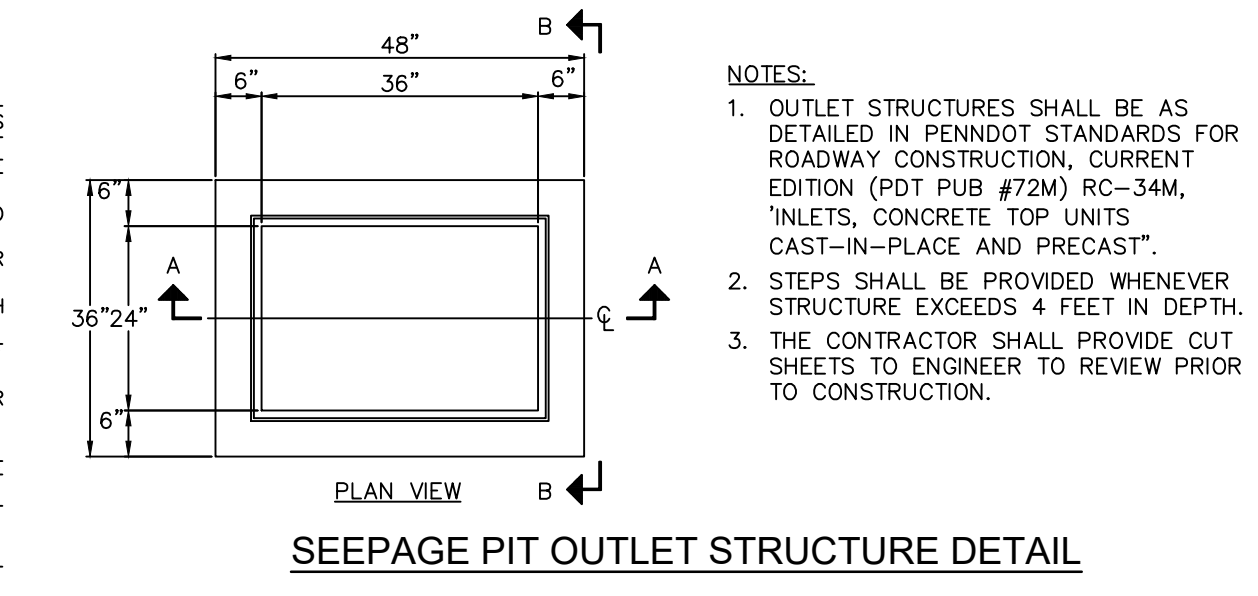
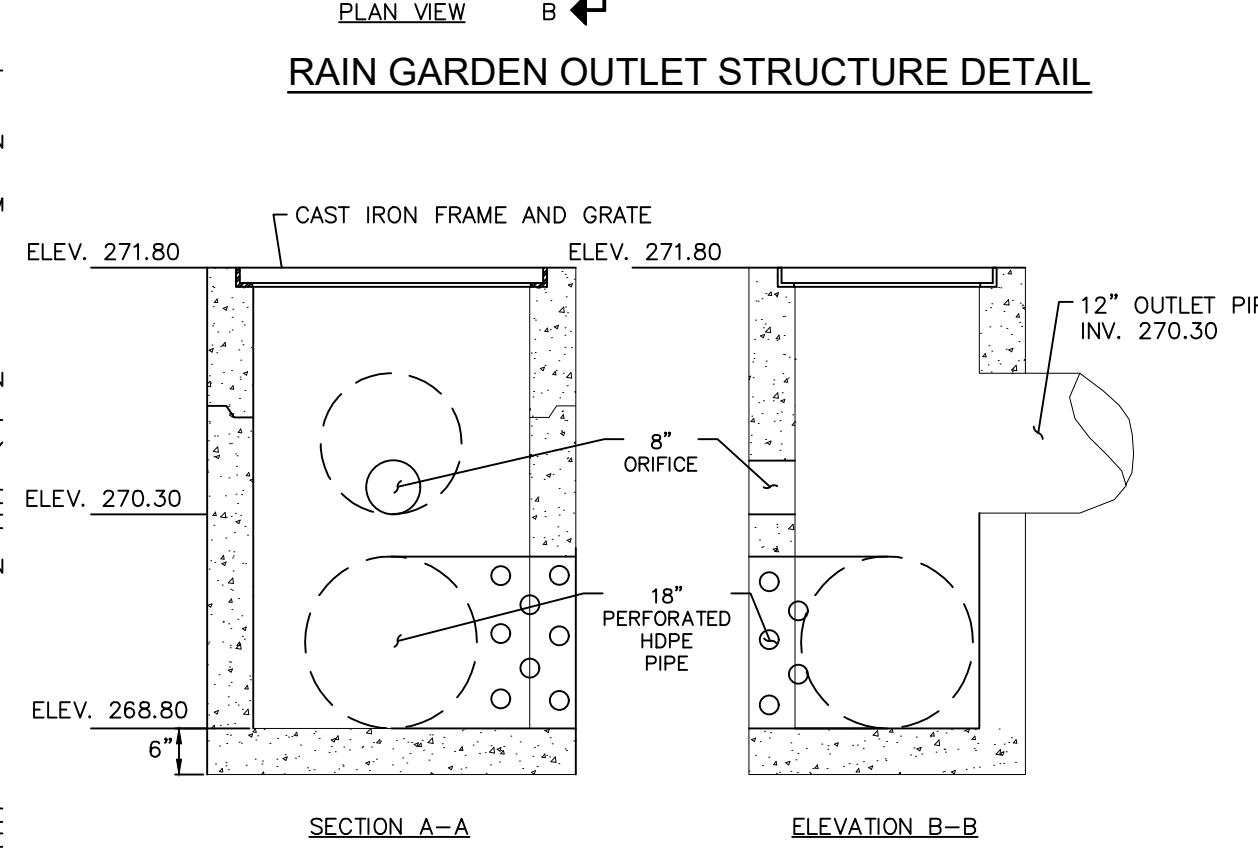
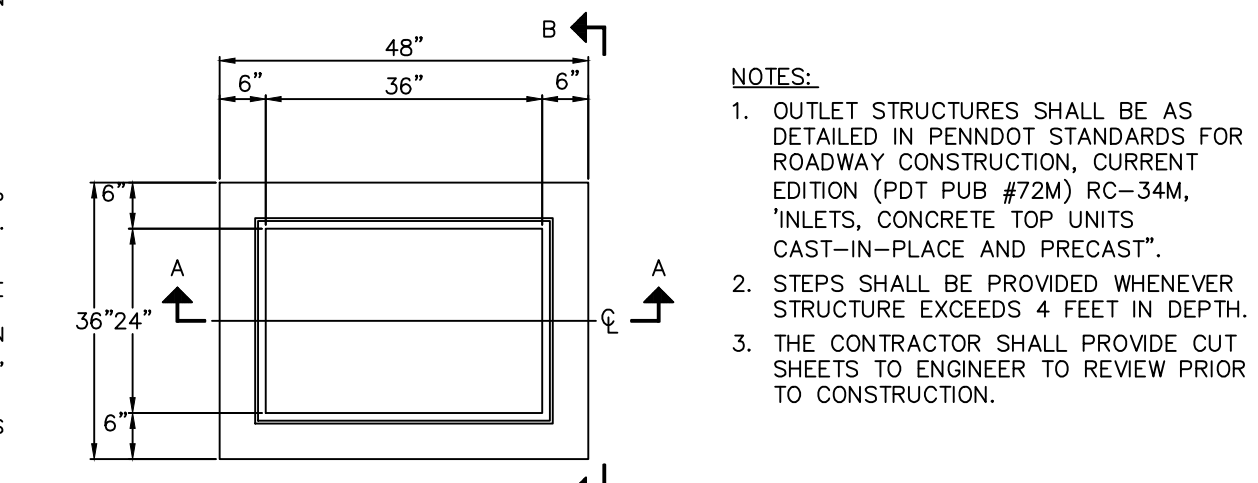
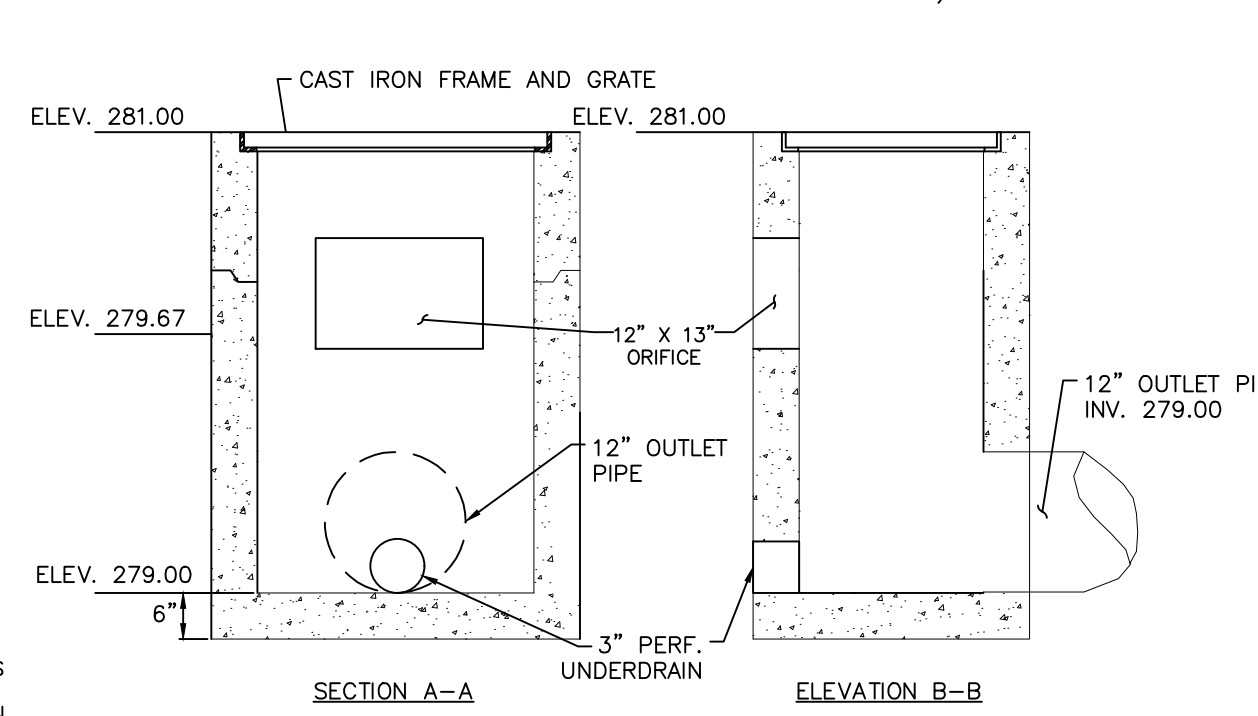
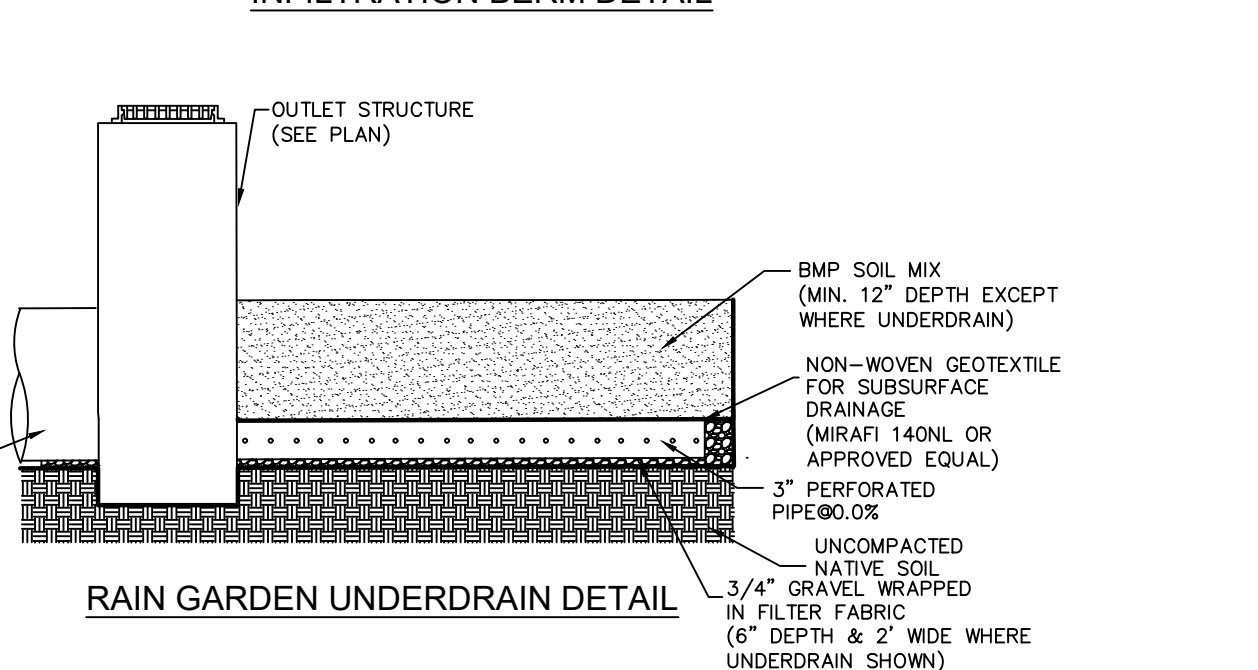
**RAIN GARDEN CONSTRUCTION SEQUENCE**

- IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE RAIN GARDENS (I.E. GROUNDWATER AND/OR BEDROCK PINNACLES OF CARBONATE BEDROCK, ETC.), THE OWNER/ENGINEER SHOULD BE NOTIFIED IMMEDIATELY SINCE THE PROPOSED RAIN GARDEN MAY NEED TO BE RELOCATED TO A MORE SUITABLE LOCATION ON THE PROPERTY.
- INSTALL TEMPORARY SEDIMENT CONTROL BMPs AS SHOWN ON THE PLANS.
- RAIN GARDEN AND ALL PROPOSED BMPs SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY IMPERVIOUS IMPROVEMENTS.
- EXISTING SUB-GRADE IN BIOPFILTRATION AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC.
- INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING BUT SHALL NOT BE CARRIED TO WITHIN ONE FOOT OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED AREAS IN THE DRAINAGE AREA HAVE BEEN STABILIZED. RAIN GARDEN BED AREAS MAY BE USED AS TEMPORARY SEEDING AREAS PROVIDED THAT THE FINISH ELEVATION OF THE BED IS 12 INCHES LOWER THAN THE BOTTOM ELEVATION OF THE SEDIMENT TRAP. IF SEDIMENT FACILITIES ARE LOCATED WITHIN 12 INCHES OF BMP ELEVATION, CONTRACTOR SHALL EXCAVATE MATERIAL TO A DEPTH 36 INCHES BELOW FINAL GRADE AND REPLACE WITH 12 INCHES OF CLEAN, LIGHTLY COMPACTED SOIL PRIOR TO PLACING PLANTING SOIL.
- WHERE EROSION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOIL SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.
- BRING SUBGRADE OF BIOPFILTRATION AREA TO LINE, GRADE AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING OR TRAFFIC.
- UPON COMPLETION OF THE SUBGRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT THE ENGINEER'S DISCRETION BEFORE PROCEEDING WITH INSTALLATION.
- PLANTING SOIL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF PLANTING SOIL AT NO EXTRA COST TO THE OWNER.
- INSTALL PLANTING SOIL IN 18 INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE OR BY HAND). KEEP EQUIPMENT MOVING TO A MINIMUM. DO NOT OVER COMPACT. INSTALL PLANTING SOIL TO GRADES SHOWN ON PLANS.
- SEED RAIN GARDEN ACCORDING TO RAIN GARDEN SEEDING SPECIFICATIONS.
- PROTECT RAIN GARDEN FROM SEDIMENTATION AND EROSION. DIVERSION BERMS AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF THE SLOPES THAT ARE ADJACENT TO THE RAIN GARDENS TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
- WHEN SITE IS FULLY VEGETATED AND THE SOIL MANTEL IS STABILIZED THE PLAN DESIGNER SHALL BE NOTIFIED AND SHALL INSPECT THE RAIN GARDEN DRAINAGE AREA AT THE ENGINEER'S DISCRETION BEFORE THE AREA IS Brought ONLINE AND SEDIMENT CONTROL DEVICES REMOVED.
- CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION, IF RAIN DOES NOT OCCUR CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION TO NEWLY SEED AREAS PER INSTRUCTIONS INCLUDED IN SEEDING SPECIFICATION.



- INFILTRATION BERMS SHOULD BE CONSTRUCTED ALONG (PARALLEL TO) CONTOURS AT A CONSTANT ELEVATION.
- SOIL A BERM MAY CONSIST ENTIRELY OF HIGH QUALITY TOPSOIL TO REDUCE COST. ONLY THE TOP FOOT NEEDS TO CONSIST OF HIGH QUALITY TOPSOIL WITH WELL-DRAINED SOIL MAKING UP THE REMAINDER OF THE BERM. THE USE OF GRAVEL IS NOT RECOMMENDED IN THE LAYERS DIRECTLY UNDERNEATH THE TOPSOIL BECAUSE OF THE TENDENCY OF THE SOIL TO WASH THROUGH THE GRAVEL. IN SOME CASES, THE USE OF CLAY MAY BE REQUIRED DUE TO ITS COHESIVE QUALITIES (ESPECIALLY WHERE THE BERM HEIGHT IS HIGH OR RELATIVELY STEEPLY SLOPED). HOWEVER, WELL-COMPACTED SOIL USUALLY IS SUFFICIENT PROVIDED THAT THE ANGLE OF REPOSE IS NOT EXCEEDED FOR THE SOIL MEDIUM USED.
- THE ANGLE OF REPOSE OF SOIL IS THE ANGLE AT WHICH THE SOIL WILL REST AND NOT BE SUBJECT TO SOIL FAILURE. THE ANGLE OF REPOSE OF ANY SOIL WILL VARY WITH THE TEXTURE, WATER CONTENT, COMPACTION, AND VEGETATIVE COVER. TYPICAL ANGLES OF REPOSE ARE GIVEN BELOW:
  - NON-COMPACTED CLAY: 5-20%
  - DRY SAND: 33%
  - LOAM: 35-40%
  - COMPACTED CLAY: 50-80%
- IF A BERM IS TO BE MOWED, THE SLOPE SHOULD NOT EXCEED A 4:1 RATIO (HORIZONTAL TO VERTICAL) IN ORDER TO AVOID 'SCALPING' BY MOWER BLADES.
- INFILTRATION BERMS LOCATED ALONG SLOPES SHOULD BE COMPOSED OF LOW BERMS (LESS THAN 12 INCHES HIGH) AND SHOULD BE VEGETATED. SUBSURFACE SOILS SHOULD BE UNCOMPACTED TO ENCOURAGE INFILTRATION THROUGH THE BERMS.

**INFILTRATION BERM DETAIL**



**BMP MAINTENANCE/RESTRICTIONS PLAN**

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

THE HOMEOWNER IS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER CONVEYANCE SYSTEM AND ALL PROPOSED STORMWATER BMP'S ON THEIR LOT.

**1. STORMWATER CONVEYANCE SYSTEM**

- CATCH BASINS, MANHOLES AND PIPES TO BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
- ALL STRUCTURAL COMPONENTS MUST BE INSPECTED FOR CRACKING, SUBSIDENCE, BREACHING, WEARING, AND DETERIORATION AT LEAST ANNUALLY.

**2. INFILTRATION BERM**

- REGULARLY INSPECT TO ENSURE THEY ARE INFILTRATING; MONITOR DRAINDOWN TIME AFTER MAJOR STORM EVENTS.
- INSPECT ANY STRUCTURAL COMPONENTS, SUCH AS INLET STRUCTURES TO ENSURE PROPER FUNCTIONALITY.
- IF PLANTED IN TURF GRASS, MAINTAIN BY MOWING; OTHER VEGETATION WILL REQUIRE LESS MAINTENANCE. TREES AND SHRUBS MAY REQUIRE ANNUAL MULCHING, WHILE MEADOW PLANTING REQUIRES ANNUAL MOWING AND CLIPPING REMOVAL.
- AVOID RUNNING HEAVY EQUIPMENT OVER THE INFILTRATION AREA AT THE BASE OF THE BERMS. THE CREST OF THE BERM MAY BE USED AS ACCESS FOR HEAVY EQUIPMENT WHEN NECESSARY TO LIMIT DISTURBANCE.
- ROUTINELY REMOVE ACCUMULATED TRASH AND DEBRIS.
- REMOVE INVASIVE PLANTS AS NEEDED.
- INSPECT FOR SIGNS OF FLOW CHANNELIZATION; RESTORE LEVEL GRADIENT IMMEDIATELY AFTER DEFICIENCIES ARE OBSERVED.

**3. SEEPAGE PITS**

- INSPECT SEEPAGE PITS AT LEAST FOUR TIMES A YEAR, AS WELL AS AFTER EVERY STORM EXCEEDING 1 INCH.
- DISPOSE OF SEDIMENT, DEBRIS/TRASH, AND ANY OTHER WASTE MATERIAL REMOVED FROM A DRY WELL AT SUITABLE DISPOSAL/RECYCLING SITES, AND IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL WASTE REGULATIONS.
- EVALUATE THE DRAIN-DOWN TIME OF THE PIT TO ENSURE THE MAXIMUM TIME OF 72 HOURS IS NOT BEING EXCEEDED. IF DRAIN-DOWN TIMES ARE EXCEEDING THE MAXIMUM, DRAIN THE DRY WELL VIA PUMPING AND CLEAN OUT PERFORATED PIPING, IF INCLUDED. IF SLOW DRAINAGE PERSISTS, THE SYSTEM MAY NEED REPLACING.
- REGULARLY CLEAN OUT OUTLETERS AND ENSURE PROPER CONNECTIONS TO FACILITATE THE EFFECTIVENESS OF THE DRY WELL.
- REPLACE FILTER SCREEN THAT INTERCEPTS ROOF RUNOFF AS NECESSARY.
- IF AN INTERMEDIATE DRAIN EXITS, CLEAN IT OUT AT LEAST ANNUALLY.
- NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED OVER ANY SEEPAGE PIT.

**4. RAIN GARDEN**

- RAIN GARDENS SHOULD BE INSPECTED FOR CLOGGING AND EXCESSIVE DEBRIS AND SEDIMENT ACCUMULATION AT LEAST ANNUALLY AS WELL AS AFTER EVERY STORM EXCEEDING 1-INCH OF RAINFALL.
- WHILE VEGETATION IS BEING ESTABLISHED, PRUNING AND WEEDING MAY BE REQUIRED.
- DEBRIS MAY ALSO NEED TO BE REMOVED EVERY YEAR. PERENNIAL PLANTINGS MAY BE CUT DOWN AT THE END OF THE GROWING SEASON.
- THE RAIN GARDEN SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC.
- DURING PERIODS OF EXTENDED DROUGHT, THE RAIN GARDEN MAY REQUIRE WATERING.
- TREES AND SHRUBS SHOULD BE INSPECTED TWICE PER YEAR TO EVALUATE HEALTH.

**RAIN GARDEN FLOOR SEEDING**

SEED IN ERNST SEED MIX (ERNMX-180); RAIN GARDEN AREA MIX SEEDING RATE IS 20 LBS. PER ACRE WITH 30 LBS. PER ACRE GRAIN RYE (COVER CROP)

- ERNMX-180 RAIN GARDEN AREA MIX
- 26% River Oats, PA/VA Ectotype blend (Chasmanthium latifolium (Uniola latifolia), PA/VA Ectotype blend)
  - 17% Virginia Wildrye, PA Ectotype (Elymus virginicus, PA Ectotype)
  - 15% Fowl Bluegrass (Poa polystrata)
  - 10% Fox Sedge, PA Ectotype (Carex vulpinoidea, PA Ectotype)
  - 6% Purple Coneflower (Echinacea purpurea)
  - 4% Blackeyed Susan, Coastal Plain NC Ectotype (Rudbeckia hirta, Coastal Plain NC Ectotype)
  - 3% Zigzag Aster, PA Ectotype (Aster praeanthoides (Synophytrichum sp.), PA Ectotype)
  - 3% Blue False Indigo, Southern WV Ectotype (Baptisia australis, Southern WV Ectotype)
  - 3% Ohio Spiderwort, PA Ectotype (Tradescantia ohioensis, PA Ectotype)
  - 2% Lanceoleaf Coreopsis, Coastal Plain NC Ectotype (Coreopsis lanceolata, Coastal Plain NC Ectotype)
  - 2% Wild Bergamot, PA Ectotype (Monarda fistulosa, PA Ectotype)
  - 2% Red Dogwood, VA & WV Ectotype (Senna hebecarpa (Cassia h.), VA & WV Ectotype)
  - 2% Autumn Berggrass, PA Ectotype (Agrostis perennans, PA Ectotype)
  - 2% Marsh (Dense) Blazing Star (Spiked Gayfeather), PA Ectotype (Liatris spicata, PA Ectotype)
  - 1% Early Goldenrod, PA Ectotype (Solidago juncea, PA Ectotype)
  - 1% Oxyeye Sunflower, PA Ectotype (Helopsis helianthoides, PA Ectotype)
  - 1% Swamp Milkweed, PA Ectotype (Asclepias incarnata, PA Ectotype)

**RAIN GARDEN LANDSCAPE MAINTENANCE**

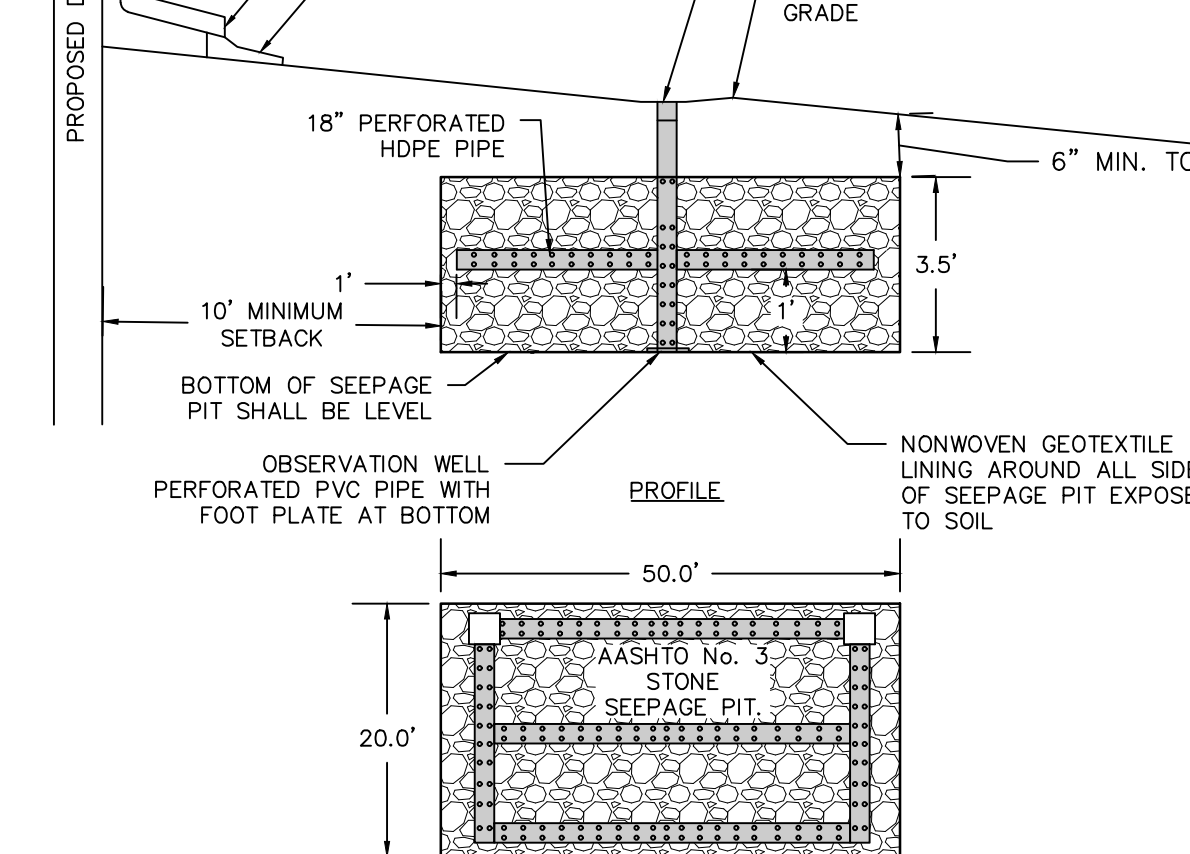
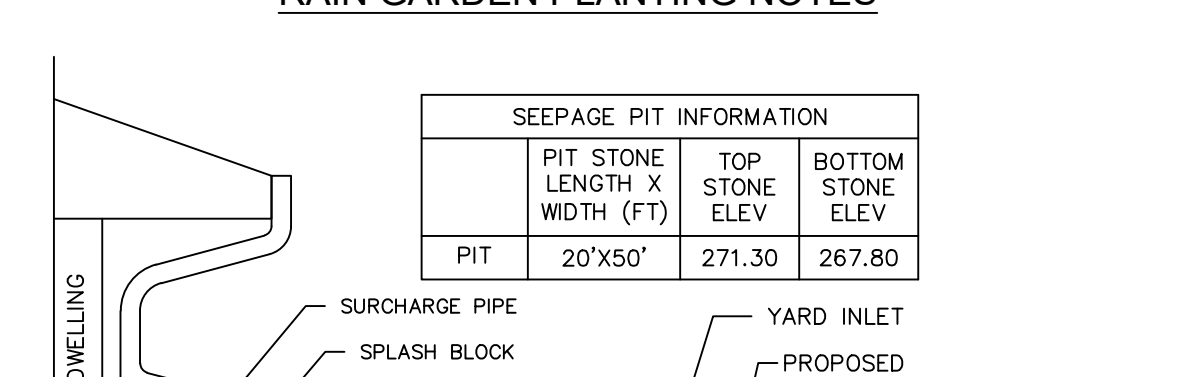
THIS RAIN GARDEN IS DESIGNED TO BECOME NATURALIZED OVER TIME AND WILL REQUIRE LESS MAINTENANCE AS TIME GOES ON.

**MOWING** - ESTABLISH AND MAINTAIN A NO-MOW ZONE THAT ENCOMPASSES THE FLOOR AND SIDE SLOPES. MOW THE NO-MOW ZONE 1/4" NEAR TO A MINIMUM HEIGHT OF 6" (ANNUALLY IN LATE APRIL/EARLY MAY), RAKE MOWN MATERIAL, AND COMPOST OR DISPOSE OF OFF SITE.

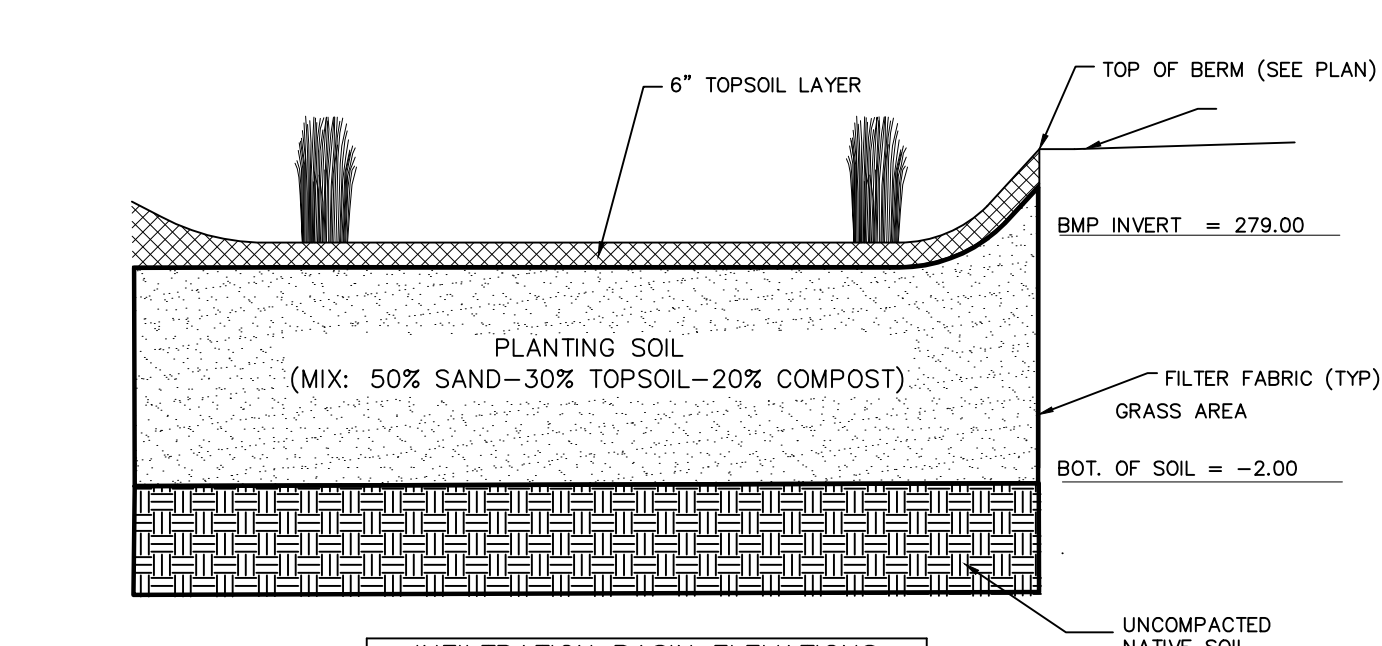
**INSPECTIONS** - INSPECT RAIN GARDEN AND NO-MOW ZONES FOR INVASIVE SPECIES SUCH AS PURPLE LOOSESTIFE, PHRAGMITIS, HONEYUCKLE, ETC. (ANNUALLY IN JULY). IF INVASIVE SPECIES ARE FOUND, REMOVE PER RECOMMENDED STANDARDS FOR SPECIFIC SPECIES FOLLOWING GUIDELINES BY PA DCRN (DEPT OF CONSERVATION & NATURAL RESOURCES).

**CLEANING** - REMOVE TRASH AND DEBRIS (JANUARY & APRIL)

**RAIN GARDEN PLANTING NOTES**



- RECYCLING / DISPOSAL OF MATERIALS**
- THE CONSTRUCTION WASTES ANTICIPATED INCLUDE DEMOLITION MATERIALS FROM THE BUILDING AND SITE DEMOLITION AND EXCESS BUILDING MATERIAL SUCH AS CONCRETE, WOOD, ETC.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- NOTES:**
- MAINTAIN MINIMUM SEPARATION BETWEEN SEEPAGE PIT AND BUILDING FOUNDATION WALL OF 10 FEET.
  - THE OWNER IS RESPONSIBLE FOR THE PROPER OPERATION AND MAINTENANCE OF THE STORMWATER SEEPAGE BED. THE OWNER SHALL INSPECT, CLEAN, REMOVE SILT OR OTHER DEBRIS AND OTHERWISE MAINTAIN THE SEEPAGE BED IN PROPER WORKING ORDER.
  - PERMANENT MARKERS SHALL BE PLACED AT THE CORNERS OF SEEPAGE PIT.

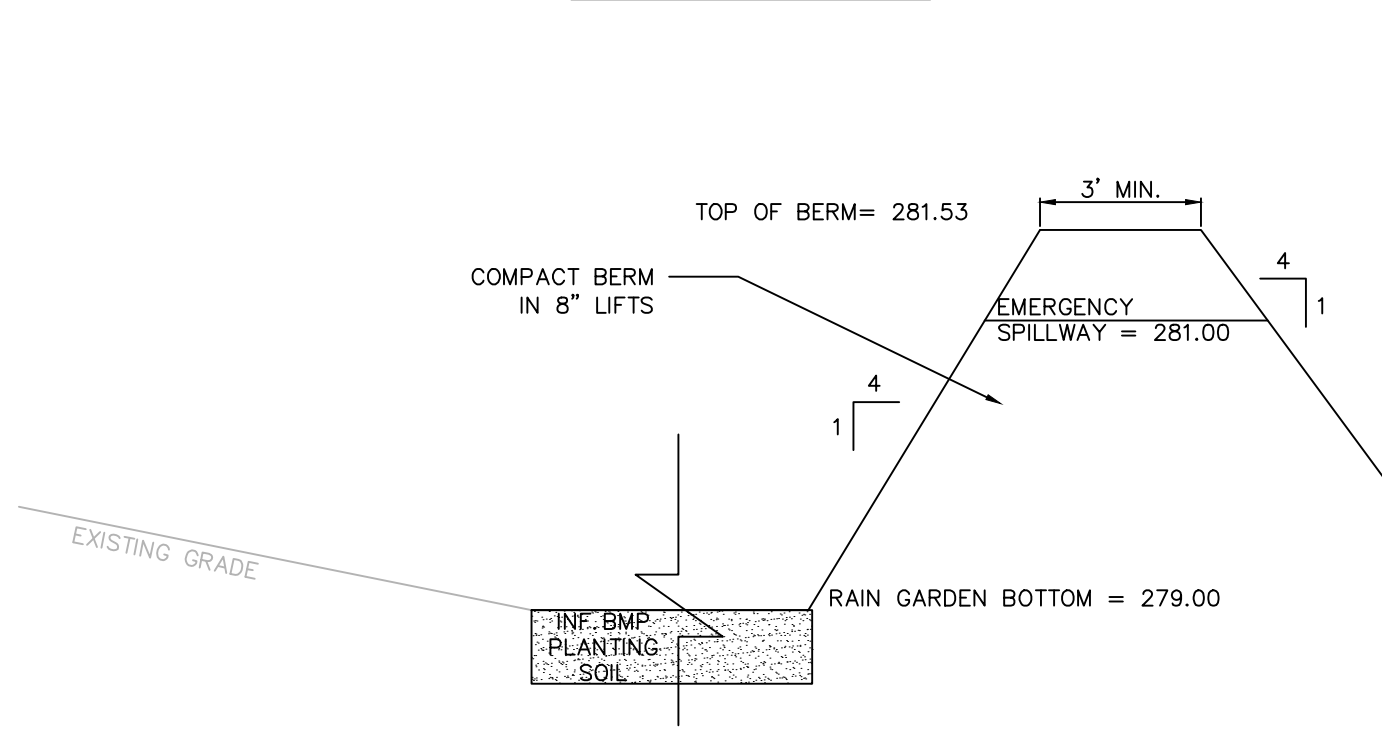


#	BMP INVERT	BOTTOM OF SOIL
1	279.00	277.00

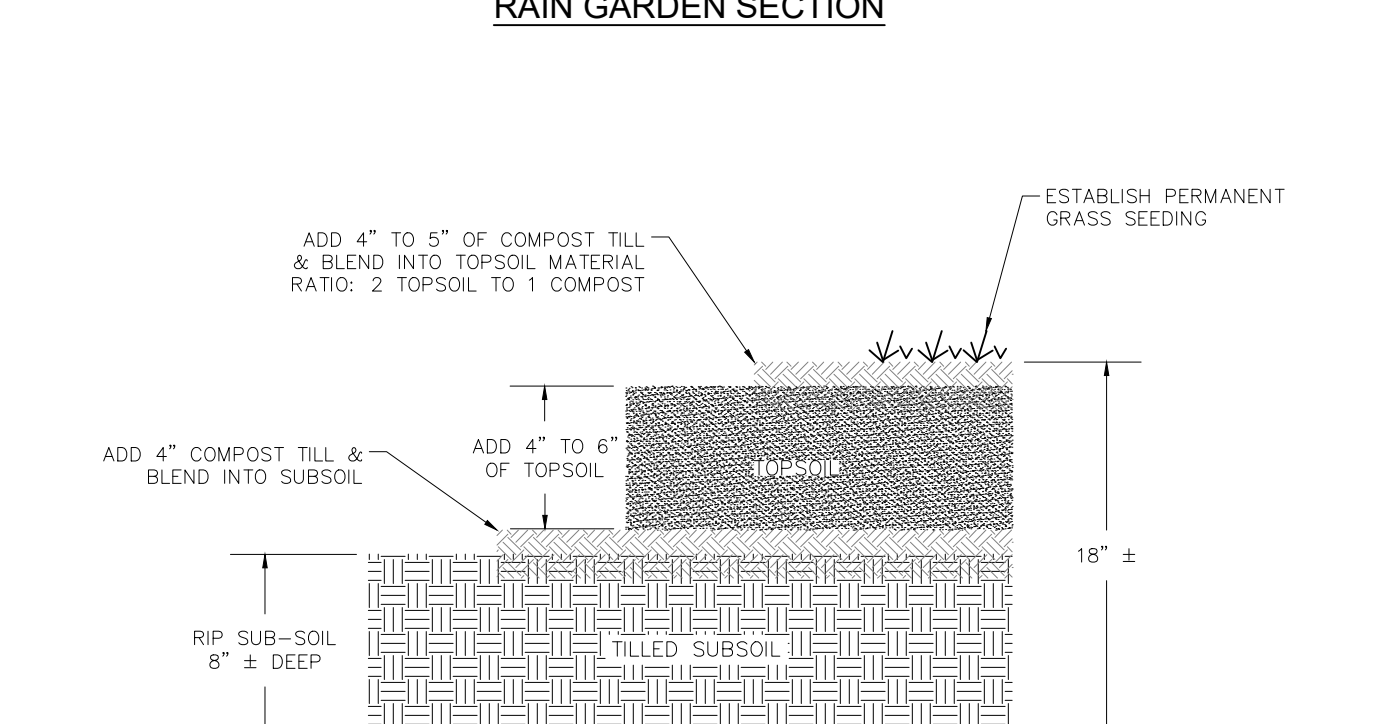
**INFILTRATION BASIN CONSTRUCTION SEQUENCE**

- IF ANY UNFAVORABLE CONDITIONS ARE ENCOUNTERED DURING THE INSTALLATION OF THE INFILTRATION BASIN (I.E. GROUNDWATER AND/OR BEDROCK PINNACLES OF CARBONATE BEDROCK, ETC.), THE OWNER/ENGINEER SHOULD BE NOTIFIED IMMEDIATELY SINCE THE PROPOSED INFILTRATION BASIN MAY NEED TO BE RELOCATED TO A MORE SUITABLE LOCATION ON THE PROPERTY.
- INSTALL TEMPORARY SEDIMENT CONTROL BMPs AS SHOWN ON THE PLANS.
- EXISTING SUB-GRADE IN BIOPFILTRATION AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE CONSTRUCTION EQUIPMENT TRAFFIC.
- INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING BUT SHALL NOT BE CARRIED TO WITHIN ONE FOOT OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED AREAS IN THE DRAINAGE AREA HAVE BEEN STABILIZED. INFILTRATION BASIN BED AREAS MAY BE USED AS TEMPORARY SEDIMENT FACILITIES PROVIDED THAT THE PROPOSED FINISH ELEVATION OF THE BED IS 12 INCHES LOWER THAN THE BOTTOM ELEVATION OF THE SEDIMENT TRAP. IF SEDIMENT FACILITIES ARE LOCATED WITHIN 12 INCHES OF BMP ELEVATION, CONTRACTOR SHALL EXCAVATE MATERIAL TO A DEPTH 36 INCHES BELOW FINAL GRADE AND REPLACE WITH 12 INCHES OF CLEAN, LIGHTLY COMPACTED SOIL PRIOR TO PLACING PLANTING SOIL.
- WHERE EROSION OF SUB-GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL SHALL BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOIL SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE OR EQUIVALENT BY LIGHT TRACTOR.
- BRING SUBGRADE OF BIOPFILTRATION AREA TO LINE, GRADE AND ELEVATIONS INDICATED. FILL AND LIGHTLY REGRADE ANY AREAS DAMAGED BY EROSION, PONDING OR TRAFFIC.
- UPON COMPLETION OF THE SUBGRADE WORK, THE ENGINEER SHALL BE NOTIFIED AND SHALL INSPECT AT THE ENGINEER'S DISCRETION BEFORE PROCEEDING WITH INSTALLATION.
- PLANTING SOIL SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE. ANY ACCUMULATION OF DEBRIS OR SEDIMENT THAT TAKES PLACE AFTER APPROVAL OF SUBGRADE SHALL BE REMOVED PRIOR TO INSTALLATION OF PLANTING SOIL AT NO EXTRA COST TO THE OWNER.
- INSTALL PLANTING SOIL IN 18 INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE OR BY HAND). KEEP EQUIPMENT MOVING TO A MINIMUM. DO NOT OVER COMPACT. INSTALL PLANTING SOIL TO GRADES SHOWN ON PLANS.
- PLANT TREES AND SHRUBS ACCORDING TO INFILTRATION BASIN DETAILS AND NOTES.
- PROTECT THE INFILTRATION BASIN FROM SEDIMENT AT ALL TIMES. HAYBALES, DIVERSION BERMS AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF THE SLOPES THAT ARE ADJACENT TO THE INFILTRATION BASIN TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
- WHEN SITE IS FULLY VEGETATED AND THE SOIL MANTEL IS STABILIZED THE PLAN DESIGNER SHALL BE NOTIFIED AND SHALL INSPECT THE INFILTRATION BASIN DRAINAGE AREA AT THE ENGINEER'S DISCRETION BEFORE THE AREA IS Brought ONLINE AND SEDIMENT CONTROL DEVICES REMOVED.
- CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION, IF RAIN DOES NOT OCCUR CONTRACTOR SHALL PROVIDE SUPPLEMENTAL IRRIGATION TO NEWLY SEED AREAS PER INSTRUCTIONS INCLUDED IN SEEDING SPECIFICATION.

**RAIN GARDEN DETAIL**



**RAIN GARDEN SECTION**



- NOTES:**
- RIPPING SHOULD BE DONE WITH A SOLID SHANK RIP TEETH ON REAR OR TRACK MACHINE. DO NOT RIP SOIL IF MET. AVOID RIPPING EXISTING TREE ROOTS. SPACE RIP CHANNELS 12" TO 36" APART. TILLING AND BLENDING MAY BE DONE WITH ROTILLER, DISK HARROW, CHISEL PLOW, SPRING TOOTH HARROW, OR OTHER SUITABLE EQUIPMENT.
  - TRIMMINGS FROM ANY TYPE OF MULCH MAY BE USED IN PLACE OF COMPOST IF THE TOPSOIL CONSISTS OF 20% ORGANIC MATERIAL.
- SOIL RESTORATION MAINTENANCE:**
- WATER GRASS AS NEEDED FOR VIGOROUS HEALTH. APPLY ADDITIONAL COMPOST AS NEEDED FOR NOURISHMENT. AVOID COMMERCIAL FERTILIZER AND PESTICIDES.
- SOIL AMENDMENT & RESTORATION CONSTRUCTION SEQUENCE**
- THE FOLLOWING SPECIFICATIONS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. THESE SPECIFICATIONS INCLUDE INFORMATION ON ACCEPTABLE MATERIALS FOR PRACTICAL APPLICATIONS, BUT ARE BY NO MEANS EXCLUSIVE OR LIMITING.
- STRIP EXISTING TOPSOIL. SEPARATE TOPSOIL WITH ORGANIC MATERIAL FOR REUSE.
  - CONSTRUCT SITEMARK IN ACCORDANCE WITH CONSTRUCTION SEQUENCE NOTED ON E&S PLAN.
  - BEFORE THE TIME THE TOPSOIL IS PLACED AND PRIORLY WHEN EXCAVATION IS COMPLETED, THE SUBSOIL SHALL BE IN A LOOSE, FRAGILE CONDITION TO A DEPTH OF 6 INCHES BELOW FINAL TOPSOIL GRADE AND THERE SHALL BE NO EROSION RILLS OR WASHOUTS IN THE SUBSOIL SURFACE EXCEEDING 3 INCHES IN DEPTH. TO ACHIEVE THIS CONDITION, SUBSOILING, RIPPING, OR SCARIFICATION OF THE SUBSOIL WILL BE REQUIRED. SUB-SOILING SHALL BE USED TO REDUCE SOIL COMPACTION IN ALL AREAS WHERE PLANT ESTABLISHMENT IS PLANNED. SUB-SOILING SHALL BE PERFORMED BY THE PRIME OR EXCAVATING CONTRACTOR AND SHALL OCCUR BEFORE TOPSOIL PLACEMENT. EXCEPTIONS TO SUB-SOILING INCLUDE AREAS WITHIN THE DRIP LINE OF ANY EXISTING TREES, OVER UTILITY INSTALLATIONS WITHIN 30 INCHES OF THE SURFACE, WHERE TRENCHING/DRAINAGE LINES ARE INSTALLED, WHERE COMPACTION IS BY DESIGN (ABUTMENTS, FOOTINGS, OR IN SLOPES), AND ON EXCESSIVE SLOPES, AS APPROVED BY THE OWNER'S REPRESENTATIVE. IN CASES WHERE INCOMPATIBILITIES OCCUR, THE CONTRACTOR SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ARCHEOLOGICAL CLEARANCES MAY BE REQUIRED IN SOME INSTANCES.
  - RE-SPREAD EXISTING TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES. ADD FOUR (4) TO FIVE (5) INCHES CONSISTING OF TOPSOIL WITH ORGANIC MATERIAL (OR APPROVED COMPOST, IF NOT ENOUGH TOPSOIL WITH ORGANIC MATERIAL EXISTS ON-SITE). TILL THE SOIL WITH A ROTARY TILLER THAT IS SET TO A DEPTH OF 6 INCHES TO ACHIEVE A MINIMUM SOIL TO ORGANIC TOPSOIL/COMPOST RATIO OF 2:1.

Holmes Cunningham LLC  
409 E. Butler Ave., Unit 5  
Doylestown, PA



December 17, 2020

File No. 20-11059

Kelsey Harris, Zoning Officer  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Reference: 314 Dorothy Lane, Livesay Residence, Proposed Swimming Pool  
TMP #26-001-125-011

Dear Kelsey:

Pursuant to your request, we have reviewed the Pool Permit Plan, prepared by Bohler Engineering, dated November 13, 2020, consisting of sheets 1 to 2 of 2, for the above referenced lot in accordance with the Township's site plan requirements. The 2.01-acre lot is located at 314 Dorothy Lane and is Lot 9 of the Estates of Julius Farm Subdivision. The property is within the SR-2, Suburban Residential District, and contains an existing single-family dwelling. The Applicant proposes the construction of a swimming pool, concrete patios, a pool house, driveway expansion, and a swap of conservation easement area.

The proposed improvements result in a total of 10,383 SF of impervious area. The stormwater design for this development allocated a total of 6,782 SF of impervious area for Lot 9 before additional stormwater management features would be required per Sheet 2 of the Estates of Julius Farm Land Development Plans, dated April 23, 2004, last revised December 9, 2015.

The Applicant should address the following items prior to the issuance of a zoning permit:


1. The plan proposes the relocation of 2,627 square feet of the existing Natural Resource Easement 'C' for the installation of the pool. The two proposed easement relocation areas consist of a 749-square foot area within the woodland canopy and an 1,878-square foot area with lawn. The relocated easement areas will need to be approved by the Board of Supervisors (Board) and the HOA (see attached correspondence). It was discussed at a staff meeting on October 14, 2020 that we would recommend the grass easement area be planted with trees in order for them to develop into protected woodlands. The number, size and area of the trees to be removed from the natural resource easement shall be specified on the plan. Woodlands disturbance shall be in accordance with §27-2400.f.2.(a) and documented on the plans.

If the easement swap is approved by the Board, a separate easement plan shall be provided showing the extent of the existing easement to be disturbed and the relocated areas. The easement plan shall also include metes and bounds for the existing and proposed easements, tie in distances from existing monuments and legal descriptions of the easement area to be vacated and proposed easement areas.

2. The previously approved final as-built plan for this site specified that a total of 6,964 square feet of impervious area was constructed and one evergreen tree was provided to compensate for 182.1-sf of additional impervious area permitted for the lot per the approved Land development Plans. In addition, the plan notes that the driveway expansion is included within the useable impervious area as specified by the Zoning Officer in a letter dated July 9, 2019. Further, it appears that an additional hardscape area was installed at the rear of the house without providing stormwater management. Because the cumulative increase in impervious area exceeds 1,000 SF, stormwater management shall be designed for the total proposed impervious area above 6,782 SF. The Zoning Officer shall confirm the latest correspondence documenting any imperious installation since the final as-built plan was approved and any plantings installed to address the stormwater requirements.
3. The rain garden on Sheet 2 indicates that the rain garden was designed to provide volume control for 1 inch of runoff from 1,713 SF of impervious area. §26-123.2.B specifies that stormwater facilities shall capture the runoff from at least the first two inches of runoff and shall permanently remove the first one inch from the runoff flow. The rain garden shall be resized to provide the required volume control or an alternate method of volume control shall be provided.
4. A soils report and infiltration testing shall be provided to demonstrate the rain garden area has the required 24 inch separation from restrictive features and an minimum infiltration rate of 0.5 in/hr in accordance with §26-123.2.C.(5).
5. §26-124.1.C – It shall be confirmed that the upslope drainage area to the rain garden, along with the runoff from the proposed improvements can be adequately handled by the rain garden for larger storms. We recommend a spillway be provided to direct overflow from the rain garden towards the inlet at the north corner of the property.
6. The Rain Garden detail on Sheet 2 specifies a bottom elevation of 107.00 and an area of 430 SF. This is inconsistent with the rain garden area shown on the plan that appears to be at an elevation of 106.00. We not that the 107.00 contour has an area of approximately 735 SF. The area of the of the rain garden shall be clarified.
7. The Rain Garden Operations and Maintenance Notes shall be revised to specify the frequency of inspections and how to address the rain gardens failure to infiltrate within 72 hours.
8. Details for the rock construction entrance, rip rap apron, inlets and pipe bedding should be added to the plans.
9. The Zoning Requirements table shall be revised to note the proposed rear yard setback for the pool house.
10. The plan notes that the existing fence around the backyard will be changed. A note should be added to the plan specifying that the proposed fence shall be in conformance with the Township's Building Code. (§27-305.H4.b.4.)
11. The Applicant will be required to obtain the necessary Erosion & Sediment Control Permit from the Bucks County Conservation District for the earth disturbance. The Township should be copied on all future correspondence with BCCD and a copy of the approval letter will be required prior to issuance of a zoning permit. (§26-131)

We recommend the Applicant revise the plan to address the above comments prior to the issuance of a permit. If you have any questions regarding this project, please do not hesitate to contact us.

Sincerely,



Janene Marchand, P.E.  
Project Engineer  
Gilmore & Associates, Inc.

JM/tw

Attachment

cc: Eileen Bradley, Township Manager  
Peter Nelson, Esq., Grim, Biehn & Thatcher  
Robert & Linda Livesay, Owner, 307 Dorothy Lane, Chalfont, PA 18914  
George J. Hartman, P.E., Bohler Engineering  
Craig D. Kennard, P.E., Chief Operating Officer, Gilmore & Associates, Inc.  
Timothy Wallace, E.I.T., Gilmore & Associates, Inc.

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## Julius Farm Owners' Association

740 Sansom Street, Suite 501  
Philadelphia, PA 19106  
(267) 909-0006  
juliusfarm.president@gmail.com

October 20, 2020

### To Whom It May Concern

RE: 314 Dorothy Lane

Dear Sir or Madam:

We write this letter in support of Mr. and Mrs. Livesay and their endeavor to erect a swimming pool. The current homeowners, as well as the Executive Board of the Julius Farm Owners' Association, do not have an objection as long as the requirements of the Township and all applicable building codes are met.

Do not hesitate to contact me with any questions or concerns.

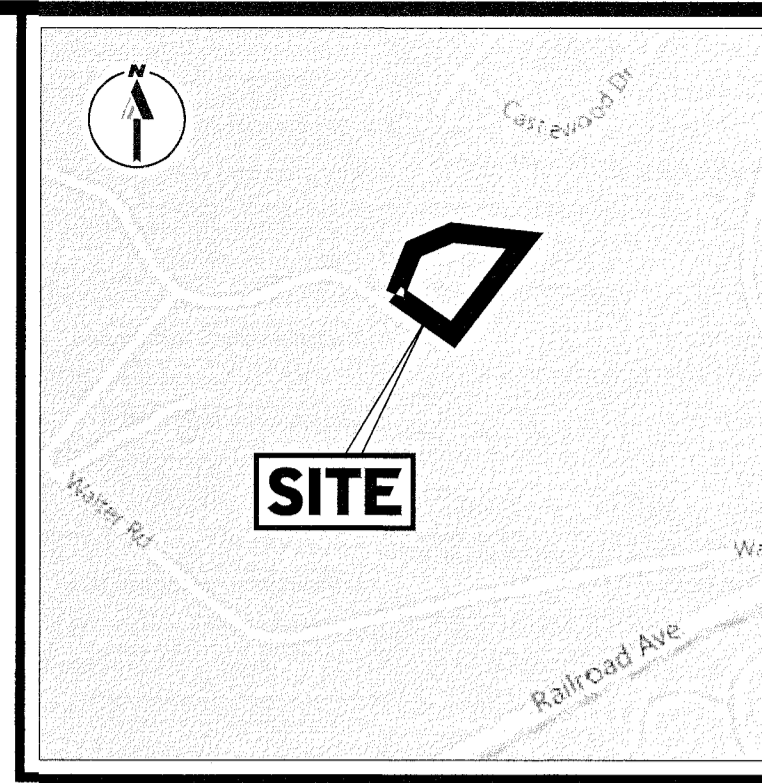
Sincerely,



Jennifer Quinn  
President

/jq





**IMPERVIOUS SURFACES SUMMARY**

	EXISTING	ADDED	TOTAL
DWELLING (BUILDING AREA)=	4,414 SF	0 SF	4,414 SF
PORCHES=	462 SF	0 SF	462 SF
CONC. HARDSCAPE=	1,304 SF	638 SF	1,942 SF
WALLS=	509 SF	17 SF	526 SF
DRIVEWAY=	1,781 SF	200 SF	1,981 SF
POOL WATER SURFACE=	0 SF	648 SF	648 SF
POOL/SPA COPING=	0 SF	124 SF	124 SF
POOL HOUSE=	0 SF	240 SF	240 SF
POOL EQUIPMENT PAD=	0 SF	50 SF	50 SF
<b>TOTAL=</b>	<b>8,470 SF</b>	<b>1,913 SF</b>	<b>10,383 SF</b>

**ZONING REQUIREMENTS (SR-2 SUBURBAN RESIDENTIAL)**

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 AC	87,819 SF (2.01 AC)	87,819 SF (2.01 AC)
MIN. LOT WIDTH AT BUILDING LINE	200 FT	229.2 FT	229.2 FT
MIN. LOT DEPTH	200 FT	265.5 FT	265.5 FT
MIN. YARDS			
FRONT	50 FT	49.8 FT (ENC)	49.8 FT (ENC)
SIDE	25 FT	43.6 FT	43.6 FT
REAR	75 FT	146.3 FT	146.3 FT
ACCESSORY STRUCTURE SETBACK	15 FT	N/A	60.0 FT
MAX. BUILDING COVERAGE	15%	4,414 SF (5.0%)	4,654 SF (5.3%)
MAX. IMPERVIOUS COVERAGE*	20%	8,470 SF (9.7%)	9,737 SF (11.1%)
MAX. BUILDING HEIGHT	35 FT	<35 FT	<35 FT

\* ENC = EXISTING NON-CONFORMITY  
POOL WATER SURFACE NOT INCLUDED IN IMPERVIOUS LOT CALCULATION

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
AND SURVEYING  
PROFESSIONAL ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
PENNSYLVANIA  
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
1-800-242-1776  
www.pa811.org

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SO NOTED OTHERWISE.

PROJECT No.: PC201130  
DRAWN BY: L.E.B.  
CHECKED BY: G.J.H.  
DATE: 11/13/2020  
CAD I.D.: PC201130PERMITPLAN-0

**LIVESAY RESIDENCE SWIMMING POOL**

FOR

**ROBERT S. LIVESAY & LINDA E. LIVESAY**

314 DOROTHY LANE  
NEW BRITAIN TOWNSHIP  
BUCKS COUNTY  
PENNSYLVANIA, 18914

**BOHLER**

1600 MANOR DRIVE, SUITE 200  
CHALFONT, PA 18914  
Phone: (215) 996-9100  
Fax: (215) 996-9102  
www.BohlerEngineering.com

**G.J. HARTMAN**  
Professional Engineer  
PENNSYLVANIA LICENSE No. PE000458  
NEW JERSEY LICENSE No. 34B000345200

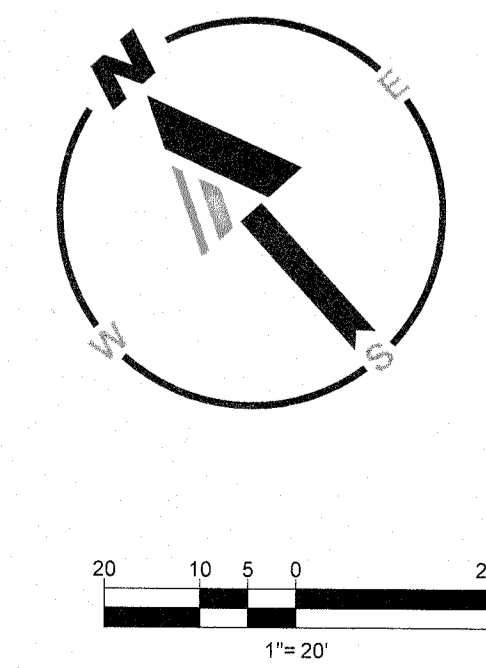
SHEET TITLE:  
**SITE, GRADING, & E&S PLAN**

SHEET NUMBER:  
**1**  
OF 2

ORG. DATE - 11/13/2020

UTILITIES:  
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE-CALL SYSTEM (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.

UTILITY COMPANY	PHONE NUMBER
CHALFONT-NEW BRITAIN JOINT AUTHORITY	215-345-1225
COMCAST COMMUNICATIONS, INC.	215-915-3137
COMCAST CABLEVISION	215-961-3800
NEW BRITAIN TOWNSHIP	215-822-1391
NORTH PENN WATER AUTHORITY	215-855-3617
PECO	215-345-9300
TEXAS EASTERN PIPELINE CORP	215-670-2822



**Kellie A. McGowan, Esquire**  
Direct Dial: 215-606-0181  
kellie.mcgowan@obermayer.com  
www.obermayer.com

**Obermayer Rebmann Maxwell & Hippel LLP**  
10 S. Clinton Street, Suite 300  
Doylestown, PA 18901-4640  
P: 215-606-0760  
F: 215.348-1804

January 19, 2021

**VIA ELECTRONIC CORRESPONDENCE**

Eileen M. Bradley, Manager  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914-2103  
[ebradley@newbritaintownship.org](mailto:ebradley@newbritaintownship.org)

**Re: 120 Liberty Lane – TMP No. 26-001-100-005**

Dear Ms. Bradley,

As you know, this office represents Dr. Larry Caplin, the new legal owner of the above referenced property located in the New Britain Business Park. As discussed with staff, Dr. Caplin will be proceeding with the second phase of construction on this lot in order to use the property as and for a medical warehouse/storage facility. In connection with the improvements, Dr. Caplin is also seeking to make minor modifications to the driveway and parking layout as shown on the final plan in order to accommodate the required fire access in the plan notes and to improve circulation and accessibility to the warehouse building.

I am enclosing here for the Township's consideration a three-page amended final plan set prepared by Holmes Cunningham LLC, dated January 18, 2021. The revised plan provides for a second curb cut on the cul-de-sac for Liberty Lane, and remains otherwise compliant with the zoning and dimensional criteria of the approved plan. A Site Improvement Plan and E&S Plan are also provided to confirm compliance with Township stormwater management criteria applicable to this development.

We hereby request appearance at the January 25, 2021 Board of Supervisors meeting for consideration of the amendment of the plan to facilitate the second phase of development.

January 19, 2021

Page 2

Please let me know if you have any questions or require any further information. Thank you for your courtesies.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kellie McGowan".

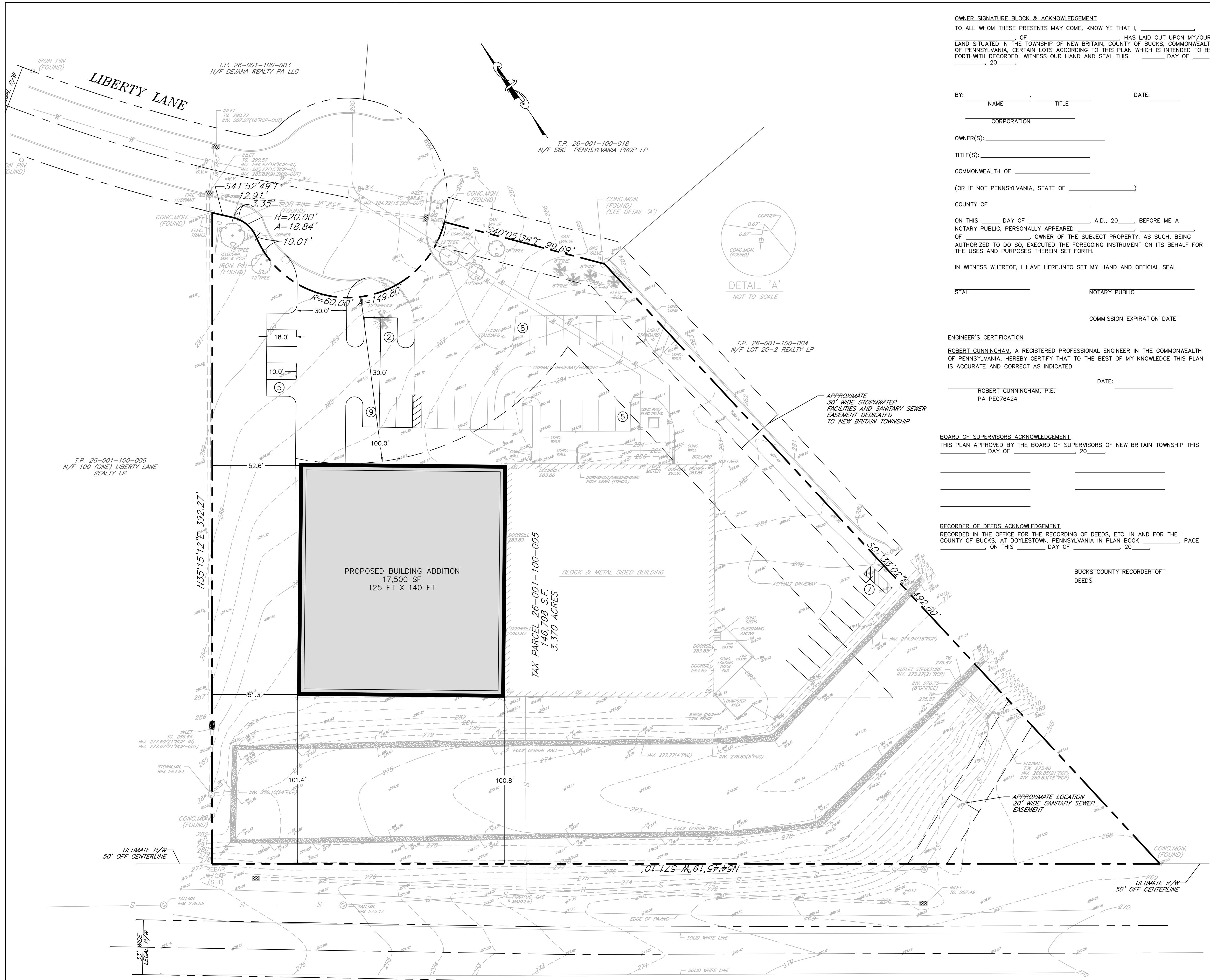
Kellie McGowan, Esq.

KAM/al

Enclosure

cc: Client

Craig Kennard, P.E. – [ckennard@gilmore-assoc.com](mailto:ckennard@gilmore-assoc.com)



**OWNER SIGNATURE BLOCK & ACKNOWLEDGEMENT**  
 TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, \_\_\_\_\_  
 OF \_\_\_\_\_ HAS LAID OUT UPON MY/OUR  
 LAND SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH  
 OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE  
 FORTHWITH RECORDED. WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20\_\_\_\_

BY: \_\_\_\_\_ TITLE \_\_\_\_\_ DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 CORPORATION \_\_\_\_\_

OWNER(S): \_\_\_\_\_  
 TITLE(S): \_\_\_\_\_  
 COMMONWEALTH OF \_\_\_\_\_  
 (OR IF NOT PENNSYLVANIA, STATE OF \_\_\_\_\_)  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ BEFORE ME A  
 NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
 OF \_\_\_\_\_ OWNER OF THE SUBJECT PROPERTY, AS SUCH, BEING  
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON ITS BEHALF FOR  
 THE USES AND PURPOSES THEREIN SET FORTH.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL.

SEAL \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
 \_\_\_\_\_ COMMISSION EXPIRATION DATE \_\_\_\_\_

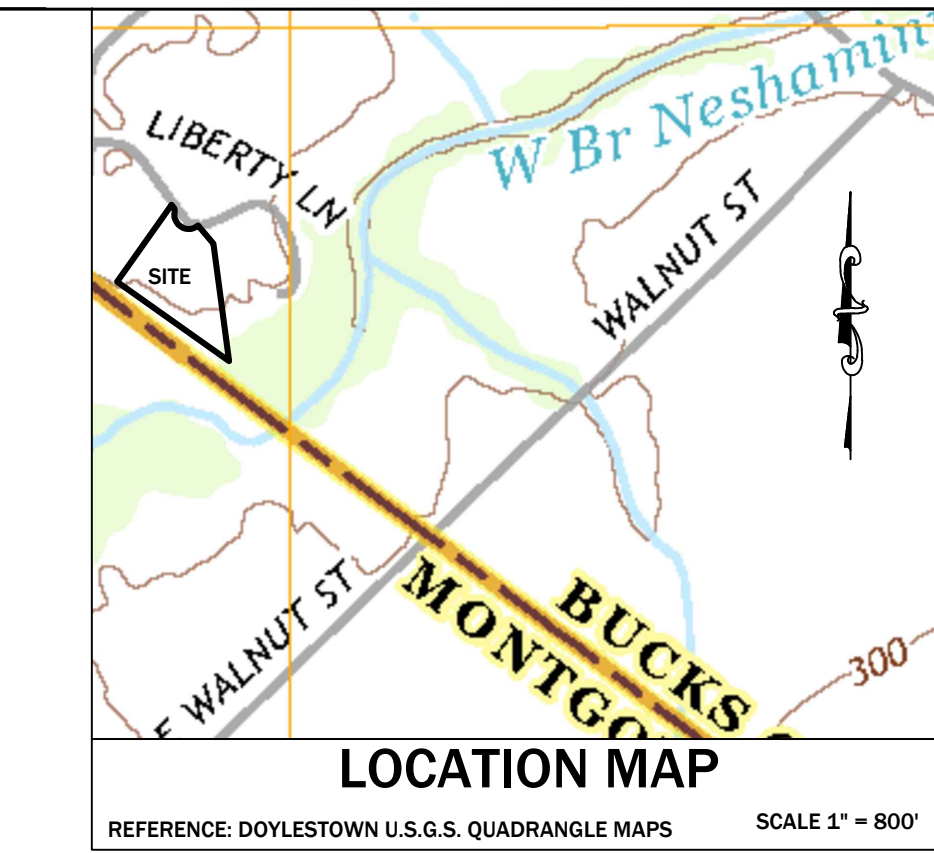
**ENGINEER'S CERTIFICATION**  
 ROBERT CUNNINGHAM, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH  
 OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN  
 IS ACCURATE AND CORRECT AS INDICATED.

ROBERT CUNNINGHAM, P.E.  
 PA 0076424 DATE: \_\_\_\_\_

**BOARD OF SUPERVISORS ACKNOWLEDGEMENT**  
 THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS  
 DAY OF \_\_\_\_\_ 20\_\_\_\_

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE  
 COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BUCKS COUNTY RECORDER OF DEEDS



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

**HC**  
 holmescunningham  
 ENGINEERING

**ZONING DATA TABLE\***

ZONING DISTRICT: IO INDUSTRIAL/OFFICE DISTRICT			
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Land Use:	K3; Wholesale Business, Wholesale Storage, Warehousing		
Min. Lot Size	3.0 Ac.	3.37 Ac.	3.37 Ac.
Min. Lot Width	300 FT	350.0 FT	350.0 FT
Min. Front Yard Setback	100 FT	126.4 FT	101.0 FT
Min. Side Yard Setback	50 FT	35 FT **	35 FT **
Min. Rear Yard Setback	100 FT	100.8 FT	100.8 FT
Max. Impervious Coverage	60%	29.9%	46.0%
Max. Building Height	35 FT	28 FT	28 FT
Min. Parking Required	1 Per Employee	18 Spaces	36 Spaces

\* Zoning Information/ Requirements taken from Previously approved record plan. See note #1  
 \*\* Variance previously granted

**LOT AREA CALCULATIONS**

	S.F.	Acres
Gross Lot Area	146,798	3.370
Land Within R.O.W.	0	0.000
Developable Acreage	146,798	3.370

**IMPERVIOUS COVERAGE CALCULATIONS**

Existing Impervious Area		
Existing Buildings and Features	18,175	0.417
Existing Asphalt	22,111	0.508
Existing Concrete Walkways & Walls	3,644	0.084
Total Existing Impervious	43,930	1.008
Existing Impervious Coverage		29.9%

Proposed Impervious Area		
Existing Buildings and Features To Remain	22,111	0.508
Existing Asphalt To Remain	18,175	0.417
Existing Concrete Walkways & Walls To Remain	3,592	0.082
Proposed Building Addition	17,500	0.402
Proposed Asphalt	6,208	0.143
Total Proposed Impervious	67,586	1.552
Proposed Impervious Coverage		46.0%

<b>Building Coverage</b>	<b>15.1%</b>
<b>Change in Impervious Area</b>	<b>23,656</b>

**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- - - EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- EASEMENTS
- BUILDING SETBACK
- ▨ EXISTING BUILDING
- PROPOSED BUILDING

COUNTY LINE ROAD

**PLAN SHEETS**

SHEET #	DRAWING	PLAN TITLE	LAST REVISED
1	C1.0	AMENDED FINAL SITE PLAN	1/18/2021
2	C1.1	SITE IMPROVEMENT PLAN	1/18/2021
3	C1.2	EROSION AND SEDIMENT CONTROL PLAN	1/18/2021

**NOTES:**

- THIS PLAN IS AN AMENDMENT TO A SITE DEVELOPMENT PLAN PREPARED FOR M.S. HORNIK ASSOCIATES BY STOUT, TACCONELLI & ASSOCIATES, INC. LAST REVISED SEPTEMBER 11, 1990. ALL NOTES, RESTRICTIONS AND ZONING REQUIREMENTS FROM THAT PLAN SHALL CONTINUE TO BE APPLICABLE.
- THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED DECEMBER 30, 2020.
- SUBJECT PROPERTY IS WITHIN IO - INDUSTRIAL/OFFICE ZONING DISTRICT.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 288 OF 532, COMMUNITY MAP NO. 42017C028BK WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
- NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
- NO NEW STORMWATER MANAGEMENT FACILITIES ARE REQUIRED FOR THIS PROJECT AS THE ADDITIONAL IMPERVIOUS COVERAGE WAS INCLUDED IN THE EXISTING STORMWATER FACILITIES LOCATED WITHIN THE DEVELOPMENT.

REVISIONS

Date	Description

CALL BEFORE YOU DIG!!  
 3 WORKING DAYS NOTICE FOR  
 10 WORKING DAYS NOTICE FOR  
 15 WORKING DAYS NOTICE FOR  
 - STOP & CALL  
 For more info call  
 1-800-242-3176

THIS PLAN IS AN AMENDMENT TO THE  
 RESPONSIBILITY OF THE CONTRACTOR  
 COMPANIES PRIOR TO ANY EXCAVATION.  
 (SERIAL# P08131199)

**120 LIBERTY LANE**  
 TMP# 26-001-100-005  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

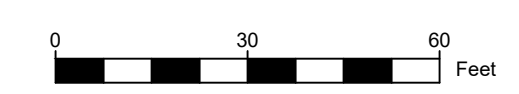
**AMENDED FINAL RECORD PLAN**

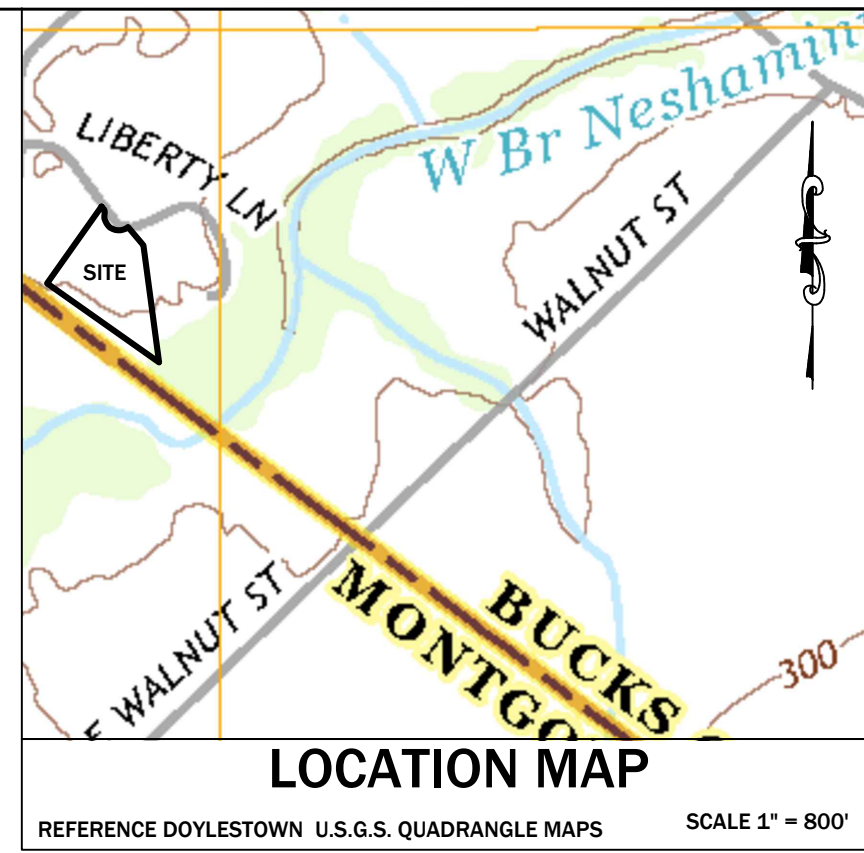
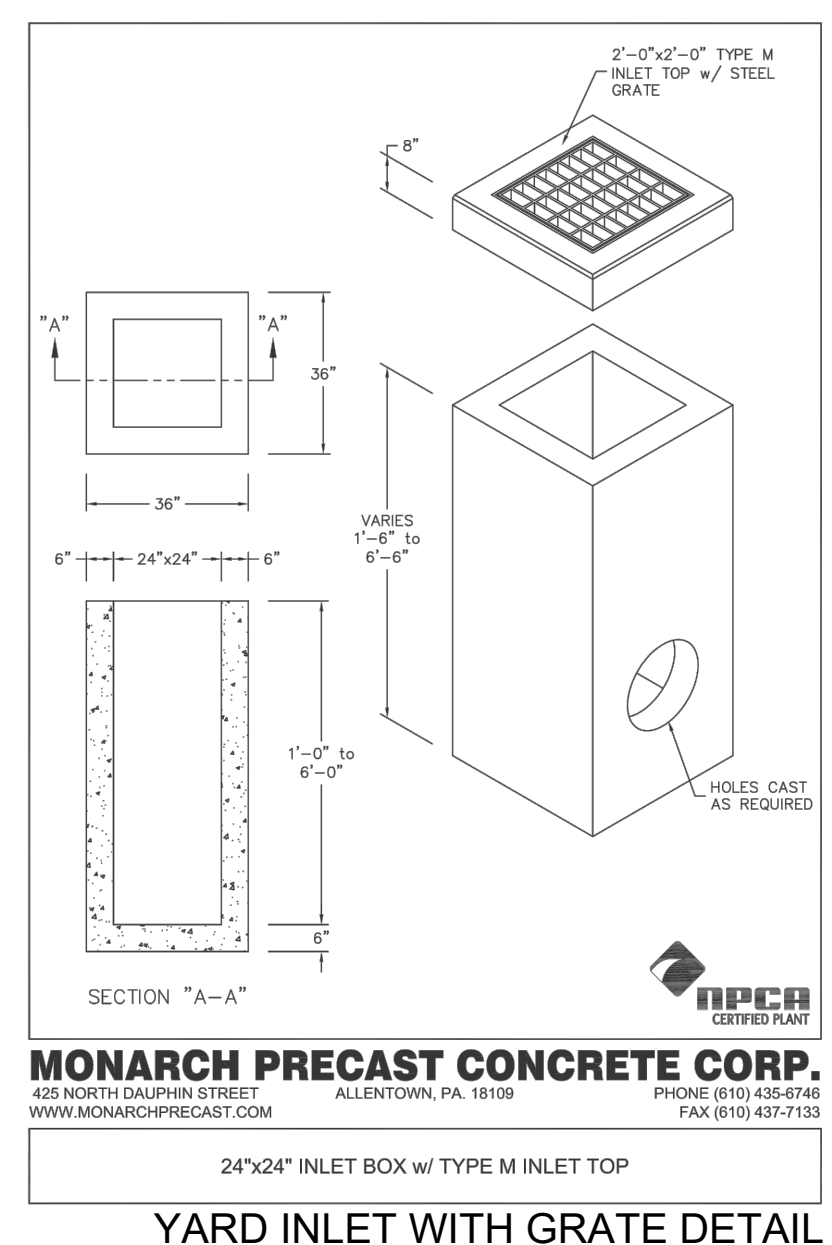
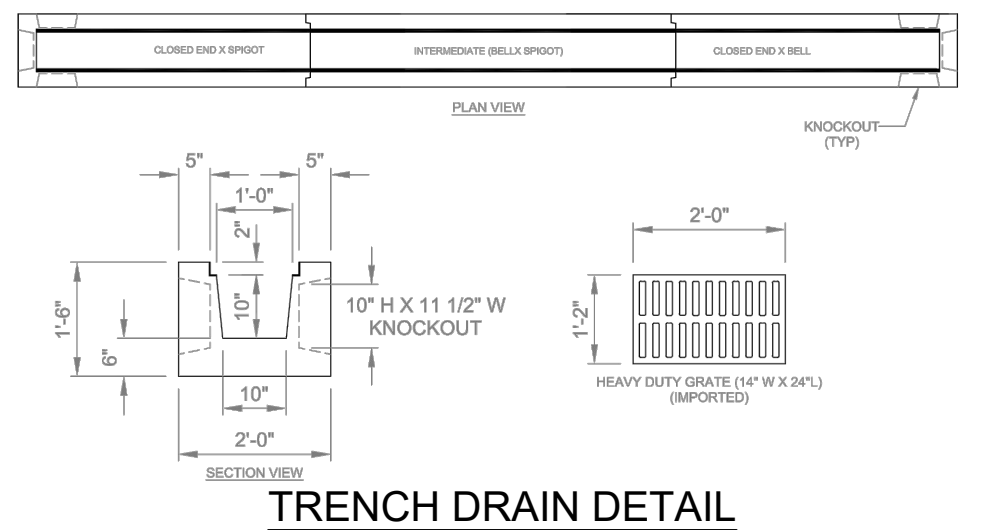
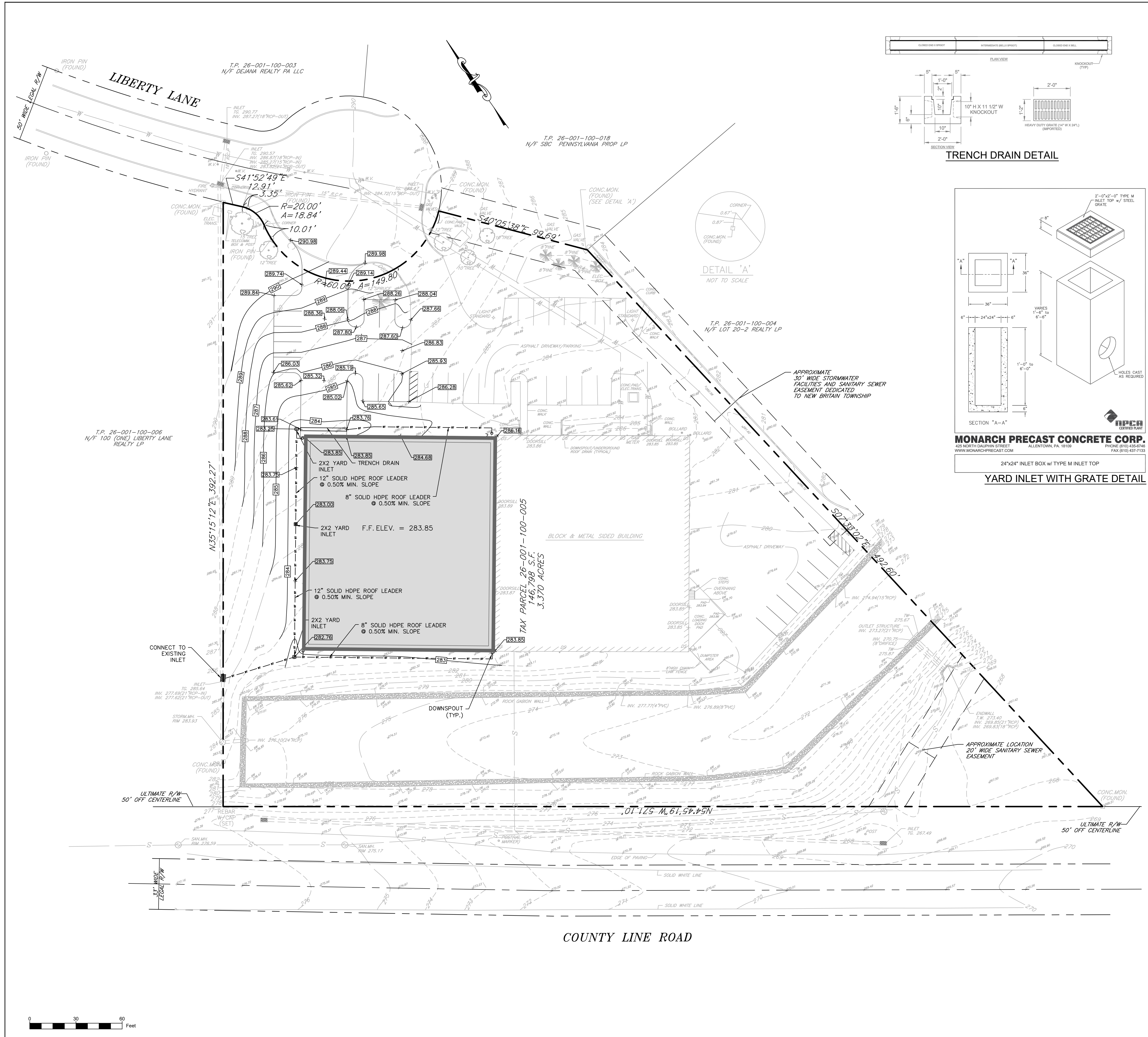
PROFESSIONAL  
 ROBERT T. CUNNINGHAM  
 ENGINEER  
 PA Lic. No. PA076424

File No.  
**1592\_C1.0\_Permit.DWG**

Date 01/18/2021  
 Scale 1"=30'  
 HCE Job 1592  
 Designed RC  
 Sheet 1 of 3

Drawing No.  
**C1.0**

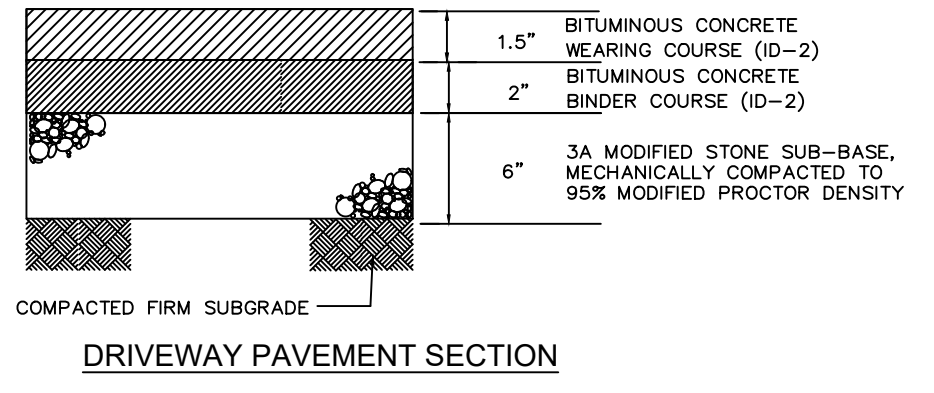




**Holmes Cunningham LLC**  
 409 E. Butler Ave.,  
 Unit 5  
 Doylestown, PA 18901  
 (215) 586-3330  
**www.hcengineering.net**

- NOTES:**
- THIS PLAN IS BASED ON AN EXISTING FEATURES PLAN PREPARED BY Cavanaugh Surveying Services, DATED DECEMBER 30, 2020.
  - SUBJECT PROPERTY IS WITHIN IO - INDUSTRIAL/OFFICE ZONING DISTRICT.
  - FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 288 OF 532, COMMUNITY MAP NO. 4201700288X WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
  - NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.

- GENERAL NOTES:**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING LOCATION AND/OR ELEVATION OF FEATURES AS SHOWN ON THESE PLANS IS BASED ON FIELD SURVEY AS NOTED ABOVE. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.
  - SITE GRADING SHALL NOT PROCEED UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED AS STATED IN THE SEQUENCE OF CONSTRUCTION.
  - UNDER PENNSYLVANIA LAW, THE CONTRACTOR IS REQUIRED TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776 PRIOR TO THE START OF HIS WORK, SO THAT ALL THE VARIOUS UNDERGROUND UTILITY OPERATORS WILL BE ABLE TO LOCATE THEIR OWN UTILITIES.
  - THE CONTRACTOR SHALL PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE OWNER AND OWNER'S ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS, FOR ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITEWORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.



**LEGEND**

---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
---	ROAD CENTERLINE
---	EXISTING CONTOUR
208	PROPOSED CONTOUR
---	EXISTING WATER
---	EXISTING SEWER
---	EASEMENTS
ST	STORM SEWER/ROOF LEADER
○	DOWNSPOUT LOCATION
□	YARD INLET
▨	EXISTING BUILDING
■	PROPOSED BUILDING

REVISIONS	Description	Date

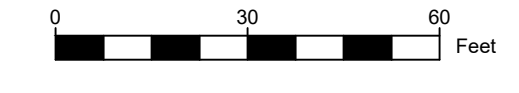
**120 LIBERTY LANE**  
**TMP# 26-001-100-005**  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA  
**SITE IMPROVEMENT PLAN**

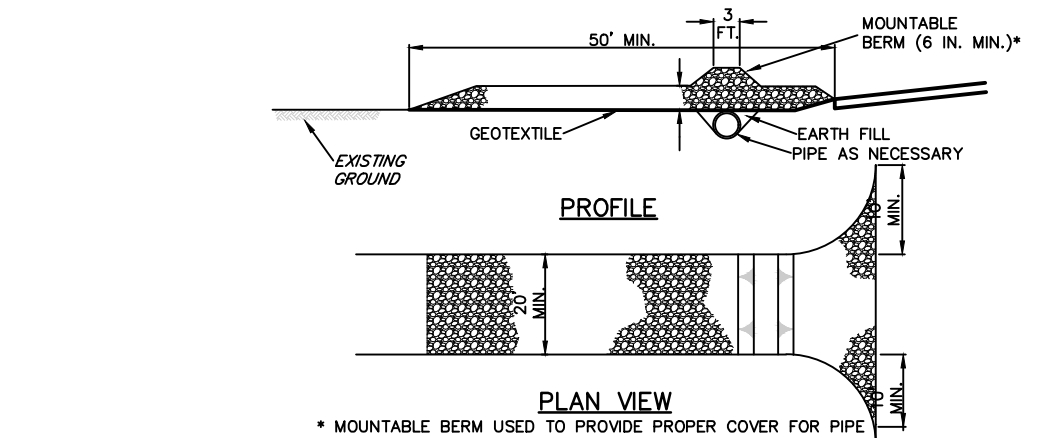
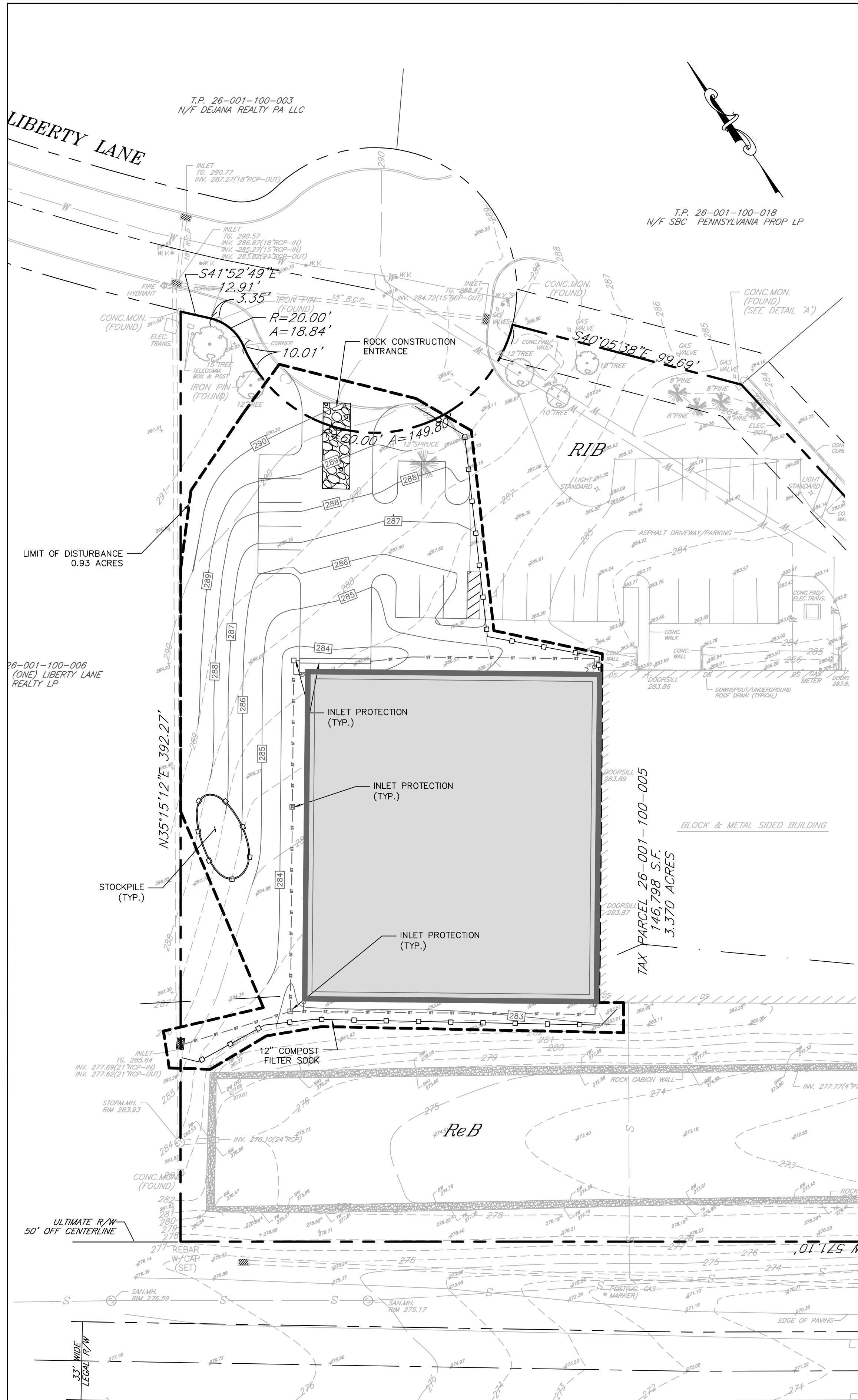
**Robert T. Cunningham, P.E.**  
 PA Lic. No. PA076424

File No. 1592\_C1.0\_Permit.DWG

Date	01/18/2021	Scale	1"=30'	HCE Job	1592	Designed	RC	Sheet	2 of 3
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Drawing No. **C1.1**





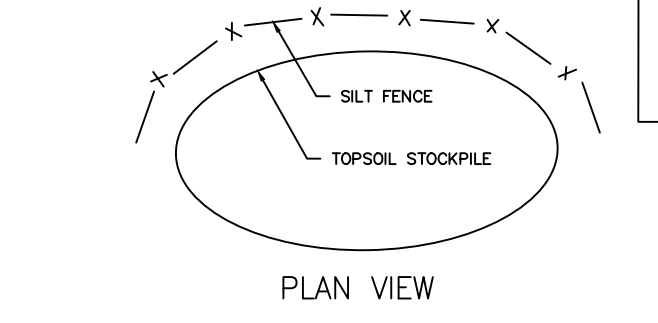
**ROCK CONSTRUCTION ENTRANCE**

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CURB PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF OTRM BEING CROSSED.

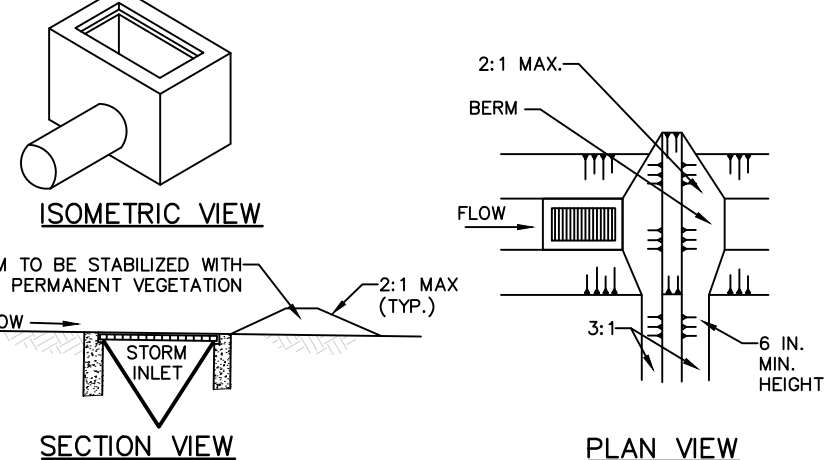
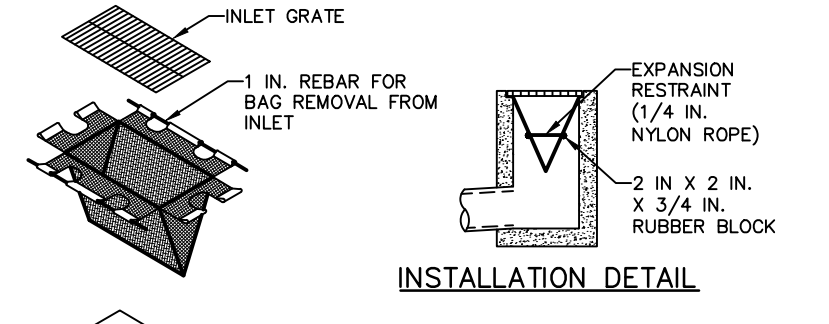
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 20 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWER, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

**STANDARD CONSTRUCTION DETAIL #3-1**  
ROCK CONSTRUCTION ENTRANCE



**STOCKPILE AREA DETAIL**

SILT FENCE MUST BE PLACED DOWNSLOPE OF ALL STOCKPILES IMMEDIATELY UPON TEMPORARY SEEDING TO ALL STOCKPILES WHICH WILL REMAIN IN PLACE 20 DAYS OR MORE.



**NOTES:**

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 30 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

**STANDARD CONSTRUCTION DETAIL #4-1**  
FILTER BAG INLET PROTECTION - TYPE M INLET

**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EXISTING CONTOUR
- 208 PROPOSED CONTOUR
- EXISTING WATER
- EXISTING SEWER
- EASEMENTS
- ST STORM SEWER/ROOF LEADER
- COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- SOILS
- DOWNSPOUT LOCATION
- EXISTING BUILDING
- PROPOSED BUILDING

**EROSION / SEDIMENT CONTROL PLAN**

STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.

THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.

ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.

EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.

AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL NOTIFY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.

DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% (PERCENT) VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.

UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATER-TIGHT).

AT STREAM CROSSING, A 50-FOOT BUFFER SHALL BE MAINTAINED ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS; EQUIPMENT TRAFFIC SHALL BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFURRING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.

UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL MEASURES AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.

SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAIN OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.

ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ. 271.1 ET SEQ. AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

**SEEDING NOTES:**

**TEMPORARY SEEDING:**

TEMPORARY SEEDING SHALL BE DONE IN AREAS WHERE NO ACTIVITY WORK WILL BE PERFORMED. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED MUST BE SEEDING AND MULCHED IMMEDIATELY.

- DURING NON-GERMINATING PERIODS, ONLY MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. AREAS MULCHED DURING THE NON-GERMINATING PERIODS, MUST BE LIMED, FERTILIZED, SEEDING, AND MULCHED IMMEDIATELY FOLLOWING THE END OF THE NON-GERMINATING PERIODS.
- DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE SEEDING AND MULCHED WITH A QUICK GROWING TEMPORARY SEED MIXTURE.
- DISTURBED AREAS WHICH ARE AT EITHER FINISHED GRADE OR WILL NOT BE REDISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDING WITH A PERMANENT SEED MIXTURE AND MULCHED.
- TEMPORARY SEEDING STEPS:
  - APPLY AGRICULTURAL LIMESTONE AT A RATE OF ONE (1) TON PER ACRE. (5 POUNDS PER 1000 SQUARE FEET)
  - APPLY FERTILIZER AT THE RATE OF 50-50-50 PER ACRE.
  - WORK THE LIMESTONE AND FERTILIZER INTO THE SOIL.
  - UTILIZING THE FOLLOWING SEEDING TYPES, RATES AND TIME SCHEDULE:

**TEMPORARY SEEDING**

SEASON	RATE	TYPE
MARCH 1 TO JUNE 15	1 LB./1000 SF	ANNUAL RYEGRASS
MAY 15 TO SEPT 15	1 LB./1000 SF	SUDAN GRASS
SEPT 15 TO OCT 15	168 LB./AC	WINTER RYE

E. APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

ALL SEED SHALL BE LABELED, DATED AND QUALITY CONSISTENT WITH SECTION NO. 2

**PERMANENT SEEDING:**

- DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED AGAIN WITHIN ONE (1) YEAR MUST BE SEEDING WITH A PERMANENT SEED MIXTURE AND MULCHED.

2. SEEDING SHALL BE DONE DURING PERIODS FROM APRIL 15TH TO OCTOBER 1ST, DORMANT SEED MUST BE USED AND DISTURBED AREAS MUST BE MULCHED.

3. DISTURBED FINAL GRADED AREAS AND DRAINAGE SWALES WILL BE PERMANENTLY SEEDING AS FOLLOWS:

- MINIMUM OF 4" OF TOPSOIL SHALL BE SPREAD OVER ALL AREAS TO BE SEEDING. TOPSOIL SHALL BE FREE OF STONES, STICKS, WASTE MATERIAL AND SIMILAR DEBRIS. FROZEN GROUND SHALL NOT BE SPREAD AS TOPSOIL AND TOPSOIL SHALL NOT BE SPREAD OVER FROZEN GROUND.
- A SOIL ANALYSIS IS RECOMMENDED, HOWEVER, IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AND FERTILIZER AT RATES RECOMMENDED BELOW (OR AS SUGGESTED BY THE SOIL TEST RESULTS (ONE (1) TEST PER 25 ACRES)).
- ALL SEED USED SHALL BE LABELED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT IN EFFECT AT THE TIME OF PURCHASE. INERT MATTER SHALL NOT EXCEED 15% AND BLUE TAG CERTIFIED SEED SHALL BE SUPPLIED WHEREVER POSSIBLE.
- SMOOTH AND FIRM SEED BED WITH CULTIPACKER OR SIMILAR EQUIPMENT PRIOR TO SEEDING. APPLY SEED UNIFORMLY BY BROADCASTING, DRIFTING OR HYDRO SEEDING COVER SEEDS WITH 1/2" OF SOIL WITH SUITABLE EQUIPMENT.
- APPLY HAY OR STRAW MULCH (IN ACCORDANCE WITH SECTION NO. 4) AT A RATE OF THREE (3) TONS PER ACRE.

PERMANENT SEEDING FOR NORMAL MOWED LAWN AREAS:

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE

AND

RED TOP 12% OCT 1 TO MARCH 1 & JUNE 1 TO AUG 1 2 LBS./1000 SF RED TOP\*

(\* USE DORMANT SEED, UNIFORMLY APPLIED, WORKING INTO A DEPTH OF 1/4 INCH. THE USE OF MULCH IS REQUIRED. THE USE OF NETTING OR EROSION CONTROL MATS MAY BE REQUIRED.)

PERMANENT SEEDING FOR SPECIAL AREAS (SWALES, POND EMBANKMENTS, LEVEES, DIVERSION CHANNELS, ETC):

SEASON	RATE	TYPE
MARCH 1 TO JUNE 1 & AUG 15 TO OCT 1	2 LBS./1000 SF	KY31 TALL FESCUE 80% AND RYEGRASS 20%

NOTE: SEEDING PERIODS AND SPECIFICATIONS MAY VARY DUE TO SITE CONDITIONS AND SHOULD BE ADJUSTED TO ADAPT SEED SPECIFICATION, VARIETIES AND QUALITIES. FOR SPECIAL CONDITIONS CONSULT "GUIDELINE FOR RECLAMATION OF SEVERELY DISTURBED AREAS", PENNSYLVANIA STATE UNIVERSITY.

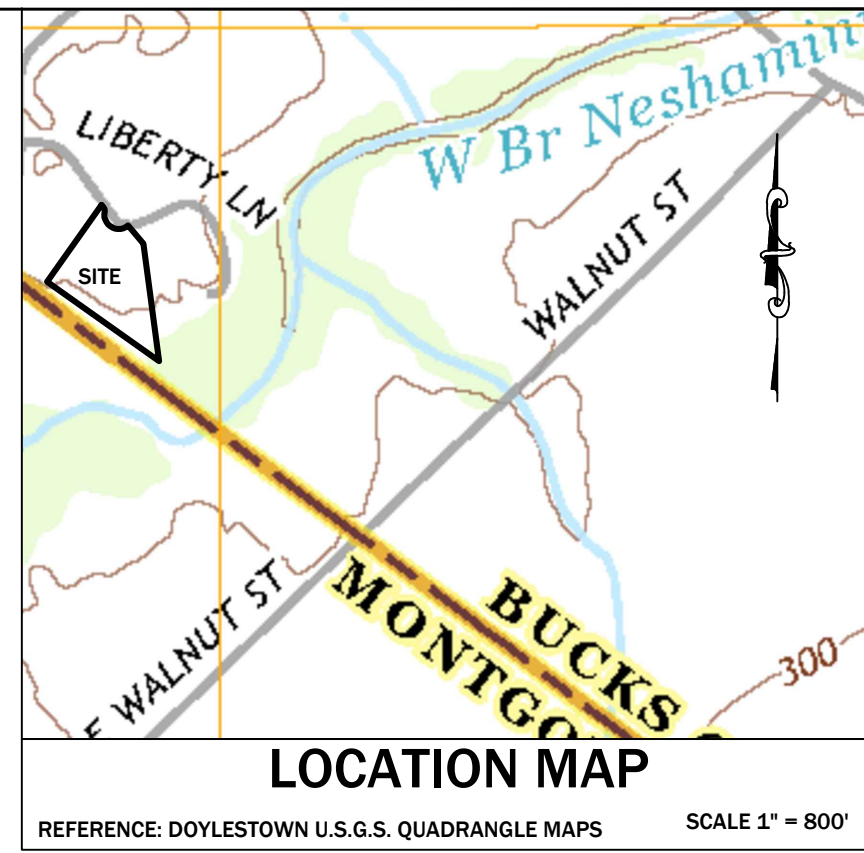
4. FERTILIZER: A SOIL ANALYSIS IS RECOMMENDED BUT IN LIEU OF AN ANALYSIS APPLY AGRICULTURAL LIMESTONE AT A RATE OF FOUR (4) TONS/ACRE AND 10-20-20 FERTILIZER AT A RATE OF 50 LBS. PER 1000 SF. THESE MATERIALS WILL BE UNIFORMLY APPLIED AND WORKED INTO THE TOPSOIL TO A DEPTH OF 3 TO 4 INCHES. IMMEDIATELY BEFORE SEEDING, A 1 0-10-10 FERTILIZER WILL BE WORKED INTO THE SURFACE AT A RATE OF 10 LBS. PER 1000 SF.

5. HYDRO SEEDING: LIME AND SEED SHALL BE AS SPECIFIED ABOVE, AND FERTILIZER SHALL BE APPLIED AT A RATE OF 40-80 LBS. CROWN VETCH SHALL BE INOCULATED AT FOUR TIMES THE MANUFACTURER'S RATE. SHOULD FERTILIZER BE APPLIED WITH THE INOCULANT, THE MIXTURE SHALL NOT REMAIN IN A SLURRY FOR MORE THAN ONE HOUR. WOOD CELLULOSE FIBER, APPLIED AT A RATE OF 35 LBS. PER 1000 SF, MAY BE APPLIED AS PART OF THE SLURRY IN LIEU OF MULCHING. SYNTHETIC MULCH BINDER, SUCH AS CURASOL, DCA-70, TERRE-TACK OR AN APPROVED EQUAL SHALL BE USED PER THE MANUFACTURER'S INSTRUCTIONS TO ANCHOR THE MULCH.

6. MULCHING: MULCHING SHALL BE APPLIED AS FOLLOWS:

- STRAW - SHALL BE ALL DRIED AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIAL. APPLY AT A RATE OF 115 TO 150 LBS. PER 1000 SF OR 3 TONS PER ACRE. MULCHED AREAS SHALL BE CHECKED PERIODICALLY AND IMMEDIATELY AFTER STORMS AND WIND. DAMAGED OR MISSING MULCH SHALL BE REPLACED. A TACKIFIER APPLIED AFTER STRAW IS RECOMMENDED. TACKIFIER MAY BE ASPHALT OR POLYMER SPRAY. APPLY AT A RATE RECOMMENDED BY THE MANUFACTURER WITH SUITABLE EQUIPMENT. IN LIEU OF MANUFACTURER'S RECOMMENDATIONS APPLY AT A RATE OF .04 TO .06 GALLONS PER SQUARE YARD.

- NETTING / EROSION CONTROL BLANKETS - THE USE AND INSTALLATION OF EROSION CONTROL BLANKETS OR NETTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION AND SHALL BE SELECTED FOR THE PROPER APPLICATION AND CONDITIONS.



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

REVISIONS

Date	Description

120 LIBERTY LANE  
TMP# 26-001-100-005  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**EROSION AND SEDIMENT CONTROL PLAN**

Robert T. Cunningham, P.E.  
PA Lic. No. PA076424

Professional Engineer  
Robert T. Cunningham  
PA Lic. No. PA076424

**SOIL TYPES**

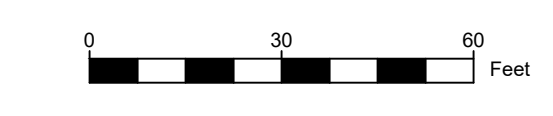
Sym	Name	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
Bo	Bowmansville-Knausers Silt Loams	Y	72-99	0-18	C/D
Rb	Reaville Channey Silt Loam, 3 to 8 Percent Slopes	N	20-40	6-36	D
ReB	Readington Silt Loam, 3 to 8 Percent Slopes	N	40-60	18-36	C

**SOIL LIMITATIONS AND RESOLUTION:**

THE SOILS FOUND WITHIN THE PROJECT LIMITS HAVE LIMITATIONS DUE TO POSSIBLE SHALLOW DEPTH TO BEDROCK. THE AREAS WHERE SHALLOW BEDROCK IS A LIMITATION, CONTRACTOR SHALL DETERMINE WHETHER ROCK IS RIPPLEABLE. IF ROCK IS NOT RIPPLEABLE, BLASTING WILL BE REQUIRED. ALL BLASTING SHALL MEET LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.

**LIMIT OF DISTURBANCE = 0.93 ACRES**  
NOTE TO CONTRACTOR: NPDES PERMIT WILL BE REQUIRED IF ACTUAL DISTURBANCE EXCEEDS 1.0 ACRES

- SEQUENCE OF CONSTRUCTION**
- CONTACT BUCKS COUNTY CONSERVATION DISTRICT AND NEW BRITAIN TOWNSHIP AT LEAST THREE WORKING DAYS PRIOR TO SITE DISTURBANCE.
  - STAKE THE LIMITS OF DISTURBANCE.
  - INSTALL SILT SOCK AND CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
  - ROUGH GRADE FOR PROPOSED BUILDING FOUNDATIONS.
  - CONSTRUCT BUILDING FOUNDATIONS.
  - PERFORM SITE WORK GRADING, INSTALL DRAINAGE FACILITIES AND INLET PROTECTION.
  - COMPLETE BUILDING CONSTRUCTION.
  - STABILIZE GRADING WITHIN THE LIMIT OF DISTURBANCE.
  - PAVE PROPOSED DRIVEWAY.
  - COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS AND STABILIZE ALL DISTURBED AREAS.
  - EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL SITE IS COMPLETELY STABILIZED.





**January 20, 2021**

New Britain Township Staff and Board of Supervisors  
207 Park Avenue  
Chalfont, PA 18914

To Whom it May Concern:

Attached please find the enclosed materials prepared by Foxlane Homes. These materials are to supplement the proposed discussion at the January 25<sup>th</sup>, 2021 Board of Supervisors meeting regarding the Highpoint property. Enclosed please find the following:

1. Conceptual sketch plan dated 1/20/21 prepared by Van Cleef Engineering
  - a. Full Size Plan
  - b. 11 x 17 Plan
2. Conceptual rendering of the proposed 3 story Townhouse Single Family Attached Product
  - a. 1 rendering with proposed White windows
  - b. 1 rendering with proposed modern Black windows.
3. Photographs of the proposed 2 story Twin Single Family Attached Product. The product was previously built at our Gwynedd Walk Community located in Upper Gwynedd, PA.

We look forward to meeting with you on Monday, January 25, 2021 to discuss the project in more detail. Thank you in advance for your consideration.

Best regards,



Joe Morrissey  
President - Foxlane Homes.











FOX  
HOME  
2  
ONLY AUTHORIZED  
PERSONNEL  
PERMITTED





### **Consent Agenda Items for the Next Meeting (01/25/21)**

1. Stormwater O&M Agreement with Melvin and Beverly Kelsey for 22 Farber Drive, TMP #26-021-096, for construction of an addition to an existing dwelling, with a Stormwater BMP maintenance fee of \$125.00.
2. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #3 for the Mill Ridge Subdivision for \$104,331.15, leaving \$680,019.80 remaining.
3. Scott and Kerri Ehling have executed a Professional Services Agreement for a swimming pool for the property at 112 Harrison Forge Court, TMP #26-002-238, with corresponding legal and engineering escrow of \$5,000.00.
4. Gary and Maria Kensey have executed a Professional Services Agreement for the property at 312 Dorothy Lane, TMP #26-001-125-012, with corresponding legal and engineering escrow of \$5,000.00.
5. Diomedede and Claudia Trozzi have executed a Professional Services Agreement for the property at 114 Curley Mill Road, TMP #26-003-001, and 84 Curley Mill Road, TMP #26-001-090, with corresponding legal and engineering escrow of \$2,000.00.

Prepared By: H. Peter Nelson, Esquire  
Grim, Biehn & Thatcher  
104 South 6th Street, P.O. Box 215  
Perkasie, PA 18944

Return To: Grim, Biehn & Thatcher  
104 South 6th Street, P.O. Box 215  
Perkasie, PA 18944

TMP # 26-021-096

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**STORMWATER FACILITIES  
OPERATION AND MAINTENANCE AGREEMENT**

*THIS AGREEMENT*, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, by **MELVIN T. KELSEY, Jr. and BEVERLY KELSEY**, located at 22 Farber Drive, Chalfont, PA 18914 (hereinafter referred to as “**Landowners**”), and **NEW BRITAIN TOWNSHIP**, a Township of the Second Class, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the “**Township**”).

**WITNESSETH**

**WHEREAS**, Landowners are the owner of a tract of land consisting of approximately 0.52 acres, located at 22 Farber Drive in New Britain Township, Bucks County, PA, also known as Bucks County Tax Parcel No. 26-021-096 (hereinafter referred to as the “**Property**”); and

**WHEREAS**, Landowners have submitted plans to the Township for the construction of an addition to an existing dwelling (hereinafter referred to as the “**Project**”) pursuant to plans entitled “Grading Plan” for Melvin and Beverly Kelsey, as prepared by Cowan Associates, Inc., dated October 14, 2020, and last revised December 8, 2020, consisting of two (2) sheet, said plans being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the “**Plan**”); and

**WHEREAS**, Landowners are proceeding to develop the Property in accordance with the Plan; and

**WHEREAS**, the Township, though the implementation of stormwater management regulations, requires that the Stormwater Management Facilities, as shown on the Plan, be constructed and adequately maintained by Landowners, their heirs, grantees, successors, and assigns.

**WHEREAS**, the Township and Landowners agree that the health, safety, and welfare of the residents of the Township require that the Stormwater Management Facilities be constructed and maintained on the Property in accordance with the Plan; and

**WHEREAS**, Landowners propose to locate, construct, install, and maintain certain Stormwater Management Facilities on and around the Property, as shown on the Plan; and

**WHEREAS**, as a condition of obtaining final approval of the Plan from the Township, the Township requires that Landowners execute and record this Agreement in the Office of the Recorder of Deeds of Bucks County, Pennsylvania for the purpose of ensuring that: (1) the Stormwater Management Facilities are located, constructed, installed, operated, and maintained by Landowners in accordance with the Plan; (2) following the completion of the duties of Landowners pursuant to the Plan, the Stormwater Management Facilities are continually and perpetually maintained, repaired, refurbished, reconstructed, and replaced by owner(s) of the land on which the Facilities are located; and (3) in the event of default of this Agreement by Landowners or their heirs, grantees, successors, and assigns, the Township shall have the right to enter upon the Property to cure such default.

**NOW THEREFORE**, in consideration of the foregoing statements, the Township's approval of the Plan, and the following terms and conditions, the parties hereto agree as follows:

1. For the purposes of this agreement, the following definitions shall apply:

BMP (Best Management Practice) - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Township's Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters, and detention basins.

Stormwater Management Facility – Any structure, device, construct, or improvement (including, but not limited to BMPs) designed, installed, constructed, and maintained for the purpose controlling and regulating stormwater.

2. All Stormwater Management Facilities shall be constructed by Landowners in accordance with the terms, conditions, and specifications identified in the Plan.

3. Landowners shall operate and maintain the Stormwater Management Facilities as shown on the Plan in good working order acceptable to the Township and in accordance with the specific maintenance requirements noted on the Plan.

4. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite Stormwater Management Facilities by Landowners; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

5. Landowners shall keep and maintain the Stormwater Management Facilities in good working condition. Landowners shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of said Facilities shown on the Plan and located on the Property, including but not limited to drainage swales, detention and



retention basins, BMP's, stormwater piping systems, headwalls, inlet, and outlet structures, plantings, and all structures and facilities appurtenant to the foregoing, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof and to ensure compliance with all federal, state, and local laws, rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered in any manner without the prior written approval of the Township. In particular, Landowners, for themselves, their heirs, grantees, successors, and assigns, agree to the following:

- a. To regularly perform all inspections and maintenance of the Stormwater Management Facilities as is necessary and desirable to ensure the proper functioning of the Facilities.
- b. Not to alter any of the Stormwater Management Facilities in a manner which would adversely affect the proper functioning of one or more of the Facilities or cause any of the Facilities to differ from what is shown on the Plan, without written approval of the Township.
- c. To remove debris and silt from the Stormwater Management Facilities to ensure that the Facilities remain in good working order.
- d. To make all repairs necessary to ensure the continued proper operation of the Stormwater Management Facilities.

6. Any and all Stormwater Management Facilities or erosion and sedimentation control facilities that have been damaged or fail to function properly, for any reason, shall be stabilized and reconstructed by Landowners to approved design grades and specifications as shown on the Plan and approved by the Township.

7. All open swale/drainage easements and drainage, detention, and/or retention basin easements shown on the Plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All such areas shall be kept free of all obstructions, including but not limited to, fill, temporary or permanent structures, and plants (other than what is shown on the Plan).

8. Whenever sedimentation is caused by stripping vegetation, grading, or other earth moving activities on the Property, it shall be the responsibility of Landowners to remove such sedimentation from all adjoining surfaces, drainage systems, and watercourses, and to correct and repair any damage caused by such sedimentation at their sole expense.

9. Landowners hereby agree to retain a reputable service company to inspect any and all Stormwater Management Facilities installed and/or constructed as a part of this Project. Such inspection shall occur on an annual basis and, if required, this service company shall clean such structures by removing any debris or other material from them. The material removed must be disposed of at a DEP-permitted landfill or some other facility approved by DEP for the handling of such material. Landowners are specifically prohibited from flushing any debris or other material out of the Facilities.

10. Landowners hereby agree to comply with all regulations promulgated by the Pennsylvania Department of Environmental Protection for the NPDES MS4 program.

11. Landowners hereby grant permission to the Township, its authorized agents and employees, upon presentation of proper identification, to enter upon the Property at reasonable times to inspect the Stormwater Management Facilities whenever the Township deems necessary. The purpose of such inspections is to ensure safe and proper functioning of the Facilities. The inspections shall cover each and every Facility and the appurtenant structures, including BMPs, berms, outlet structures, pond areas, access roads, etc. When inspections are conducted, the Township shall give Landowners copies of any inspection report which may have been prepared. Maintenance inspections shall be performed at the discretion of the Township. All reasonable costs for said inspections shall be borne by Landowners and payable to the Township.

12. Landowners hereby grant and convey to the Township, its authorized agents and employees, a non-exclusive access easement over the Property for the sole purposes of: inspecting the Stormwater Management Facilities; maintaining, when necessary, these Facilities; curing any default by Landowners; and exercising the rights granted to the Township under this Agreement. Nothing herein shall be construed to permit the Township, its agents or employees to access dwellings, buildings, or accessory buildings on the Property. The Township releases Landowners from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the Township's presence on the Property pursuant to this Agreement, except those based upon Landowners' negligence, gross negligence, or willful misconduct. Furthermore, the Township warrants and shall forever defend against any such claims.

13. In the event of an emergency or the occurrence of special or unusual circumstances or situations, the Township may enter the Property, without notification, to inspect the Stormwater Management Facilities and to perform any necessary maintenance and repairs to the Facilities, if the health or safety of the public is at jeopardy. Under such circumstances, the Township shall notify Landowners of any inspection, maintenance or repair undertaken within five days of the activity. Landowners shall reimburse the Township for its costs.

14. Landowners shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the Stormwater Management Facilities. Contemporaneously with the execution of this Agreement, Landowners shall pay a Stormwater BMP Maintenance Guarantee of One Hundred Twenty-Five Dollars (\$125.00) to provide financial guarantees for the timely and proper installation, construction, inspection, operation, performance, maintenance, repair, and replacement of the Facilities (hereinafter referred to as the "**Guarantee**"). Furthermore, Landowners shall pay any costs and expenses incurred by the Township regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities and any costs and expenses the Township incurred by performing any work of any nature on the Facilities, due to Landowners' failure to perform such work. Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township. In the event Landowners fail to fulfill such responsibility or guarantee regarding the inspection, operation, performance,

maintenance, repair, and replacement of the Facilities or fails to pay the aforementioned Township-incurred costs and expenses within thirty (30) days of receiving the invoice, the Township may use any of the funds raised by this Guarantee to reimburse itself for any and all costs and expenses it has incurred due to such failure by Landowners.

In addition to the aforementioned remedy concerning the Guarantee, if Landowners fail to properly operate, maintain, repair, and/or replace the Stormwater Management Facilities in accordance with this Agreement or fails to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice for these costs, the Township may issue fines; institute civil suits, in equity or at law, against Landowners, as authorized under provisions of the Second Class Township Code; and/or file a lien against the Property in accordance with the Municipal Lien Law for all such costs and expenses incurred by the Township, including reasonable attorney's fees. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to any and all remedies or rights the Township has under law or equity to enforce the terms of this Agreement.

15. In the event the Township, pursuant to this Agreement, performs work of any nature on the Stormwater Management Facilities on the Property or expends any funds in performance of said work on account of Landowners' failure to perform such work, Landowners shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township related to such work. If this invoice is not paid within said thirty-day period, the Township may enter a lien against the Property or a portion thereof on which the work was performed in the amount of such costs, or may proceed to recover its costs through proceedings in equity or at law as authorized under provisions of the Second Class Township Code.

16. It is expressly understood and agreed that the Township is under no obligation to maintain or repair any of the Stormwater Management Facilities on the Property, and, in no event shall this document be construed to impose any such obligation upon the Township.

17. Landowners, for themselves, their heirs, grantees, successors and assigns, release the Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the construction, presence, existence, or maintenance of the Stormwater Management Facilities; the grant of this Agreement; Landowners' compliance with this Agreement; or the exercise of the rights granted to the Township by this Agreement. Furthermore, Landowners, for themselves, their heirs, grantees, successors, and assigns, warrant and shall forever defend against any such claims. This Release, however, shall not apply to claims, actions, losses, damages, costs, or liabilities arising out of the intentional negligence and/or willful conduct of the Township, its engineer, solicitor, and all other agents, servants, or employees. In the event such a claim relating to the Facilities is asserted against the Township, its engineer, solicitor, and all other agents, servants, or employees, the Township shall promptly notify Landowners, and Landowners shall defend, at their own expense, any suit based on such claim. If any judgment or claims against the Township, its engineer, solicitor, and all other agents, servants, or employees, shall be adjudicated against the Township, Landowners shall pay all costs and expenses in connection therewith.

18. Landowners shall hold Township harmless and indemnify Township, its officers, employees, or agents, from and against any and all claims, actions, causes of action, judgments, costs, expenses and liabilities of any kind whatsoever incurred in connection with, arising from or as a result of death, accident, injury, loss, or damage to any person or any property in or about the subject Stormwater Management Facilities arising out of the performance by Landowners, their heirs, grantees, successors, and assigns, in constructing, inspecting, operating, repairing, replacing, and/or maintaining such Facilities. Landowners further agree that they, their grantees, heirs, successors, and assigns will reimburse the Township for any expenses which the Township, its officers, employees, or agents, have incurred, including legal fees, engineering fees, expert witness fees, and judgments, as a result of claims filed or brought against the Township, its officers, employees, or agents, related to the construction, inspection, operation, repair, replacement, and/or maintenance of the Stormwater Management Facilities.

19. If the Township determines that a violation of the terms of this Agreement has occurred, it shall give written notice to Landowners of such violation, along with a list of responsibilities which have not been properly performed by Landowners, and demand corrective action sufficient to cure the violation. Landowners shall have fifteen (15) calendar days to accomplish, to the Township's satisfaction, the responsibilities on the list. If Landowners fail to cure the violation(s) within these fifteen (15) days after receipt of notice thereof from the Township, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fails to begin curing such violation within the fifteen (15) day period, or fails to continue diligently to cure such violation until finally cured, the Township may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement and to enjoin the violation, ex parte as necessary, by temporary or permanent injunction. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Landowners agree that the Township's remedies at law for any violation of the terms of this Agreement are inadequate and that the Township shall be entitled to the injunctive relief described above, both prohibitive and mandatory, in addition to such other relief to which the Township may be entitled, including specific performance of the terms of this Agreement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

All reasonable costs incurred by the Township in enforcing the terms of this Agreement against Landowners, including, without limitation, costs and expenses of suit, and reasonable attorney's fees, shall be borne by Landowners, if the Township prevails.

Forbearance by the Township to exercise its rights under this Agreement in the event of any breach of any term of this Agreement shall not be deemed or construed to be a waiver by the Township of such terms, or of any subsequent breach of the same, or any other term of this Agreement, or of any of the Township's rights under this Agreement. No delay or omission by the Township in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver. Landowners, for themselves, their heirs, grantees, successors and assigns, hereby waive any defense of laches, estoppel, or prescription.

In addition, upon failure of Landowners to fulfill any of their obligations under this Agreement, after notice to do so is provided as required above, the Township may enter upon the

Property and take such necessary and prudent work needed, in its sole and absolute discretion, to bring Landowners into compliance with this Agreement. All such work shall be conducted at Landowners' expense, and Landowners hereby agree to assume and pay all costs incurred by the Township in completing this work, including a ten percent (10%) surcharge for the Township's administrative expenses, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

20. This Agreement shall be recorded with the Bucks County Recorder of Deeds. This Agreement is appurtenant to Property and shall be construed to be covenants running with the land binding upon Landowners, their heirs, grantees, successors, and assigns.

21. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, grantees, successors, and assigns. The terms "Landowners", "New Britain Township", and "Township" as used herein shall include their respective heirs, grantees, successors, and assigns.

22. The parties agree that this Agreement contains all of the agreements between the parties regarding the operation and maintenance of the Stormwater Management Facilities and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and any representations, oral or written, not contained therein, are without effect.

23. Landowners shall not assign this Agreement, in whole or any part, to any person or other entity without the prior written consent of the Township. Any attempt at assignment without the prior written consent of the Township shall be null and void, not binding on the Township, and the same shall constitute a default under this Agreement.

24. This Agreement shall not be modified or terminated except by written agreement of the parties.

25. It is expressly understood and agreed that no third party beneficiaries are created by this Agreement.

26. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania and Ordinances of New Britain Township. All the parties to this Agreement hereby consent to the exclusive jurisdiction of the Court of Common Pleas of Bucks County, Pennsylvania regarding any dispute arising out of or in connection with this Agreement. All the easement rights and responsibilities shall be exercised in compliance with all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

27. If any ambiguity or ambiguities in this Agreement should be claimed by either Landowners or the Township, or if any court of competent jurisdiction should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the

proper inspection, maintenance, and operation of the Stormwater Management Facilities on the Property at the expense of Landowners.

28. The provisions of this Agreement shall be severable. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only such provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

29. In the event that any of the provisions of this Agreement should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Agreement notwithstanding the absence of such provisions in said deed.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

**NEW BRITAIN TOWNSHIP  
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT  
22 Farber Drive  
(Signatures)**

*IN WITNESS WHEREOF*, and intending to be legally bound, the parties hereby cause this Agreement to be executed the day and year first above written.

**LANDOWNERS:**

**KELSEYS**

\_\_\_\_\_

Witness

By: \_\_\_\_\_

Melvin T. Kelsey, Jr.

\_\_\_\_\_

Witness

By: \_\_\_\_\_

Beverly Kelsey

**TOWNSHIP:**

**NEW BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS**

Approved by the proper action of the Board of Supervisors of New Britain Township on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, at an official public meeting of the Township with a quorum present and voting, with the proper officers of the Township being directed to execute this Agreement and the Township Secretary or Assistant Secretary, being directed to note this action upon the minutes of said meeting.

By: \_\_\_\_\_

Name:

Title: Chairman

**ATTEST:**

\_\_\_\_\_  
Eileen Bradley, Secretary

**NEW BRITAIN TOWNSHIP  
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT  
22 Farber Drive  
(Acknowledgments)**

**BY LANDOWNERS**

**COMMONWEALTH OF PENNSYLVANIA** :  
: ss.  
**COUNTY OF \_\_\_\_\_** :

**ON THIS** \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, before me, a Notary Public, personally appeared **MELVIN T. KELSEY, Jr. and BEVERLY KELSEY**, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

\_\_\_\_\_(SEAL)  
Notary Public

**BY TOWNSHIP**

**COMMONWEALTH OF PENNSYLVANIA** :  
: ss.  
**COUNTY OF BUCKS** :

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me a Notary Public, personally appeared \_\_\_\_\_, **CHAIRMAN OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP**, and as such, being authorized to do so, executed the foregoing instrument on its behalf for the uses and purposes therein set forth.

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

\_\_\_\_\_(SEAL)  
Notary Public





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 18, 2021

File No. 17-12046

Richard R. Carroll, III, President  
Hallmark Homes Group  
865 Easton Road, Suite 320  
Warrington, PA 18976

Reference: Hallmark Homes-Mill Ridge LLC, Escrow Release #3  
Mill Ridge Major Subdivision (Assal Tract)  
TMP #26-003-003 (New Britain Township)

Dear Mr. Carroll:

In response to your request for the third escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on January 14, 2021. We have prepared Certificate of Completion #3 in the amount of \$104,331.15 including retainage for execution of an officer of Hallmark Homes-Mill Ridge LLC. Upon execution, please forward the Escrow Tabulation and Certificate of Completion, with original signature, to New Britain Township for consideration at an upcoming public meeting.

By copy of this letter to New Britain Township, we recommend the release of the funds as delineated on the attached breakdown and which equal One Hundred Four Thousand Three Hundred Thirty-One Dollars and Fifteen Cents (\$104,331.15) to Hallmark Homes-Mill Ridge LLC. This leaves \$680,019.80 remaining in the escrow fund for work within New Britain Township.

If you have any questions regarding the above, please contact this office.

Sincerely,

Janene Marchand, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

JM/tw

Enclosures: as referenced

cc: Eileen M. Bradley, Township Manager  
Michael Walsh, Assistant Manager  
Kelsey Harris, Zoning Officer  
Peter Nelson, Esquire, Grim, Biehn & Thatcher  
Craig D. Kennard, P.E., V.P., Gilmore & Associates, Inc.  
Timothy Wallace, E.I.T., Gilmore & Associates, Inc.  
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.

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65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Suite 100  
New Britain, PA 18901-5106  
(215) 345-4330  
Fax (215) 345-8606  
[www.gilmore-assoc.com](http://www.gilmore-assoc.com)

January 18, 2021  
Project No.: G&A #17-12046

**CERTIFICATE OF COMPLETION NO. 3  
HALLMARK HOMES-MILL RIDGE LLC  
NEW BRITAIN TOWNSHIP**

Original Financial Security:      \$ 832,223.00 (Total Construction)  
  \$ 83,222.30 (Total Contingency)  
  \$ 41,611.15 (Total Eng/Insp/Legal)  
  \$ 957,056.45 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Hallmark Homes-Mill Ridge LLC relative to the construction and installation of certain improvements to the Mill Ridge Subdivision have been completed to the extent of One Hundred Four Thousand Three Hundred Thirty-One Dollars and Fifteen Cents (\$104,331.15). This certificate authorizes the Financial Security be reduced to the extent of **\$104,331.15** held by Meridian Bank pursuant to the Financial Security Agreement between the Township, the Bank, and Hallmark Homes-Mill Ridge LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Hallmark Homes-Mill Ridge LLC may have an interest. It is payable in an amount not to exceed \$104,331.15 to Hallmark Homes-Mill Ridge LLC or such other persons or parties as they shall designate.

**ESCROW SUMMARY**

Total Financial Security:	\$ 957,056.45
Amount of Previous Releases:	\$ 172,705.50
Amount of this Request:	\$ 104,331.15
Amount of Construction Available:	\$ 524,404.50
Total Escrow Remaining:	\$ 680,019.80

**NEW BRITAIN TOWNSHIP ENGINEER:**

Janene Marchand 01/18/2021  
Date  
Janene Marchand, P.E.  
Gilmore & Associates, Inc  
Township Engineers

**DESIGNATED DRAFT RECIPIENT:**

Name (print) Richard D. Carroll, III  
Title President  
Signature [Signature]

**NEW BRITAIN TOWNSHIP MANAGER:**

Eileen Bradley, Township Manager



**ESCROW STATUS REPORT**

PROJECT NAME: Mill Ridge Subdivision-New Britain Township  
 PROJECT NO.: 17-12046  
 PROJECT OWNER: Hallmark Homes-Mill Ridge LLC  
 MUNICIPALITY: New Britain Township  
 ESCROW AGENT: Meridian Bank  
 TYPE OF SECURITY: Acquisition Development and Construction Loan  
 AGREEMENT DATE: 9/16/2020

TOTAL CONSTRUCTION: \$832,223.00  
 TOTAL CONSTRUCTION CONTINGENCY: \$63,222.30  
 TOTAL ENGINSP/LEGAL: \$41,611.15  
 TOTAL ESCROW POSTED: \$957,056.45

RELEASE NO.: 3  
 RELEASE DATE: January 18, 2021

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 115,923.50  
 RETAINAGE THIS RELEASE: \$ 11,592.35  
 AMOUNT OF THIS RELEASE: \$ 104,331.15

TOTAL ESCROW RELEASED TO DATE: \$ 277,036.65  
 TOTAL ESCROW REMAINING: \$ 680,019.80  
 TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30  
 TOTAL ENGINSP/LEGAL: \$ 41,611.15  
 TOTAL RETAINAGE TO DATE: \$ 30,781.85  
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 524,404.50

ESCROW TABULATION										CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
<b>I. EROSION CONTROL</b>																	
1.	Rock Construction Entrance	EA	1	\$2,000.00	\$2,000.00												
2.	Silt Sock - 8" (D,E,F,G,H)	LF	1,740	\$2.85	\$4,959.00												
3.	Silt Sock - 12" (O,O,R)	LF	475	\$3.45	\$1,638.75												
4.	Silt Sock - 18" (A,B,C,L,N,Q)	LF	1,210	\$5.50	\$6,655.00												
5.	Silt Sock - 24" (J,K,P)	LF	520	\$10.00	\$5,200.00												
6.	Silt Sock - 32" (M)	LF	385	\$12.00	\$4,620.00												
7.	Clearing & Grubbing	LS	1	\$6,000.00	\$6,000.00												
8.	Orange Tree Protection Fence	LF	3,435	\$1.80	\$6,183.00												
9.	Temporary Seeding (Topsoil Pile Only)	LS	1	\$700.00	\$700.00												
10.	R5 Rip Rap Lining	SY	80	\$50.00	\$4,000.00												
11.	Rip Rap Lining	SY	40	\$60.00	\$2,400.00												
12.	R7 Rip Rap Lining	SY	4	\$100.00	\$400.00												
13.	Inlet Fillers	EA	12	\$120.00	\$1,440.00												
14.	S75 Matting	SF	190,500	\$0.15	\$28,575.00												
15.	Filter Bag	EA	1	\$500.00	\$500.00												
16.	E&S Maintenance	LS	1	\$2,500.00	\$2,500.00												
17.	E&S Removal	LS	1	\$2,000.00	\$2,000.00												
<b>II. BASIN #1</b>																	
1.	Topsoil 8" Strip/Stockpile	CY	1,490	\$3.00	\$4,470.00												
2.	Keyway Excavation	LF	350	\$5.00	\$1,750.00												
3.	Basin Cut/Fill	CY	3,185	\$2.90	\$9,236.50												
4.	Site Cut/Basin Fill	CY	2,000	\$2.90	\$5,800.00												
5.	RCP O-Ring, CL III - 18"	LF	123	\$32.00	\$3,936.00												
6.	DW Headwalls - 6"	EA	1	\$1,500.00	\$1,500.00												
7.	SDR - 26 PVC - 6"	LF	11	\$26.00	\$286.00												
8.	Outlet Structure	EA	1	\$2,500.00	\$2,500.00												
9.	Anti-Sleep Collars	EA	2	\$750.00	\$1,500.00												
10.	Respread Topsoil - 9"	CY	1,070	\$3.50	\$3,745.00												
11.	Emergency Spillway	SF	900	\$1.50	\$1,350.00												
12.	Conversion (Udrain & Amended Soil)	LS	1	\$30,000.00	\$30,000.00												
<b>III. BASIN #2</b>																	
1.	Topsoil 8" Strip/Stockpile	CY	760	\$3.00	\$2,280.00												
2.	Keyway Excavation	LF	225	\$5.00	\$1,125.00												
3.	Basin Cut/Fill	CY	890	\$2.90	\$2,581.00												
4.	Basin Cut/Site Fill	CY	2,025	\$2.65	\$5,366.25												
5.	Outlet Structure	EA	1	\$2,500.00	\$2,500.00												
6.	RCP O-Ring, CL III - 24"	LF	50	\$45.00	\$2,250.00												
7.	Anti-Sleep Collars	EA	2	\$750.00	\$1,500.00												
8.	Respread Topsoil - 9"	CY	515	\$3.50	\$1,802.50												
9.	Emergency Spillway	SF	900	\$1.50	\$1,350.00												
10.	Conversion (Udrain & Amended Soil)	LS	1	\$15,000.00	\$15,000.00												

**ESCROW STATUS REPORT**

PROJECT NAME: Mill Ridge Subdivision-New Britain Township  
 PROJECT NO.: 17-12046  
 PROJECT OWNER: Hallmark Homes-Mill Ridge LLC  
 MUNICIPALITY: New Britain Township  
 ESCROW AGENT: Meridian Bank  
 TYPE OF SECURITY: Acquisition Development and Construction Loan  
 AGREEMENT DATE: 9/16/2020

TOTAL CONSTRUCTION: \$832,223.00  
 TOTAL CONSTRUCTION CONTINGENCY: \$83,222.30  
 TOTAL ENG/INSP/LEGAL: \$41,611.15  
 TOTAL ESCROW POSTED: \$957,056.45

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 115,923.50  
 RETAINAGE THIS RELEASE: \$ 11,592.35  
 AMOUNT OF THIS RELEASE: \$ 104,331.15

TOTAL ESCROW REMAINING: \$ 880,019.80  
 TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30  
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 TOTAL RETAINAGE TO DATE: \$ 30,781.85  
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 524,404.50

ESCROW TABULATION		CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4	
CONSTRUCTION ITEMS		UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT
<b>IV. BASIN #3</b>									
1.	Topsoil 8" Strip/Stockpile	CY	1,540	\$3.00	\$4,620.00	1,540	\$4,620.00		
2.	Keyway Excavation	LF	550	\$5.00	\$2,750.00	550	\$2,750.00		
3.	Basin Cut/Fill	CY	1,990	\$2.90	\$5,771.00	1,990	\$5,771.00		
4.	Basin Cut/Site Fill	CY	3,050	\$2.90	\$8,845.00	3,050	\$8,845.00		
5.	Outlet Structure	EA	1	\$2,500.00	\$2,500.00	1	\$2,500.00		
6.	DW Headwalls - 30"	EA	1	\$2,000.00	\$2,000.00	1	\$2,000.00		
7.	RCP O-Ring, CL III - 30"	LF	45	\$65.00	\$2,925.00	45	\$2,925.00		
8.	Anti-Seep Collars	EA	2	\$750.00	\$1,500.00	2	\$1,500.00		
9.	Respread Topsoil - 9"	CY	880	\$3.50	\$3,080.00	880	\$3,080.00		
10.	Emergency Spillway	SF	900	\$1.50	\$1,350.00	900	\$1,350.00		
11.	Conversion (Udrain & Amended Soil)	LS	1	\$35,000.00	\$35,000.00	1	\$35,000.00		
<b>V. EARTHWORK</b>									
1.	Topsoil 8" Strip/Stockpile	CY	10,800	\$2.90	\$31,320.00	8,000	\$23,200.00	2,800	\$8,120.00
2.	Diversion Swale Grading	LF	815	\$2.00	\$1,630.00	408	\$816.00	407	\$814.00
3.	Site Cut/Fill	CY	13,000	\$2.90	\$37,700.00	6,950	\$20,155.00	6,050	\$17,545.00
4.	Road Excavation for Widening	CY	200	\$15.00	\$3,000.00			200	\$3,000.00
<b>VI. STORM SEWER</b>									
1.	Saw Cutting	LF	140	\$1.00	\$140.00	140	\$140.00		
2.	DW Headwalls - Double 29x45"	EA	2	\$5,000.00	\$10,000.00	2	\$10,000.00		
3.	RCP Elliptical CL III - Double 29"x45" Crossing Road	LF	35	\$180.00	\$6,300.00	35	\$6,300.00		
4.	DW Headwalls - 24" x 38"	EA	2	\$2,800.00	\$5,600.00	2	\$5,600.00		
5.	RCP O-Ring, CL III - 24"x38" Crossing Road	LF	35	\$120.00	\$4,200.00	35	\$4,200.00		
6.	RCP O-Ring, CL III - 18"	LF	2,000	\$40.00	\$80,000.00	1,000	\$40,000.00	1,000	\$40,000.00
7.	RCP O-Ring, CL III - 21"	LF	117	\$95.00	\$11,115.00	117	\$11,115.00		
8.	RCP Elliptical, CL III - 24"x38"	LF	72	\$110.00	\$7,920.00	72	\$7,920.00		
9.	RCP Elliptical, CL III - 29"x45"	LF	50	\$120.00	\$6,000.00	50	\$6,000.00		
10.	DW Headwalls - 18"	EA	6	\$1,500.00	\$9,000.00	2	\$3,000.00	4	\$6,000.00
11.	DW Headwalls - 24"x38"	EA	2	\$3,200.00	\$6,400.00	2	\$6,400.00		
12.	DW Headwalls - 29"x45"	EA	1	\$3,500.00	\$3,500.00	1	\$3,500.00		
13.	Type C Inlet - 4'	EA	13	\$2,200.00	\$28,600.00	4	\$8,800.00	6	\$13,200.00
<b>VII. CONCRETE</b>									
1.	Sidewalk	SF	4,610	\$4.00	\$18,440.00	4,610	\$18,440.00		
2.	Aprons	SF	480	\$5.00	\$2,400.00	480	\$2,400.00		
3.	Belgian Block Curb	LF	1,950	\$19.00	\$37,050.00	1,950	\$37,050.00		



**ESCROW STATUS REPORT**

PROJECT NAME: Mill Ridge Subdivision-New Britain Township  
 PROJECT NO.: 17-12046  
 PROJECT OWNER: Hallmark Homes-Mill Ridge LLC  
 MUNICIPALITY: New Britain Township  
 ESCROW AGENT: Meridian Bank  
 TYPE OF SECURITY: Acquisition Development and Construction Loan  
 AGREEMENT DATE: 9/16/2020

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ESCROW TABULATION		CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT
<b>VIII. MILL RIDGE ROAD PAVING</b>								
1. Fine Grade for Paving	SY	3,200	\$0.80	\$2,560.00			3,200	\$2,560.00
2. 2A Mod Subbase - 6"	SY	3,200	\$4.80	\$15,360.00			3,200	\$15,360.00
3. 25mm Superpave Base - 4-1/2"	SY	3,200	\$17.00	\$54,400.00			3,200	\$54,400.00
4. Sweep & Tack Seal	SY	3,200	\$0.50	\$1,600.00			3,200	\$1,600.00
5. 9.5mm Superpave - 1-1/2"	SY	3,200	\$8.00	\$25,600.00			3,200	\$25,600.00
6. Pavement Markings - Hot Thermoplastic	LS	1	\$545.00	\$545.00			1	\$545.00
7. Signs	EA	8	\$220.00	\$1,760.00			8	\$1,760.00
8. Stamped Asphalt Crosswalk	EA	1	\$1,000.00	\$1,000.00			1	\$1,000.00
<b>IX. CURLEY MILL ROAD PAVING</b>								
1. Mill Curley Mill Road	SY	2,000	\$5.00	\$10,000.00			2,000	\$10,000.00
2. Base Repair	CY	50	\$20.00	\$1,000.00			50	\$1,000.00
3. Fine Grade Widening	SY	635	\$1.00	\$635.00			635	\$635.00
4. 2A Mod Subbase - 6"	SY	635	\$4.80	\$3,048.00			635	\$3,048.00
5. 25mm Superpave Base - 5"	SY	635	\$17.50	\$11,112.50			635	\$11,112.50
6. 19mm Superpave Binder - 2"	SY	635	\$12.00	\$7,620.00			635	\$7,620.00
7. Sweep & Tack Seal	SY	635	\$0.50	\$317.50			635	\$317.50
8. 9.5mm Superpave Wearing - 1-1/2" (Full Cartway and Wider	SY	2,635	\$8.00	\$21,080.00			2,635	\$21,080.00
<b>X. SURVEY AND ASBUILTS</b>								
1. Survey and Asbuilts	LS	1	\$12,500.00	\$12,500.00			0.50	\$6,250.00
2. Pins and Monuments	LS	1	\$5,000.00	\$5,000.00			1	\$5,000.00
<b>XI. LANDSCAPING</b>								
1. Shade/Street Trees	EA	101	\$400.00	\$40,400.00			71	\$28,400.00
2. Evergreen Trees	EA	62	\$300.00	\$18,600.00			62	\$18,600.00
3. Ornamental Trees	EA	70	\$250.00	\$17,500.00			70	\$17,500.00
4. Shrubs	EA	261	\$30.00	\$7,830.00			261	\$7,830.00
5. Meadow Mix -Rear Yards	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00
<b>XII. MISCELLANEOUS</b>								
1. Traffic Control	LS	1	\$5,000.00	\$5,000.00			0.50	\$2,500.00
2. Lighting	EA	1	\$1,500.00	\$1,500.00			1	\$1,500.00
3. Community Mailbox	EA	1	\$1,000.00	\$1,000.00			1	\$1,000.00
4. RM Woody Growth/Place 8" Topsoil/Seed (Limekiln Pike RC	LS	1	\$1,000.00	\$1,000.00			1	\$1,000.00

**NEW BRITAIN TOWNSHIP**  
**PROFESSIONAL SERVICES AGREEMENT**  
(PERMITS)

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the “**Township**”) and **Scott and Kerri Ehling of 112 Harrison Forge Court** (hereinafter referred to as “**Developer**”).

**W I T N E S S E T H:**

**WHEREAS**, Developer is the applicant for zoning, building, and/or use & occupancy permits concerning certain real estate located at **112 Harrison Forge Court**, also known as Bucks County Tax Map Parcel No(s). **26-022-238** (hereinafter referred to as the “**Property**”); and

**WHEREAS**, Developer has presented to the Township plans for the use, development, improvement, construction, and/or occupancy of the Property or structures located thereon (hereinafter referred to as the “**Project**”) in conjunction with the application for this/these permit(s) from the Township (hereinafter referred to as the “**Plans**”), which Plans are hereby incorporated by reference and made a part hereof; and

**WHEREAS**, Developer has requested and/or requires the Township’s review and/or approval of the Plans in conjunction with the permit application(s); and

**WHEREAS**, in conjunction with the Project, Developer needs to execute Township forms and documents required by the Township’s review and/or approval of the Plans and/or permit application(s); and

**WHEREAS**, Developer has requested and/or requires the Township’s inspection and/or

approval of the work undertaken on the Property in conjunction with the requested permit(s); and

**WHEREAS**, the Township is willing to authorize its professional staff to undertake such review, preparation, inspection, and/or approval upon execution of this Agreement and the deposit of escrow funds in accordance with the current New Britain Township Fee Schedule.

**NOW, THEREFORE**, the parties agree as follows:

1. Developer and the Township hereby authorize and direct the Township's consulting engineer or his/her designee(s) (hereinafter referred to as "**Engineer**") to review the Plans and to make such recommendations and specifications as may be necessary with respect to such Plans and to make any and all engineering inspections as required by the Township pursuant to its ordinances or codes which in the Engineer's opinion are required in accordance with good engineering practices.

2. Developer and the Township acknowledge that the Township will incur additional engineering, legal, and other costs and fees relating to the review, approval, and inspection of the Plans and Project.

3. Developer shall pay: (a) any and all engineering charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Engineer; (b) any and all charges and fees for the inspection, monitoring, and/or testing concerning the Project performed in order to insure compliance with all applicable ordinances of the Township or other applicable rules, regulations and statutes; (c) any and all legal charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Solicitor; and (d) a monthly administrative charge of 10% of billed expenses that are incurred by the Township by reason of

this Contract. All charges and fees shall be paid by Developer as required by the Township and in accordance with Paragraph 4 below. It is understood by its executing this Agreement that the Developer specifically accepts the fee schedules currently in effect.

4. Developer hereby agrees to establish an Escrow Account with the Township by depositing with the Township the sum of **Five Thousand Dollars (\$5,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs, expenses, charges, and fees as set forth in Paragraph 3 above. This Escrow Account shall be established concurrently with the execution of this Agreement and shall be held in a non-interest-bearing account by the Township.

5. In the event that the balance of the Escrow Account falls below 50% of the original deposit amount, Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the Account to its original balance. In the event that this replenishment is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to replenishing the Escrow Account to its original balance. The Township will use its best efforts to advise Developer of the impending likelihood that its costs have exceeded the required Escrow Account balance described above.

6. Developer and the Township agree that upon completion or cancellation of the Project, all unused portions of the Escrow Account shall be returned to Developer upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

7. In the event Developer fails to provide sufficient funds for the Escrow Account as required under this Agreement upon fifteen (15) days written notice to Developer or fails make



the initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement.

8. In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Developer.

9. Developer and the Township further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement, or construction of the buildings as proposed on the Plan or for the Project. Developer agrees and acknowledges that no permit, occupancy or otherwise, shall be issued until all outstanding fees and costs due the Township as of the date of the requested Occupancy Permit have been paid and Developer is not in default under this Agreement.

10. Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project and/or Plan. Developer shall be liable to the Township for its costs and expenses incurred to the date and time of the Township's receipt of this cancellation notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

11. Developer and the Township further agree that the Township shall have the right and privilege to sue Developer or then property owner in assumpsit for reimbursement or to lien the property or both in its sole discretion for any expense in excess of the then current balance of funds in the Escrow Account incurred by the Township and payable by Developer under this Agreement. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

12. Developer and the Township acknowledge that this Agreement represents their

full understanding as to the Township's reimbursement for professional or consultant services.

13. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Professional Services Agreement.

**IN WITNESS WHEREOF**, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

**FOR NEW BRITAIN TOWNSHIP:**

\_\_\_\_\_  
Eileen Bradley, Township Manager

**FOR APPLICANT:**

\_\_\_\_\_  
\_\_\_\_\_  
(Applicant - Print Name)

By:  
(Applicant - Signature(s))

\_\_\_\_\_  
\_\_\_\_\_  
(Applicant - Print Name)

By:  
(Applicant - Signature(s))

**NEW BRITAIN TOWNSHIP**  
**PROFESSIONAL SERVICES AGREEMENT**  
(PERMITS)

**THIS AGREEMENT** made this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the “**Township**”) and **Gary and Maria Kensey of 312 Dorothy Lane, Chalfont, PA 18914** (hereinafter referred to as “**Developer**”).

**W I T N E S S E T H:**

**WHEREAS**, Developer is the applicant for zoning, building, and/or use & occupancy permits concerning certain real estate located at **312 Dorothy Lane**, also known as Bucks County Tax Map Parcel No(s). **26-001-125-012** (hereinafter referred to as the “**Property**”); and

**WHEREAS**, Developer has presented to the Township plans for the use, development, improvement, construction, and/or occupancy of the Property or structures located thereon (hereinafter referred to as the “**Project**”) in conjunction with the application for this/these permit(s) from the Township (hereinafter referred to as the “**Plans**”), which Plans are hereby incorporated by reference and made a part hereof; and

**WHEREAS**, Developer has requested and/or requires the Township’s review and/or approval of the Plans in conjunction with the permit application(s); and

**WHEREAS**, in conjunction with the Project, Developer needs to execute Township forms and documents required by the Township’s review and/or approval of the Plans and/or permit application(s); and

**WHEREAS**, Developer has requested and/or requires the Township’s inspection and/or approval of the work undertaken on the Property in conjunction with the requested permit(s); and

**WHEREAS**, the Township is willing to authorize its professional staff to undertake such review, preparation, inspection, and/or approval upon execution of this Agreement and the deposit of escrow funds in accordance with the current New Britain Township Fee Schedule.

**NOW, THEREFORE**, the parties agree as follows:

1. Developer and the Township hereby authorize and direct the Township's consulting engineer or his/her designee(s) (hereinafter referred to as "**Engineer**") to review the Plans and to make such recommendations and specifications as may be necessary with respect to such Plans and to make any and all engineering inspections as required by the Township pursuant to its ordinances or codes which in the Engineer's opinion are required in accordance with good engineering practices.

2. Developer and the Township acknowledge that the Township will incur additional engineering, legal, and other costs and fees relating to the review, approval, and inspection of the Plans and Project.

3. Developer shall pay: (a) any and all engineering charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Engineer; (b) any and all charges and fees for the inspection, monitoring, and/or testing concerning the Project performed in order to insure compliance with all applicable ordinances of the Township or other applicable rules, regulations and statutes; (c) any and all legal charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Solicitor; and (d) a monthly administrative charge of 10% of billed expenses that are incurred by the Township by reason of this Contract. All charges and fees shall be paid by Developer as required by the Township and

in accordance with Paragraph 4 below. It is understood by its executing this Agreement that the Developer specifically accepts the fee schedules currently in effect.

4. Developer hereby agrees to establish an Escrow Account with the Township by depositing with the Township the sum of **Five Thousand Dollars (\$5,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs, expenses, charges, and fees as set forth in Paragraph 3 above. This Escrow Account shall be established concurrently with the execution of this Agreement and shall be held in a non-interest-bearing account by the Township.

5. In the event that the balance of the Escrow Account falls below 50% of the original deposit amount, Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the Account to its original balance. In the event that this replenishment is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to replenishing the Escrow Account to its original balance. The Township will use its best efforts to advise Developer of the impending likelihood that its costs have exceeded the required Escrow Account balance described above.

6. Developer and the Township agree that upon completion or cancellation of the Project, all unused portions of the Escrow Account shall be returned to Developer upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

7. In the event Developer fails to provide sufficient funds for the Escrow Account as required under this Agreement upon fifteen (15) days written notice to Developer or fails make the initial deposit payment described above within five (5) days of the date of this Agreement,

Developer shall be in default of this Agreement.

8. In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Developer.

9. Developer and the Township further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement, or construction of the buildings as proposed on the Plan or for the Project. Developer agrees and acknowledges that no permit, occupancy or otherwise, shall be issued until all outstanding fees and costs due the Township as of the date of the requested Occupancy Permit have been paid and Developer is not in default under this Agreement.

10. Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project and/or Plan. Developer shall be liable to the Township for its costs and expenses incurred to the date and time of the Township's receipt of this cancellation notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

11. Developer and the Township further agree that the Township shall have the right and privilege to sue Developer or then property owner in assumpsit for reimbursement or to lien the property or both in its sole discretion for any expense in excess of the then current balance of funds in the Escrow Account incurred by the Township and payable by Developer under this Agreement. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

12. Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services.

13. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Professional Services Agreement.

**IN WITNESS WHEREOF**, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

**FOR NEW BRITAIN TOWNSHIP:**

\_\_\_\_\_  
Eileen Bradley, Township Manager

**FOR APPLICANT:**

\_\_\_\_\_  
\_\_\_\_\_  
(Applicant - Print Name)

By:  
(Applicant - Signature(s))

\_\_\_\_\_  
\_\_\_\_\_  
(Applicant - Print Name)

By:  
(Applicant - Signature(s))

**NEW BRITAIN TOWNSHIP**  
**CONTRACT FOR PROFESSIONAL SERVICES**

**THIS AGREEMENT** made this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2021, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as “**Township**”) and Diomedea and Claudia Trozzi, 114 Curley Mill Road, Chalfont, PA 18914 (hereafter referred to as “**Developer**”).

**WITNESSETH:**

**WHEREAS**, the Developer is the applicant for Subdivision and/or Land Development of certain real estate bearing Bucks County Tax Map Parcel No. 26-003-001 located at 114 Curley Mill Road and Tax Map Parcel No. 26-001-090 located at 84 Curley Mill Road and

**WHEREAS**, the Developer has presented to the Township plans for subdivision and land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

**WHEREAS**, the Developer has filed with the Township such plans and has requested approval for permits to build or requested approval of any such plans to make use of its property, which plans are hereby incorporated by reference and made a part hereof;

**WHEREAS**, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional staff to review said plans upon execution of the Agreement and upon deposit of an escrow account according to the current New Britain Township Fee Schedule.

**NOW, THEREFORE**, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township’s consulting engineer or his designee(s) (hereinafter referred to as “**Engineer**”) to review the engineering or site plans and to make such recommendations and specifications as may be necessary with respect to such plans and to make any and all engineering inspections as required by



the Township pursuant to its ordinances or codes which in the Engineer's opinion are required in accordance with good engineering practices.

2. The Developer and the Township acknowledge that the Township will incur additional engineering, legal and other costs and fees relating to the development of the subject site and review and approval of Developer's proposed plan or project.

3. The Developer shall pay: (a) the Engineer's charges and fees for review of and/or preparation of any Plans or development proposals and all subsequent inspections, monitoring or testing performed in order to insure compliance with all applicable ordinances of the Township or other rules, regulations and statutes; (b) legal fees for review by the Township Solicitor of any and all plans, documents, correspondence or other materials and matters or issues related to the Developer's Plan or proposal; and (c) a monthly charge of 10% of billed expenses that are incurred by the Township by reason of this Contract.

All charges and fees shall be paid by the Developer as required by the Township and in accordance with Paragraph 4 below. It is understood by its executing this Agreement that the Developer specifically accepts the fee schedules currently in effect.

4. The Developer hereby agrees to deposit with the Township the sum of **Two Thousand Dollars (\$2,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below the original deposit, the Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the account to its original balance. In the event that this is insufficient to pay current Township-incurred expenses,

Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to reestablishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

Developer and Township agree that upon completion of the proposed development and/or upon completion of Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

(\*Per Resolution No. 2019-12, as amended or modified from time to time.)

5. Developer and Township acknowledge that Section 902 of the New Britain Township Subdivision and Land Development Ordinance requires Developer to pay Township's professional services relating to this plan or project and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement and in violation of said Section of the Subdivision and Land Development Ordinance if Developer's plan or proposal constitutes a subdivision or land development as defined by the Municipalities Planning Code.

In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Developer.

6. The Developer and the Township further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement or construction of the buildings as proposed on the Developer's final Plan or

project. The Developer agrees and acknowledges that no permit, occupancy or otherwise, shall be issued until all outstanding fees and costs due the Township as of the date of the requested Occupancy Permit have been paid and Developer is not in default under this Agreement.

7. The Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the development as set forth on the Plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the Developer or then property owner in assumpsit for reimbursement or to lien the property or both in its sole discretion for any expense in excess of the then current balance of funds on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development under Township ordinances. Any such Development and Financial Security Agreements may incorporate or replace the party's agreement and Escrow Fund established under this contract.

10. This Agreement shall be binding on and inure to the benefit of the successors and

assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Contract for Professional Services.


**IN WITNESS WHEREOF**, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

**FOR NEW BRITAIN TOWNSHIP:**


**ATTEST:**

\_\_\_\_\_  
Eileen Bradley, Township Manager

DIOMEDE TROZZI  
(Applicant - Print Name)

By:   
(Applicant - Signature(s))

Claudia Trozzi  
(Applicant - Print Name)

By:   
(Applicant - Signature(s))

P.O. Type: All  
 Range: First to Last  
 Format: Condensed

Open: N    Paid: N    Void: N  
 Rcvd: Y    Held: Y    Aprv: N  
 Bid: Y    State: Y    Other: Y    Exempt: Y

Vendor # Name		PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type		
<del>ROADC005 Road-Con, Inc.</del>											
		19002643	01/08/21	PAYMENT #13/NESH GREENWAY TRL	Open	84,649.38	0.00				
<del>UNIVE015 UNIVEST BANK</del>											
		19002644	01/08/21	LOAN PAYMENT	Open	2,163.26	0.00				
Total Purchase Orders:		2		Total P.O. Line Items:		0		Total List Amount: 86,812.64		Total Void Amount: 0.00	

**January 18, 2021**  
**EXPENDITURES PREVIEW APPROVAL**

**NBT BOARD OF SUPERVISORS**

**APPROVED BY THE BOARD OF SUPERVISORS**

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**ATTEST:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

P.O. Type: All  
Range: First to Last  
Format: Condensed

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>1852P005 1852 PA OPCO, LLC</del>								
	19002690	01/14/21	DECEMBER 2020 CAR WASHES	Open	35.20	0.00		
<del>ALEXA005 ALEXANDER KOMATICK</del>								
	19002697	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>AQUAP010 AQUA PENNSYLVANIA</del>								
	19002692	01/14/21	FIRE HYDRANT RENT	Open	897.26	0.00		
<del>ARM00010 ARMOUR &amp; SONS ELECTRIC I</del>								
	19002691	01/14/21	TRAFFIC SIGNAL REPAIR	Open	3,138.89	0.00		
<del>ASSOC010 ASSOCIATED TRUCK PARTS</del>								
	19002693	01/14/21	VEHICLE PARTS	Open	602.99	0.00		
<del>ATTM0010 AT&amp;T MOBILITY</del>								
	19002694	01/14/21	WIRELESS	Open	411.36	0.00		
<del>AUTOZ005 AutoZone, Inc.</del>								
	19002695	01/14/21	PARTS	Open	37.48	0.00		
<del>BERGE010 BERGEY'S INC.</del>								
	19002686	01/14/21	PARTS/REPAIRS	Open	1,521.51	0.00		
<del>BRIAN010 BRIAN JONES</del>								
	19002703	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>BUCKS030 BUCKS COUNTY CONSORTIUM</del>								
	19002689	01/14/21	2021 MEMBERSHIP DUES	Open	150.00	0.00		
<del>CRICH010 C. RICHARD MICHIE II</del>								
	19002706	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>COMCA010 COMCAST</del>								
	19002687	01/14/21	COMCAST INTERNET	Open	1,350.07	0.00		
<del>COURT010 COURIER TIMES INC.</del>								
	19002688	01/14/21	DECEMBER 2020 ADVERTISEMENTS	Open	736.02	0.00		
<del>DANIE050 DANIEL A. GONZALEZ</del>								
	19002696	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>DUNLA010 dunlapSLK</del>								
	19002683	01/14/21	PAYROLL PREPARATION	Open	250.00	0.00		
<del>DVHT010 DVHT</del>								
	19002645	01/14/21	MEDICAL/DENTAL INSURANCE	Open	59,338.89	0.00		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>EASTE010 EASTERN AUTOPARTS WAREHOU</del>	<del>19002685</del>	<del>01/14/21</del>	<del>AUTO PARTS</del>	<del>Open</del>	<del>615.83</del>	<del>0.00</del>		
<del>FRANK025 FRANK CALLAHAN CO., INC.</del>	<del>19002684</del>	<del>01/14/21</del>	<del>MULTIPLE V-BELT</del>	<del>Open</del>	<del>14.68</del>	<del>0.00</del>		
<del>GEORG040 GEORGE ALLEN PORTABLE TOILETS</del>	<del>19002646</del>	<del>01/14/21</del>	<del>PORTABLE RESTROOMS</del>	<del>Open</del>	<del>1,328.00</del>	<del>0.00</del>		
<del>GEORG100 GEORGE'S TOOL RENTAL INC</del>	<del>19002682</del>	<del>01/14/21</del>	<del>PROPANE REFILL</del>	<del>Open</del>	<del>24.75</del>	<del>0.00</del>		
<del>HKMAT010 H &amp; K MATERIALS</del>	<del>19002680</del>	<del>01/14/21</del>	<del>MATERIALS FOR PATCHING</del>	<del>Open</del>	<del>1,313.94</del>	<del>0.00</del>		
<del>HABER010 H.A. BERKHEIMER INC</del>	<del>19002678</del>	<del>01/14/21</del>	<del>DECEMBER 2020 COMMISSION FEE</del>	<del>Open</del>	<del>16.71</del>	<del>0.00</del>		
<del>HARRY030 HARRY M. GACAD</del>	<del>19002681</del>	<del>01/14/21</del>	<del>POLICE/I.D. CARDS</del>	<del>Open</del>	<del>10.00</del>	<del>0.00</del>		
<del>HOMED010 HOME DEPOT CREDIT SERVICES</del>	<del>19002677</del>	<del>01/14/21</del>	<del>SUPPLIES</del>	<del>Open</del>	<del>233.63</del>	<del>0.00</del>		
<del>HOUGH010 HOUGH ASSOCIATES</del>	<del>19002679</del>	<del>01/14/21</del>	<del>RECYCLING GRANT/1ST PAYMENT</del>	<del>Open</del>	<del>2,500.00</del>	<del>0.00</del>		
<del>JAYS005 JAY SAGREDO</del>	<del>19002676</del>	<del>01/14/21</del>	<del>USE &amp; OCCUPANCY CERT REFUND</del>	<del>Open</del>	<del>75.00</del>	<del>0.00</del>		
<del>JEFFR010 JEFFREY CUMMINS</del>	<del>19002707</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>JOSEP050 JOSEPH KARPOVICH</del>	<del>19002704</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>KATHE005 KATHERINE PEFFALL</del>	<del>19002698</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>MWPRE005 M &amp; W PRECAST, LLC</del>	<del>19002647</del>	<del>01/14/21</del>	<del>18" CMP GALV BAND COUPLING</del>	<del>Open</del>	<del>67.90</del>	<del>0.00</del>		
<del>MARKS010 MARK S. DUNCAN JR.</del>	<del>19002705</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>MICHA110 MICHAEL SANDT</del>	<del>19002701</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>MUNIL005 MUNILOGIC</del>	<del>19002675</del>	<del>01/14/21</del>	<del>MONTHLY HOSTING FEES</del>	<del>Open</del>	<del>250.00</del>	<del>0.00</del>		
<del>NEWAR010 NEW ARRIVAL STUDIOS</del>	<del>19002674</del>	<del>01/14/21</del>	<del>QUARTERLY WEBSITE UPDATES</del>	<del>Open</del>	<del>900.00</del>	<del>0.00</del>		



Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>NORTH050 NORTH PENN WATER AUTHORIT</del>	<del>19002672</del>	<del>01/14/21</del>	<del>WATER</del>	<del>Open</del>	<del>139.16</del>	<del>0.00</del>		
<del>NYCOC010 NYCO CORPORATION</del>	<del>19002673</del>	<del>01/14/21</del>	<del>PRESSURE WASHER/HOSE PARTS</del>	<del>Open</del>	<del>21.62</del>	<del>0.00</del>		
<del>PENNS020 PA ONE CALL SYSTEM, INC.</del>	<del>19002670</del>	<del>01/14/21</del>	<del>DECEMBER 2020 PA ONE CALLS</del>	<del>Open</del>	<del>140.10</del>	<del>0.00</del>		
<del>PAPCO005 PAPCO</del>	<del>19002650</del>	<del>01/14/21</del>	<del>DIESEL FUEL</del>	<del>Open</del>	<del>1,802.53</del>	<del>0.00</del>		
<del>PAULZ010 PAUL ZIELINSKI</del>	<del>19002700</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>PECOE020 PECO ENERGY-PAYMENT PROCESSING</del>	<del>19002648</del>	<del>01/14/21</del>	<del>ELECTRIC EXPENSE</del>	<del>Open</del>	<del>617.34</del>	<del>0.00</del>		
<del>PENNP005 PENN POWER GROUP</del>	<del>19002669</del>	<del>01/14/21</del>	<del>EQUIPMENT REPAIRS</del>	<del>Open</del>	<del>460.00</del>	<del>0.00</del>		
<del>PENNS040 PENNSYLVANIA RECREATION &amp; PARK</del>	<del>19002671</del>	<del>01/14/21</del>	<del>2021 PRPS MEMBERSHIP DUES</del>	<del>Open</del>	<del>60.00</del>	<del>0.00</del>		
<del>PHASE005 PHASE 4 CONSTRUCTION</del>	<del>19002667</del>	<del>01/14/21</del>	<del>ZONING PERMIT REFUND</del>	<del>Open</del>	<del>50.00</del>	<del>0.00</del>		
<del>PLAST010 PLASTERER EQUIPMENT CO. INC.</del>	<del>19002665</del>	<del>01/14/21</del>	<del>PARTS FOR LOADER</del>	<del>Open</del>	<del>17.76</del>	<del>0.00</del>		
<del>PSATS020 PSATS</del>	<del>19002666</del>	<del>01/14/21</del>	<del>PSATS MEMBERSHIP 2021</del>	<del>Open</del>	<del>250.00</del>	<del>0.00</del>		
<del>QUINB010 QUINBY S GUN SHOP</del>	<del>19002668</del>	<del>01/14/21</del>	<del>SWAT/ASSAULT PACK</del>	<del>Open</del>	<del>53.99</del>	<del>0.00</del>		
<del>REITL005 REIT LUBRICANTS CO.</del>	<del>19002664</del>	<del>01/14/21</del>	<del>DIESEL EXHAUST FLUID</del>	<del>Open</del>	<del>74.45</del>	<del>0.00</del>		
<del>REPUB005 REPUBLIC SERVICES #320</del>	<del>19002662</del>	<del>01/14/21</del>	<del>TRASH REMOVAL</del>	<del>Open</del>	<del>1,613.85</del>	<del>0.00</del>		
<del>RIGGI010 RIGGINS INC.</del>	<del>19002649</del>	<del>01/14/21</del>	<del>FUEL EXPENSE</del>	<del>Open</del>	<del>3,756.75</del>	<del>0.00</del>		
<del>ROBER270 ROBERT E. LITTLE, INC.</del>	<del>19002663</del>	<del>01/14/21</del>	<del>MOWER PARTS</del>	<del>Open</del>	<del>23.42</del>	<del>0.00</del>		
<del>ROBER210 ROBERT SCAFIDI</del>	<del>19002708</del>	<del>01/14/21</del>	<del>2021 CLEANING ALLOWANCE</del>	<del>Open</del>	<del>800.00</del>	<del>0.00</del>		
<del>SERV1010 SERVICE TIRE TRUCK CENTERS</del>	<del>19002660</del>	<del>01/14/21</del>	<del>EMS/TIRES</del>	<del>Open</del>	<del>523.24</del>	<del>0.00</del>		

Vendor # Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>SHAWN010 SHAWN MAGUIRE</del>								
	19002699	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>SHAWN020 SHAWN P. KNIGHT</del>								
	19002702	01/14/21	2021 CLEANING ALLOWANCE	Open	800.00	0.00		
<del>STAND020 STANDARD DIGITAL IMAGING</del>								
	19002661	01/14/21	TONER CARTRIDGES/COPIER	Open	15.00	0.00		
<del>THOMA080 THOMAS DONNELLY</del>								
	19002658	01/14/21	SNOW REMOVAL	Open	800.00	0.00		
<del>THOMP010 THOMPSON NETWORKS</del>								
	19002659	01/14/21	MONTHLY SERVICE/COMPUTERS	Open	1,289.00	0.00		
<del>UNITE010 UNITED INSPECTION AGENCY INC</del>								
	19002657	01/14/21	OUTSIDE INSPECTIONS	Open	300.00	0.00		
<del>VERIZ010 VERIZON</del>								
	19002652	01/14/21	POLICE & PUBLIC WORKS	Open	271.57	0.00		
<del>VERIZ050 VERIZON WIRELESS</del>								
	19002651	01/14/21	POLICE WIRELESS SERVICE	Open	180.24	0.00		
<del>WEHR010 WEHRUNG'S</del>								
	19002656	01/14/21	PUBLIC WORKS SUPPLIES/MATERIAL	Open	65.27	0.00		
<del>WILL030 WILLIAM BLACK</del>								
	19002653	01/14/21	2021 BOOT ALLOWANCE REIMB	Open	222.49	0.00		
<del>WILLI030 WILLIAM CLEMMER</del>								
	19002654	01/14/21	SNOW PLOWING	Open	1,400.00	0.00		
<del>WORKP005 WORKPLACE CENTRAL</del>								
	19002655	01/14/21	ADMINISTRATION OFFICE SUPPLIES	Open	137.91	0.00		
<hr/>								
Total Purchase Orders:	64	Total P.O. Line Items:	0	Total List Amount:	100,505.80	Total Void Amount:		0.00

**January 18, 2021  
EXPENDITURES PREVIEW APPROVAL**

**NBT BOARD OF SUPERVISORS**

**APPROVED BY THE BOARD OF SUPERVISORS**

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\_\_\_\_\_

**ATTEST:** \_\_\_\_\_

**DATE:** \_\_\_\_\_