

LEGEND	
	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
	SIGN
	MAILBOX
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
	ELECTRIC BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	STORM PIPE
	4" WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION

Du

PA ONE CALL UNDERGROUND UTILITY PROTECTION ACT

PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 160 OF 2016 AND ACT 50 OF 2018 OF THE PENNSYLVANIA STATE LEGISLATURE, RETIEW ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETIEW ASSOCIATES, INC. REQUESTED FROM EACH FACILITY OWNER DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
 - PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM SERVING THE LOCATION WHERE THE WORK IS TO BE PERFORMED, AND SHOWING THE ASSOCIATED SERIAL NUMBER(S) ON THIS/ THESE DRAWING(S).
 - PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS SHOWN UPON THIS/ THESE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2).
 - PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETIEW ASSOCIATES, INC. HAS SHOWN UPON THIS/ THESE DRAWING(S) THE TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S).
- ADDITIONALLY, RETIEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST, AND AS REFLECTED ON THIS/ THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/ THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 160 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT.

DATE: 08/25/2021

ONE CALL SYSTEM SERIAL NUMBER: 20212372948

PA1 SYSTEM, INC.
1-800-242-1776

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

LIST OF UTILITIES

WINDSTREAM 1450 CENTER POINT ROAD HIAWATHA, IA 52233 CONTACT: LOCATE DESK PERSONNEL EMAIL: locate_desk@windstream.com	NEW BRITAIN TOWNSHIP 207 PARK AVENUE CHALFONT, PA 18914 CONTACT: RYAN CRESSMAN EMAIL: RCRESSMAN@NEWBRITAIN.TOWNSHIP.PA.GOV
CHALFONT NEW BRITAIN TWP JT SEWAGE AUTH 1645 UPPER STATE ROAD DOYLESTOWN, PA 18901 CONTACT: JOHN SCHMIDT EMAIL: jschmidt@cnbsa.org	COMCAST 55 INDUSTRIAL DRIVE WYLDAND, PA 18974 CONTACT: KATHIE BROWN EMAIL: rlumbatis@comcast.com
PECO ENERGY C/O/ USIC 450 S HENDERSON ROAD SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: NIKKIASIMP@PECOENERGY.COM	TEXAS EASTERN/SPECTRA SUITE 400 2601 MARKET PLACE HARRISBURG, PA 17110 CONTACT: RYAN LUMBATIS EMAIL: Ryan.Lumbatis@spectraenergy.com
NORTH PENN WATER AUTHORITY 300 FORTY FOOT ROAD LANSDALE, PA 19446 CONTACT: STEVE FRETZ EMAIL: sfretz@npwa.org	VERIZON PENNSYLVANIA LLC 1050 VIRGINIA DR FORT WASHINGTON, PA 19034 CONTACT: DARLENE LEPPARD JOHNSON

SOILS CLASSIFICATION

AbA:	ABBOTTSTON SILT LOAM, 0 TO 3 PERCENT SLOPES
ReB:	READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
RIC:	REAVILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES

RECEIVING WATER CLASSIFICATION WATER QUALITY DESIGNATION

- UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
- DESIGNATED USE: WARM WATER FISHES (WFF) AND MIGRATORY FISH (MF)
- EXISTING USE: NO SEPARATE CLASSIFICATION

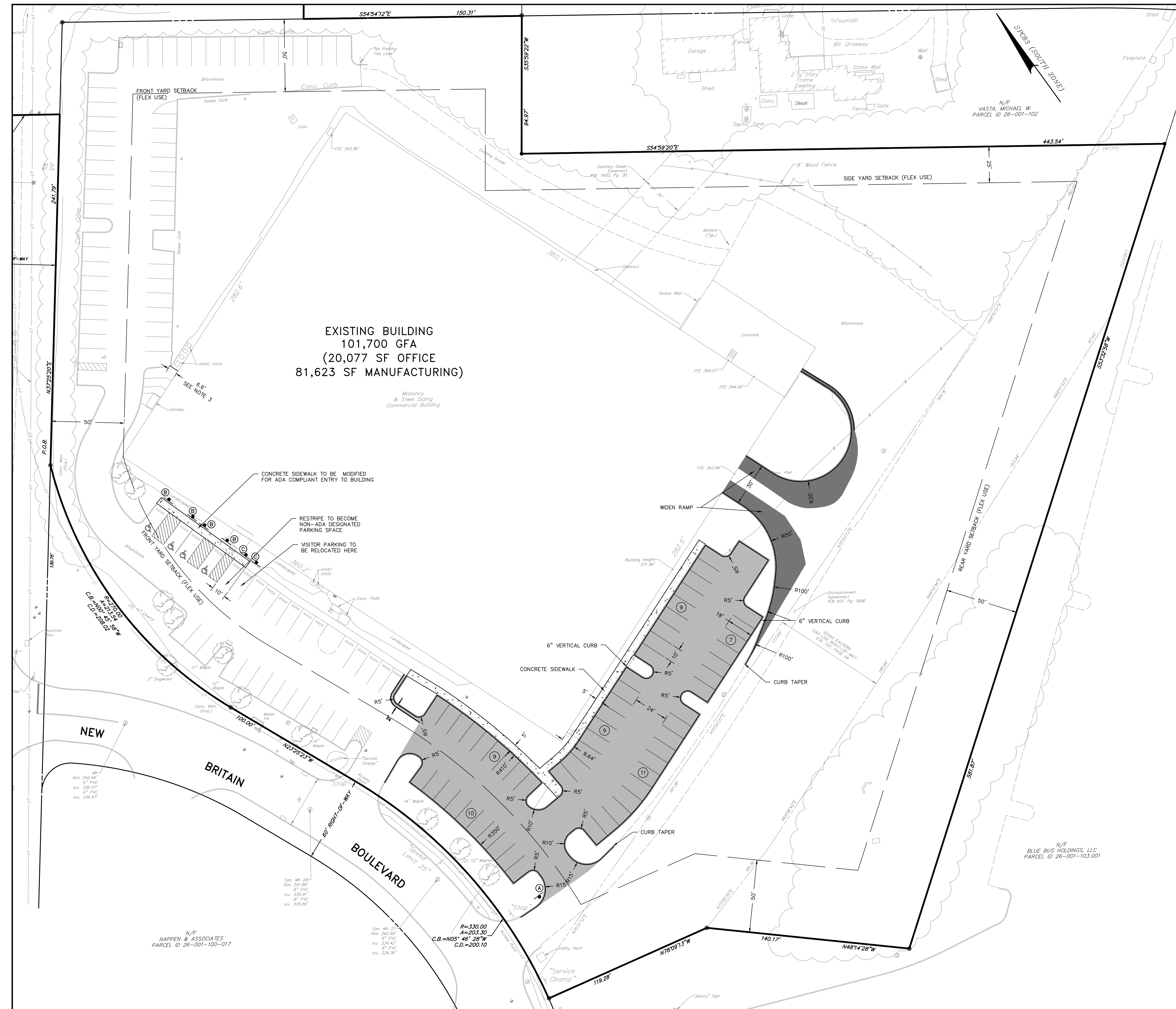
FOR RETIEW ASSOCIATES BY:		NO.		DATE	
MANAGER:	KIM FASHNACHT	CHKD BY:	PJF	DATE:	
DESIGN BY:	PJF	FILEBOOK NO.:		CHKD BY:	PJF
SURV. CHIEF:		FILEBOOK NO.:		CHKD BY:	PJF
DRAWN BY:	JON	DRAWING REFERENCE:		NO.	
DATE:	01/11/22	NO.		DATE	
SHEET NO.	2 OF 13	NO.		DATE	
DWG. NO.	111902028	NO.		DATE	

CLIENT: 180 NEW BRITAIN BLVD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=80'

REVIEW ASSOCIATES, INC. LANCASTER, PA 17603 Phone: (800) 738-8995 Email: www.retiew.com Website: www.retiew.com

EXISTING CONDITIONS/DEMOLITION PLAN
 MINOR LAND DEVELOPMENT PLAN
180 NEW BRITAIN BLVD
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA



EXISTING BUILDING
101,700 GFA
(20,077 SF OFFICE
81,623 SF MANUFACTURING)

Concrete Sidewalk to be Modified for ADA Compliant Entry to Building

Restripe to become Non-ADA Designated Parking Space

Visitor Parking to be Relocated Here

LEGEND

	BENCHMARK
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	CALCULATED PROPERTY MARKER
	SMH
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	GAS VALVE
	WATER VALVE
	WATER METER
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	SANITARY MANHOLE
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	EASEMENT LINE
	RAILROAD TRACKS
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TREE LINE
	PROPOSED FENCE
	PROPOSED LIGHTING
	PROPOSED PAVING
	PROPOSED HEAVY DUTY PAVING
	PROPOSED CONCRETE

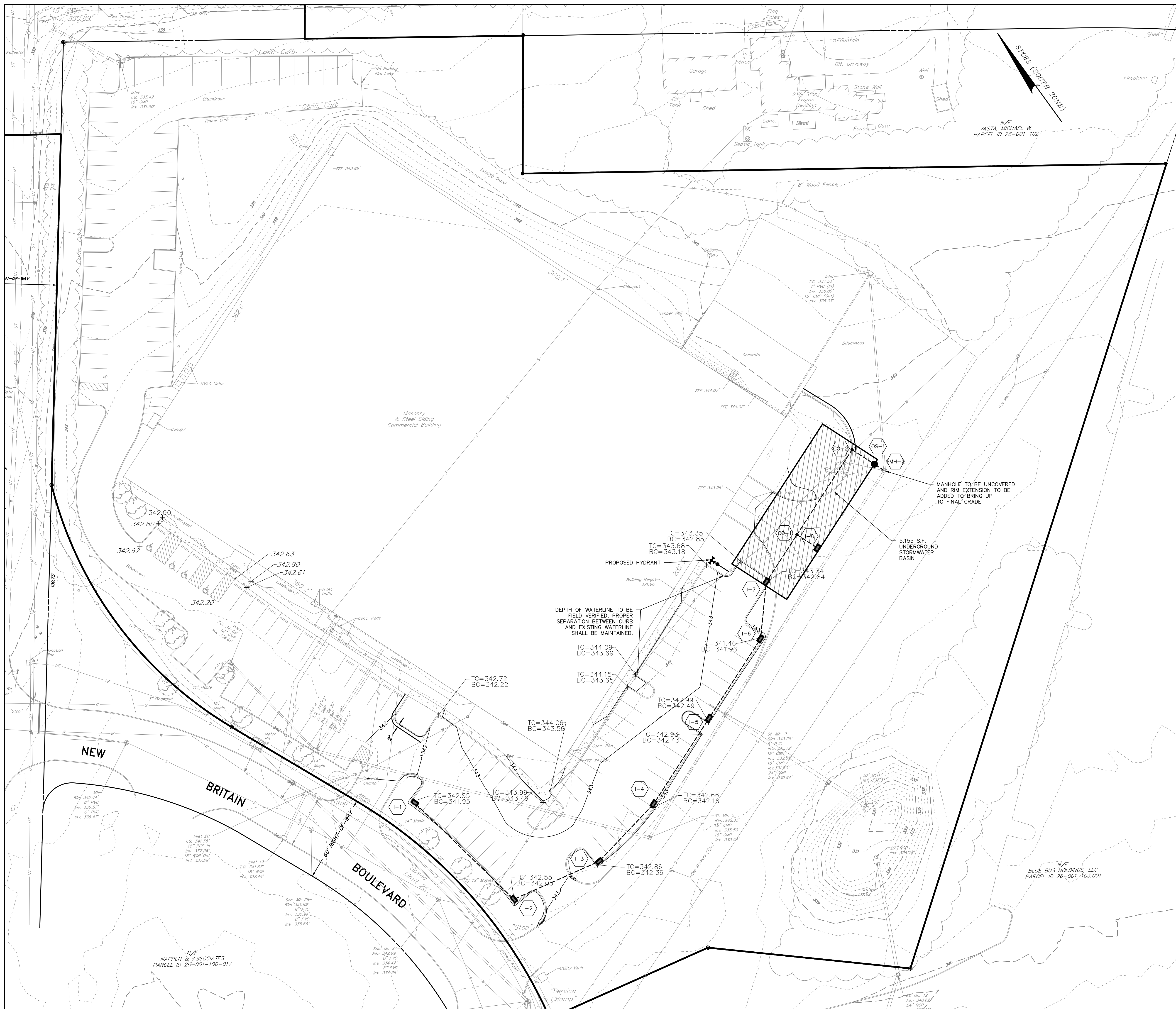
SIGN LEGEND

	STOP SIGN (R1-1) - (30"x30")
	HANDICAPPED PARKING VAN ACCESSIBLE
	VISITOR PARKING SIGN

GENERAL NOTES

- THE EXISTING PARKING IS 6.6' FROM THE EXISTING STRUCTURE, WHICH IS AN EXISTING NON-CONFORMITY. THE PARKING EXPANSION IS PROPOSING A ONE TIME EXPANSION OF THE EXISTING NON-CONFORMITY.

FOR RETNEW ASSOCIATES BY:		DATE	
REVISION		NO.	
<p>MANAGER: KIM FASHNACHT DESIGN BY: JON SURV. CHIEF: JON DRAWN BY: JON</p>		<p>CLIENT: 180 NEW BRITAIN BLVD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428</p>	
<p>DATE: 01/11/22</p>		<p>SHEET NO. 3 OF 13</p>	
<p>DWG. NO. 111902028</p>		<p>BUCKS COUNTY, PA</p>	



LEGEND

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
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	MAILBOX
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
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	CABLE BOX
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	PROPERTY LINE
	ADJOINING PROPERTY LINE
	MAJOR CONTOUR (2')
	MINOR CONTOUR (1')
	GAS CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TREELINE
	PROPOSED FENCE
	PROPOSED LIGHTING
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	PROPOSED TOP OF CURB
	PROPOSED BOTTOM OF CURB

CLIENT
180 NEW BRITAIN BLVD ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

MANAGER: KIM FASNAUGHT
DESIGN BY: JON P.J.F.
SURV. CHIEF: JON P.J.F.
DRAWN BY: JON P.J.F.

FOR RETTEW ASSOCIATES BY:

PROJECTS:
 118902028-SV-BASE
 118902028-SV-TOPG
 118902028-LD-CPAD
 118902028-LD-CPAD
 118902028-SV-UGS
 118902028-LD-UGS
 118902028-LD-UGS
 118902028-LD-UGS

DRAWING REFERENCE:
 C:\Rettew\Drawings\118902028-Category-New Britain\Sheet\AD\PREL\118902028-Prelim LD Plan.dwg

DATE: 01/11/22
SHEET NO.: 5 OF 13
DWG. NO.: 111902028

SCALE: 1"=30'
 0 15' 30' 60' 90'

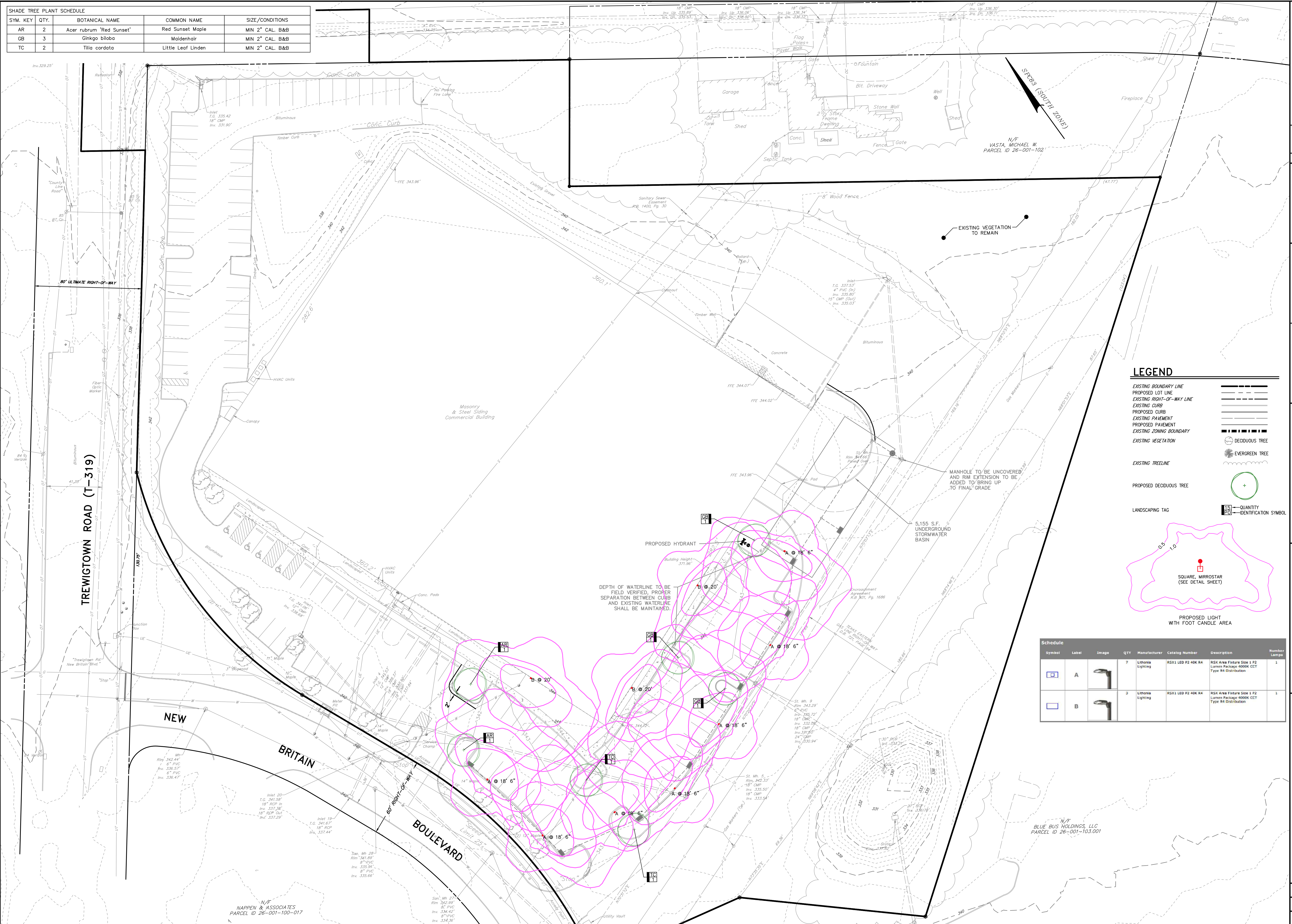
BUCKS COUNTY, PA

RETTEW ASSOCIATES, Inc.
 RETTEW Associates, Inc. Lancaster, PA 17603
 Phone: (800) 738-8995
 Email: rrettew@rettew.com
 Website: www.rrettew.com

Engineers • Planners • Surveyors • Landscape Architects
 PROFESSIONAL CORPORATION

NOT FOR CONSTRUCTION/NOT FOR BIDDING

SHADE TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AR	2	Acer rubrum 'Red Sunset'	Red Sunset Maple	MIN 2" CAL. B&B
GB	3	Ginkgo biloba	Maidenhair	MIN 2" CAL. B&B
TC	2	Tilia cordata	Little Leaf Linden	MIN 2" CAL. B&B



LEGEND

- EXISTING BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING VEGETATION
- EXISTING TREELINE
- PROPOSED DECIDUOUS TREE
- LANDSCAPING TAG

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Number Lamps
[Symbol A]	A	[Image]	7	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumina Package 4000K CCT Type R4 Distribution	1
[Symbol B]	B	[Image]	3	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumina Package 4000K CCT Type R4 Distribution	1

FOR RETNEW ASSOCIATES BY:

MANAGER: KIM FASHNACHT

DESIGN BY: JON

SURV. CHIEF: JON

DRAWN BY: JON

CLIENT:

180 NEW BRITAIN BLVD ASSOCIATES, LLC

ONE TOWER BRIDGE

100 FRONT STREET, SUITE 560

WEST CONSHOHOCKEN, PA 19428

NO. DATE

REVISIONS:

119902028-SV-BASE

119902028-SV-TOPG

119902028-LD-CPAD

119902028-SV-LS05

119902028-LD-LUL

119902028-LD-LUL

119902028-LD-LUL

DRAWING REFERENCE:

C:\Retnew\Drawings\119902028-Category-New Britain\Sheet\LD\119902028-LD-Plan.dwg

SCALE

1"=30'

0 15' 30' 60' 90'

DATE: 01/11/22

SHEET NO. 5 OF 13

DWG. NO. 111902028

LANDSCAPE AND LIGHTING PLAN

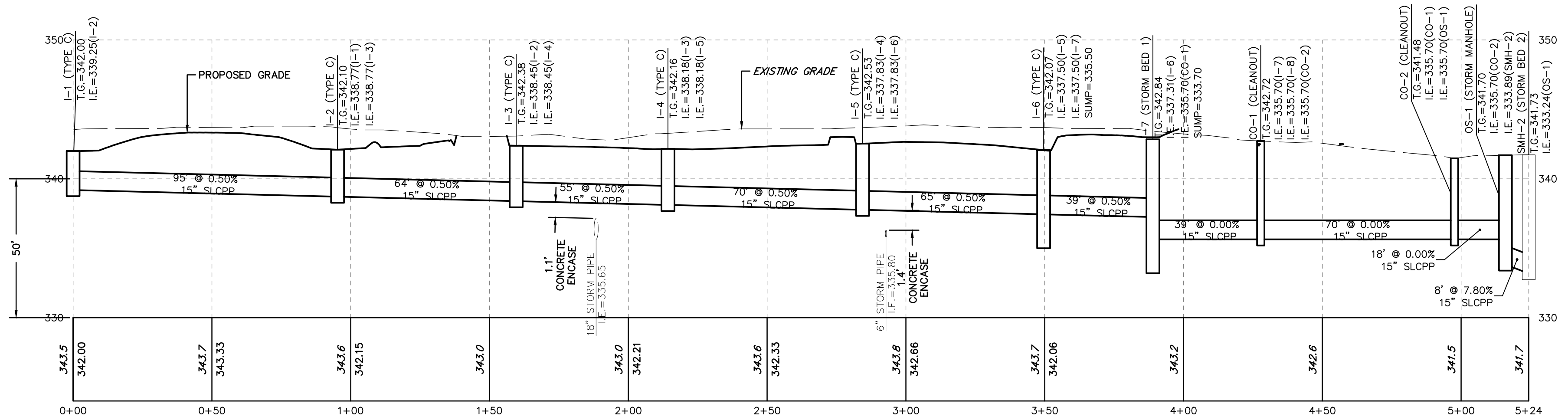
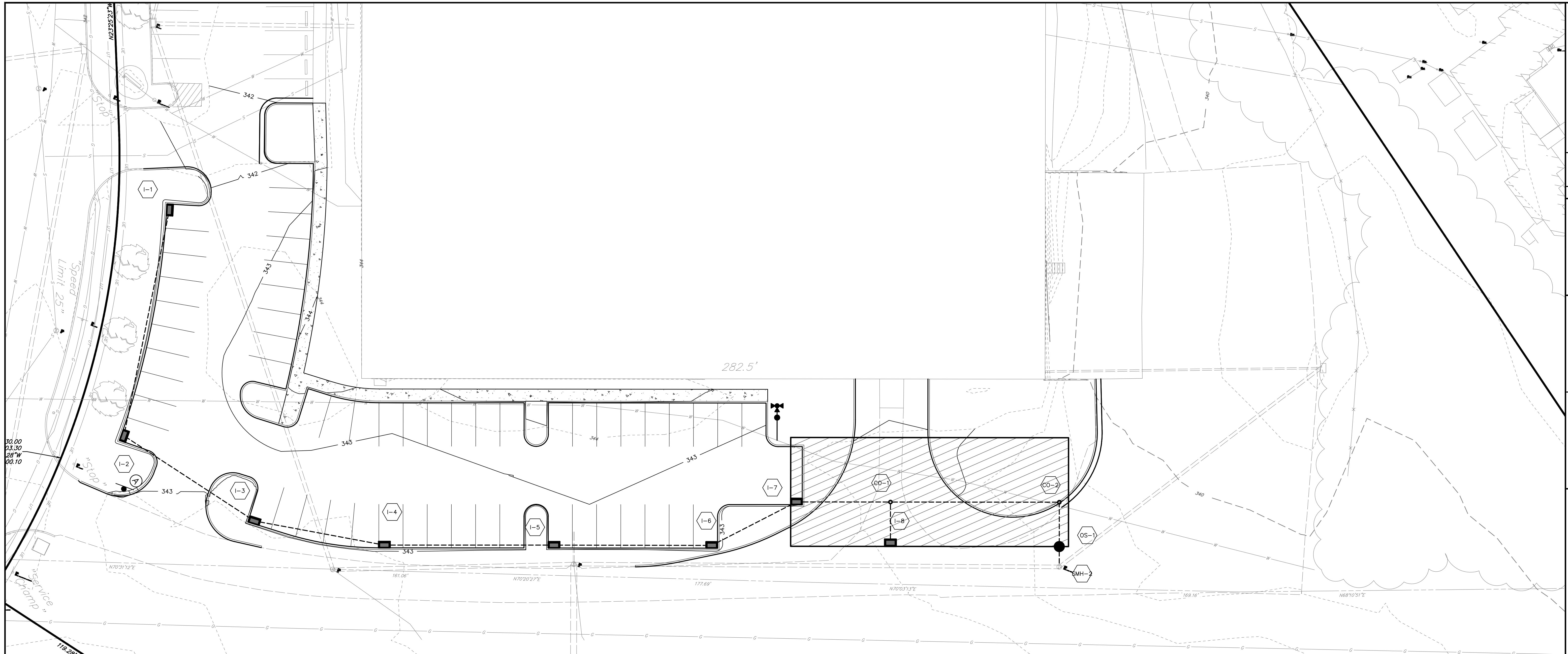
MINOR LAND DEVELOPMENT PLAN

180 NEW BRITAIN BLVD

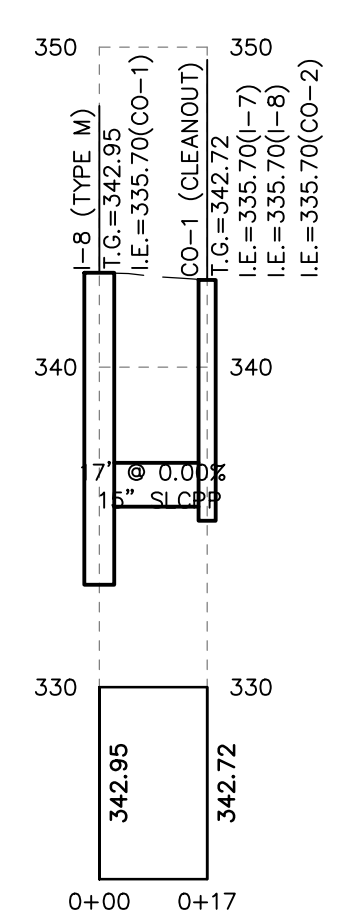
NEW BRITAIN TOWNSHIP

BUCKS COUNTY, PA

NOT FOR CONSTRUCTION/NOT FOR BIDDING

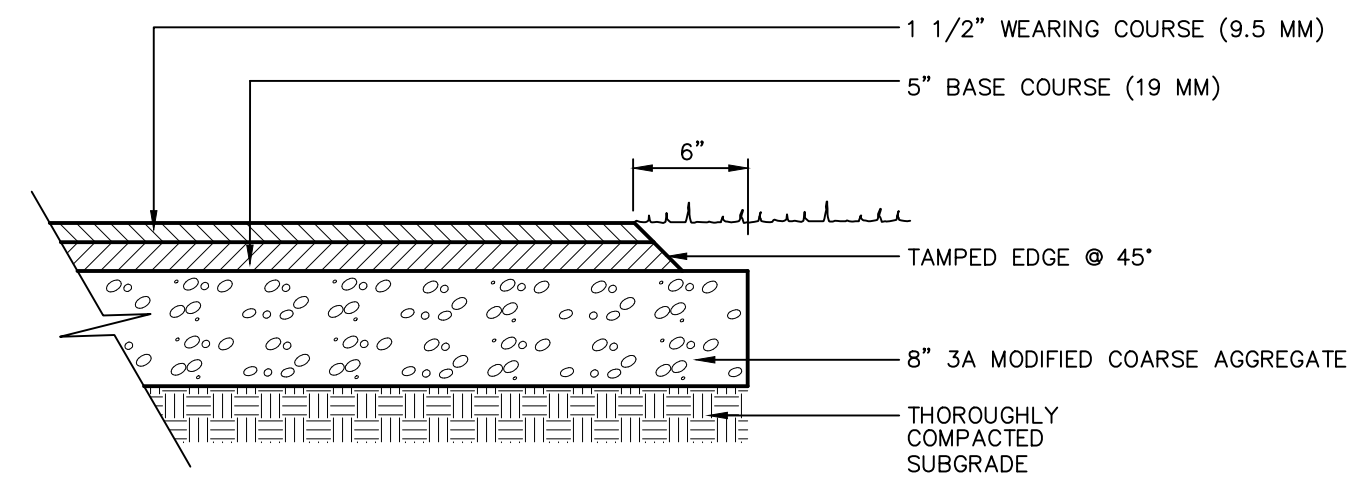


"CENTERLINE PROFILE OF STORM"
 HORIZONTAL SCALE - 1"=30'
 VERTICAL SCALE - 1"=6'

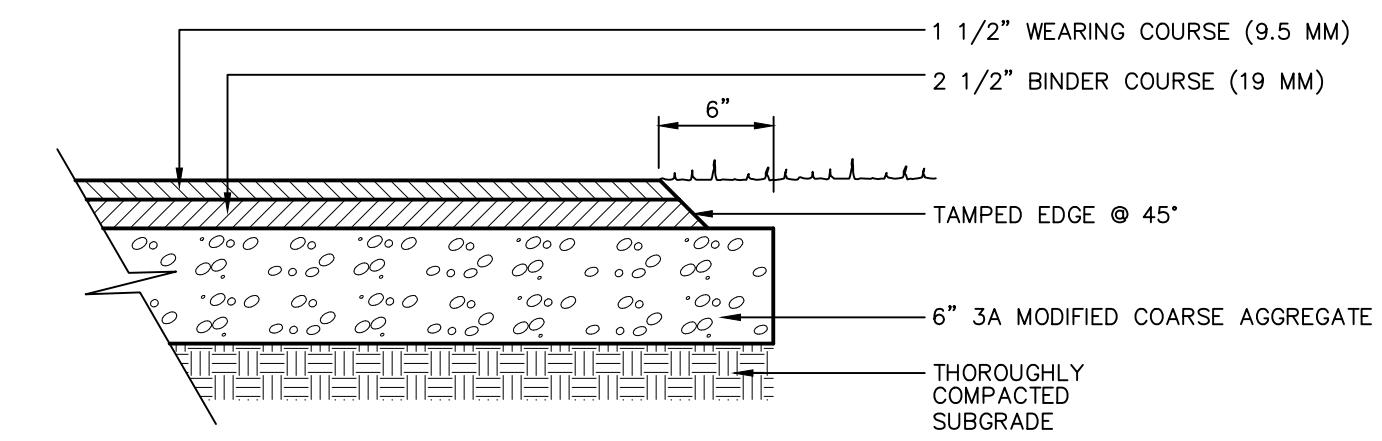


"CENTERLINE PROFILE OF I-8 TO CO-1"
 HORIZONTAL SCALE - 1"=30'
 VERTICAL SCALE - 1"=6'

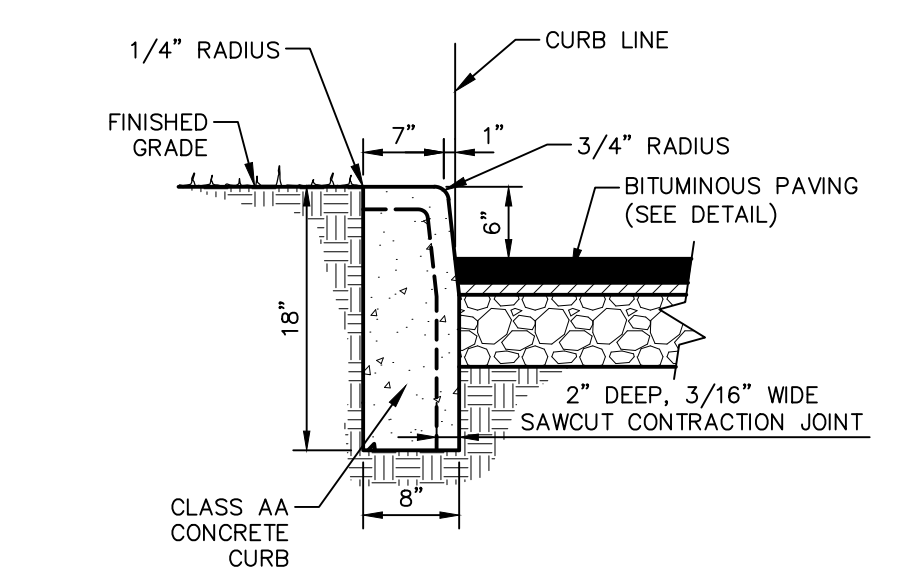
RETTEW RETTEW Associates, Inc. Lancaster, PA 17603 Phone (800) 738-8395 Email: rettew@rettew.com Website: www.rettew.com <small>Engineers • Planners • Surveyors • Landscape Architects Environmental Scientists</small>		STORM PROFILES MINOR LAND DEVELOPMENT PLAN 180 NEW BRITAIN BLVD NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA	DATE: 01/11/22 SHEET NO. 6 OF 13 DWG. NO. 111902028
CLIENT 180 NEW BRITAIN BLVD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428	FOR RETTEW ASSOCIATES BY: MANAGER: KIM FASNAUGHT DESIGN BY: JON SURV. CHIEF: FELBROCK NO. DATA COLLECTOR DRAWN BY: JON CHECKED BY: P.J.F.	CLIENT AS NOTED	NO. DATE REVISION
REFERENCES: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-CR4D 111902028-SV-LS05 111902028-LD-LITL 111902028-LD-LND		DRAWING REFERENCE: C:\Rettew\Projects\111902028-Catagory-New Britain\Sheet\SD\PREL\111902028 - Prelim LD Plan.dwg	



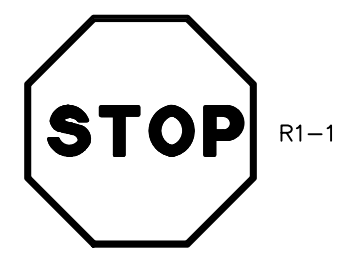
BITUMINOUS HEAVY DUTY PAVING SECTION
NOT TO SCALE
PV-P004



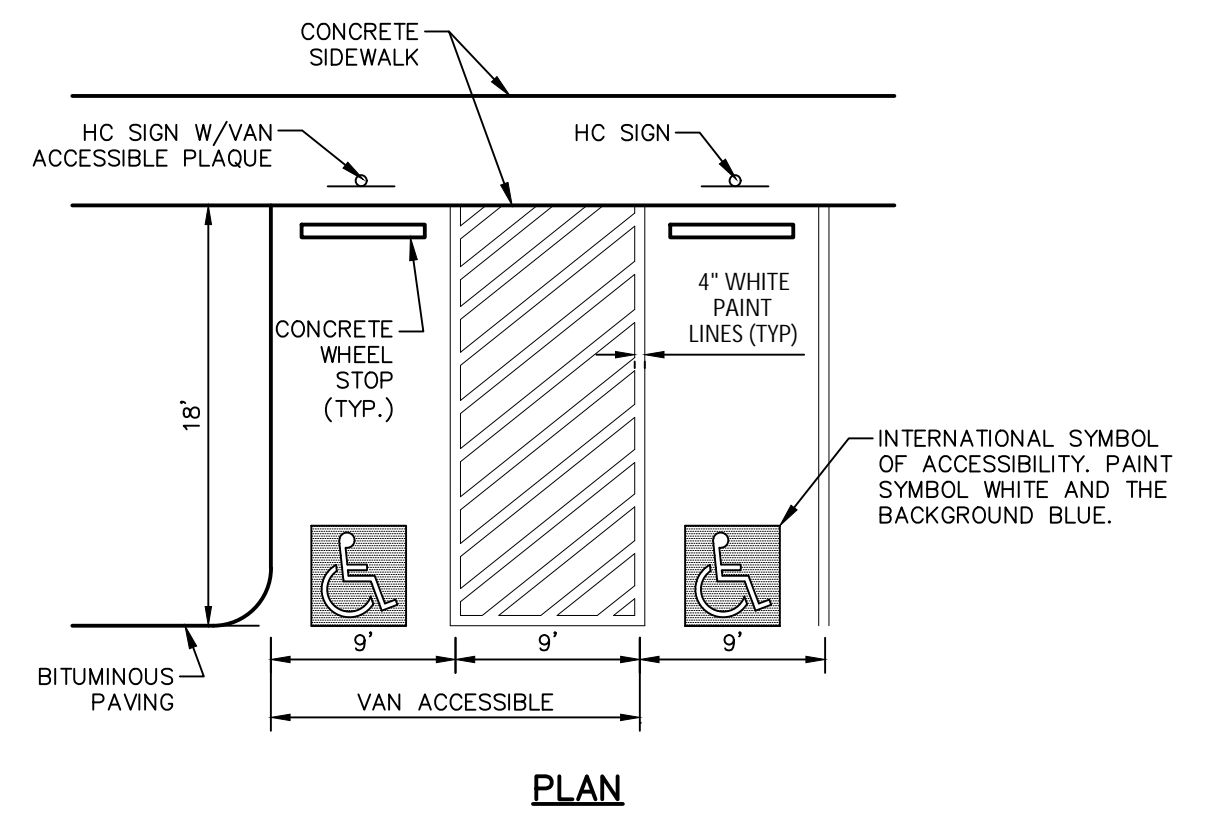
BITUMINOUS LIGHT DUTY PAVING SECTION
NOT TO SCALE
PV-P004



6" REVEAL VERTICAL CURB DETAIL
NOT TO SCALE
CU-002



STOP SIGN - R1-1
NOT TO SCALE
SIGN SHALL ADHERE TO PA DOT R1-1 30" x 30" STANDARDS
NOTE: SIGN CODES REFERENCED IN THESE PLANS ARE PER THE SIGN STANDARDS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".



PLAN

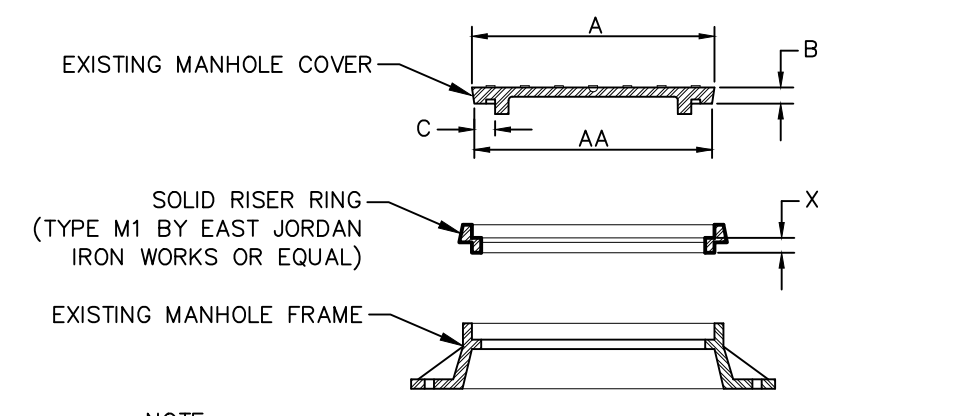


NOTE: RESERVED PARKING SIGNS SHALL BE INSTALLED PER THE SPECIFICATIONS FOUND IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGN TYPE USED SHALL BE R7-8 12"x18" AS SHOWN. THE SIGN SHALL BE ABOVE GRADE WITH THE BOTTOM OF THE SIGN A MINIMUM OF 5'-0" ABOVE GRADE(*). THE HANDICAP PARKING SPACES SHALL BE FURTHER IDENTIFIED BY HAVING AT LEAST THE PERIMETERS OF THE SPACES PAINTED BLUE.

*WHEN THE SIGN IS LOCATED ADJACENT TO AND PERPENDICULAR TO SIDEWALK THE BOTTOM OF THE SIGN SHALL BE A MINIMUM OF 7'-0" ABOVE GRADE.

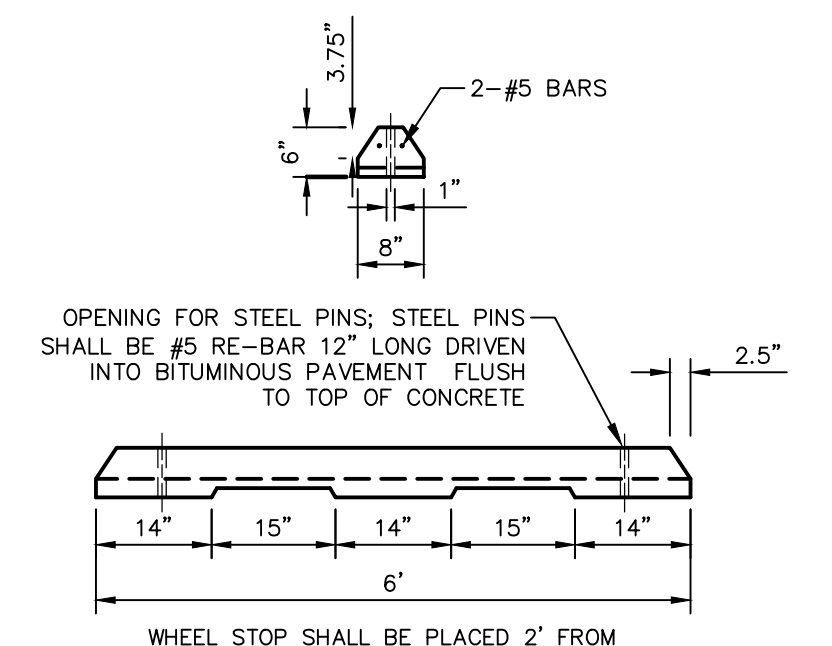
SIGNAGE

HANDICAP PARKING FACILITIES FOR STRAIGHT PARKING
NOT TO SCALE
CU-015

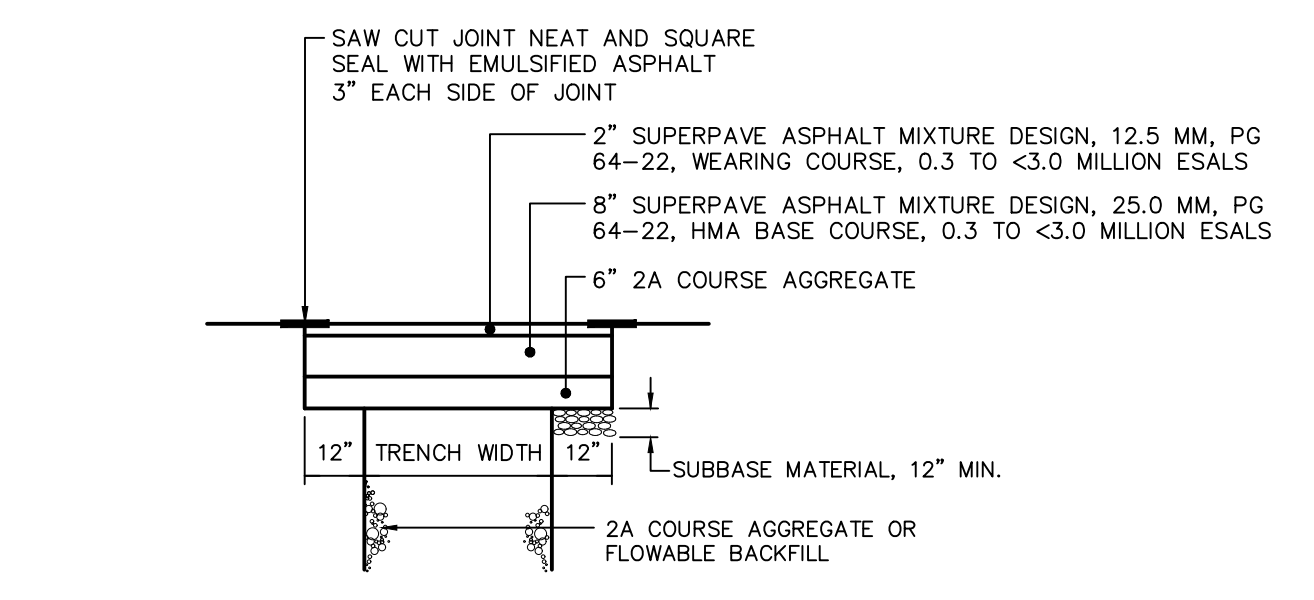


NOTE: CONTRACTOR SHALL PROVIDE ALL DIMENSIONS NOTED. MINIMUM RISE = 1 1/2" MAX. 3" RISE = 2 RINGS

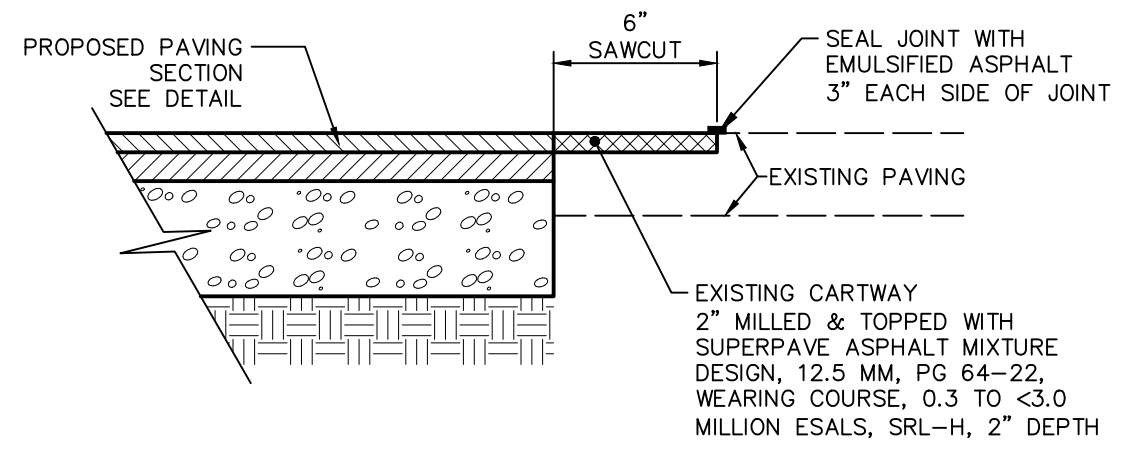
MANHOLE RISER RING DETAIL
NOT TO SCALE



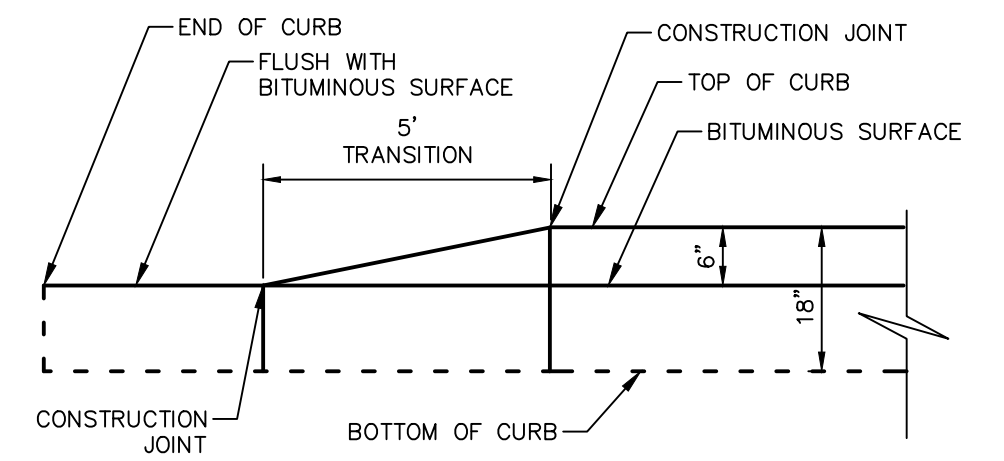
CONCRETE WHEEL STOP DETAIL
NOT TO SCALE
CU-010



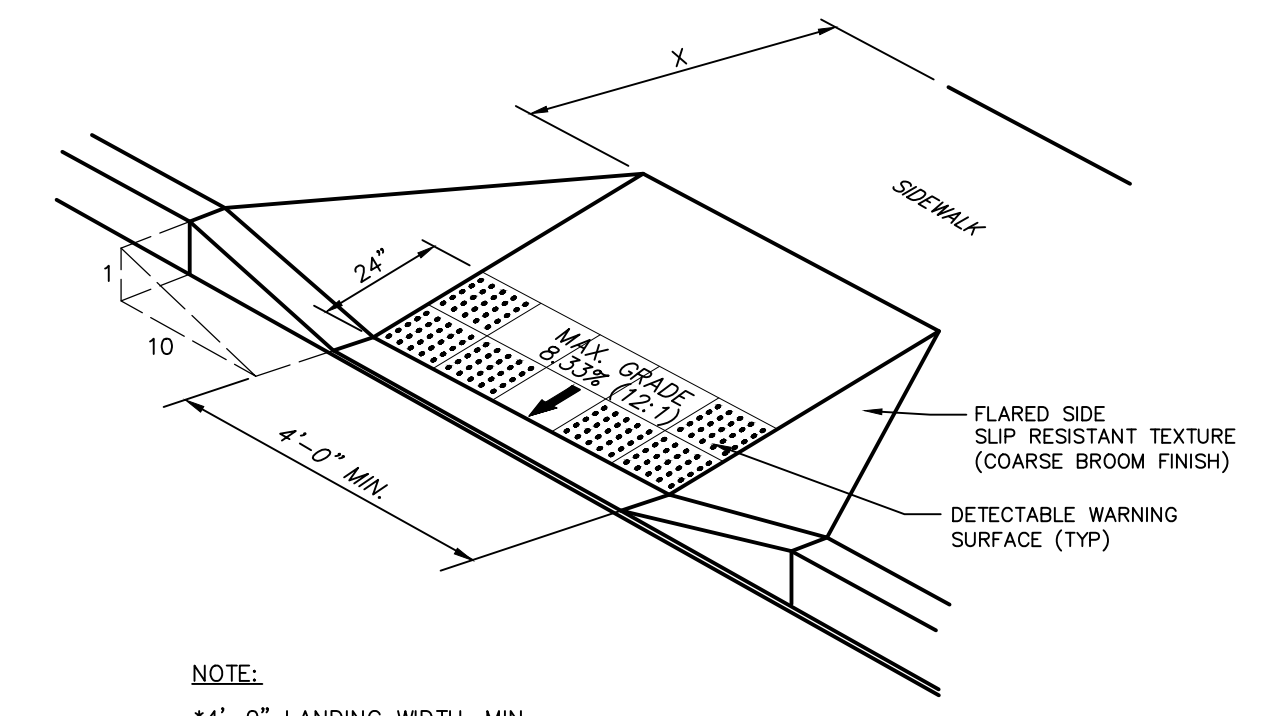
TOWNSHIP PAVEMENT RESTORATION
NOT TO SCALE



PAVING SAWCUT
NOT TO SCALE

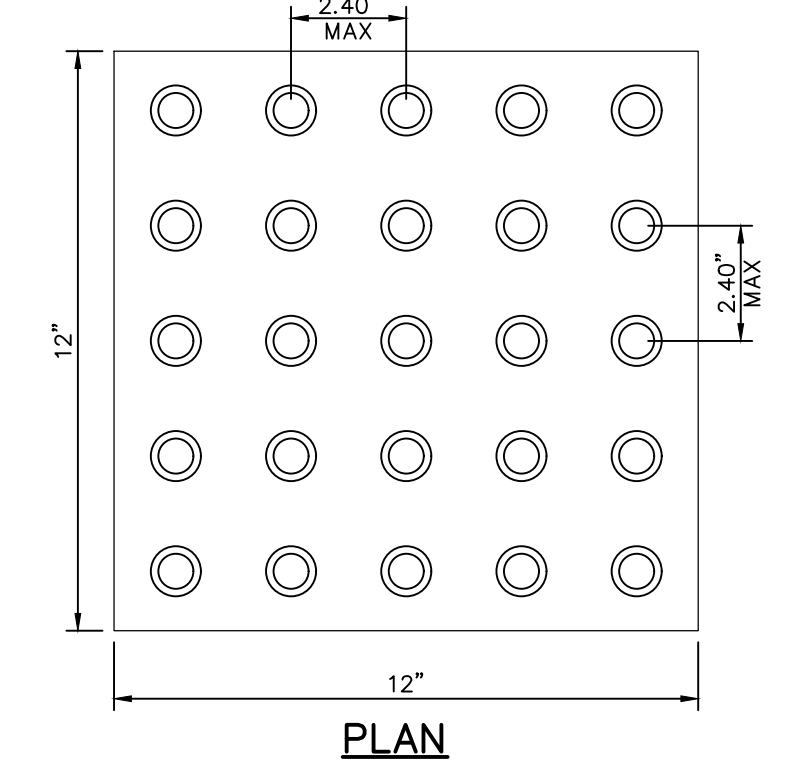


CURB TAPER TRANSITION DETAIL (ACCESS DRIVE ENTRANCES)
NOT TO SCALE

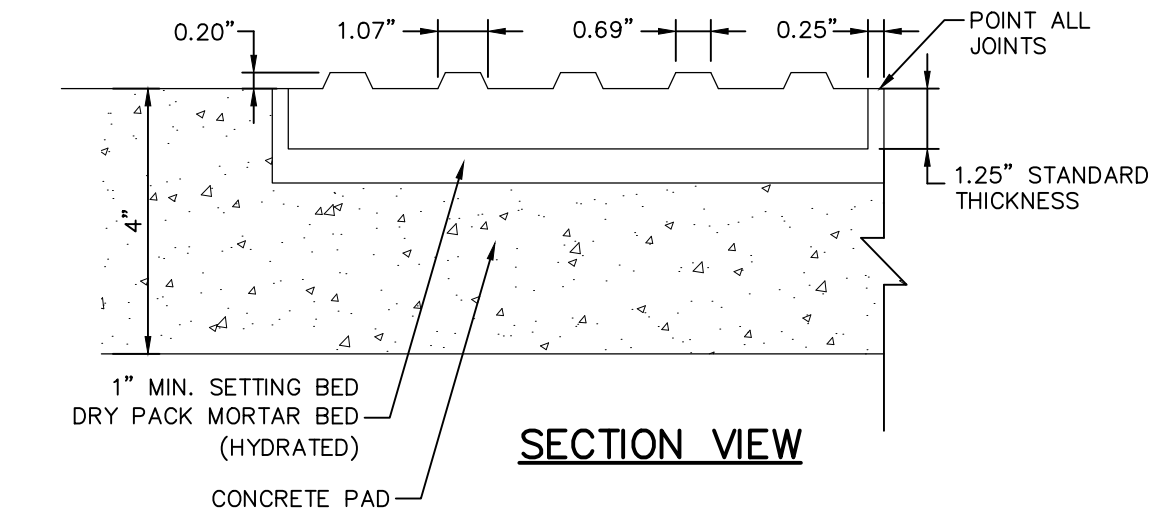


NOTE:
*4'-0" LANDING WIDTH, MIN.
SIDE FLARES 12:1 MAX FOR RAMPS WITH A LANDING LESS THAN 4'-0"
*CROSS SLOPE OF LANDING AREA DOES NOT EXCEED 2% IN ANY DIRECTION.

TYPE 1 CURB RAMP
NOT TO SCALE

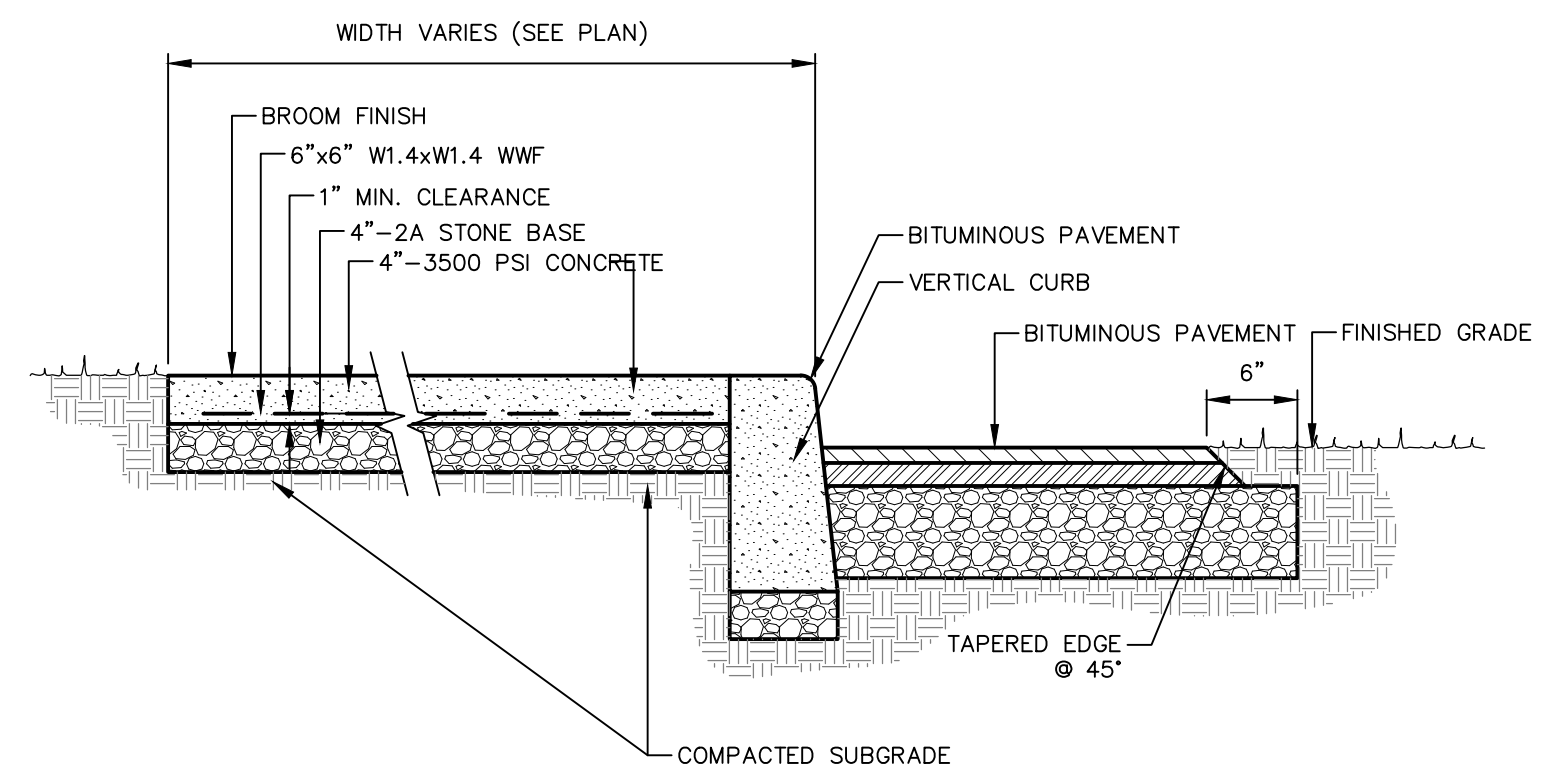


PLAN



SECTION VIEW

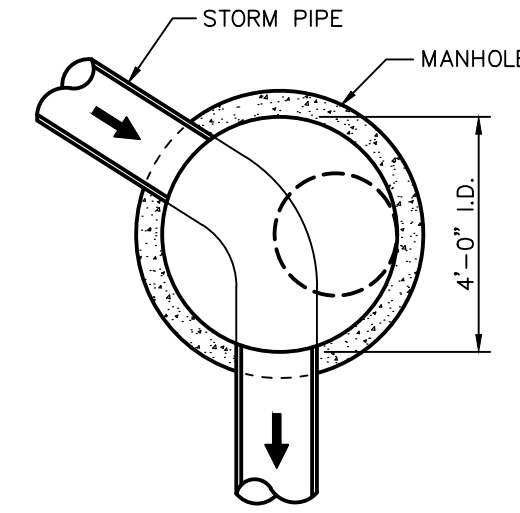
DETECTABLE WARNING SURFACE
NOT TO SCALE



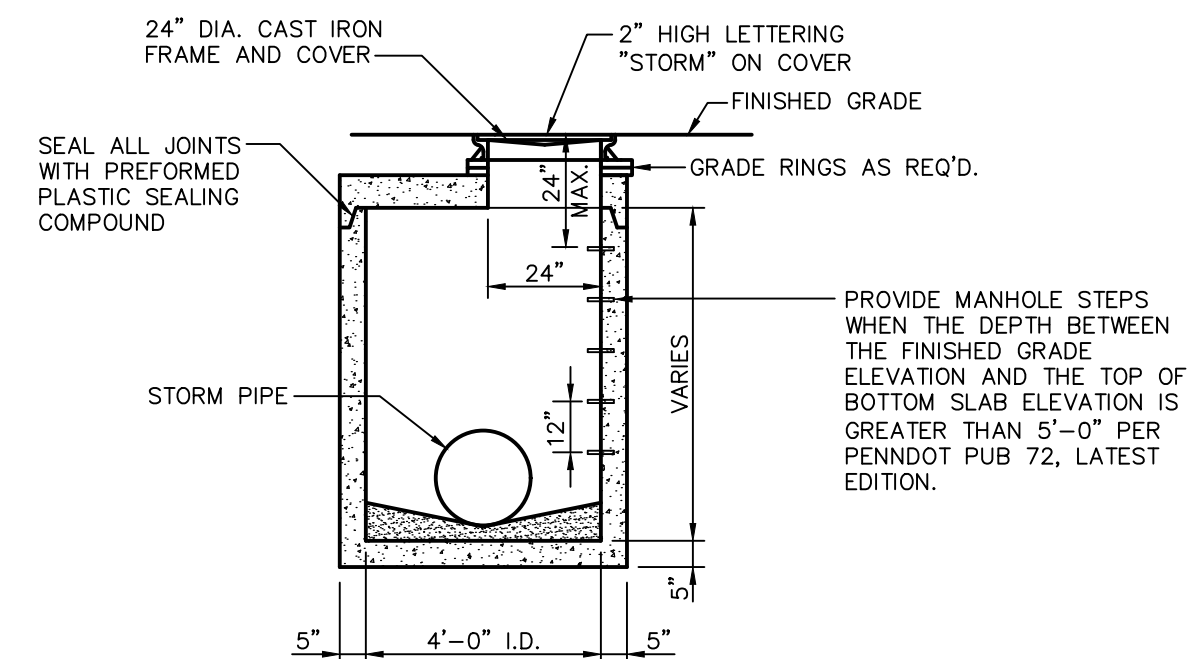
CONCRETE WALK / VERTICAL CURB / BITUMINOUS PAVING SECTION
NOT TO SCALE
PV-007

FOR RETTEW ASSOCIATES BY:		NO.	DATE
MGRS: 111902028-SV-BASE, 111902028-SV-TOP, 111902028-LD-CURB, 111902028-SV-1505, 111902028-LD-LITE, 111902028-LD-LITE			
MANAGER: KIM FASHNACHT	CHKD BY: JON P.J.F.	RELEASER NO. DATA COLLECTOR	CHKD BY: JON P.J.F.
DRAWING REFERENCE: C:\Retnew\Drawings\111902028-Catopryt-New Britain\Sheet\VD\PREL\11902028-Prelim.LD.Plan.dwg			
CLIENT: 180 NEW BRITAIN BLVD ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428	AS NOTED		
 RETTEW Associates, Inc. Lancaster, PA 17603 Phone (610) 738-8955 Email: rettew@rettew.com Website: www.rettew.com <small>Engineers • Planners • Surveyors • Landscape Architects Environmental Scientists</small>			
SITE/UTILITY DETAILS MINOR LAND DEVELOPMENT PLAN 180 NEW BRITAIN BLVD NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA			
DATE:	01/11/22		
SHEET NO.	7 OF 13		
DWG. NO.	111902028		

NOTES:
 1. ADJUST TO GRADE WITH CONCRETE GRADE RINGS. BOLT FRAME TO MANHOLE USING (4) 3/4" STN. STL. BOLTS EQUALLY SPACED AND EMBEDDED 3" MIN. (4" MAX. HEIGHT)
 2. MECHANICALLY VIBRATED PRECAST CONCRETE RISER AND TOP SHALL CONFORM TO A.S.T.M. SPEC. C-478



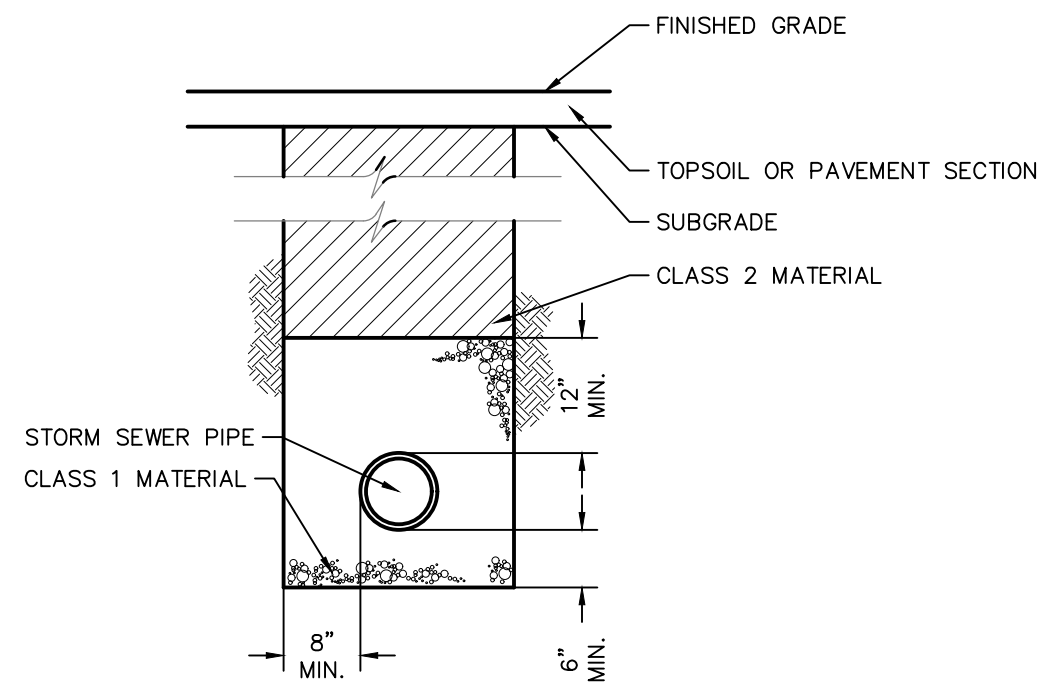
PLAN



SECTION

STORM MANHOLE

NOT TO SCALE
 SP/20025



CLASSIFICATION OF MATERIALS

CLASS 1 - THIS MATERIAL SHALL CONSIST OF 2A COARSE AGGREGATE OR 2 RC CRUSHED AGGREGATE FREE OF SLAG, EXCEPT IN WET OR UNSTABLE AREAS WHERE THE BEDDING MAY BE NO. 8 OR NO. 57 COARSE AGGREGATE. ALL MATERIALS SHALL CONFORM TO PennDOT PUBLICATION 408, SECTION 703.3.

CLASS 2 - THIS MATERIAL SHALL CONSIST OF EXCAVATED MATERIAL FREE FROM CINDERS, ASHES, REFUSE, VEGETABLE OR ORGANIC MATERIAL, BOULDERS, ROCKS NO LARGER THAN FOUR (4) INCHES IN DIMENSION, STONE OR OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE.

TYPICAL STORM SEWER - TRENCH BACKFILL

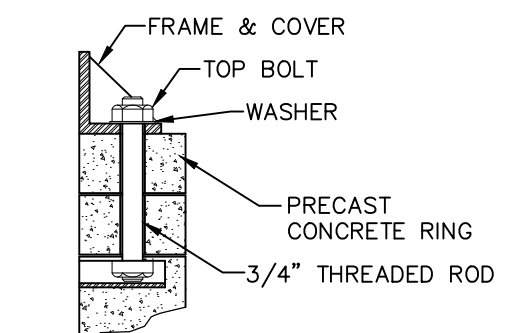
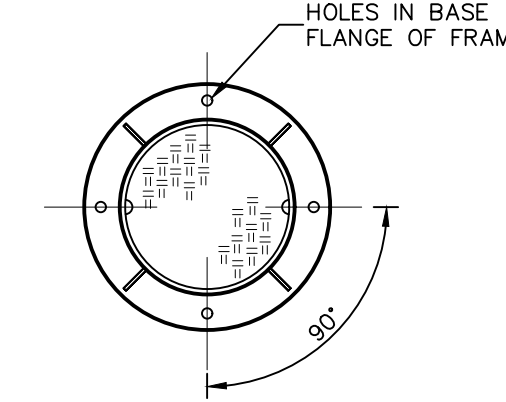
NOT TO SCALE

NOTES:

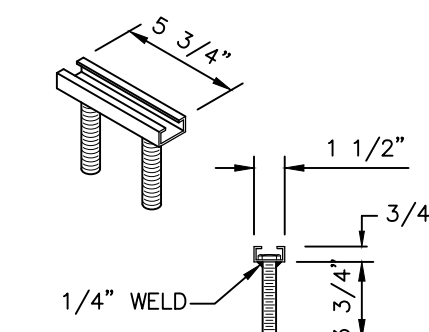
1. PRECAST CONCRETE MANHOLE SHALL CONFORM TO A.S.T.M. SPEC. C-478.
2. MANHOLE SHALL HAVE BITUMASTIC COATING ON EXTERIOR WALLS.
3. MAINTAIN UNIFORM GRADE THROUGH MANHOLE. (MINIMUM 0.10 FT FALL)
4. ALL OPENINGS AROUND PIPES SHALL BE FINISHED WITH NON-SHRINK GROUT AND KOR-N-SEAL SERIES CONNECTORS OPENINGS SHALL BE CAST AT TIME OF MANHOLE CASTING.
5. CONTRACTOR MAY USE PRECAST CHANNELS.
6. SEAL GRADE RINGS WITH TWO ROWS OF BUTYL RUBBER SEALING COMPOUND ON OPPOSITE SIDES OF ANCHOR BOLTS.
7. SEAL JOINTS BETWEEN MANHOLE SECTIONS WITH TWO RINGS OF BUTYL RUBBER SEALING COMPOUND.
8. BACKFILL MANHOLES WITH NO. 57 STONE TO 6" BELOW FINISHED GRADE UNLESS REQUIRED OTHERWISE BY SPECIFICATIONS.
9. CONCRETE FILL SHALL BE 3000 PSI, TYPE II.

MANHOLE NOTES

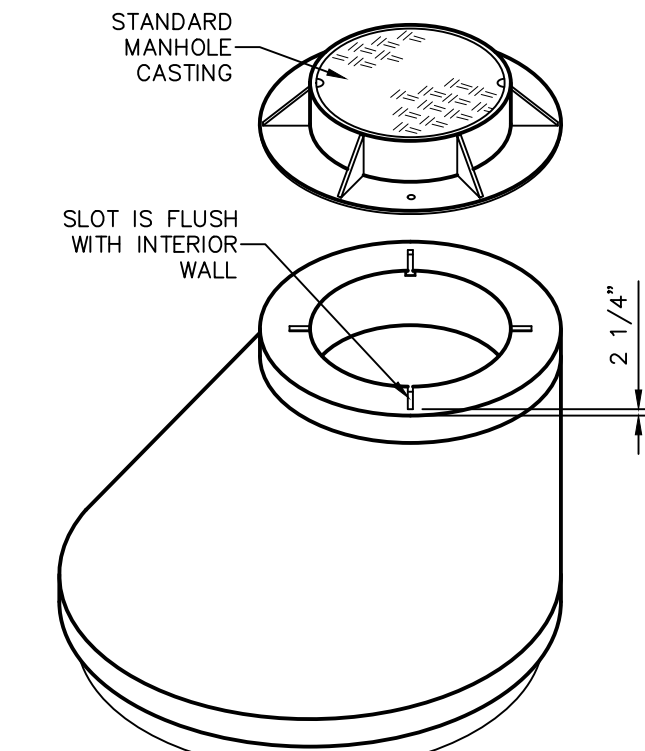
NOT TO SCALE
 SP/20014



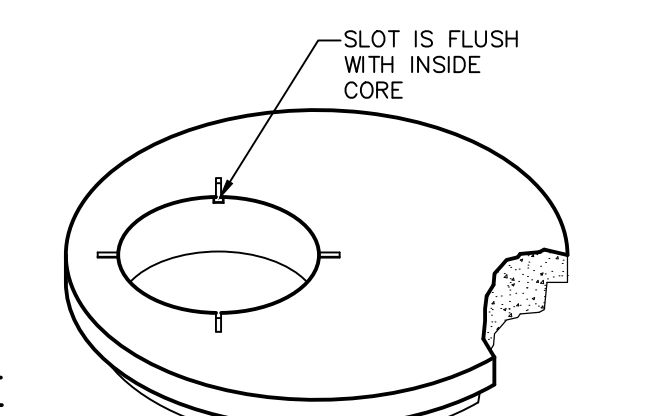
CONNECTION DETAIL



Galv. ADJUSTABLE SLOT BOLT



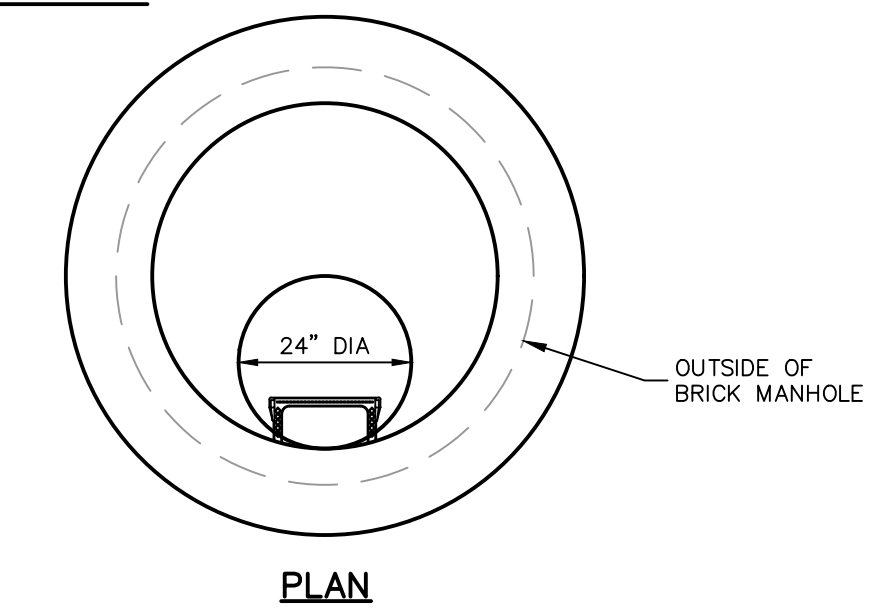
STANDARD CONE SECTION



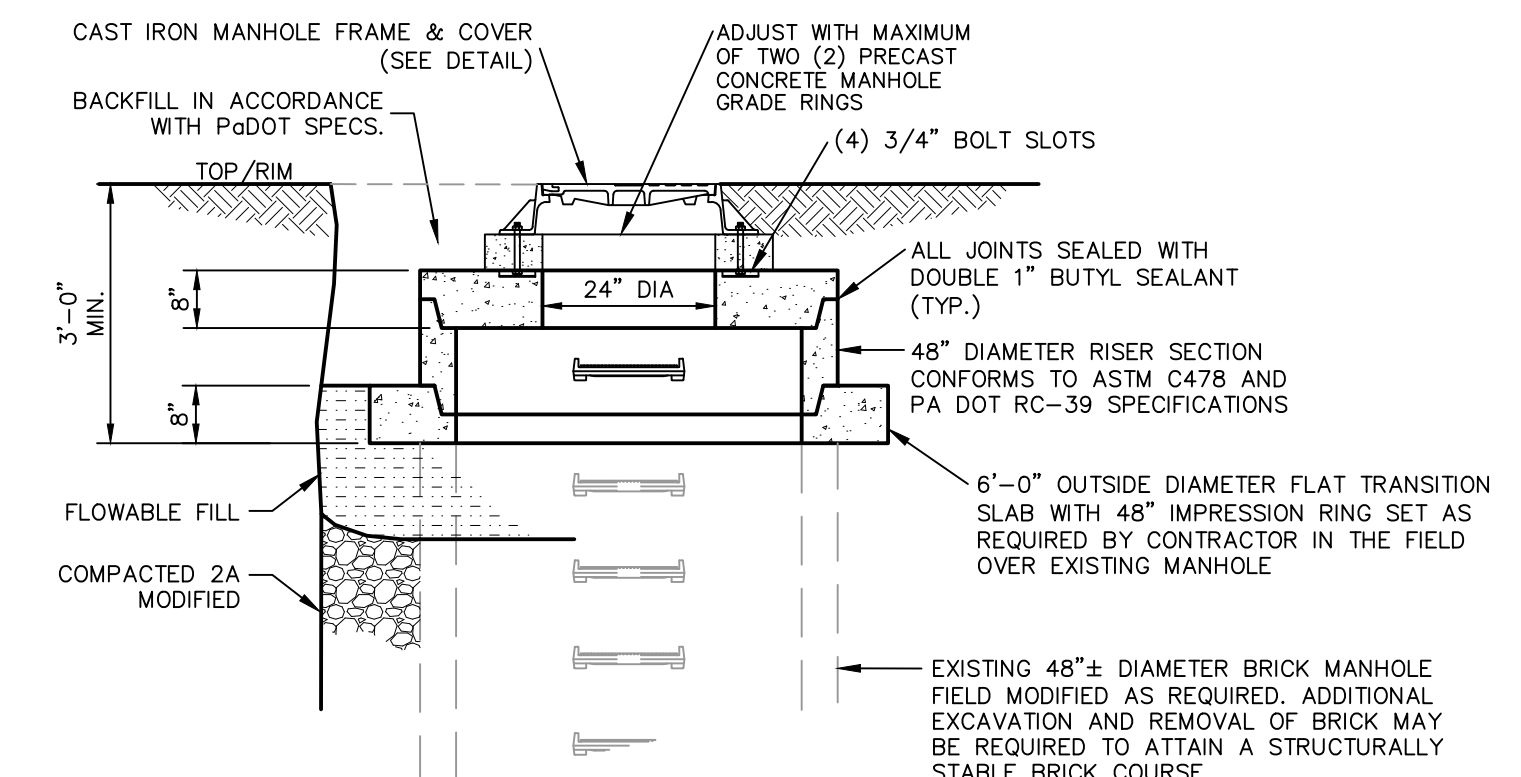
STANDARD FLAT SLAB SECTION

BOLT SLOT DETAILS

NOT TO SCALE



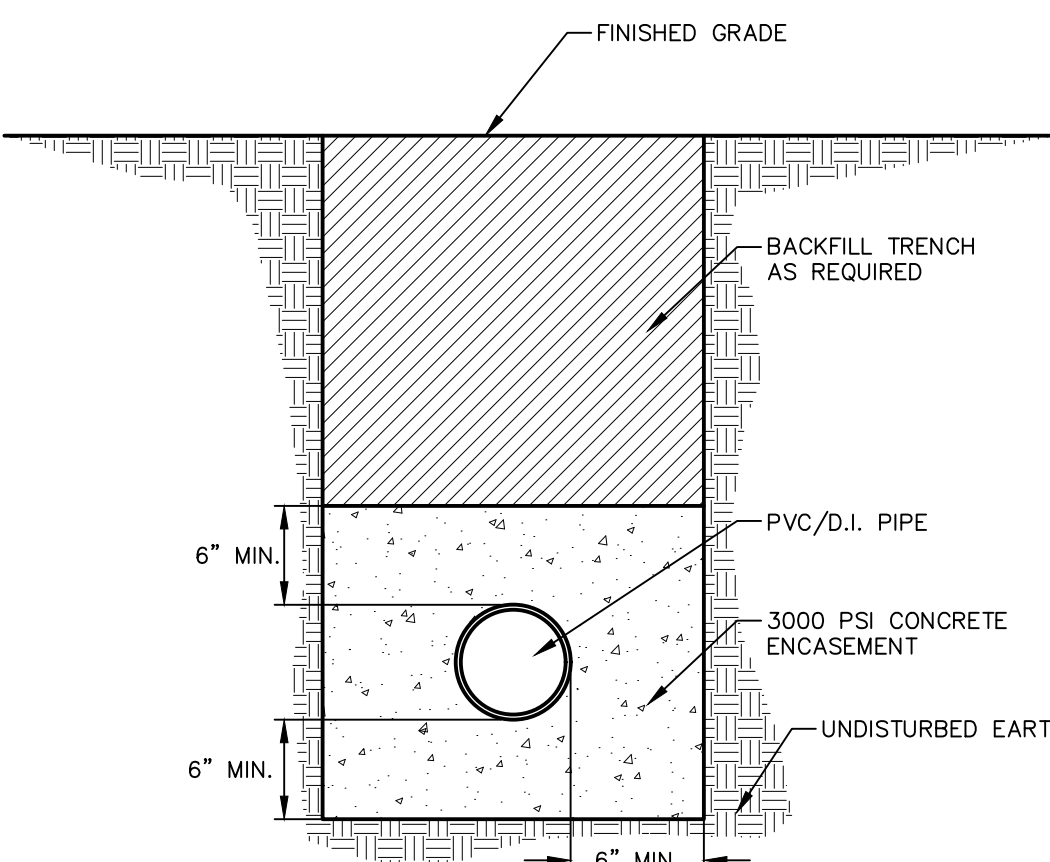
PLAN



SECTION

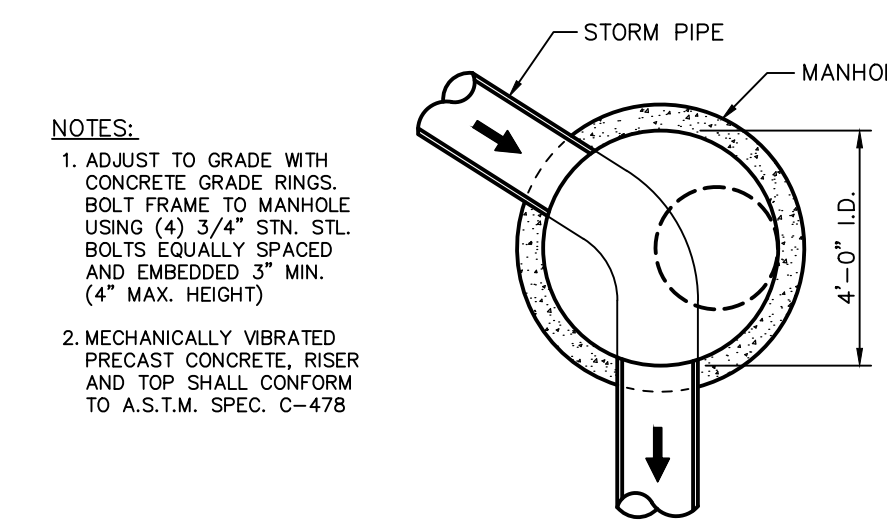
EXISTING MANHOLE GRADE ADJUSTMENT DETAIL

NOT TO SCALE

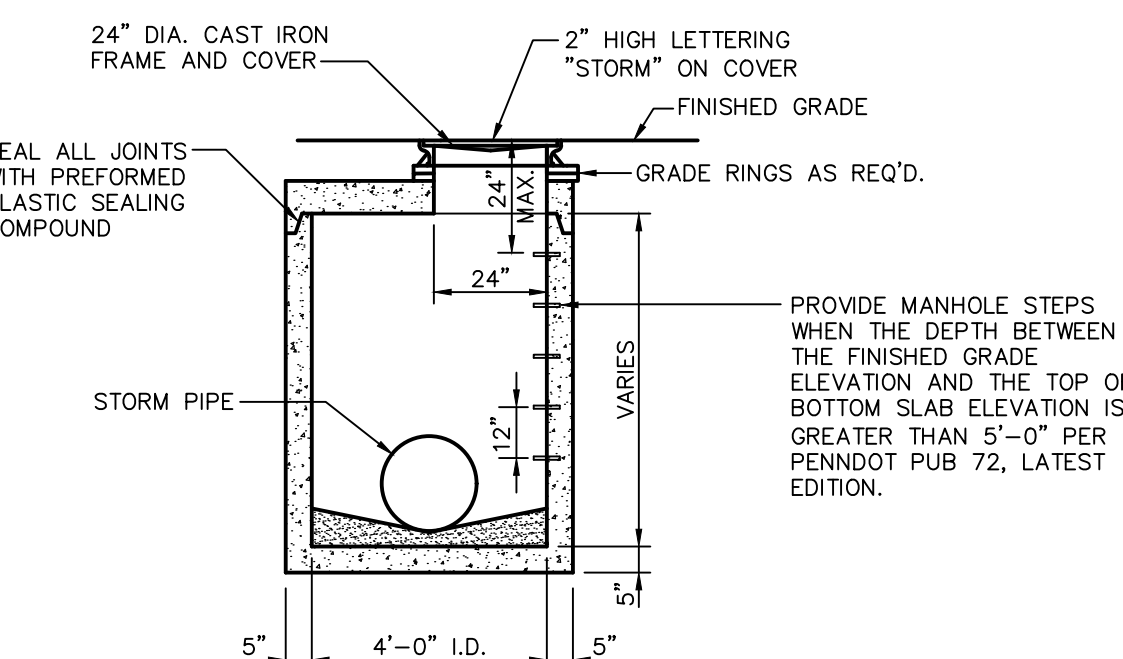


CONCRETE ENCASMENT DETAIL

NOT TO SCALE
 Q-012



PLAN



SECTION

STORM MANHOLE

NOT TO SCALE
 SP/20025

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

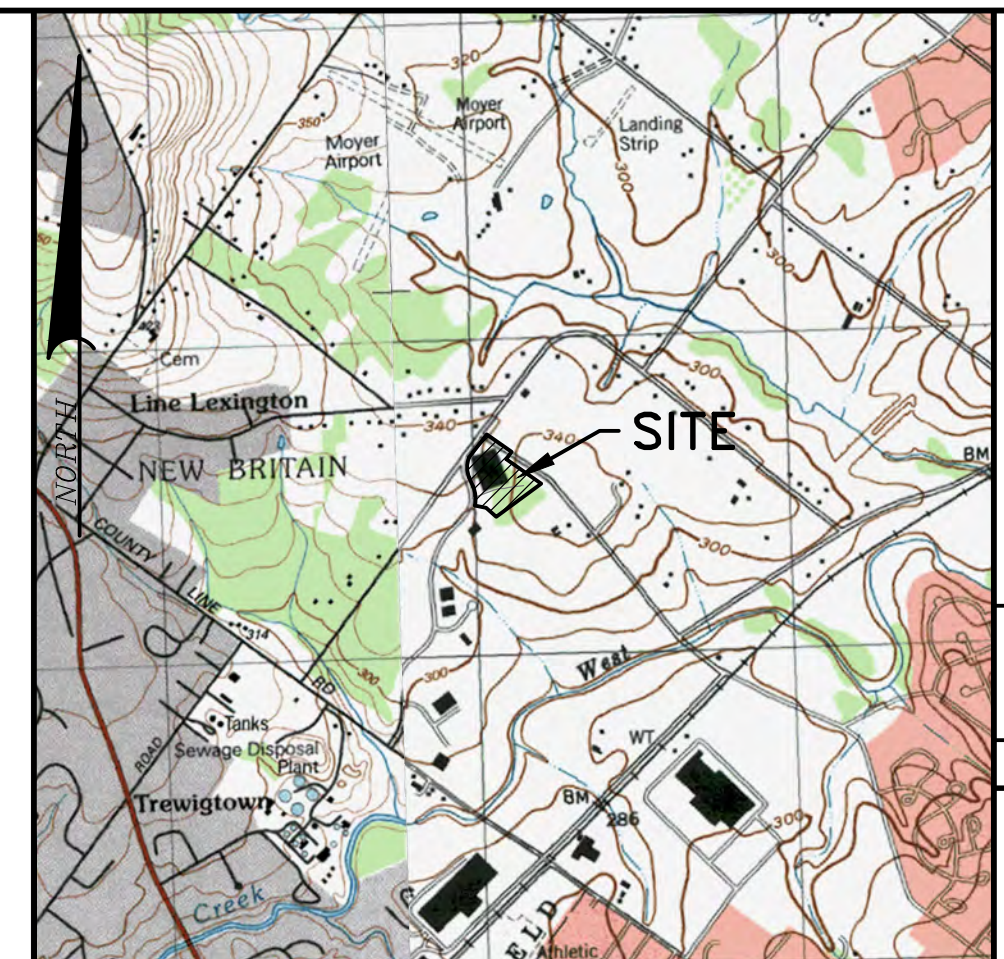
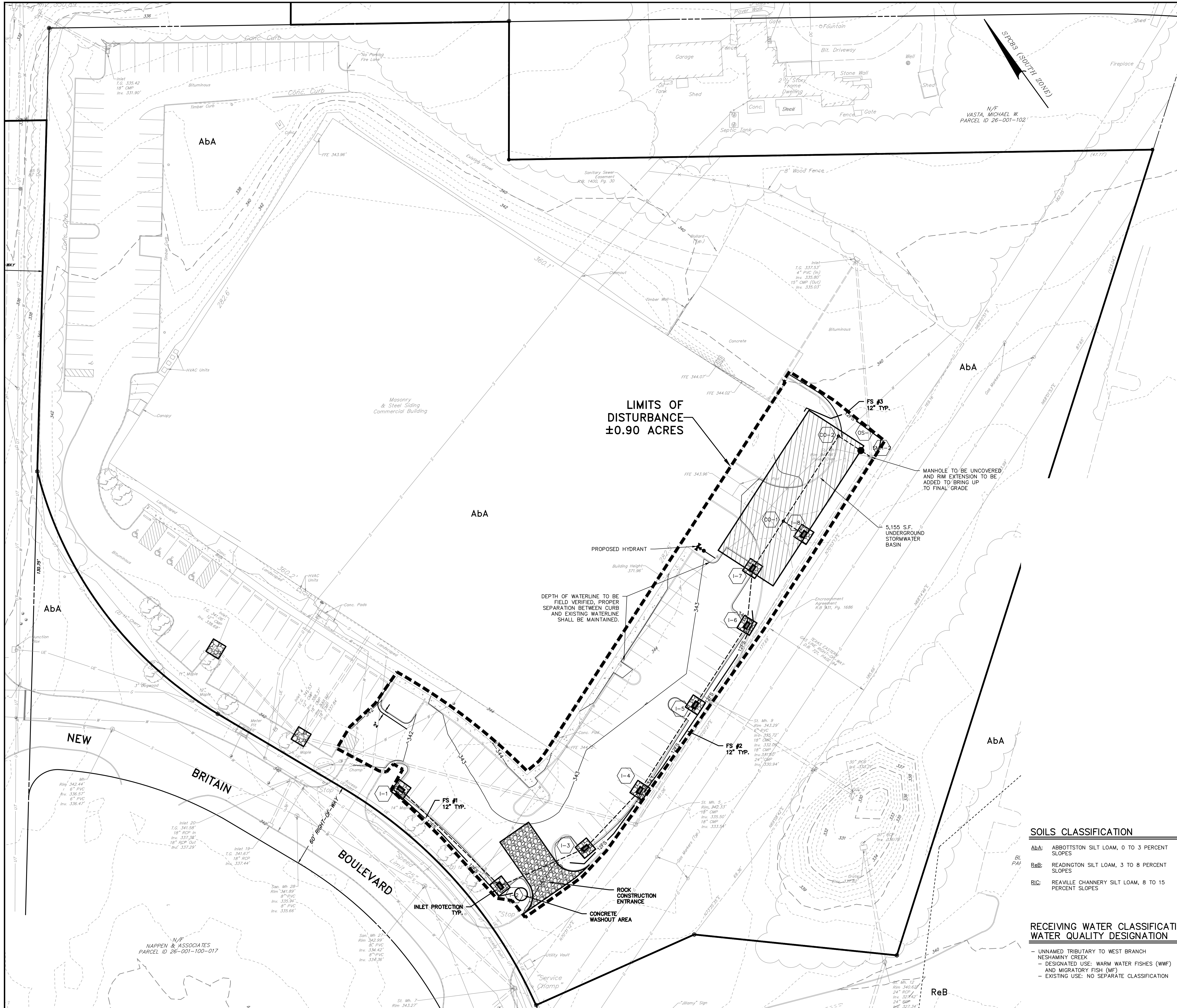
MANAGER: KIM FASHNACHT
 DESIGN BY: CHD BY: P.J.F.
 SURV. CHIEF: FELBROOK NO. DATA COLLECTION
 DRAWN BY: CHD BY: P.J.F.
 DRAWING REFERENCE: JON
 C:\Retnew\Drawings\111902028-Cad\copy1-New Britain\Sheet\AD\PREL\111902028 - Prelim.LD (Plan.dwg)

CLIENT: 180 NEW BRITAIN BLVD ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428
 AS NOTED

RETTEW
 RETTEW Associates, Inc. Lancaster, PA 17603
 Phone (610) 718-8395
 Email: rettew@rettew.com
 Website: www.rettew.com
 Engineers • Planners • Surveyors • Landscape Architects
 Environmental Scientists

SITE/UTILITY DETAILS
 MINOR LAND DEVELOPMENT PLAN
180 NEW BRITAIN BLVD
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

DATE:	01/11/22
SHEET NO.	8 OF 13
DWG. NO.	111902028



7.5 MIN. QUADRANGLE MAP: DOYLESTOWN, PA
LOCATION MAP
 SCALE = 1"=2000'

LEGEND

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
	MANHOLE
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
	ELECTRIC BOX
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD CABLE
	STORM PIPE
	4" WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	GS CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED TREE LINE
	PROPOSED FENCE
	PROPOSED CONTOUR LINE
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION
	LIMITS OF DISTURBANCE/NPDES BOUNDARY
	TEMPORARY INLET PROTECTION
	TEMPORARY ROCK CONSTRUCTION ENTRANCE

SOILS CLASSIFICATION

AbA: ABBOTTSTON SILT LOAM, 0 TO 3 PERCENT SLOPES
 ReB: READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
 ReC: REAWILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES

RECEIVING WATER CLASSIFICATION WATER QUALITY DESIGNATION

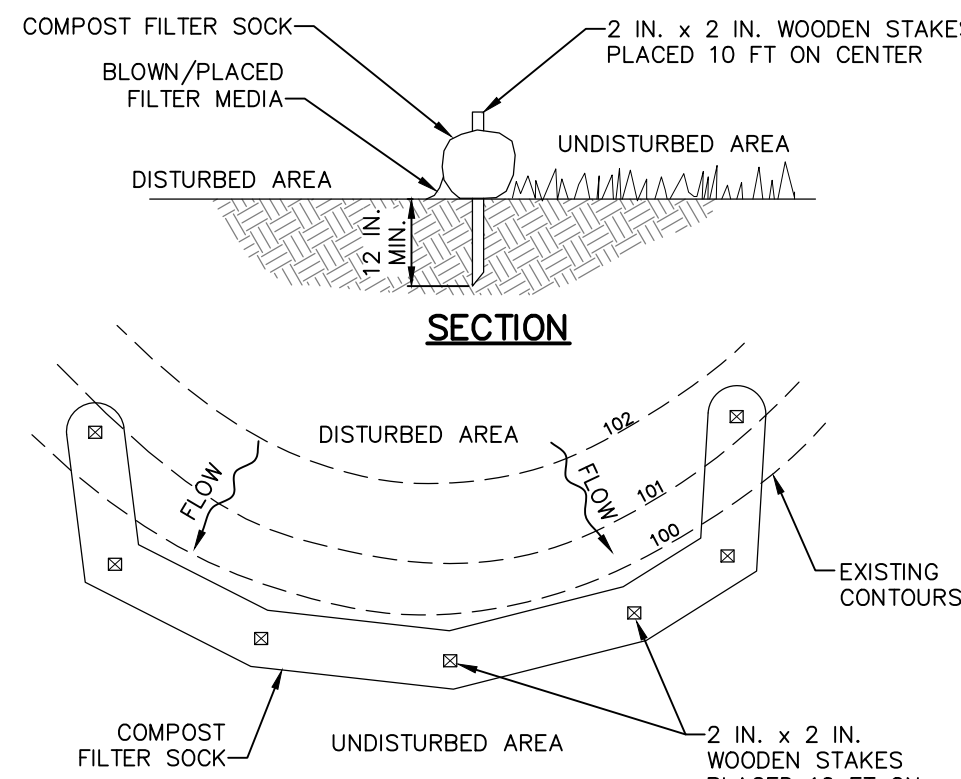
- UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
 - DESIGNATED USE: WARM WATER FISHES (WFF) AND MIGRATORY FISH (MF)
 - EXISTING USE: NO SEPARATE CLASSIFICATION

FOR RETTEW ASSOCIATES BY:		NO.	DATE
MANAGER: KIM FASHNACHT		CHKD BY: P.J.F.	
DESIGN BY: JON		SURV. CHIEF: JON	
FIELDBOOK NO. DATA COLLECTOR:		CHKD BY: P.J.F.	
DRAWING REFERENCE:		DATE	
CLIENT: 180 NEW BRITAIN BLVD ASSOCIATES, LLC		SCALE: 1"=30'	
100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		0 15' 30' 60' 90'	
<p>RETTEW Associates, Inc. Lancaster, PA 17603 Phone (610) 738-8955 Email: rettew@rettew.com Website: www.rettew.com</p>		BUCKS COUNTY, PA	
		NEW BRITAIN TOWNSHIP	
EROSION & SEDIMENT CONTROL PLAN MINOR LAND DEVELOPMENT PLAN		DATE: 01/11/22	
180 NEW BRITAIN BLVD		SHEET NO. 9 OF 13	
DWG. NO. 111902028			

NOTE: MINIMUM SPECIFICATIONS FOR FILTER SOCK
 FABRIC SHALL MEET THE FOLLOWING PER TABLE 4.1:
 MATERIAL TYPE: 5 MIL HDPE
 MATERIAL CHARACTERISTICS: PHOTO-DEGRADABLE
 MESH OPENING: 8
 TENSILE STRENGTH: 26 PSI
 MINIMUM FUNCTIONAL LONGEVITY: 9 MONTHS

TABLE 4.2
 COMPOST STANDARDS

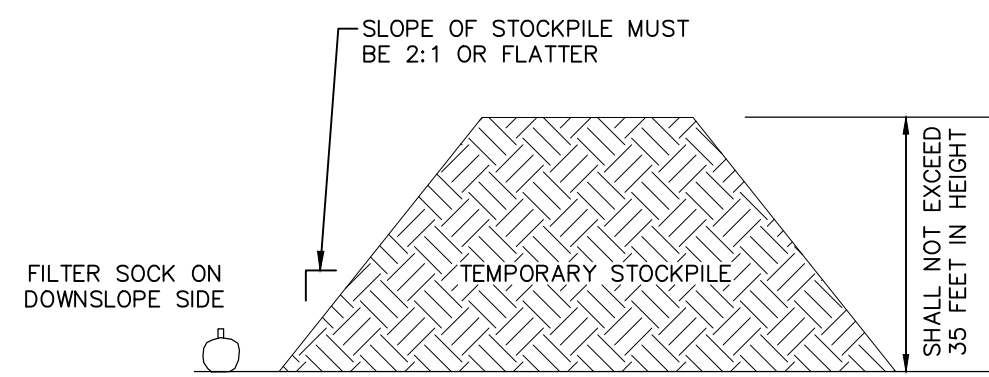
ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH # 8 SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM



NOTES:
 SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
 COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS. PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

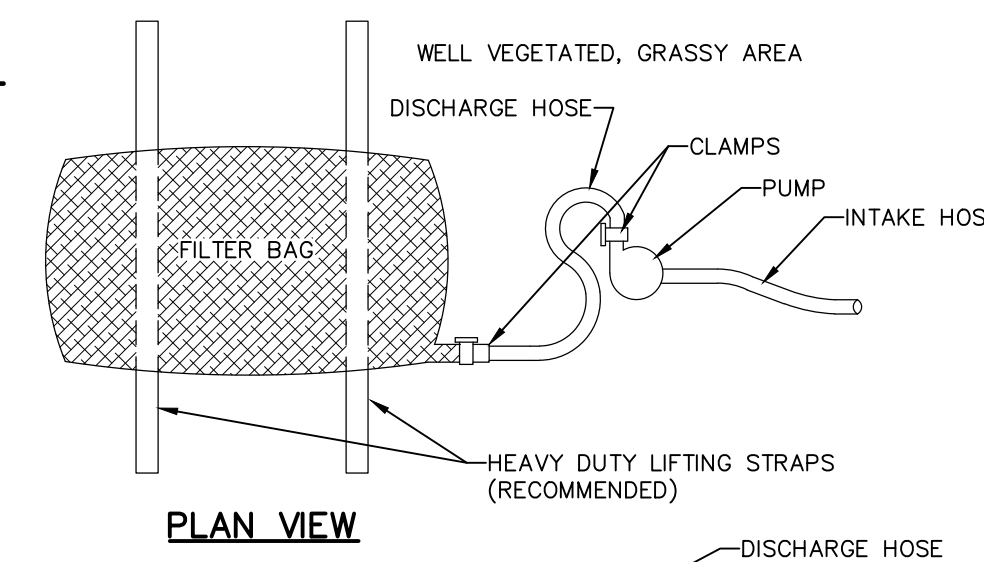
**STANDARD CONSTRUCTION DETAIL #4-1
 COMPOST FILTER SOCK**

NOT TO SCALE

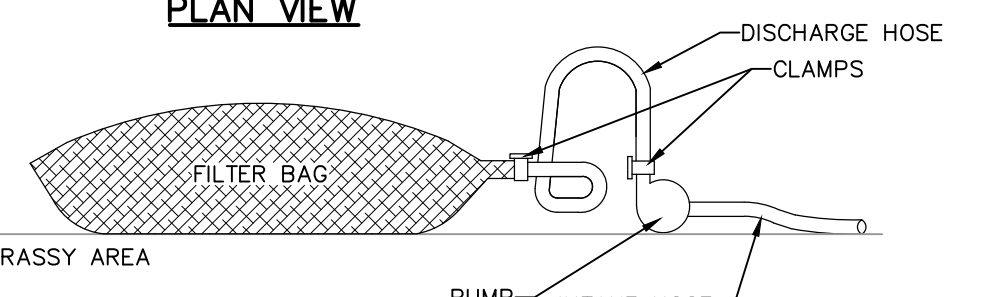


TEMPORARY STOCKPILE DETAIL

NOT TO SCALE



PLAN VIEW



ELEVATION VIEW

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

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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

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

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

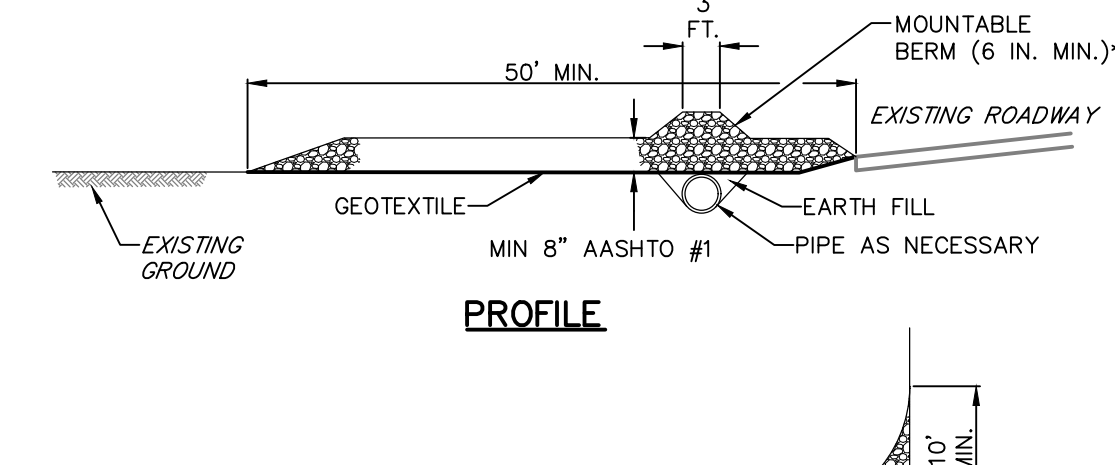
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

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

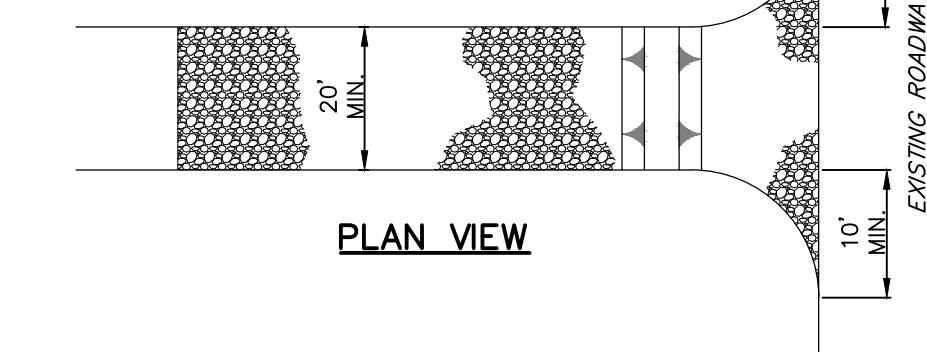
FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**STANDARD CONSTRUCTION DETAIL #3-16
 PUMPED WATER FILTER BAG**

NOT TO SCALE



PROFILE



PLAN VIEW

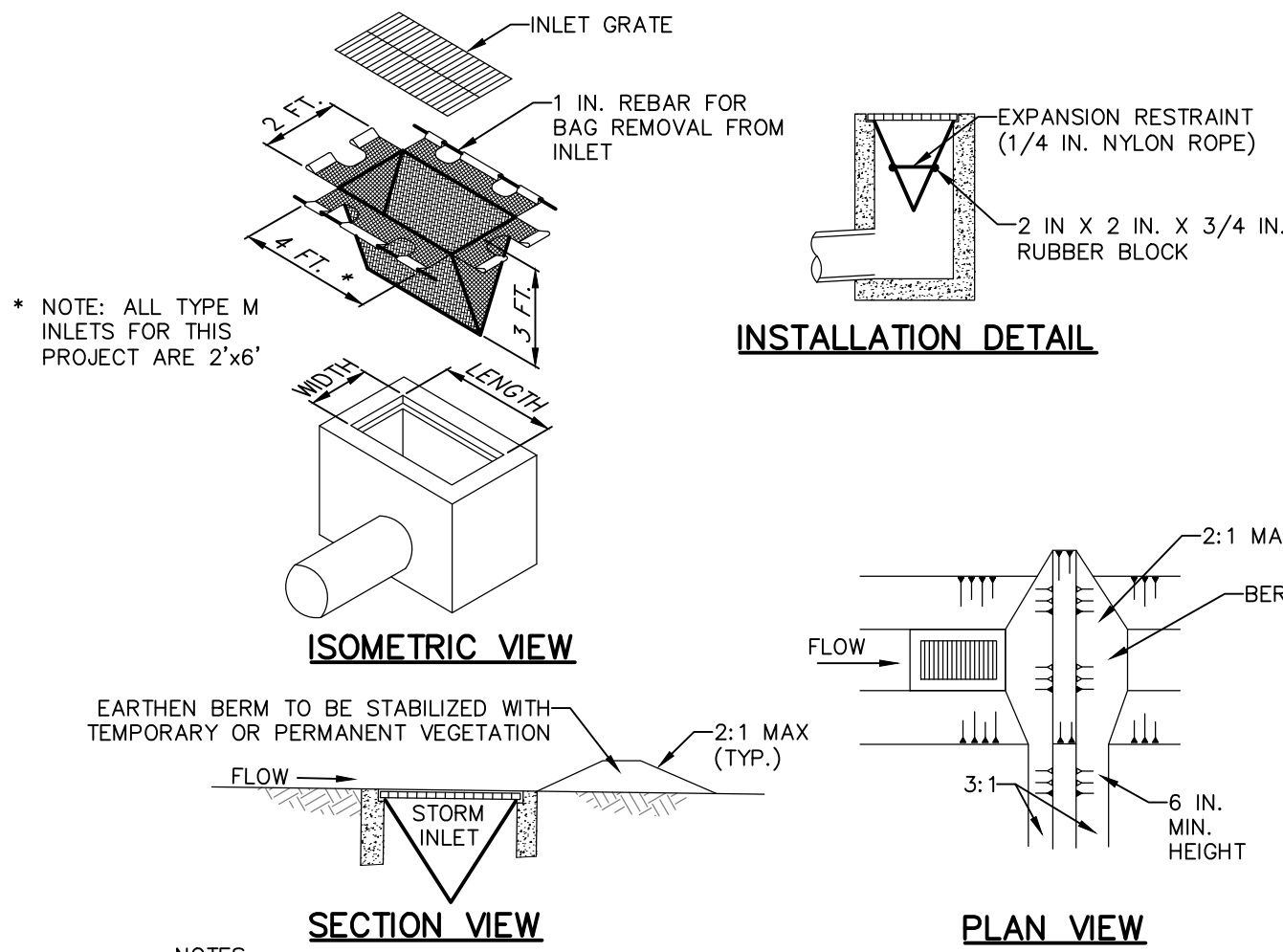
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

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 BY USING A VACUUM SWEEPER. MANUALLY CLEAN TIRES OFF WITH A BROOM PRIOR TO SITE EGRESS. 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 RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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

NOT TO SCALE



* NOTE: ALL TYPE M INLETS FOR THIS PROJECT ARE 2'x6'

INSTALLATION DETAIL

ISOMETRIC VIEW

SECTION VIEW

PLAN VIEW

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

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

**CONSTRUCTION DETAIL #4-16
 FILTER BAG INLET PROTECTION - TYPE M INLET**

NOT TO SCALE

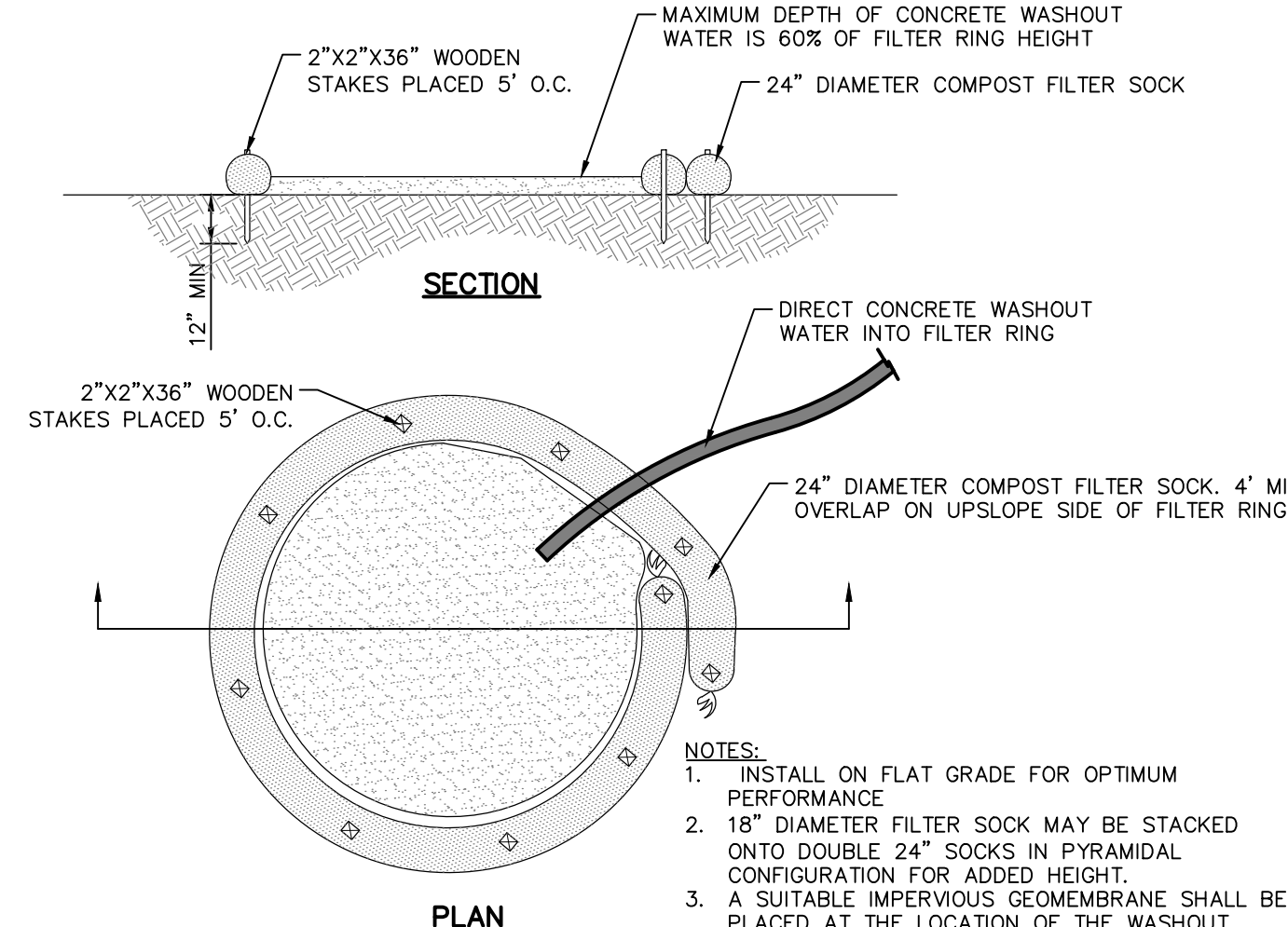


FIGURE #3.18

TYPICAL COMPOST SOCK WASHOUT INSTALLATION

NOT TO SCALE

FOR RETTEW ASSOCIATES BY:

MANAGER:	KIM FASHNACHT	CHKD BY:	PJF
DESIGN BY:	JON	SURV. CHIEF:	FIELDBOOK NO.
		DRAWN BY:	DATA COLLECTOR
			PJF

DRAWING REFERENCE:

C:\Retnew\Drawings\111902028-Catagry1-New Britan\Sheet\AD\PREL\111902028 - Prelim LD Plan.dwg

CLIENT:

180 NEW BRITAIN BLVD
 ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

AS NOTED

PROJECT:

111902028-SV-BASE	
111902028-SV-TOPG	
111902028-LD-CRUD	
111902028-LD-CPAD	
111902028-SV-LG05	
111902028-LD-LG05	
111902028-LD-LG06	
111902028-LD-LG07	
111902028-LD-LG08	
111902028-LD-LG09	
111902028-LD-LG10	

NO. DATE

REVISION

EROSION & SEDIMENT CONTROL DETAILS
 MINOR LAND DEVELOPMENT PLAN

180 NEW BRITAIN BLVD

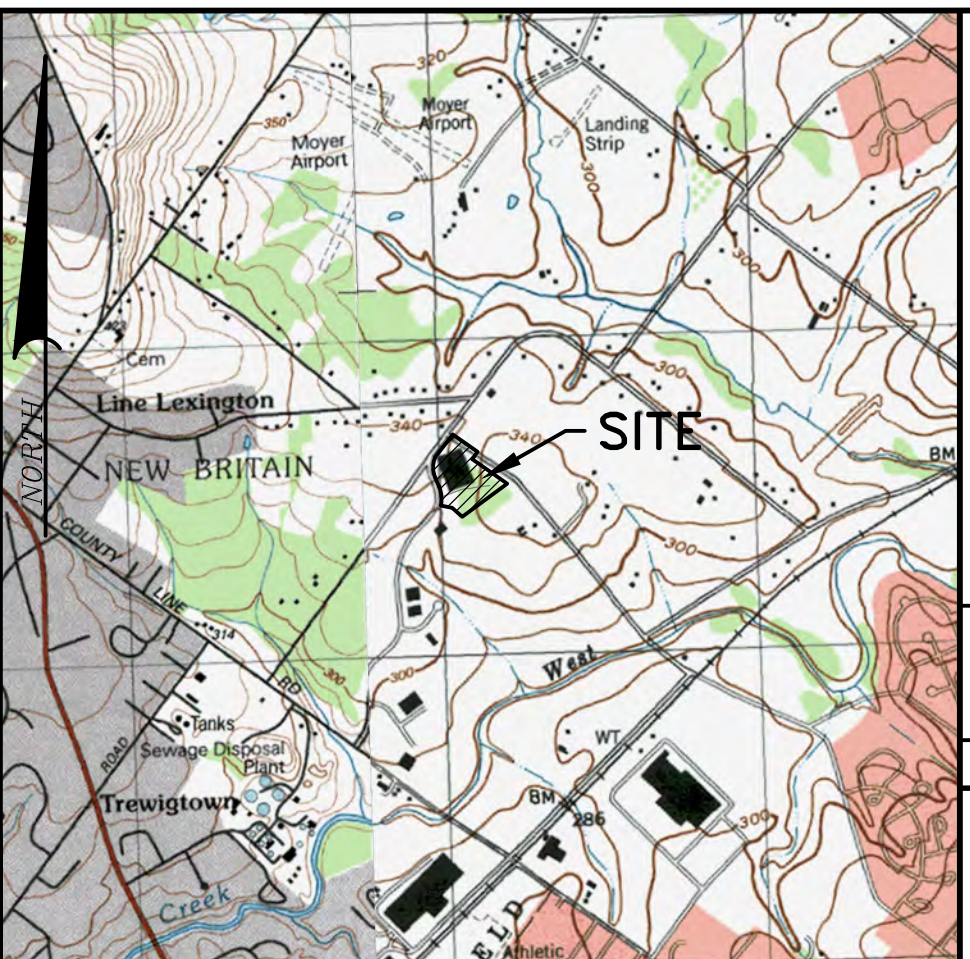
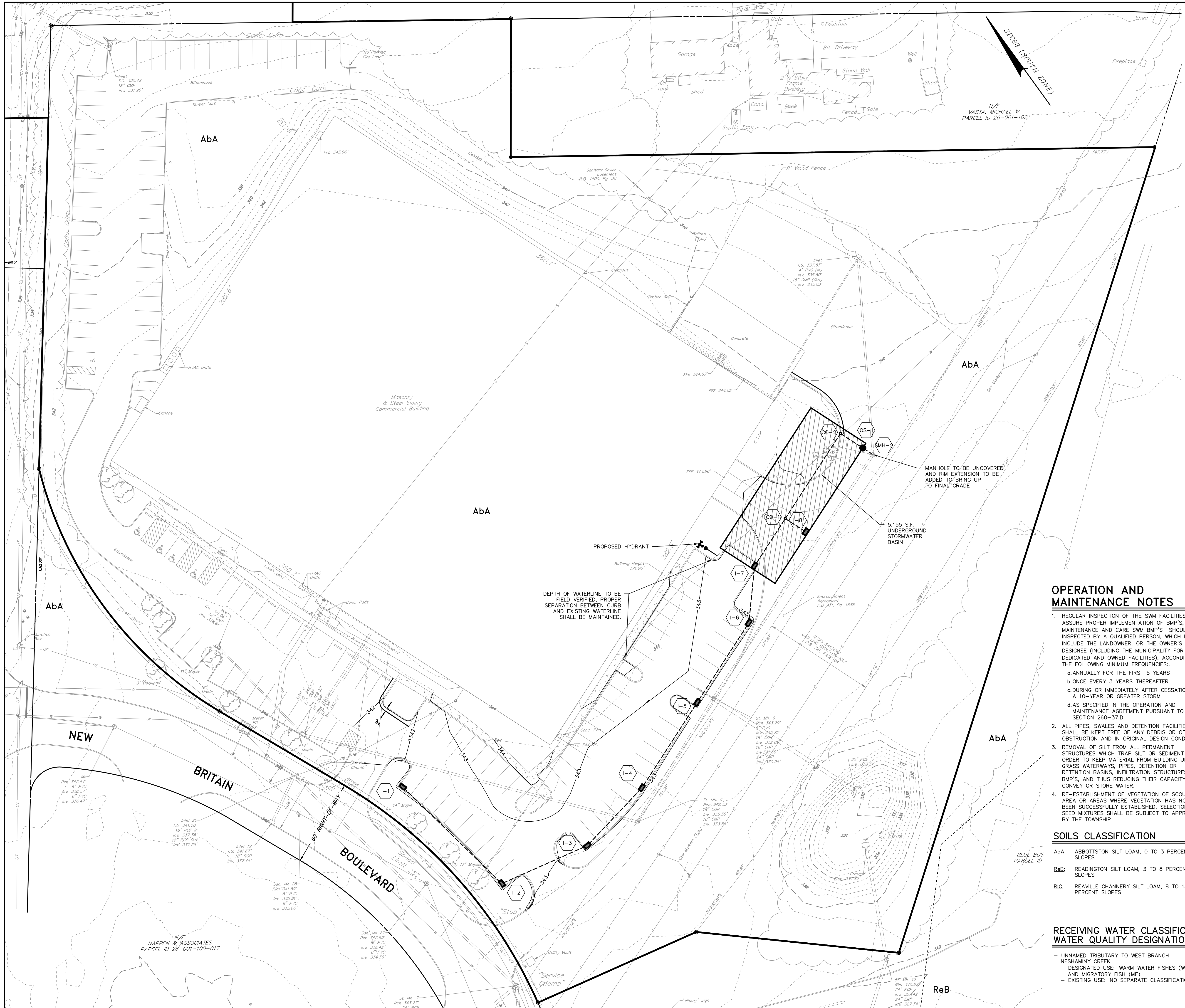
NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

DATE: 01/11/22

SHEET NO. 11 OF 13

DWG. NO. 111902028

NOT FOR CONSTRUCTION/NOT FOR BIDDING



7.5 MIN. QUADRANGLE MAP: DOYLESTOWN, PA
LOCATION MAP
 SCALE - 1"=2000'

LEGEND

	BENCHMARK
	CONCRETE MONUMENT
	FOUND PROPERTY MARKER
	CALCULATED PROPERTY MARKER
	SIGN
	MAILBOX
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
	HYDRANT
	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
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	ELECTRIC BOX
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUD ELECTRIC
	UNDERGROUD CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
	4" WHITE PAINT LINE
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	RIGHT OF WAY LINE
	PROPERTY LINE
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	MAJOR CONTOUR (5')
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	GAS CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED SPOT ELEVATION
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED CONTOUR LINE
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION

OPERATION AND MAINTENANCE NOTES

- REGULAR INSPECTION OF THE SWM FACILITIES, TO ASSURE PROPER IMPLEMENTATION OF BMP'S, MAINTENANCE AND CARE SWM BMP'S SHOULD BE INSPECTED BY A QUALIFIED PERSON, WHICH MAY INCLUDE THE LANDOWNER, OR THE OWNER'S DESIGNEE (INCLUDING THE MUNICIPALITY FOR DEDICATED AND OWNED FACILITIES), ACCORDING TO THE FOLLOWING MINIMUM FREQUENCIES:
 - ANNUALLY FOR THE FIRST 5 YEARS
 - ONCE EVERY 3 YEARS THEREAFTER
 - DURING OR IMMEDIATELY AFTER CESSATION OF A 10-YEAR OR GREATER STORM
 - AS SPECIFIED IN THE OPERATION AND MAINTENANCE AGREEMENT PURSUANT TO SECTION 260-37.D
- ALL PIPES, SWALES AND DETENTION FACILITIES SHALL BE KEPT FREE OF ANY DEBRIS OR OTHER OBSTRUCTION AND IN ORIGINAL DESIGN CONDITION.
- REMOVAL OF SILT FROM ALL PERMANENT STRUCTURES WHICH TRAP SILT OR SEDIMENT IN ORDER TO KEEP MATERIAL FROM BUILDING UP IN GRASS WATERWAYS, PIPES, DETENTION OR RETENTION BASINS, INFILTRATION STRUCTURES, OR BMP'S, AND THUS REDUCING THEIR CAPACITY TO CONVEY OR STORE WATER.
- RE-ESTABLISHMENT OF VEGETATION OF SCoured AREA OR AREAS WHERE VEGETATION HAS NOT BEEN SUCCESSFULLY ESTABLISHED. SELECTION OF SEED MIXTURES SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP

SOILS CLASSIFICATION

- AbA:** ABBOTTSTON SILT LOAM, 0 TO 3 PERCENT SLOPES
- ReB:** READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
- RiC:** REAVILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES

RECEIVING WATER CLASSIFICATION WATER QUALITY DESIGNATION

- UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
- DESIGNATED USE: WARM WATER FISHES (WFF) AND MIGRATORY FISH (MF)
- EXISTING USE: NO SEPARATE CLASSIFICATION

FOR RETNEW ASSOCIATES BY:		NO.		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		CHKD BY: P.J.F.		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		DESIGN BY: P.J.F.		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		SURV. CHIEF: P.J.F.		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		DRAWN BY: P.J.F.		DATE	
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MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		ONE TOWER BRIDGE		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		100 FRONT STREET, SUITE 560		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		WEST CONSHOCKEN, PA 19428		DATE	
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MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		RETNEW ASSOCIATES, INC.		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		Lancaster, PA 17603		DATE	
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MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		Website: www.retnew.com		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		Engineers • Planners • Surveyors • Landscape Architects		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		PCSM PLAN		DATE	
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MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		180 NEW BRITAIN BLVD		DATE	
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MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		BUCKS COUNTY, PA		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		DATE: 01/11/22		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		SHEET NO. 12 OF 13		DATE	
MGRS: 111902028-SV-BASE 111902028-SV-TOPD 111902028-LD-ORIG 111902028-LD-ORIG 111902028-SV-1505 111902028-LD-1505 111902028-LD-1505 111902028-LD-1505		DWG. NO. 111902028		DATE	

POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) NOTES

PCSM REQUIREMENTS

PCSM REPORTING AND RECORDKEEPING: The PCSM PLAN, INSPECTION REPORTS AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

LICENSED PROFESSIONAL OVERSIGHT OF CRITICAL STAGES: A LICENSED PROFESSIONAL OR A DESIGNER SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE CRITICAL STAGES MAY INCLUDE THE INSTALLATION OF STRUCTURALLY ENGINEERED BMPs, OR OTHER BMPs AS DEEMED APPROPRIATE BY THE DEPARTMENT OR THE CONSERVATION DISTRICT.

FINAL CERTIFICATION: THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS: "I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENNSYLVANIA ACT OF 1988, THAT THE PROJECT AND THE IMPROVEMENTS WILL REMAIN COMPLIANT WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE. THE DEPARTMENT OR CONSERVATION DISTRICT WILL CONDUCT A FINAL INSPECTION AND APPROVE OR DENY THE NOTICE OF TERMINATION WITHIN 30 DAYS.

- 1. THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
2. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs.

PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS

- 1. UNTIL THE PERMITTEE OR CO-PERMITTEE HAS RECEIVED WRITTEN APPROVAL OF A NOTICE OF TERMINATION, THE PERMITTEE OR CO-PERMITTEE WILL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PERMIT TERMS AND CONDITIONS INCLUDING LONG-TERM OPERATION AND MAINTENANCE OF ALL PCSM BMPs ON THE PROJECT SITE AND IS RESPONSIBLE FOR VIOLATIONS OCCURRING ON THE PROJECT SITE.
2. THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMPs.
3. FOR ANY PROPERTY CONTAINING A PCSM BMP, THE PERMITTEE OR CO-PERMITTEE SHALL RECORD AN INSTRUMENT WITH THE RECORDER OF DEEDS WHICH WILL ASSURE DISCLOSURE OF THE PCSM BMP AND THE RELATED OBLIGATIONS IN THE ORDINARY COURSE OF A TITLE SEARCH OF THE SUBJECT PROPERTY.
4. THE PERSON RESPONSIBLE FOR PERFORMING LONG-TERM OPERATION AND MAINTENANCE MAY ENTER INTO AN AGREEMENT WITH ANOTHER PERSON INCLUDING A CONSERVATION DISTRICT, NONPROFIT ORGANIZATION, MUNICIPALITY, AUTHORITY, PRIVATE CORPORATION OR OTHER PERSON, TO TRANSFER THE RESPONSIBILITY FOR PCSM BMPs OR TO PERFORM LONG-TERM OPERATION AND MAINTENANCE THEREOF TO THE DEPARTMENT.
5. A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS SECTION SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMPs LOCATED ON THE PROPERTY.
6. THE OWNER SHALL CONDUCT A VISUAL INSPECTION OF ALL STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES AT LEAST ONCE EVERY THREE MONTHS AND IMMEDIATELY AFTER STORM EVENTS.
7. THE OWNER SHALL REMOVE ANY ACCUMULATION OF DEBRIS AND REPAIR ANY DAMAGE TO THE STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES.
8. IN ACCORDANCE WITH THE NPDES PERMIT, THE OWNER IS REQUIRED TO MAINTAIN A RECORD OF ALL INSPECTIONS, REPAIRS AND MAINTENANCE ACTIVITIES ASSOCIATED WITH THE STORMWATER MANAGEMENT AND PERMANENT BMP FACILITIES AT THIS PROJECT SITE.
9. THE TOWNSHIP AND THE SITE ENGINEER SHALL BE NOTIFIED IN THE EVENT SINKHOLES OR OTHER UNSUITABLE SUB-SURFACE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.
10. OWNER/PERMITTEE/RESPONSIBLE PARTY: 180 NEW BRITAIN BLVD ASSOCIATES, LLC

SOIL CONDITIONS

SOILS

THE SOIL SURVEY OF LANCASTER COUNTY INDICATES THAT THE SOILS WITHIN THE PROJECT AREA ARE COMPRISED OF THE FOLLOWING:
A4a - ABBOTTSFORD SILT LOAM, 0 TO 3% SLOPES
R4b - READINGTON SILT LOAM, 3 TO 8% SLOPES
R1c - REAVILLE CHANNERY SILT LOAM, 8 TO 15% SLOPES

THE FOLLOWING ADDRESSES POTENTIAL SOILS USE LIMITATIONS AND PROPOSED RESOLUTIONS:

- 1. CUTBANKS GAVE:
1.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
1.B. RESOLUTIONS: THE SITE IMPROVEMENTS WILL REQUIRE BULK EXCAVATION. ADEQUATE SHORING IS TO BE USED FOR DEEP EXCAVATION AND TRENCH WORK.
2. CORROSIVE TO CONCRETE/STEEL:
2.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
2.B. RESOLUTIONS: ALL PROPOSED PIPING WILL BE PLASTIC-BASED MATERIAL.
3. EASILY ERODIBLE:
3.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
3.B. RESOLUTIONS: CONTROL RUNOFF THROUGH IMPLEMENTATION OF E&S BMPs BEFORE IT DEVELOPS INTO AN ERODIVE FORCE AND USE LAND ACCORDING TO ITS CAPABILITY.
4. HYDRIC/HYDRIC INCLUSIONS
4.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
4.B. RESOLUTIONS: NO DISTURBANCE TO HYDRIC SOILS IS PROPOSED. A WETLAND STUDY WAS PERFORMED AND NO WETLANDS ARE PRESENT WITHIN THE PROJECT BOUNDARY.
5. LOW STRENGTH/LANSLIDE PRONE
5.A. LIMITED SOILS: DUFFIELD
5.B. RESOLUTIONS: SOIL AMENDMENTS AND PROPER COMPACTION TECHNIQUES MAY BE NECESSARY DURING CONSTRUCTION. DO NOT COMPACT SOILS WHEN SATURATED.
6. SLOW PERCOLATION
6.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
6.B. RESOLUTIONS: SOIL COMPACTION SHOULD BE LIMITED AS MUCH AS POSSIBLE IN THE PROPOSED INFILTRATION PCSM BMPs.
7. PIPING
7.A. LIMITED SOILS: DUFFIELD
7.B. RESOLUTIONS: TRENCH BACKFILL SHALL BE PROPERLY COMPACTED WHEN CONSTRUCTING THE UNDERGROUND UTILITY LINES.
8. POOR SOURCE OF TOPSOIL
8.A. LIMITED SOILS: BEDNINGTON AND DUFFIELD
8.B. RESOLUTIONS: PRESENCE OF GRAVEL OR ROCK FRAGMENTS IN THE TOPSOIL MAY MAKE VEGETATION ESTABLISHMENT DIFFICULT. PROPER PREPARATION (RAKING, LIMING, AND FERTILIZER APPLICATION, ETC.) OF THE TOPSOIL WILL AID IN VEGETATION ESTABLISHMENT.
9. FROST ACTION
9.A. LIMITED SOILS: BEDNINGTON
9.B. RESOLUTIONS: FROZEN FILL MATERIAL MUST NOT BE USED IN CONSTRUCTION. PLACE ASIDE AND ALLOW TO THAW AND DRY OUT PRIOR TO USE. DO NOT PLACE FILL ON FROZEN GROUND. ONLY EXCAVATE DURING FREEZING TEMPERATURES WHEN FILL CAN BE IMMEDIATELY PLACED AND COMPACTED.
10. SHRINK/SWELL LIMITED SOILS: DUFFIELD
10.A. RESOLUTIONS: DO NOT COMPACT FILL MATERIAL THAT IS SATURATED BEYOND OPTIMUM MOISTURE CONTENT. INCORPORATION OF LIME AS A DRYING AGENT MAY BE NECESSARY.
11. POTENTIAL SINKHOLE
11.A. LIMITED SOILS: DUFFIELD
11.B. RESOLUTIONS: SHOULD A SINKHOLE BE UNCOVERED OR DEVELOP, NOTIFY THE ENGINEER AND UTILIZE THE SINKHOLE REMEDIATION DETAIL ON THE PLANS.
12. WEEDS
12.A. LIMITED SOILS: DUFFIELD
12.B. RESOLUTIONS: USE WET TOLERANT VEGETATION WITHIN THESE AREAS. INCORPORATION OF SAND INTO THE TOPSOIL MAY BE NECESSARY TO AID IN DRAINAGE.

IT IS RECOMMENDED THAT A QUALIFIED GEOTECHNICAL ENGINEER BE PRESENT ON SITE DURING ALL PHASES OF CONSTRUCTION TO EVALUATE, MAKE RECOMMENDATIONS, AND PROVIDE SOLUTIONS FOR ALL SOIL USE LIMITATIONS, CONSTRUCTION TECHNIQUES, AND OTHER SOILS AND GEOLOGICAL-RELATED ITEMS.

SEDIMENT REMOVAL/DISPOSAL NOTE

ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN LANSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.

CRITICAL STAGES OF CONSTRUCTION

THE FOLLOWING IDENTIFIES THE CRITICAL STAGES OF PCSM BMP CONSTRUCTION FOR WHICH A LICENSED PROFESSIONAL OR DESIGNER SHALL BE PRESENT ON SITE:

SUBSURFACE INFILTRATION BED

- 1. STAKEOUT AND SITE PREPARATION
2. EXCAVATION AND BOTTOM PREPARATION
3. INSTALLATION OF CATCH BASINS, PIPING, STONE, GEOTEXTILE, CLEANOUTS, DRAIN BASINS, AND STILLING WELLS.
4. PLACEMENT OF STONE BASE COURSE OVER TOP OF BED.

THE CONTRACTOR SHALL SCHEDULE WITH THE LICENSED PROFESSIONAL AND OWNER A TIME FOR INSPECTION DURING CONSTRUCTION OF THESE CRITICAL STAGES.

ALL ITEMS NEEDING INSPECTION SHALL BE COORDINATED BY THE OWNER AND/OR CONTRACTOR. ALL REQUESTS FOR INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS APPROVED REQUESTS ON BEHALF OF THE OWNER.

INDIVIDUAL PCSM BMP INFORMATION

PCSM BMP NAME: UNDERGROUND BASIN
PCSM BMP #_1
PCSM BMP DESCRIPTION/TYPE: INFILTRATION BASIN
ACRES TREATED: 0.22
BMP LENGTH (FT)(IF APPLICABLE): 115
IMPERVIOUS AREA TREATED: 0.66
BMP AREA (AC.): 0.73
LIFECYCLE (YRS): 80
NPDES #: N/A
RECEIVING WATERBODY: UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
OWNER NAME: 180 NEW BRITAIN BLVD ASSOCIATES, LLC
OWNER ADDRESS: ONE TOWER BRIDGE, 100 FRONT ST., SUITE 560, WEST CONSHOHOCKEN, PA 19428

RECYCLING AND DISPOSAL

PROCEDURES, WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH DEPARTMENT REGULATIONS. INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL, MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. THE CONTRACTOR SHALL PLAN AND IMPLEMENT MEASURES FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL DURING CONSTRUCTION. WHEREVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DISPOSAL OF CONSTRUCTION WASTES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS.

CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE

- 1. IF THE SITE WILL HAVE EXCESS FILL THAT WILL NEED TO BE EXPORTED TO AN OFF SITE LOCATION, THE RESPONSIBILITY OF CLEAN FILL DETERMINATION AND ENVIRONMENTAL DUE DILIGENCE RESTS ON THE APPLICANT. IF ALL CUT AND FILL MATERIALS WILL BE USED ON THE SITE, A CLEAN FILL DETERMINATION IS NOT REQUIRED BY THE OPERATOR UNLESS THERE IS A BELIEF THAT A SPILL OR RELEASE OF A REGULATED SUBSTANCE OCCURRED ON THE SITE.
2. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH PA DEP'S POLICY "MANAGEMENT OF FILL" DOCUMENT NUMBER 2589-2192-773.
3. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DRESSED MATERIAL, USED ASPHALT (NOT INCLUDING MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE), AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED.
4. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORIES, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTIONS AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE.
5. FILL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH PA DEP'S MUNICIPAL OR RESIDENTIAL WASTE REGULATIONS BASED ON 25 PA CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

SEEDING SPECIFICATIONS

TABLE 11.4 Recommended Seed Mixtures

Table with 5 columns: Mixture Number, Species, Seeding Rate - Pure Live Seed, Most Sites, Adverse Sites. Lists various seed mixtures for different site conditions.

PENNSYLVANIA "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
1. PLUS THE PRODUCT OF PURE SEED TIMES PERCENTAGE GERMINATIONS DIVIDED BY 100, FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR SWITCHGRASS, DIVIDE 12 POUNDS PLUS SHOWN ON THE SEED TAGS BY THE PLS CONTENT OF A GIVEN SEED LOT IS 35% DIVIDE 12 PLS BY 0.35 TO OBTAIN 34.3 POUNDS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS.
2. IF HIGH-QUALITY SEED IS USED, FOR MOST SITES SEED SPRING OATS AT A RATE OF 2 BUSHELS PER ACRE, WINTER WHEAT AT 1.5 BUSHELS PER ACRE, AND WINTER RYE AT 1 BUSHEL PER ACRE. IF GERMINATION IS BELOW 90% INCREASE THESE SUGGESTED SEEDING RATES BY 0.5 BUSHEL PER ACRE.
3. THIS MIXTURE IS SUITABLE FOR FREQUENT MOWING. DO NOT CUT SHORTER THAN 4 INCHES.
4. KEEP SEEDING RATE TO THAT RECOMMENDED IN TABLE. THESE SPECIES HAVE MANY SEEDS PER POUND AND ARE VERY SMALL QUANTITIES OF SMALL SEEDS SUCH AS WEEPING LOVEGRASS AND REDTOP. DILUTE WITH DRY SAND/LOAM, SAND, RICE HULLS, BUCKWHEAT HULLS, ETC.
5. USE FOR HIGHWAY SLOPES AND SIMILAR SITES WHERE THE DESIRED SPECIES AFTER ESTABLISHED IS CROWN VETCH.
6. USE ONLY IN EXTREME SOUTHEASTERN OR EXTREME SOUTHWESTERN PENNSYLVANIA. SERECIA LESPEDEZZA IS NOT WELL ADAPTED TO MOST OF PA.
7. DO NOT MOW SHORTER THAN 9 TO 10 INCHES.
8. SEED MIXTURES CONTAINING CROWN VETCH SHOULD NOT BE USED IN AREAS ADJACENT TO WETLANDS OR STREAM CHANNELS DUE TO THE INVASIVE NATURE OF THE SPECIES.

TABLE 11.5 Recommended Seed Mixtures for Stabilizing Disturbed Areas

Table with 3 columns: Site Condition, Nurse Crop, Seed Mixture (Select one mixture). Lists seed mixtures for various site conditions like slopes, erosion control, and highways.

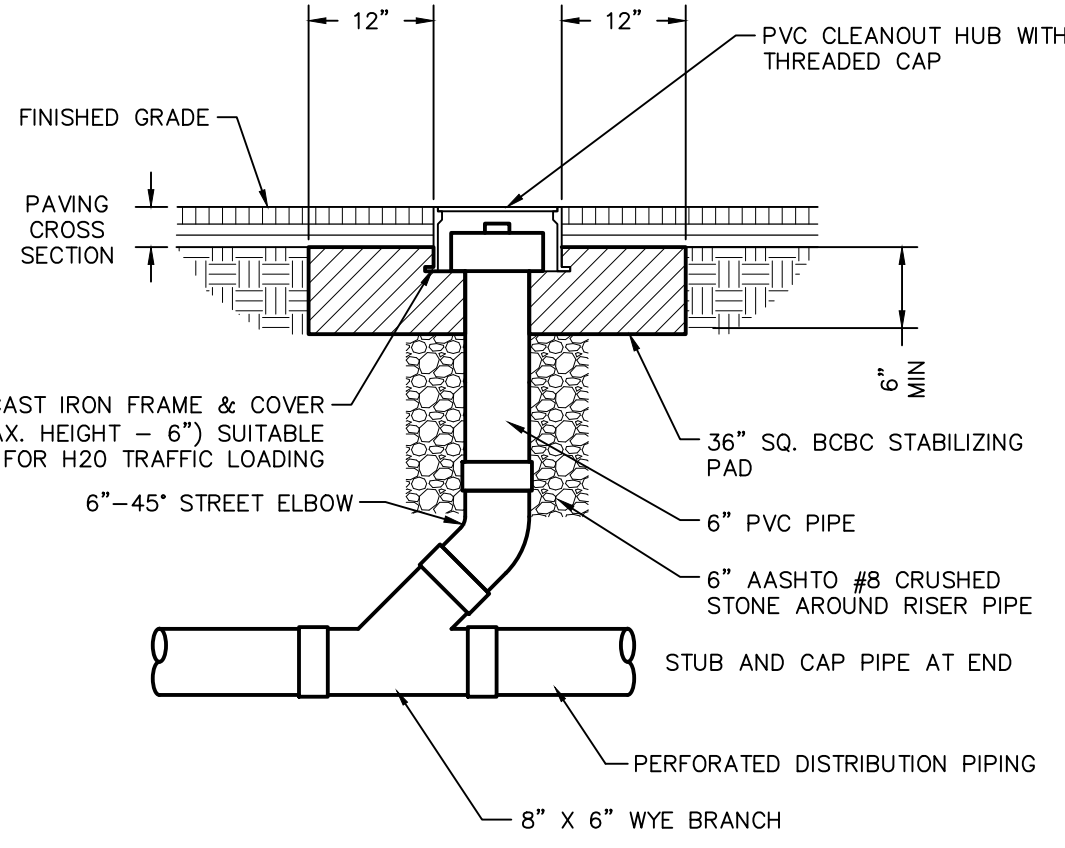
PENNSYLVANIA "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
1. FOR SEED MIXTURES 11 AND 12, ONLY USE SPRING OATS OR WEEPING LOVEGRASS (INCLUDED IN MIX) AS NURSE CROP.
2. CONTACT THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DISTRICT ROADSIDE SPECIALIST FOR SPECIFIC SUGGESTIONS ON TREATMENT TECHNIQUES AND MANAGEMENT PRACTICES.
3. SEED MIXTURES CONTAINING CROWN VETCH SHOULD NOT BE USED IN AREAS ADJACENT TO WETLANDS OR STREAM CHANNELS DUE TO THE INVASIVE NATURE OF THE SPECIES.

Table with 5 columns: Mixture Number, Species, Seeding Rate - Pure Live Seed, Most Sites, Adverse Sites. Lists temporary seed mixtures for stabilization.

MULCH APPLICATION RATES table with columns for Mulch Type, Application Rate (M/L), Application Rate (W/L), Application Rate (S/L), and Notes.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS table with columns for Soil Amendment, Application Rate (M/L), Application Rate (W/L), Application Rate (S/L), and Notes.

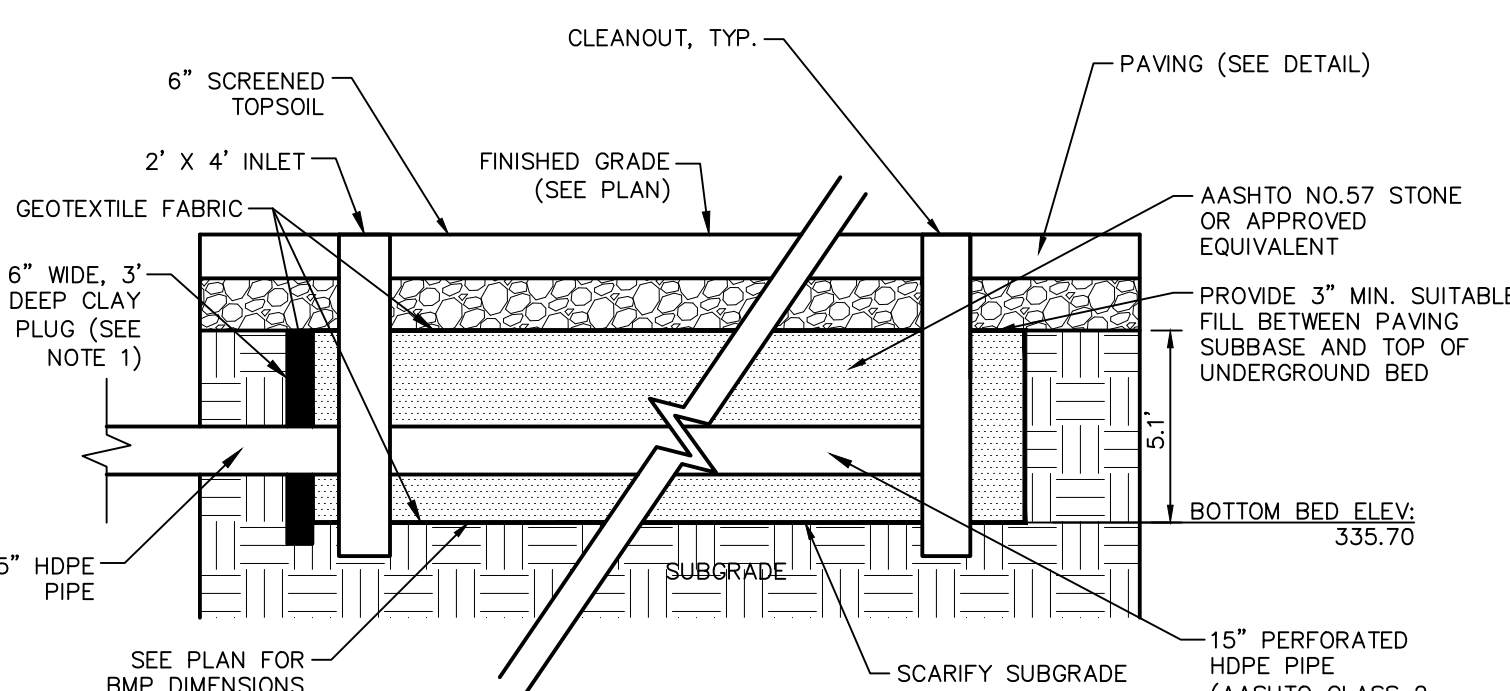
NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF CHAPTER 11 OF THE PA DEP E & S MANUAL MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN THE TABLE ABOVE.



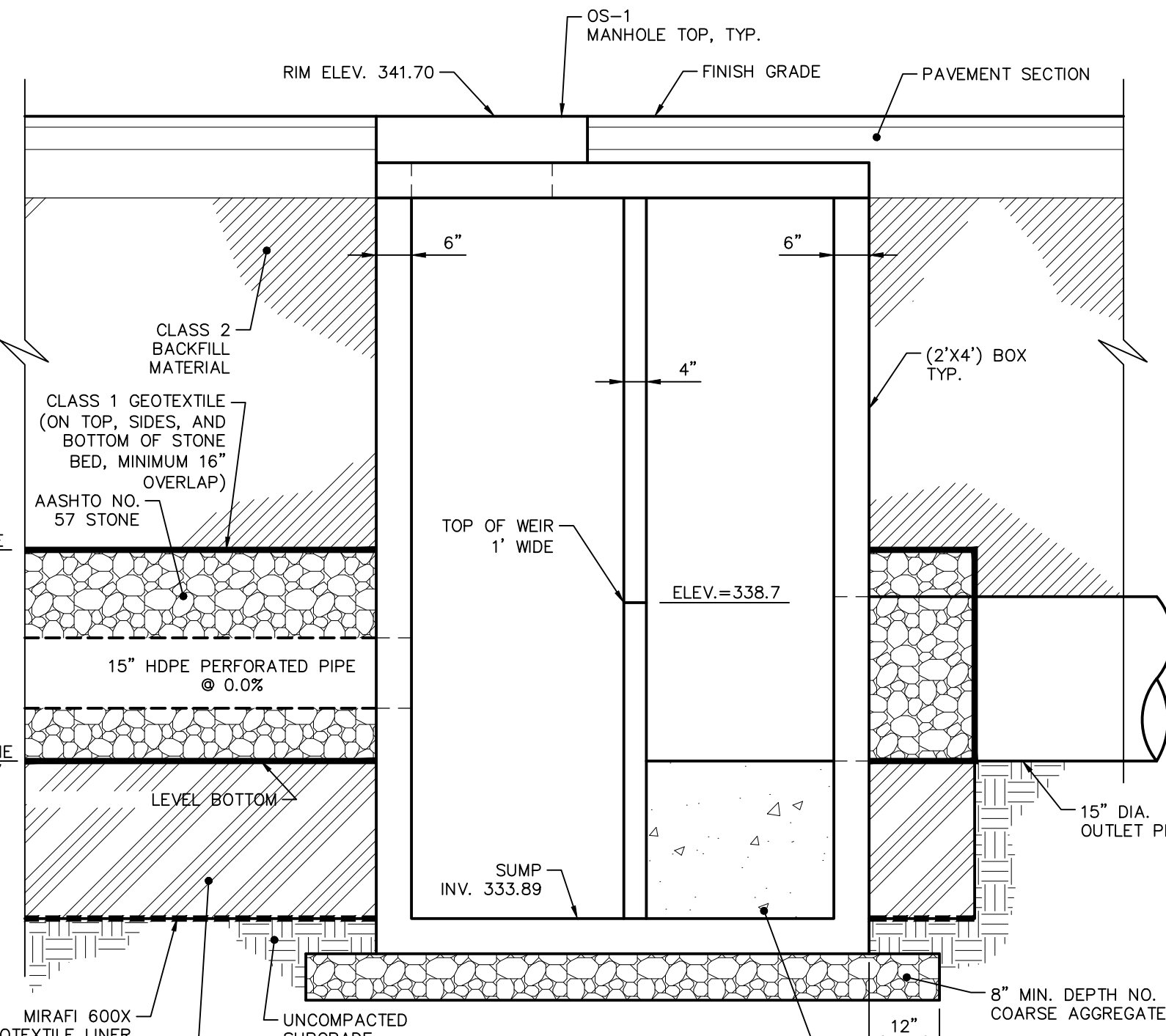
PIPING CLEANOUT DETAIL (PAVED AREAS)

OPERATION AND MAINTENANCE NOTES:

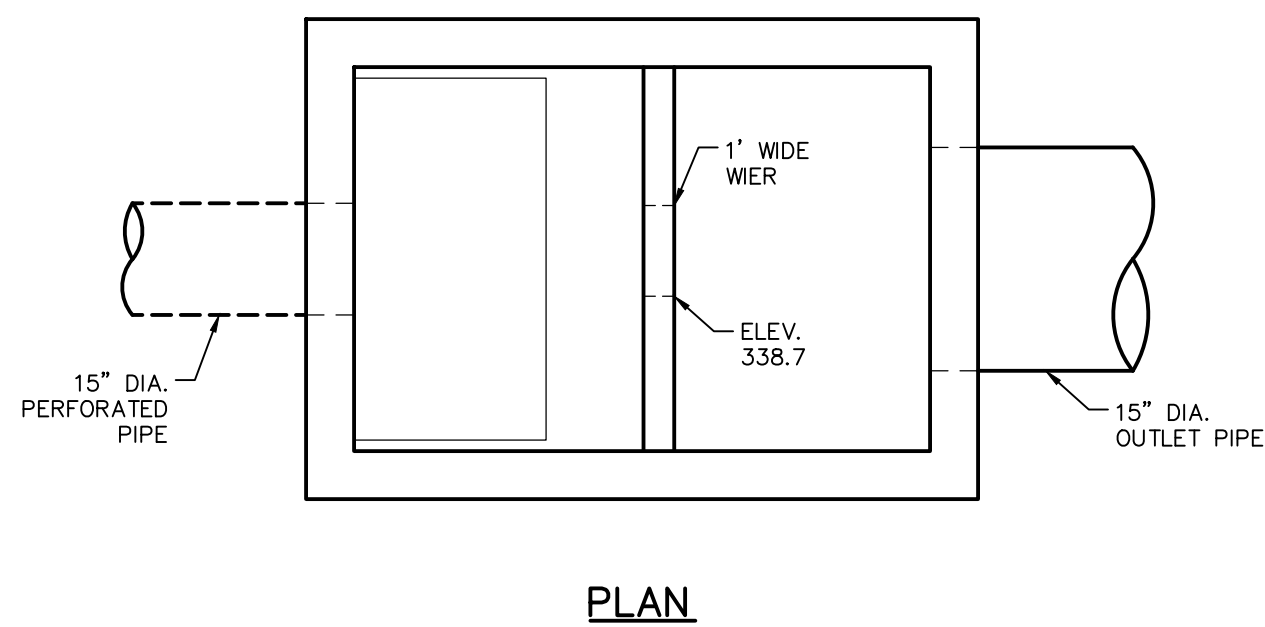
- 1. THE UNDERGROUND BED AREA SHALL BE INSPECTED ANNUALLY AND DURING OR IMMEDIATELY AFTER THE CESSATION OF A TEN-YEAR STORM OR GREATER.
2. ALL CATCH BASINS SHALL BE INSPECTED AND CLEANED AT LEAST 2 TIMES PER YEAR.
3. THE OVERLYING VEGETATION SHALL BE MAINTAINED IN GOOD CONDITIONS AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
4. A MINIMUM DEPTH OF 24 INCHES BETWEEN THE BOTTOM OF THE BMP FACILITY AND THE LIMITING ZONE SHALL BE PROVIDED. IF ROCK IS ENCOUNTERED, AN ADDITIONAL 24 INCHES SHALL BE EXCAVATED.



UNDERGROUND INFILTRATION BMP DETAIL



SUBSURFACE INFILTRATION BED AND OUTLET STRUCTURE DETAIL (OS-1)



PLAN

Vertical sidebar containing project information: CLIENT (180 NEW BRITAIN BLVD ASSOCIATES, LLC), DRAWING REFERENCE, SHEET NO. 13 OF 13, DATE 01/11/22, and other project details.