

ZONING DATA
 ZONED: WS - WATERSHED
 PROPOSED USE: B-1 SINGLE FAMILY DETACHED DWELLING

	REQUIRED	LOT 1	LOT 2	LOT 3	SITE TOTAL
MIN. LOT AREA (TO ULT. ROW)	80,000 SF	153,059 SF	131,254 SF	154,547 SF	438,860 SF
-CONSERVATION AREA		85,127 SF	52,256 SF	82,160 SF	219,543 SF
=ADJ. LOT AREA USED FOR IMPERV. CALCS.		67,932 SF	78,998 SF	72,387 SF	219,317 SF
MIN. LOT WIDTH (Ø REQ'D BSBL)	175 FT.	220 FT.	188 FT.	230 FT.	N/A
MIN. YARDS					
FRONT	100 FT.	126.2 FT.	112.9 FT.	101.1 FT.	N/A
SIDE	30 FT.	41.7 FT.	40.8 FT.	39.9 FT.	N/A
REAR	60 FT.	549.9 FT.	499.4 FT.	509.8 FT.	N/A
MAX. HEIGHT	35 FT.	35 FT.	35 FT.	35 FT.	N/A
MAX. BLDG. COVERAGE PER LOT	8%	5.32%(3,648 SF)	3.81%(3,011 SF)	3.20%(2,192 SF)	4.04%(8,851 SF)
MAX. IMPERV. COVERAGE PER LOT	12%	12.0%(9,152 SF)	12.0%(9,480 SF)	12.0%(8,686 SF)	12.0%(26,318 SF)
MAX. IMPERV. COVERAGE PER SITE	12%				
MIN. BLDG. ENVELOPE	10,000 SF	*35,256 SF	*36,896 SF	*31,855 SF	N/A
*DOES NOT INCLUDE RESERVE SEPTIC AREA(S)					



BASE SITE CALCULATIONS

BASE SITE AREA	10.674 AC.
1. GROSS SITE AREA AS DETERMINED BY AN ON-SITE BOUNDARY SURVEY	10.674 AC.
2. SUBTRACT LAND WITHIN THE ULTIMATE RIGHT-OF-WAY OF EXISTING ROADS; WITHIN EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; AND/OR WHICH HAS BEEN PRESERVED THROUGH EASEMENT OR OTHER MEANS.	-0.599 AC.
3. SUBTRACT LAND WHICH IS NOT CONTIGUOUS, I.E.: (a) A SEPARATE PARCEL WHICH DOES NOT ABUT OR ADJOIN, NOR SHARE COMMON BOUNDARIES WITH, THE REST OF THE DEVELOPMENT; AND/OR (b) LAND WHICH IS CUT OFF FROM THE MAIN PARCEL BY A ROAD, RAILROAD, EXISTING LAND USE, AND/OR MAJOR STREAM, SO AS TO SERVE AS A MAJOR BARRIER TO COMMON USE AND/OR SO THAT IT IS ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES.	-0.000 AC.
4. SUBTRACT LAND WHICH, IN A PREVIOUSLY APPROVED SUBDIVISION, WAS SET ASIDE, RESERVED, AND/OR RESTRICTED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, AND/OR RECREATION PURPOSES.	-0.000 AC.
5. SUBTRACT LAND USED FOR ANOTHER USE (I.E. LAND WHICH IS USED OR TO BE USED, FOR COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT) OR LOCATED IN A DIFFERENT ZONING DISTRICT THAN THE REST OF THE DEVELOPMENT.	-0.000 AC.
BASE SITE AREA	10.075 AC.

NATURAL RESOURCE PROTECTION AREA (AC)

PROTECTED RESOURCE:	PROTECTION RATIO	LOT #1 EXISTING	LOT #1 PROPOSED	LOT #2 EXISTING	LOT #2 PROPOSED	LOT #3 EXISTING	LOT #3 PROPOSED	TOTAL EXISTING	TOTAL PROPOSED
WATERCOURSES	1.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
WETLANDS	1.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
WOODLANDS	0.80	0.616	1.228	0.933	2.775	2.544	0.618	0.982	0.944
STEEL SLOPES (8%+)	0.60	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
STEEL SLOPES (15%+)	0.70	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
STEEL SLOPES (25%+)	0.85	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
AGRICULTURAL SOILS	0.50	3.351**	3.013	3.548	9.913**	4.957	1.954**	1.200	1.886
NET BUILDABLE SITE AREA = BASE AREA - OPEN SPACE AREA = 10.075 AC - 0.00 = 10.075 AC									

GENERAL NOTES

- A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN MAY AND JUNE 2020. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM A TITLE SEARCH PREPARED BY CHOICE ONE ABSTRACT, INC., AGENT TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, TW FILE# 8535739, FILE# ACCOM315, HAVING A SEARCH DATE ENDING ON MAY 19, 2020.
- NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON MAY 18, 2020 (SERIAL NO. 20201391701).
- THIS SITE PLAN DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THE ULTIMATE RIGHT OF WAY SHOWN ON THE NORTHEAST SIDE OF OLD LIMEKILN ROAD WAS DERIVED BY PARALLELING THE ULTIMATE R.O.W. PREVIOUSLY DETERMINED ON THE SOUTHWEST SIDE OF OLD LIMEKILN ROAD. (SEE REF. PLAN NO. 5 ON EXISTING FEATURES PLAN).
- THIS SITE PLAN DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 280 OF 532, MAP NUMBER 42010280A, EFFECTIVE DATE MARCH 16, 2015.
- SITE TO BE SERVED BY ON-LOT WATER AND SEWER FACILITIES. WELLS ARE SUBJECT TO THE PROVISIONS OF WELL CONST. STANDARDS, INCLUDING PERMITTING, WATER QUALITY TESTING AND PRODUCTION CERT.
- A FEE IN LIEU OF RECREATION LAND WILL BE OFFERED TO NEW BRITAIN TOWNSHIP. THE REQUIREMENT IS FOR 5,049 SF (2,500 SF PER NEW DWELLING UNIT X 2 PROP. LOTS).
- EX. TREE STAND ADJACENT TO LOT #2 DRIVEWAY TO BE LIMBED TO ENABLE REQ'D SIGHT TRIANGLE.
- ULTIMATE R.O.W. TO BE OFFERED TO NEW BRITAIN TOWNSHIP FOR DEDICATION.
- HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING A CLEAR SIGHT TRIANGLE AT THEIR DRIVEWAYS: TOWNSHIP HAS RIGHT TO PERFORM REQUIRED MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE.
- TREES DESIGNATED "TO REMAIN" WHICH ARE DAMAGED OR KILLED DURING CONSTRUCTION PER TWP. ENGR'S REP. (OR A CERTIFIED ARBORIST), SHALL BE REPLACED ON AN EQUIVALENT CALIPER INCH BASIS.
- LOTS 1-3 ARE RESTRICTED FROM FURTHER SUBDIVISION.
- ROAD IMPROVEMENTS AND STORMWATER FACILITIES SHALL BE INSTALLED BEFORE THE ISSUANCE OF A BUILDING PERMIT, UNLESS OTHERWISE APPROVED BY THE NEW BRITAIN TWP B.O.S. AND THE BCD.
- ROOF DRAINAGE FROM LOT #2 TO BE CONVEYED TO PROPOSED STORM SEWER (NL-1) VIA 8" PVC ROOF DRAIN.

IMPERVIOUS CALCULATIONS

LOT #	BUILDING	DRIVEWAY	DECK/PATO/WALKWAYS	TOTAL
LOT 1	2,152 SF (EX)	2,354 SF (EX)	619 SF (EX)	5,125 SF (12%)
LOT 2	3,011 SF	2,800 SF	710 SF	6,521 SF (12%)
LOT 3	2,192 SF	2,300 SF	849 SF	5,341 SF (12%)
TOT. PROP. + FUTURE IMPERV. FOR SITE	6,686 SF (12%)			

TRACT AREA SUMMARY

LOT #	NET ACRES	BLDG. ENVELOPE
LOT 1	3.514 ACRES (NET)	0.809 ACRES (BLDG. ENVELOPE)
LOT 2	3.013 ACRES (NET)	0.847 ACRES (BLDG. ENVELOPE)
LOT 3	3.548 ACRES (NET)	0.731 ACRES (BLDG. ENVELOPE)
TOT. PROP. + FUTURE IMPERV. FOR SITE	6,686 SF (12%)	

REQUESTED WAIVERS

- #502D - EXISTING FEATURES SHOULD BE PROVIDED FOR ALL AREAS WITHIN 100 FEET OF THE SUBDIVISION. WE HAVE PROVIDED AN AERIAL IMAGE OF THE REQUIRED SURROUNDING OFF-SITE AREA.
- #703.4.4.4 - THE DEPTH OF ANY PROPOSED LOT SHALL NOT EXCEED 3X ITS WIDTH. IT IS NECESSARY TO EXCEED THIS AMOUNT DUE TO THE LOT DEPTH, ALTHOUGH A LARGE PERCENTAGE OF THE REAR YARD WILL BECOME RESOURCE CONSERVATION AREA.
- #703.3, #706.1.B, #706.2.B & #713.4.A - WHERE A SUBDIVISION AND/OR LAND DEVELOPMENT ABUTS AN EXISTING STREET, THE APPLICANT SHALL BE REQUIRED TO IMPROVE THE STREET TO THE APPLICANT'S STANDARDS FOR ULTIMATE RIGHT-OF-WAY AND CARRY WAY WIDTHS. THE APPLICANT WOULD PREFER TO PAY A REDUCED FEE IN LIEU OF THE ROADWAY IMPROVEMENTS AS THE TOWNSHIP IS NOT PLANNING TO IMPROVE OLD LIMEKILN ROAD IN THE NEAR FUTURE.

PERMISSORY / FINAL PLANS

PER REV.	ON-LOT SEPTIC DESIGN (VW)	LDM	1-18-2022	DESIGNED BY:	LSM
PER TWP. REVIEW DATED DEC. 3, 2020	LDM	7-30-2021	CHECKED BY:	RWC/SDC	
REVISIONS	AUTH.	DATE	JOB NO.	19-06-NBR	

CERTIFICATIONS
 COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF BUCKS
 OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
 I (WE), _____ HAVE LAID OUT UPON MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____.

OWNER SIGNATURE _____ OWNER SIGNATURE _____
 OWNER SIGNATURE _____
 ON THIS, THE _____ DAY OF _____ 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER/OWNER, PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE SUBDIVISION, AND, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE OWNER/COMPANY BY HIMSELF, AS (OFFICER).
 NOTARY PUBLIC SIGNATURE _____ MY COMMISSION EXPIRES _____

BOARD OF SUPERVISORS
 APPROVED BY THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER
 APPROVED BY THE NEW BRITAIN TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

BUCKS COUNTY PLANNING COMMISSION
 BCPC No. 12531
 PROCESSED AND REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE _____

RECORDER OF DEEDS
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____ 20____

RECORD OF DEEDS
 REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____ 20____

ENGINEER'S CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE READ ARTICLE V OF THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THAT THE ACCOMPANYING PLAN MEETS THE REQUIREMENTS OF THAT ARTICLE TO THE BEST OF MY KNOWLEDGE.
 LEON D. MCGUIRE, JR., P.E. (PA PE-52121-E) DATE _____

SURVEYOR'S CERTIFICATION
 I, ROBERT W. COOK, P.L.S., CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND MEETS AND BOUNDS DESCRIPTIONS SHOWN ON THIS PLAN REPRESENT A FIELD SURVEY PERFORMED UNDER MY IMMEDIATE SUPERVISION.
 ROBERT W. COOK, P.L.S. (PA SU 075256) DATE _____

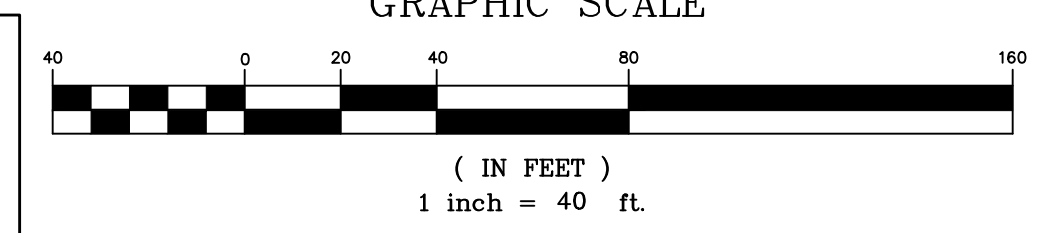
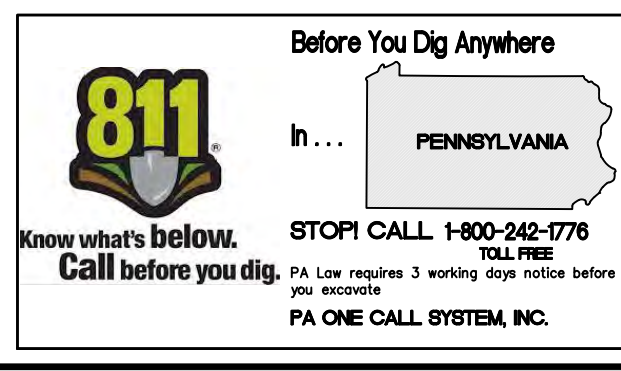
APPLICANT:
 AUDAX HOMES, LLC
 P.O. BOX 390
 DOYLESTOWN, PA 18901

OWNER OF RECORD:
 VINCIO AND SHARON D'ALESSIO
 SITE ADDRESS:
 315 OLD LIMEKILN ROAD
 CHALFONT, PA 18914

SERIAL NO. 20201391701

MAILING ADDRESS:
 1162 WEDGE WAY
 MAPLE GLEN, PA 19002-1011

PA Law requires 3 working days notice before you records.
 STOP! CALL 1-800-242-7776
 Call before you dig.
 PA ONE CALL SYSTEM, INC.



PLANNING PROFESSIONAL
 LEON D. MCGUIRE, JR.
 REGISTERED PROFESSIONAL ENGINEER
 ENGINEER
 052121-E
 PENNSYLVANIA

DATE: OCTOBER 30, 2020
 SCALE: 1" = 40'
 DESIGNED BY: LSM
 DRAWN BY: LDM
 CHECKED BY: RWC/SDC

BY: _____
 LEON D. MCGUIRE, JR., PA PE NO. PE-52121-E

BY: _____
 ROBERT W. COOK, PA PLS No. SU075256

Van Cleaf ENGINEERING ASSOCIATES
 Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

801 NORTH MAIN STREET, DOYLESTOWN, PA 18901
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1876 FAX (215) 345-1730

OFFICES THROUGHOUT NJ, EASTERN PA AND DE

RECORD PLAN
 FOR
D'ALESSIO TRACT
 TMP 26-004-005
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA



ZONING DATA

ZONED: WS - WATERSHED
 PROPOSED USE: B-1 SINGLE FAMILY DETACHED DWELLING

	REQUIRED	EXISTING
MIN. LOT AREA	80,000 SF	438,860 SF
MIN. LOT WIDTH (REAR BSBL)	175 FT.	638 FT.
MIN. YARDS		
FRONT	100 FT.	100 FT.
SIDE	30 FT.	30 FT.
REAR	60 FT.	60 FT.
MAX. HEIGHT	35 FT.	35 FT.
MAX. BLDG. COVERAGE (DEVELOPER)	4%	<4%
MAX. BLDG. COVERAGE (HOMEOWNER)	6%	<6%
MAX. IMPERV. COVERAGE (DEVELOPER)	6%	<6%
MAX. IMPERV. COVERAGE (HOMEOWNER)	8%	<8%
MIN. BLDG. ENVELOPE	10,000 SF	>10,000 SF

SOILS LEGEND

SYMBOL NAME	CAPABILITY CLASS
AbA ABBOTTSTOWN SILT LOAM, 0-3% SLOPES	3 (AG SOIL)
AbB ABBOTTSTOWN SILT LOAM, 3-8% SLOPES	3 (AG SOIL)

NATURAL RESOURCE PROTECTION AREA (AC)

PROTECTED RESOURCE	PROTECTION RATIO	TOTAL EXISTING	REQUIRED PROTECTION
WATERCOURSES	1.00	0.000	0.000
RIPARIAN BUFFER	1.00	0.000	0.000
FLOODPLAIN (ALLUVIAL SOILS)	1.00	0.000	0.000
WETLANDS	1.00	0.000	0.000
LAKES OR PONDS	1.00	0.000	0.000
WOODLANDS	0.80	2.775	2.544***
STEEP SLOPES (8%-15%)	0.60	0.000	0.000
STEEP SLOPES (15%-25%)	0.70	0.000	0.000
STEEP SLOPES (25%+)	0.85	0.000	0.000
AGRICULTURAL SOILS	0.50	9.913**	4.853***

* THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE BASE SITE AREA.
 ** EXCLUDES AREA COVERED BY EXISTING BUILDINGS AND DRIVEWAY.
 *** ALL PROPOSED RESOURCE PROTECTION LAND TO BE CONTAINED WITHIN THE PROPOSED CONSERVATION EASEMENT.

SERIAL NO. 20201391701

811 Before You Dig Anywhere

Know what's below. Call before you dig.

STOP! CALL 1-800-242-1778

PA Law requires 3 working days notice before you excavate.
 PA ONE CALL SYSTEM INC.

LEGEND

	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING FENCE
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING LEGAL RIGHT OF WAY
	EXISTING EASEMENT
	EXISTING ROAD CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF DRIVE
	EXISTING SIGN
	EXISTING SOILS LIMIT AND SOILS TYPE
	EXISTING STREAM
	EXISTING TREES
	EXISTING TREES TO BE REMOVED (TBR)
	EXISTING TREE LINE
	EXISTING WOODLANDS
	EXISTING MAILBOX
	EXISTING UTILITY POLES
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE
	EXISTING GAS MAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING WATER VALVE
	EXISTING WELL
	EXISTING FIRE HYDRANT
	EXISTING ITEM TO BE REMOVED (TBR)
	EXIST. INFILTRATION TEST LOCATION
	EXIST. SEPTIC TEST LOCATION

OWNER OF RECORD:
 VINCIO AND SHARON D'ALESSIO
 315 OLD LIMEKILN ROAD
 CHALFONT, PA 18914

APPLICANT:
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MAILING ADDRESS:
 1182 WEDGE WAY
 MAPLE GLEN, PA 19002-1011

TMP 26-004-005
 (DEED) INSTRUMENT 2015040969

- REFERENCE PLANS:**
- PLAN ENTITLED "MINOR SUBDIVISION: LANDS OF MR. & MRS. WILLIAM R. HAMILTON COUNTY TAX PARCEL 26-4-5" PREPARED BY THOMAS R. ANTROBUS AND ASSOCIATES CONSULTING ENGINEERS, DATED JUNE 12, 1980, LAST REVISED JULY 21, 1980, AS RECORDED IN PLAN BOOK 200 PAGE 40.
 - PLAN ENTITLED "FINAL PLAN OF LOTS FOR VERNON HORN" PREPARED BY ROBERT D. COOPER, R.S., DATED JULY 1, 1969, AS RECORDED IN PLAN BOOK 68 PAGE 28.
 - PLAN ENTITLED "FINAL PLAN OF LOTS FOR VERNON HORN" PREPARED BY ROBERT D. COOPER, R.S., DATED FEBRUARY 15, 1975, AS RECORDED IN PLAN BOOK 133 PAGE 15.
 - PLAN ENTITLED "MINOR SUBDIVISION PLAN" PREPARED FOR THOMAS WHITEHEAD BY BOUCHER AND JAMES, INC. DATED OCTOBER 8, 1997, LAST REVISED DECEMBER 16, 1997, AS RECORDED IN PLAN BOOK 291 PAGE 51.
 - PLAN ENTITLED "AMENDED RECORD PLAN (SHEET 3 OF 4)", BY BOUCHER AND JAMES, INC. DATED AUGUST 16, 2019, AS RECORDED IN INSTRUMENT 2019064627.

- GENERAL NOTES**
- THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED BY VCEA IN MAY AND JUNE 2020. THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
 - A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN MAY AND JUNE 2020. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
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 - THE ULTIMATE RIGHT OF WAY SHOWN ON THE NORTHEAST SIDE OF OLD LIMEKILN ROAD WAS DERIVED BY PARALLELING THE ULTIMATE R.O.W. PREVIOUSLY DETERMINED ON THE SOUTHWEST SIDE OF OLD LIMEKILN ROAD. (SEE REF. PLAN NO. 5).
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 - EXISTING SOILS TAKEN FROM NRCS WEBSITE.
 - INFILTRATION TESTING WAS PERFORMED AT THE SITE IN MAY AND JUNE OF 2021 BY VW CONSULTANTS, LLC.
 - THE DEED OF THE SUBJECT PROPERTY REFERENCES TWO COMPONENTS, PREMISES 'A' & 'B', WITH A TRACT LINE THAT ORIGINALLY DIVIDED THE TWO PARCELS PRIOR TO THEIR CONSOLIDATION: THIS TRACT LINE WILL CEASE TO EXIST AFTER THE SUBJECT PROPERTY HAS BEEN SUBDIVIDED.
 - EXISTING EVERGREEN TREES DEPICTED ON PLAN WERE TAKEN FROM ORTHOIMAGERY.

PRELIMINARY / FINAL PLANS

PER REV.	ON-LOT SEPTIC DESIGN (VW)	LDM	1-18-2022	DESIGNED BY:	LSM
PER TWP. REVIEW DATED DEC. 3, 2020		LDM	7-30-2021	DRAWN BY:	LDM
REVISIONS		AUTH.	DATE	CHECKED BY:	RWC/SDC
				JOB NO.	19-06-NBR

DATE: OCTOBER 30, 2020
 SCALE: 1" = 40'
 DESIGNED BY: LSM
 DRAWN BY: LDM
 CHECKED BY: RWC/SDC

BY: LEON D. MCGUIRE, JR., PA PE NO. PE-052121-E

BY: ROBERT W. COOK, PA PLS No. SU 075256

Van Cleef ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE: (215) 345-1876 FAX: (215) 345-1730

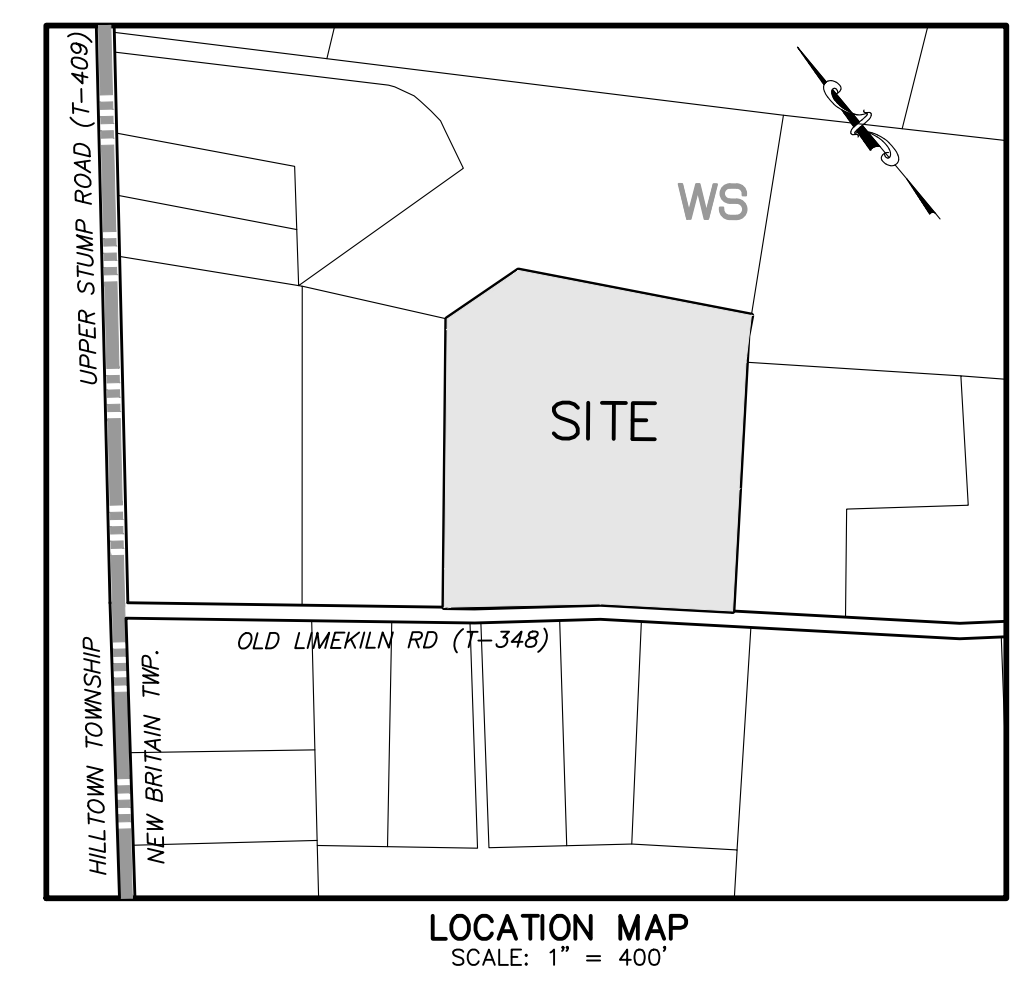
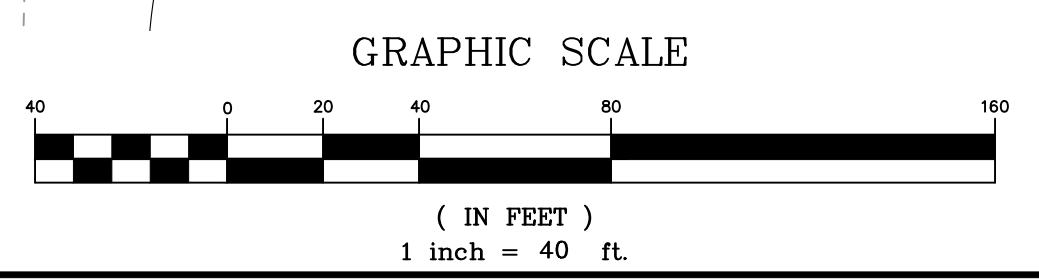
EXISTING FEATURES PLAN FOR D'ALESSIO TRACT TMP 26-004-005 NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

OFFICES THROUGHOUT NJ, EASTERN PA AND DE

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

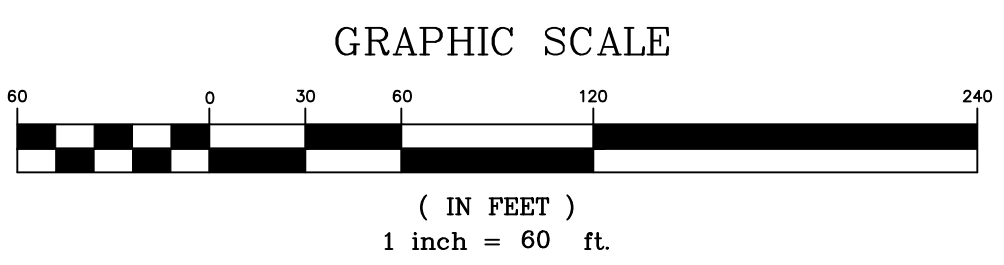
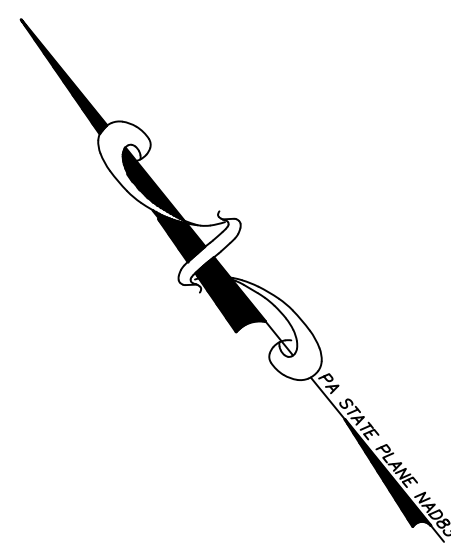
SOILS LEGEND

SYMBOL NAME	CAPABILITY CLASS
AbA ABBOTTSTOWN SILT LOAM, 0-3% SLOPES	3 (AG SOIL)
AbB ABBOTTSTOWN SILT LOAM, 3-8% SLOPES	3 (AG SOIL)






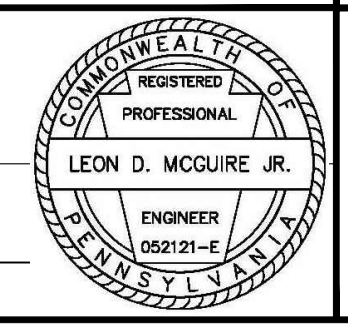
PRELIMINARY / FINAL PLANS



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

		DATE:	OCTOBER 30, 2020
		SCALE:	1" = 60'
		DESIGNED BY:	LSM
PER REV. ON-LOT SEPTIC DESIGN (VW)	LDM	1-18-2022	DRAWN BY: LDM
PER TWP. REVIEW DATED DEC. 3, 2020	LDM	7-30-2021	CHECKED BY: SDC
REVISIONS	AUTH.	DATE	JOB NO. 19-06-NBR

BY: 
LEON D. MCGUIRE, JR, PA PE No. PE-052121-E



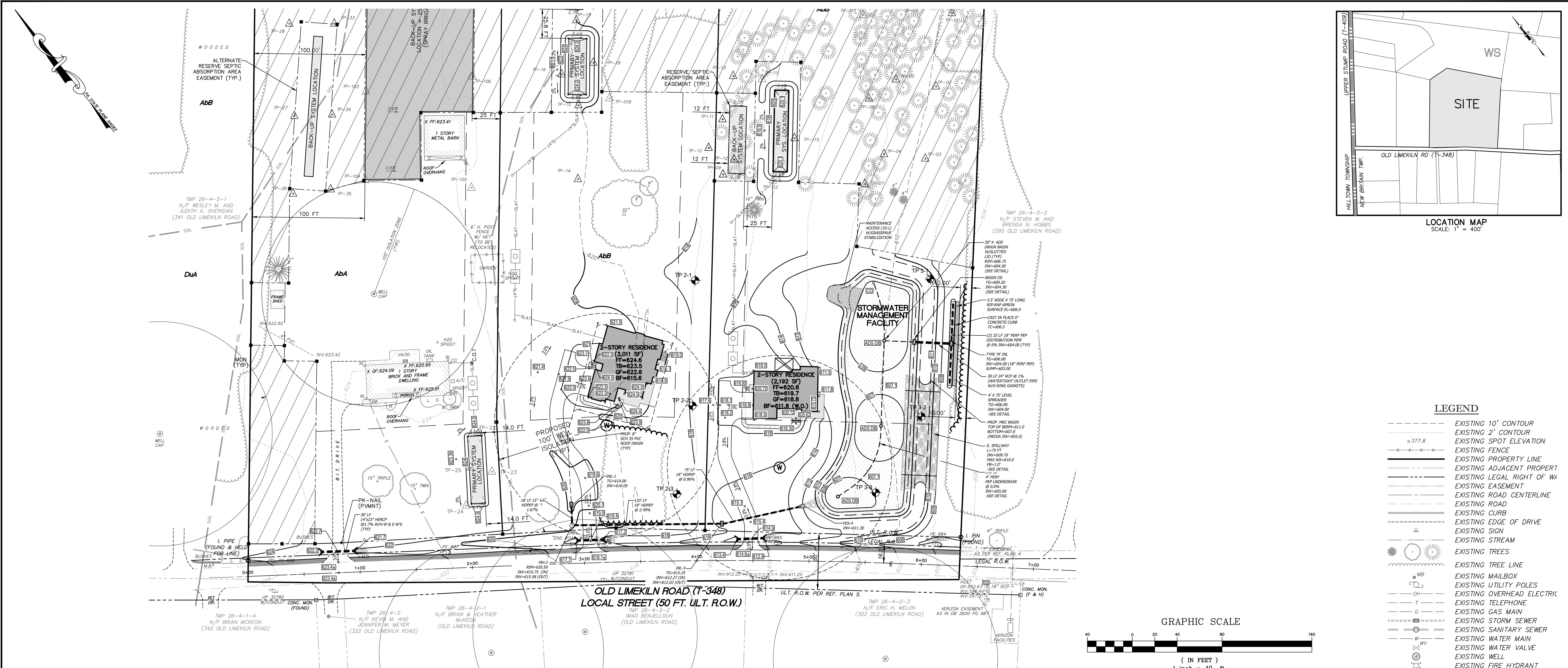

Van Cleef
ENGINEERING ASSOCIATES

Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

OFFICES THROUGHOUT
NJ, EASTERN PA AND DE

501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876 FAX (215) 345-1730

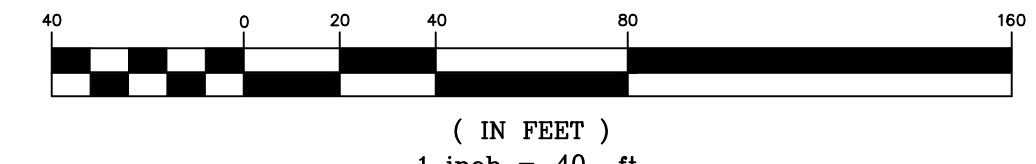
AERIAL PLAN
FOR
D'ALESSIO TRACT
TMP 26-004-005
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING SIGN
- EXISTING STREAM
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING MAILBOX
- EXISTING UTILITY POLES
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WELL
- EXISTING FIRE HYDRANT
- EX. SEPTIC PERC LOCATION
- EX. INFILTRATION TEST LOC.
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED LIMIT OF TREE CLEAR
- PROPOSED UTILITY POLE
- PROPOSED SIGN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- FF FINISHED FLOOR ELEVATION
- GF GARAGE FLOOR ELEVATION
- BF BASEMENT FLOOR ELEVATION
- WO PROPOSED WALKOUT BASEMENT
- PROPOSED SPOT ELEVATION
- PROPOSED RIP-RAP APRON

GRAPHIC SCALE



GRADING AND UTILITY NOTES

1. A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN MAY AND JUNE 2020. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
2. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON MAY 18, 2020 (SERIAL NO. 20201391701).
3. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
4. THE ULTIMATE RIGHT OF WAY SHOWN ON THE NORTHEAST SIDE OF OLD LIMEKILN ROAD WAS DERIVED BY PARALLELING THE ULTIMATE R.O.W. PREVIOUSLY DETERMINED ON THE SOUTHWEST SIDE OF OLD LIMEKILN ROAD. (SEE REF. PLAN NO. 5 ON EXISTING FEATURES PLAN, SHEET 2 OF 10).
5. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
6. THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PLAN 280 OF 532, MAP NUMBER 42017C0280J, EFFECTIVE DATE MARCH 16, 2015.
7. EXISTING SOILS TAKEN FROM THE NRCS WEBSITE IN OCTOBER OF 2020.
8. CONSERVATION EASEMENT CONFIGURATION SUBJECT TO CHANGE PENDING ON-LOT SEWAGE DISPOSAL EVALUATION. THE MINIMUM CONSERVATION EASEMENT AREA REQUIRED/PROVIDED FOR THE SITE IS 4.957 ACRES IN ORDER TO PRESERVE THE REQUIRED AMOUNT OF AGRICULTURAL SOILS.
9. IT IS ANTICIPATED THAT THIS SITE WILL BE SERVED BY ON-LOT WATER AND SEWER FACILITIES.
10. IT IS ANTICIPATED THAT STORMWATER MANAGEMENT WILL BE ACCOMMODATED VIA ON-LOT FACILITIES.
11. IT IS ANTICIPATED THAT WAIVERS WILL BE REQUIRED RELATED TO: LOT DEPTH:WIDTH RATIO FOR ALL 3 LOTS (3:1 PERMITTED, 3.5:1 PROPOSED); PROVIDING ROADWAY WIDENING, CURB AND SIDEWALK.
12. IT IS ANTICIPATED THAT A FEE IN LIEU OF RECREATION LAND WILL BE OFFERED TO NEW BRITAIN TOWNSHIP. A REQUIREMENT OF 5,000 SF (2,500 SF PER NEW DWELLING UNIT) IS REQUIRED.
13. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PA-DOT) PUBLICATION 408, LATEST REVISION.
14. ALL PROPOSED STRUCTURES AND FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH PA-DOT PUBLICATION 72, "ROAD CONSTRUCTION STANDARDS," LATEST REVISION.
15. ALL PROPOSED STREETS, ACCESS DRIVES, DRIVEWAYS AND UTILITIES SHALL COMPLY WITH PENNSYLVANIA (PA) CODE, TITLE 67, CHAPTER 441, "ACCESS TO AND OCCUPANCY OF HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS, AND CHAPTER 459, OCCUPANCY OF HIGHWAYS BY UTILITIES, LATEST REVISION.
16. ALL PROPOSED STRUCTURES AND FACILITIES MUST COMPLY WITH THE AMERICANS WITH DISABILITIES (ADA) ACT, "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES," LATEST REVISION.
17. ALL PROPOSED WATER AND SEWER FACILITIES MUST COMPLY WITH THE STANDARDS AND POLICIES OF THE APPLICABLE WATER AUTHORITY, SEWER AUTHORITY, BUCKS COUNTY HEALTH DEPARTMENT (BCHD), PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PA-DEP) AND NEW BRITAIN TOWNSHIP.
18. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE BUCKS COUNTY CONSERVATION DISTRICT (BCCD).
19. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE OCCUPATIONAL SAFETY AND HEALTH ADMIN (OSHA).
20. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
21. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
22. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287, 12/10/74, AS AMENDED 12/12/86, P.L. 1574, NO. 172. CONTRACTOR MUST NOTIFY PA-1 CALL SYSTEM, INC. 3 DAYS PRIOR TO CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARK OUTS BY OTHERS.
23. CONTRACTOR SHALL NOT ENCROACH ONTO ADJACENT PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN 5 FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHERE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJACENT PROPERTIES.
24. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.
25. NATURAL RESOURCE PROTECTION LAND REQUIRED TO BE PROTECTED, AS SHOWN IN WITHIN THE "ENVIRONMENTALLY SENSITIVE LAND STANDARDS FOR WATERSHED DISTRICT" TABLE SHALL NOT BE DISTURBED.
26. SHEETS 1 THROUGH 10 INCLUSIVE, ON RECORD AT NEW BRITAIN TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
27. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH, ARE TO BE PROTECTED AND PRESERVED BY THE PROPERTY OWNER. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON THE SITE FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE FACILITY IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNER. IN ADDITION, THE PROPERTY OWNER SHALL EXECUTE A COVENANT OR BLANKET EASEMENT OVER THE SITE TO ENSURE THE FUTURE PERFORMANCE AND MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.

28. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
29. ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
30. CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
31. ALL ELEVATIONS, DIMENSIONS, AND THE LOCATIONS OF LINEAR FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
32. THE CONTRACTOR, DURING THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
33. ALL SIGHT DISTANCE OBSTRUCTIONS (INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION) SHALL BE REMOVED BY THE PERMITTEE TO PROVIDE THE MINIMUM REQUIRED SIGHT DISTANCE AS INDICATED ON THE OLD LIMEKILN ROAD PLAN & PROFILE SHEET (9 OF 10).
34. THE ULTIMATE ROW DEPICED ON THIS SITE PLAN SHALL BE DEDICATED TO NEW BRITAIN TWP AS A CONDITION OF THIS MAJOR SUBDIVISION APPROVAL.
35. EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED BY TREE PROTECTION FENCE: IN THE OPINION OF THE TOWNSHIP ENGINEER'S REPRESENTATIVE, ANY TREES, SHRUBS, OR GROUND COVER DAMAGED, KILLED, DISTURBED DURING OR AS A RESULT OF CONSTRUCTION SHALL BE REPLACED ON AN EQUIVALENT CALIPER BASIS AND GUARANTEED FOR ONE YEAR.
36. ANY DISTURBANCE REQUIRED BY AN APPROVED STREAM CROSSING SHALL BE OFFSET BY RIPARIAN CORRIDOR IMPROVEMENTS. IF DURING CONSTRUCTION, AREAS WITHIN THE RIPARIAN CORRIDOR ARE DISTURBED BEYOND WHAT IS SHOWN ON THE APPROVED PLAN, THEY SHALL BE OFFSET BY LANDSCAPING IMPROVEMENTS PER §2400.1.4, AS APPROVED BY THE TOWNSHIP.
37. NO FURTHER DISTURBANCE OF REGULATED RESOURCES (STEEP SLOPES, WOODLAND, ETC.) IS PERMITTED ON LOT #1-3 AFTER CERTIFICATE OF OCCUPANCY IS ISSUED UNLESS SPECIFICALLY AUTHORIZED BY THE TOWNSHIP VIA WRITTEN APPROVAL.
38. THE RESERVE SEPTIC ABSORPTION FIELDS, AS DEPICTED ON THIS PLAN WITH THEIR PROP. EASEMENTS AND ASSOC. MONUMENTS, ARE RESERVED STRICTLY FOR USE AS REPLACEMENT SEPTIC ABSORPTION AREAS (IN THE EVENT OF A PRIMARY SYSTEM FAILURE); THESE RESERVE AREAS MUST NEVER BE DISTURBED AS IT IS CRITICAL THAT THE SOILS ARE NEVER COMPACTED, WHICH WOULD ADVERSELY AFFECT THEIR PERMEABILITY AND RENDER THEM UNSUITABLE FOR USE AS ALTERNATE LOCATIONS.
39. THE PROPOSED WELL IS SUBJECT TO THE PROVISIONS OF THE WELL CONSTRUCTION STANDARDS INCLUDING PERMITTING, TESTING AND WELL PRODUCTION CERTIFICATION.
40. ALL DETENTION BASIN EMBANKMENTS SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT THICKNESS. EACH LIFT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY AS ESTABLISHED BY A.S.T.M. D-1557.
41. ROOF DRAINAGE FROM LOT #2 TO BE CONVEYED TO PROPOSED STORM SEWER (INL-1) VIA 8" PVC ROOF DRAIN.

APPLICANT:
AUXAX HOMES, LLC
P.O. BOX 390
DOYLESTOWN, PA 18901

OWNER OF RECORD:
VINCIO AND SHARON D'ALESSIO

SITE ADDRESS:
315 OLD LIMEKILN ROAD
CHALFONT, PA 18914

MAILING ADDRESS:
1162 WEDGE WAY
MAPLE GLEN, PA 19002-1011

TWP 26-004-005
(DEED) INSTRUMENT 2015040969

SERIAL NO. 20201391701

Before You Dig Anywhere

811 Know what's below. Call before you dig.

STOP! CALL 1-800-242-0776 TOLL FREE

PA Law requires 3 working days notice before you excavate

PA ONE CALL SYSTEM, INC.

PRELIMINARY / FINAL PLANS

DATE:	OCTOBER 30, 2020
SCALE:	1" = 40'
DESIGNED BY:	LSM
DRAWN BY:	LDM
CHECKED BY:	SDC
DATE:	19-06-NBR
REVISIONS:	AUTH. DATE JOB NO.

BY:

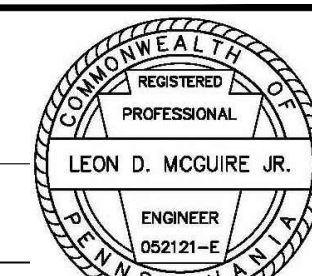
LEON D. MCGUIRE, JR. PA PE No. PE-052121-E

Van Cleef ENGINEERING ASSOCIATES

Consulting Civil Engineering
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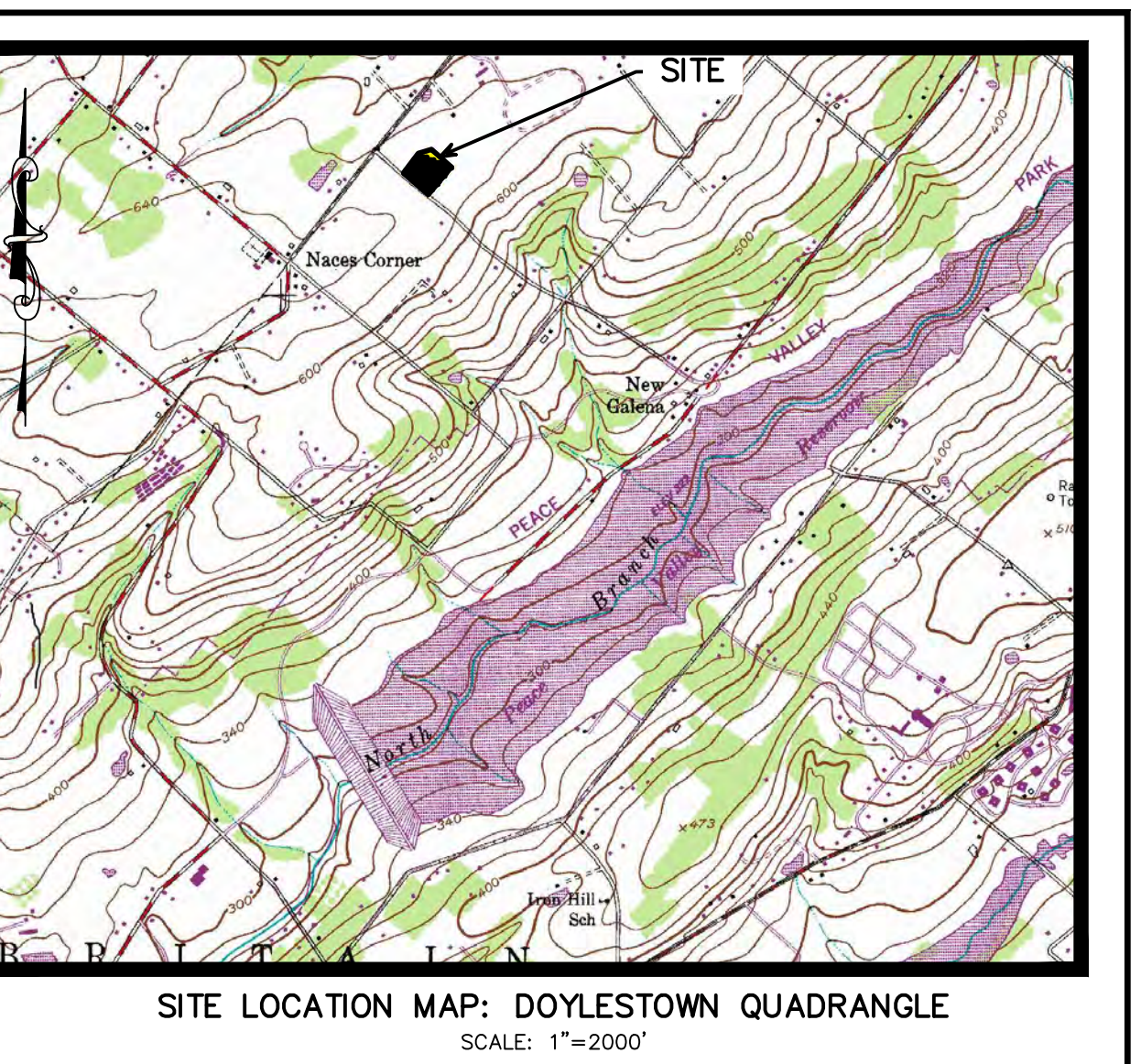
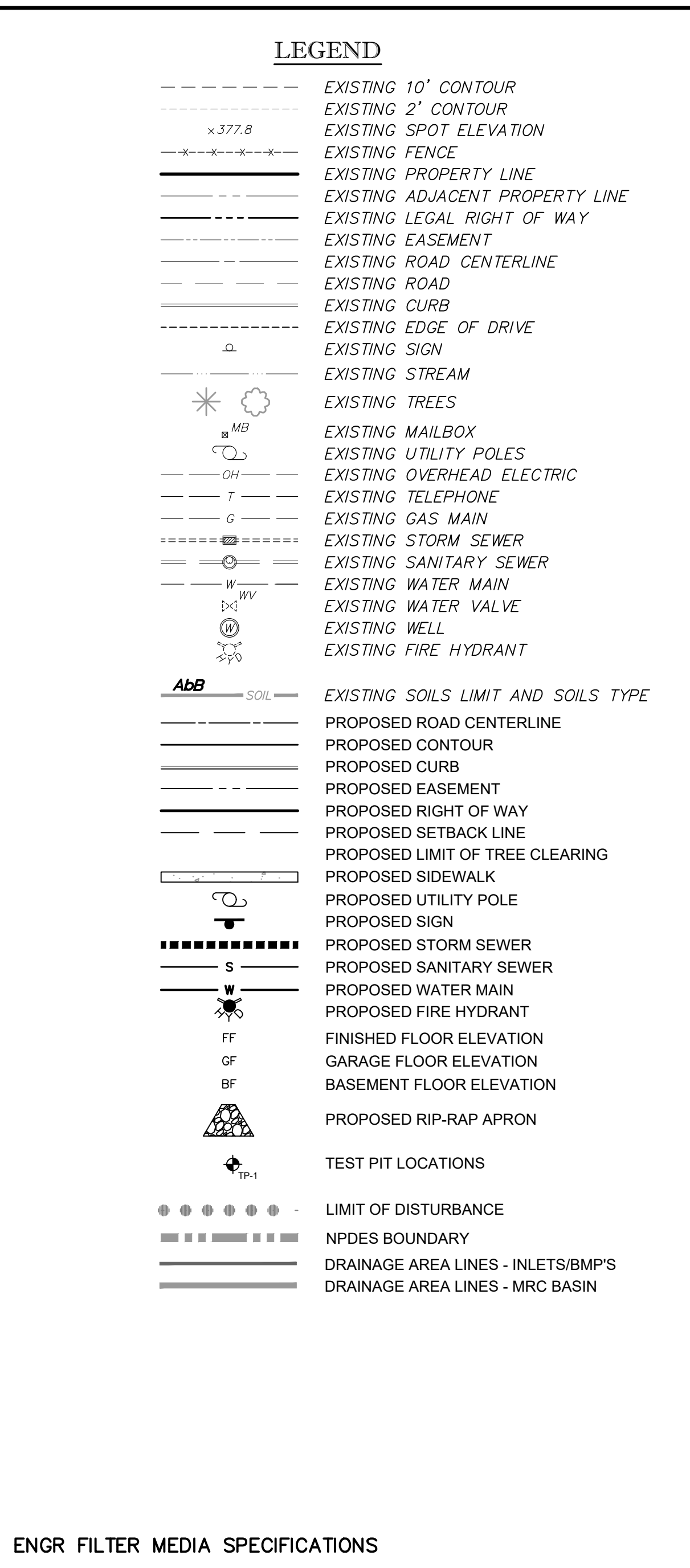
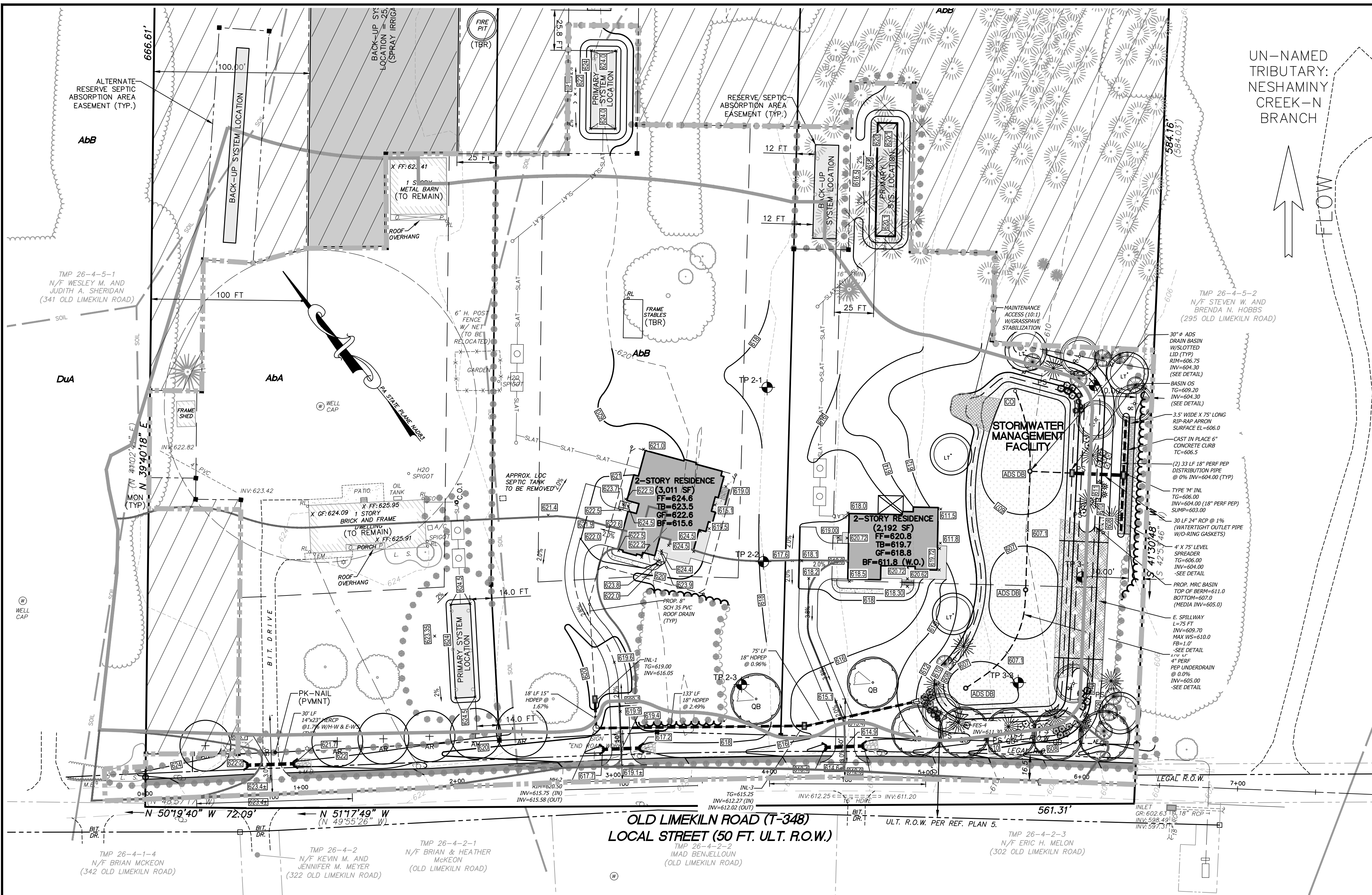
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OFFICES THROUGHOUT NJ, EASTERN PA AND DE



GRADING AND UTILITY PLAN
FOR
D'ALESSIO TRACT
TWP 26-004-005
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PLAN NOTATION
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FILL MATERIALS
 IF THE SITE WILL NEED TO HAVE FILL IMPORTED FROM AN OFF SITE LOCATION, THE RESPONSIBILITY FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL WILL RESIDE WITH THE OPERATOR.
CLEAN FILL: IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
ENVIRONMENTAL DUE DILIGENCE: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

GENERAL PCSM PLANNING & DESIGN
 THIS PROJECT WAS DESIGNED WITH AN EMPHASIS ON PRESERVING THE INTEGRITY OF SURROUNDING STREAM CHANNELS, TO MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL AND CHEMICAL QUALITIES OF RECEIVING STREAMS, PREVENT ANY INCREASE IN THE RATE OF STORM WATER RUNOFF, MINIMIZE ANY INCREASE IN STORM WATER RUNOFF VOLUME, MINIMIZE INCREASE IN IMPERVIOUS AREAS, MAXIMIZE THE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, MINIMIZE LAND CLEARING AND GRADING, SOIL COMPACTION UTILIZE OTHER BMPs THAT PREVENT OR MINIMIZE CHANGES IN STORM WATER RUNOFF.
 THE DESIGN ACCOMPLISHED THIS DIRECTIVE WITH THE ADDITION OF PROPOSED "MANAGED RELEASE" BASIN (AKA MRC), WHICH WILL HELP MITIGATE WATER QUALITY, PEAK RATE & VOLUME FOR RUNOFF LEAVING THE SITE. THIS BASIN WILL COLLECT AND TREAT ALL THE PROPOSED SITE RUNOFF AS WELL AS RUNOFF FROM THE EXISTING RESIDENCE (LOT-1) AND ROADWAY DRAINAGE CAPTURED ALONG A PROPOSED ROADSIDE SWALE. A LEVEL SPREADER IS ALSO PROPOSED AT THE MRC BASIN'S OUTLET, WHICH WILL ACT TO DIFFUSE, RUNOFF LEAVING THE SITE TO PREVENT EROSION FROM OCCURRING DOWNSTREAM OF BASIN.

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

PROJECT CONSTRUCTION WASTES
 1. TREES - CHIPPED AND REMOVED OFFSITE FOR MULCH.
 2. BUILDING MATERIALS - SHALL BE REMOVED AND DISPOSED OF AT PROPER RECYCLING FACILITY AS PER NOTE #10 OF THE GENERAL EROSION & SEDIMENT CONTROL NOTES.
 3. ROOF WASTE - ALL ROCKS THAT ARE SUITABLE FOR LANDSCAPING USES SHALL BE USED ON SITE OR AT ANOTHER FACILITY.
 4. SOIL WASTE - ALL EXCAVATED SOIL SHALL BE USED ON SITE, AS FILL MATERIAL WHERE POSSIBLE. ANY EXCESS MATERIAL NOT USED ON SITE MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVED AND WHERE ALL BMPs ARE PROPERLY INSTALLED. ALL SEDIMENT REMOVED DURING MAINTENANCE AND CLEANING OF EROSION AND SEDIMENTATION CONTROL DEVICES WILL BE INCORPORATED INTO THE FINE GRADING UPSTREAM FROM A SEDIMENT CONTROL DEVICE. EXCESS MATERIAL THAT IS REMOVED FROM A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT CANNOT BE INCORPORATED INTO THE FINE GRADING STABILIZATION SHALL BE REMOVED FROM THE SITE AND MAY ONLY BE DISPOSED AT A FACILITY WITH A VALID EARTH DISTURBANCE AND NPDES PERMIT APPROVAL AND WHERE ALL BMPs ARE PROPERLY INSTALLED.
 5. SEDIMENT REMOVAL FROM ALL SEDIMENT BASINS TO BE RETURNED TO SITE UPSTREAM OF ALL PROPOSED BMPs.
 6. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 2601 ET SEQ., 271 ET SEQ., AND 287 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.

STORMWATER MANAGEMENT REPORT:
 REFERENCE IS HEREBY MADE TO THE "POST CONSTRUCTION STORMWATER MANAGEMENT REPORT FOR D'ALESSIO TRACT VCEA JOB NO. 1906-NBR AS PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED OCTOBER 30, 2020. THE REFERENCED REPORT, INCLUDING THE ASSOCIATED DRAINAGE PLANS, SHALL BE CONSIDERED PART OF THIS POST DEVELOPMENT STORMWATER MANAGEMENT PLAN.
MAINTENANCE AND INSPECTION NOTE:
 THE RESULTS OF ANNUAL STORMWATER AND ROUTINE MAINTENANCE (DESCRIBED ON THE POST DEVELOPMENT STORMWATER MANAGEMENT PLAN), TO BE PERFORMED BY LOT OWNERS, MUST BE REPORTED TO NEW BRITAIN TOWNSHIP ON AN ANNUAL BASIS.

SOILS LEGEND
 SYMBOL NAME CAPABILITY CLASS
 ABA ABBOTTSTOWN SILT LOAM, 0-3% SLOPES 3 (AG SOIL)
 ABB ABBOTTSTOWN SILT LOAM, 3-8% SLOPES 3 (AG SOIL)
SOILS LIMITATIONS & REGULATIONS
 ABA & ABB - POORLY DRAINED SOIL DEPTH TO WATER
 TABLE 6-18 RESTRICTED WATER GRADING, ELEVATED SEPTIC MOUND

MAINTENANCE RESPONSIBILITY NOTE
 1.) THE PROPOSED STORM SEWER AND MRC DETENTION BASIN ARE REQUIRED STORMWATER CONTROLS AND CANNOT BE REMOVED BY THE OWNER WITHOUT WRITTEN AUTHORIZATION FROM NEW BRITAIN TOWNSHIP.
 2.) IT IS THE LANDOWNER'S RESPONSIBILITY TO MAINTAIN THE PROPOSED STORM SEWER AND MRC DETENTION BASIN AND ENSURE THAT THEY ARE FUNCTIONING PROPERLY.
 3.) NEW BRITAIN TWP. MAINTAINS THE RIGHT TO ENTER THE PROPERTY AND INSPECT THE STORM SEWER AND MRC DETENTION BASIN TO ENSURE THAT THEY ARE BEING MAINTAINED. THE TOWNSHIP ALSO MAINTAINS THE RIGHT TO FIX OR REPAIR THEM AT THE OWNERS EXPENSE IF IT DEEMS IT TO BE NECESSARY.
RESERVE SEPTIC ABSORPTION FIELDS
 THE RESERVE SEPTIC ABSORPTION FIELDS, AS DEPICTED ON THIS PLAN WITH THEIR PROP. EASEMENTS AND ASSOC. MONUMENTS, ARE RESERVED STRICTLY FOR USE AS REPLACEMENT SEPTIC ABSORPTION AREAS (IN THE EVENT OF A PRIMARY SYSTEM FAILURE). THESE RESERVE AREAS MUST NEVER BE DISTURBED AS IT IS CRITICAL THAT THE SOILS ARE NEVER COMPACTED, WHICH WOULD ADVERSELY AFFECT THEIR PERMEABILITY AND RENDER THEM UNSUITABLE FOR USE AS ALTERNATE LOCATIONS.

PLANTING SOIL SPECIFICATION
 ON SITE TOPSOIL TO BE USED IN RAIN GARDENS SHALL MEET THE FOLLOWING CRITERIA. TOPSOIL SHALL BE TESTED BY A REPUTABLE LABORATORY AND AMENDED, AS REQUIRED. PLANTING SOIL SHALL BE LOAM AMENDED WITH COMPOSTED ORGANIC MATERIAL. ORGANIC AMENDED SOIL SHALL BE 20-30% ORGANIC MATERIAL (COMPOST), AND 70-80% SOIL BASE (PREFERABLY TOPSOIL). SOIL BASE SHALL HAVE A pH BETWEEN 5.5 AND 6.5 AND A CLAY CONTENT LESS THAN 10%.

GENERAL NOTES
 1. SOIL INFORMATION TAKEN FROM THE SOIL SURVEY OF BUCKS COUNTY DOWNLOADED FROM THE NRCS WEBSITE ON OCTOBER 2020.
 2. RUNOFF FROM SITE IS TRIBUTARY TO AN UNNAMED TRIBUTARY OF THE NORTH-BRANCH OF THE NESHAMINY CREEK. THE WATERS ARE CLASSIFIED AS WW-MF BY PA CODE CHAPTER 93.

ENGR FILTER MEDIA SPECIFICATIONS

- TEXTURE OF PLANTING SOIL SHOULD CONFORM TO THE CLASSIFICATION WITHIN THE USDA TRIANGLE FOR SANDY LOAM OR LOAMY SAND. PLANTING SOIL SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION. RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIQUETTE METHOD IN COMPLIANCE WITH ASTM F-1632.
- PLANTING SOIL SHOULD BE SCREENED AND FREE OF STONES LARGER THAN A HALF-INCH (1/2", 12.7 mm) IN ANY DIMENSION. NO MORE THAN TEN PERCENT (10%) OF THE SOIL VOLUME SHOULD BE COMPOSED OF SOIL PARTICLES GREATER THAN ONE INCH (1").
- CLODS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLODS RANGING FROM ONE TO THREE INCHES (1"-3") AND PEDS, NATURAL SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
- THE pH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.8-7.1.
- SOLUBLE SALTS SHOULD BE LESS THAN 2.0 mmhos/cm (ds/m), TYPICALLY AS MEASURED BY 1:2 SOIL-WATER RATIO BASIC SOIL SALINITY TESTING. SODIC SOILS (EXCHANGEABLE SODIUM PERCENTAGE (ESP) GREATER THAN 15 AND/OR SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13) SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
- ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2974). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
- ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH TEST.
- THE BASIN EMBANKMENT SHALL BE PLACED IN EIGHT-INCH MINIMUM LIFTS TO A MINIMUM NINETY-FIVE (95) PERCENT DRY DENSITY. PRIOR TO PROCEEDING TO THE NEXT LIFT, COMPACTION SHALL BE CHECKED BY THE TOWNSHIP ENGINEER OR AN APPROVED SOILS ENGINEER WHO SHALL PROVIDE THE TOWNSHIP ENGINEER WITH A WRITTEN REPORT. COMPACTION TESTS SHALL BE PERFORMED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557. COMPACTION TESTS SHALL BE RUN ON THE LEADING AND TRAILING EDGE AS WELL AS THE TOP OF BERM.

SEEDING NOTES

- THE BASIN SHOULD BE MONITORED DURING CONSTRUCTION AND PRIOR TO VEGETATION INSTALLATION TO DETERMINE ITS HYDROLOGY AND THE EXACT LOCATIONS FOR EACH OF THE SPECIFIED MIXES.
- THE BASIN BOTTOM MIXES, WITH THE EXCEPTION OF SWITCHGRASS, CAN BE INSTALLED DURING THE SPRING OR FALL PLANTING SEASONS. IF SEEDING DURING THE FALL, INSTALL ALL MATERIALS EXCEPT SWITCHGRASS. SWITCHGRASS CAN BE OVERSEEDDED DURING LATE WINTER WHEN FREEZE-THAW ACTION WILL ASSURE ADEQUATE SEED TO SOIL CONTACT.
- SEEDING OF BASH/SWALE SIDE SLOPES OR MEADOW AREAS SHOULD BE COMPLETED ONLY FROM MARCH TO JUNE, UNLESS APPROVED BY THE TWP. ENVIRONMENTAL CONSULTANT. IF STABILIZATION IS REQUIRED DURING ANOTHER SEASON, A TEMPORARY (I.E. ANNUAL) COVER SHOULD BE USED AS SPECIFIED BY THE COUNTY CONSERVATION DISTRICT TO PROVIDE COVERAGE UNTIL THE NEXT SPRING PLANTING SEASON. IF AN ANNUAL COVER IS USED, TILL OR REGRADE THE SURFACE BEFORE INSTALLING THE SPECIFIED MIXES AS DESCRIBED BELOW.
- LIME AS PER SOIL TEST TO ACHIEVE pH 6.0-6.5.
- EXCEPT AS NOTED IN WETLANDS, SEEDED WILDFLOWERS TO BE APPLIED AT THE RATE OF 2 LBS/ACRE.
- BASIN BOTTOM: HYDROSEED GRASS AND WILDFLOWERS. USE HARROW OR HAND RAKE SEED INTO TOP 0.5 INCHES OF SOIL.
- BASIN SIDE WALLS: SEED MIX CAN BE APPLIED IN DRIFTS BY INDIVIDUAL SPECIES AT THE RATE OF 1.5 LBS PER ACRE.
- STABILIZE WITH BONTERRA S2 BLANKET OR EQUIVALENT IF AREA SUBJECT TO IMMEDIATE STORMWATER FLOWS.
- STRAW MULCH AT 1 TON PER ACRE AND APPLY MULCH TACKIFIER USING THE HYDROSEEDER IN ALL AREAS WITHOUT BIOBLANKETS.

PRELIMINARY / FINAL PLANS

DATE:	OCTOBER 30, 2020
SCALE:	1" = 40'
DESIGNED BY:	LSM
DRAWN BY:	LDM
CHECKED BY:	SDC
DATE:	19-06-NBR

BY:

LEON D. MCGUIRE, JR. PA PE No. PE-052121-E

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF BUCKS
OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
 I (WE), _____ HAVE LAID OUT UPON MY (OUR) LAND, SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 20____.

OWNER SIGNATURE _____ OWNER SIGNATURE _____

OWNER SIGNATURE _____

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER/FORER, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE SUBDIVISION, AND, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE OWNER/COMPANY BY HIMSELF, AS (OFFICER) _____

NOTARY PUBLIC SIGNATURE _____ MY COMMISSION EXPIRES _____

RECORDER OF DEEDS
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____ 20____.

RECORDER OF DEEDS _____

ENGINEER'S CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE READ ARTICLE V OF THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND THAT THE ACCOMPANYING PLAN MEETS THE REQUIREMENTS OF THAT ARTICLE TO THE BEST OF MY KNOWLEDGE.

LEON D. MCGUIRE, JR., P.E. (PA 52121-E) DATE _____

Van Cleaf ENGINEERING ASSOCIATES
 Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

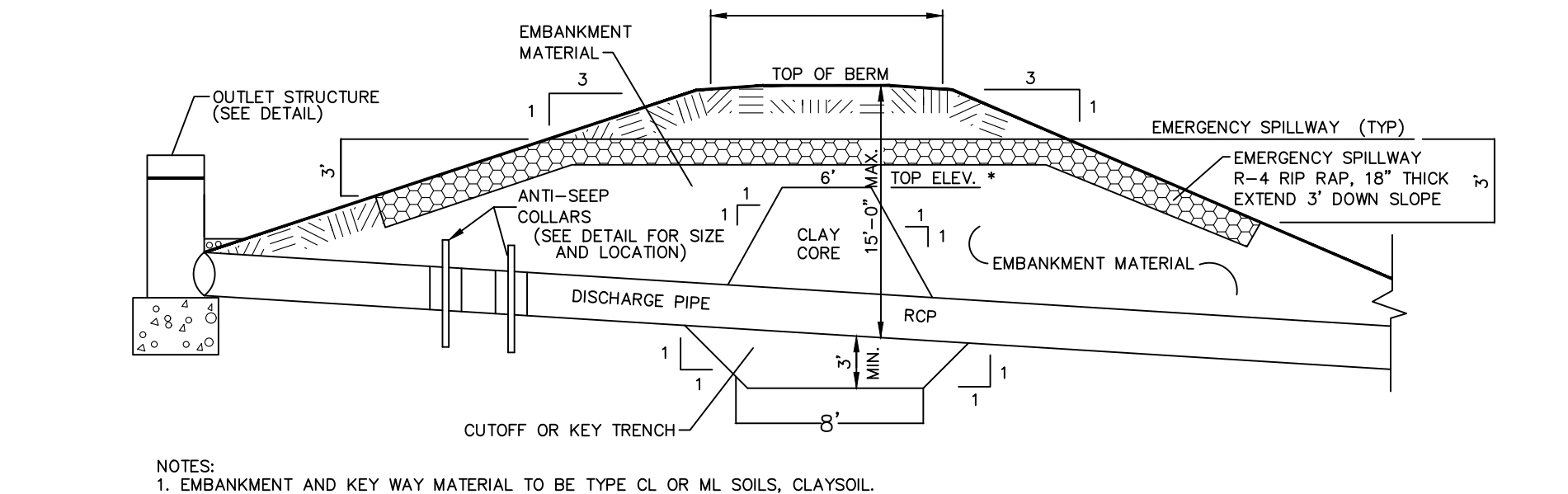
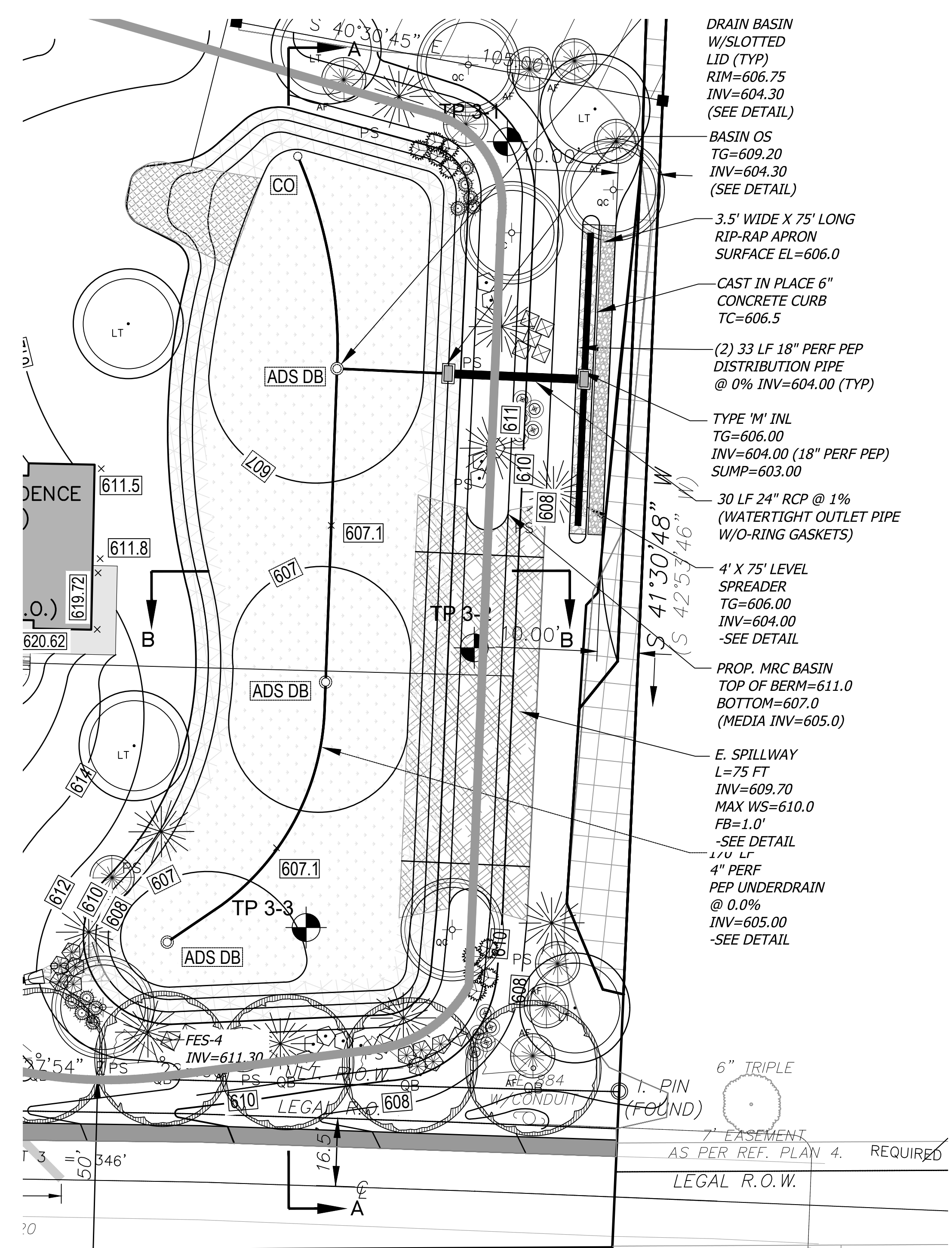
801 NORTH MAIN STREET, DOYLESTOWN, PA 18011
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1870 FAX (215) 345-1730

OFFICES THROUGHOUT NJ, EASTERN PA AND DE

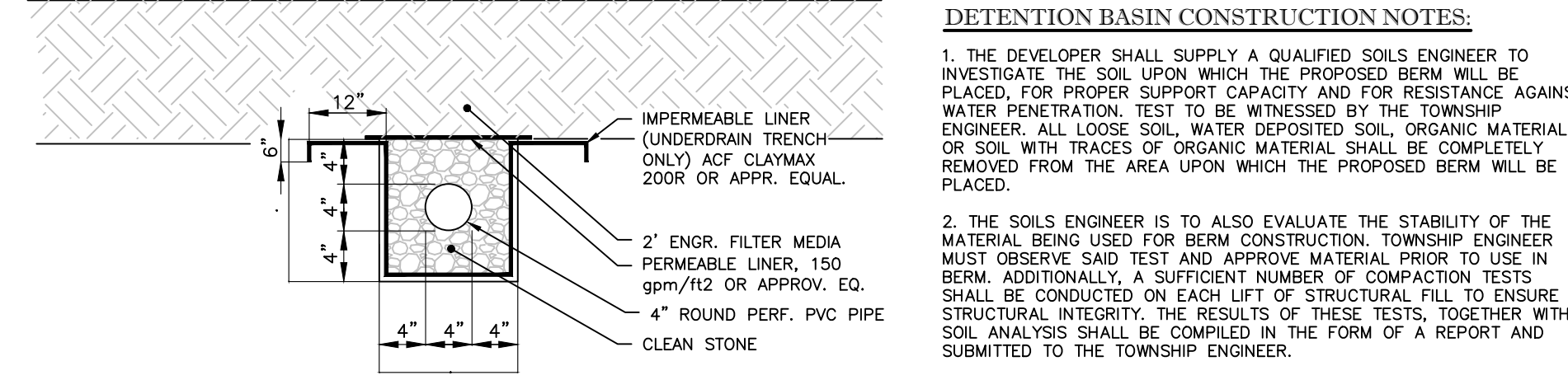
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
 FOR
D'ALESSIO TRACT
 TMP 26-004-005
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

LEON D. MCGUIRE, JR. REGISTERED PROFESSIONAL ENGINEER 052121-E

7/10



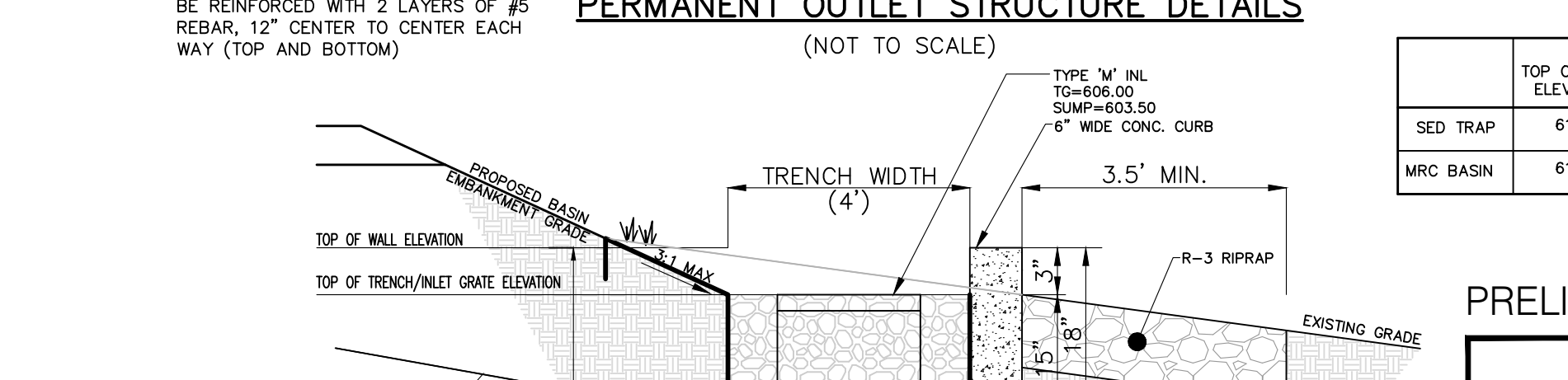
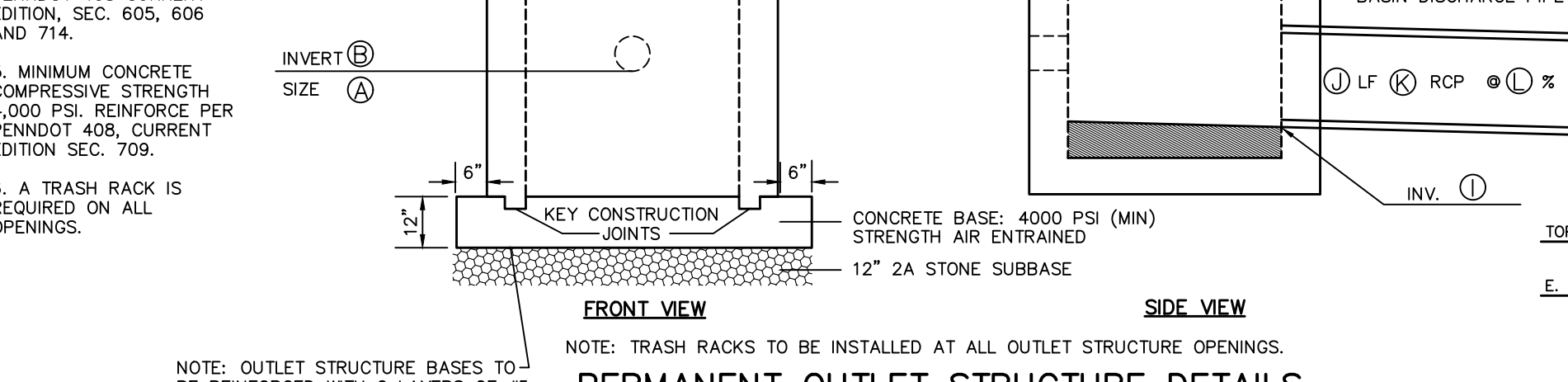
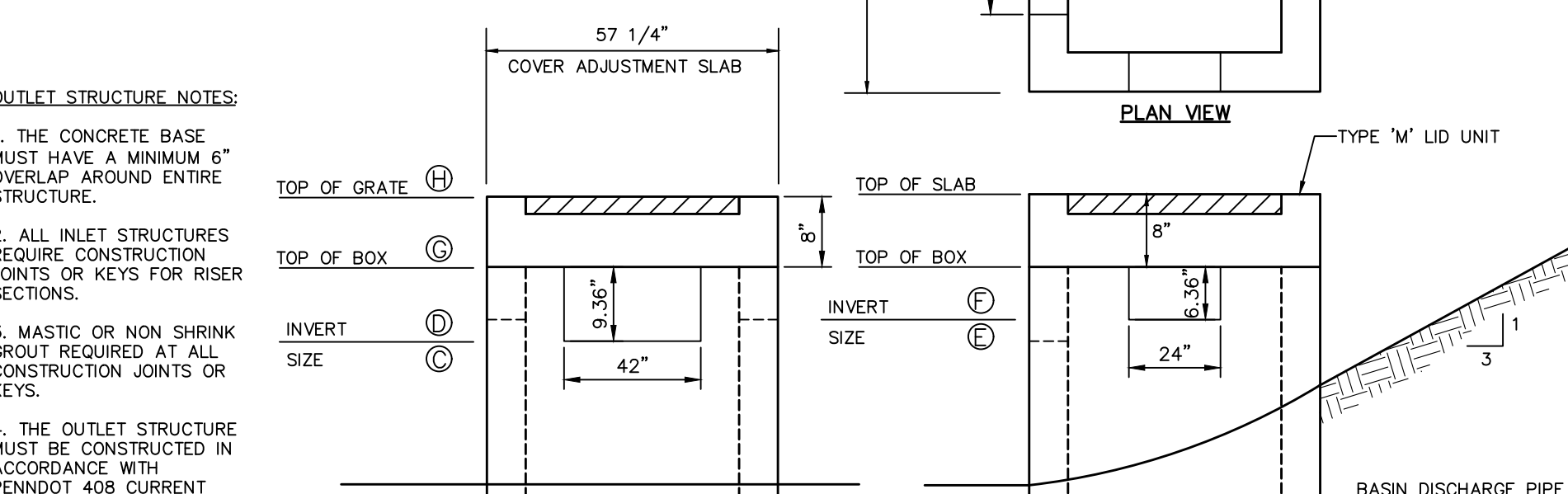
NOTES:
 1. EMBANKMENT AND KEY WAY MATERIAL TO BE TYPE CL OR ML SOILS, SOILS.
 2. EMBANKMENT AND KEY WAY MATERIAL SHOULD CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITHOUT CRUMBING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION.
 3. EMBANKMENT AND KEY WAY MATERIAL SHALL BE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAX. DRY DENSITY PER (ASTM D-1557).
 4. AS BUILT BASIN FOR TWP. APPROVAL, PRIOR TO TOPSOIL IN BASIN.
 5. THE KEY TRENCH SHALL BE PROVIDED FOR THE BASIN BERM, WHICH EXTENDS TWO (2) FEET INTO UNDISTURBED SOIL.



ID	TOP OF STONE ELEVATION	BOTTOM OF STONE ELEVATION	UNDERDRAIN INVERT
MRC BASIN	605.00	604.00	604.33

BAS	A	B	C	D	E	F	G	H	BTM OF
#1	ORIFICE DIA. (IN)	ORIFICE INV. (FT)	WIDTH (IN)	WEIR ELEV. (FT)	WEIR WIDTH (IN)	WEIR INV. (FT)	TOP OF BOX ELEV. (FT)	TOP OF BOX ELEV. (FT)	BASIN ELEV. (FT)
	*0.6	*605.83	36	607.75	(2) 24	608.00	608.53	609.20	607.00

BASIN #	I DISCHARGE PIPE INVERT OUT (FT)	J DISCHARGE PIPE LENGTH (FT)	K DISCHARGE SIZE (IN.)	L DISCHARGE PIPE SLOPE (%)
BASIN #1	604.3	30	24	1.00



LEVEL SPREADER #1	TRENCH BOTTOM ELEV. (FT)	PERF. HDPE DIAMETER (IN)	PERF. HDPE TRENCH DEPTH (FT)	TRENCH TOP ELEV. (FT)	TRENCH TOP DIAMETER (FT)	TOP OF WALL ELEVATION	TRENCH LENGTH (FT)
	604.00	18"	2.00	606.00	N/A	606.25	75

CONSTRUCTION SEQUENCE FOR MRC BASIN: (CONVERSION FROM SED TRAP)
 NOTES:
 1) PRIOR TO BASIN/TRAP REMOVAL, ALL EARTH DISTURBANCE MUST BE COMPLETE AND ALL AREAS MUST BE 70% STABILIZED WITHIN THE TRIBUTARY AREAS OF THE BASIN TO BE REMOVED.
 2) SEDIMENT TRAP DESIGN TO MRC WETLAND BOTTOM BASIN SHOULD BE CONSIDERED A CRITICAL STAGE, REQUIRES CONVERSION TO BE NOTIFIED AND PRESENT AT SITE FOR SUPERVISION.
 CONVERSION SEQUENCE:
 1. DEWATER THE SEDIMENT TRAP WITH PUMP(S) UTILIZING SEDIMENT FILTER BAG(S).
 2. CAREFULLY REMOVE SAND, PLANTING SHOULD BE A MIXTURE OF SAND, SILT, AND CLAY PARTICLES AS REQUIRED TO MEET THE CLASSIFICATION, RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F-1632.
 3. CLOS, OR NATURAL CLUMPS OF SOILS, GREATER THAN THREE INCHES (3") IN ANY DIMENSION SHOULD BE ABSENT FROM THE PLANTING SOIL. SMALL CLOS RANGING FROM ONE TO THREE INCHES (1"-3") AND NATURAL SOIL CLUMPS UNDER ONE INCH (1") IN ANY DIMENSION, MAY BE PRESENT BUT SHOULD NOT MAKE UP MORE THAN TEN PERCENT (10%) OF THE SOIL BY VOLUME.
 4. THE PH OF THE PLANTING SOIL SHOULD HAVE A RANGE OF 5.8-7.1.
 5. SOLUBLE SALTS SHOULD BE LESS THAN 2.0 mmhos/cm (ds/m), TYPICALLY AS MEASURED BY 1:2 SOIL-WATER RATIO BASIC SOIL SALINITY TESTING. SODIUM ADSORPTION RATIO (SAR) GREATER THAN 13 SHALL NOT BE ACCEPTABLE FOR USE REGARDLESS OF AMENDMENT.
 6. ORGANIC CONTENT OF PLANTING SOIL SHOULD HAVE A RANGE OF THREE TO FIFTEEN PERCENT (3-15%) BY WEIGHT AS DETERMINED BY LOSS ON IGNITION (ASTM D2974). TO ADJUST ORGANIC CONTENT, PLANTING SOIL MAY BE AMENDED, PRIOR TO PLACING AND FINAL GRADING, WITH THE ADDITION OF ORGANIC COMPOST.
 7. ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-111 WASH TEST.
 8. THE BASIN EMBANKMENT SHALL BE PLACED IN EIGHT-INCH MINIMUM LIFTS TO A MINIMUM NINETY-FIVE (95) PERCENT DRY DENSITY. PRIOR TO PROCEEDING TO THE NEXT LIFT, COMPACTION SHALL BE CHECKED BY THE TOWNSHIP ENGINEER OR AN APPROVED SOILS ENGINEER WHO SHALL PROVIDE THE TOWNSHIP ENGINEER WITH A WRITTEN REPORT. COMPACTION TESTS SHALL BE PERFORMED USING THE MODIFIED PROCTOR METHOD IN ACCORDANCE WITH ASTM D-1557. COMPACTION TESTS SHALL BE RUN ON THE LEADING AND TRAILING EDGE AS WELL AS THE TOP OF BERM.

ENGR FILTER MEDIA PLANTING NOTES
 1) BASIN WET TOLERANT BOTTOM SEED MIX
 Basin Bottom (Near-Wetland Conditions) Seed Mixture
 GRASSES & WILDFLOWERS
 Scientific Name: Common Name: Qty./Bulk:

- Agrostis stolonifera Crowing Grass 1 lb./acre
- Alteoporus pratensis Meadow Foxtail 2 lb./acre
- Aster novae-angliae New England Aster 0.5 lb./acre
- Aster pulchellus Purple-stemmed Aster 0.5 lb./acre
- Bromus ciliaris Wild Bromo Grass 0.5 lb./acre
- Carex acuticarpa Fringed Sedge 2 lb./acre
- Elymus virginicus Virginia Wild Ryegrass 2 lb./acre
- Eupatorium perfoliatum Boneset 0.1 lb./acre
- Glyceria striata Fowl Mannagrass 0.25 lb./acre
- Lythrum hyssagifolium Rose Cut-Grass 1 lb./acre
- Panicum virgatum Switchgrass 2 lb./acre
- Scirpus atrovirens Green Burdock 0.25 lb./acre
- Scirpus operinus Wool Grass 0.3 lb./acre
- Scirpus polyphyllus Many-leaved Burdock 0.2 lb./acre
- Scirpus purpurus Common Three Square 0.1 lb./acre
- Vernonia noveboracensis New York Ironweed 0.1 lb./acre
- Lolium multiflorum Italian Ryegrass 10 lb./acre

 2) BASIN SIDE-SLOPE SEED MIX
 Basin Side-slopes (Uplands) and Driest Portions of the Basin Bottom
 GRASSES
 Scientific Name: Common Name: Variety: Qty./Bulk:

- Andropogon virginicus Broomsedge 2.00 lb./acre
- Bouteloua curtipendula Side Oats Gramma 2 lb./acre
- Bouteloua gracilis Blue grama 2 lb./acre
- Festuca longifolia Hard Fescue SR 3100 1 lb./acre
- Festuca ovina Sheep's Fescue 5 lb./acre
- Festuca rubra var. commutata Chewings Fescue SR 5100 0.5 lb./acre
- Festuca ovina (var. ovina) Prairie Junegrass 2.00 lb./acre
- Panicum clandestinum Tioga Deertongue 2 lb./acre
- Schizanthus scoparius Little Blue Stem 4 lb./acre
- Panicum virgatum Switchgrass 1 lb./acre
- Annual Ryegrass* 5 lb./acre

 PERENNIAL WILDFLOWERS
 Scientific Name: Common Name: Variety: Qty./Bulk:

- Anemone virginiana Tall Thimbleweed 3.00 lb./acre
- Aquilegia canadensis Wild Columbine 4.00 lb./acre
- Anemone tuberosa Butterfly Weed 17.00 lb./acre
- Aster ericoides Heath Aster 1.00 lb./acre
- Aster lateriflorus Cello Aster 1.00 lb./acre
- Aster laevis Smooth Aster 2.00 lb./acre
- Castilleja spicata Prairie Paintbrush 6.00 lb./acre
- Chamaecrista fasciculata Partridge Pea 1.00 lb./acre
- Carpenteria acuminata Lance-leaved Coreopsis 6.00 lb./acre
- Echinacea angustifolia Narrow-leaf Coneflower 3.00 lb./acre
- Echinacea purpurea Purple Coneflower 2.00 lb./acre
- Eupatorium rugosum White Snakeroot 6.00 lb./acre
- Gallardia aristata Blanket Flower 6.00 lb./acre
- Helianthus mollis Downy Sunflower 6.00 lb./acre
- Lepedeo capitata or L. hirta Bush Clover 2.00 lb./acre
- Liatris scariosa Conflower 2.00 lb./acre
- Lupinus perennis Perennial Lupine 14.00 lb./acre
- Monarda fistulosa Showy Evening Primrose 2.00 lb./acre
- Penstemon digitatus Penstemon 3.00 lb./acre
- Rubus idaeus Yellow Coneflower 3.00 lb./acre
- Rubus odoratus Black-eyed Susan 4.00 lb./acre
- Rubus fulgidus Brilliant Coneflower 4.00 lb./acre
- Solidago speciosa Showy Goldenrod 1.00 lb./acre

MRC RAIN GARDEN BASIN SCALE: 1" = 20 FT
 SECTION A-A
 SECTION B-B
 PLAN NOTATION
 ONLY THESE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER ASSOCIATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

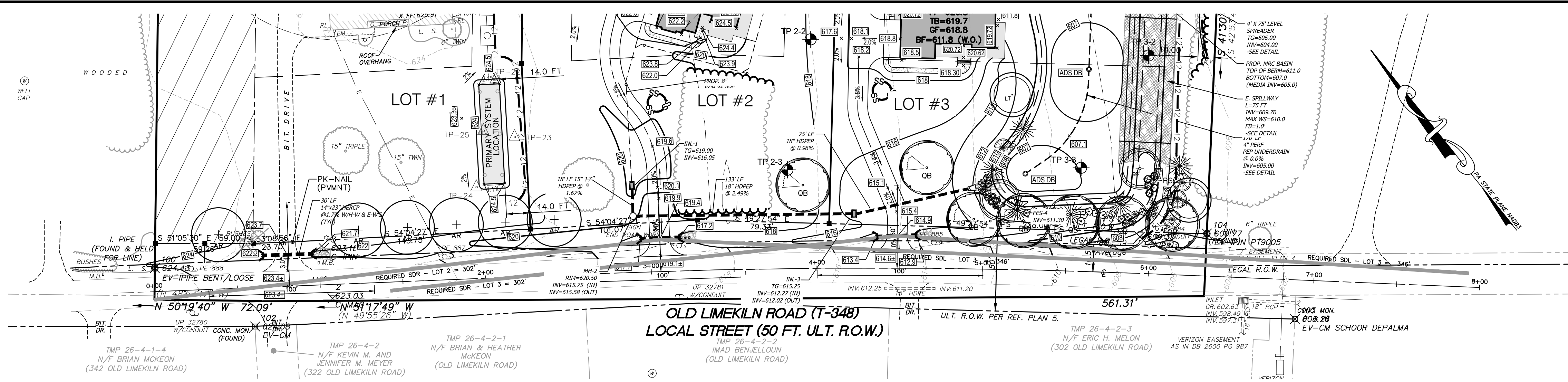
CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS (NOT TO SCALE)
 NOTES:
 ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATER TIGHT. COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.

BASIN OR TRAP NO.	PIPE SIZE (IN)	S (IN)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	24"	36"	2	24"	10.5'

 SERIAL NO. 20201391701

EMERGENCY SPILLWAY DETAIL (NOT TO SCALE)
 PRELIMINARY / FINAL PLANS
 DATE: OCTOBER 30, 2020
 SCALE: AS NOTED
 DESIGNED BY: LSM
 DRAWN BY: LDM
 PER REV. ON-LOT SEPTIC DESIGN (VW) LDM 1-18-2022
 PER TWP. REVIEW DATED DEC. 3, 2020 LDM 7-30-2021
 CHECKED BY: SDC
 REVISIONS AUTH. DATE JOB NO. 19-06-NBR
 OFFICES THROUGHOUT NJ, EASTERN PA AND DE
 501 NORTH MAIN STREET, DOYLESTOWN, PA 18021
 WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1876 FAX (215) 345-1730

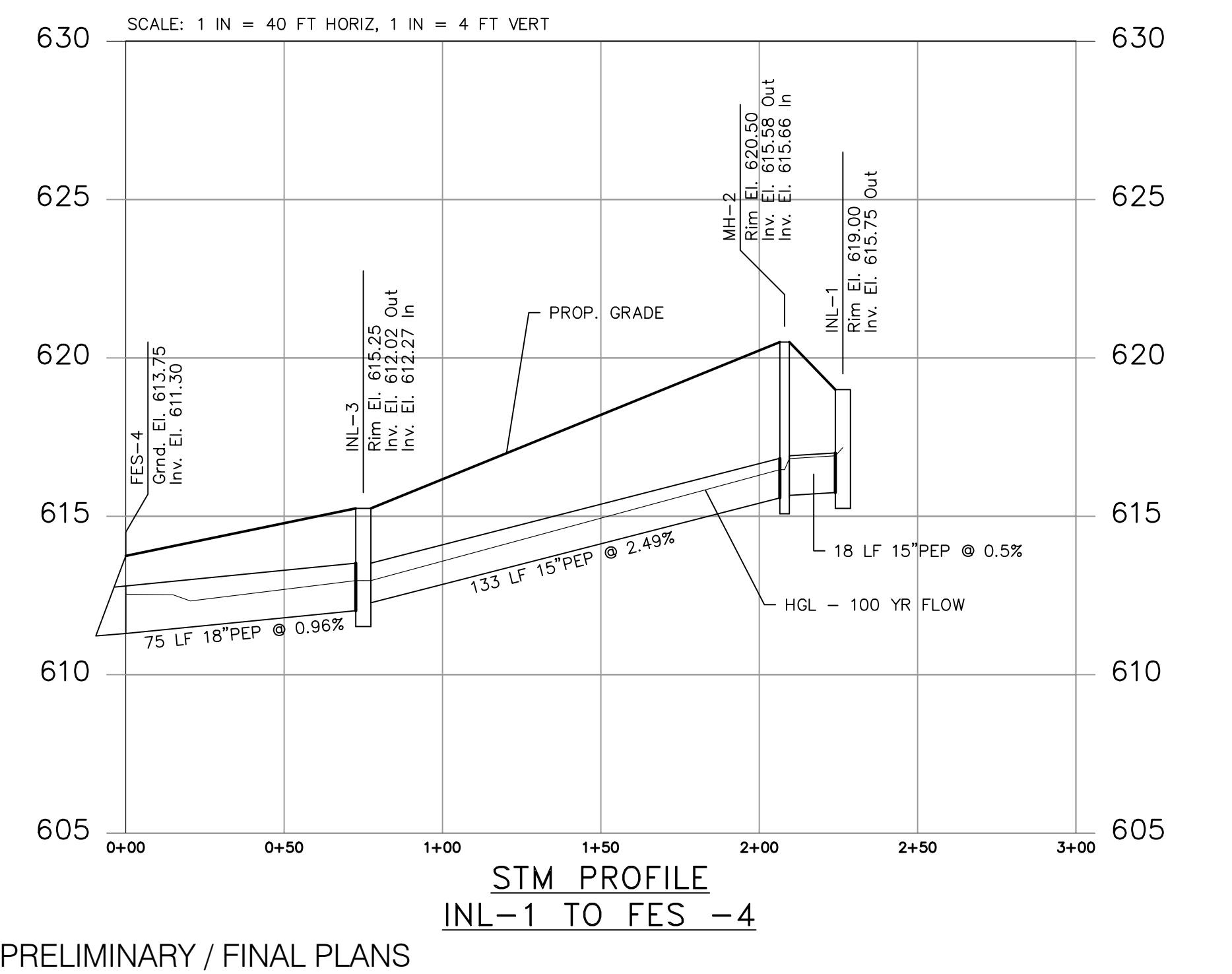
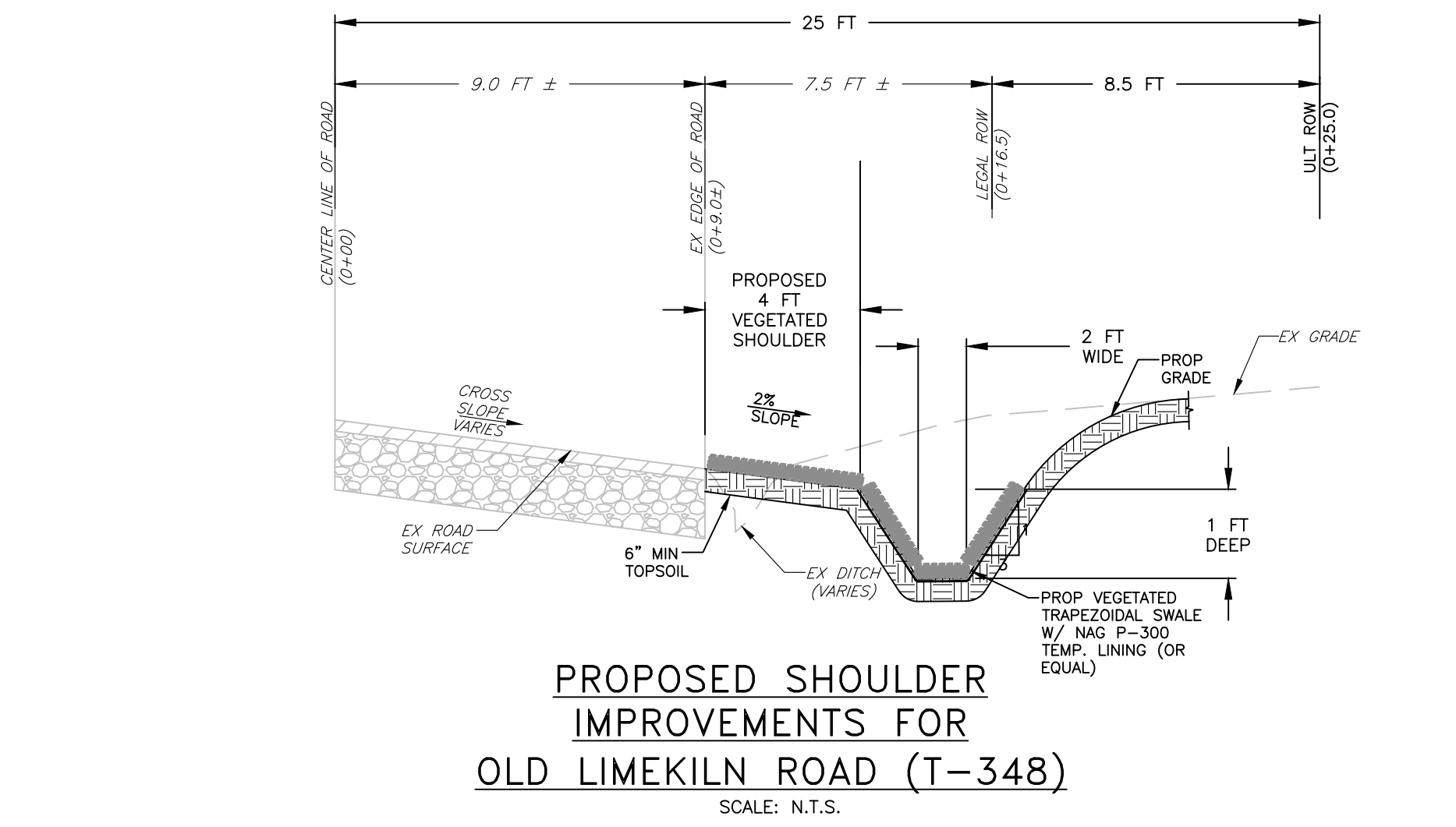
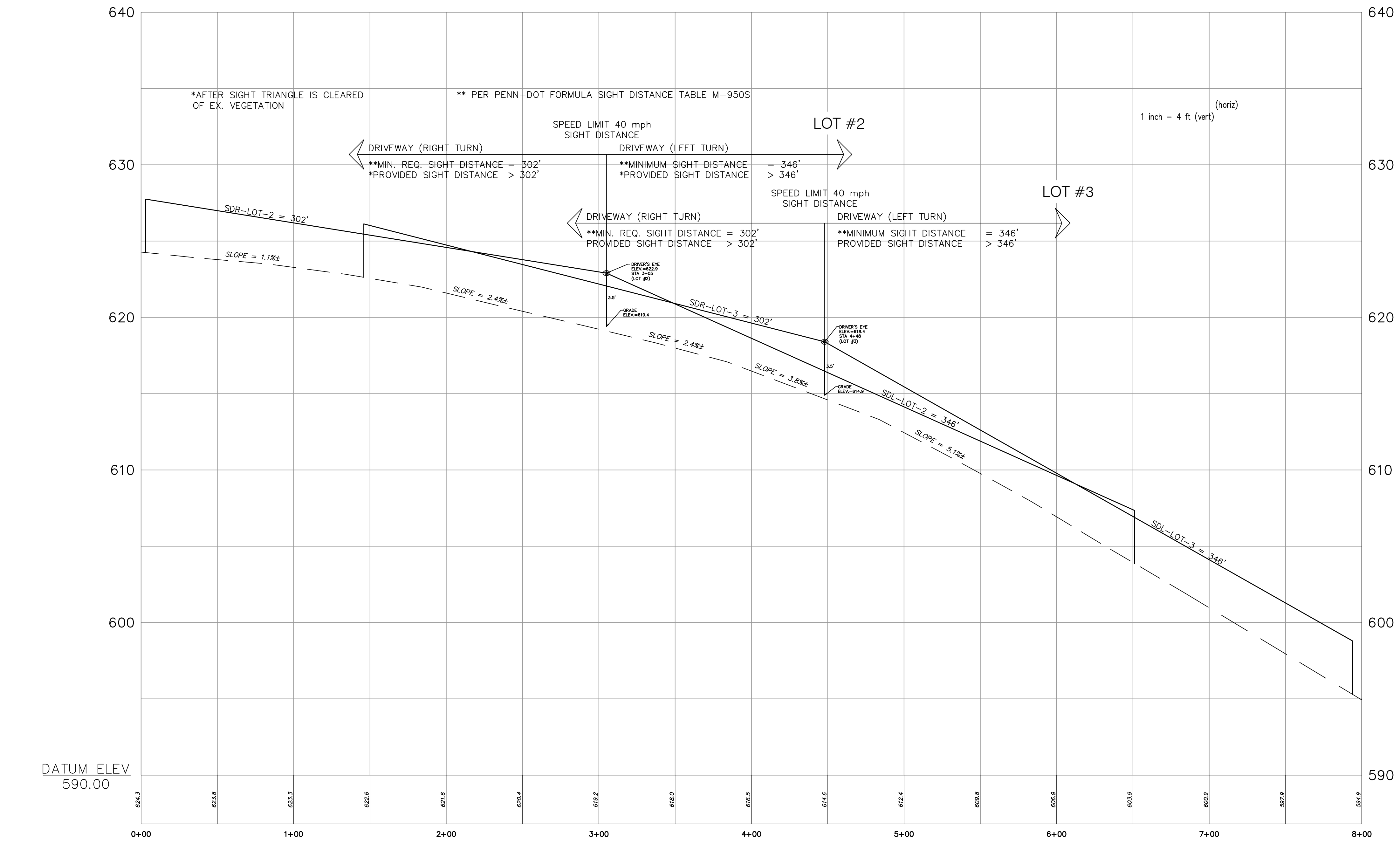
Van Cleef ENGINEERING ASSOCIATES
 Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture
 PCSM NOTES AND DETAILS
 FOR
 D'ALESSIO TRACT
 TMP 26-004-005
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA
 BY: LEON D. MCGUIRE, JR. PA PE No. PE-052121-E
 LEON D. MCGUIRE, JR.
 ENGINEER
 052121-E
 8/10



LEGEND

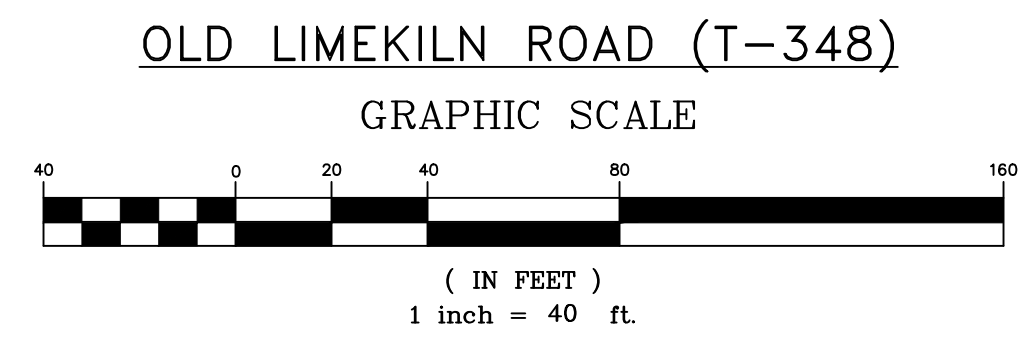
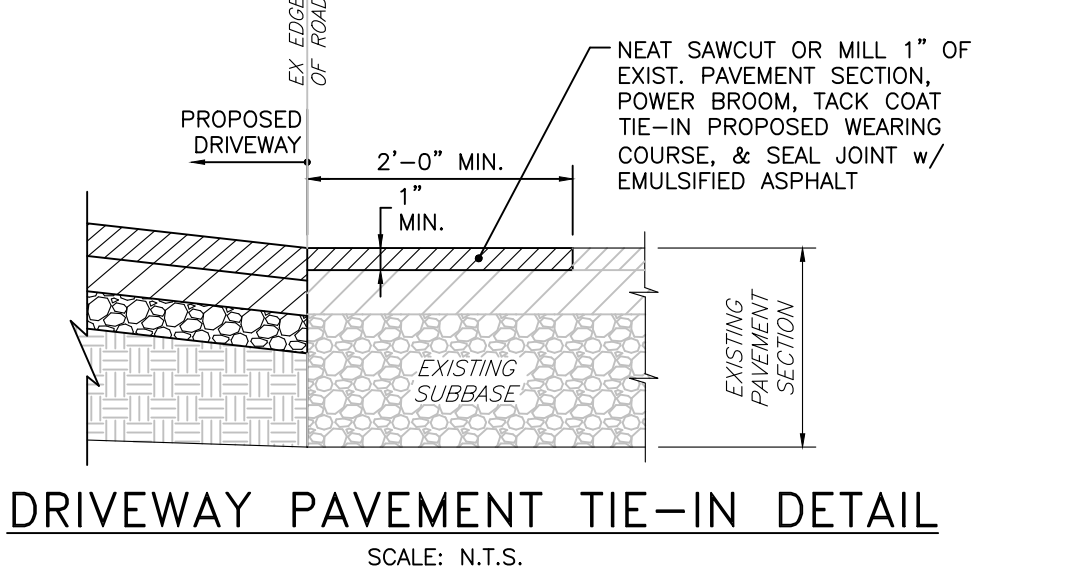
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY
- EXISTING LEGAL RIGHT OF WA
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING SIGN
- EXISTING STREAM
- EXISTING TREES
- EXISTING TREE LINE
- EXISTING MAILBOX
- EXISTING UTILITY POLES
- EX. SEPTIC PERC LOCATION
- EX. INFILTRATION TEST LOCATI
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED EASEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE
- PROPOSED LIMIT OF TREE CLEARI
- PROPOSED UTILITY POLE

LOCATION MAP
SCALE: 1" = 400'



SERIAL NO. 20201391701

811 Before You Dig Anywhere
In... PENNSYLVANIA
Know what's below. Call before you dig. STOP! CALL 1-800-242-7776
PA Law requires 3 working days notice before you excavate.
PA ONE CALL SYSTEM, INC.



DATE:	OCTOBER 30, 2020
SCALE:	AS NOTED
DESIGNED BY:	LDM
DRAWN BY:	LDM
CHECKED BY:	SDC
REVISIONS	AUTH. DATE JOB NO. 19-06-NBR
BY:	LEON D. McGUIRE, JR. PA PE No. PE-052124-E

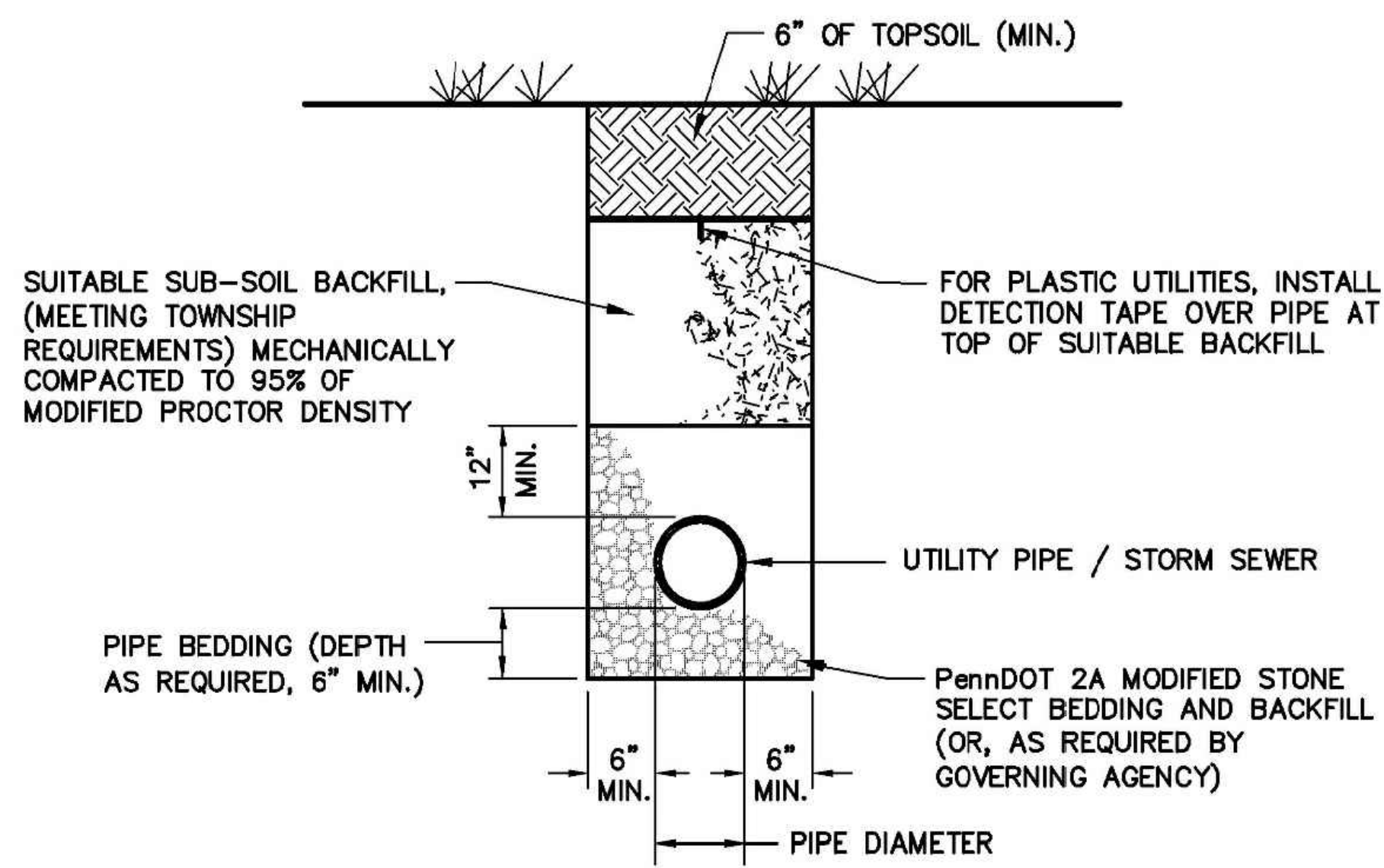
Van Cleaf ENGINEERING ASSOCIATES
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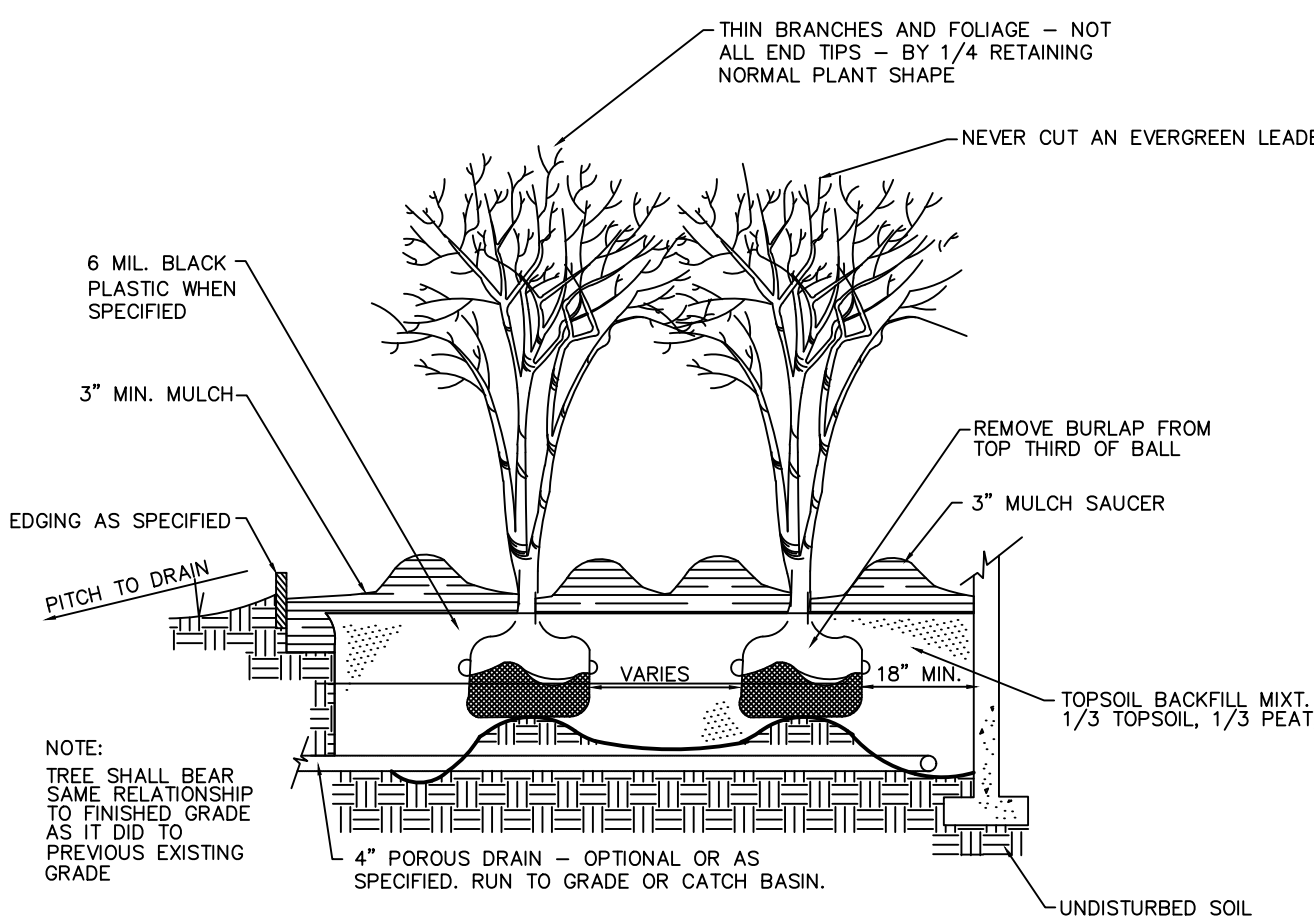
OFFICES THROUGHOUT NJ, EASTERN PA AND DE

OLD LIMEKILN ROAD PLAN AND PROFILE
FOR
D'ALESSIO TRACT
TMP 26-004-005
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

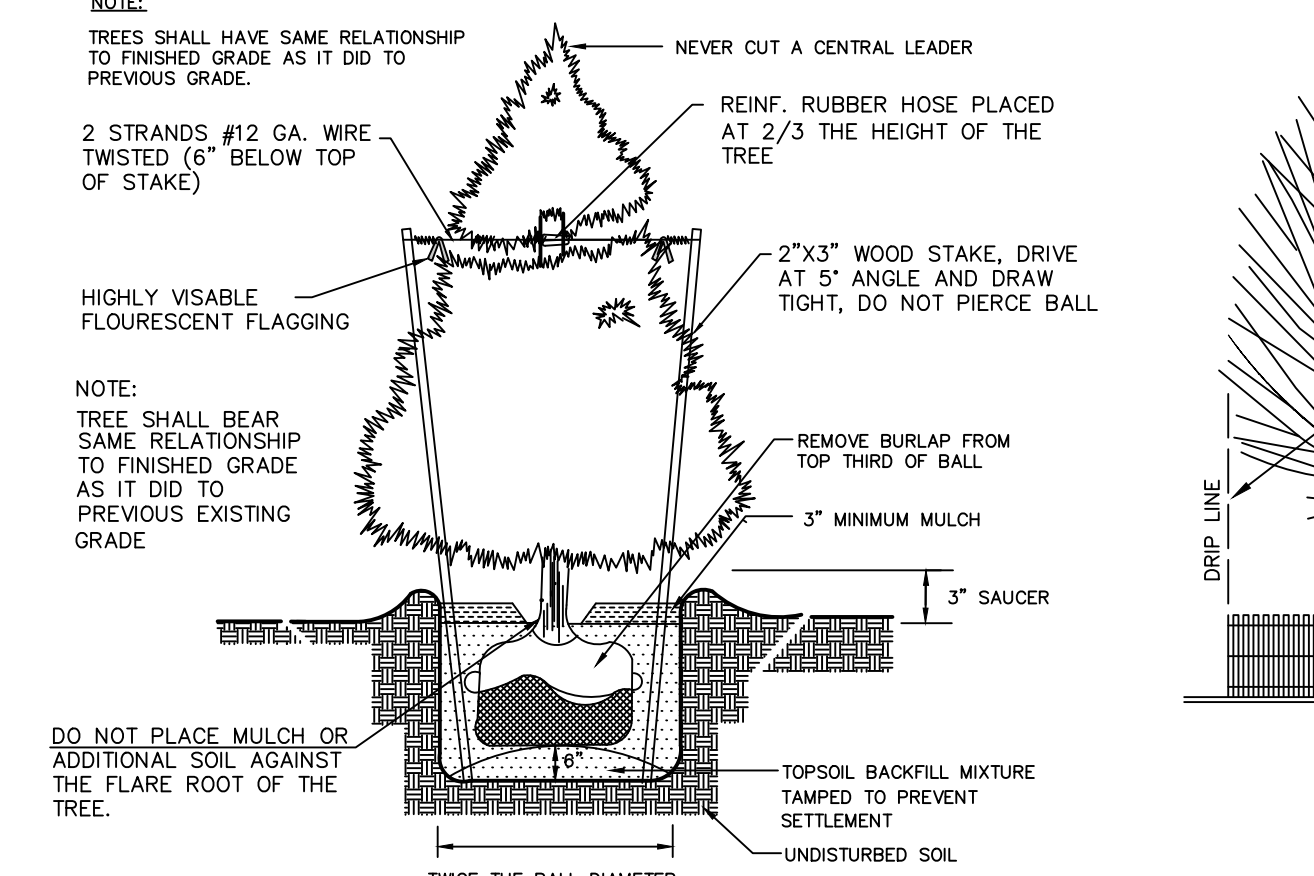
PLAN NOTATION
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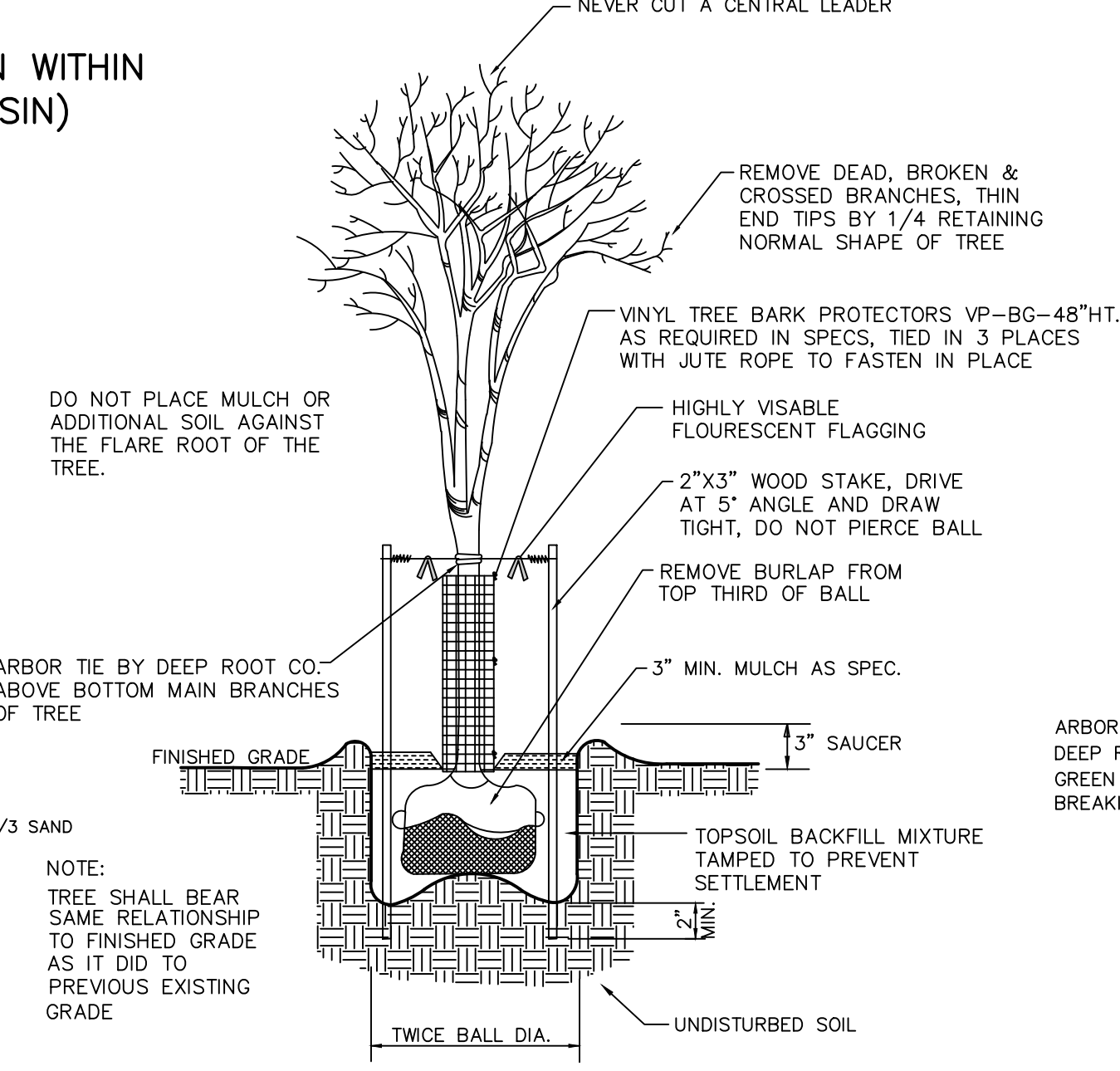
STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PERVIOUS AREAS DETAIL (NOT FOR BASIN)
(NOT TO SCALE)



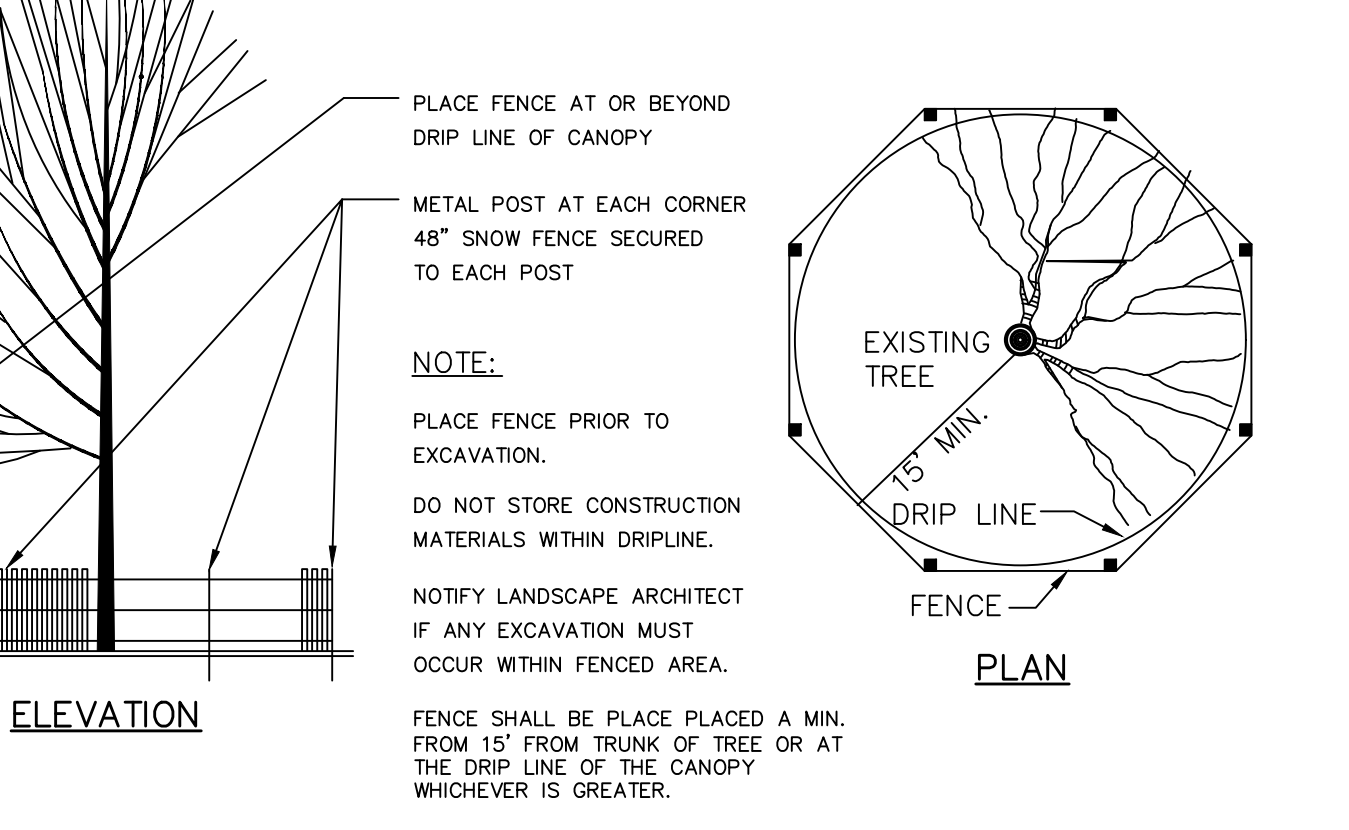
TYPICAL SHRUB BED PLANTING
(NOT TO SCALE)



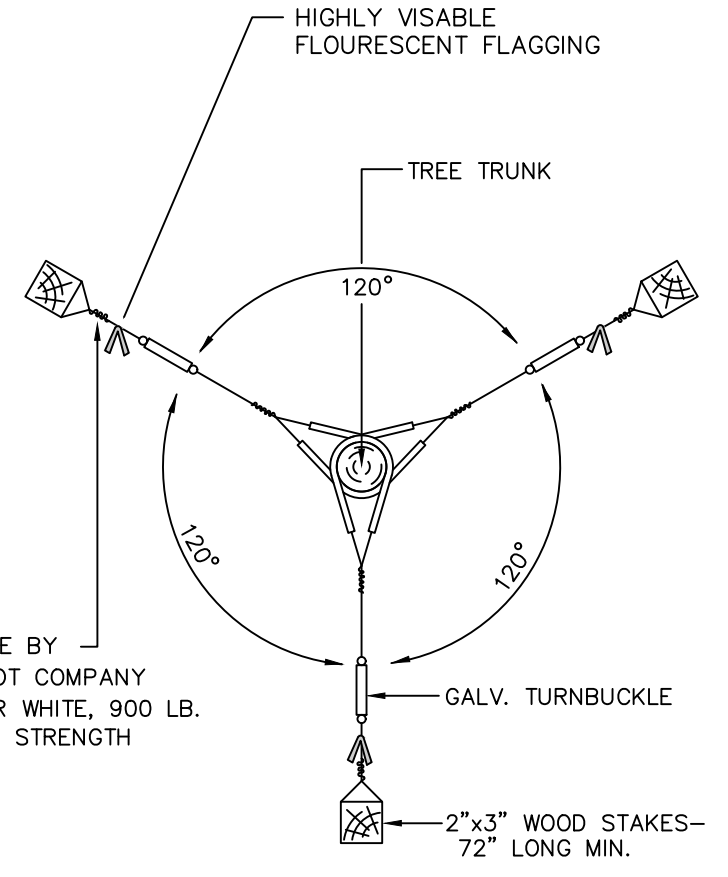
GUYING FOR EVERGREENS
(NOT TO SCALE)



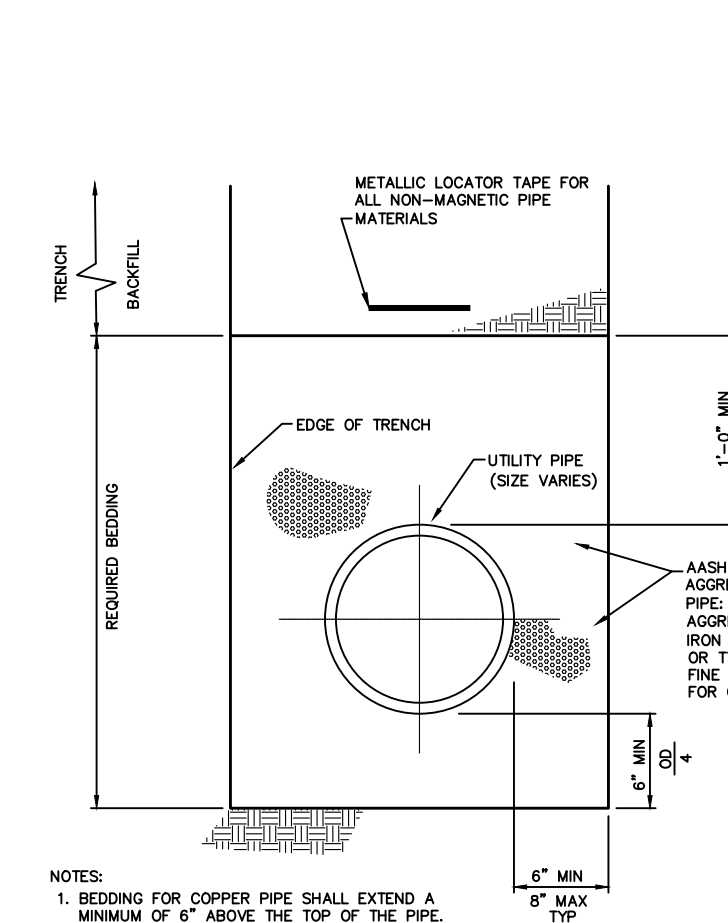
TYPICAL PLANTING FOR TREES TO 3 1/2" CAL.
(NOT TO SCALE)



TREE PROTECTION FENCING
(NOT TO SCALE)



TYPICAL GUYING DETAIL
(NOT TO SCALE)



STANDARD PIPE BEDDING
(NOT TO SCALE)

GRASS SEEDING SPECIFICATIONS

TEMPORARY:	PERMANENT:
SPECIES	KENTUCKY BLUEGRASS / SPREADING FESCUE / PERENNIAL RYEGRASS / CHEWING'S RED FESCUE
% PURE LIVE SEED	90%
APPLICATION RATE	41 / 20 / 14 / 20 LB/ACRE
FERTILIZER TYPE	COMMERCIAL 10-20-10
FERTILIZER APPL. RATE	1,100 LB/ACRE
LIMING RATE	2 T/ACRE
MULCH TYPE	HAY OR STRAW
MULCH RATE	3 T/ACRE
ANCHOR MATERIAL	N/A
ANCHORING METHOD	N/A
RATE OF ANCHOR MATERIAL APPL.	N/A
SEEDING SEASON DATES	APRIL 15 - MAY 30, AUGUST 15 - OCTOBER 15

Ernst Conservation Seeds
9006 Mercer Pike
Meadville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

STREET TREE CALCULATION:

ONE STREET TREE PER 30' REQUIRED:
OLD LIMEKILN RD
635' (GROSS) - CONFLICTS WITH SIGHT TRIANGLES AND EXISTING VEGETATION = 390'
390' / 30' = 13 TREES REQUIRED = NUMBER OF TREES PROPOSED
INFORMAL ARRANGEMENT PROPOSED AS PERMITTED BY ORDINANCE WITH BOARD'S APPROVAL.

MRC BASIN PERIMETER CALCULATION:

1 DECIDUOUS OR EVERGREEN TREE PLANTED EVERY 20 FEET PLUS
1 DECIDUOUS OR EVERGREEN SHRUB EVERY 10 FEET ALONG THE BASIN PERIMETER PLANTED IN AN INFORMAL ARRANGEMENT
MRC BASIN PERIMETER: 595 LF
1 DECIDUOUS OR EVERGREEN TREE PLANTED EVERY 20 FEET
595 LF / 20 LF = 30 TREES REQUIRED/PROVIDED
1 DECIDUOUS OR EVERGREEN SHRUB EVERY 10 FEET ALONG THE BASIN PERIMETER
595 LF / 10 LF = 60 SHRUBS REQUIRED/PROVIDED

LANDSCAPE SCHEDULE: STREET TREES

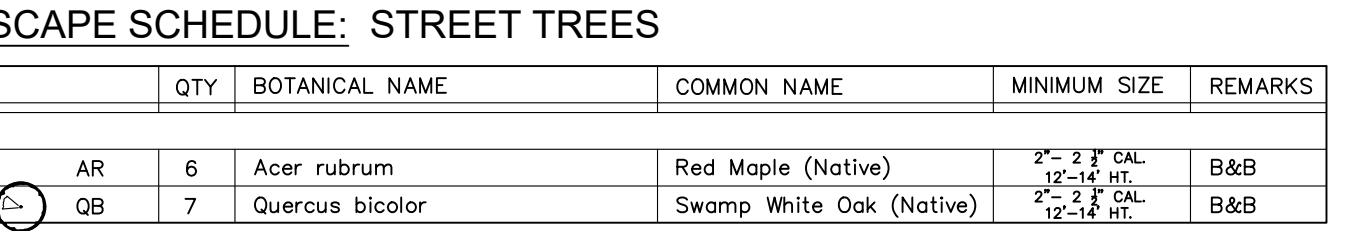
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	REMARKS
AR	6	Acer rubrum	Red Maple (Native)	2" - 2 1/2" CAL	B&B
QB	7	Quercus bicolor	Swamp White Oak (Native)	2" - 2 1/2" CAL	B&B

LANDSCAPE SCHEDULE: MRC BASIN BUFFER/SCREEN

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	REMARKS
PS	10	Pinus strobus	Eastern White Pine (Native)	6' HT.	B&B
LT	5	Liriodendron tulipifera	Tulip Poplar (Native)	3" - 3 1/2" CAL	B&B
QC	5	Quercus coccinea	Scarlet Oak (Native)	3" - 3 1/2" CAL	B&B
AF	10	Abies concolor	White Fir (Native)	6' HT.	B&B
CS	10	Cornus sericea	Redosier Dogwood (Native)	42" HT.	#3 CAN
IGC	10	Ilex glabra compacta	Compact Inkberry (Native)	30" HT.	#3 CAN
IV	10	Ilex verticillata	Winterberry (Native)	42" HT.	#3 CAN
LB	10	Lindera benzoin	Spicebush (Native)	42" HT.	#3 CAN
MP	10	Myrica pennsylvanica	Northern Bayberry (Native)	42" HT.	#3 CAN
VD	10	Viburnum dentatum	Arrowwood Viburnum (Native)	42" HT.	#3 CAN

SERIAL NO. 20201391701

811
Before You Dig Anywhere
PENNSYLVANIA
STOP! CALL 1-800-242-7776
PA ONE CALL SYSTEM, INC.

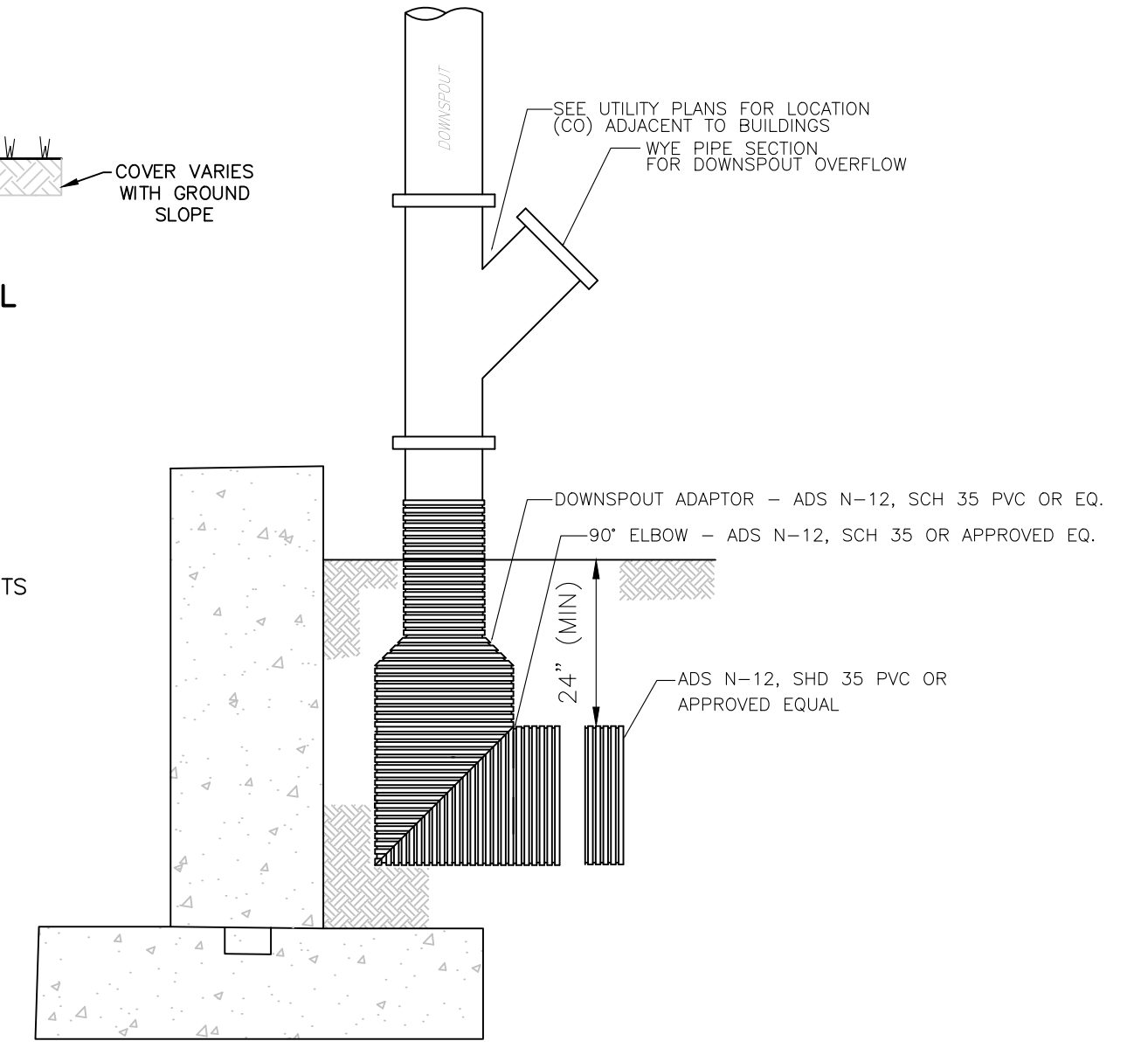


ASPHALT PAVING SECTION FOR PROPOSED DRIVEWAY
(NOT TO SCALE)

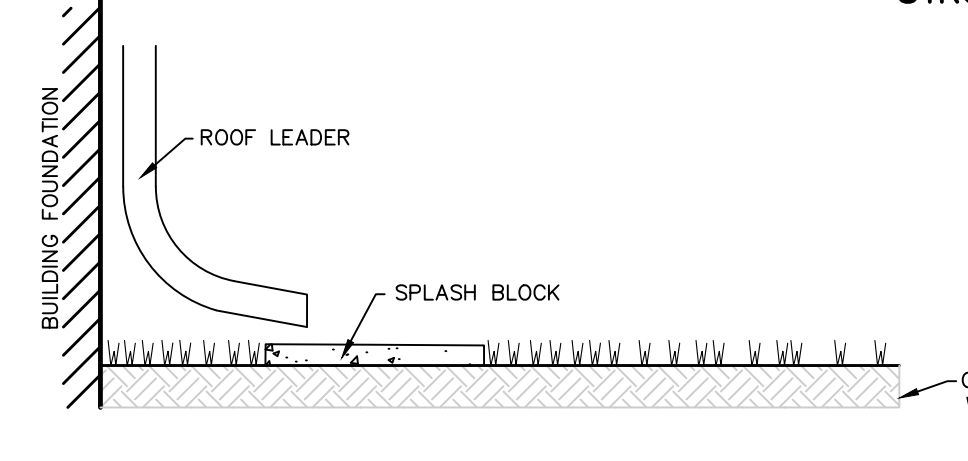
GRASSPAVE2 - TYPICAL CROSS SECTION (BASIN MAINTENANCE ACCESS PATH)
(NOT TO SCALE)



ROOF DOWNSPOUT TO STORM SEWER CONNECTION (LOT #2 ONLY)
(NOT TO SCALE)



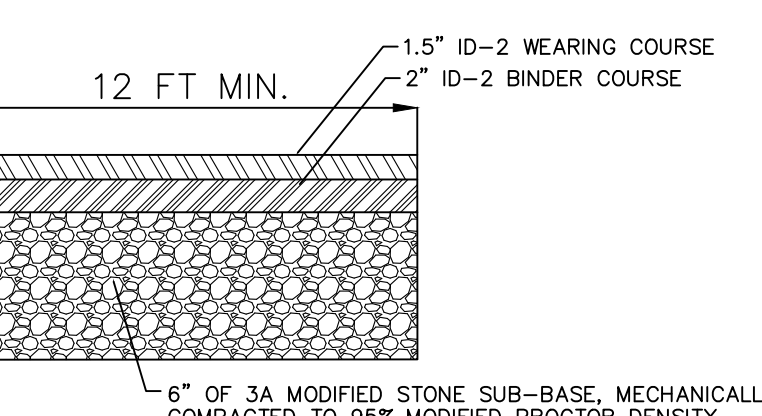
ROOF LEADER AND SPLASH BLOCK DETAIL (LOT #3 ONLY)
(NOT TO SCALE)



PROPOSED ROADWAYS IN NEW SUBDIVISIONS OR LAND DEVELOPMENTS

- TRENCH COMPACTION TO BE TESTED, AT THE DEVELOPER'S EXPENSE, IN ACCORDANCE WITH PENNDOT FUS 408, AS REQUIRED BY THE MUNICIPAL ENGINEER.
- CLEAN FILL MUST BE APPROVED BY THE MUNICIPAL ENGINEER PRIOR TO PLACEMENT IN THE TRENCH.
- AREAS AROUND MANHOLES AND OTHER APPURTENANCES SHALL BE HAND COMPACTED AS DIRECTED BY THE MUNICIPAL ENGINEER.
- SPECIAL CONDITIONS OF PENNDOT HIGHWAY OCCUPANCY PERMIT MAY SUPERCEDE THIS DETAIL.

PIPE BACKFILL DETAIL
(NOT TO SCALE)



PIPE BACKFILL DETAIL
(NOT TO SCALE)

PIPE BACKFILL DETAIL
(NOT TO SCALE)

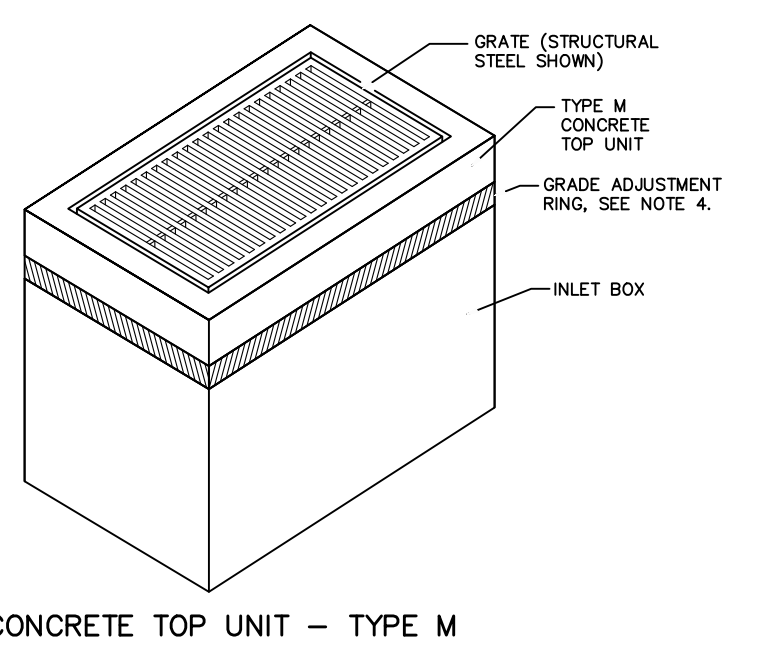


PIPE BACKFILL DETAIL
(NOT TO SCALE)

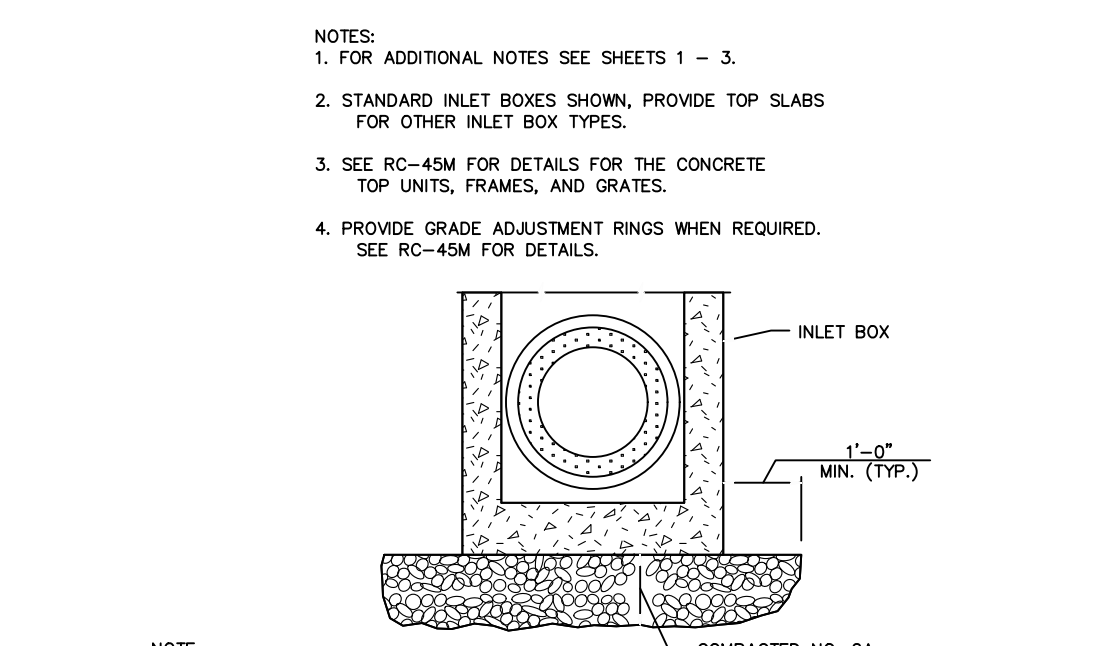
PRELIMINARY / FINAL PLANS

DATE:	SCALE:
OCTOBER 30, 2020	AS NOTED
DESIGNED BY: LSM	DRAWN BY: LDM
CHECKED BY: SDC	DATE: 1-18-2022
DATE: 7-30-2021	DATE: 7-30-2021
DATE: 19-06-NBR	DATE: 19-06-NBR

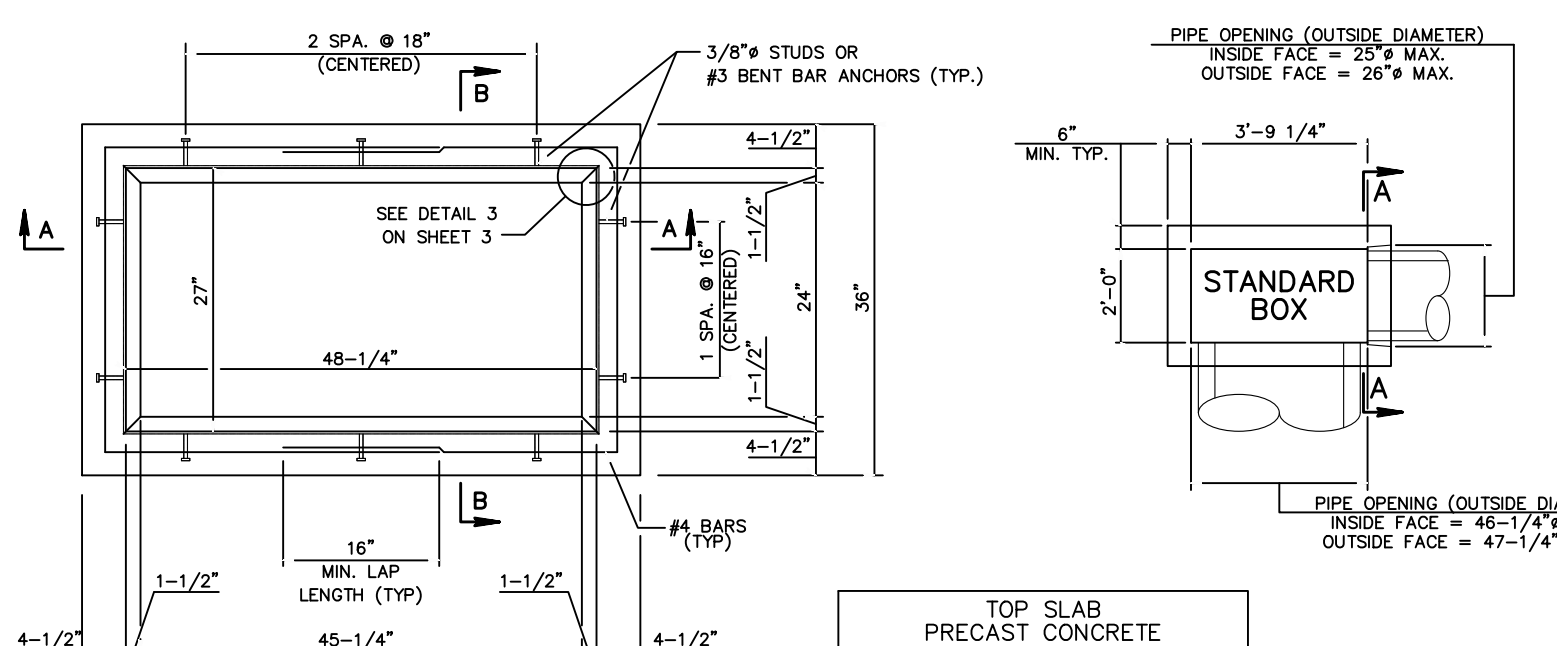
Van Cleaf ENGINEERING ASSOCIATES
Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture
501 NORTH MAIN STREET, DOYLESTOWN, PA 18021
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (215) 345-1876 FAX: (215) 345-1730
CONSTRUCTION DETAILS
FOR
D'ALESSIO TRACT
TMP 26-004-005
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



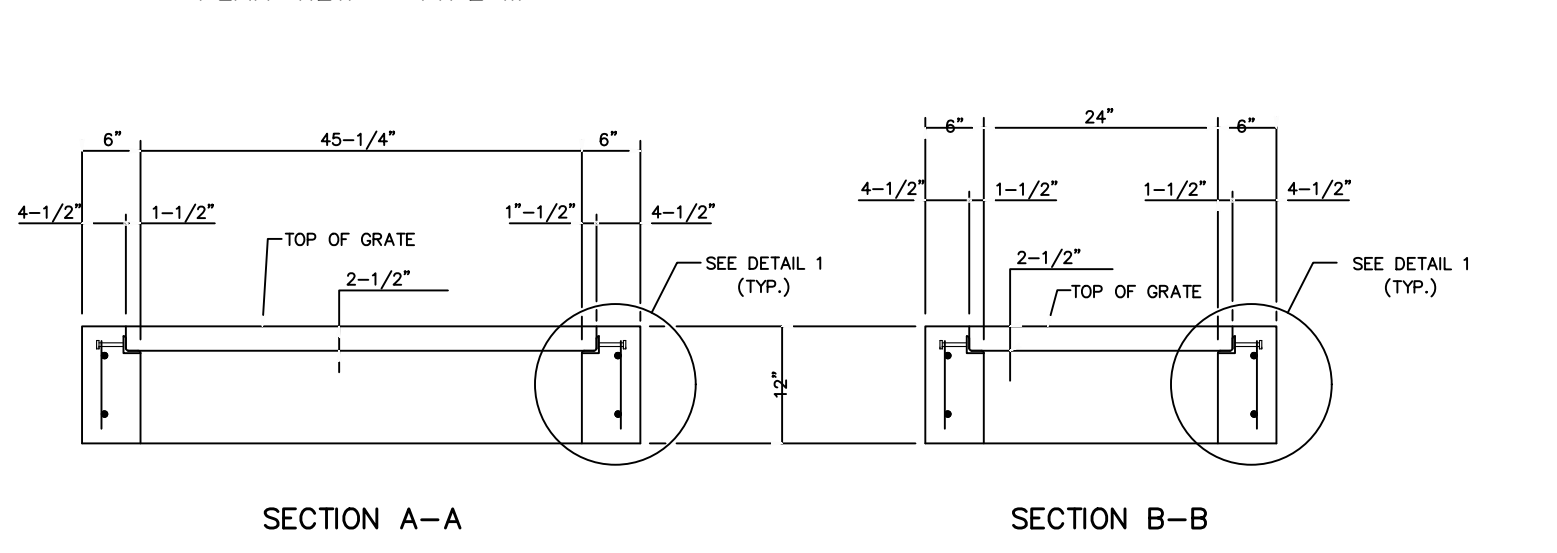
CONCRETE TOP UNIT - TYPE M INLET BOXES
(NOT TO SCALE)



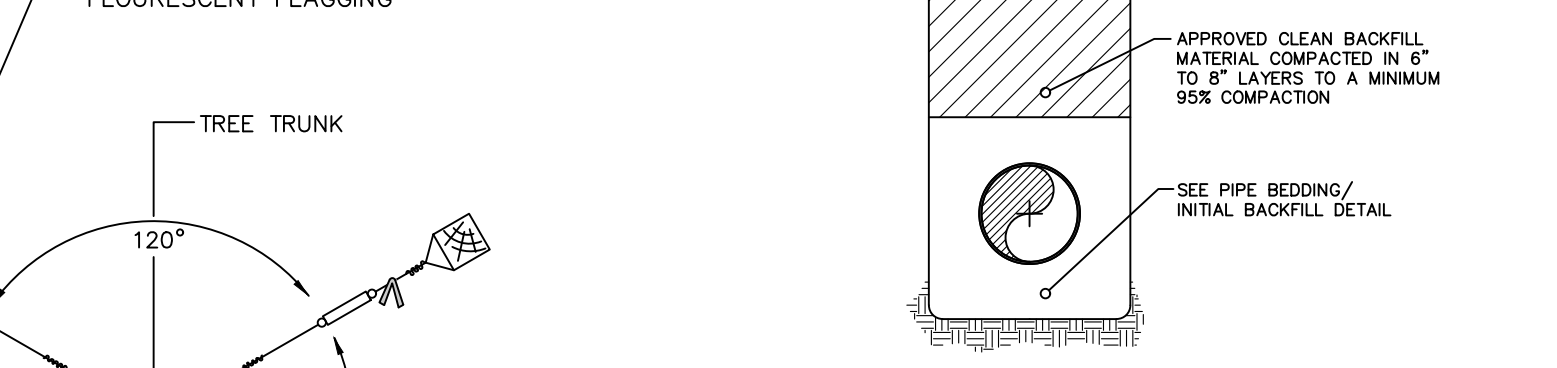
INLET BOX SUBBASE PREPARATION DETAIL
(SEE FIELD CONSTRUCTION NOTES ON SHEET 1) (NOT TO SCALE)



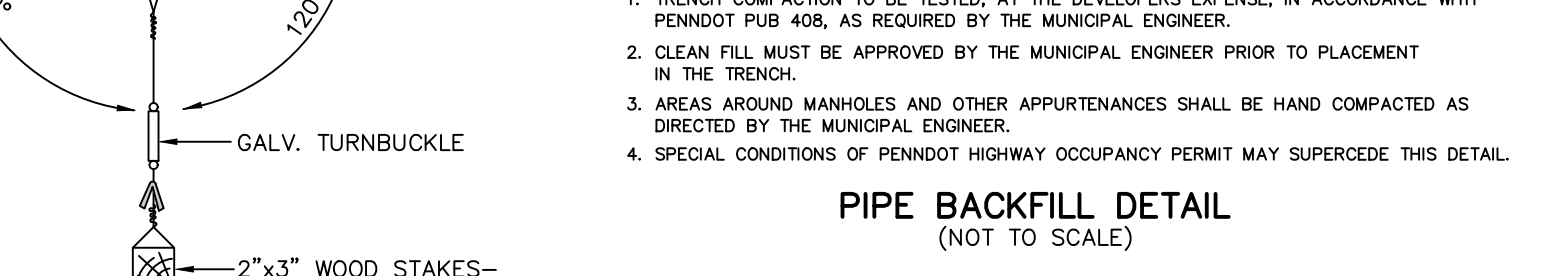
STANDARD PIPE BEDDING
(NOT TO SCALE)



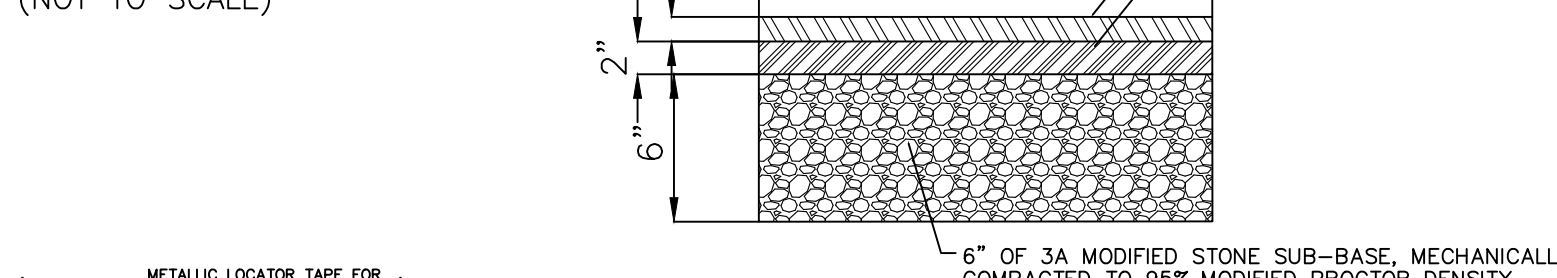
TOP SLAB WITH KEYPED JOINT
TOP SLAB WITH SHIPLAP JOINT (PRECAST ONLY)
(ADDITIONAL REINFORCEMENT NOT SHOWN)



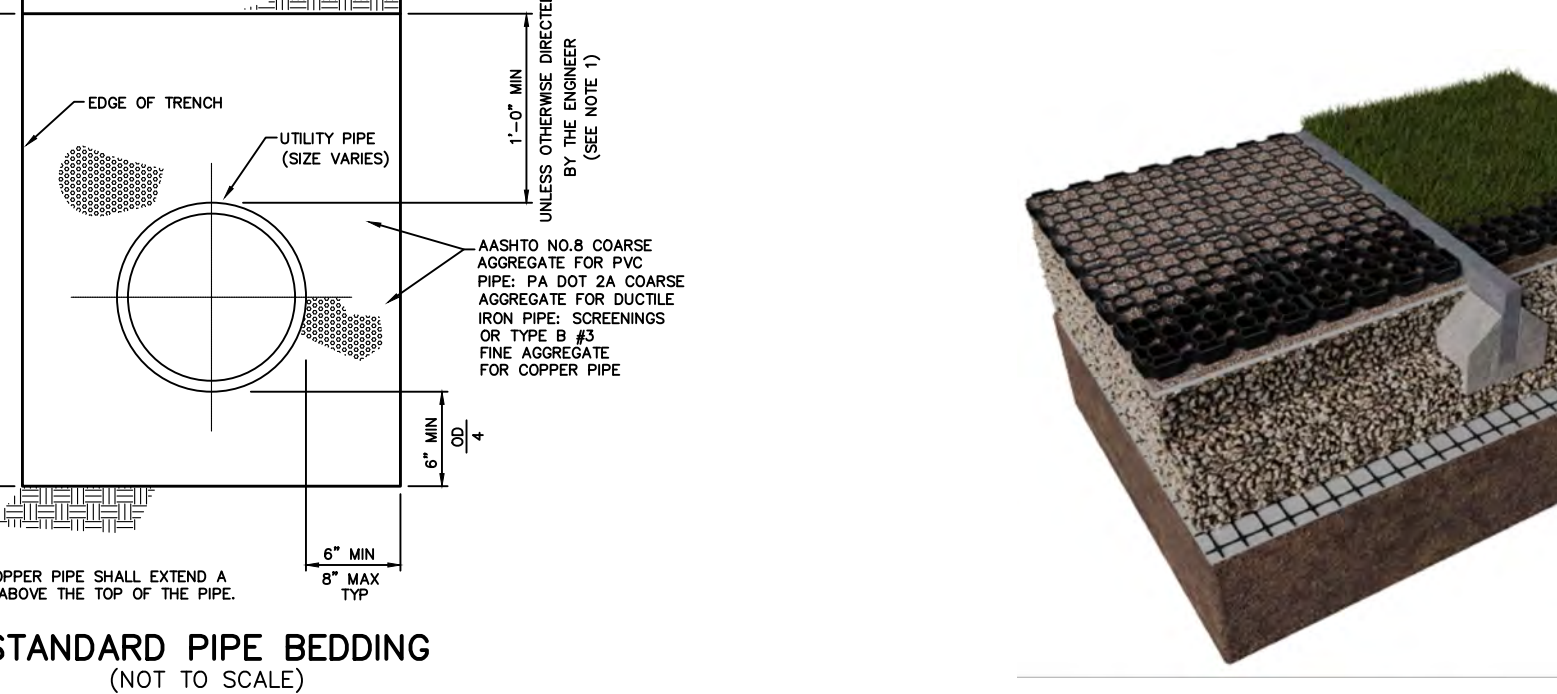
SECTION A-A
SECTION B-B



SECTION C-C
SECTION D-D



STRUCTURAL STEEL GRATE BICYCLE SAFE
(NOT TO SCALE)



ROOF DOWNSPOUT TO STORM SEWER CONNECTION (LOT #2 ONLY)
(NOT TO SCALE)

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