

OWNER'S CERTIFICATION OF INTENT  
 MARY T. GREYBUSH & CHRISTIAN J. LOHIN

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF BUCKS  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ MARY T. GREYBUSH & CHRISTIAN J. LOHIN, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSON/PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND WHO ACKNOWLEDGED THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 (SEAL)

WE, \_\_\_\_\_ MARY T. GREYBUSH & CHRISTIAN J. LOHIN \_\_\_\_\_ HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.  
 MARY T. GREYBUSH, OWNER (DATE) CHRISTIAN J. LOHIN, OWNER (DATE)

OWNER'S CERTIFICATION OF INTENT  
 RONALD & DOROTHY BEERKIRCHER

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF BUCKS  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_ RONALD & DOROTHY BEERKIRCHER, WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSON/PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING PLAN, AND WHO ACKNOWLEDGED THAT THEY ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.  
 WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 (SEAL)

WE, \_\_\_\_\_ RONALD & DOROTHY BEERKIRCHER \_\_\_\_\_ HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.  
 RONALD BEERKIRCHER, OWNER (DATE) DOROTHY BEERKIRCHER, OWNER (DATE)

TOWNSHIP BOARD OF SUPERVISORS APPROVAL  
 APPROVED BY THE SUPERVISORS OF NEW BRITAIN TOWNSHIP.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CHAIRMAN  
 BUCKS COUNTY PLANNING COMMISSION  
 B.C.P.C. FILE # 8335-A  
 PROCESSED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
 CERTIFIED THIS DATE \_\_\_\_\_  
 EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

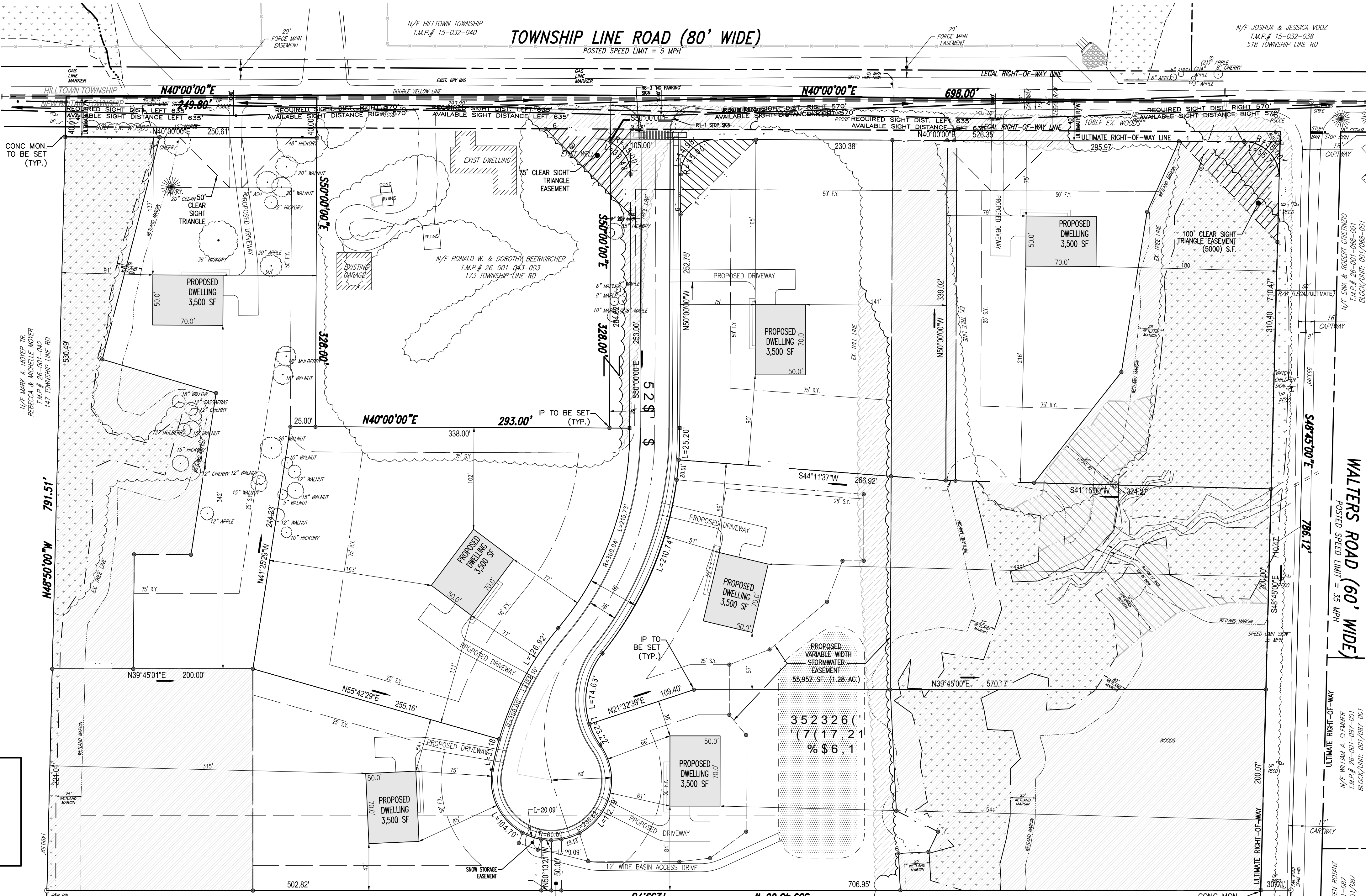
RECORDER OF DEEDS NOTATION  
 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
 TOWNSHIP ENGINEER  
 REVIEWED BY THE TOWNSHIP ENGINEER  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PROFESSIONAL ENGINEER CERTIFICATION  
 I, Robert L. Showalter, PE-19566 (NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)  
 DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE MUNICIPALITY AS LAST AMENDED.  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROFESSIONAL LAND SURVEYOR CERTIFICATION  
 I, Robert L. Showalter, SU-1117-A (NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)  
 DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

WETLAND DELINEATION CERTIFICATION  
 I, \_\_\_\_\_, BEING A CERTIFIED PROFESSIONAL WETLAND SCIENTIST, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE WETLAND RELATED INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT AND HAS BEEN DELINEATED IN ACCORDANCE WITH ACCEPTED WETLAND DELINEATION PRACTICES BASED ON THE 2007 WETLAND DELINEATION MANUAL AND IS IN CONFORMANCE WITH CHAPTER 105 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL RESOURCES.  
 (NAME) CERTIFIED PROFESSIONAL WETLAND SCIENTIST (DATE)

CALL BEFORE YOU DIG! PA ONE CALL  
 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



REQUIRED	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7
BASE SITE AREA	821,551 SF	112,083 SF	87,128 SF	133,971 SF	133,138 SF	93,097 SF	87,522 SF	125,208 SF
MIN. LOT WIDTH:	200 FT	520 FT	331 FT	323 FT	216 FT	200 FT	210 FT	274 FT
MIN. LOT DEPTH:	200 FT	357 FT	343 FT	265 FT	623 FT	650 FT	440 FT	297 FT
MIN. BLDG ENVELOPE:	10,000 SF	462,239 SF	32,318 SF	32,760 SF	22,237 SF	12,646 SF	27,916 SF	43,013 SF
MIN. FRONT YARD:	50 FT	50 FT	75 FT	75 FT	57 FT	61 FT	75 FT	77 FT
MIN. SIDE YARD:	25 FT	25 FT	79 FT	90 FT	57 FT	36 FT	47 FT	102 FT
MIN. REAR YARD:	75 FT	75 FT	216 FT	141 FT	499 FT	541 FT	315 FT	163 FT
MAX. BLDG HEIGHT:	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT	35 FT
MAX. BLDG COV.:	15%	0.0%	3.1%	4.0%	2.6%	2.6%	3.8%	4.0%
MAX. IMPERV. COV. (PER LOT)	25%	0.0%						
MAX. IMPERV. COV. (TOTAL SITE)	20%	0.0%						

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.  
 R. L. SHOWALTER & ASSOCIATES, INC. ALL RIGHTS RESERVED.

REVISIONS

NO.	DATE	COMMENT
07/12/2021	PER CONSULTANT REVIEWS	

T.M.P. 26-001-043  
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 5 ( & 2 5 ' 3 / \$ 1

R. L. Showalter & Associates, Inc.  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684

SCALE: 1"=60'  
 DATE: 02/28/2020  
 JOB NO.: 2016-045  
 DRAWN BY: LAZ  
 CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PA  
 PREPARED FOR: MIKE LOHIN  
 TOWNSHIP LINE & WALTERS ROADS  
 LINE LEXINGTON, PA 18932

SHEET 1 OF 20

CONSERVATION EASEMENT AREAS

LOT#	AREA (SF)	AREA (AC)
1	55,846	1.282
2	18,383	0.422
3	77,240	1.773
4	72,200	1.657
5	44,776	1.028
6	0	0.000
7	51,106	1.173
TOTALS:	319,552	7.336

SHEET INDEX

1	OF 20	LAND DEVELOPMENT PLAN
2	OF 20	EXISTING FEATURES PLAN
3	OF 20	GRADING PLAN
4	OF 20	LANDSCAPING AND LIGHTING PLAN
5	OF 20	UTILITY PLAN
6	OF 20	TOWNSHIP LINE ROAD PLAN AND PROFILE
7	OF 20	TOWNSHIP LINE ROAD PLAN AND PROFILE
8	OF 20	ROAD "X" PLAN AND PROFILE
9	OF 20	STORM SEWER PROFILES
10	OF 20	EROSION AND SEDIMENT CONTROL PLAN
11	OF 20	EROSION AND SEDIMENT CONTROL NOTES
12	OF 20	EROSION AND SEDIMENT CONTROL DETAILS
13	OF 20	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
14	OF 20	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
15	OF 20	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
16	OF 20	CONSTRUCTION DETAILS
17	OF 20	LANDSCAPING AND LIGHTING DETAILS
18	OF 20	SANITARY SEWER DETAILS
19	OF 20	AERIAL PLAN
20	OF 20	TRUCK TURN PLAN

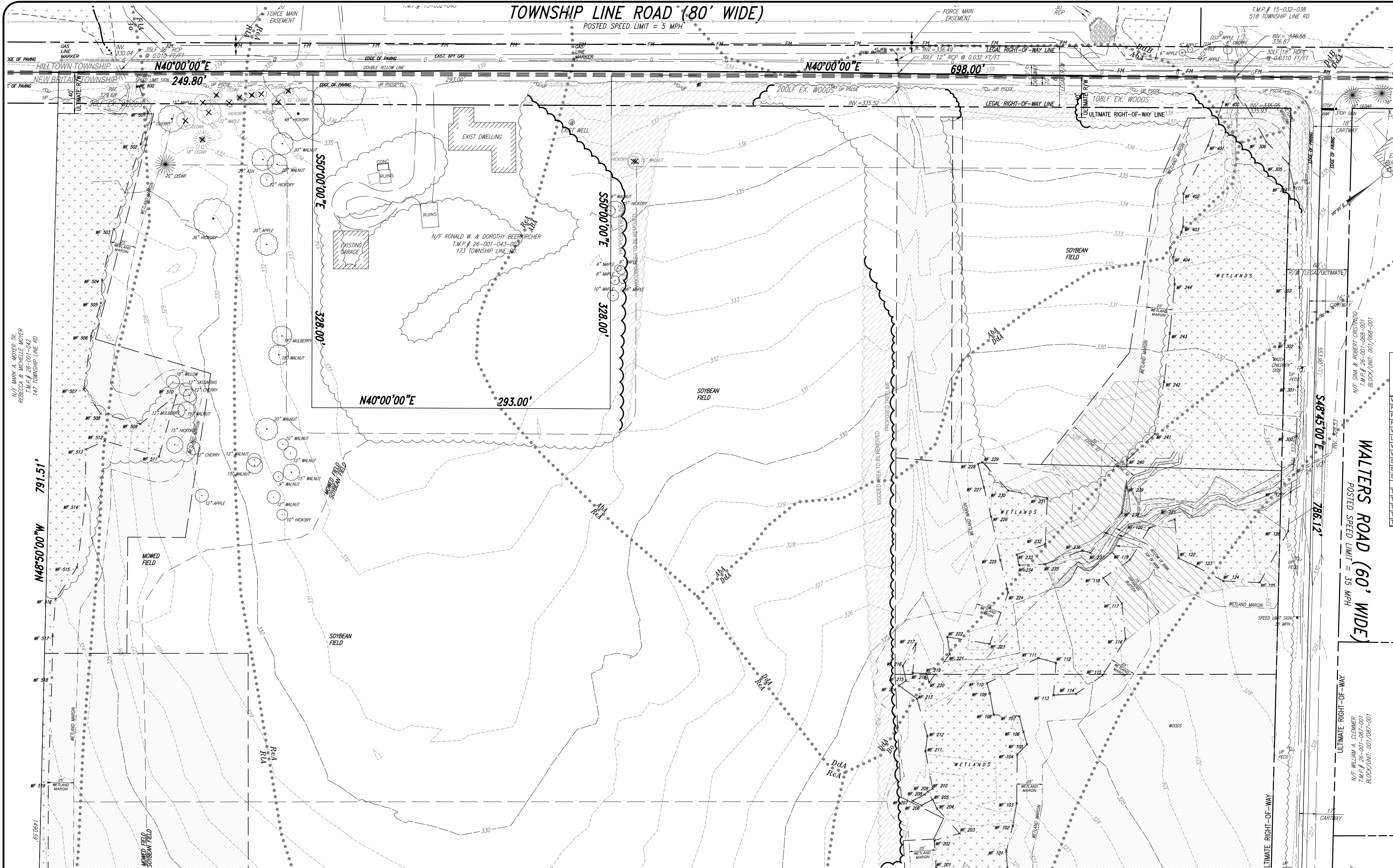
GRAPHIC SCALE  
 0 30 60 120 240  
 ( IN FEET )  
 1 inch = 60 ft.

SITE OWNER: MARY T. GREYBUSH & CHRISTIAN J. LOHIN  
 APPLICANT: LOHIN, MICHAEL  
 SITE DATA: TOWNSHIP LINE RD. & WALTERS RD.  
 ZONING DATA: SR-2 SUBURBAN RESIDENTIAL DISTRICT  
 TOTAL SITE AREA: 881,988 SF 20.25 Ac  
 LESS ULT. R/W TOWNSHIP LINE ROAD: 37,911 SF 0.87 Ac  
 LESS ULT. R/W WALTERS ROAD: 22,662 SF 0.52 Ac  
 BASE SITE AREA (BSA): 821,415 SF 18.86 Ac

1. PLAN SHEETS 1, 20 OF 20 AS SHOWN IN THE SHEET INDEX SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.  
 2. THE ULTIMATE RIGHT-OF-WAY (40 FT) ALONG TOWNSHIP LINE ROAD IS HEREBY OFFERED FOR DEDICATION TO NEW BRITAIN TOWNSHIP. THE ULTIMATE RIGHT-OF-WAY ALONG WALTERS ROAD (30 FT) WAS PREVIOUSLY DEDICATED TO NEW BRITAIN TOWNSHIP. THE ULTIMATE RIGHT-OF-WAY OF THE PROPOSED CUL-DE-SAC (50 FT) IS HEREBY OFFERED FOR DEDICATION TO NEW BRITAIN TOWNSHIP.  
 3. A BLANKET EASEMENT OVER THE PROPERTY IS HEREBY OFFERED TO THE TOWNSHIP FOR ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER FACILITIES. THE INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER FACILITIES LOCATED ON EACH LOT.  
 4. THE APPLICANT IS REQUIRED TO MAINTAIN THE AREA OF THE CLEAR SIGHT TRIANGLES. THE TOWNSHIP HAS THE RIGHT TO ENTER AND PERFORM REQUIRED MAINTENANCE IN THE AREA IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS, RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD. NO STRUCTURE, FENCE, PLANTING, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE SET ABOVE CURB LEVEL AND A PLANE 7 FT ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLES SHOWN ON THIS PLAN. VEGETATION NOTED TO BE CLEARED WITHIN THE CLEAR SIGHT TRIANGLES SHALL BE REMOVED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY LOT WITHIN THE SUBDIVISION.  
 5. ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR INSTALLATIONS SHALL BE PLACED UNDERGROUND.  
 6. ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET PRIOR TO PLAN RECORDING UNLESS THE COST FOR THIS WORK IS INCLUDED IN A FINANCIAL SECURITY AGREEMENT.  
 7. AT THE TIME OF INDIVIDUAL BUILDING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHOULD BE REVIEWED FOR COMPLIANCE AND SITES LAID OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE, CONSISTENT WITH THE APPROVED LAND DEVELOPMENT PLANS. MAINTENANCE RESPONSIBILITY FOR THE NATURAL RESOURCE AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS.  
 8. INDIVIDUAL BUILDING PERMIT PLANS, STORMWATER DESIGN, AND EROSION AND SEDIMENT CONTROL PLANS SHALL BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO CONSTRUCTION OF EACH LOT. ANY PROPOSED WELL IS SUBJECT TO THE PROVISIONS OF THE WELL CONSTRUCTION STANDARDS, WHICH INCLUDE REQUIREMENTS FOR WELL PERMITTING, WATER QUALITY TESTING AND WELL PRODUCTION CERTIFICATION.  
 9. IN THE OPINION OF THE TOWNSHIP ENGINEER'S REPRESENTATIVE, ANY TREES, SHRUBS, OR GROUND COVER DAMAGED, KILLED, OR DISTURBED DURING OR AS A RESULT OF CONSTRUCTION SHOULD BE REPLACED ON THE EQUIVALENT CALIPER BASIS AND GUARANTEED FOR ONE YEAR.  
 10. THIS PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM) BUCKS COUNTY, PENNSYLVANIA: MAP NUMBER: 42017C0270J, REVISED MARCH 16, 2015 AND MAP NUMBER: 42014C0266K, REVISED MARCH 21, 2017.  
 11. BITUMINOUS PAVING MIXTURES SHALL NOT BE INSTALLED BETWEEN OCTOBER 31 AND APRIL 1, UNLESS PERMITTED BY THE TOWNSHIP ENGINEER. BITUMINOUS PAVING MIXTURES SHALL NOT BE PLACED WHEN SURFACES ARE WET OR WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.  
 12. GRADING EQUIPMENT SHALL NOT BE ALLOWED TO CROSS ANY WETLANDS, WATERCOURSES, FLOODPLAINS ETC., UNLESS THE APPLICANT OBTAINS THE REQUIRED FEDERAL, STATE AND LOCAL PERMITS.  
 13. THE DRIVEWAYS FOR LOTS 1 AND 7 MAY ACCESS TOWNSHIP LINE ROAD. ALL OTHER PRIVATE DRIVEWAYS FOR THE NEW LOTS SHALL ACCESS THE NEW CUL-DE-SAC STREET.  
 14. MAILBOXES SHALL BE PROVIDED FOR EACH LOT.

Printed: 07/15/21 - 4:29 PM, By: chuch  
 File: F:\DWG\2016\2016-045 Mike Lohin New Britain Township\ENGINEERING\2016-045-PLAN-PLAN.dwg-01-LDP  
 8/2018 R.L. SHOWALTER & ASSOCIATES, INC.

TOWNSHIP LINE ROAD (80' WIDE)  
POSTED SPEED LIMIT = 5 MPH



**SITE OWNER**  
MARY T. GREYBUSH & CHRISTIAN J. LOHN  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

**SITE ADDRESS**  
TOWNSHIP LINE RD. & WALTERS RD.  
LINE LEXINGTON, PA 18932  
PARCEL # 26-001-043

**APPLICANT**  
EDWIN MICHAEL  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

**SITE CAPACITY CALCULATIONS (\$27-2402)**

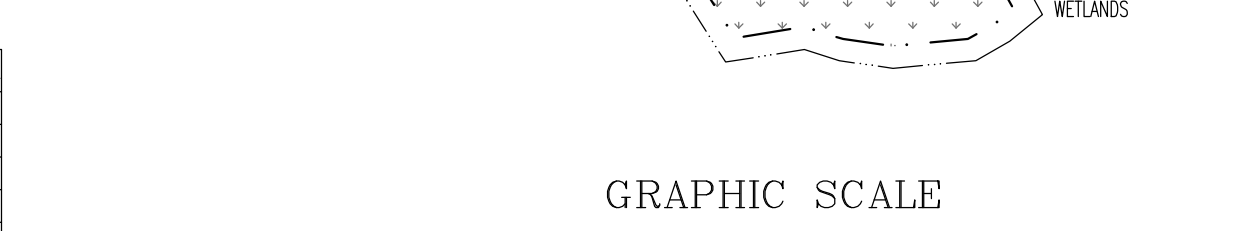
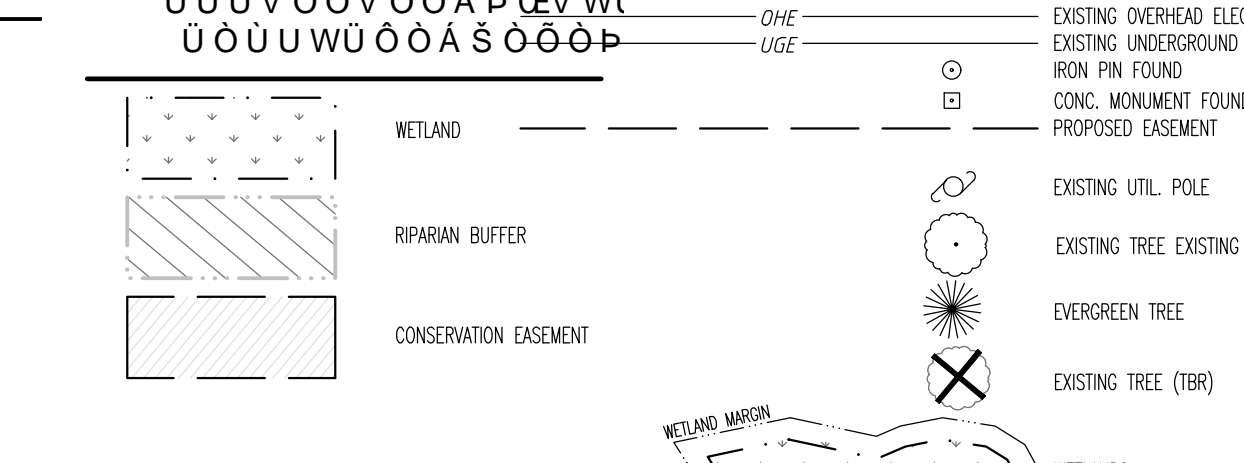
A. GROSS SITE AREA (GSA) 20.25 AC.  
B. BASE SITE AREA 18.86 AC.  
C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND 15.83 AC.

NATURAL RESOURCES	Protection Ratio	Area of Land in Resources (AC)	Resource Protection Land (Acres x Protection Ratio)	Area of Land in Resources (AC)	Maximum Allowable Disturbance (AC)	Acres of Land to be Disturbed (AC)
Watercourses	1.000	0.000	0.000	0.000	0.000	0.000
Riparian Buffer	1.000	0.441	0.441	0.000	0.000	0.000
Floodplain (Alluvial) Soils	1.000	0.000	0.000	0.000	0.000	0.000
Wetlands	1.000	2.589	2.589	2.589	0.000	0.000
Lakes or Ponds	1.000	0.000	0.000	0.000	0.000	0.000
Wetlands Margin	0.800	1.371	1.096	1.652	0.330	0.160
Woodlands	0.800	4.012	3.210	6.510	1.302	0.538
Steep Slopes 8-15%	0.600	0.000	0.000	0.000	0.000	0.000
Steep Slopes 15-25%	0.700	0.000	0.000	0.000	0.000	0.000
Steep Slopes 25% or Greater	0.850	0.000	0.000	0.000	0.000	0.000
<b>Total Land with Resource Restrictions</b>			<b>8.412</b>			
<b>Total Land with 1.00 Protection Ratio Resource</b>			<b>3.030</b>			
<b>Total Resource Protection Land Required</b>			<b>7.336</b>			
<b>Total Resource Protection Land Provided</b>			<b>7.336</b>			
<b>Total Disturbed Resources</b>						

- D. MIN. OPEN SPACE  
BASE SITE AREA 18.86 AC.  
MULTIPLY BY MINIMUM OPEN SPACE RATIO N/A AC.  
STANDARD MINIMUM OPEN SPACE = N/A AC.
- E. DETERMINE REQUIRED OPEN SPACE  
THE REQUIRED OPEN SPACE IS THE TOTAL OF THE RESOURCE PROTECTION LAND WITH A 1.00 PROTECTION RATIO OR THE MINIMUM OPEN SPACE, WHICHEVER IS GREATER 3.03 AC.
- F. NET BUILDABLE SITE AREA  
BASE SITE AREA 18.86 AC.  
SUBTRACT RESOURCE PROTECTED LAND (W/1.00 PROTECTION RATIO) 3.03 AC.  
NET BUILDABLE SITE AREA (NBSA) 15.83 AC.  
CALCD' NET AREA = (14.68 AC.)
- G. NUMBER OF DWELLING UNITS/LOTS  
NET BUILDABLE SITE AREA  
MULTIPLY BY MAX. DENSITY 15.83 AC. x 20 UNITS/LOTS = 316.6 UNITS/LOTS  
NUMBER OF DWELLINGS UNITS PERMITTED = N/A UNITS/LOTS
- H. IMPERVIOUS SURFACES  
BASE SITE AREA 18.86 AC.  
MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO X 20  
MAXIMUM PERMITTED IMPERVIOUS SURFACE 3.77 AC.  
PROPOSED IMPERVIOUS SURFACE 2.48 AC.

**CONSERVATION EASEMENT AREAS**

LOT#	AREA (SF)	AREA (AC)
1	55,846	1.282
2	18,383	0.422
3	77,240	1.773
4	72,200	1.657
5	44,776	1.028
6	0	0.000
7	51,106	1.173
TOTALS:	319,552	7.336



**PA ONE CALL HILLTOWN TOWNSHIP**

USER NAME	ADDRESS	CONTACT	RESULTS
HILLTOWN TWP WTR AND SVR AUTH	316 HIGHLAND PARK RD PO BOX 365 SELLERSVILLE, PA. 18960	JIM GROFF	CLEAR
TRR ELECTRIC UTILITIES CORPORATION	503 NEW MARKET ST. WILKESBARRE, PA. 18702	MARK SANTAYANA	CONFLICT
UGI UTIL LANCASTER	2121 CITY LINE RD BETHLEHEM, PA. 18017	TAREK SAYEGH	CLEAR
HILLTOWN TOWNSHIP COMCAST CABLE COMMUNICATIONS	13 W CREAMERY RD PO BOX 260 HILLTOWN, PA. 18927	LORRAINE LESLIE	CLEAR
COMCAST CABLE COMMUNICATIONS	55 INDUSTRIAL DR TYNDAL, PA. 18974	KATHE BROWN	CLEAR
VERIZON PA	114 RIDGE RD SELLERSVILLE, PA. 18960	JOHN GOEPHART	CLEAR
VERIZON PA	1050 VIRGINIA DR FORT WASHINGTON, PA. 19034	DARLENE LEPPERD	CONFLICT
PECO	450 S HENDERSON RD KING OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS	CONFLICT

**PA ONE CALL UTILITIES-NEW BRITAIN TOWNSHIP**

USER NAME	ADDRESS	CONTACT	RESULTS
CBNTJSA	1645 UPPER STRATER DR DOY ESTOWN, PA. 18914	JOHN SCHMIDT	CLEAR
NEW BRITAIN TWP COMCAST CABLE COMMUNICATIONS	207 PARK AVE CHALFONT, PA. 18974	RYAN CRESSMAN	CLEAR
COMCAST CABLE COMMUNICATIONS	55 INDUSTRIAL DR TYNDAL, PA. 18974	KATHE BROWN	CLEAR
VERIZON PA	1050 VIRGINIA DR FORT WASHINGTON, PA. 19034	DARLENE LEPPERD	CONFLICT
PECO	450 S HENDERSON RD KING OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS	CONFLICT

**FLOOD PLAIN NOTE:**  
THIS PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM) BUCKS COUNTY, PENNSYLVANIA: MAP NUMBER: 4201700270, REVISED MARCH 16, 2015; MAP NUMBER: 4201400286, REVISED MARCH 21, 2017

**WETLANDS NOTE:**  
WETLANDS AND WATERCOURSES AS SHOWN ON THIS PLAN WERE DELINEATED BY PENN'S TRAIL ENVIRONMENTAL, LLC AND SURVEY LOCATED BY R.L. SHOWALTER & ASSOCIATES IN FEBRUARY 2018. THE DRAINAGE SWALE DOWNSTREAM OF THE 12" ROP WHICH CROSSES TOWNSHIP LINE ROAD FUNCTIONS AS A STORMWATER CONVEYANCE FACILITY AND IS NOT A NATURAL WATERCOURSE. THIS WAS VERIFIED BY PENN'S TRAIL AT THE TIME OF THE WETLANDS AND WATERCOURSE DELINEATION.

**SOILS**

SYMBOL	NAME	HSG	AGRICULTURAL SOIL	FLOODPLAIN SOIL
Aba	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NO
Bo	BOWMANVILLE-KNAUERS SILT LOAMS	C/D	NOT PRIME	YES-OCCASIONAL
DdL	DOYLESTOWN SILT LOAM 0-3% SLOPES	C/D	NOT PRIME	NO
DdH	DOYLESTOWN SILT LOAM 3-8% SLOPES	C/D	NOT PRIME	NO
Ra	READINGTON SILT LOAM 0-3% SLOPES	C	PRIME FARMLAND	NO
Ru	REAVILLE CHENEY SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NO

NOTE: SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 16, SEPTEMBER 16, 2019. AGRICULTURAL SOIL DATA BASED ON "FARMLAND CLASSIFICATION", FLOODPLAIN (ALLUVIAL) SOILS BASED ON "FREQUENCY OF FLOODING". LOCATIONS VERIFIED ON-SITE BY PENN'S TRAIL ENVIRONMENTAL.

**CALL BEFORE YOU DIG!**

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

**PA ONE CALL**

ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 132, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (AMENDS PENNSYLVANIA ACT 287 AND REPLACES PENNSYLVANIA ACT 172). ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY, HAS BEEN INCORPORATED HEREON PURSUANT TO SAID PENNSYLVANIA ACT 132. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS IN RESPONSE TO THE PA ONE CALL SYSTEM REQUEST.

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07/12/2021 PER CONSULTANT REVIEWS

NO.	DATE	COMMENT
		REVISIONS

**T.M.P. 26-001-043**

**9 L = GH = B ; : 9 5 4 1 5 0 Gtes, Inc.**  
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**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 822-5684

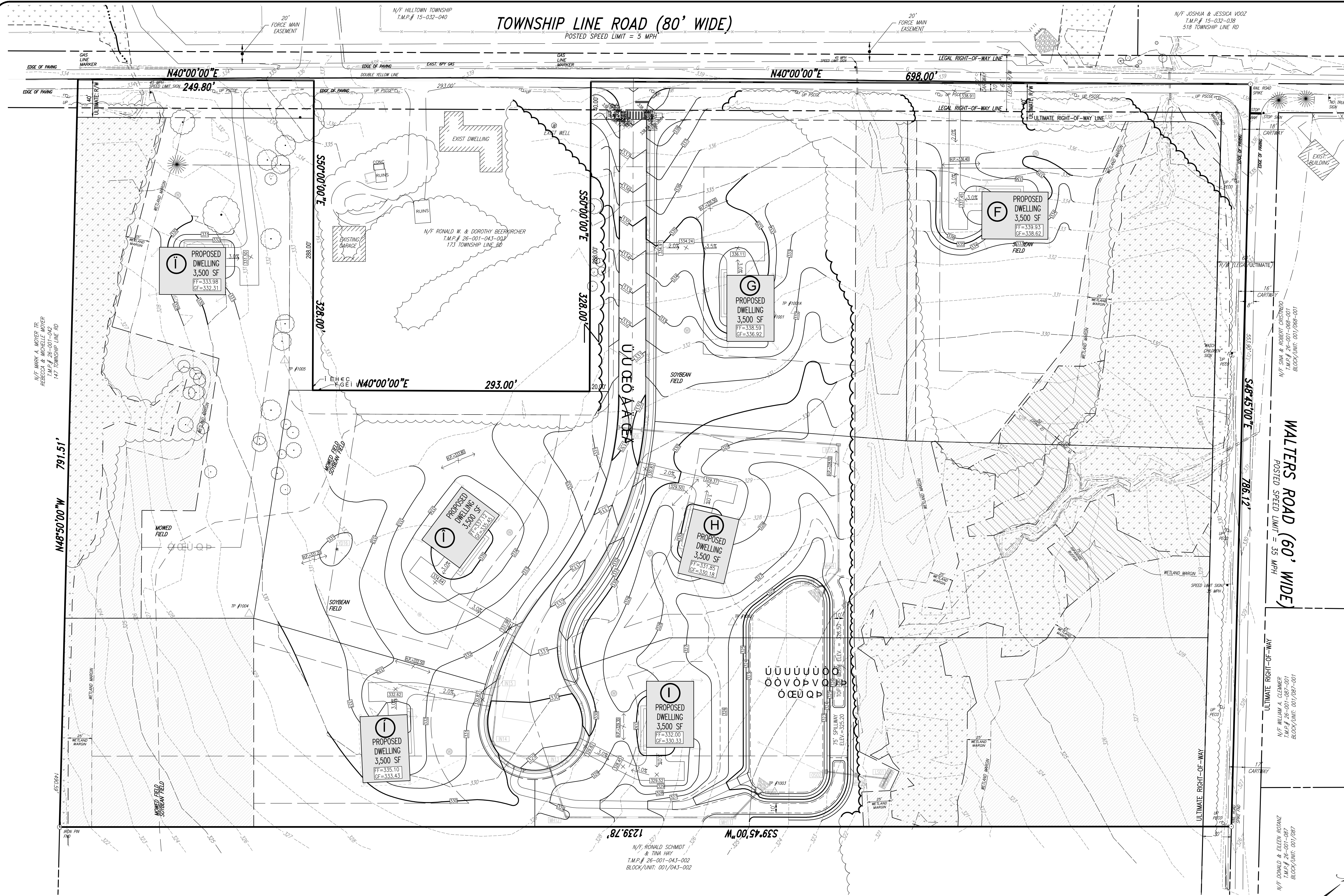
SCALE: 1" = 50'  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET 2 OF 20

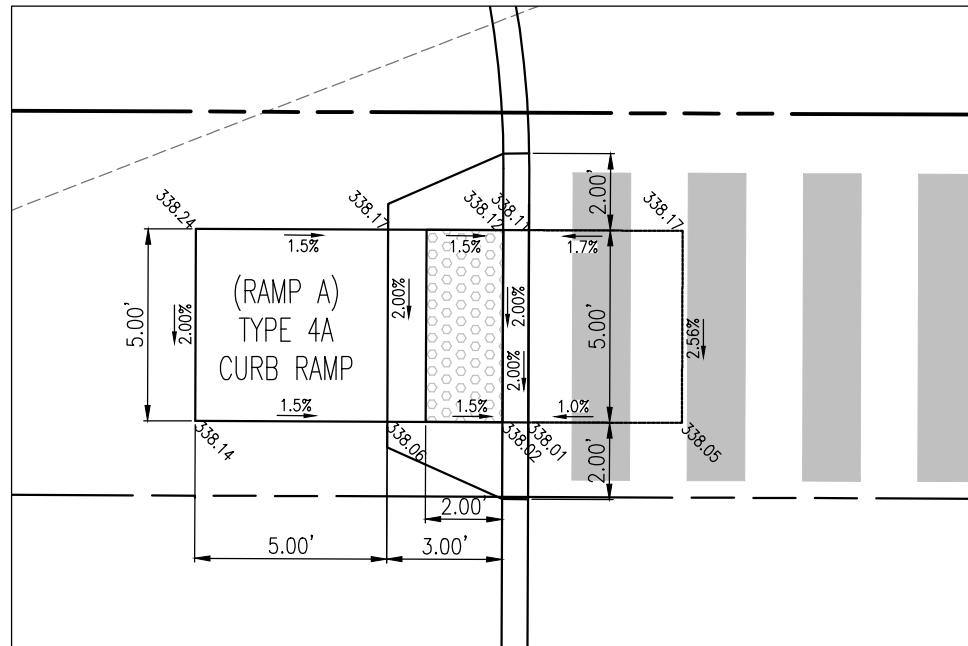
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 I 2018 R.L. SHOWALTER & ASSOCIATES, INC.

**TOWNSHIP LINE ROAD (80' WIDE)**  
POSTED SPEED LIMIT = 5 MPH

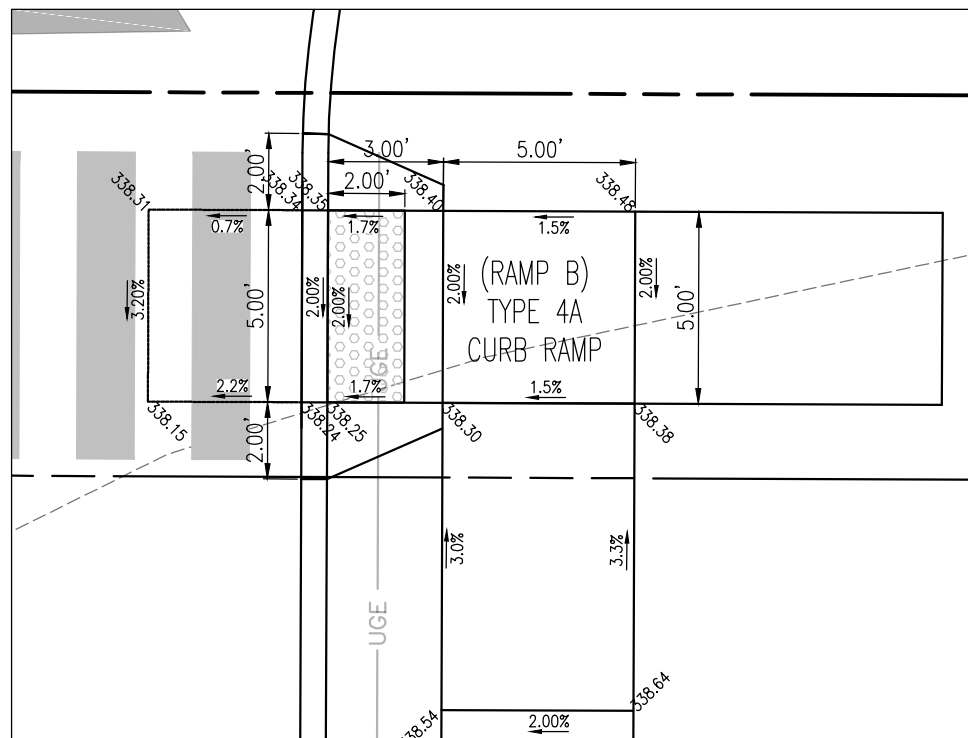


**GRADING NOTES:**

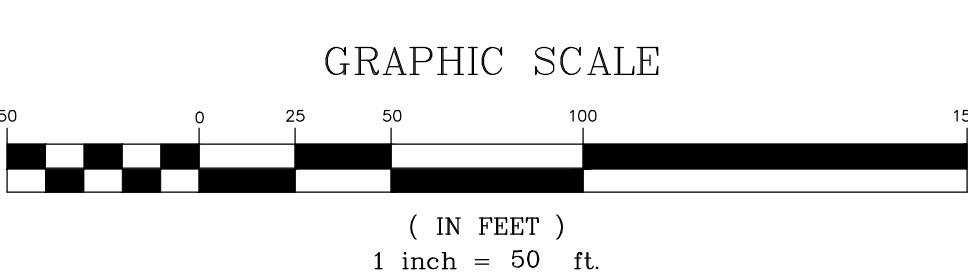
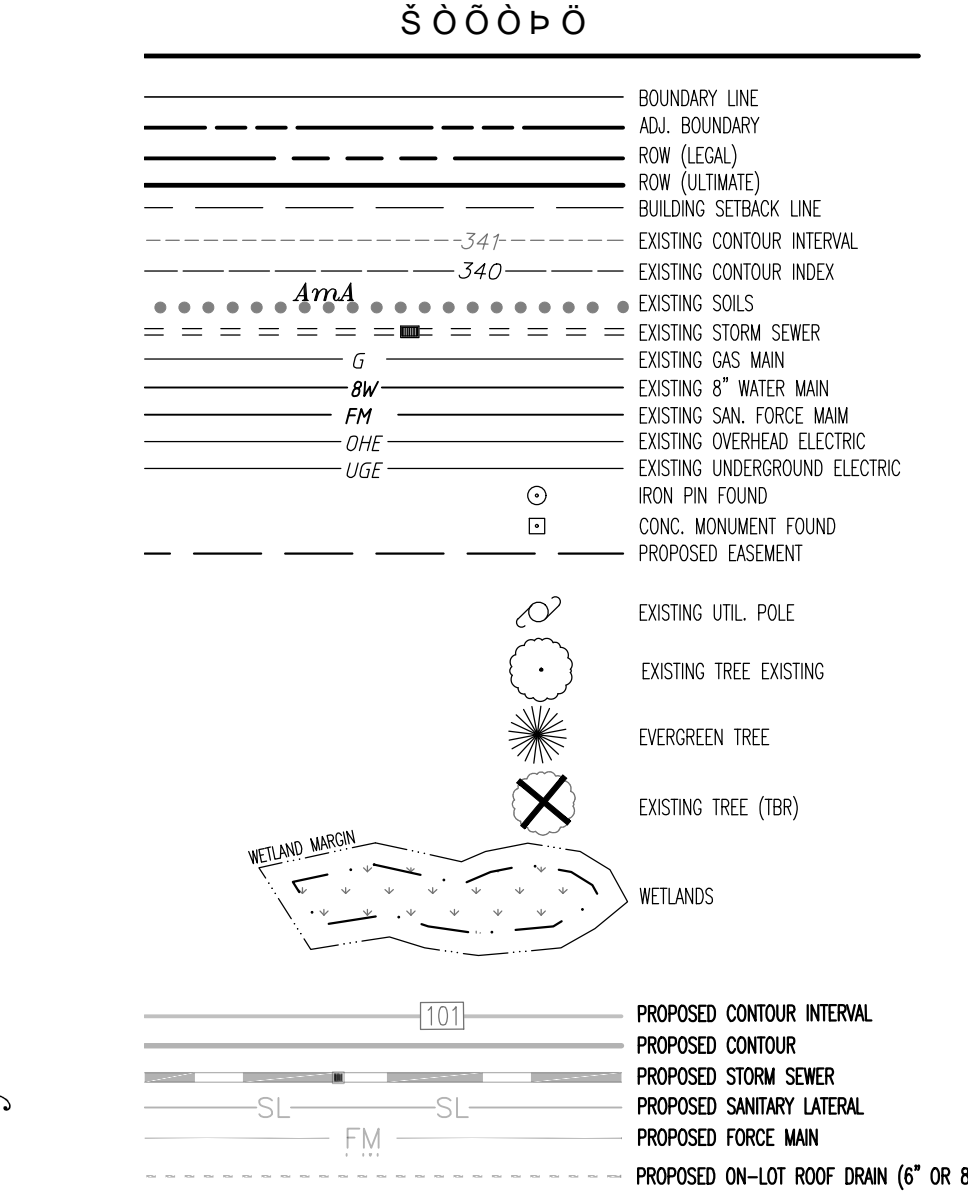
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE NO MORE THAN 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
4. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 1%.
5. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL EARTH SLOPES AT 3:1 OR GREATER.
6. ALL DETENTION BASIN EMBANKMENTS SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN THICKNESS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY AS ESTABLISHED BY ASTM D-1557.



**RAMP "A" DETAIL**  
SCALE: 1"=5'



**RAMP "B" DETAIL**  
SCALE: 1"=5'



**CALL BEFORE YOU DIG!**  
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PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

PA ONE CALL  
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SERIAL #20181602863 & #20181602864, PER WEB TICKET ON 06/08/2018.  
SERIAL #2020041085, PER WEB TICKET ON 02/03/20

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07/12/2021 PER CONSULTANT REVIEWS

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T.M.P. 26-001-043

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 822-5684

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SCALE: 1" = 50'  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: **MIKE LOHIN**  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET  
3 OF 20

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 I: 2018\_RL\_SHOWALTER & ASSOCIATES, INC.

TOWNSHIP LINE ROAD (80' WIDE)  
POSTED SPEED LIMIT = 5 MPH

ΣΥΝΟΛΟ ΔΕΞΙΩΣ

	REQUIRED	PROPOSED	**ACCOUNTED FOR	TOTAL
TOWNSHIP LINE ROAD:	29	16	13	29
WALTERS ROAD:	25	0	25	25
PROPOSED ROAD "A":	48	38	11	49
	103	54	49	103

PER SALDO SECTION 22-713.4.A WHICH REQUIRES:  
ONE (1) STREET TREE EVERY 30 LINEAR FEET OF ROADWAY FRONTAGE

TOWNSHIP LINE ROAD: 250'x600' = 850 LF/30 = 29 TREES REQ.  
WALTERS ROAD: 746 LF/30 = 25 TREES REQ.  
ROAD "A": 729 LF/30 x2 = 49 TREES REQ.  
103 TREES REQ.

EXISTING WOODS LINE CALCULATION ALONG ROAD FRONTAGES:  
EXISTING WOODLANDS ALONG TOWNSHIP LINE = 398 LF  
EXISTING WOODLANDS ALONG WALTERS ROAD = 746 LF  
EXISTING WOODLANDS ALONG PROPOSED ROAD "A" = 320 LF  
TOTAL EXISTING WOODLANDS ALONG ROAD FRONTAGE = 1,464 LF

\*\*1,464 LF/30 = 49 TREES ACCOUNTED FOR DUE TO WOODS LINE

ΣΕΠΤΕΜΒΕΡΙΟ ΔΕΞΙΩΣ

REQUIREMENT PROVIDED

DETENTION BASIN:  
PERIMETER TREES: 33 \*22  
PERIMETER SHRUBS: 66 \*43  
TOTAL: 99 \*65

656 LF/20 = 33 PERIMETER TREES REQUIRED.  
656 LF/10 = 66 PERIMETER SHRUBS REQUIRED.

PER SALDO SECTION 22-713.5 WHICH REQUIRES:  
ONE (1) SHADE TREE EVERY 20 LINEAR FEET OF BASIN PERIMETER:  
BASIN: 656-226=430/20=22  
ONE (1) SHRUB EVERY 10 LINEAR FEET OF BASIN PERIMETER:  
BASIN: 656-226=430/10=43

\* - 226 LF EXISTING WOODLANDS ALONG REAR OF PROPOSED BASIN ACCOUNTED FOR IN THE BASIN PERIMETER CALCULATION.

ΤΕΡΜΙΝΟΙ ΔΕΞΙΩΣ

THE APPLICANT IS REQUIRED TO MAINTAIN AND GUARANTEE ALL PLANT MATERIAL UNTIL THE END OF THE 18 MONTH MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT IS DEEMED, IN THE OPINION OF THE TOWNSHIP ENGINEER, NOT TO HAVE SURVIVED OR NOT TO HAVE GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED WITHIN THE 18 MONTH MAINTENANCE PERIOD.

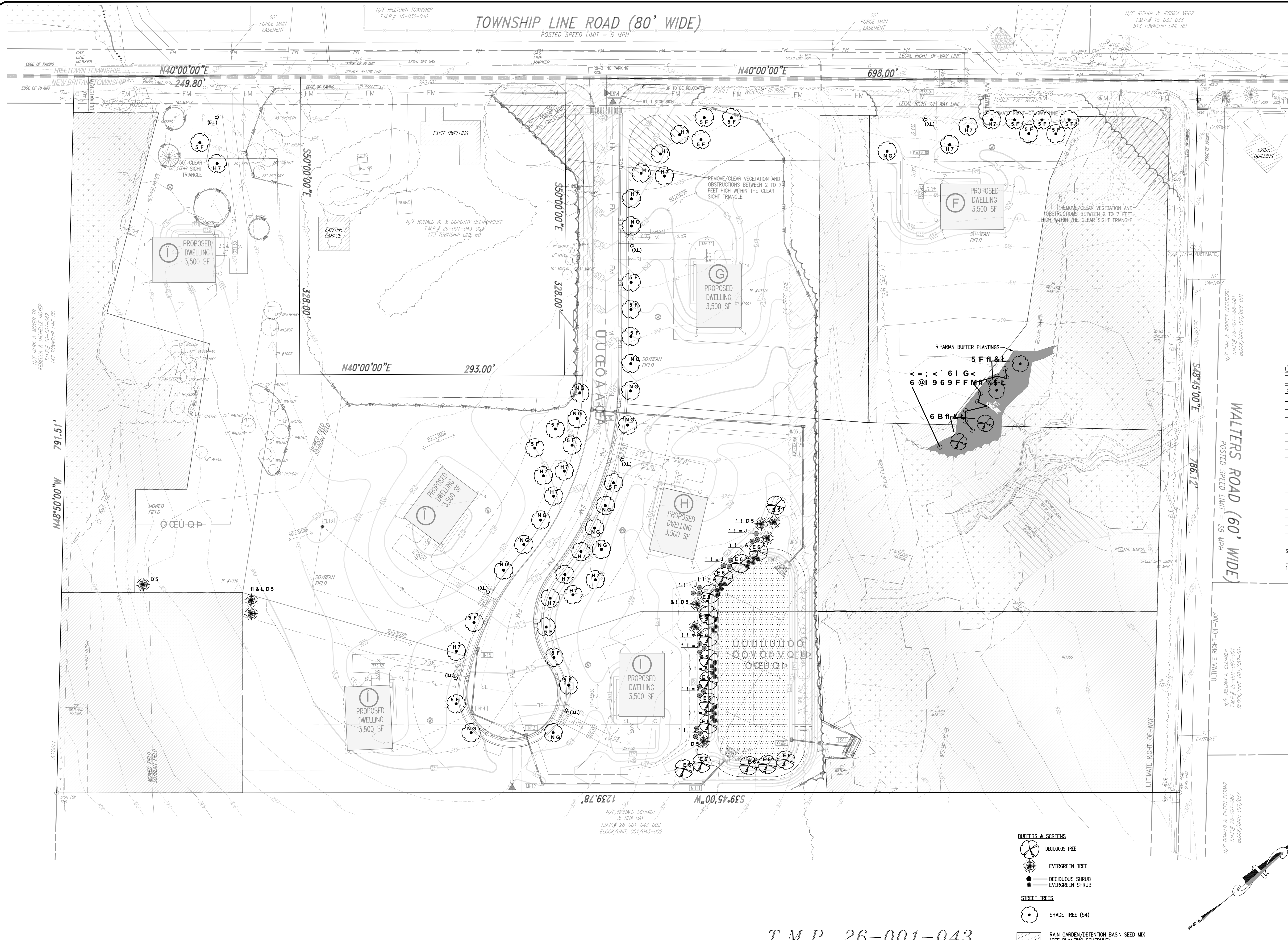
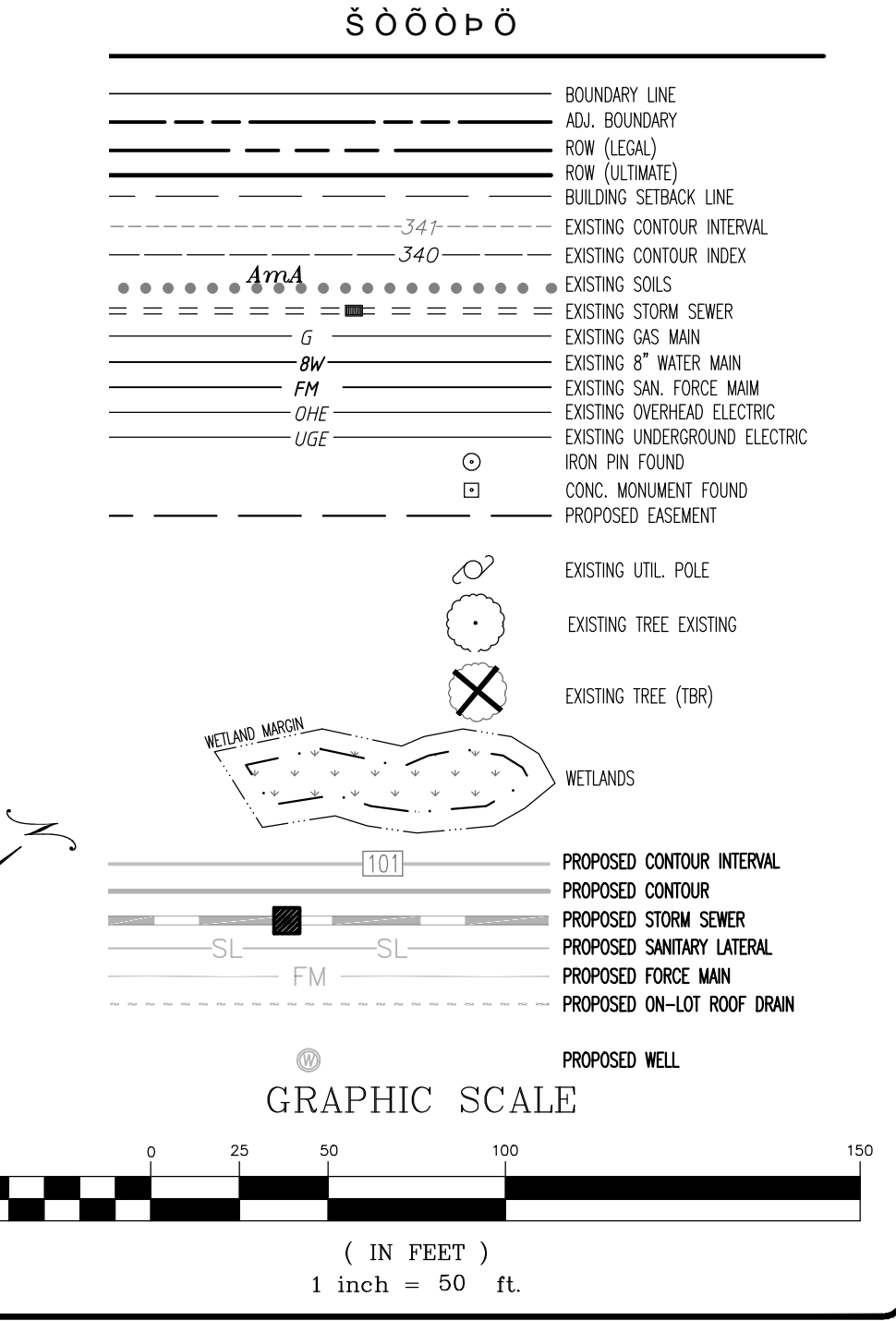
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IN THE EVENT THAT ANY TREE THAT IS PROPOSED TO BE PROTECTED DURING CONSTRUCTION IS DAMAGED, REMOVED OR DIES AS A RESULT OF CONSTRUCTION, SHALL BE REPLACED AT A RATE OF 1-INCH PER CALIPER INCH OF TREE REMOVED.

ΣΥΝΟΛΟ ΔΕΞΙΩΣ

NO.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>STREET TREES</b>						
21	AR	ACER RUBRUM	RED MAPLE	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
18	TC	TILIA CORDATA	LITTLE LEAF LINDEN	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
15	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
<b>BASIN &amp; ESM ENOY PLANTINGS</b>						
<b>DECIDUOUS AND EVERGREEN TREES</b>						
11	QB	QUERCUS BICOLOR	SHAMP WHITE OAK	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
5	QA	QUERCUS ALBA	WHITE OAK	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
12	PA	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT MIN.	B&B	MATCH FORM
<b>DECIDUOUS AND EVERGREEN SHRUBS</b>						
25	IM	ILEX MESERIEAE	BLUE HOLLY SERIES	30" HT.	B&B	30" SPREAD
18	IV	ILEX VERTICILLATA	WINTERBERRY HOLLY	42" HT.	B&B	MATCH FORM
<b>RIPARIAN BUFFER PLANTINGS</b>						
2	AR	ACER RUBRUM	RED MAPLE	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
2	BN	BETULA NIGRA	RIVER BIRCH	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
10	V	VACCINIUM CORYMBOSUM L.	HIGH BUSH BLUEBERRY	6' HEIGHT MIN.	B&B	MATCH FORM
<b>SEED</b>						
BERM	ERNM-126	LOW MAINTENANCE MIX	SEED	-	-	-

LOW MAINTENANCE MIX ERNM-126, AS PROVIDED BY Ernst Conservation Seeds, 9006 Mercer Pike, Meadville PA 16335, (800) 873-3321.



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SERIAL #20160102823 & #20160102824, PER WEB TICKET ON 06/08/2016.  
SERIAL #20200341083, PER WEB TICKET ON 02/03/2020

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Chaffont, PA 18914  
(215) 822-2900  
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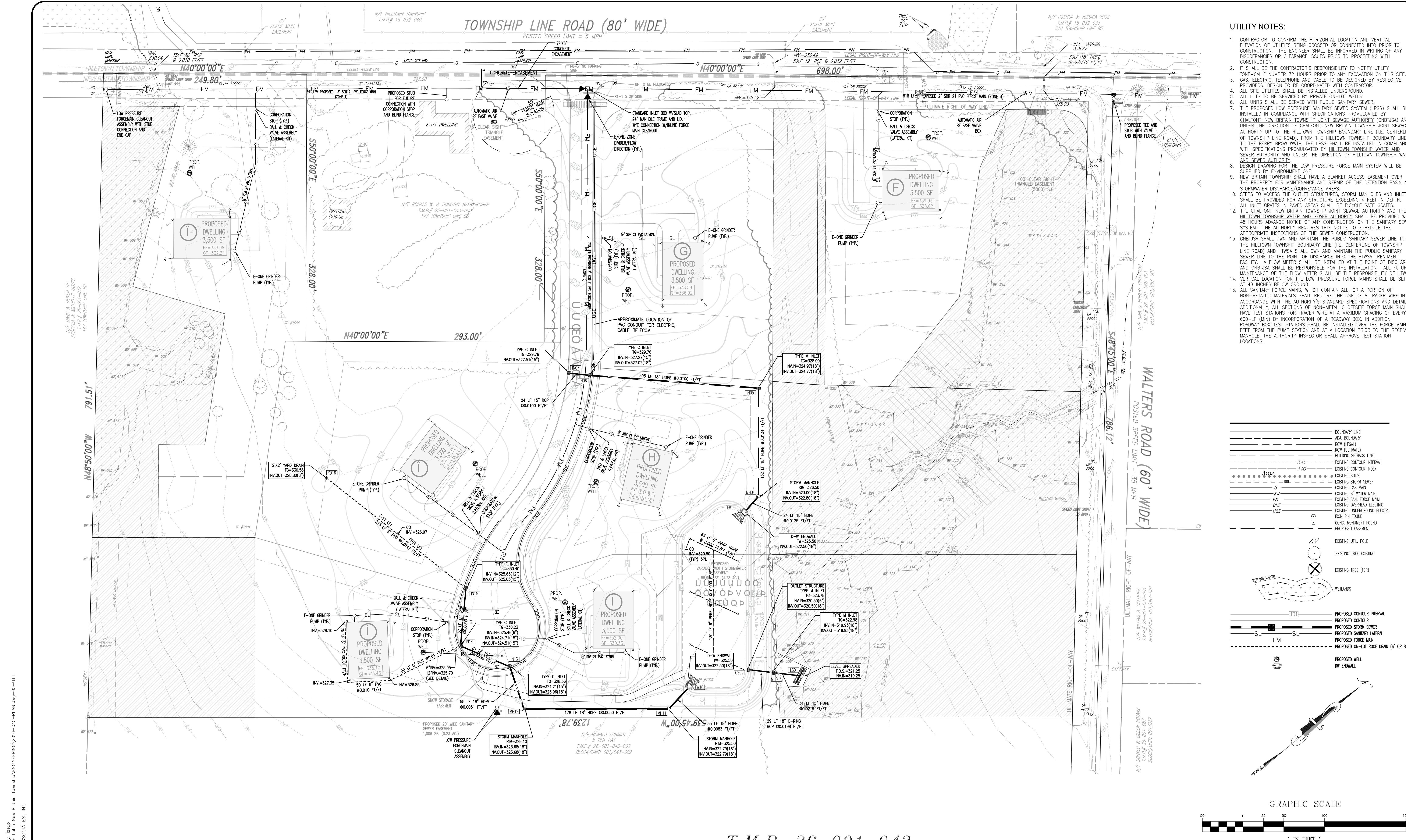
• Engineering • Planning • Surveying •

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CHECKED BY: RLS

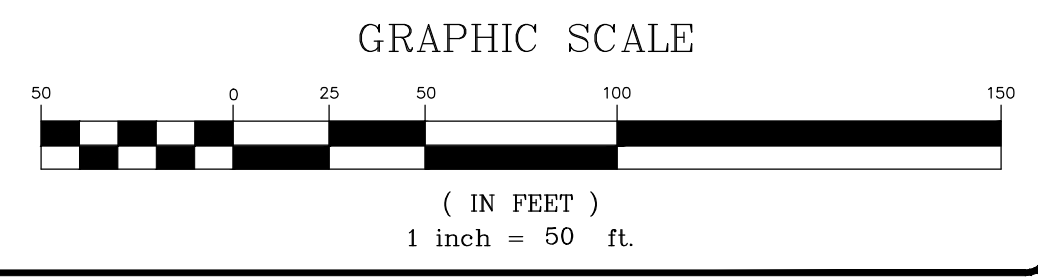
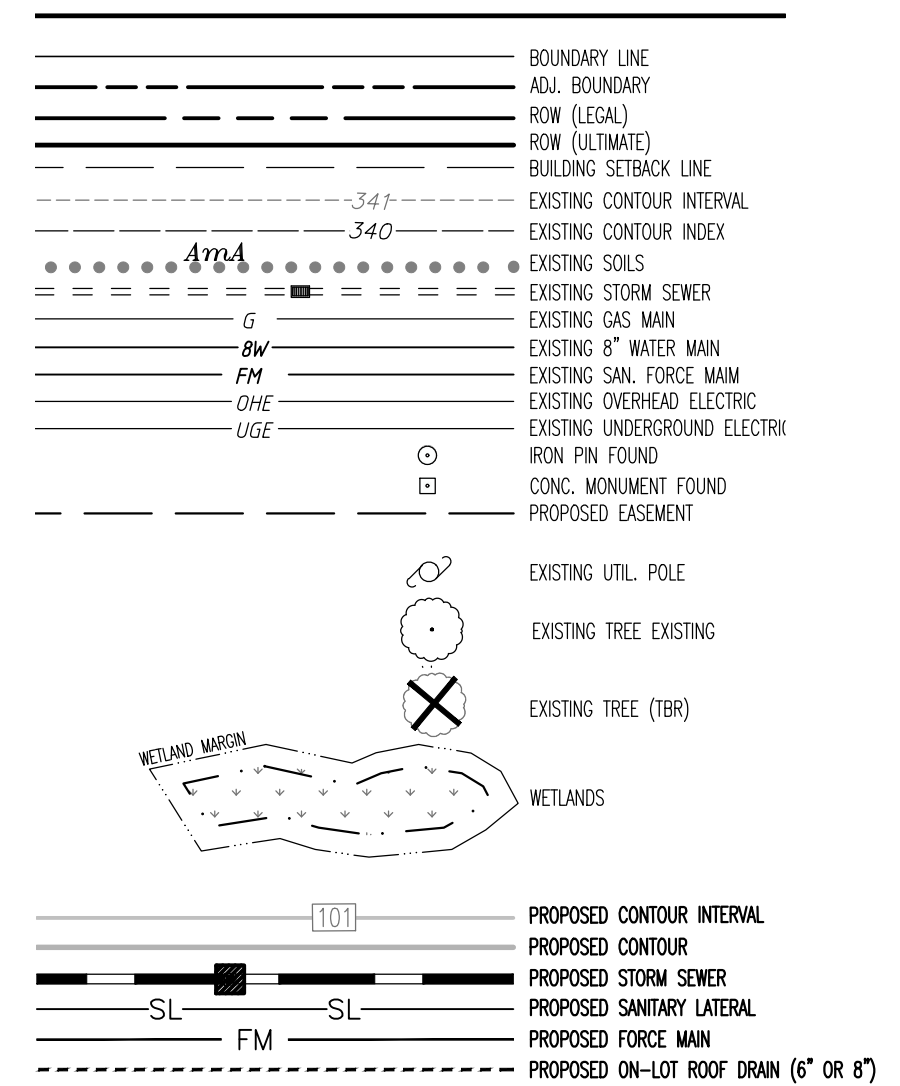
SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHIN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET 4 OF 20

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- UTILITY NOTES:**
- CONTRACTOR TO CONFIRM THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF UTILITIES BEING CROSSED OR CONNECTED INTO PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
  - GAS, ELECTRIC, TELEPHONE AND CABLE TO BE DESIGNED BY RESPECTIVE PROVIDERS. DESIGN TO BE COORDINATED WITH CONTRACTOR.
  - ALL SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
  - ALL LOTS TO BE SERVICED BY PRIVATE ON-LOT WELLS.
  - ALL LINES SHALL BE SERVICED WITH PUBLIC SANITARY SEWER.
  - THE PROPOSED LOW PRESSURE SANITARY SEWER SYSTEM (LPSS) SHALL BE INSTALLED IN COMPLIANCE WITH SPECIFICATIONS PROMULGATED BY CHALFONTE-NEW BRITAIN TOWNSHIP JOINT SEWER AUTHORITY (CNBUSA) AND UNDER THE DIRECTION OF CHALFONTE-NEW BRITAIN TOWNSHIP JOINT SEWER AUTHORITY UP TO THE HILLTOWN TOWNSHIP BOUNDARY LINE (I.E. CENTERLINE OF TOWNSHIP LINE ROAD), FROM THE HILLTOWN TOWNSHIP BOUNDARY LINE TO THE BERRY BROW WMP. THE LPSS SHALL BE INSTALLED IN COMPLIANCE WITH SPECIFICATIONS PROMULGATED BY HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY AND UNDER THE DIRECTION OF HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY.
  - DESIGN DRAWING FOR THE LOW PRESSURE FORCE MAIN SYSTEM WILL BE SUPPLIED BY ENVIRONMENT ONE.
  - NEW BRITAIN TOWNSHIP SHALL HAVE A BLANKET ACCESS EASEMENT OVER THE PROPERTY FOR MAINTENANCE AND REPAIR OF THE DETENTION BASIN AND STORMWATER DISCHARGE/CONVEYANCE AREAS.
  - STEPS TO ACCESS THE OUTLET STRUCTURES, STORM MANHOLES AND INLETS SHALL BE PROVIDED FOR ANY STRUCTURE EXCEEDING 4 FEET IN DEPTH.
  - ALL INLET GRATES IN PAVED AREAS SHALL BE BICYCLE SAFE GRATES.
  - THE CHALFONTE-NEW BRITAIN TOWNSHIP JOINT SEWER AUTHORITY AND THE HILLTOWN TOWNSHIP WATER AND SEWER AUTHORITY SHALL BE PROVIDED WITH 48 HOURS ADVANCE NOTICE OF ANY CONSTRUCTION ON THE SANITARY SEWER SYSTEM. THE AUTHORITY REQUIRES THIS NOTICE TO SCHEDULE THE APPROPRIATE INSPECTIONS OF THE SEWER CONSTRUCTION.
  - CNBUSA SHALL OWN AND MAINTAIN THE PUBLIC SANITARY SEWER LINE TO THE HILLTOWN TOWNSHIP BOUNDARY LINE (I.E. CENTERLINE OF TOWNSHIP LINE ROAD) AND HTWSA SHALL OWN AND MAINTAIN THE PUBLIC SANITARY SEWER LINE TO THE POINT OF DISCHARGE INTO THE HTWSA TREATMENT FACILITY. A FLOW METER SHALL BE INSTALLED AT THE POINT OF DISCHARGE AND CNBUSA SHALL BE RESPONSIBLE FOR THE INSTALLATION. ALL FUTURE MAINTENANCE OF THE FLOW METER SHALL BE THE RESPONSIBILITY OF HTWSA. VERTICAL LOCATION FOR THE LOW-PRESSURE FORCE MAINS SHALL BE SET AT 48 INCHES BELOW GROUND.
  - ALL SANITARY FORCE MAINS, WHICH CONTAIN ALL, OR A PORTION OF NON-METALLIC MATERIALS SHALL REQUIRE THE USE OF A TRACER WIRE IN ACCORDANCE WITH THE AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS. ADDITIONALLY, ALL SECTIONS OF NON-METALLIC OFFSITE FORCE MAIN SHALL HAVE TEST STATIONS FOR TRACER WIRE AT A MAXIMUM SPACING OF EVERY 600'-LF (MIN) BY INCORPORATION OF A ROADWAY BOX. IN ADDITION, ROADWAY BOX TEST STATIONS SHALL BE INSTALLED OVER THE FORCE MAIN 5 FEET FROM THE PUMP STATION AND AT A LOCATION PRIOR TO THE RECEIVING MANHOLE. THE AUTHORITY INSPECTOR SHALL APPROVE TEST STATION LOCATIONS.



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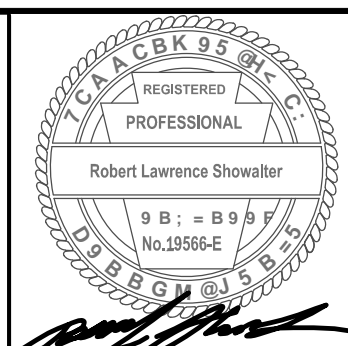
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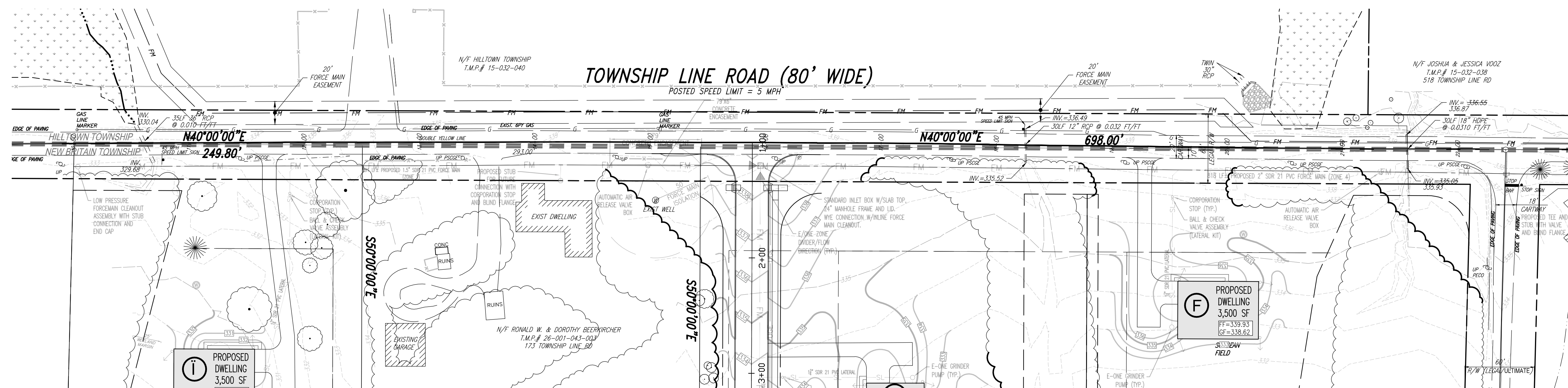
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 FAX (215) 822-5684



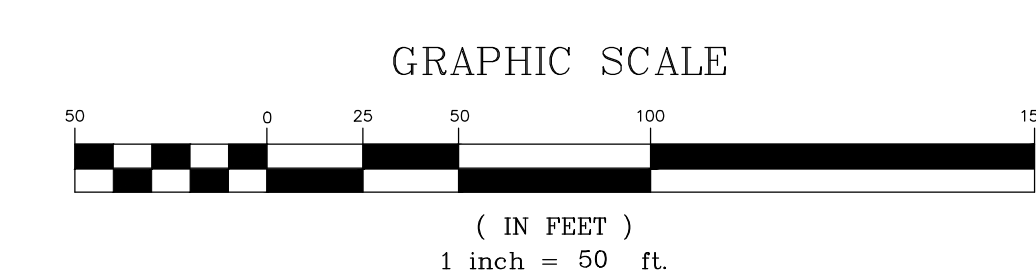
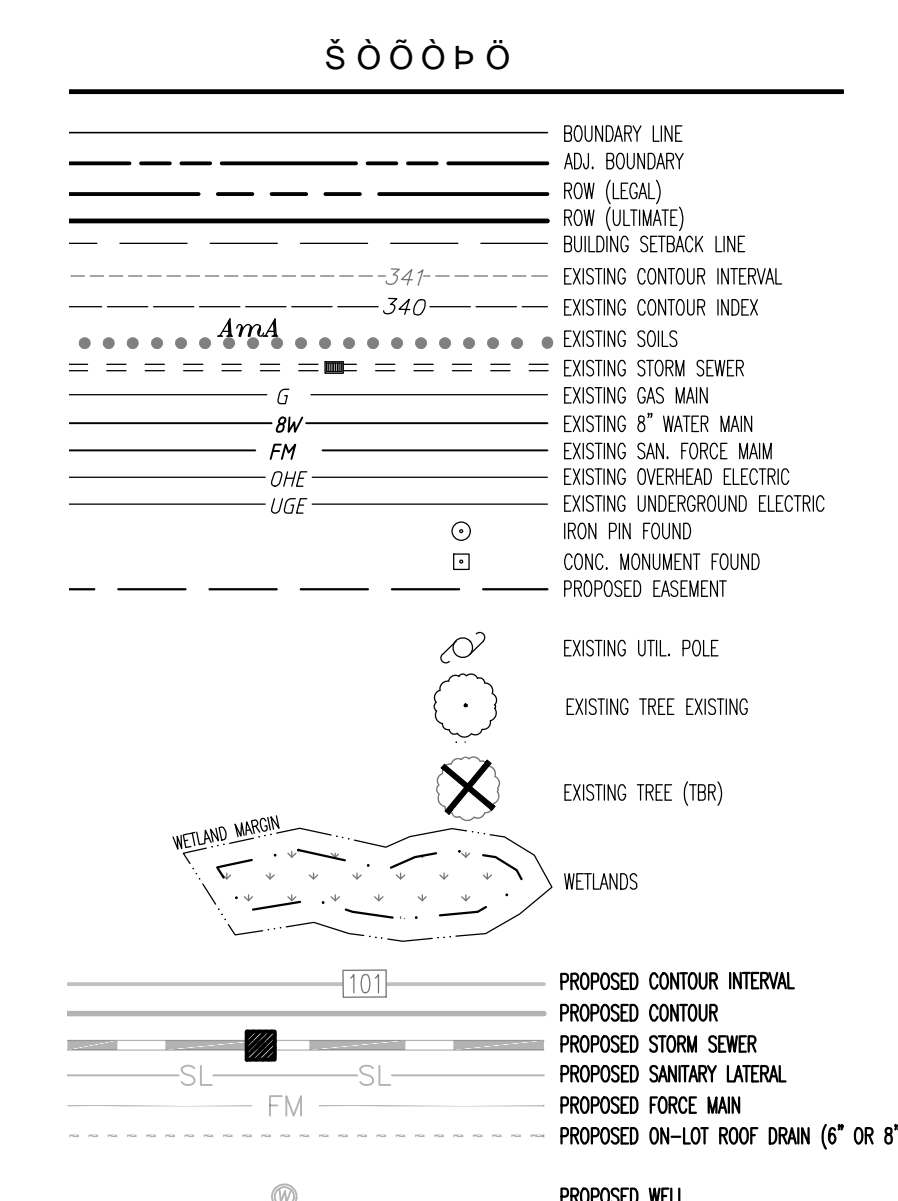
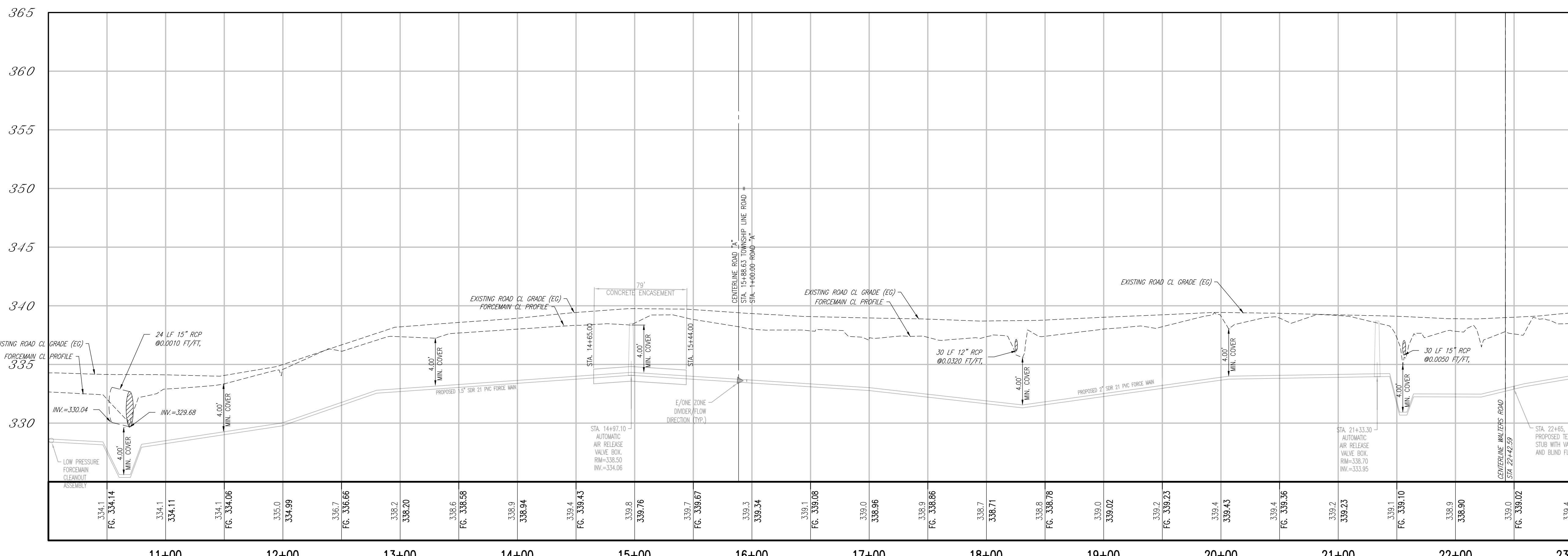
SCALE: 1" = 50'  
 DATE: 02/28/2020  
 JOB NO.: 2016-045  
 DRAWN BY: LAZ  
 CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PA  
 SHEET 5 OF 20  
 PREPARED FOR: MIKE LOHIN  
 TOWNSHIP LINE & WALTERS ROADS  
 LINE LEXINGTON, PA 18932

Printed: 07/15/21 - 9:53 AM, By: lrepp  
 File: F:\DWG\2016\2016-045 Mike Lohin New Britain Township\ENGINEERING\2016-045-PLAN.dwg-05-UTL1  
 I: 2018 R.L. SHOWALTER & ASSOCIATES, INC.



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T.M.P. 26-001-043

CALL BEFORE YOU DIG!  
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

PA ONE CALL  
ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 121, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (AMENDS PENNSYLVANIA ACT 287 AND REPLACES PENNSYLVANIA ACT 172). ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY, HAS BEEN INCORPORATED HEREIN PURSUANT TO SAID PENNSYLVANIA ACT 121. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS IN RESPONSE TO THE PA ONE CALL SYSTEM REFERENCE.  
SERIAL #2018020823 & #2018020824, PER WEB TICKET ON 06/08/2018.  
SERIAL #2020040105, PER WEB TICKET ON 02/03/20

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NO.	DATE	COMMENT
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REVISIONS		

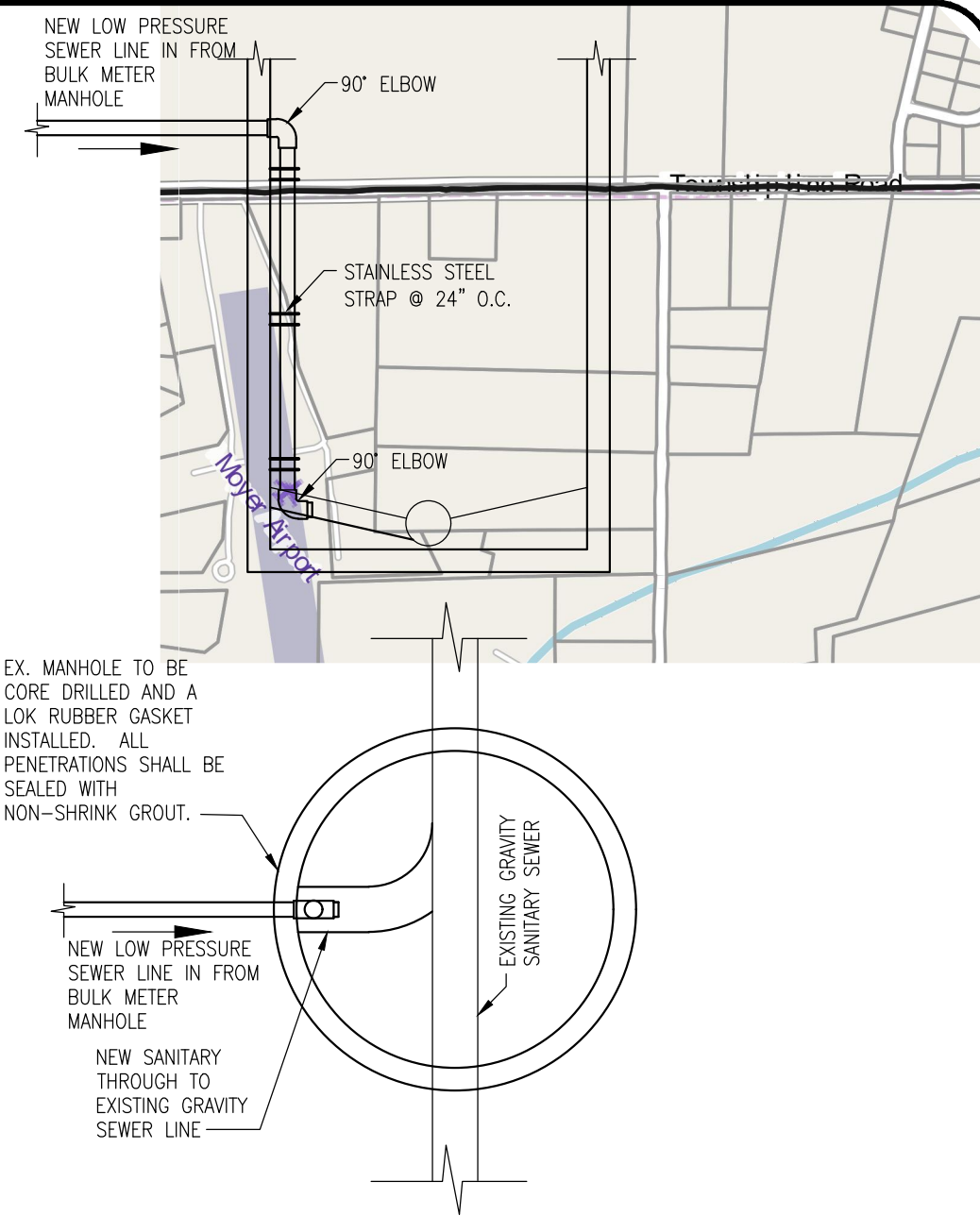
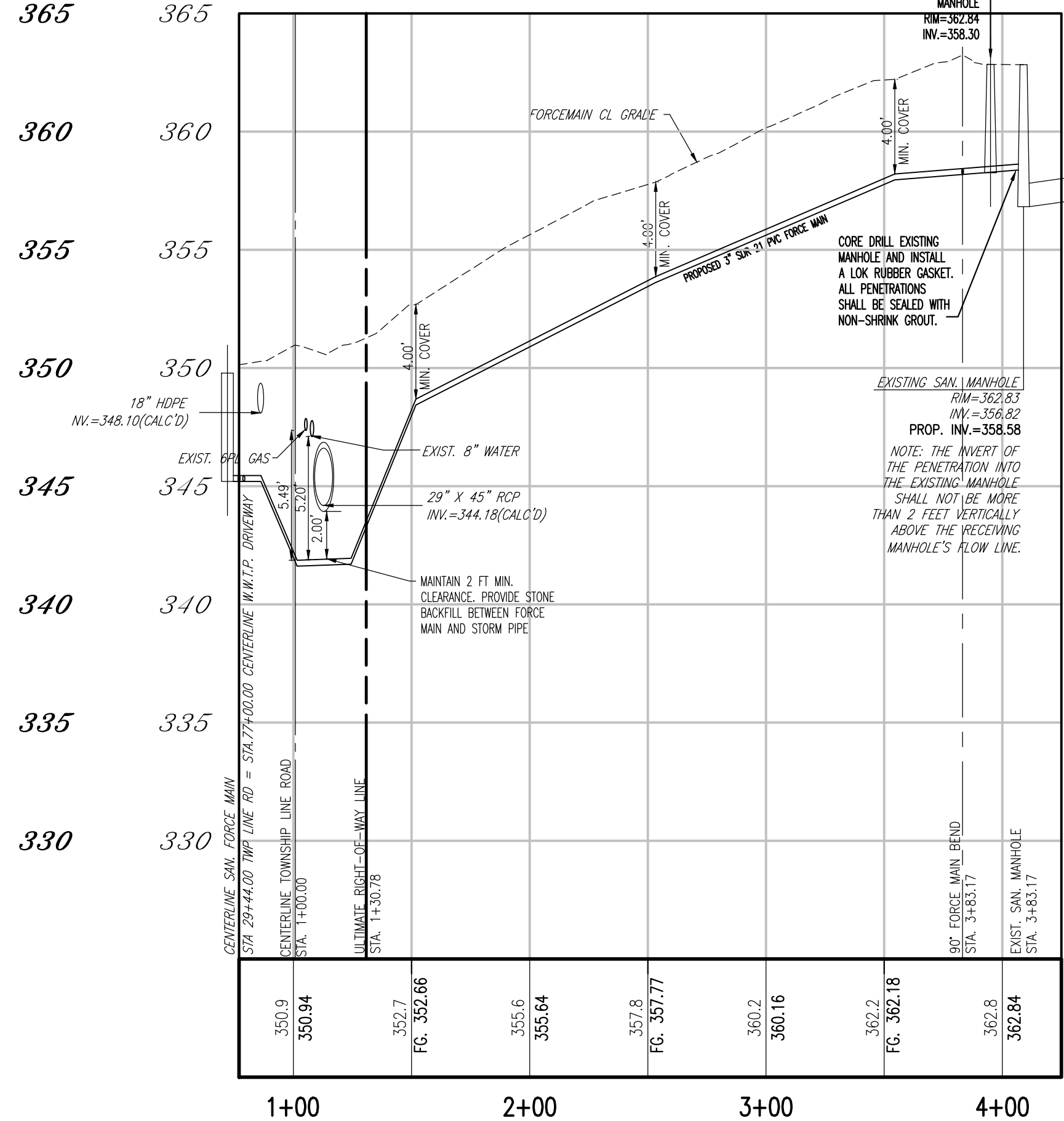
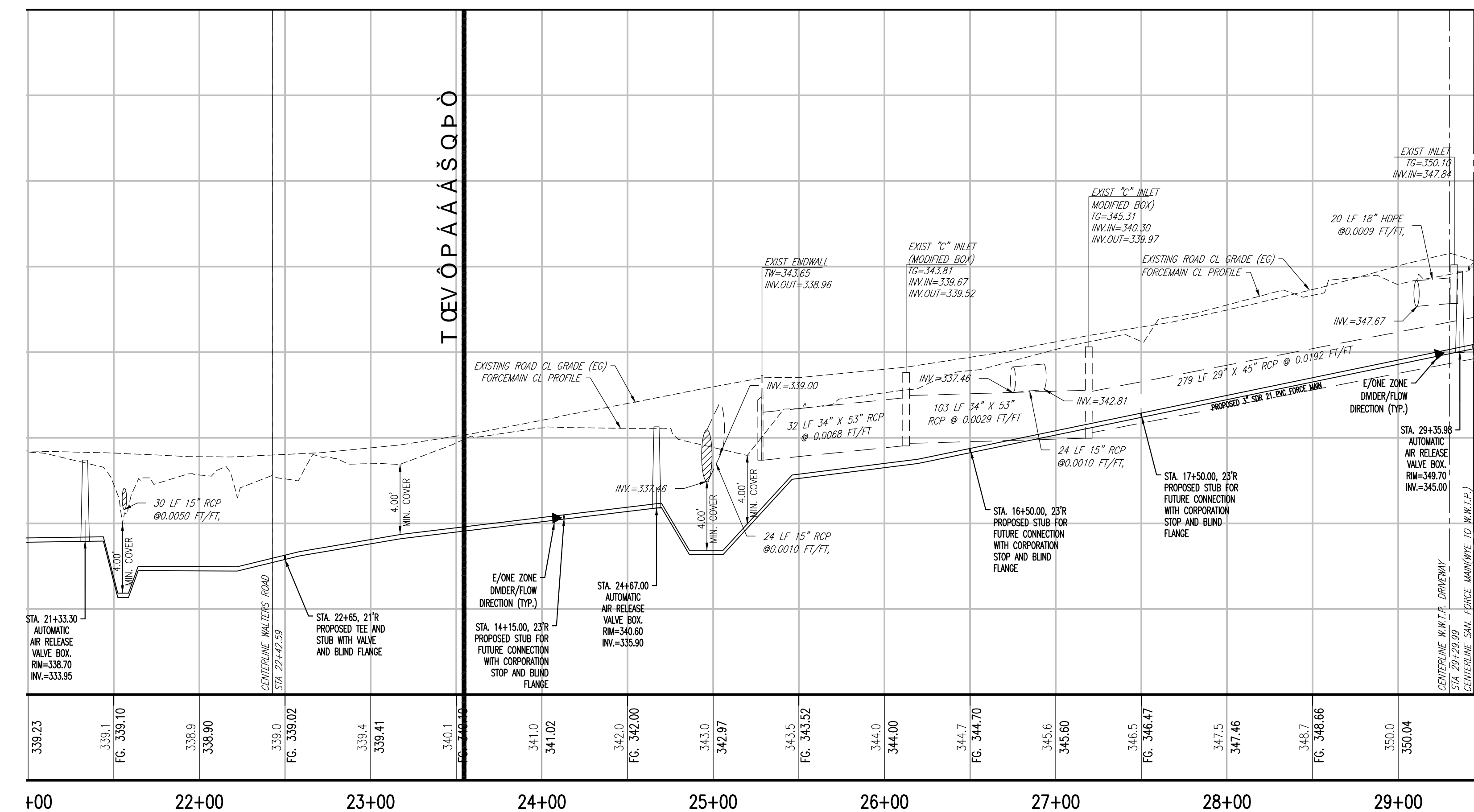
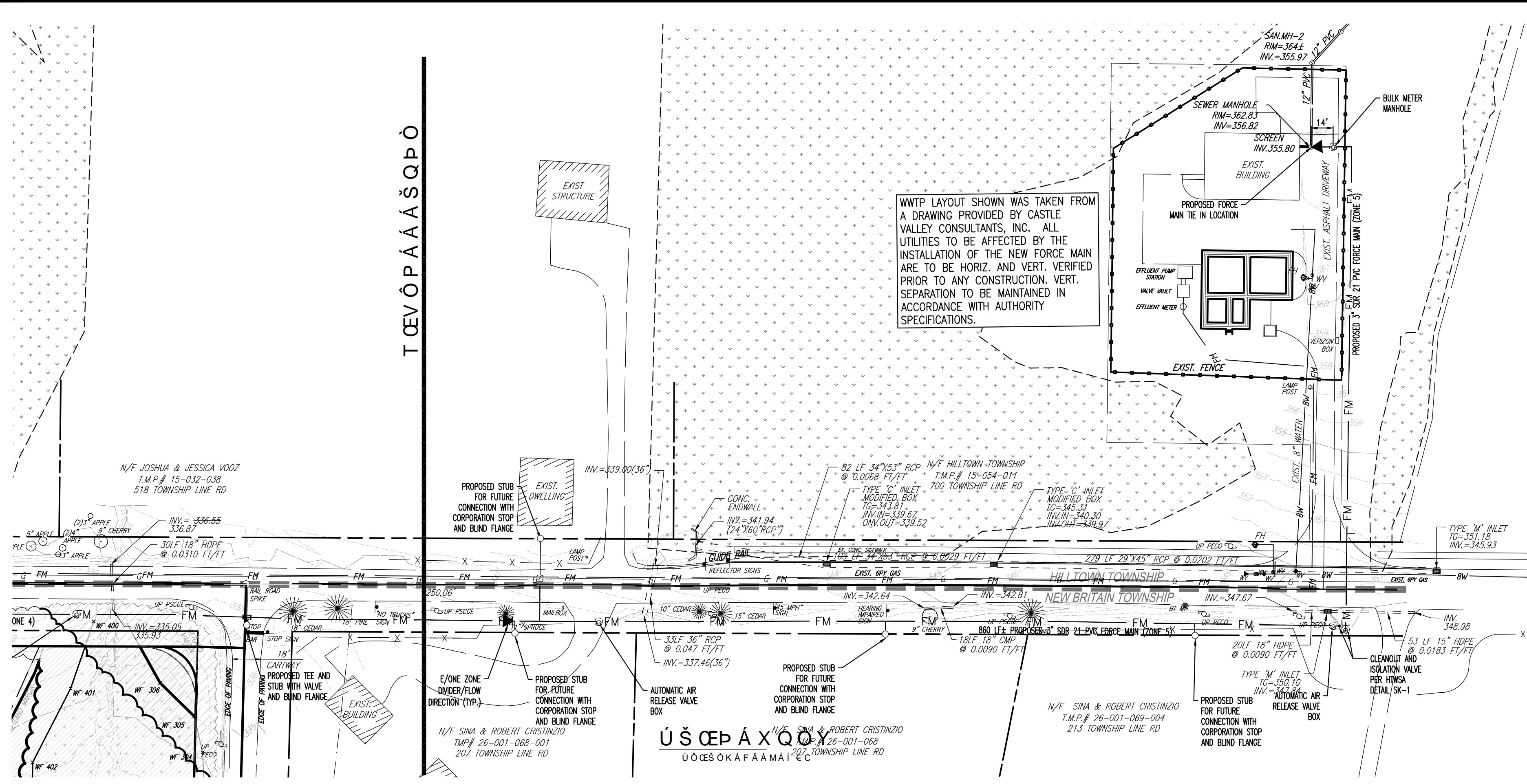
**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2900  
FAX (215) 822-5684

HCKBG<=D@=B&A568es, Inc.  
D@5B5B8DFC@9

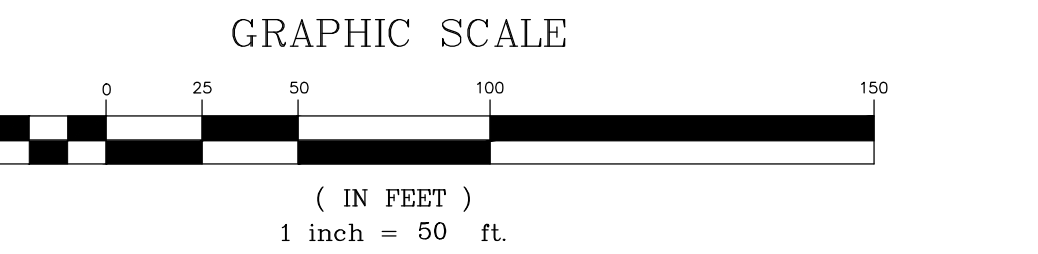
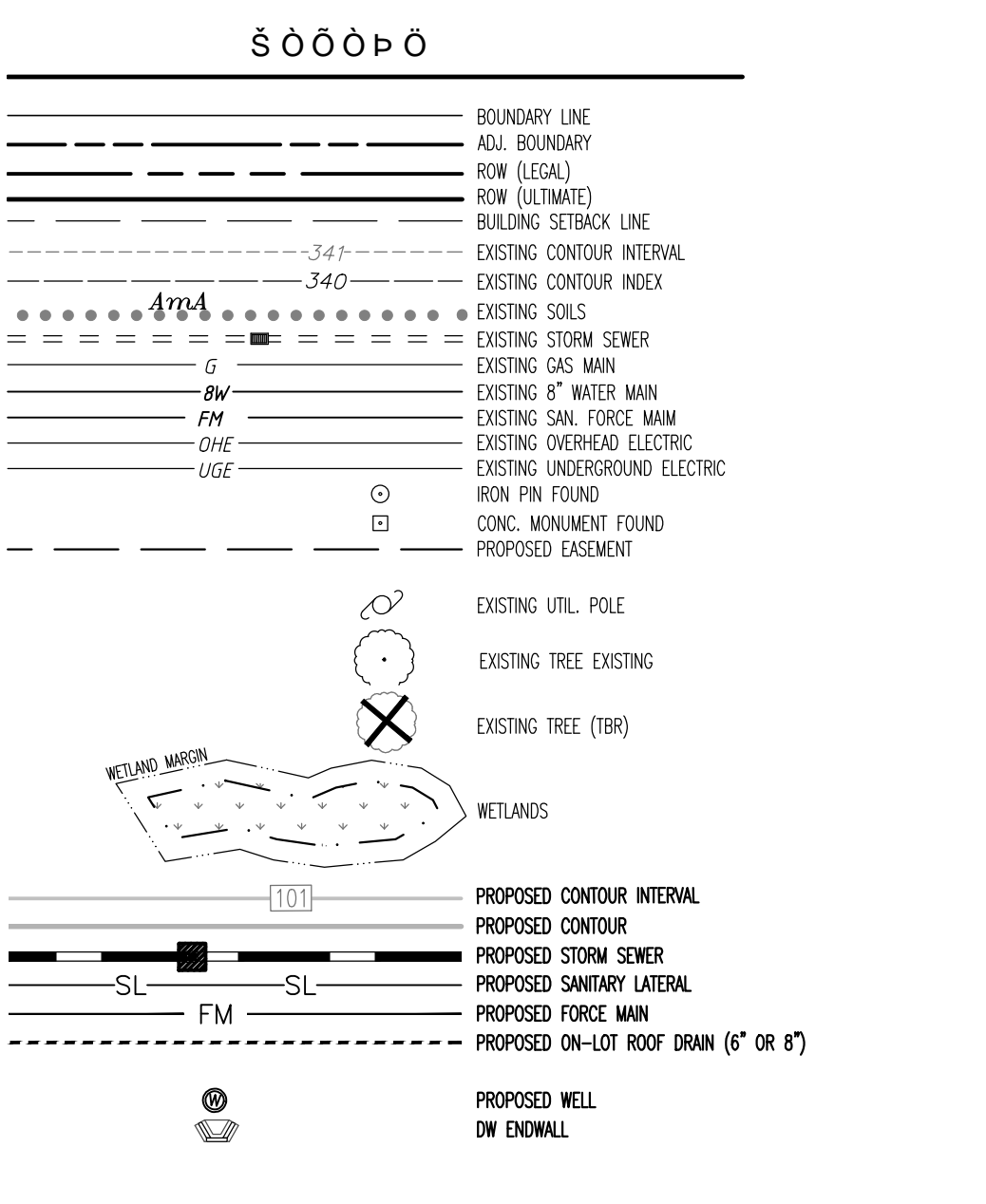
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SCALE: 1" = 50'  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932



- NOTES:
1. LOW PRESSURE SEWER SYSTEM TO BE ENVIRONMENT ONE GRINDER PUMPS OR APPROVED EQUAL.
  2. ENVIRONMENT ONE GRINDER PUMP AND LOW PRESSURE SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CHALFONT NEW BRITAIN TOWNSHIP JOINT SEWER AUTHORITY REGULATIONS.
  3. EXISTING MANHOLE SHALL BE COATED WITH A MANHOLE LINER SYSTEM. (SPECTRASHAILED BY CCI SPECTRUM OR AUTHORITY APPROVED EQUAL).
  4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF EXISTING FORCE MAIN AND WATER MAIN PRIOR TO CONSTRUCTION.
  5. THE INVERT OF THE PENETRATION INTO THE EXISTING MANHOLE SHALL NOT BE MORE THAN 2 FT VERTICALLY ABOVE THE RECEIVING MANHOLE'S FLOW LINE.



Printed: 07/15/21 - 10:34 AM, By: lroop  
 File: F:\DWG\2016\2016-045 Mike Lohin New Britain Township\ENGINEERING\2016-045-PLAN.dwg-07-PROF  
 I: 2018 R.L. SHOWALTER & ASSOCIATES, INC.

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 1-800-242-1776

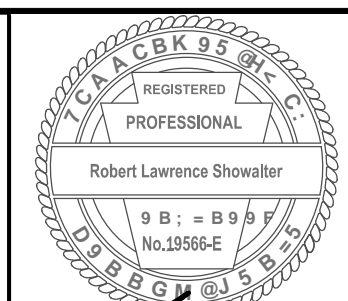
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 SERIAL #201602083 & #201602084, PER WEB TOCKET ON 06/08/2016.  
 SERIAL #2020041083, PER WEB TOCKET ON 02/03/2020.

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REVISIONS		

T.M.P. 26-001-043

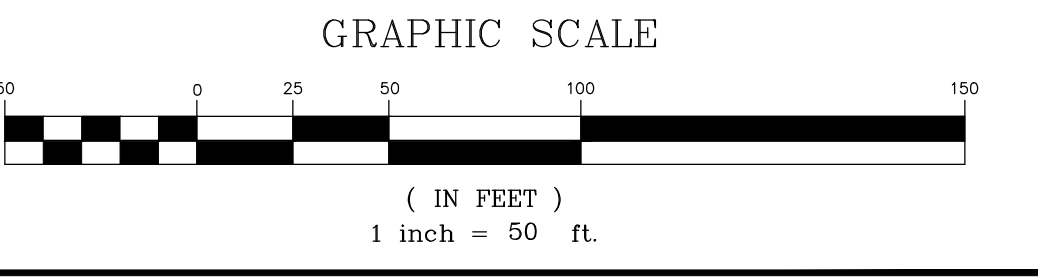
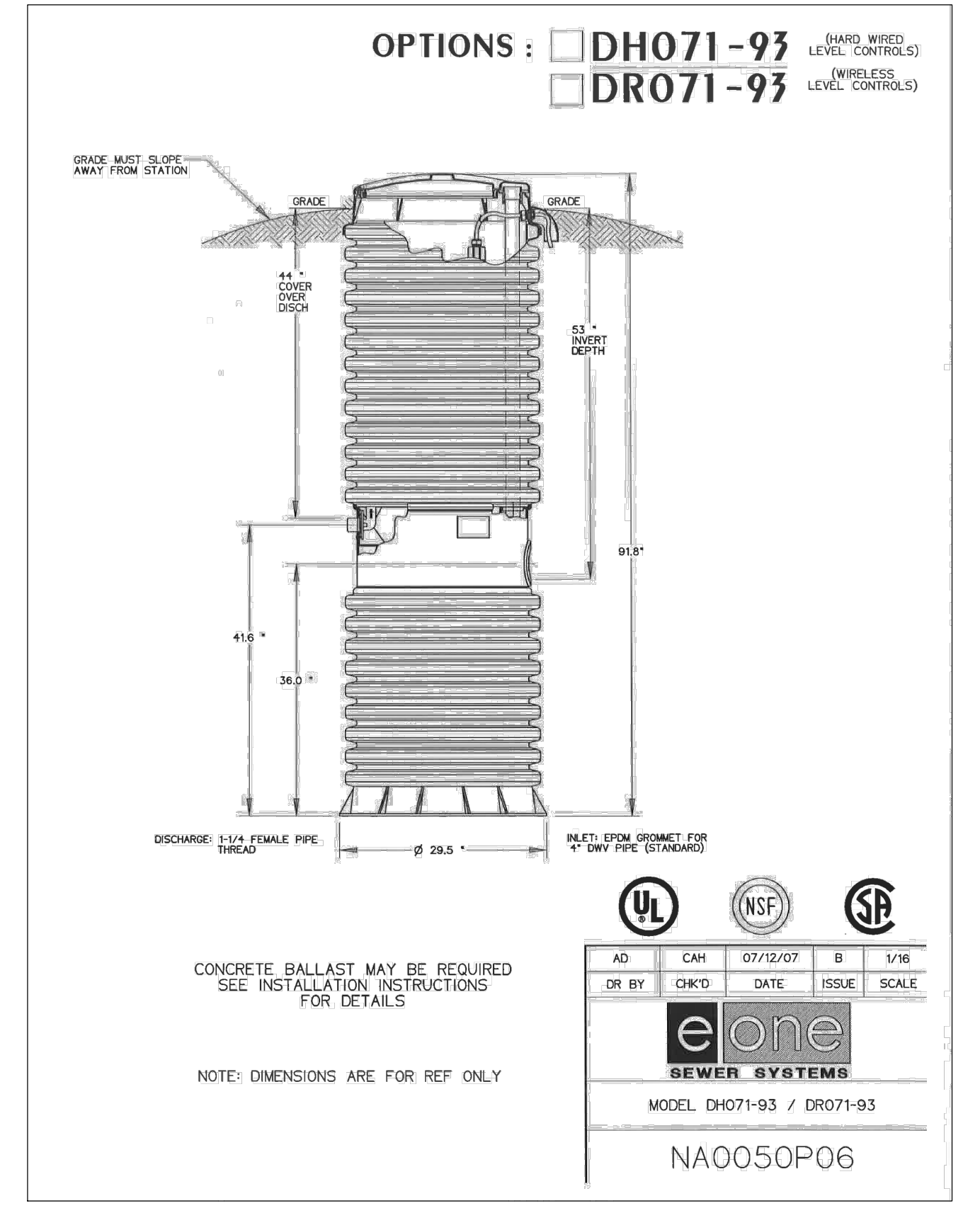
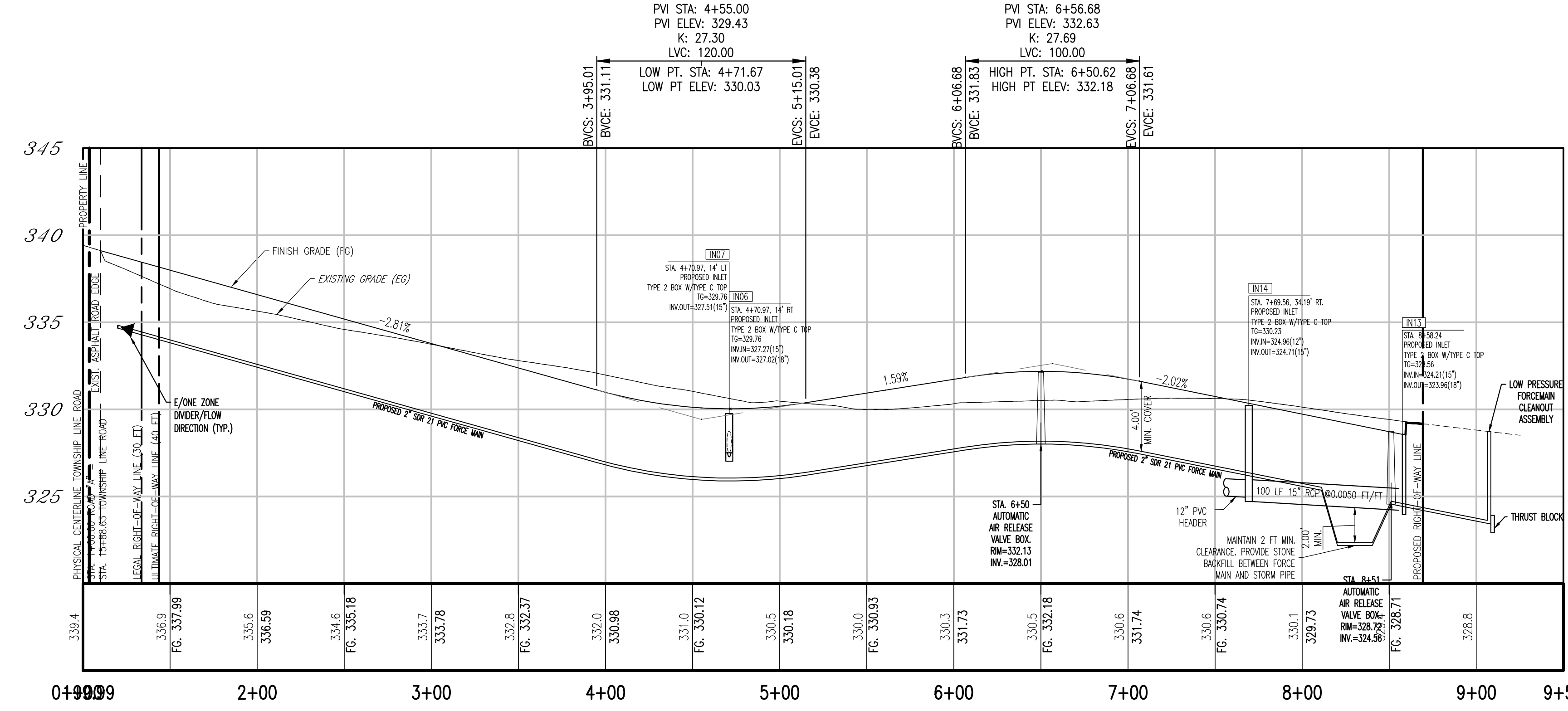
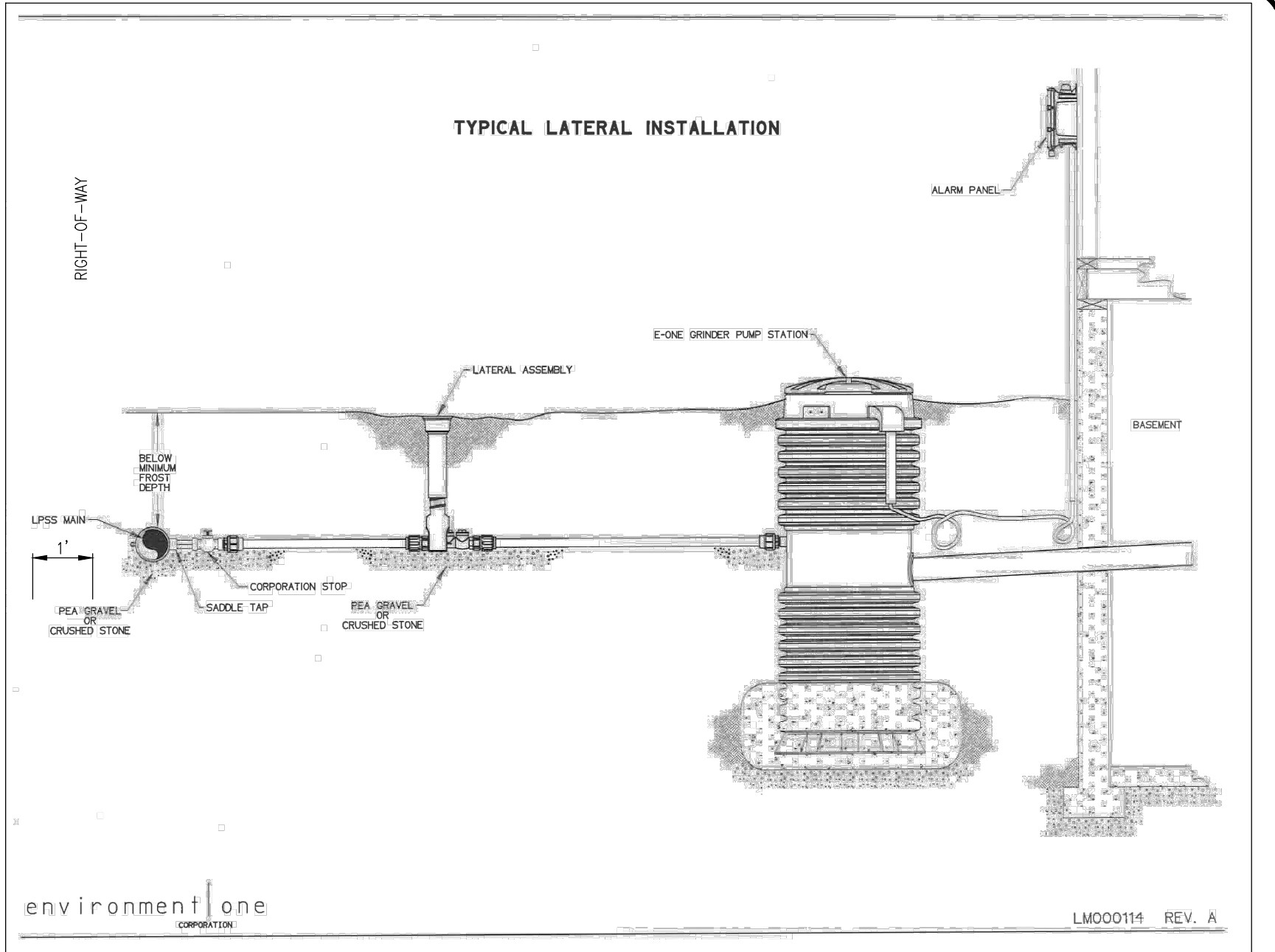
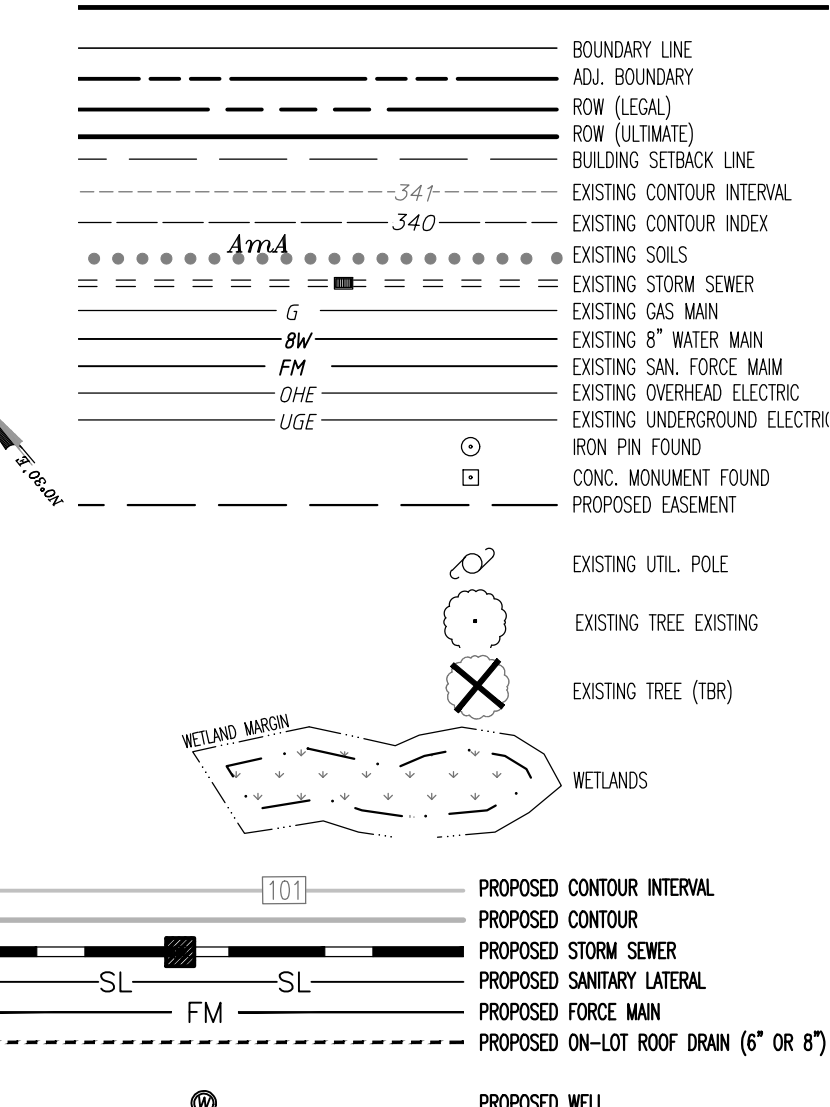
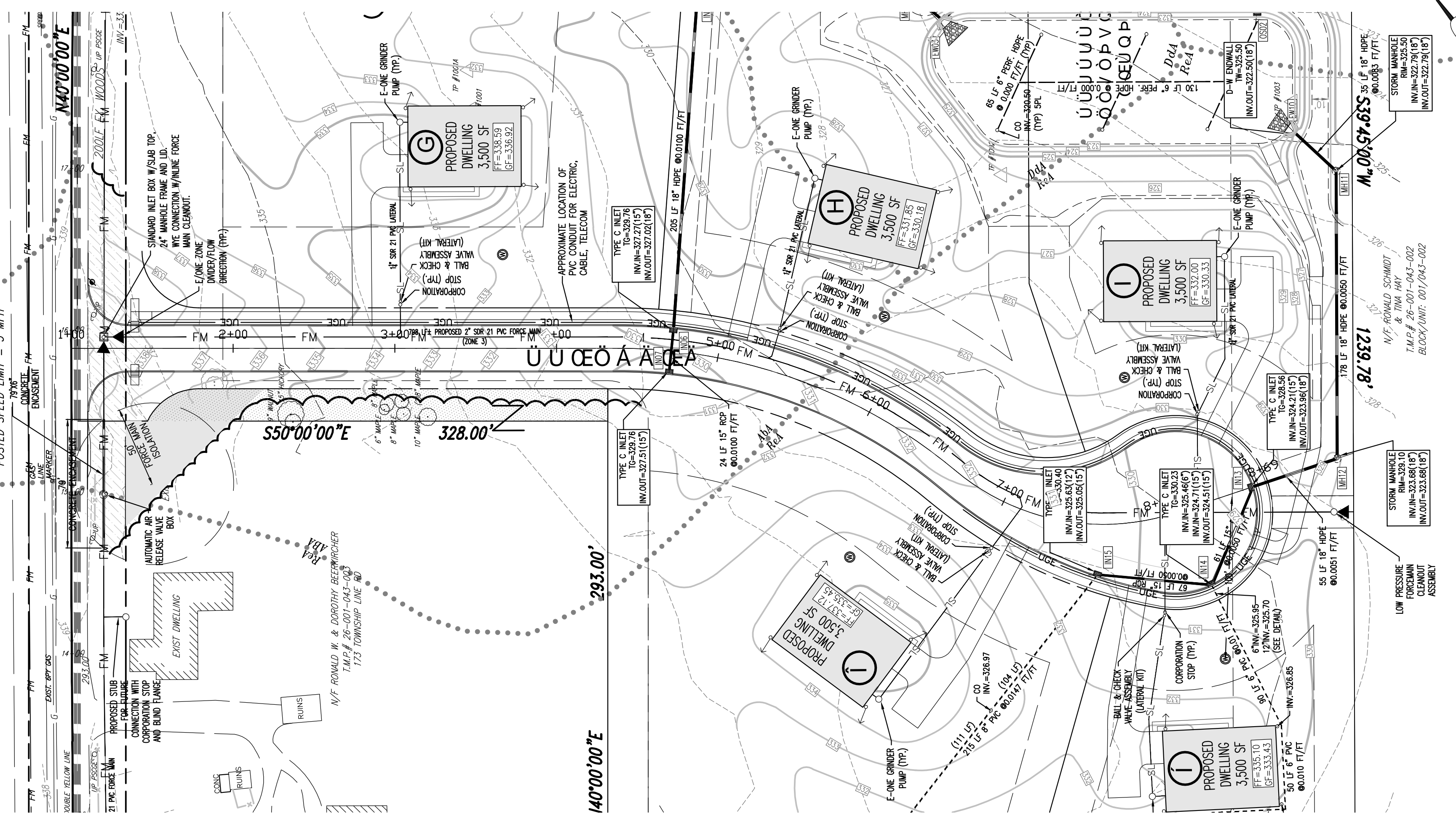
**R. L. Showalter & Associates, Inc.**  
 HCKBG<=D @=B 9: A5C68es, Inc.  
 D@5B 5B8 DFC @9  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684



SCALE: 1" = 50'  
 DATE: 02/28/2020  
 JOB NO.: 2016-045  
 DRAWN BY: LAZ  
 CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PA  
 PREPARED FOR: MIKE LOHIN  
 TOWNSHIP LINE & WALTERS ROADS  
 LINE LEXINGTON, PA 18932  
 SHEET 7 OF 20

TOWNSHIP LINE KUAL (50' WIDE)



Printed: 07/15/21 - 10:52 AM, BY: tmap  
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 1 2018 R.L. SHOWALTER & ASSOCIATES, INC.

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 1-800-242-1776

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 SERIAL #20161602883 & #20161602884, PER WEB TICKET ON 06/08/2016.  
 SERIAL #20200041083, PER WEB TICKET ON 02/03/20

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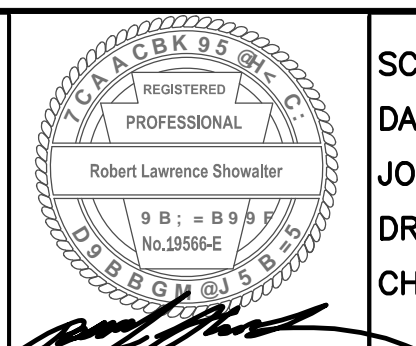
NO.	DATE	COMMENT
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REVISIONS		

T.M.P. 26-001-043

**R. L. Showalter & Associates, Inc.**  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684

**FC 58 " 5 "**  
**D @ 5 B " 5 B 8 " D F C : E @ 9**

Engineering • Planning • Surveying •



**SCALE:** 1" = 50'  
**DATE:** 02/28/2020  
**JOB NO.:** 2016-045  
**DRAWN BY:** LAZ  
**CHECKED BY:** RLS

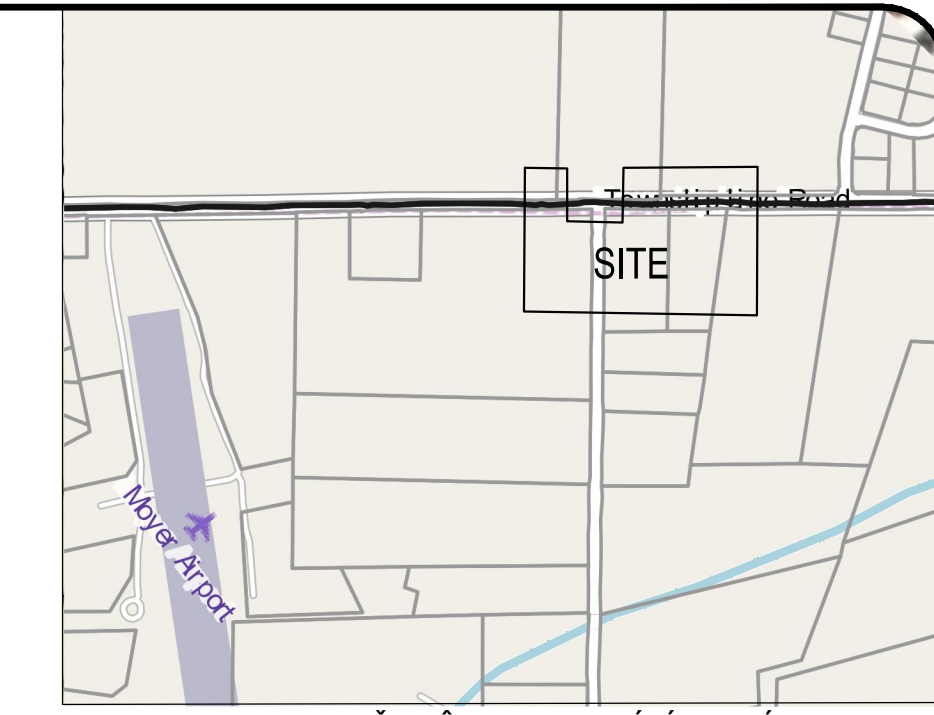
**SITUATE:** NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PA  
 PREPARED FOR:  
**MIKE LOHIN**  
 TOWNSHIP LINE & WALTERS ROADS  
 LINE LEXINGTON, PA 18932

**SHEET**  
**8 OF 20**





TOWNSHIP LINE ROAD (80' WIDE)  
POSTED SPEED LIMIT = 5 MPH



**SITE OWNER**  
MARY T. GREYBUSH & CHRISTIAN J. LOHN  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

**APPLICANT**  
LOHN, MICHAEL  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

**SITE ADDRESS**  
TOWNSHIP LINE RD. & WALTERS RD.  
LINE LEXINGTON, PA. 18932  
PARCEL # 2601043

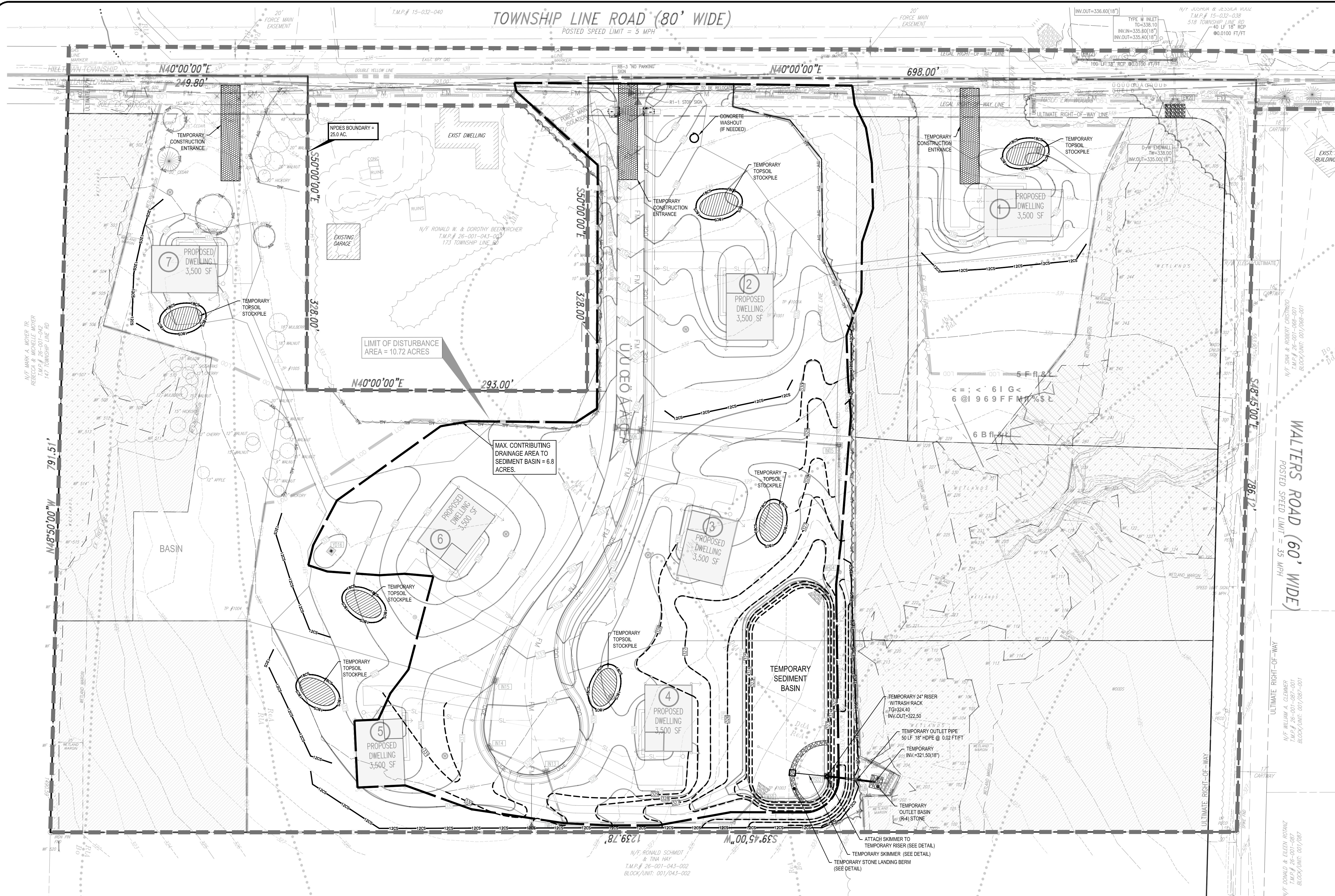
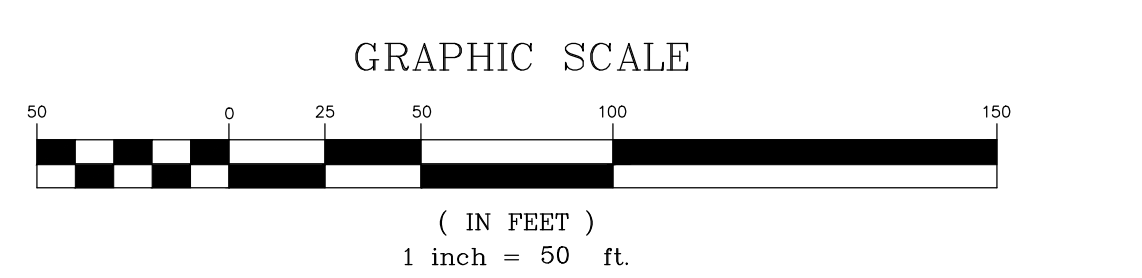
- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (LEGAL)
- ROW (ULTIMATE)
- BUILDING SETBACK LINE
- EXISTING CONTOUR INTERNAL
- EXISTING CONTOUR INDEX
- EXISTING SOILS
- EXISTING STORM SEWER
- PROPOSED CONTOUR INTERNAL
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED SANITARY LATERAL
- PROPOSED FORCE MAIN
- PROPOSED ON-LOT ROOF DRAIN (6" OR
- PROPOSED WELL
- DW ENDWALL
- LIMIT OF DISTURBANCE
- YARD DRAIN
- NPDES PERMIT BOUNDARY
- 12" COMPOST FILTER SOCK
- 18" COMPOST FILTER SOCK
- TREE PROTECTION FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- TOPSOIL STOCKPILE
- TEST PIT LOCATION
- INLET FILTER
- AMENDED SOILS

**UUQSU**

SYMBOL	NAME	HSG	AGRICULTURAL SOIL	FLOODPLAIN SOIL
<i>Abd</i>	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NO
<i>Bo</i>	BOWMANVILLE-KNAUERS SILT LOAMS	C/D	NOT PRIME	YES-OCCASIONAL
<i>Ddd</i>	DODLESTOWN SILT LOAM 0-3% SLOPES	C/D	NOT PRIME	NO
<i>Ddd</i>	DODLESTOWN SILT LOAM 3-8% SLOPES	C/D	NOT PRIME	NO
<i>Rd</i>	REARDEN SILT LOAM 0-3% SLOPES	C	PRIME FARMLAND	NO
<i>Rd</i>	REARDEN SILT LOAM 3-8% SLOPES	D	STATEWIDE IMPORTANCE	NO

NOTE: SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 16, SEPTEMBER 16, 2019. AGRICULTURAL SOIL DATA BASED ON "FARMLAND CLASSIFICATION". FLOODPLAIN (ALLUVIAL) SOILS BASED ON "FREQUENCY OF FLOODING". LOCATIONS VERIFIED ON-SITE BY PENN'S TRAIL ENVIRONMENTAL.

- PUUUUABUVUUK**
- GENERAL NPDES PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED ON THIS PLAN.
  - ANY REVISION TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY NEW BRITAIN TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT.



T.M.P. 26-001-043

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**REVISIONS**

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116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2900  
FAX (215) 822-5684

**9 FCG = CB 5 B & Associates, Inc.**  
G98 = A9BH 7 CBHFC @  
D @ 5 B

**SCALE:** 1" = 50'  
**DATE:** 02/28/2020  
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**DRAWN BY:** EFS  
**CHECKED BY:** RLS

**SITUATE:** NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
**PREPARED FOR:** MIKE LOHN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

**SHEET**  
10 of 20

Plotted: 07/15/21 - 3:50 PM, By: douch  
 File: F:\DWG\2016\2016-045 Mike Lohn New Britain Township\ENGINEERING\2016-045-PLAN\_EROS.dwg - 10- ECP  
 T. 2018 R.L. SHOWALTER & ASSOCIATES, INC.

IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PREPARED AND COMPLETELY IMPLEMENTED.
2. UNTIL THE SITE IS STABILIZED, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY.
3. THE OPERATOR SHALL MAINTAIN AND MAKE AVAILABLE TO LOCAL COUNTY CONSERVATION DISTRICT COMPLETE WRITTEN INSPECTION LOGS OF ALL THESE INSPECTIONS.

- 4. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LOCAL COUNTY CONSERVATION DISTRICT.
5. OFF-SITE WASTE AND BORROW FROM THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE LOCAL COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES AND REGULATIONS.
6. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.

- 7. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION AND SEDIMENT CONTROL.
8. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE SITE AT ALL TIMES.
9. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

- 1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. 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.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.

- 5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH SHALL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND / OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO MATCH ADJACENT STABILIZED AREAS.
7. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

- 1. AN ONGOING PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR NO LESS THAN 7 DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS OTHERWISE BY SERO DEP OR THE LOCAL COUNTY CONSERVATION DISTRICT.
2. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO LOCAL COUNTY CONSERVATION DISTRICT PERMITS, CO-PERMITES, OPERATORS, ALL APPROPRIATE MUNICIPAL OFFICIALS, REPRESENTATIVES FROM THE LOCAL COUNTY CONSERVATION DISTRICT AND THE SERO DEP, AND LICENSED PROFESSIONALS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY.
3. IMPLEMENTATION OF THE APPROVED PCSM PLAN, SHALL ATTEND A PRE-CONSTRUCTION MEETING.

- 1. THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE, OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 2601.1 ET SEQ., 2711.1 ET SEQ., AND 2871.1 ET SEQ., AND IN ACCORDANCE WITH ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE SITE.
3. INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS.
4. ANY OFFSITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN REVIEWED AND APPROVED BY THE LOCAL COUNTY CONSERVATION DISTRICT PRIOR TO BEING ACTIVATED.

- 1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION DURING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED.

CALL BEFORE YOU DIG! 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

IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. ALL PLANTING SHALL BE INSTALLED DURING THE FINAL CONSTRUCTION PHASE OF THE PROJECT.
2. PLANTING TIME: PLANT OR INSTALL MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF LANDSCAPE WORK REQUIRED.
3. PERIODS TO PROVIDE MAINTENANCE COORDINATION WITH LAWNS: PLANT TREES AND SHRUBS AFTER FINAL COMPLETION OF THE PROJECT TO PLANTINGS OF LAWNS, UNLESS OTHERWISE ACCEPTABLE.
4. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOOD PLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

- 5. PLANTING:
a. BEFORE PLACING SHRUBS IN PITS, SCARIFY A 7" LAYER OF EXISTING SOIL AT THE BOTTOM OF PIT AND TAMP LIGHTLY.
b. THE PLANT PIT SHALL BE FILLED WITH PLANTING MIXTURE AS SPECIFIED AND PLACED IN 6" LAYER ABOVE THE BALL.
c. BACKFILL MATERIAL SHALL BE FRAGILE AGRICULTURAL LOAM SUITABLE FOR GROWING PLANT MATERIAL FREE FROM STICKS, STONES, AND OTHER FOREIGN MATERIAL.
d. PLANT MATERIAL LOCATIONS ARE APPROXIMATE. WHEN NECESSARY, ADJUSTMENTS MAY BE MADE IN THE FIELD AND APPROVED BY THE MUNICIPALITY.

- 6. PRUNING: TREES SHALL BE PRUNED TO BALANCE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR NATURAL CHARACTER AND SHAPE.
7. MULCHING: BEFORE MULCH IS INSTALLED, APPLY PRE-EMERGENCE WEED KILLER AND INCORPORATE INTO SOIL ACCORDING TO MANUFACTURER'S DIRECTIONS.
8. EROSION CONTROL BLANKET: DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

- 9. INLET FILTER BAG: BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN THE BAG IS HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED.
10. VEGETATED CHANNELS: CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
11. SKIMMERS: ANY MALFUNCTIONING SKIMMER SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION.

- 12. SEDIMENT BASINS AND TRAPS: SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED THE CLEAN OUT ELEVATION ON THE STAKE AND THE BASIN SHALL BE RESTORED TO ITS ORIGINAL DIMENSIONS.
13. EROSION CONTROL BLANKET: DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

- 14. E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS IN BOTH UPSTREAM AND DOWNSTREAM AREAS.
15. ANY DISTURBED AREA THAT IS NOT AT FINAL GRADE OR WHERE THERE HAS BEEN A CESSATION OF EARTHMOVING ACTIVITY SHALL BE PLANTED WITH A TEMPORARY SEED MIX AND MULCHED.
16. TRENCH BACKFILLING: TRENCH BACKFILLING SHALL BE COMPLETED THE SAME DAY.

- 17. TRENCH BACKFILLING: TRENCH BACKFILLING SHALL BE COMPLETED THE SAME DAY.
18. TRENCH BACKFILLING: TRENCH BACKFILLING SHALL BE COMPLETED THE SAME DAY.
19. TRENCH BACKFILLING: TRENCH BACKFILLING SHALL BE COMPLETED THE SAME DAY.

Table with 3 columns: NO., DATE, COMMENT. Includes revision 01/12/2021 PER CONSULTANT REVIEWS.

IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. 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.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

- 4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH SHALL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND / OR BACKFILLING BEGINS.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO MATCH ADJACENT STABILIZED AREAS.

- 7. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.
8. AN ONGOING PRE-CONSTRUCTION MEETING IS REQUIRED TO OCCUR NO LESS THAN 7 DAYS PRIOR TO ANY EARTH DISTURBANCE UNLESS OTHERWISE BY SERO DEP OR THE LOCAL COUNTY CONSERVATION DISTRICT.

- 9. THE CONTRACTOR SHALL MAINTAIN AND MAKE AVAILABLE TO LOCAL COUNTY CONSERVATION DISTRICT PERMITS, CO-PERMITES, OPERATORS, ALL APPROPRIATE MUNICIPAL OFFICIALS, REPRESENTATIVES FROM THE LOCAL COUNTY CONSERVATION DISTRICT AND THE SERO DEP, AND LICENSED PROFESSIONALS RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY.
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2. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, BURN, DUMP, OR DISCHARGE ANY BUILDING MATERIALS OR WASTES AT THE SITE.

- 3. INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS.
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- 1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION DURING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
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T.M.P. 26-001-043 R. L. Showalter & Associates, Inc. 9FCG=CB 5B & Associates, Inc. 998=A9BH 7CBHFC@ BCH9G

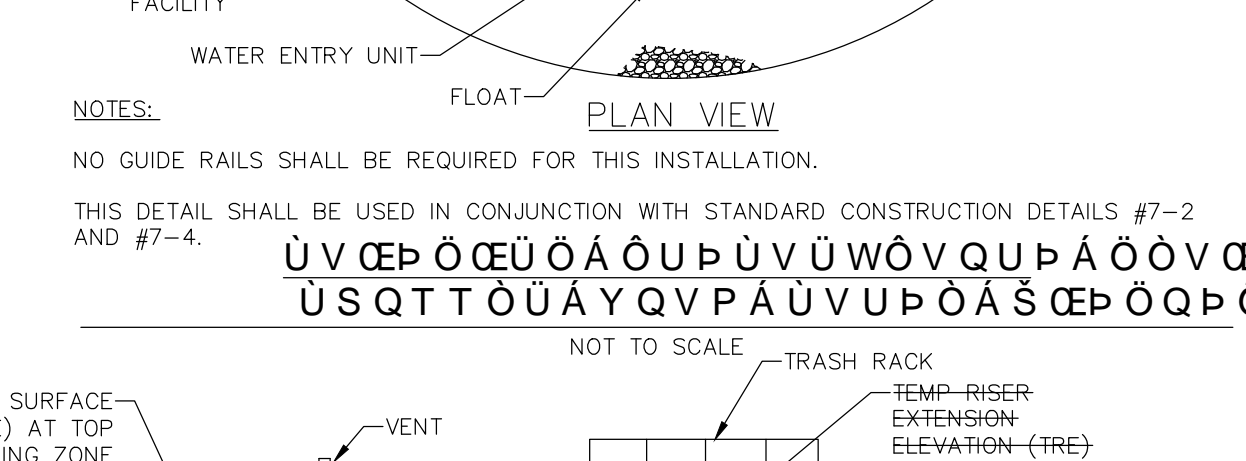
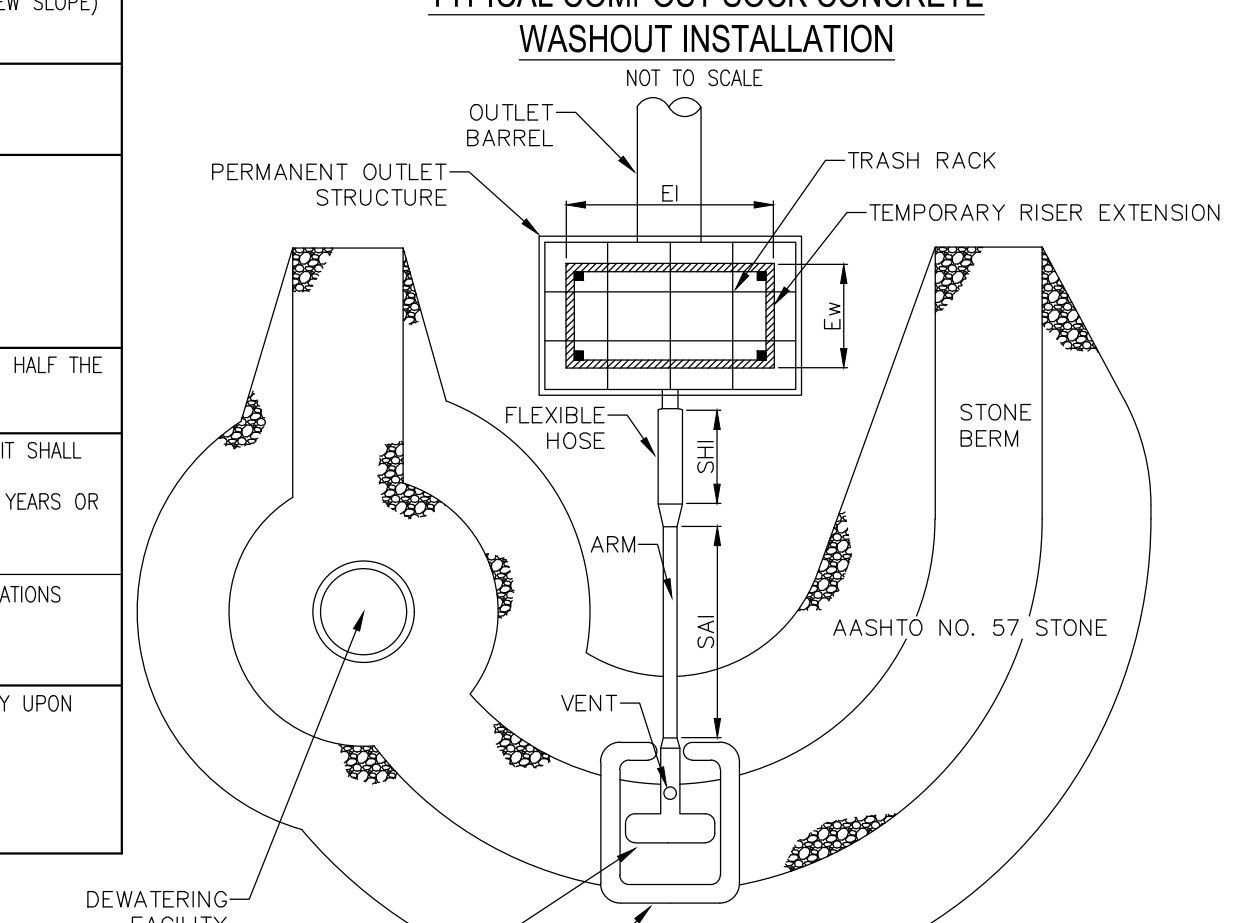
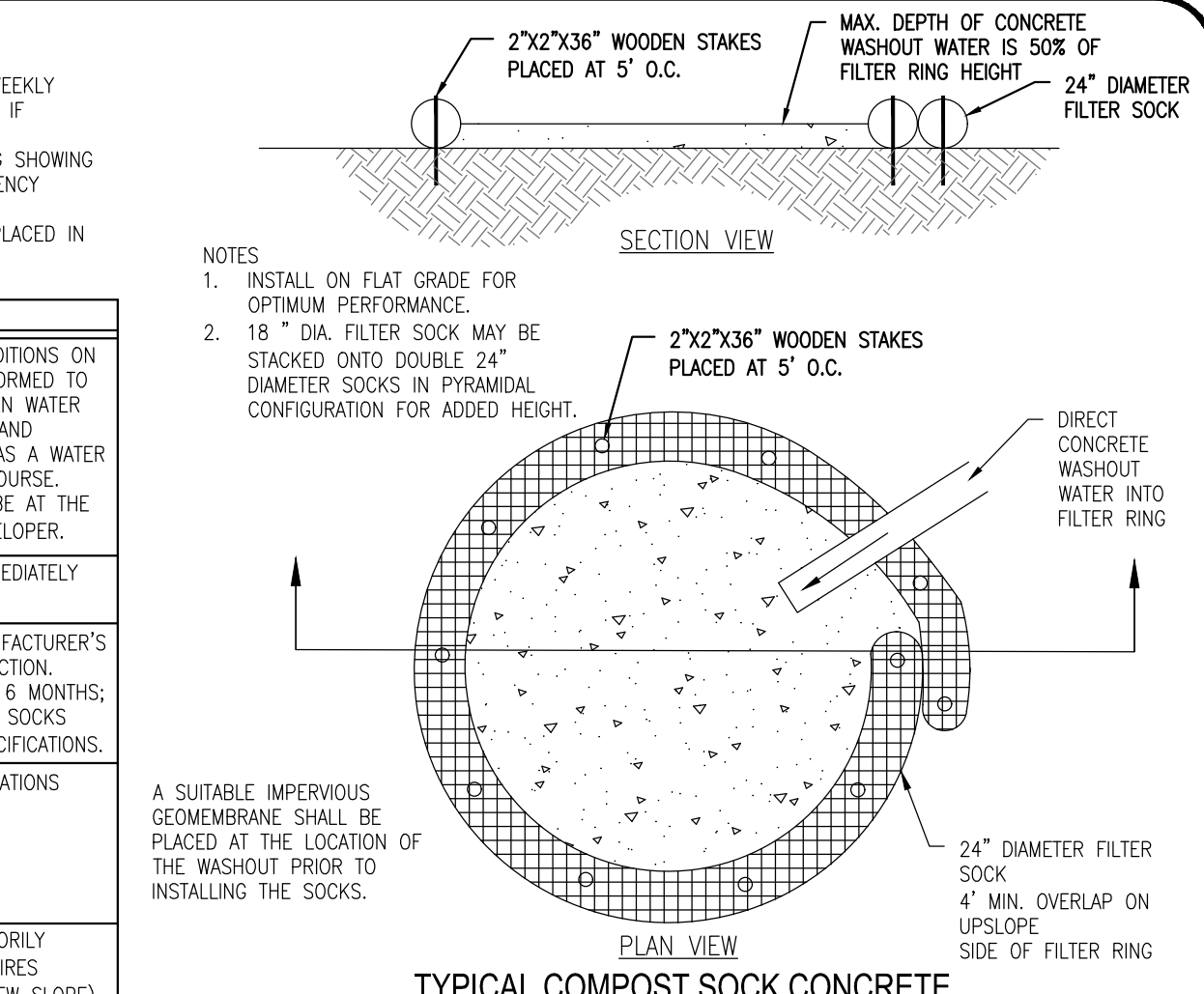
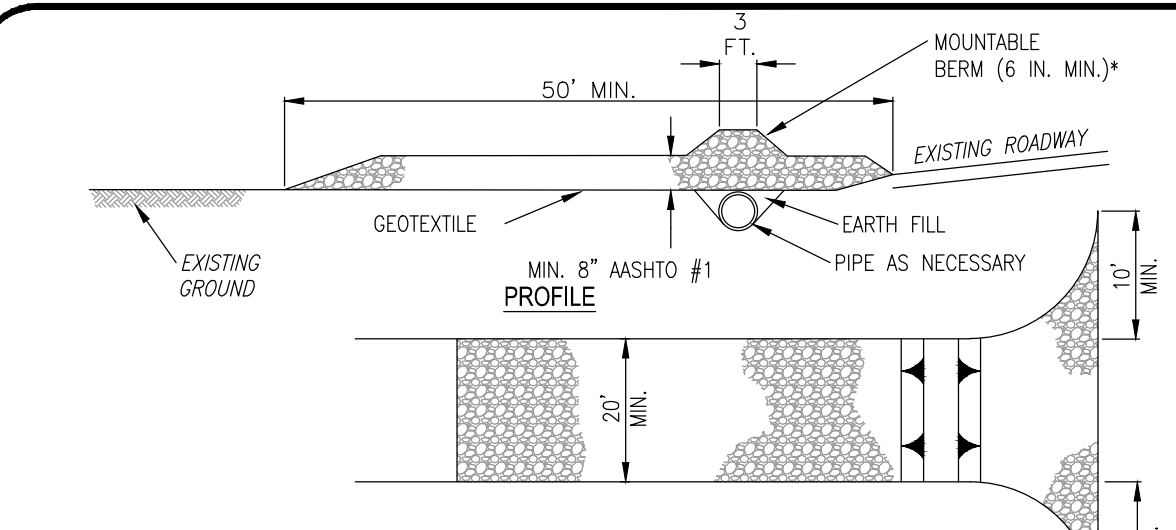


Table with 4 columns: BASIN NO., WATER SURFACE ELEV. WSE (FT), ORIFICE DIA. (IN), HEAD (FT), SKIMMER ARM DIA. (IN), SKIMMER ARM LENGTH (FT), FLEXIBLE HOSE DIA. (IN), FLEXIBLE HOSE LENGTH (FT). Includes rows for BASIN 1 and BASIN 2.

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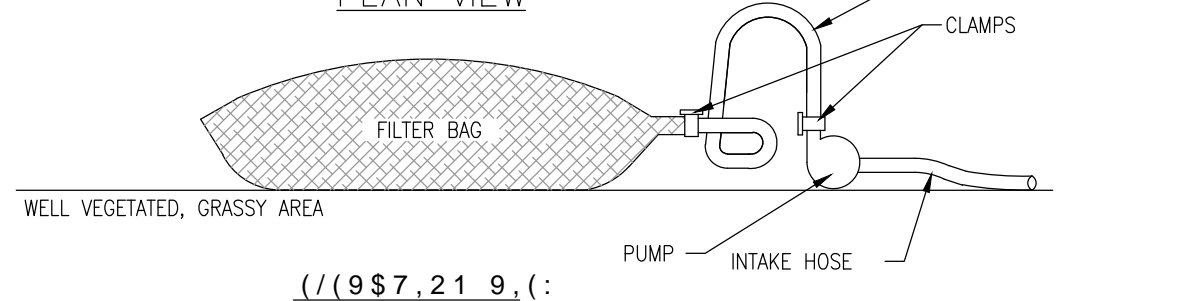
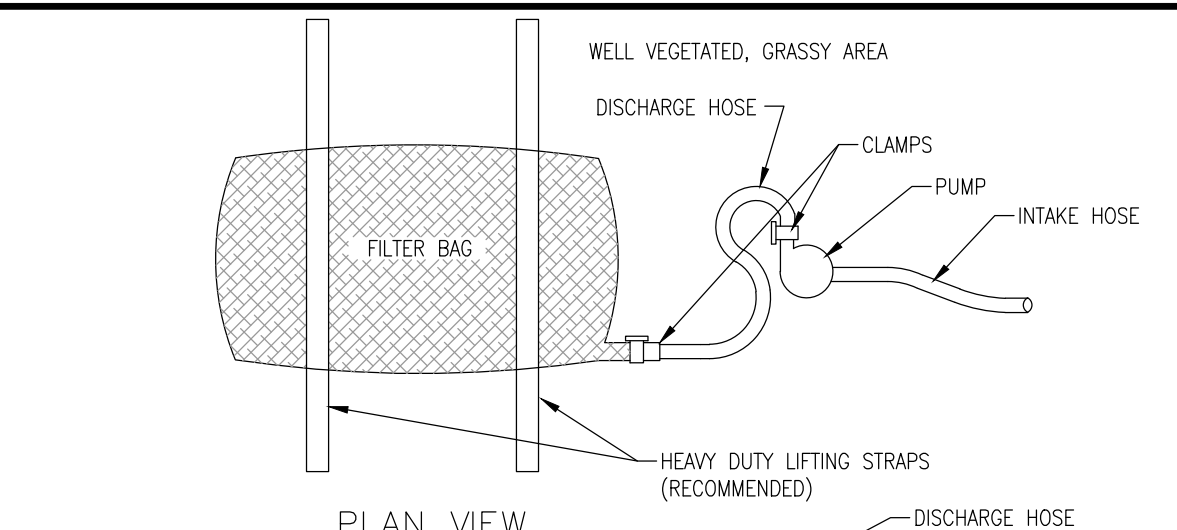
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SCALE: NONE DATE: 02/28/2020 JOB NO.: 2016-045 DRAWN BY: EFS CHECKED BY: RLS SHEET: 11 of 20 SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA PREPARED FOR: MIKE LOHN TOWNSHIP LINE & WALTERS ROADS LINE LEXINGTON, PA 18932



**NOTES:**  
 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 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 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH BACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4864	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

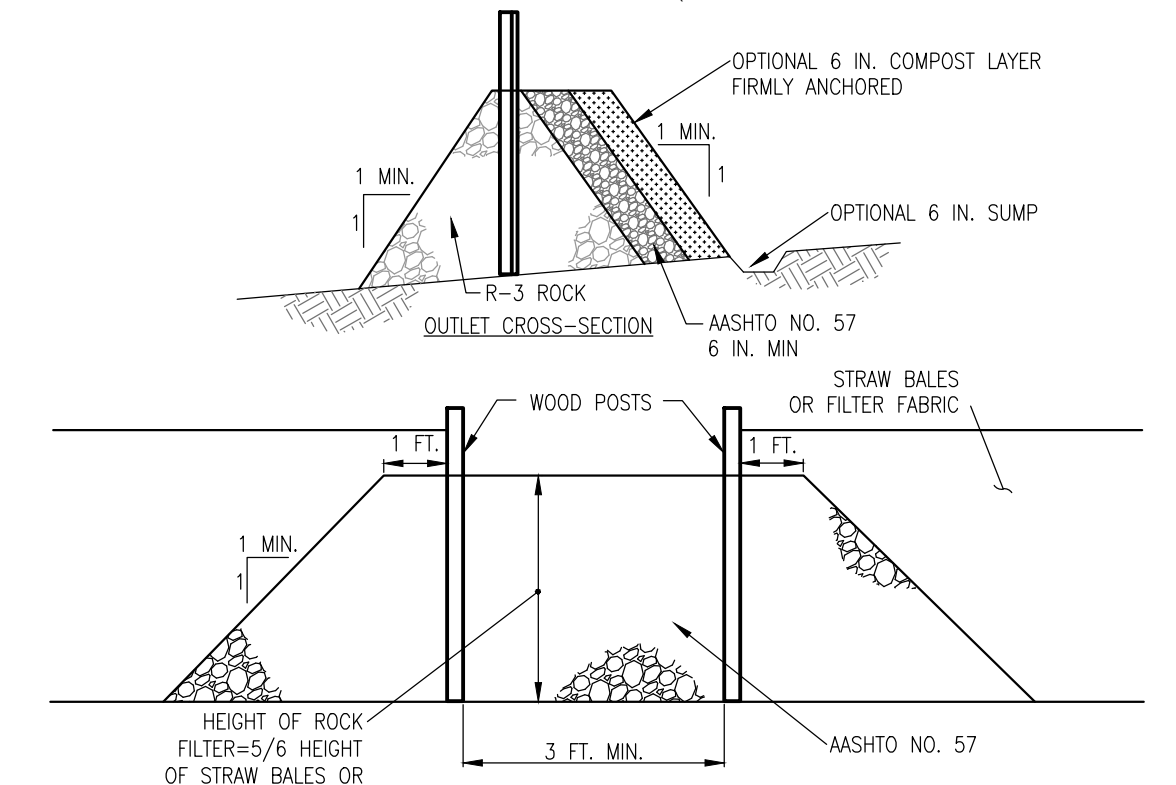
A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.  
 BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.

BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR UV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

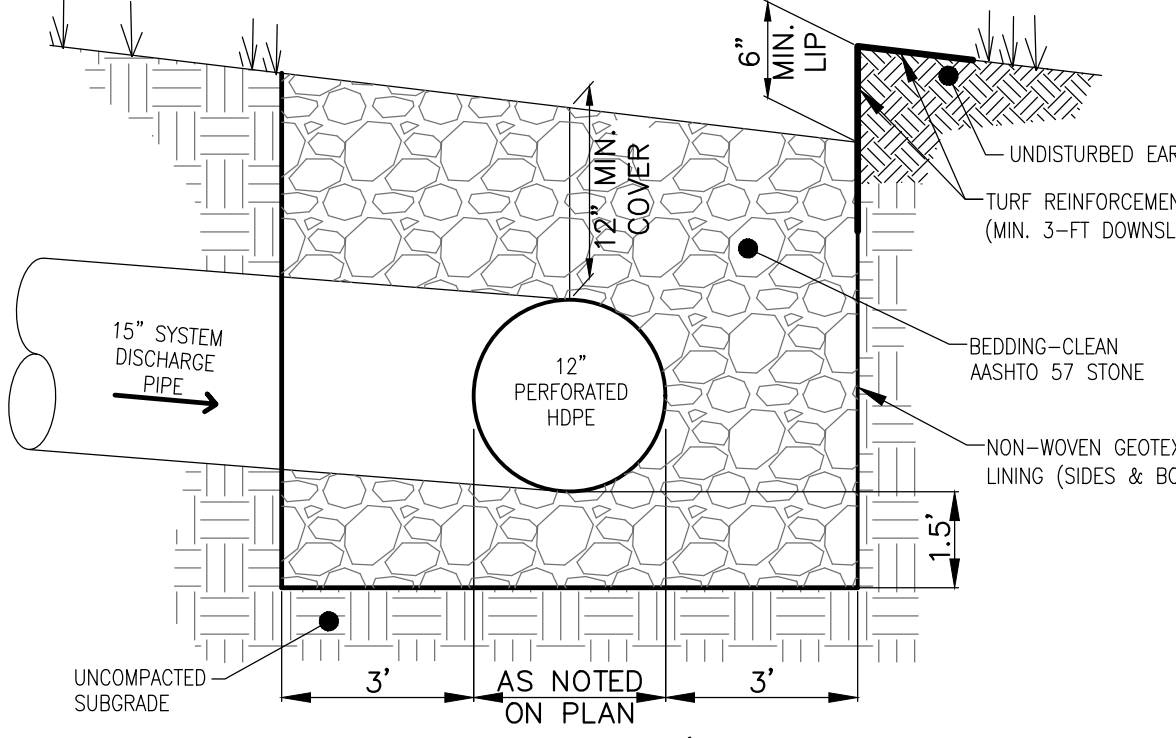
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.  
 THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP 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.

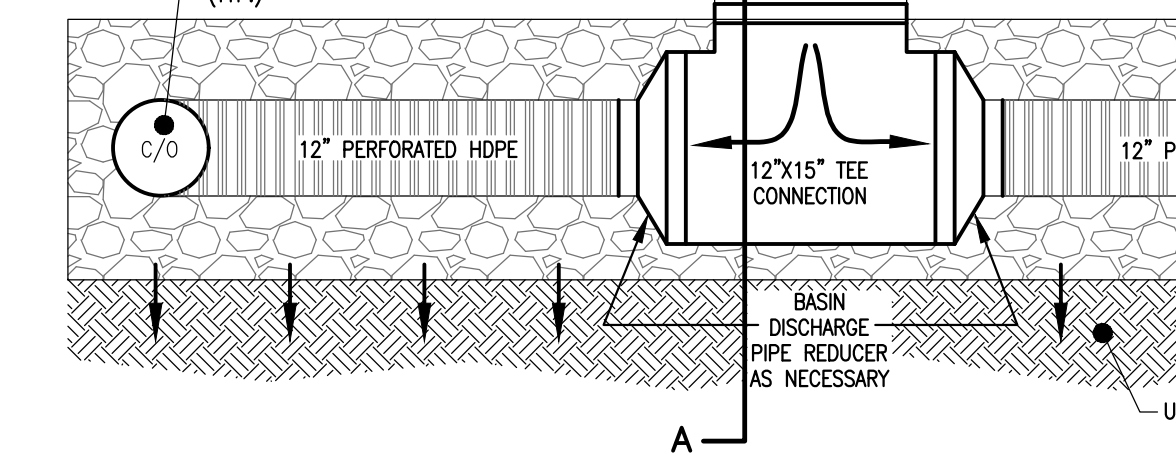
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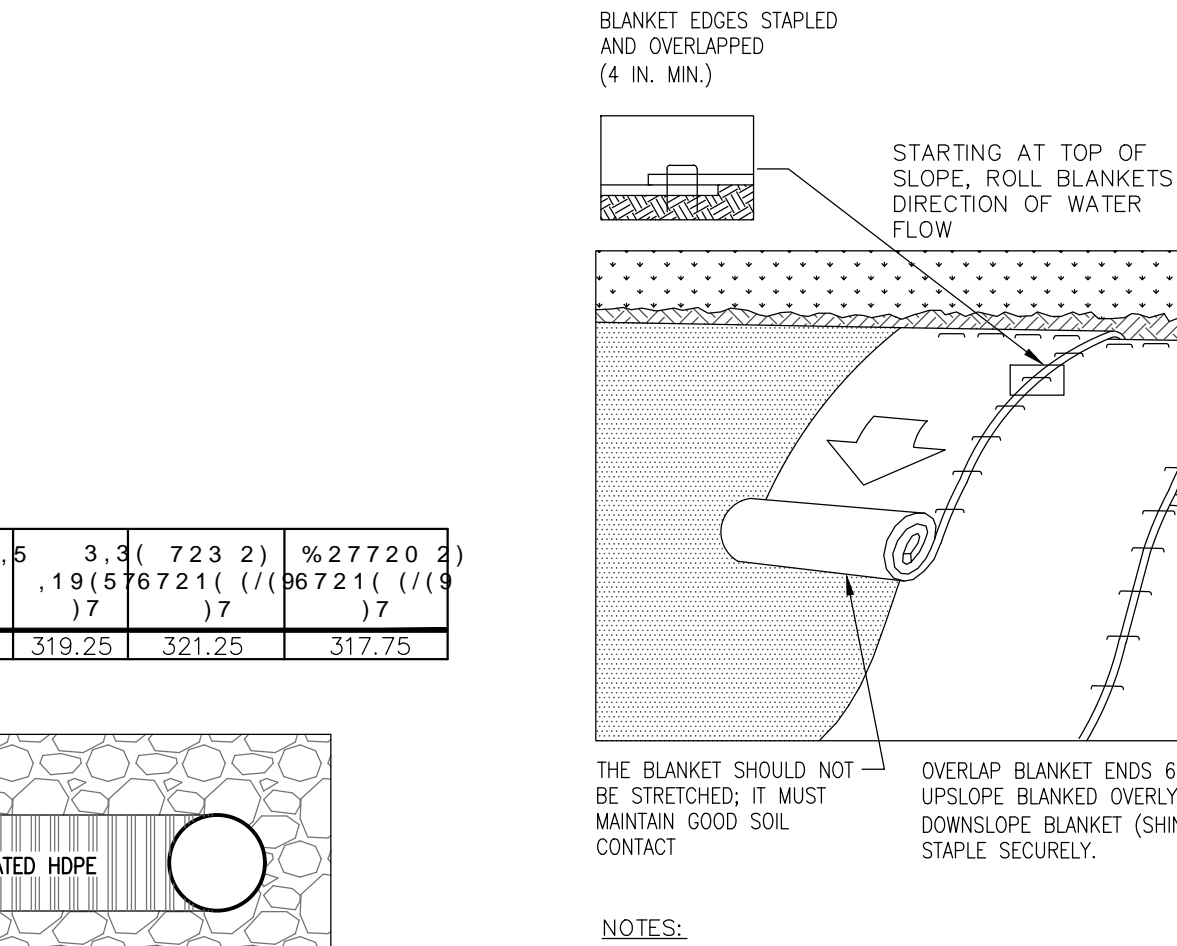
**NOTES:**  
 A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BAILE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND UV WATERSHEDS. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.  
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OUTLET NO.	PIPE DIA Pd (IN)	SIZE R--	THICK. RT (IN)	LENGTH Lc (FT)	INITIAL TOP WIDTH (AT ENDWALL) (FT)	END TOP WIDTH (AT ENDWALL) (FT)	END TOP WIDTH (FT)	SIDE SLOPES H:V
0520	18	5	27	14	9	9	21	3

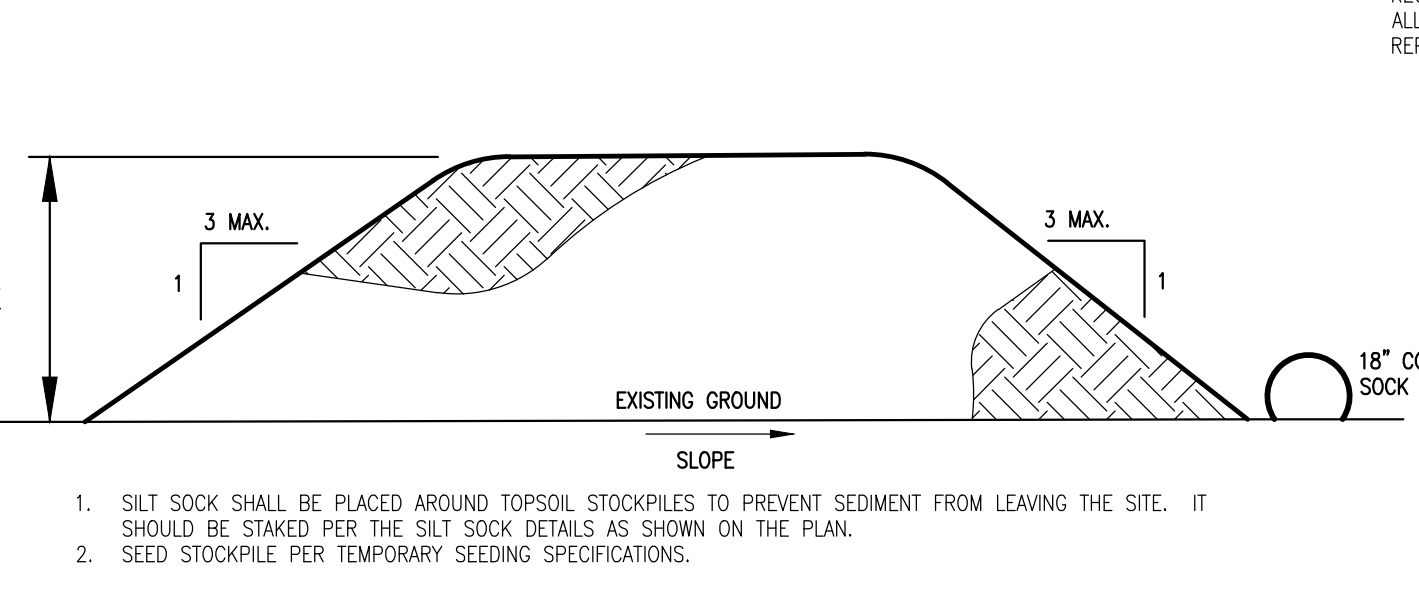
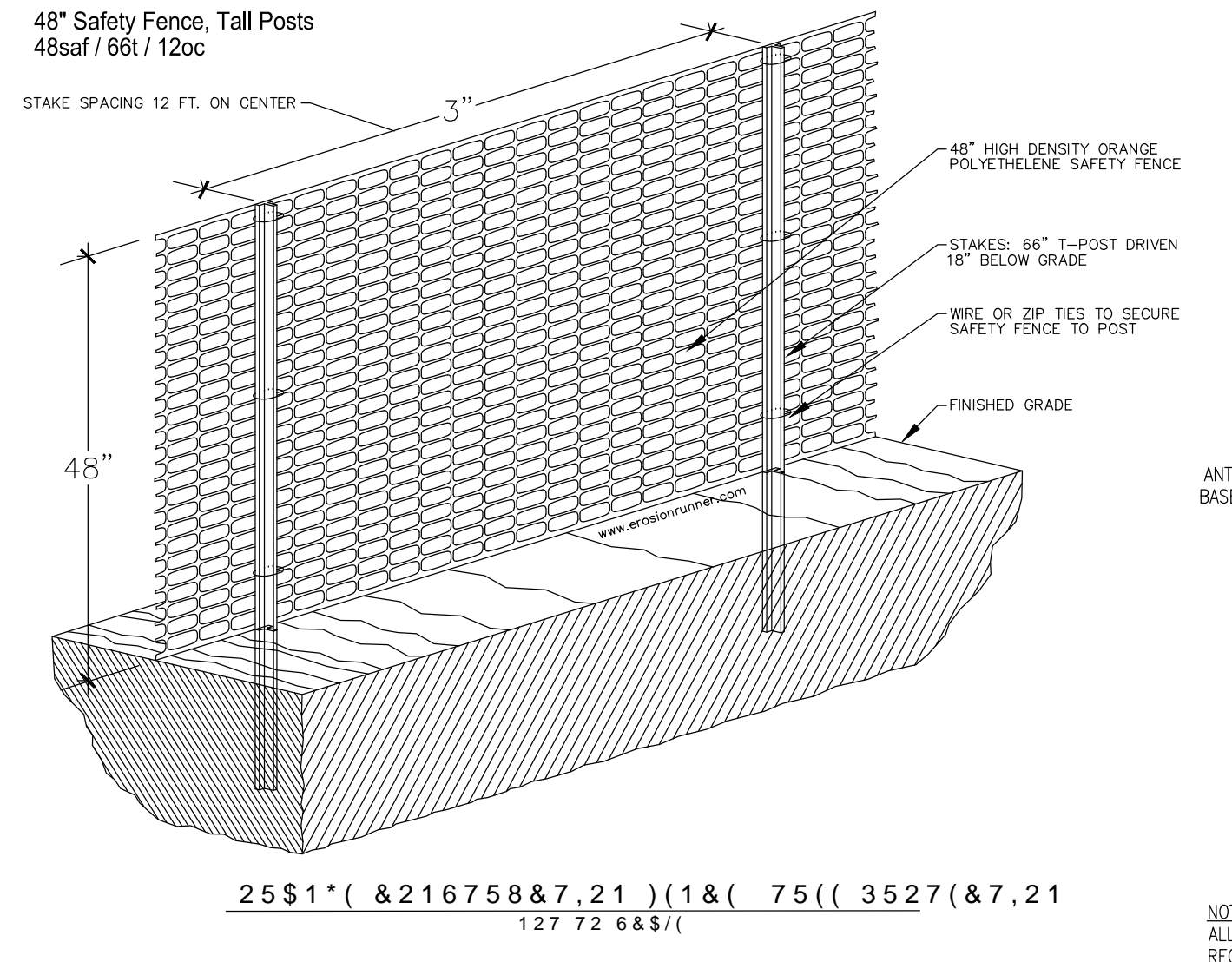


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 1. STONE FOR TRENCH TO BE 1" - 2" CLEAN WASHED STONE, UNIFORMLY GRADED, AND SHALL HAVE 40% Voids AS MEASURED BY ASTM-C29.  
 2. NON-WOVEN GEOTEXTILE SHALL CONSIST OF NEEDED NON-WOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES:  
 A. GRAB TENSILE STRENGTH (ASTM-D4632), 120 LBS  
 B. MULLEN BURST STRENGTH (ASTM-D3786), 225 PSI  
 C. FLOW RATE (ASTM-D4491), 95 GAL/MIN/50FT.  
 D. UV RESISTANCE AFTER 500 HOURS (ASTM-D4355), 70%  
 E. HEAT-SET OR HEAT-CALCINATED FABRICS ARE NOT PERMITTED. ACCEPTABLE TYPES INCLUDE MIRAFI 140N, AMOCO 4547, AND GEOTEX 451.  
 3. PIPE SHALL BE CONTINUOUSLY PERFORATED, SMOOTH INTERIOR, WITH AN INSIDE DIAMETER OF 12 INCHES. HIGH-DENSITY POLYETHYLENE (HDPE) SHALL MEET AASHTO M252, TYPE S OR AASHTO M294, TYPE S.  
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 1. ANY UPSTREAM DISTURBANCE SHALL BE STABILIZED AND ALL CONTRIBUTING STORMWATER FACILITIES SHALL BE INSTALLED PRIOR TO DIVERTING RUNOFF TO LEVEL SPREADERS.  
 2. EXCAVATE TO DESIGN DEPTH AND INSTALL GEOTEXTILE LINING ALONG SIDES AND BOTTOM OF TRENCH.  
 3. INSTALL PERFORATED PIPE ALONG A CONTOUR TO CONSTRUCT A LEVEL BOTTOM AND BACKFILL WITH AASHTO #57 CLEAN STONE.  
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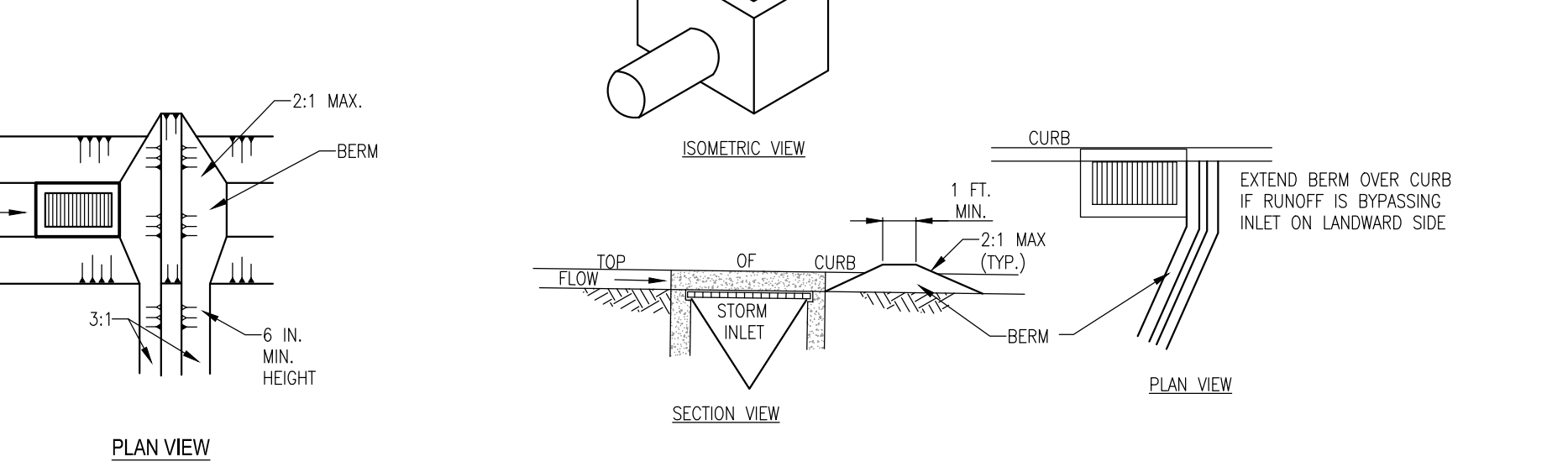
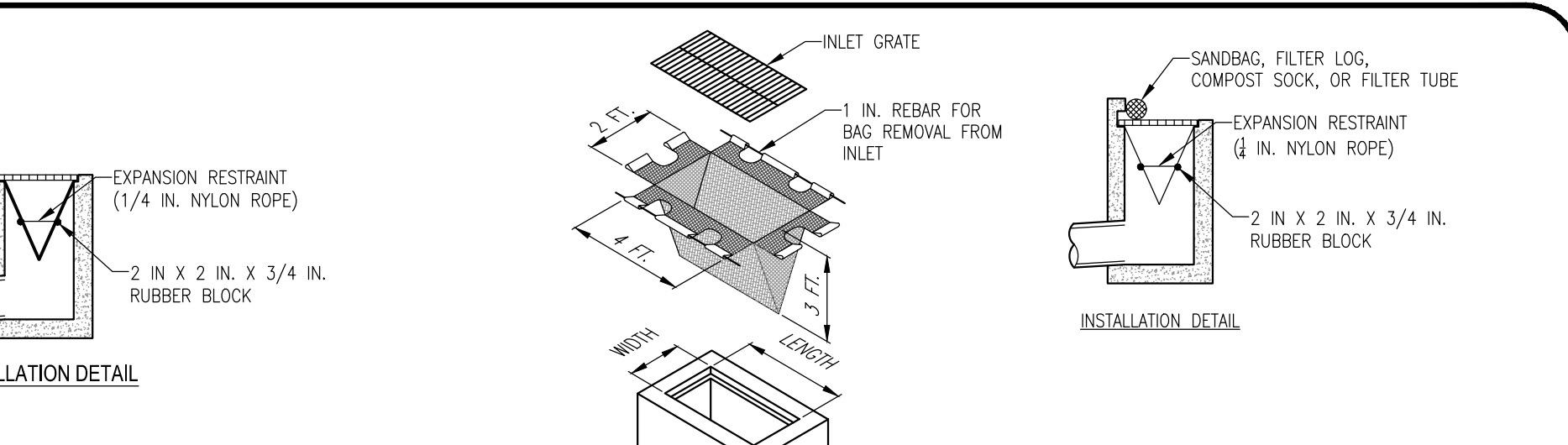


SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.  
 PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.  
 BLANKET SHALL HAVE GOOD CONTINUOUS 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 SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

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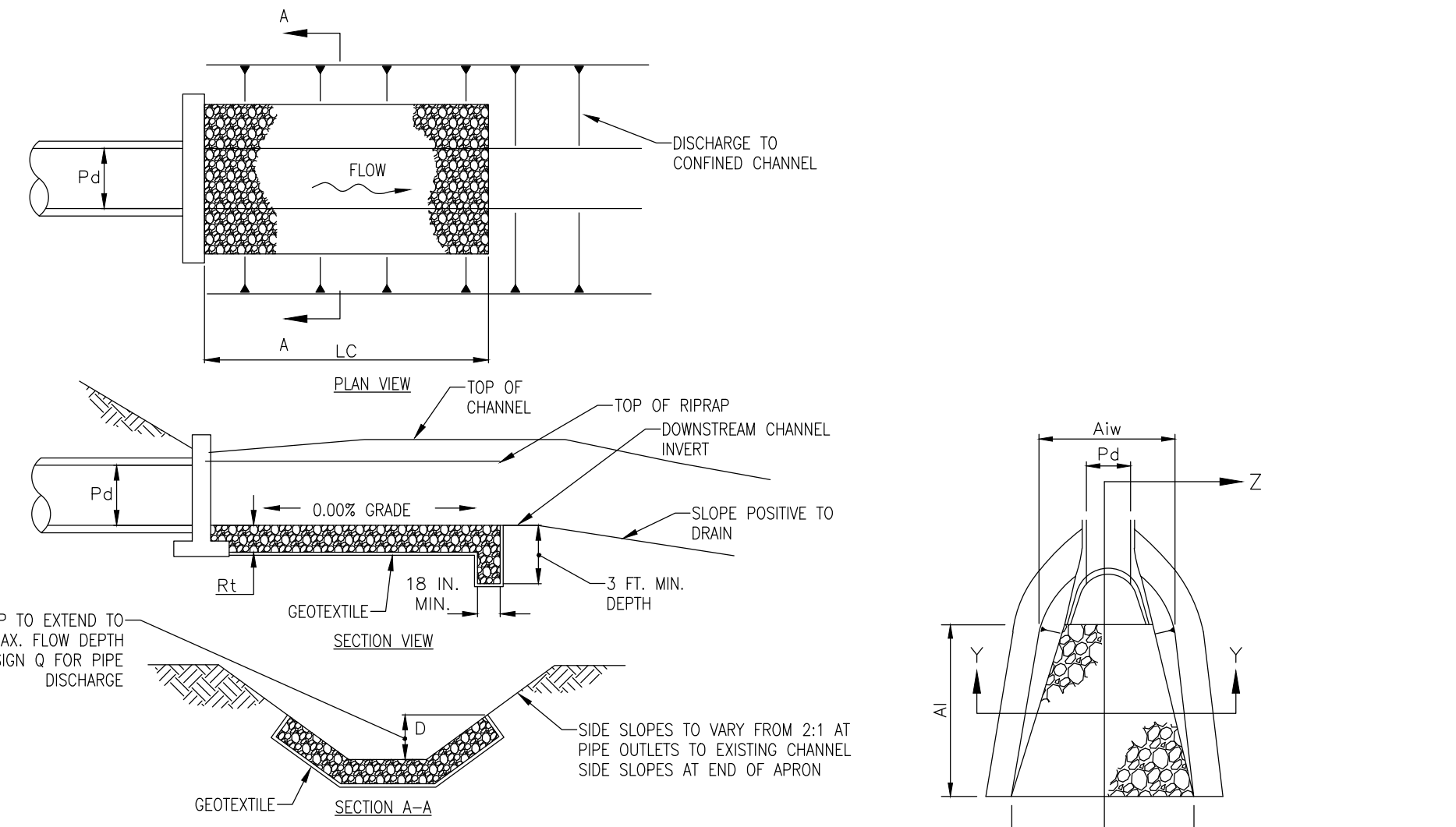


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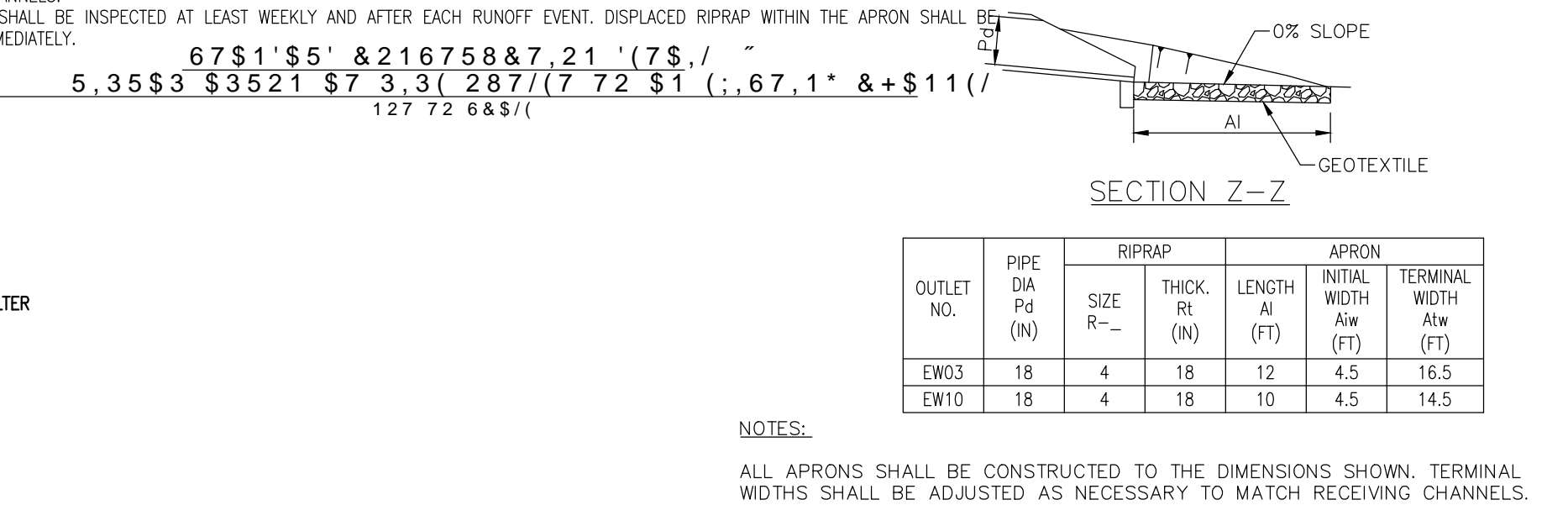


**NOTES:**  
 MAXIMUM DRAINAGE AREA = 1/2 ACRE.  
 INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.  
 ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE 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 50 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 EMPLOYED 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.

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OUTLET NO.	PIPE DIA Pd (IN)	SIZE R--	THICK. RT (IN)	LENGTH Lc (FT)	INITIAL TOP WIDTH (AT ENDWALL) (FT)	END TOP WIDTH (AT ENDWALL) (FT)	END TOP WIDTH (FT)	SIDE SLOPES H:V
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OUTLET NO.	PIPE DIA Pd (IN)	SIZE R--	THICK. RT (IN)	LENGTH Lc (FT)	INITIAL TOP WIDTH (AT ENDWALL) (FT)	TERMINAL TOP WIDTH Aw (FT)
EW03	18	4	18	12	4.5	16.5
EW10	18	4	18	10	4.5	14.5

**NOTES:**  
 ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.  
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.  
 ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

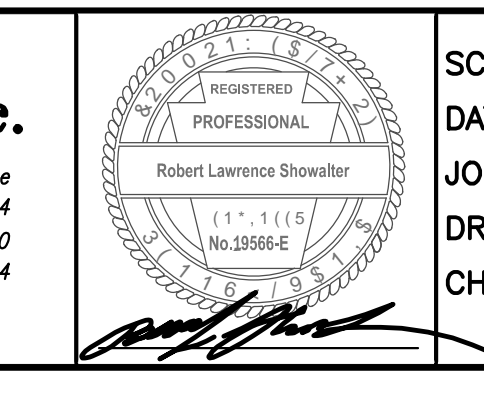
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**CALL BEFORE YOU DIG!**  
 PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.  
 PENNSYLVANIA ONE CALL SYSTEM, INC.  
 1-800-242-1776

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NO.	DATE	COMMENT
07/12/2021	PER CONSULTANT REVIEWS	
REVISIONS		

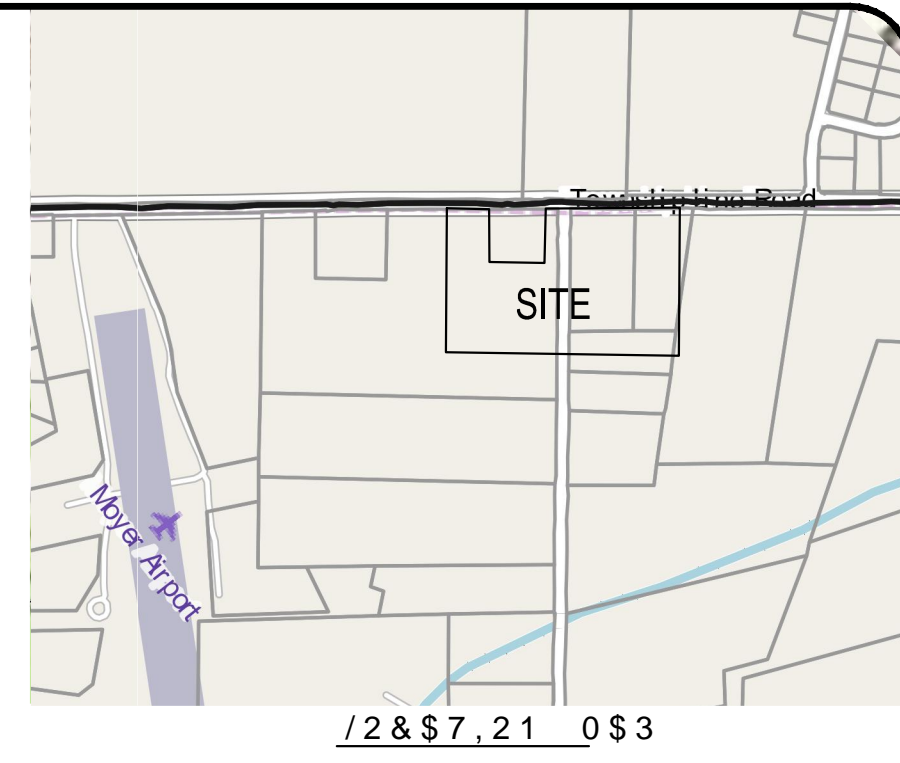
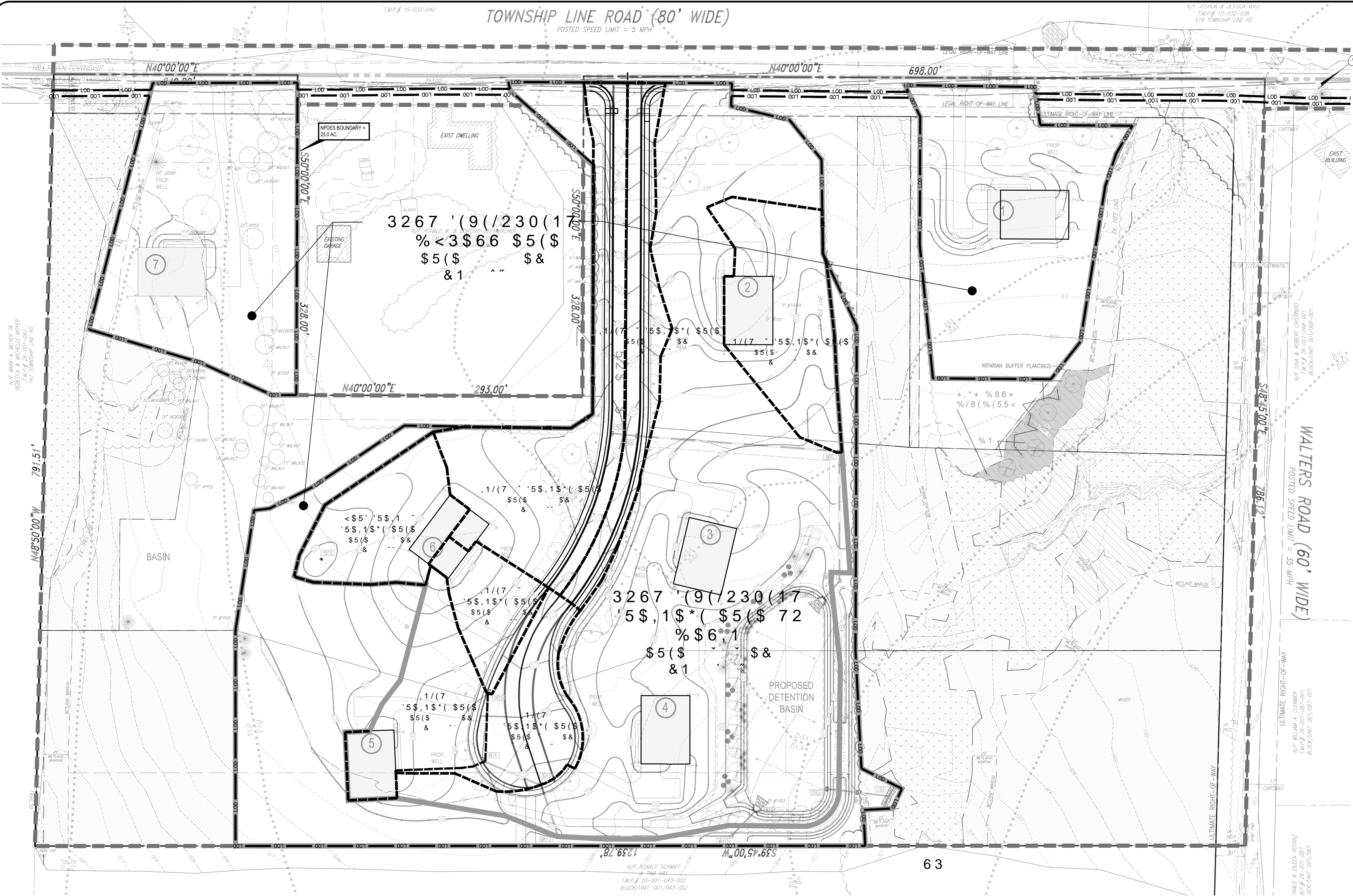
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**R. L. Showalter & Associates, Inc.**  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684



SCALE: AS NOTED  
 DATE: 02/28/2020  
 JOB NO.: 2016-045  
 DRAWN BY: EFS  
 CHECKED BY: RLS  
 SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA  
 PREPARED FOR: MIKE LOHN  
 TOWNSHIP LINE & WALTERS ROADS LINE LEXINGTON, PA 18932  
 SHEET 12 OF 20

Printed: 07/15/21 - 2:52 PM, By: rhutch  
 File: F:\DWG\2016\2016-045 Mike Lohm New Britain Township\ENGINEERING\2016-045-PLAN-EROS.dwg-12-&S DET.  
 2018 R.L. SHOWALTER & ASSOCIATES, INC.

TOWNSHIP LINE ROAD (80' WIDE)  
POSTED SPEED LIMIT = 5 MPH



**SITE OWNER**  
MARY T. GREYBUSH & CHRISTIAN J. LOHIN  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

**APPLICANT**  
LOHIN, MICHAEL  
2721 SKIPPACK PIKE  
LANSDALE, PA 19446

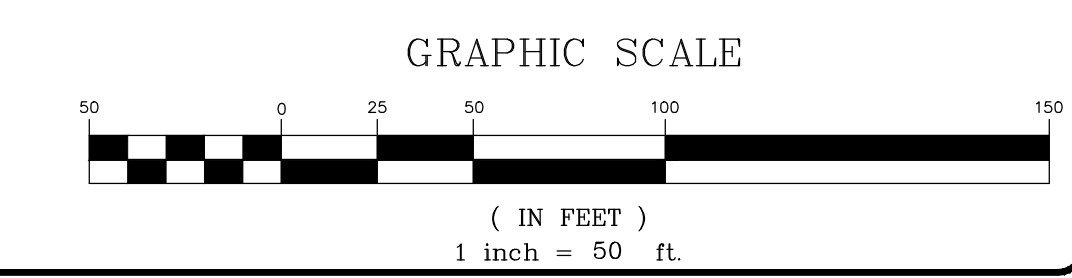
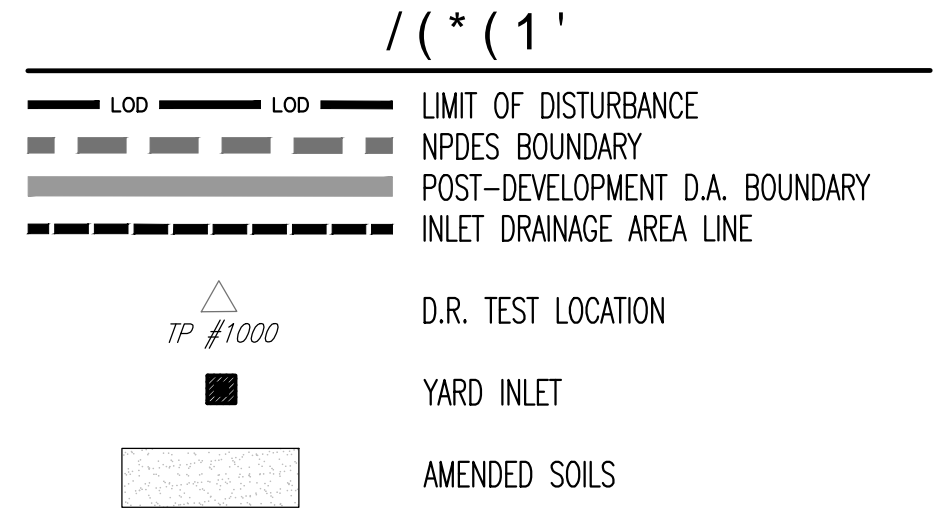
**SITE ADDRESS**  
TOWNSHIP LINE RD. & WALTERS RD.  
LINE LEXINGTON, PA 18932  
PARCEL # 26001043

62.16

SYMBOL	NAME	HSG	AGRICULTURAL SOIL	FLOODPLAIN SOIL
Ab	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NO
Ba	BOWMANVILLE-KNAUERS SILT LOAMS	C/D	NOT PRIME	YES-OCCASIONAL
Dd1	DOBLESTOWN SILT LOAM 0-3% SLOPES	C/D	NOT PRIME	NO
Dd2	DOBLESTOWN SILT LOAM 3-2% SLOPES	C/D	NOT PRIME	NO
Re1	REDINGTON SILT LOAM 0-3% SLOPES	C	PRIME FARMLAND	NO
Ru1	REAVILLE CHANNERY SILT LOAM 0-2% SLOPES	D	STATEWIDE IMPORTANCE	NO

NOTE: SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 16, SEPTEMBER 16, 2019. AGRICULTURAL SOIL DATA BASED ON "FARMLAND CLASSIFICATION", FLOODPLAIN (ALLUVIAL) SOILS BASED ON "FREQUENCY OF FLOODING". LOCATIONS VERIFIED ON-SITE BY PENN'S TRAIL ENVIRONMENTAL.

- 13' (6 127 (6
- GENERAL NPDES PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED ON THIS PLAN.
  - ANY REVISION TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY NEW BRITAIN TOWNSHIP AND THE BUCKS COUNTY CONSERVATION DISTRICT.



Double Ring Infiltration Testing Elevation Summary Table

TEST LOCATION	TEST PIT LOCATION					
	1001	1001A	1002	1003	1004	1005
Ex. Ground Surface ELEV.	331.90	331.65	327.45	324.40	329.50	332.00
Depth of Test Pit ELEV.	326.57	326.32	321.95	318.40	323.92	326.00
Depth to Groundwater ELEV.	327.73	327.48	---	318.40	---	326.17
Depth to Bedrock ELEV.	326.57	326.32	321.95	318.40	---	326.00
Depth to DR Infiltration Test ELEV.	328.90	@ surface	324.12	320.73	326.17	328.00
Bottom of Proposed SWM Facility ELEV.	N/A	N/A	N/A	320.50	N/A	N/A
Measured Infiltration RATE	0.00	0.70	0.30	10.03	0.11	0.02
Factory of Safety	2	2	2	2	2	2
Design Infiltration RATE	0.00	0.35	0.15	5.02	0.06	0.01

**STORMWATER MANAGEMENT SITE PLAN PROFESSIONAL ENGINEER CERTIFICATION**

I, Robert L. Showalter, P.E., PLS., PE-19566  
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

ON THIS DATE, HEREBY CERTIFY THAT THE POST CONSTRUCTION STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE WESHAMMY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN, AND THAT THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE NEW BRITAIN TOWNSHIP STORMWATER MANAGEMENT ORDINANCES.

**STORMWATER MANAGEMENT SITE PLAN APPLICANT ACKNOWLEDGEMENT**

ANY REVISION TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY NEW BRITAIN TOWNSHIP AND A REVISED EROSION & SEDIMENTATION CONTROL PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT.

**CALL BEFORE YOU DIG!**

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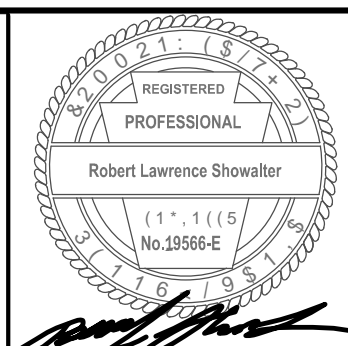
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NO.	DATE	PER CONSULTANT REVIEWS	COMMENT
	07/12/2021		
REVISIONS			

T.M.P. 26-001-043

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116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 822-5684

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SCALE: 1" = 50'  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: EFS  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHIN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET 13 OF 20

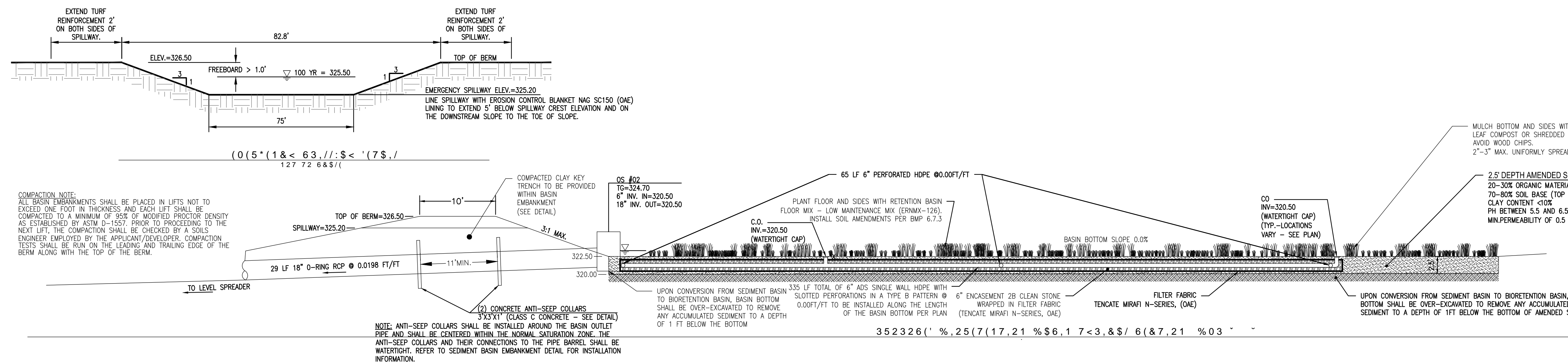
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File: F:\DWG\2016\2016-045 Mike Lohin New Britain Township\ENGINEERING\2016-045-PLAN\_EROS.dwg-13-PCSM  
%2018 R.L. SHOWALTER & ASSOCIATES, INC.

COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION BUREAU OF DESIGN			
RC DETAILS	DESCRIPTION	SHEET NO.	
5&	0	ENDWALLS	SHT 2 OF 2
5&	0	STANDARD MANHOLES COVERS, FRAMES AND ADJUSTMENT RISERS	SHT 1 - 6
5&	0	INLET TOPS, GRATES AND FRAMES, GENERAL NOTES	SHT 1 OF 20
5&	0	INLET TOPS, GRATES AND FRAMES, CONCRETE TOP UNITS, TYPE M	SHT 2 OF 20
5&	0	INLET TOPS, GRATES, AND FRAMES, CAST IRON GRATES - 1	SHT 9 OF 20
5&	0	INLET BOXES, GENERAL NOTES	SHT 1-3 OF 45
5&	0	INLET BOXES, INLET ASSEMBLIES	SHT 4 OF 45
5&	0	INLET BOXES, INLET BOX TYPES	SHT 6 OF 45
5&	0	STANDARD MANHOLES COVERS, FRAMES AND ADJUSTMENT RISERS	SHT 5 OF 6
5&	0	INLET TOPS, GRATES AND FRAMES, CONCRETE TOP UNITS, TYPE C	SHT 3 OF 20
5&	0	INLET TOPS, GRATES, AND FRAMES, STR. STEEL GRATE/BICYCLE SAFE	SHT 8 OF 20
5&	0	INLET BOXES, INLET BOX TYPES	SHT 6 OF 45
5&	0	INLET BOXES, TOP SLABS - 2	SHT 8 OF 45

TO BE CONSTRUCTED PER ALL THE LATEST APPLICABLE STANDARDS FOR ROADWAY CONSTRUCTION SPECIFICATIONS INCLUDING BUT NOT LIMITED TO THOSE INDICATED ABOVE.

NOTE: THE PERMITTEE IS REQUIRED TO PROVIDE THE CONTRACTOR WITH COPIES OF THE MOST CURRENT APPLICABLE RC DRAWINGS FROM PENNDOT PUBLICATION 72M.

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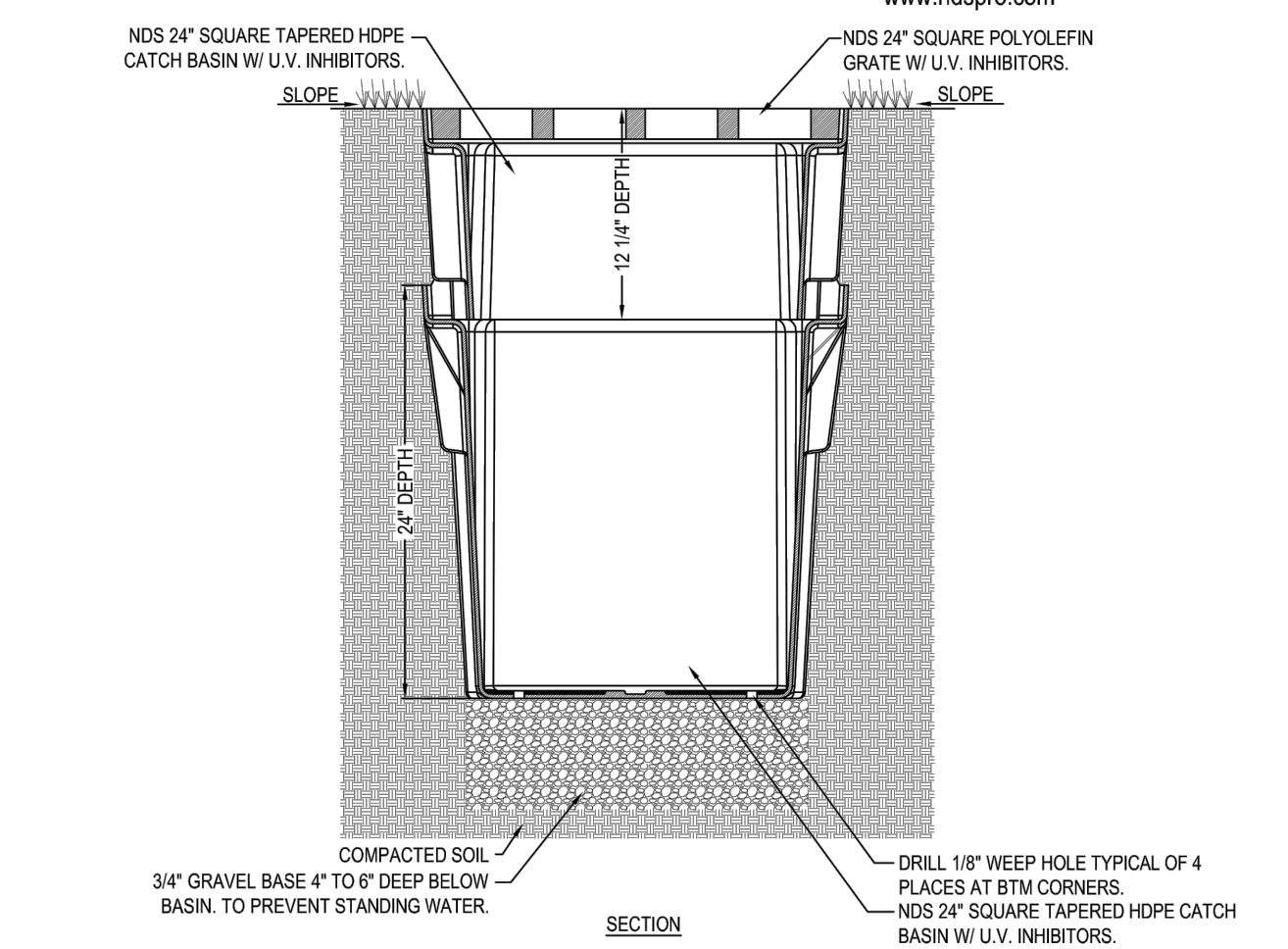


COMPACTION NOTE:  
ALL BASIN EMBANKMENTS SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN THICKNESS AND EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY AS ESTABLISHED BY ASTM D-1557. PRIOR TO PROCEEDING TO THE NEXT LIFT, THE COMPACTOR SHALL BE CHECKED BY A SOILS ENGINEER EMPLOYED BY THE APPLICANT/DEVELOPER. COMPACTION TESTS SHALL BE RUN ON THE LEADING AND TRAILING EDGE OF THE BERM ALONG WITH THE TOP OF THE BERM.

NOTE: ANTI-SEEP COLLARS SHALL BE INSTALLED AROUND THE BASIN OUTLET PIPE AND SHALL BE CENTERED WITHIN THE NORMAL SATURATION ZONE. ANTI-SEEP COLLARS AND THEIR CONNECTIONS TO THE PIPE BARREL SHALL BE WATER-TIGHT. REFER TO SEDIMENT BASIN EMBANKMENT DETAIL FOR INSTALLATION INFORMATION.

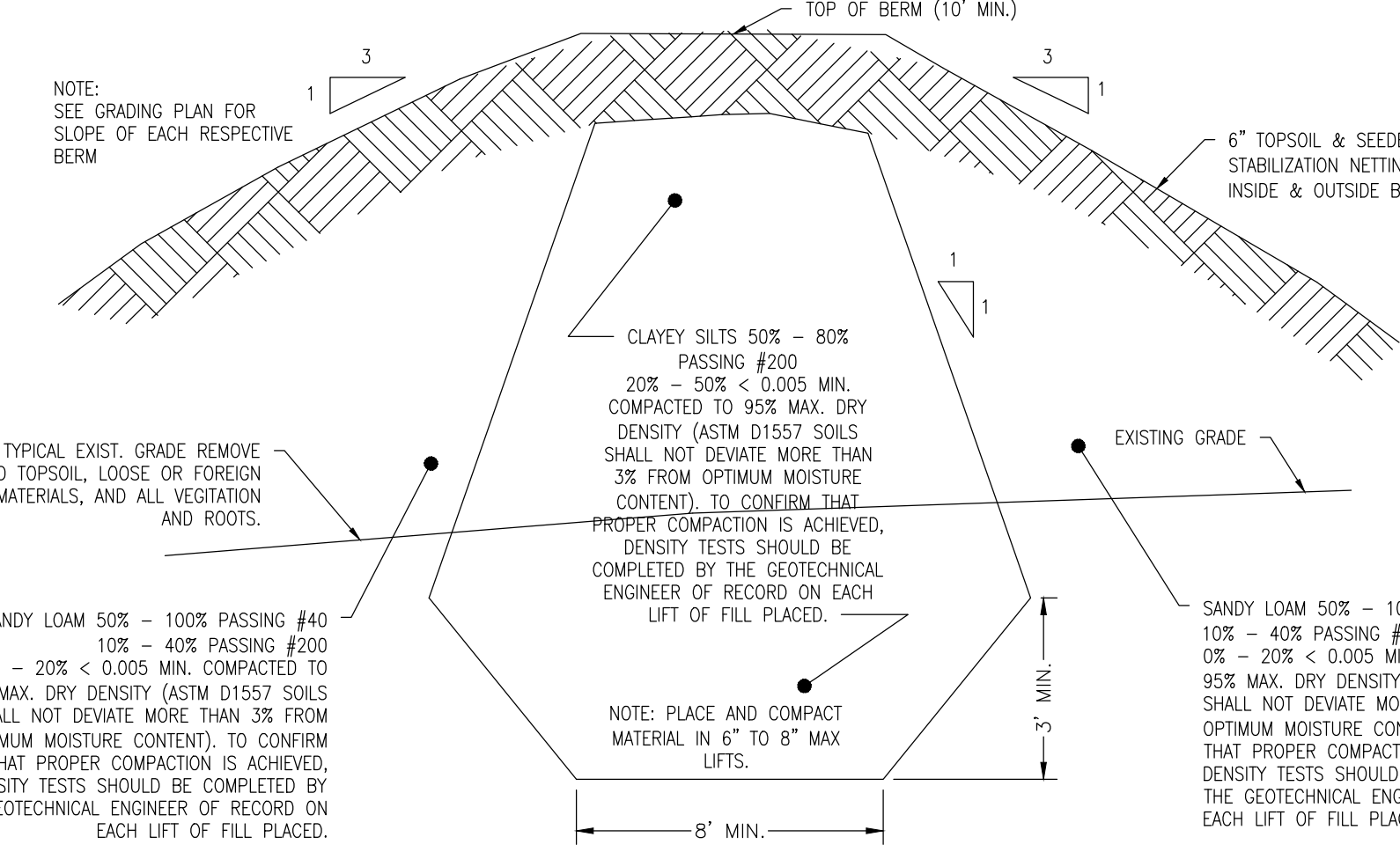


NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 93247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9888  
FAX: (559) 562-4488  
www.ndspro.com



- NOTES:
- GRATE TO BE ATTACHED TO CATCH BASIN WITH RISER PROVIDED AT TIME OF INSTALLATION.
  - RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
  - DO NOT USE OVER-SIZERS WITH CATCH BASIN.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - DO NOT SCALE DRAWING.
  - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
  - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DRAWING BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

**SQUARE CATCH BASIN**  
24\"/>

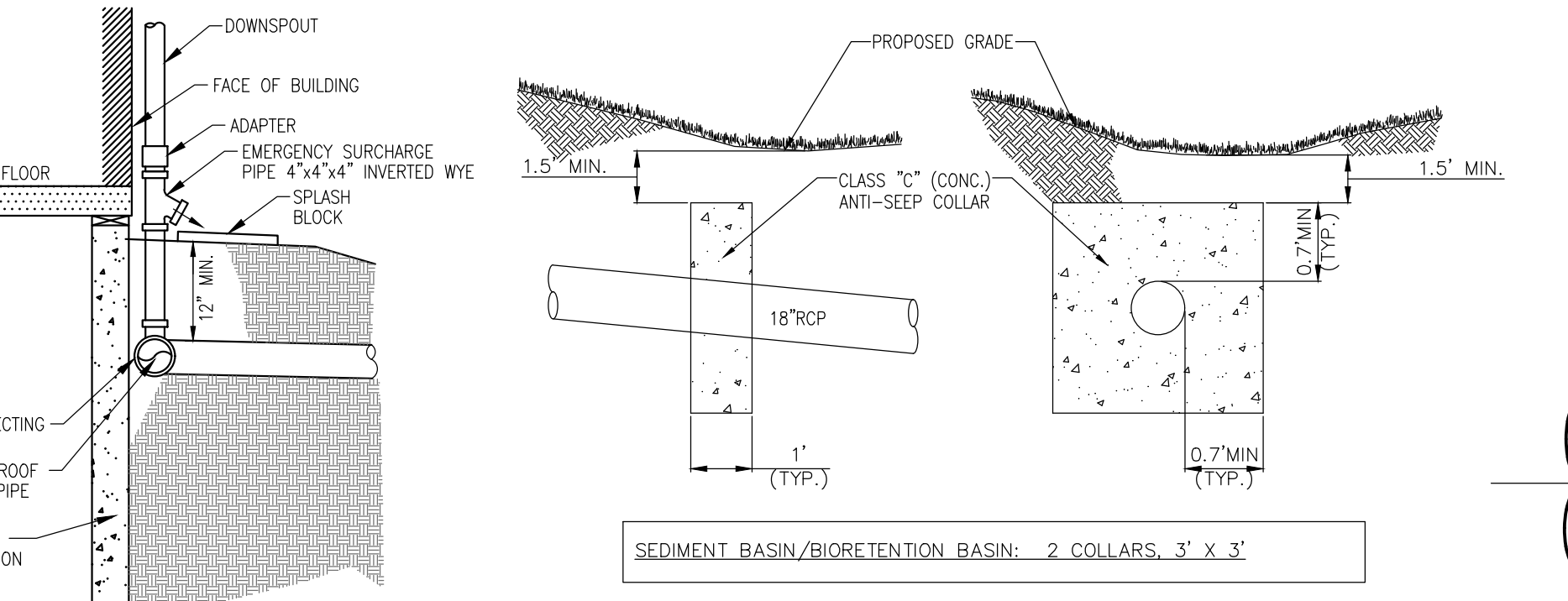
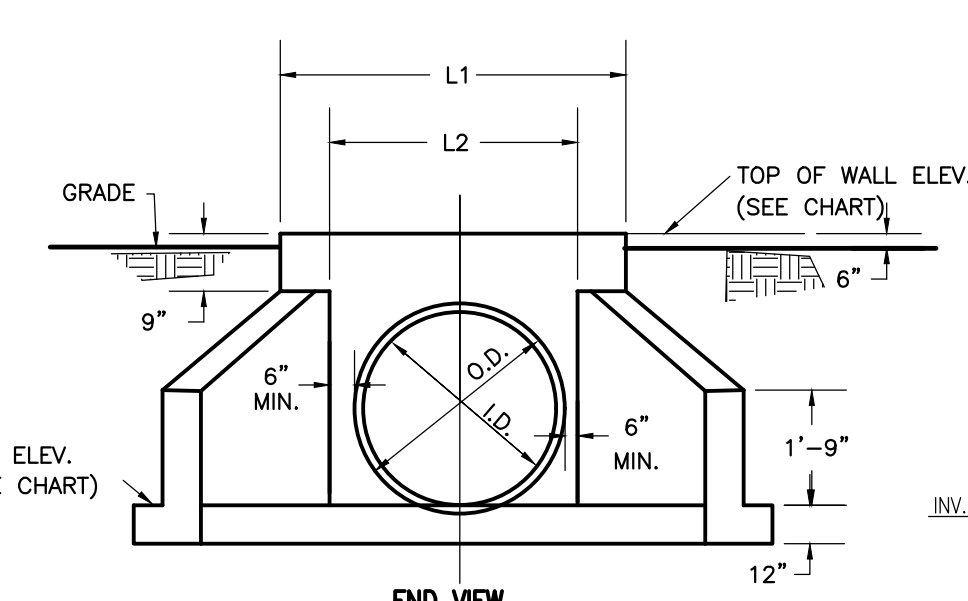
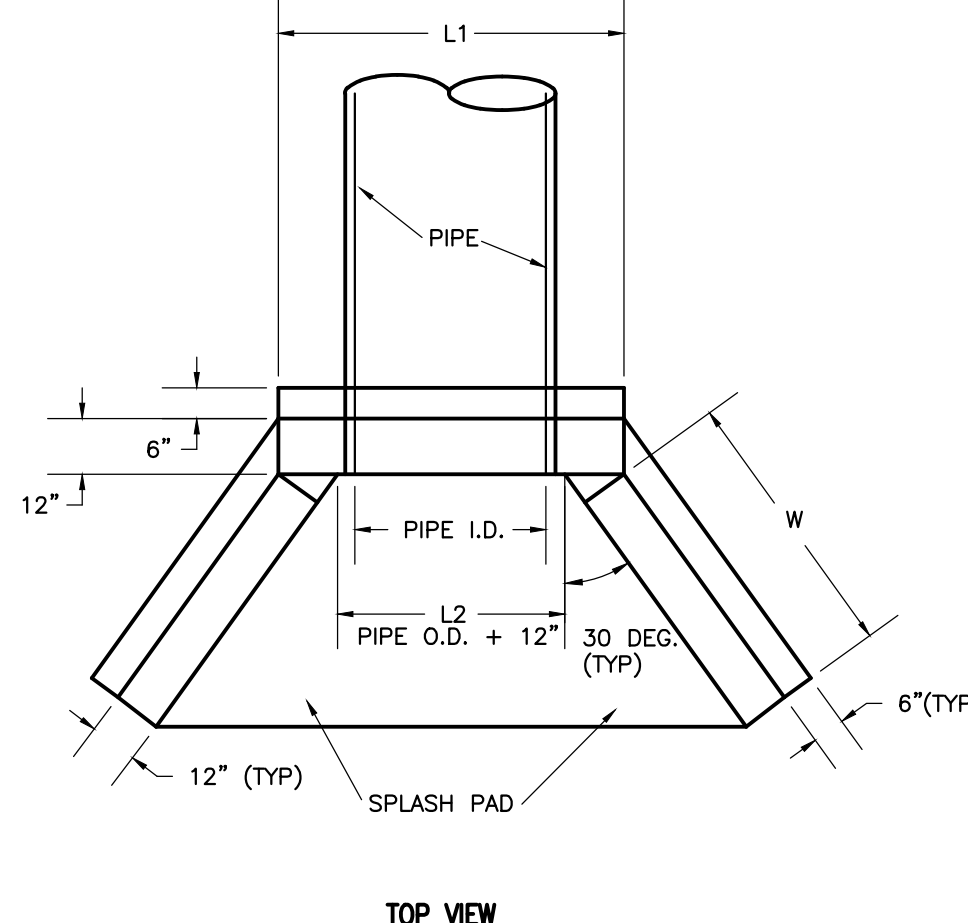


- STANDARD BASIN BERM CONSTRUCTION NOTES:
- SITE PREPARATION - AREAS UNDER THE EMBANKMENT AND ANY STRUCTURES SHALL BE CLEARED, GRUBBED AND THE TOPSOIL STRIPPED TO REMOVE TREES, VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEAN-OUT AND RESTORATION, THE POOL AREA WILL BE CLEARED OF ALL BRUSH AND EXCESS TREES.
  - OUT-OF-TRENCH - A OUT-OF-TRENCH WILL BE EXCAVATED ALONG THE BERM CENTERLINE BENEATH FILL EMBANKMENTS. THE MINIMUM DEPTH SHALL BE 2 FEET. THE OUT-OF-TRENCH SHALL EXTEND TO THE TOP OF THE BERM. THE MINIMUM BOTTOM WIDTH SHALL BE 8 FEET BUT ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR EMBANKMENTS. THE TRENCH SHALL BE KEPT FREE OF STANDING WATER DURING THE BACKFILLING OPERATIONS.
  - EMBANKMENT - THE FILL MATERIAL SHALL BE TAKEN FROM SELECTED BORROW AREAS. IT SHALL BE FREE OF ROOTS, WOODY VEGETATION, OVERSIZED STONES ROCKS OR OTHER OBJECTIONABLE MATERIAL AREAS ON WHICH FILL IS TO BE PLACED SHALL BE SCARIFIED PRIOR TO PLACEMENT OF FILL. THE FILL MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION. FILL MATERIAL MUST BE PLACED IN 6 TO 8 INCH LAYERS AND SHALL BE CONTIGUOUS OVER THE ENTIRE LENGTH OF THE FILL. COMPACTION MUST BE OBTAINED BY MECHANICAL SHEEP FOOT ROLLERS. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 5% HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT.

50 51 8872 75(18+ 7\$ / 25 % (506 1 ) / 21 7.21 127 72 6&S/ (

TYPE D-W ENDWALL SCHEDULE OF DIMENSIONS

PIPE I.D.	L1	L2	W	H
15" & 18"	5'-4"	3'-0"	3'-0"	3'-0"
21" & 24"	5'-10"	3'-6"	3'-6"	3'-6"
27" & 30"	6'-4"	4'-0"	4'-0"	4'-0"
36"	7'-0"	4'-8"	4'-6"	4'-8"
42"	7'-7"	5'-3"	5'-9"	5'-3"
48"	8'-2"	5'-10"	7'-0"	5'-10"
54"	8'-9"	6'-5"	8'-0"	6'-5"
60"	9'-4"	7'-0"	9'-3"	7'-0"
66"	9'-11"	7'-7"	10'-8"	7'-7"
72"	10'-8"	8'-2"	11'-6"	8'-2"



NOTE: ANTI-SEEP COLLARS SHOULD NOT BE LOCATED CLOSER THAN 2 FEET TO A PIPE JOINT. SEE BASIN DETAILS FOR PROPOSED SPACING. NEW BRITAIN TOWNSHIP REQUIRES ANTI-SEEP COLLARS AND THEIR CONNECTIONS TO THE PIPE BARREL TO BE WATER-TIGHT.

SEDIMENT BASIN/BIORETENTION BASIN: 2 COLLARS, 3\"/>

REVISIONS

NO.	DATE	COMMENT
07/12/2021	PER CONSULTANT REVIEWS	

T.M.P. 26-001-043

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PENNSYLVANIA ONE CALL SYSTEM, INC.  
1-800-242-1776

**3267 & 216758 & 67250: \$7.5 MANAGEMENT DETAILS**

**R. L. Showalter & Associates, Inc.**  
116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 822-5684

SCALE: AS SHOWN  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET 14 OF 20

File: F:\WORK\2016\2016-045 Mike Lohm New Britain Township\ENGINEERING\2016-045-DETAIL.dwg - 14--PCSM-DET.  
 07/15/21 - 11:29 AM, By: rchulch  
 02/18 R.L. SHOWALTER & ASSOCIATES, INC.

TABLE E.1 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING

Table with columns for Soil Name, Silt/Clay Content, and various soil characteristics like Erosion, Saturation, and Strength. Rows include Abbottstown, Bowersmansville, Doylestown, Readington, and Reaville.

THE SITE IS LOCATED WITHIN THE NESHAMNY CREEK WATERSHED... WATERCOURSE IS AN UNNAMED TRIBUTARY TO READING CREEK...

TABLE E.2 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING

Table with columns for Soil Name, Silt/Clay Content, and various soil characteristics like Erosion, Saturation, and Strength. Rows include Abbottstown, Bowersmansville, Doylestown, Readington, and Reaville.

THE SITE IS LOCATED WITHIN THE NESHAMNY CREEK WATERSHED... WATERCOURSE IS AN UNNAMED TRIBUTARY TO READING CREEK...

TABLE E.3 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING

Table with columns for Soil Name, Silt/Clay Content, and various soil characteristics like Erosion, Saturation, and Strength. Rows include Abbottstown, Bowersmansville, Doylestown, Readington, and Reaville.

THE SITE IS LOCATED WITHIN THE NESHAMNY CREEK WATERSHED... WATERCOURSE IS AN UNNAMED TRIBUTARY TO READING CREEK...

TABLE E.4 LIMITATIONS OF PENNSYLVANIA SOILS PERTAINING TO EARTHMOVING

Table with columns for Soil Name, Silt/Clay Content, and various soil characteristics like Erosion, Saturation, and Strength. Rows include Abbottstown, Bowersmansville, Doylestown, Readington, and Reaville.

THE SITE IS LOCATED WITHIN THE NESHAMNY CREEK WATERSHED... WATERCOURSE IS AN UNNAMED TRIBUTARY TO READING CREEK...

THE PROPOSED IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. THE CONTRACTOR SHALL NOTIFY MONTGOMERY COUNTY CONSERVATION DISTRICT AT LEAST 3 DAYS BEFORE THE START OF CONSTRUCTION... 2. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE PICKERTOWN ROAD... 3. INSTALL TREE PROTECTION FENCE AND CONSTRUCTION FENCING...

THE PROPOSED IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. THE ANTIPOATED POST-CONSTRUCTION WASTES FROM THE PCSM BMPs INCLUDE BUT ARE NOT LIMITED TO: EXCESS SOIL AND SEDIMENT, LITTER, TRASH, ORGANIC DEBRIS INCLUDING LEAVES, GRASS CLIPPINGS, BRANCHES, VEGETATION, STONE, FILTER FABRIC, AND PIPING MATERIALS... 2. THESE ANTIPOATED POST-CONSTRUCTION WASTES FROM THE PCSM BMPs SHALL BE RECYCLED OR DISPOSED OF IN ACCORDANCE WITH APPROPRIATE LOCAL, STATE OR FEDERAL REGULATIONS...

THE PROPOSED IMPROVEMENTS CONTAINED HEREIN SHALL BE CONSTRUCTED IN THE FOLLOWING SEQUENCE:

- 1. THE CONTRACTOR SHALL NOTIFY MONTGOMERY COUNTY CONSERVATION DISTRICT AT LEAST 3 DAYS BEFORE THE START OF CONSTRUCTION... 2. INSTALL TEMPORARY ROCK CONSTRUCTION ENTRANCE PICKERTOWN ROAD... 3. INSTALL TREE PROTECTION FENCE AND CONSTRUCTION FENCING...

PCSMP BMP LONG-TERM OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

Table with columns: PCSMP BMP, Maintenance Activity, Inspection Schedule, Additional Specifications, and BMP Failure Indications & Restorative Procedures. Rows include Bioretention Basin, Storm Sewer Inlets, Seeding and Mulching, Landscaping, and Riprap Aprons.

PCSMP BMP LONG-TERM OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

Table with columns: PCSMP BMP, Maintenance Activity, Inspection Schedule, Additional Specifications, and BMP Failure Indications & Restorative Procedures. Rows include Bioretention Basin, Storm Sewer Inlets, Seeding and Mulching, Landscaping, and Riprap Aprons.

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PCSMP BMP LONG-TERM OPERATION, MAINTENANCE, AND INSPECTION SCHEDULE

Table with columns: PCSMP BMP, Maintenance Activity, Inspection Schedule, Additional Specifications, and BMP Failure Indications & Restorative Procedures. Rows include Bioretention Basin, Storm Sewer Inlets, Seeding and Mulching, Landscaping, and Riprap Aprons.

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PA ONE CALL ALL DESIGNS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE OBLIGATED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 121, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW..."

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT...

Table with columns: NO., DATE, COMMENT, REVISIONS. Row 1: 07/12/2021, PER CONSULTANT REVIEWS.

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T.M.P. 26-001-043

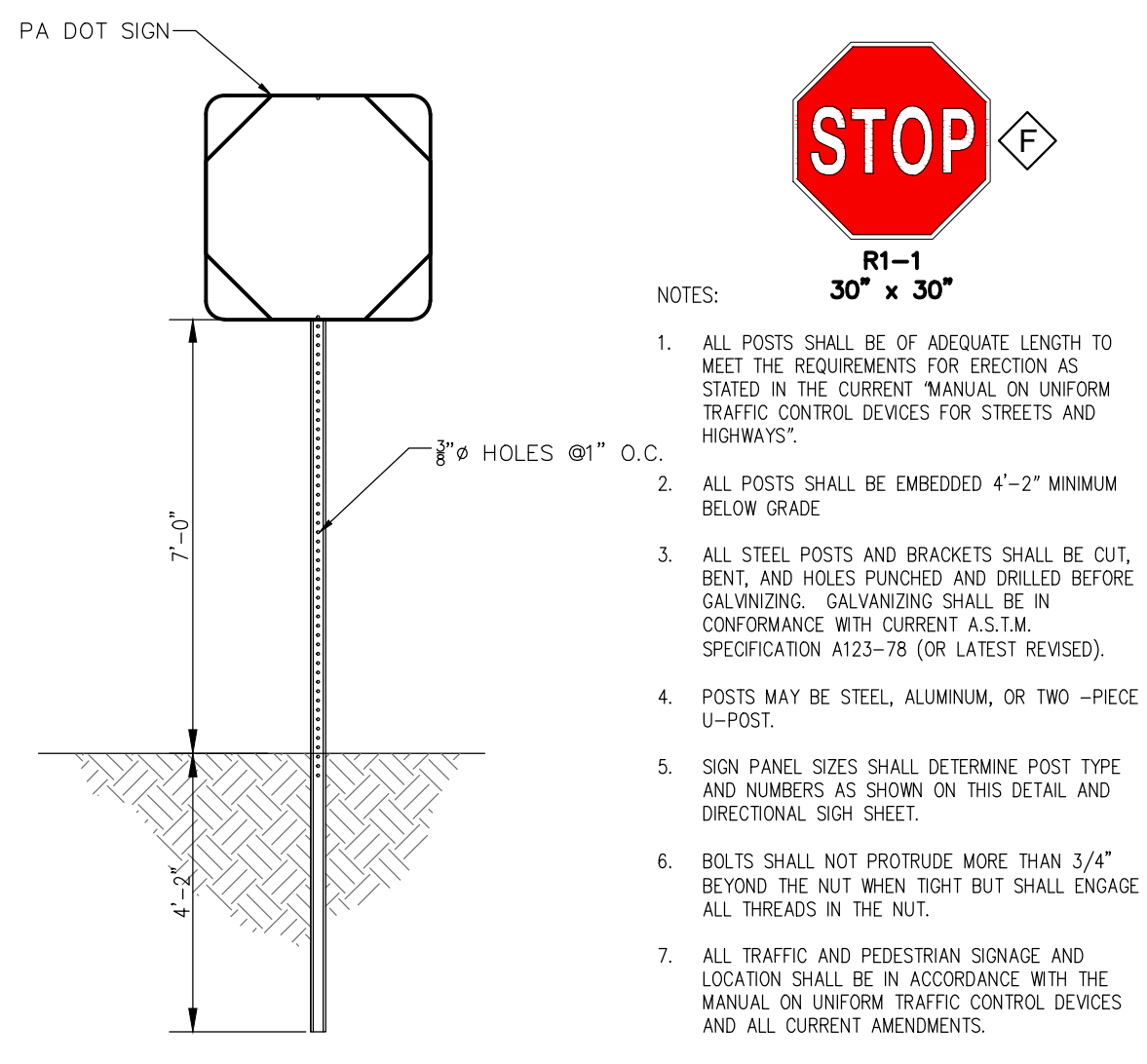
R. L. Showalter & Associates, Inc. 116 East Butler Avenue, Chalfont, PA 18914



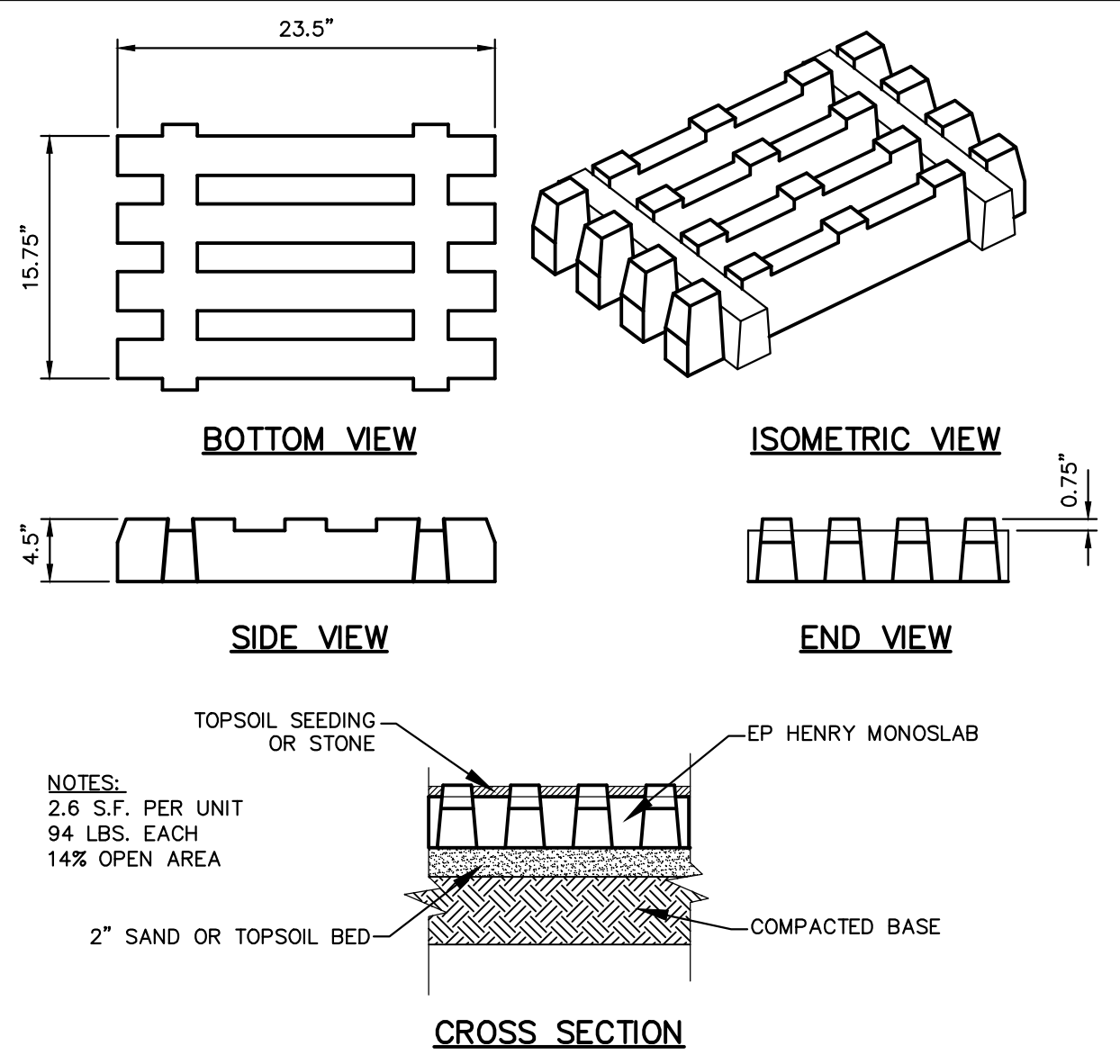
SCALE: AS SHOWN DATE: 02/28/2020 JOB NO.: 2016-045 DRAWN BY: EFS CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA PREPARED FOR: MIKE LOHIN TOWNSHIP LINE & WALTERS ROADS LINE LEXINGTON, PA 18932

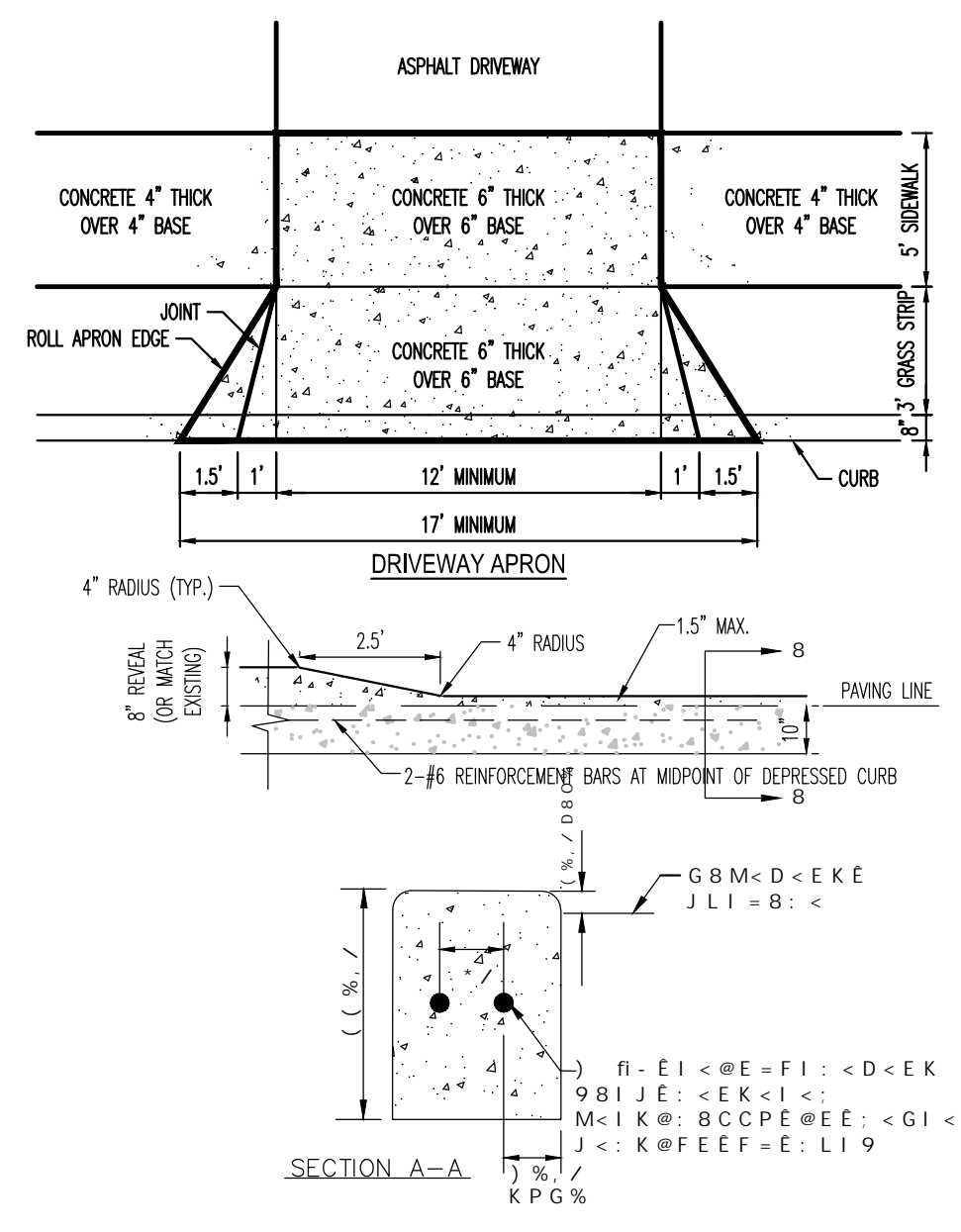
SHEET 15 of 20



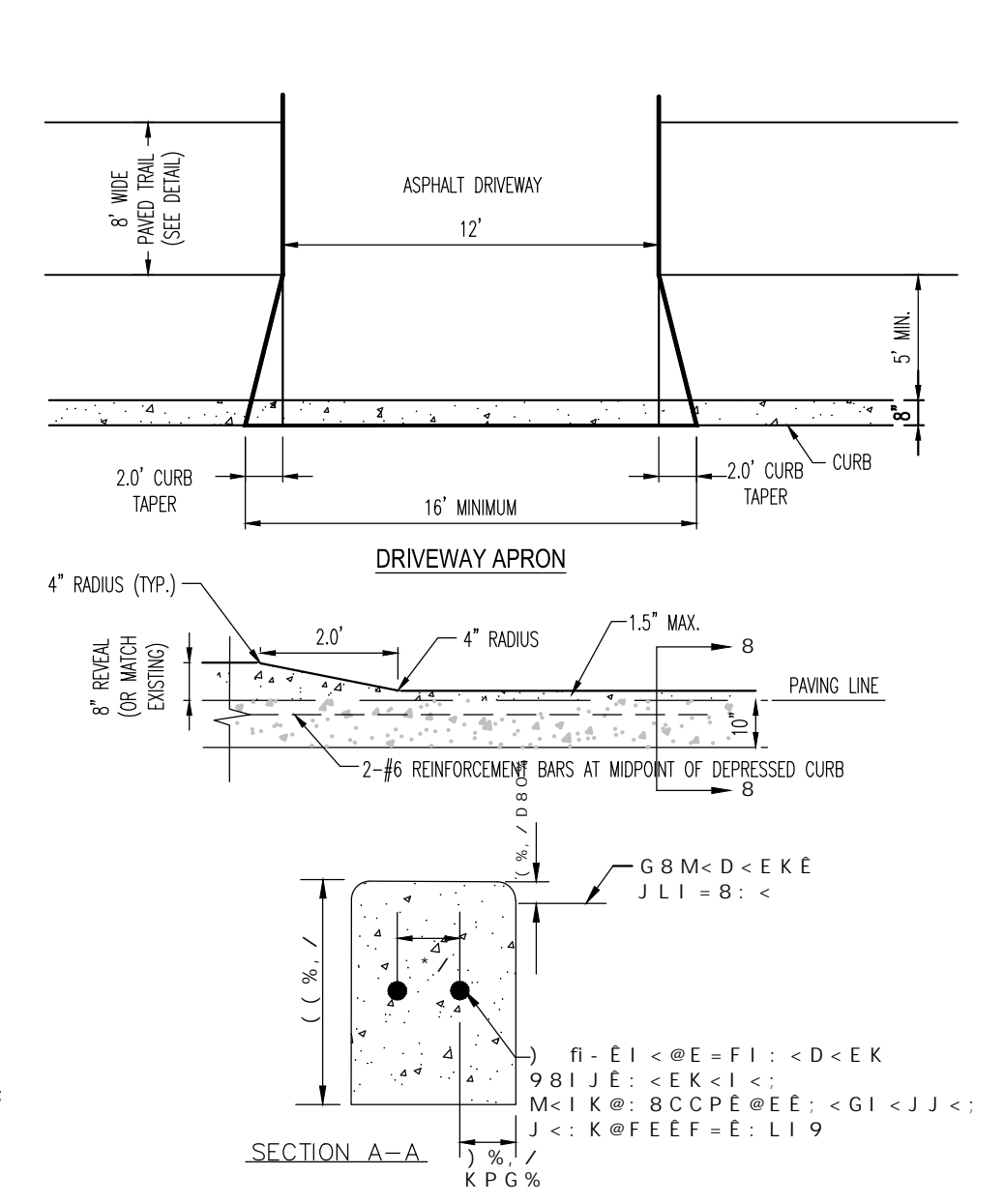
- NOTES:
1. ALL POSTS SHALL BE OF ADEQUATE LENGTH TO MEET THE REQUIREMENTS FOR ERECTION AS STATED IN THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
  2. ALL POSTS SHALL BE EMBEDDED 4'-2" MINIMUM BELOW GRADE.
  3. ALL STEEL POSTS AND BRACKETS SHALL BE CUT, BENT, AND HOLES PUNCHED AND DRILLED BEFORE GALVANIZING. GALVANIZING SHALL BE IN CONFORMANCE WITH CURRENT A.S.T.M. SPECIFICATION A123-78 (OR LATEST REVISED).
  4. POSTS MAY BE STEEL, ALUMINUM, OR TWO-PIECE U-POST.
  5. SIGN PANEL SIZES SHALL DETERMINE POST TYPE AND NUMBERS AS SHOWN ON THIS DETAIL AND DIRECTIONAL SIGN SHEET.
  6. BOLTS SHALL NOT PROTRUDE MORE THAN 3/4" BEYOND THE NUT WHEN TIGHT BUT SHALL ENGAGE ALL THREADS IN THE NUT.
  7. ALL TRAFFIC AND PEDESTRIAN SIGNAGE AND LOCATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ALL CURRENT AMENDMENTS.



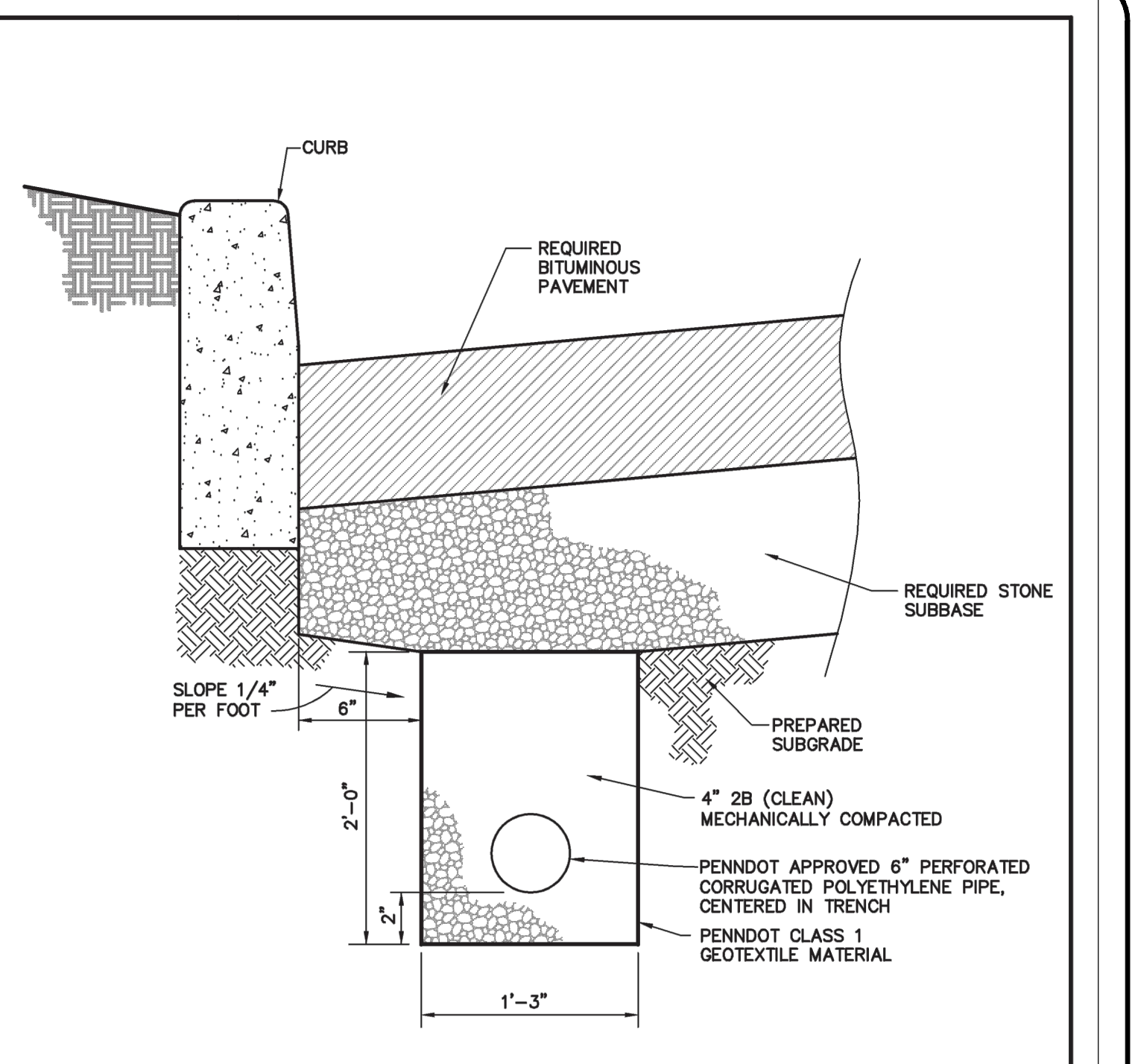
DETENTION BASIN EMERGENCY SPILLWAY PAVING BLOCKS  
NOT TO SCALE



CURB DEPRESSION



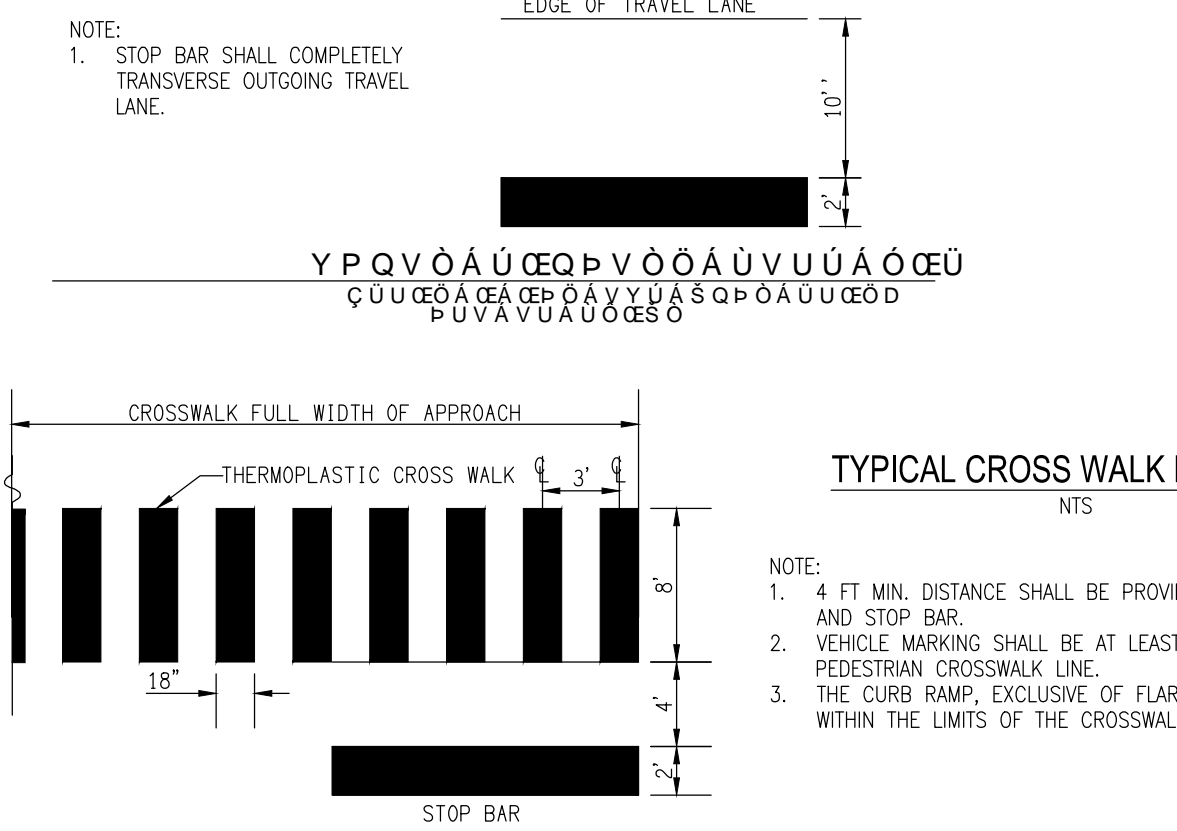
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**ROAD UNDERDRAIN DETAIL**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

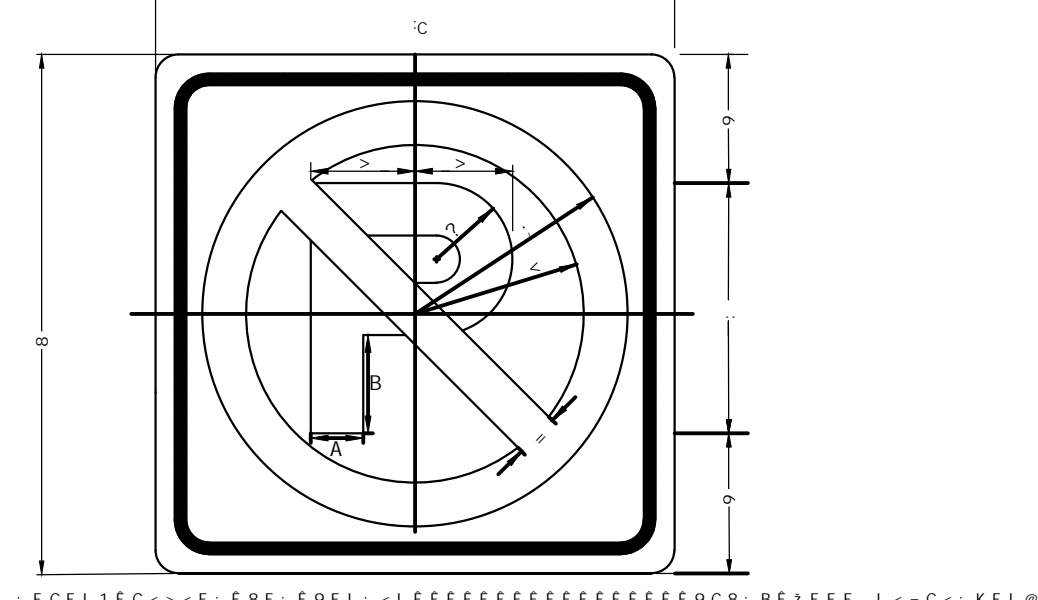
**GILMORE & ASSOCIATES, INC.**  
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65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18001-5100 • (215) 345-4330  
www.gilmoreassoc.com

DATE: 5/22/09 LAST REVISED: SCALE: N.T.S. DRAWING No: 14 of 17

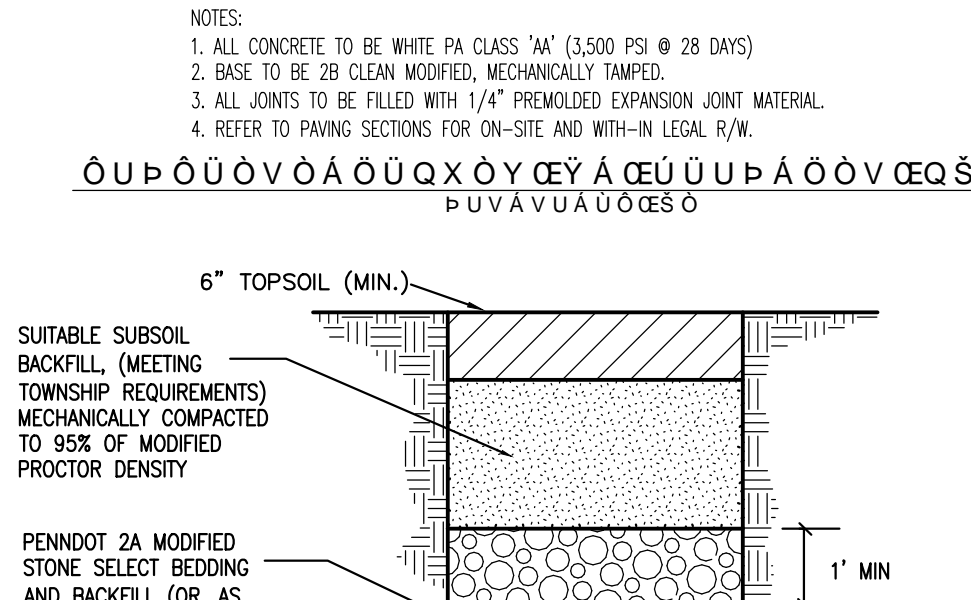


TYPICAL CROSS WALK MARKINGS

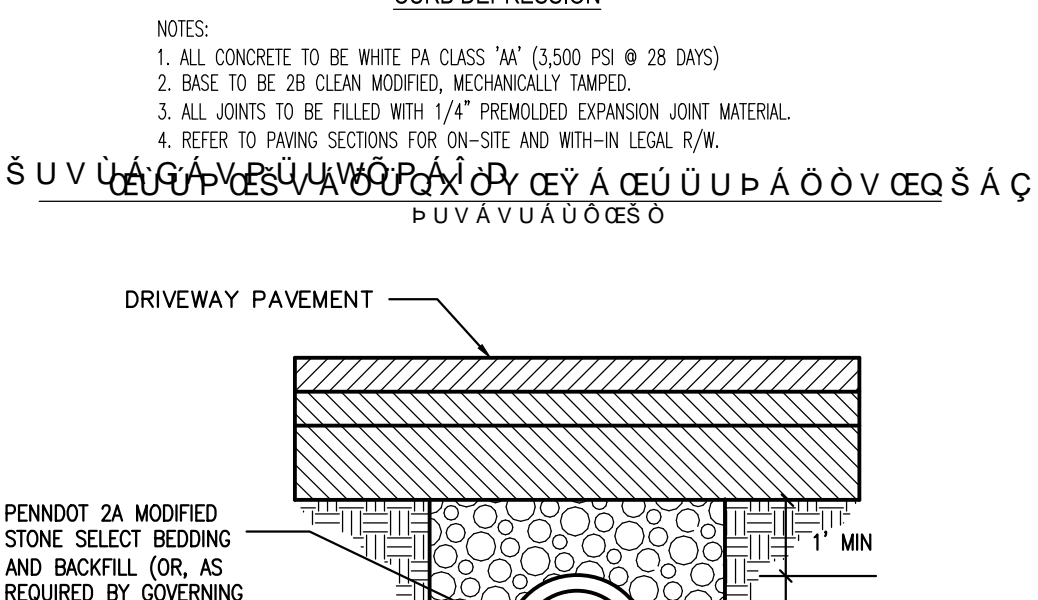
- NOTE:
1. 4 FT MIN. DISTANCE SHALL BE PROVIDED BETWEEN CROSSWALK AND STOP BAR.
  2. VEHICLE MARKING SHALL BE AT LEAST 20 FT FROM THE INSIDE PEDESTRIAN CROSSWALK LINE.
  3. THE CURB RAMP, EXCLUSIVE OF FLARES MUST BE LOCATED WITHIN THE LIMITS OF THE CROSSWALK.



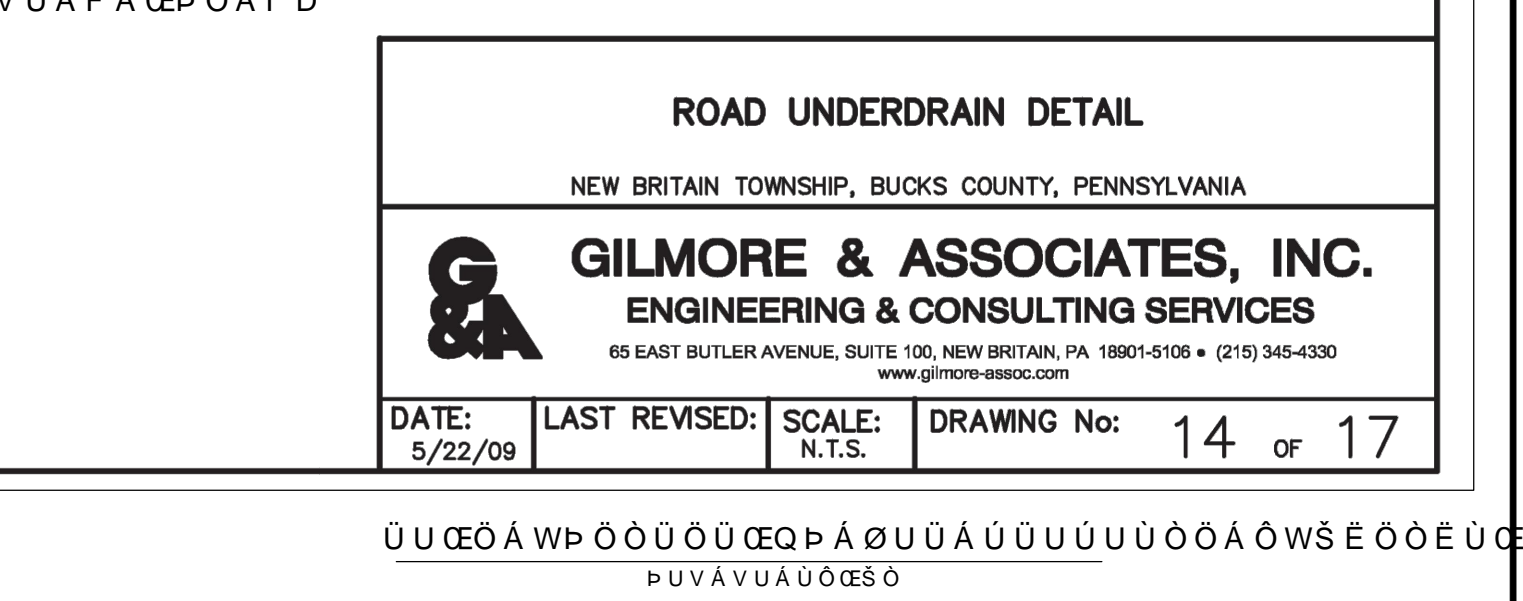
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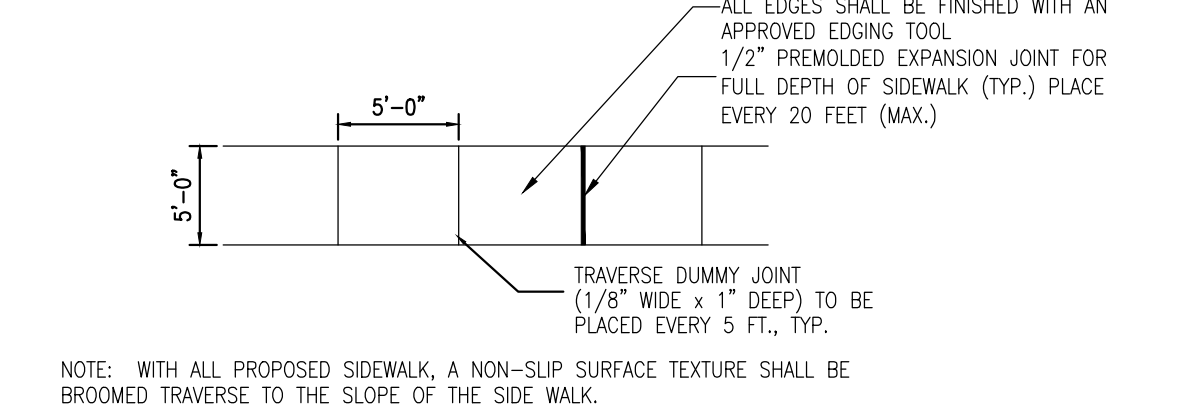
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CURB DEPRESSION

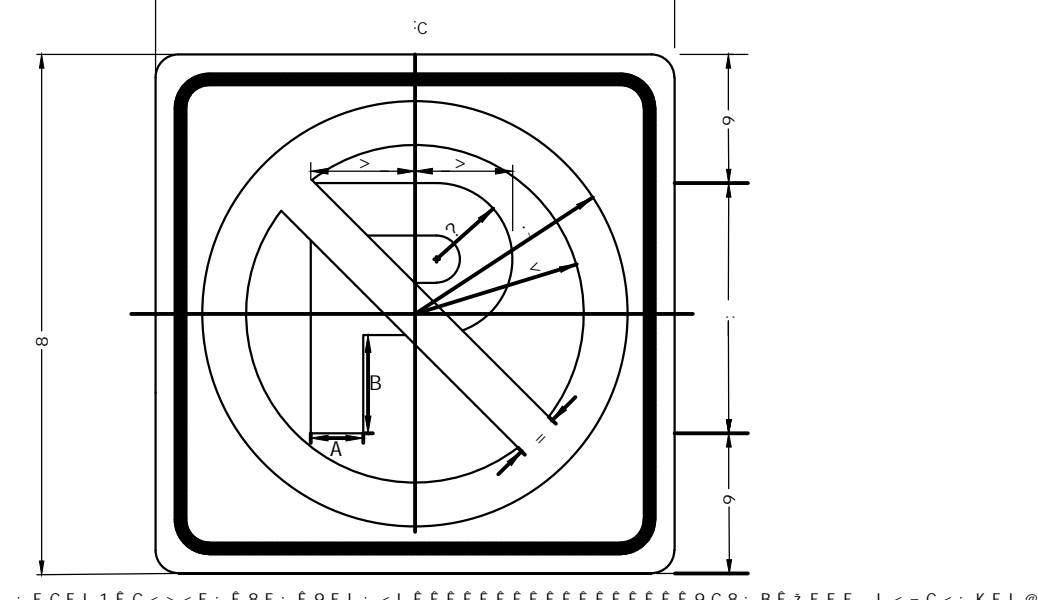


ROAD UNDERDRAIN DETAIL

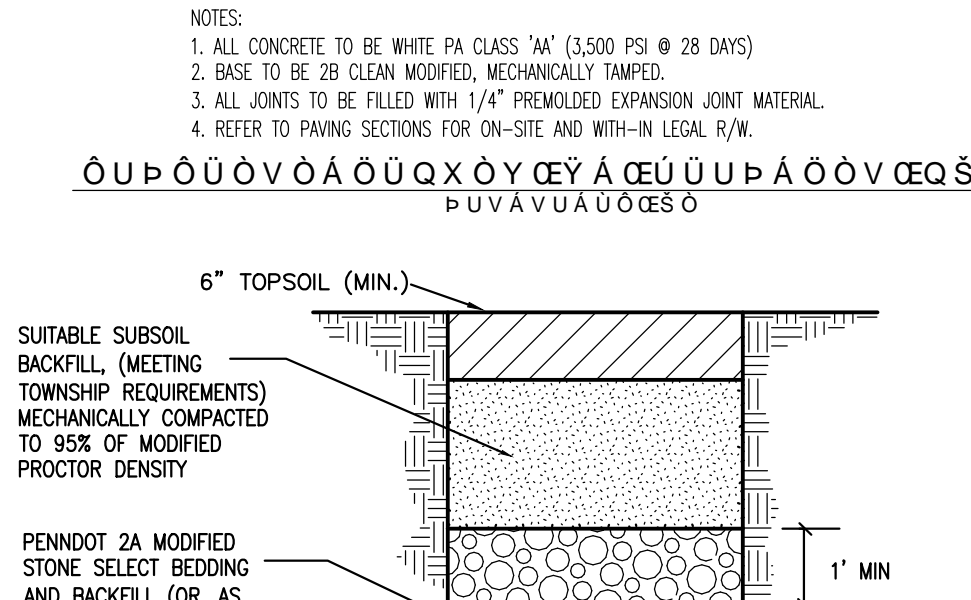


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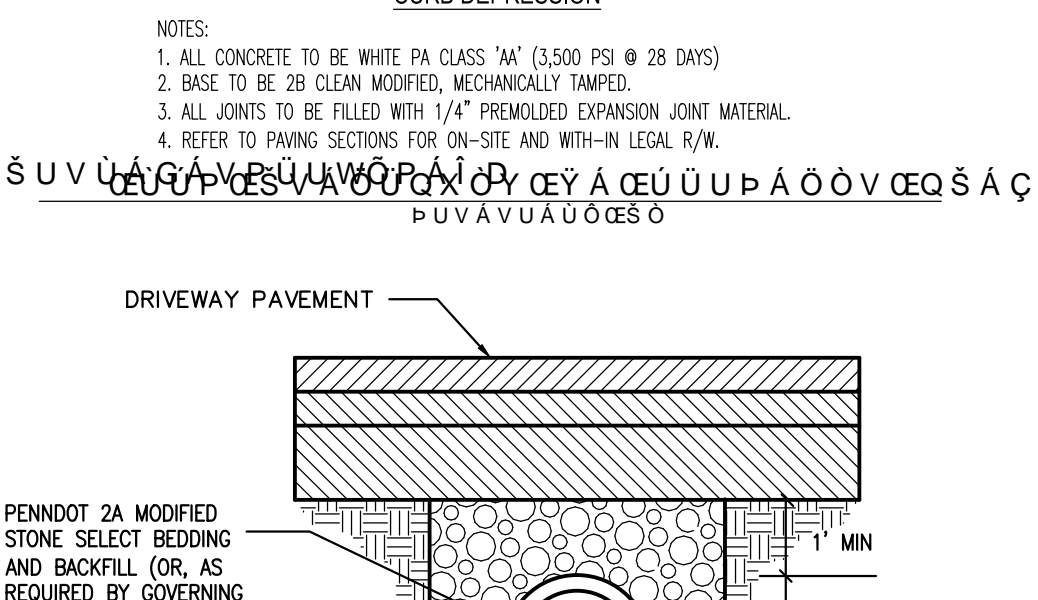
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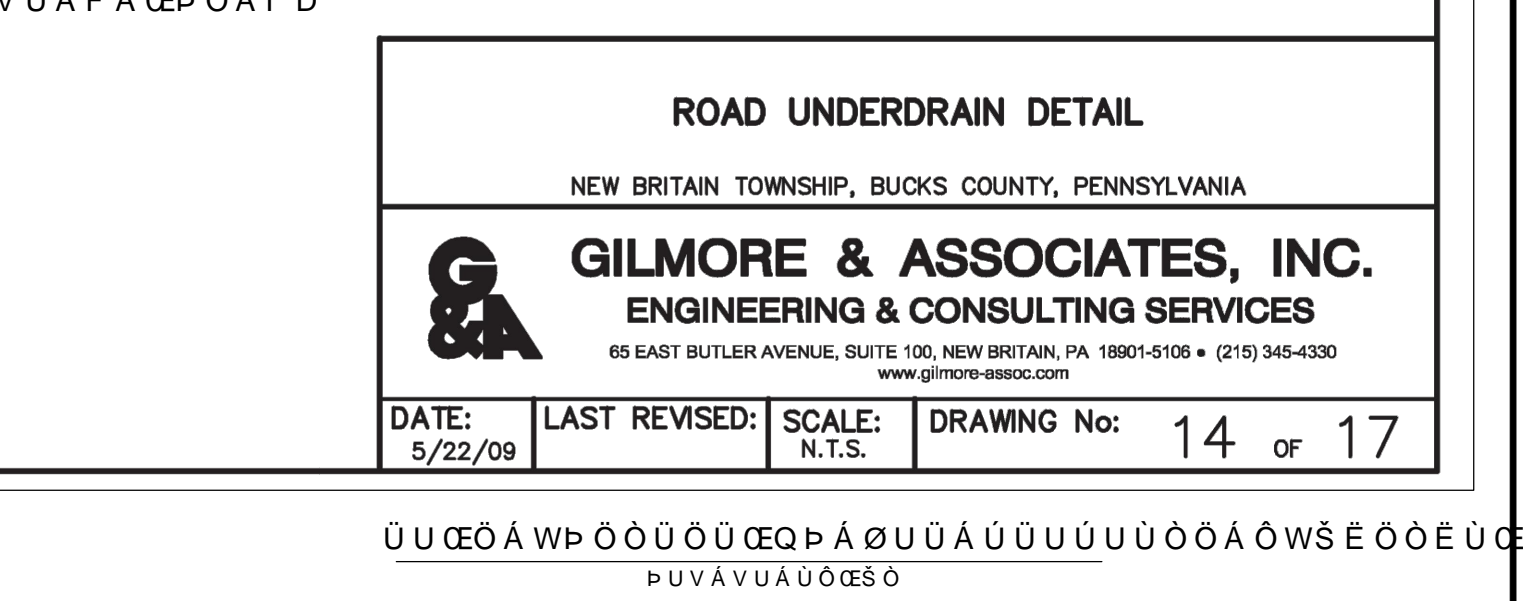
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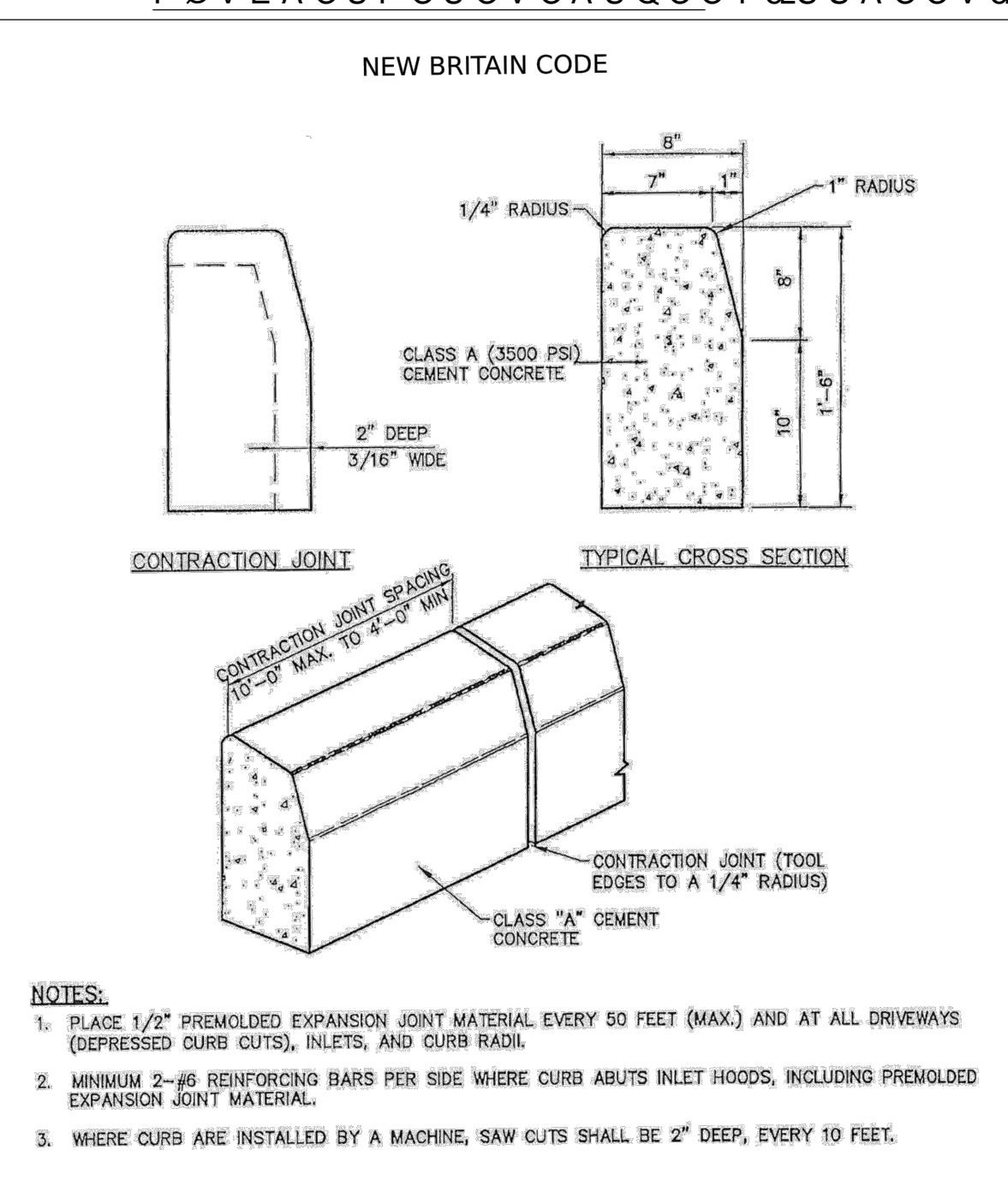
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CURB DEPRESSION

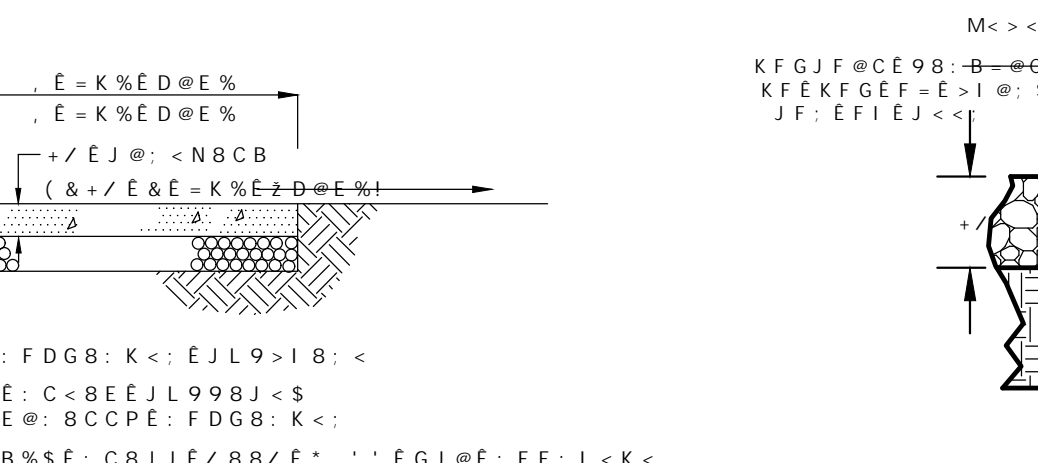


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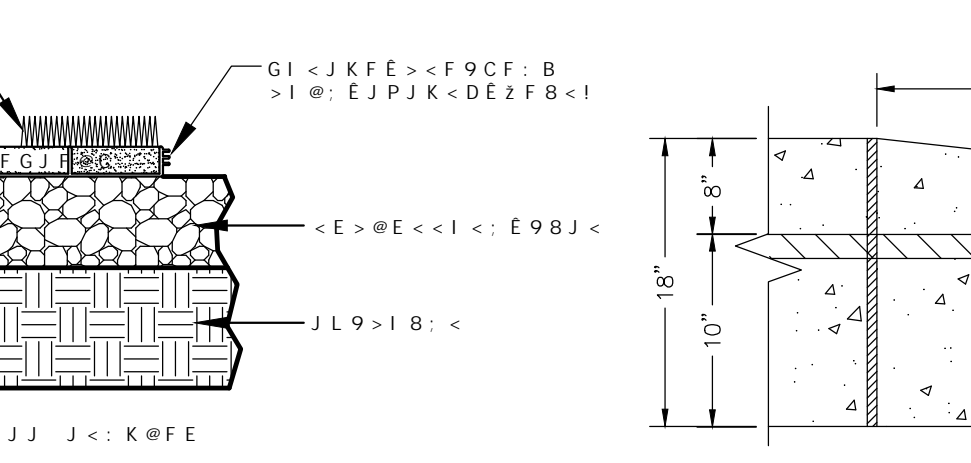


NEW BRITAIN CODE

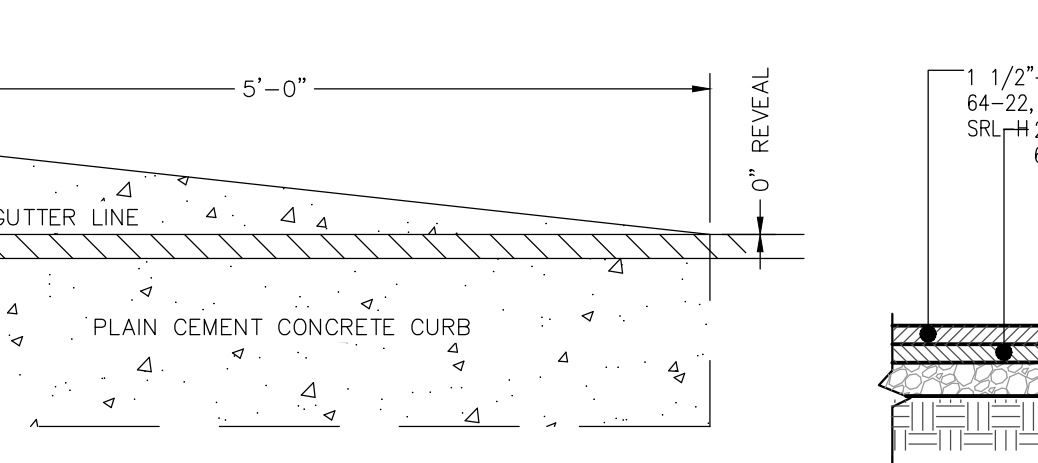
- NOTES:
1. PLACE 1/2" PREMOLDED EXPANSION JOINT MATERIAL EVERY 50 FEET (MAX.) AND AT ALL DRIVEWAYS (DEPRESSED CURB CUTS), INLETS, AND CURB RAMP.
  2. MINIMUM 2-#6 REINFORCING BARS PER SIDE WHERE CURB ABUTS INLET HOODS, INCLUDING PREMOLDED EXPANSION JOINT MATERIAL.
  3. WHERE CURB ARE INSTALLED BY A MACHINE, SAW CUTS SHALL BE 2" DEEP, EVERY 10 FEET.



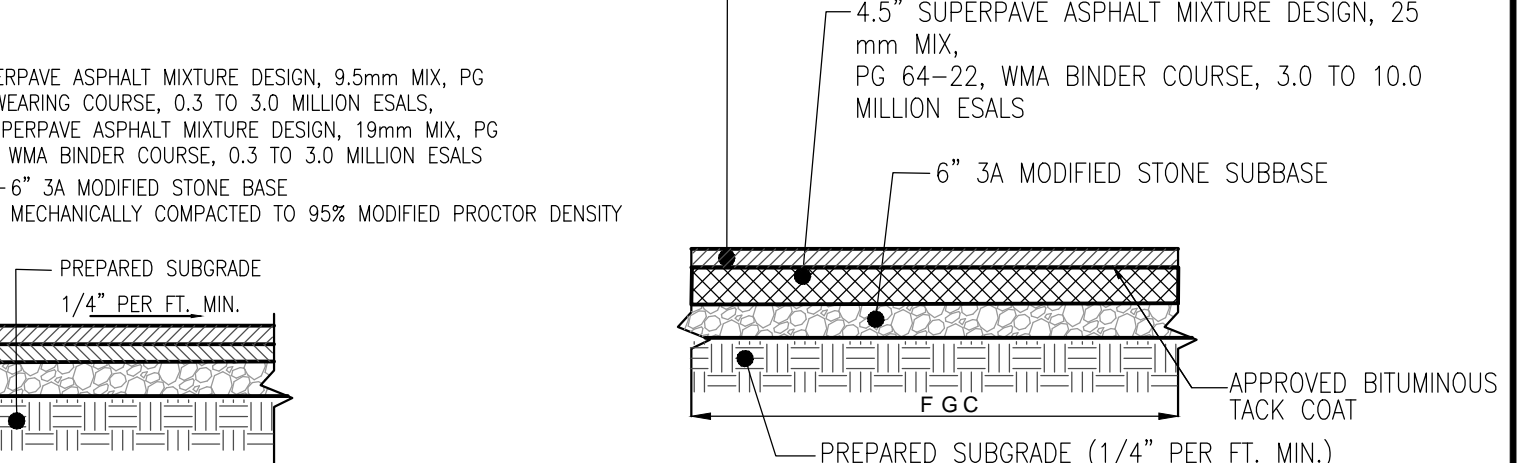
CURB DEPRESSION



CURB DEPRESSION



CURB DEPRESSION



ROAD UNDERDRAIN DETAIL

**PLAIN CEMENT CONCRETE CURB DETAIL**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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DATE: 5/22/09 LAST REVISED: SCALE: N.T.S. DRAWING No: 9 of 17

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7 CBGHFI 7H = CB Associates, Inc.  
89H5 = @G

116 East Butler Avenue  
Chalfont, PA 18914  
(215) 822-2990  
FAX (215) 222-5684

**R. L. Showalter**  
REGISTERED PROFESSIONAL

Robert Lawrence Showalter

SCALE: AS SHOWN  
DATE: 02/28/2020  
JOB NO.: 2016-045  
DRAWN BY: LAZ  
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PA  
PREPARED FOR: MIKE LOHIN  
TOWNSHIP LINE & WALTERS ROADS  
LINE LEXINGTON, PA 18932

SHEET 16 of 20

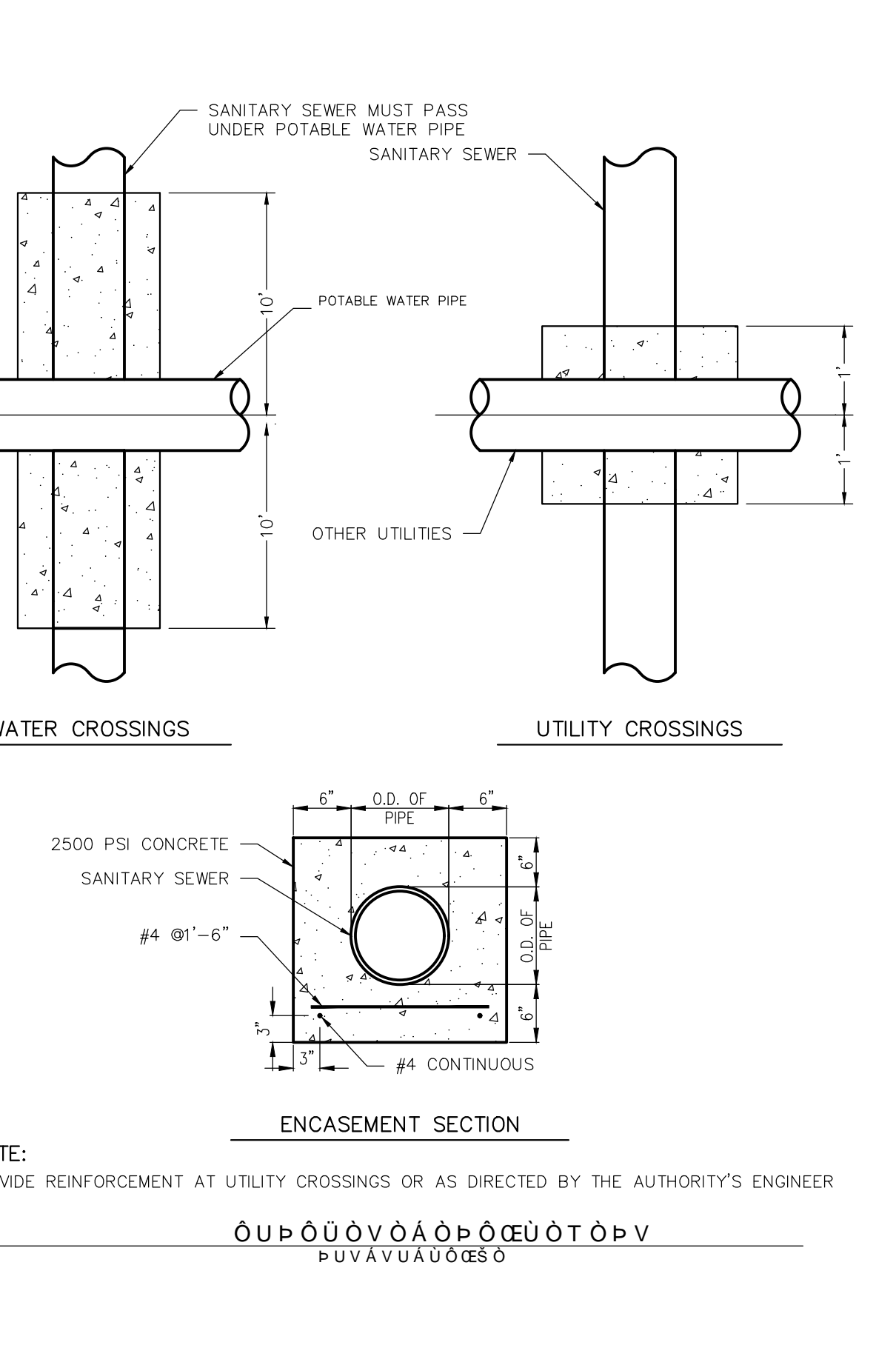
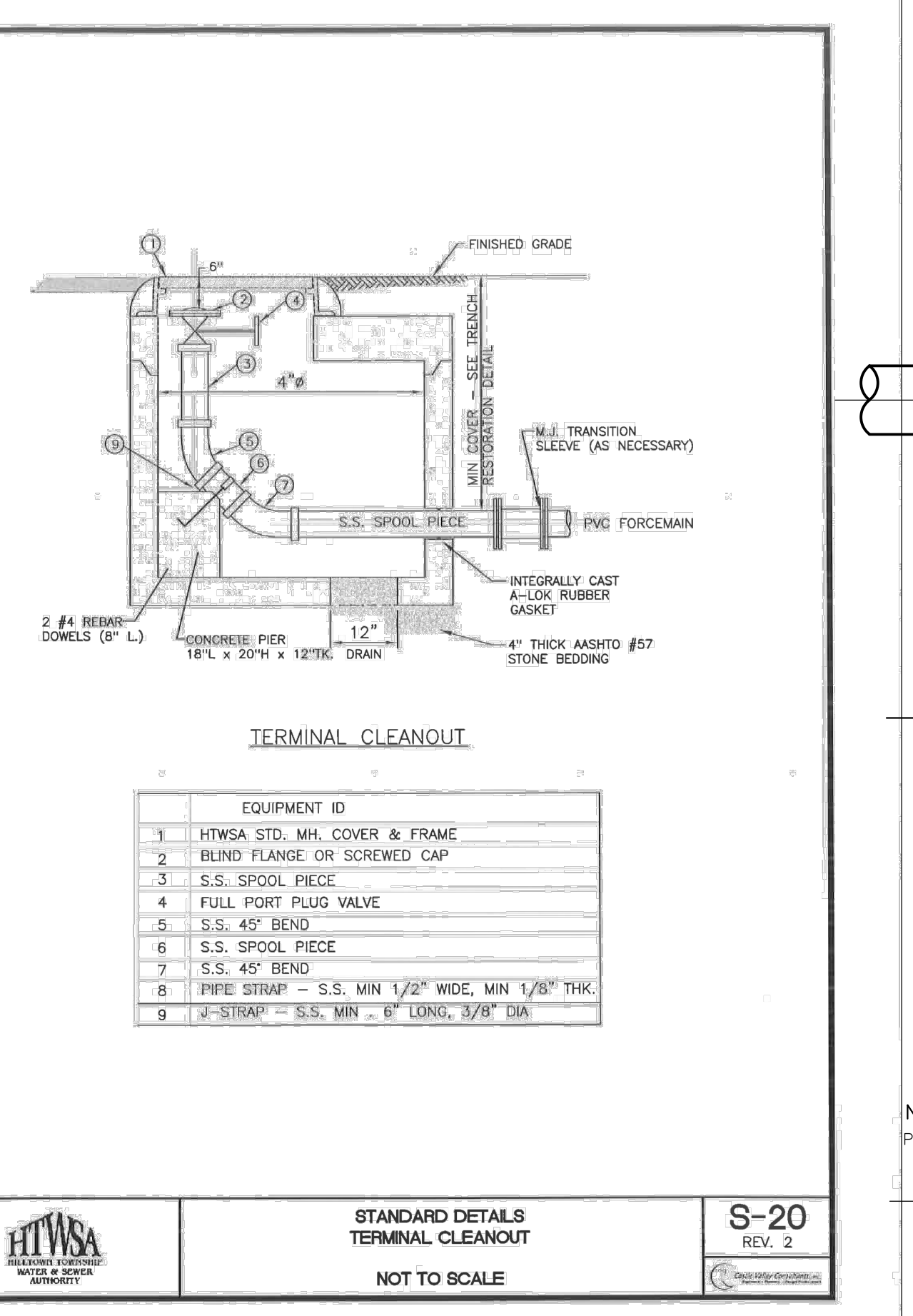
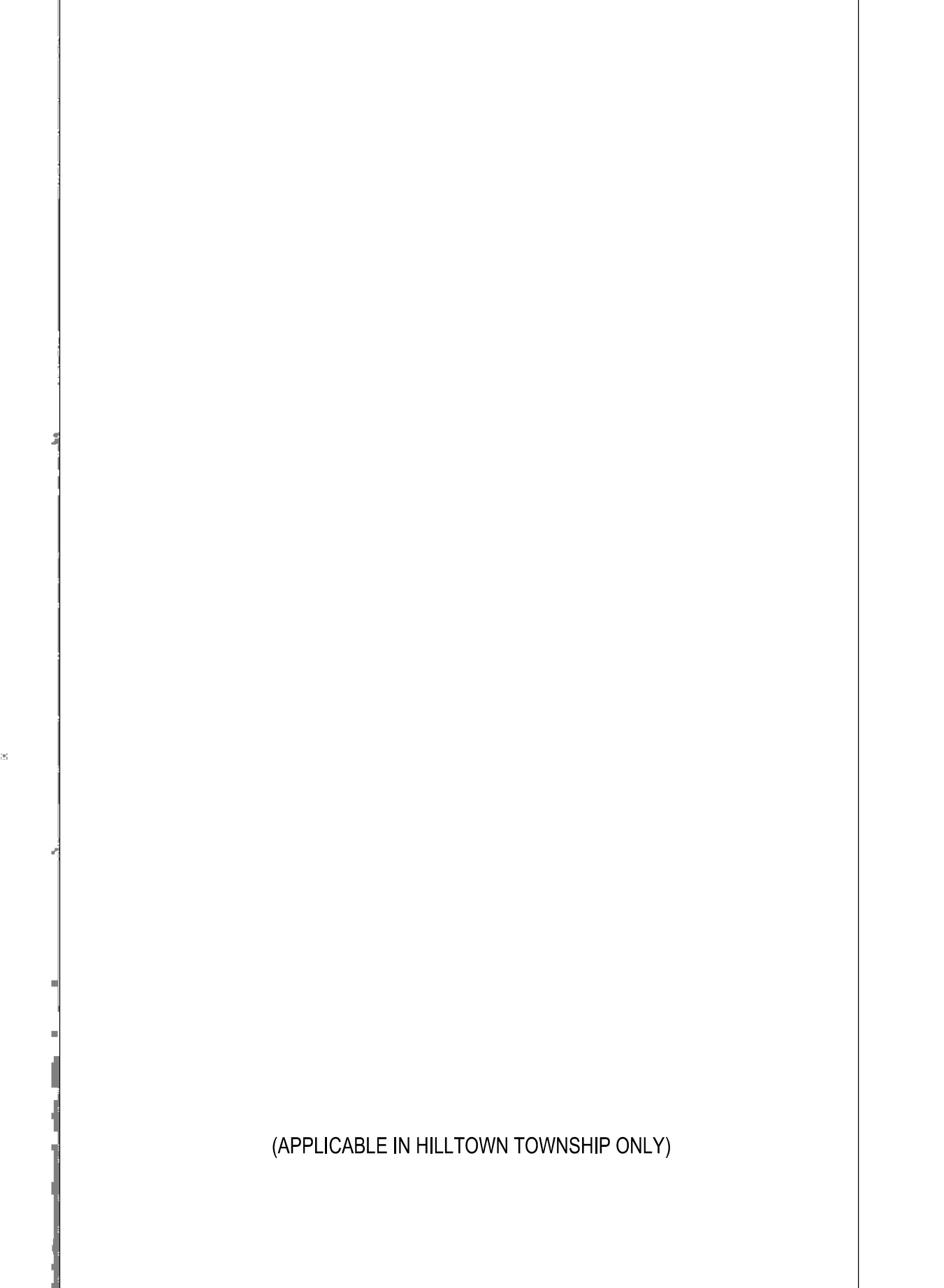
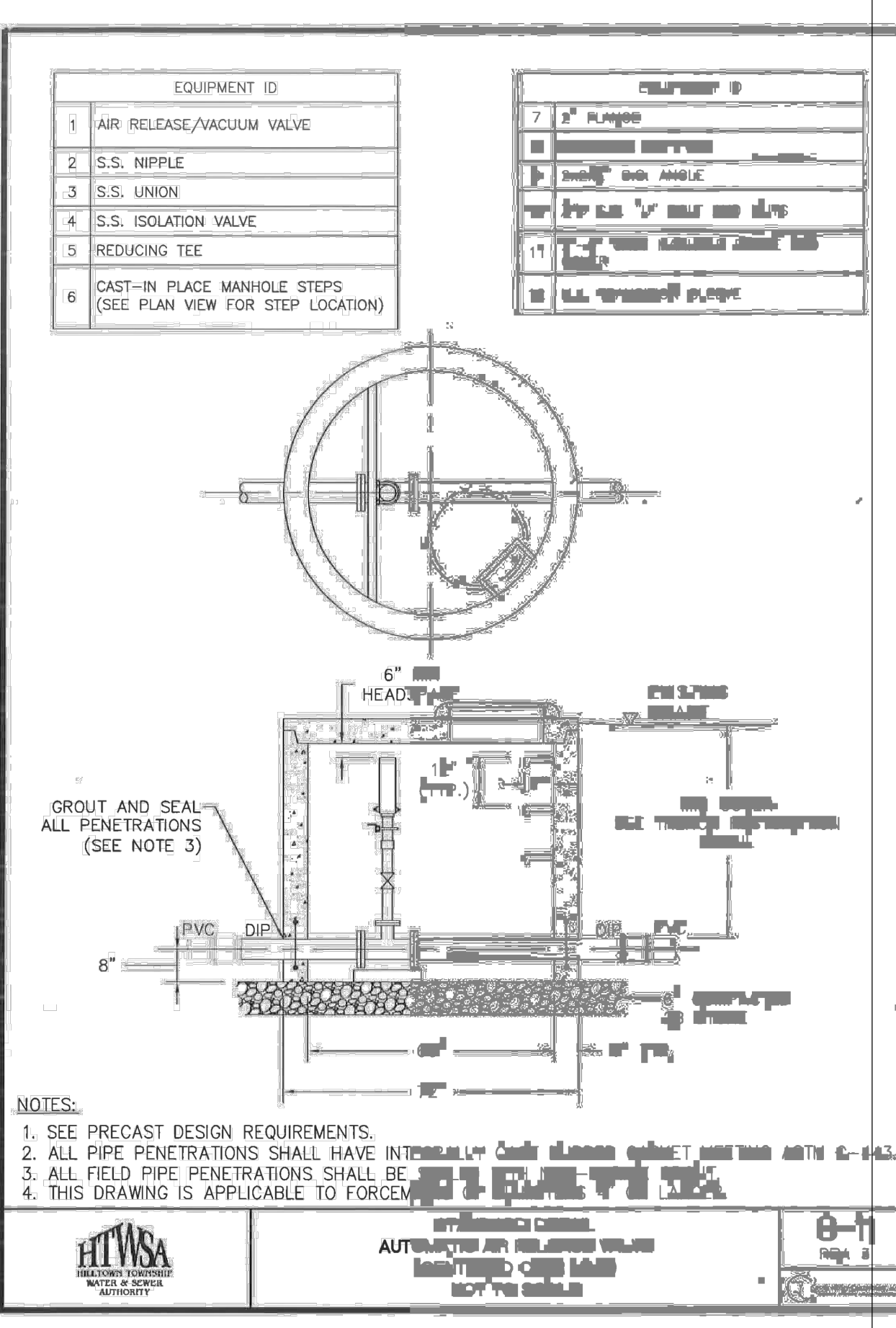
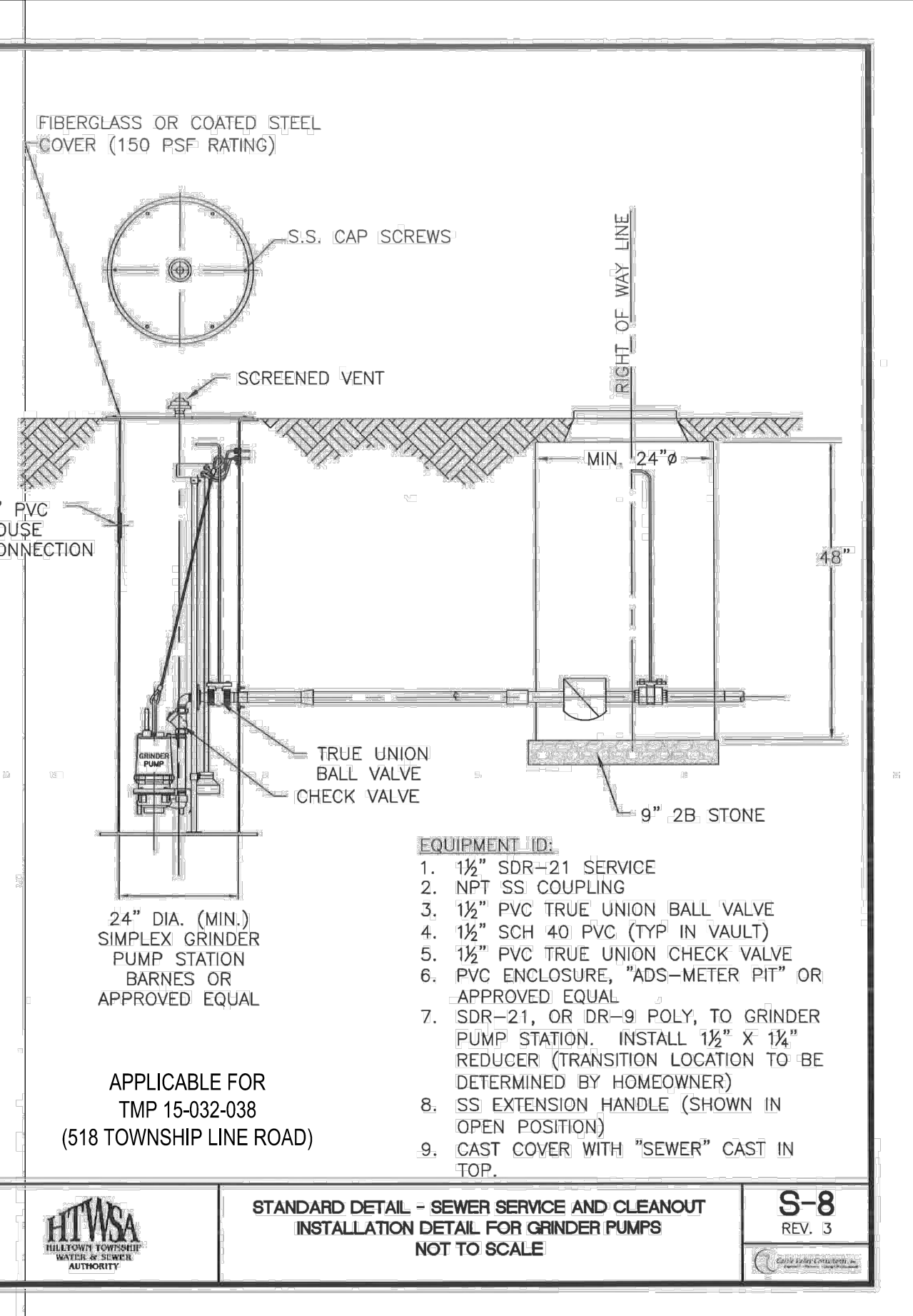
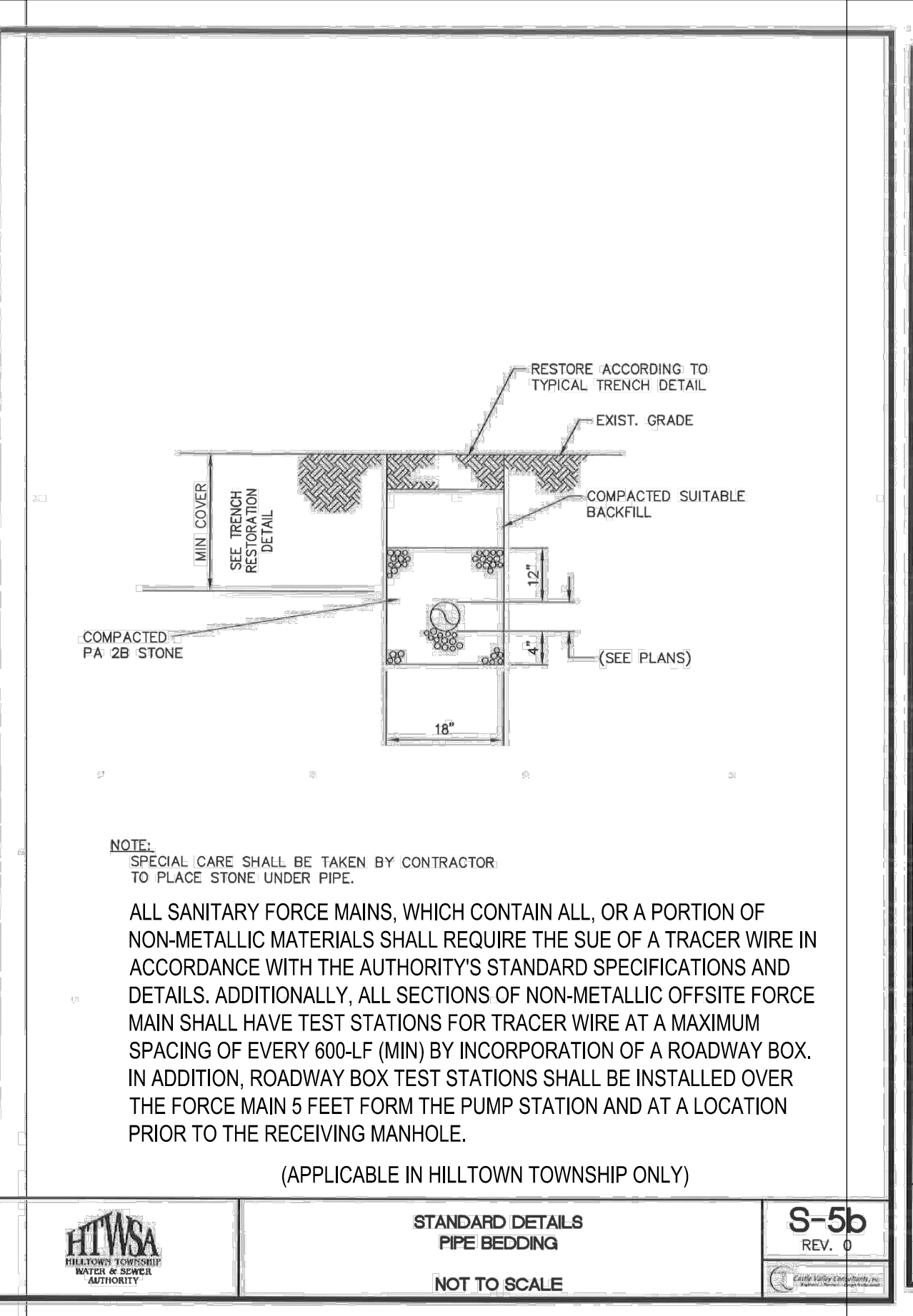
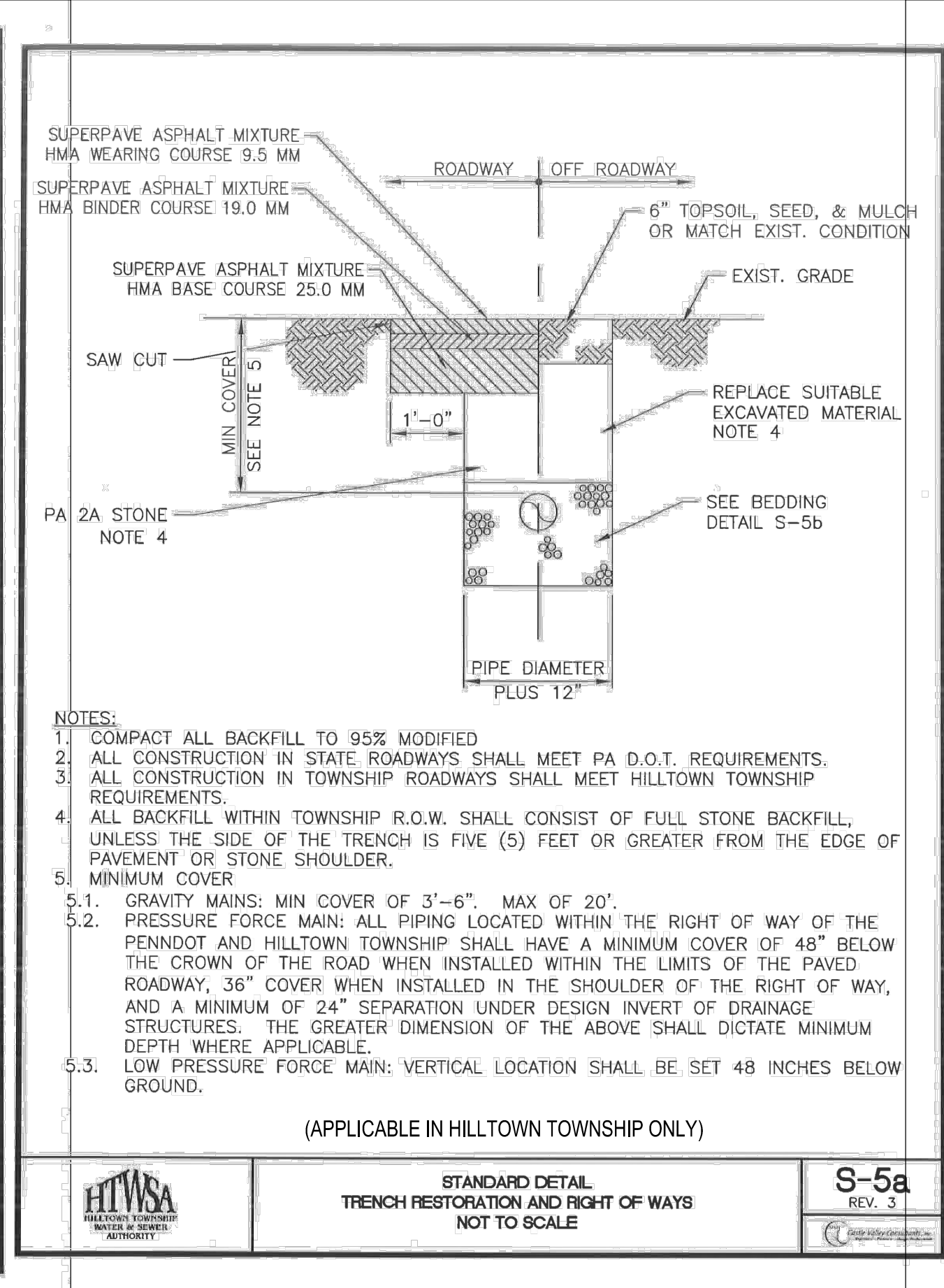
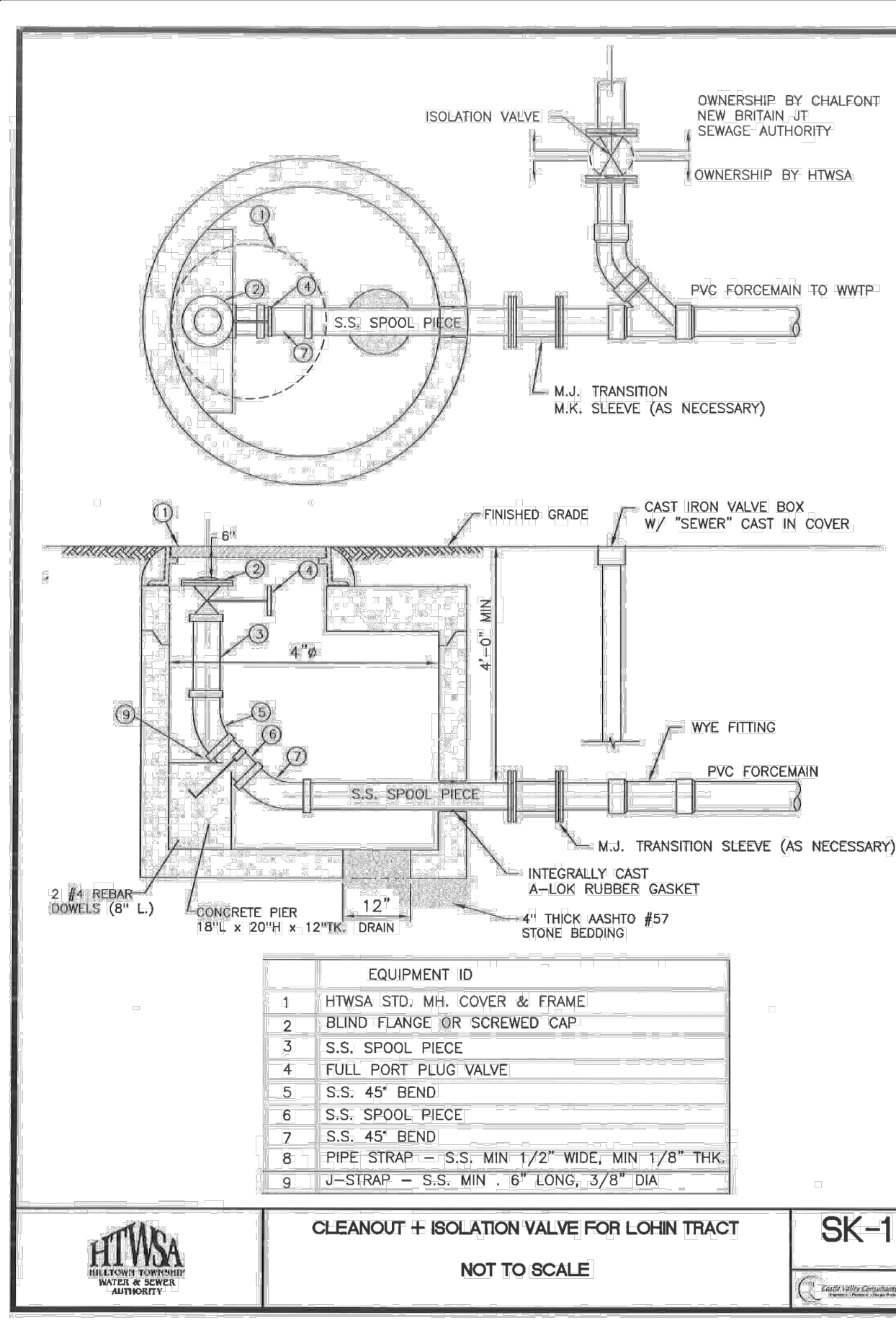
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T.M.P. 26-001-043





Printed: 07/15/21 - 11:40 AM, By: rchuch  
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**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**

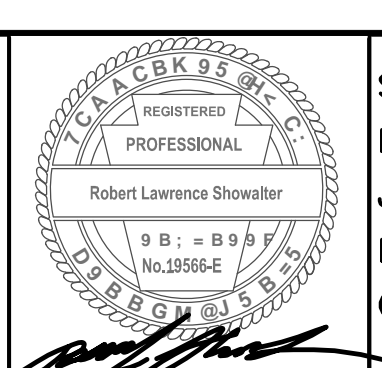
PA ONE CALL  
 ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 121, ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (AMENDS PENNSYLVANIA ACT 287 AND REPLACES PENNSYLVANIA ACT 172). ANY INFORMATION APPEARING ON THESE DRAWINGS AS TO THE UNDERGROUND LINES OF A USER, SUCH AS A PUBLIC UTILITY HAS BEEN INCORPORATED HEREIN PURSUANT TO SAID PENNSYLVANIA ACT 121. THIS INFORMATION HAS BEEN PROVIDED BY THE RESPECTIVE USERS IN RESPONSE TO THE PA ONE CALL SYSTEM REQUEST.  
 SERIAL #20161602863 & #20161602864 - PER WEB TICKET ON 06/08/2016.  
 SERIAL #20200041083 - PER WEB TICKET ON 02/03/20

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NO.	DATE	PER CONSULTANT REVISIONS	COMMENT
	07/12/2021		

T.M.P. 26-001-043

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**89 H5 = @G**  
 116 East Butler Avenue  
 Chalfont, PA 18914  
 (215) 822-2990  
 FAX (215) 822-5684



SCALE: AS SHOWN  
 DATE: 02/28/2020  
 JOB NO.: 2016-045  
 DRAWN BY: LAZ  
 CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PA  
 PREPARED FOR:  
**MIKE LOHIN**  
 TOWNSHIP LINE & WALTERS ROADS  
 LINE LEXINGTON, PA 18932

SHEET  
**18 of 20**



AutoCAD SHX Text

AutoCAD SHX Text  
STAKE  
TREE  
MOSS TO 2/3 TOPSOIL - LIGHTLY