

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 CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	STORM PIPE
	4\"/>
	DOUBLE YELLOW PAINT LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION

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: 12/13/2021
 ONE CALL SYSTEM SERIAL NUMBER: 20213472396

PA1 SYSTEM, INC.
1-800-242-1776
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@WBRTAINTOWNSHIP.ORG
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 WYNDLEIGH, PA 18974 CONTACT: KATHIE BROWN EMAIL: Ryan.Lumbatis@comcast.com
PECO ENERGY C/O/ USIC 450 S HENDERSON ROAD SUITE B KING OF PRUSSIA, PA 19406 CONTACT: NIKKIA SIMPKINS EMAIL: NIKKIASIMPKINS@USICLLC.COM	TEXAS EASTERN/SPECTRA SUITE 400 2601 MARKET PLACE HARRISBURG, PA 17110 CONTACT: RYAN LUMBATIS EMAIL: Ryan.Lumbatis@entbridge.com
NORTH PENN WATER AUTHORITY 300 FORTY FOOT ROAD LANSDALE, PA 19446 CONTACT: STEVE FRETZ EMAIL: sfretz@npsa.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

MANAGER: KIM M. FASNACHT		DESIGN BY: KMF		DATE: 12/13/2021	
CLIENT: 101 INDEPENDENCE LANE ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		FOR RETIEW ASSOCIATES BY: [Blank]		DATE: 12/13/2021	
SCALE: 1"=40' 0 20' 40' 80' 120'		REVISIONS: 2 08/19/22 PER BCDD AND TWP COMMENT LETTERS 1 07/14/22 PER CHESA REVIEW		NO.: 111902019	
REVIEW ASSOCIATES, INC. 207 PARK AVENUE CHALFONT, PA 18914 CONTACT: RYAN CRESSMAN EMAIL: RCRESSMAN@WBRTAINTOWNSHIP.ORG		BUCKS COUNTY, PA NEW BRITAIN TOWNSHIP		DATE: 6/9/2022	
EXISTING CONDITIONS/DEMOLITION PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 141 INDEPENDENCE LANE		DATE: 6/9/2022		SHEET NO.: 2 OF 25	
DWG. NO.: 111902019		NOT FOR CONSTRUCTION/NOT FOR BIDDING		DATE: 6/9/2022	



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	FENCE LINE
	WATER LINE
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	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
	4" WHITE PAINT LINE
	4" DOUBLE YELLOW PAINT LINE
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	SOIL TYPE BOUNDARY LINE
	SOIL TYPE DESIGNATION

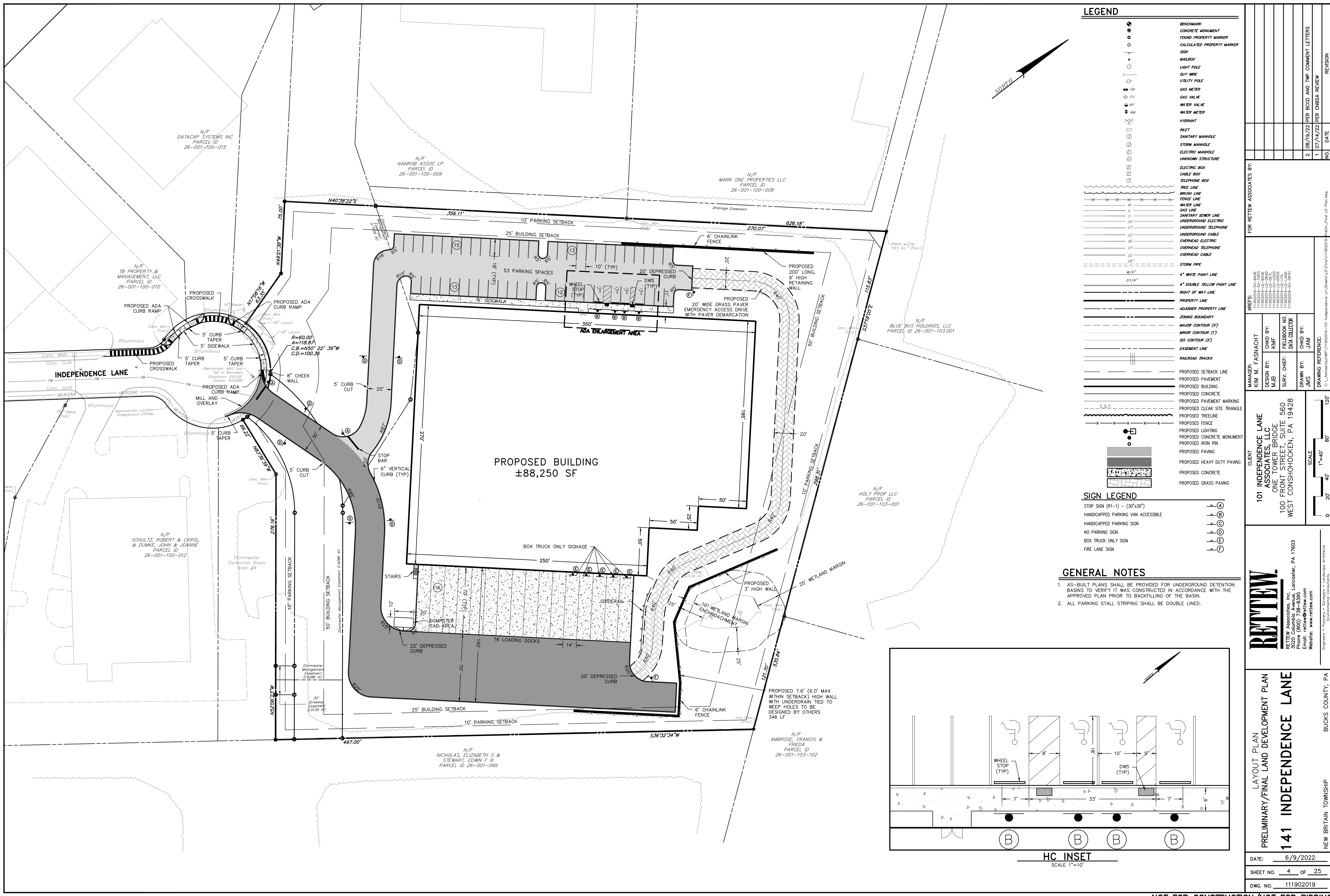
SOILS CLASSIFICATION

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 BbB: READINGTON SILT LOAM, 3 TO 8 PERCENT SLOPES
 BbC: REAVILLE CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES

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 - DESIGNATED USE: WARM WATER FISHES (WWF) AND MIGRATORY FISH (MF)
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MANAGER: KIM M. FASNACHT		CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		SCALE
DESIGN BY: MJB		FOR RETTEW ASSOCIATES BY:		
SURV. CHIEF: FELDBROOK NO. DATA COLLECTOR		CHD BY: JAM		DRAWING REFERENCE: C:\Retnew\Drawings\111902019-101 Independence Ln\Sheet\111902019-101-Plan.dwg
DATE: 6/9/2022		NO. DATE 1 07/14/22 2 08/19/22 PER BCCD AND TWP COMMENT LETTERS 1 07/14/22 PER CHESA REVIEW		
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 141 INDEPENDENCE LANE NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA		RETTREW RETTEW Associates, Inc. Lancaster, PA 17603 Phone (610) 738-8995 Email: retnew@rettew.com Website: www.rettew.com <small>Engineers • Planners • Surveyors • Landscape Architects</small> <small>CONSTRUCTION CONSULTANTS</small>		
DWG. NO. 111902019		NOT FOR CONSTRUCTION/NOT FOR BIDDING		



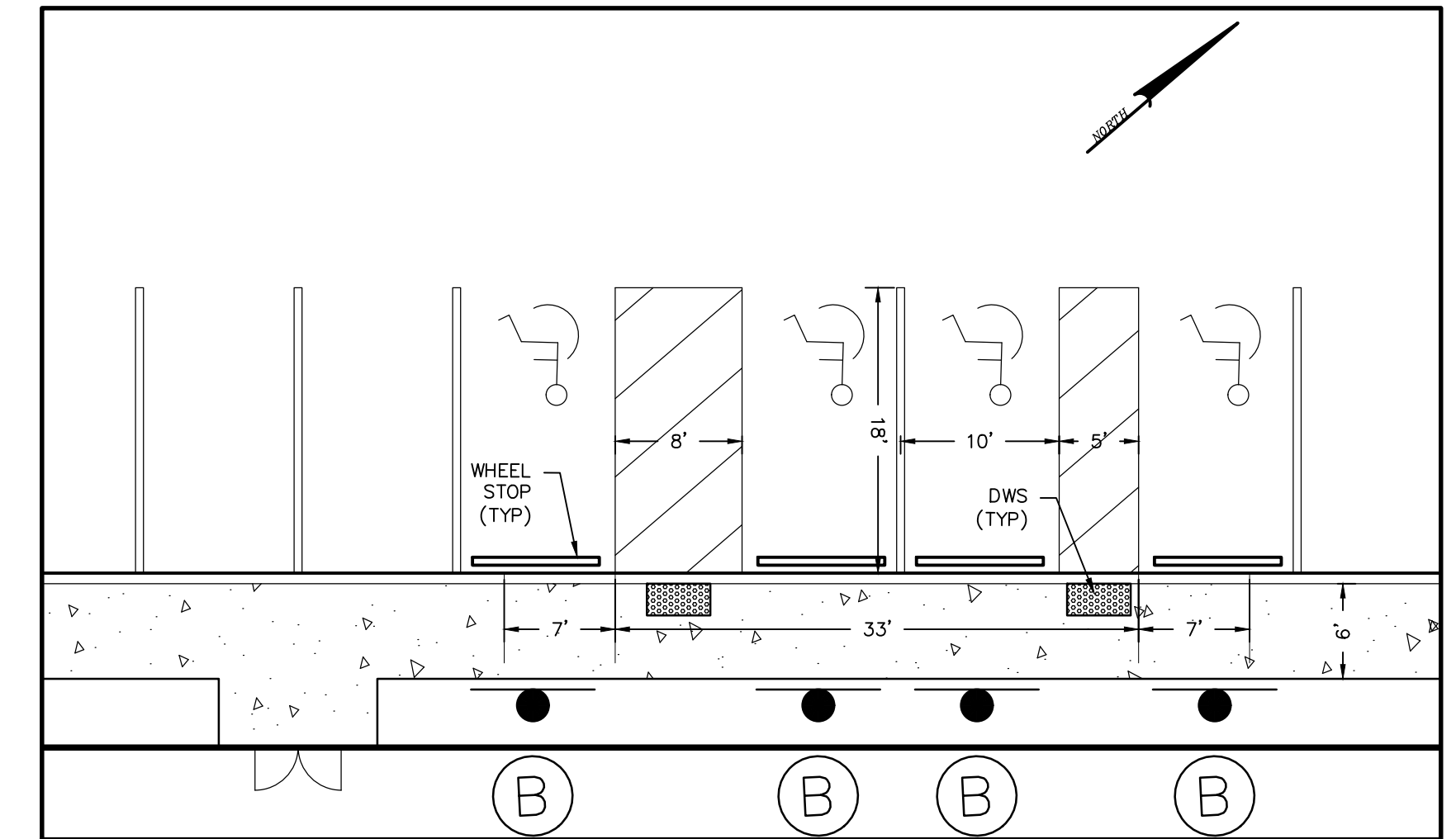
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	UTILITY POLE
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	GAS VALVE
	WATER VALVE
	WATER METER
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	INLET
	SANITARY MANHOLE
	STORM MANHOLE
	ELECTRIC MANHOLE
	UNKNOWN STRUCTURE
	ELECTRIC BOX
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUD ELECTRIC
	UNDERGROUD CABLE
	OVERHEAD ELECTRIC
	OVERHEAD CABLE
	STORM PIPE
	4\"/>
	4\"/>
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	ZONING BOUNDARY
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	GAS CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TREELINE
	PROPOSED FENCE
	PROPOSED LIGHTING
	PROPOSED CONCRETE MONUMENT
	PROPOSED IRON PIN
	PROPOSED PAVING
	PROPOSED HEAVY DUTY PAVING
	PROPOSED CONCRETE
	PROPOSED GRASS PAVING

SIGN LEGEND

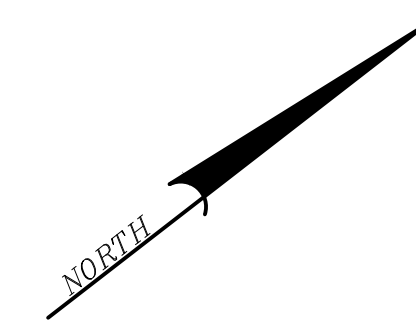
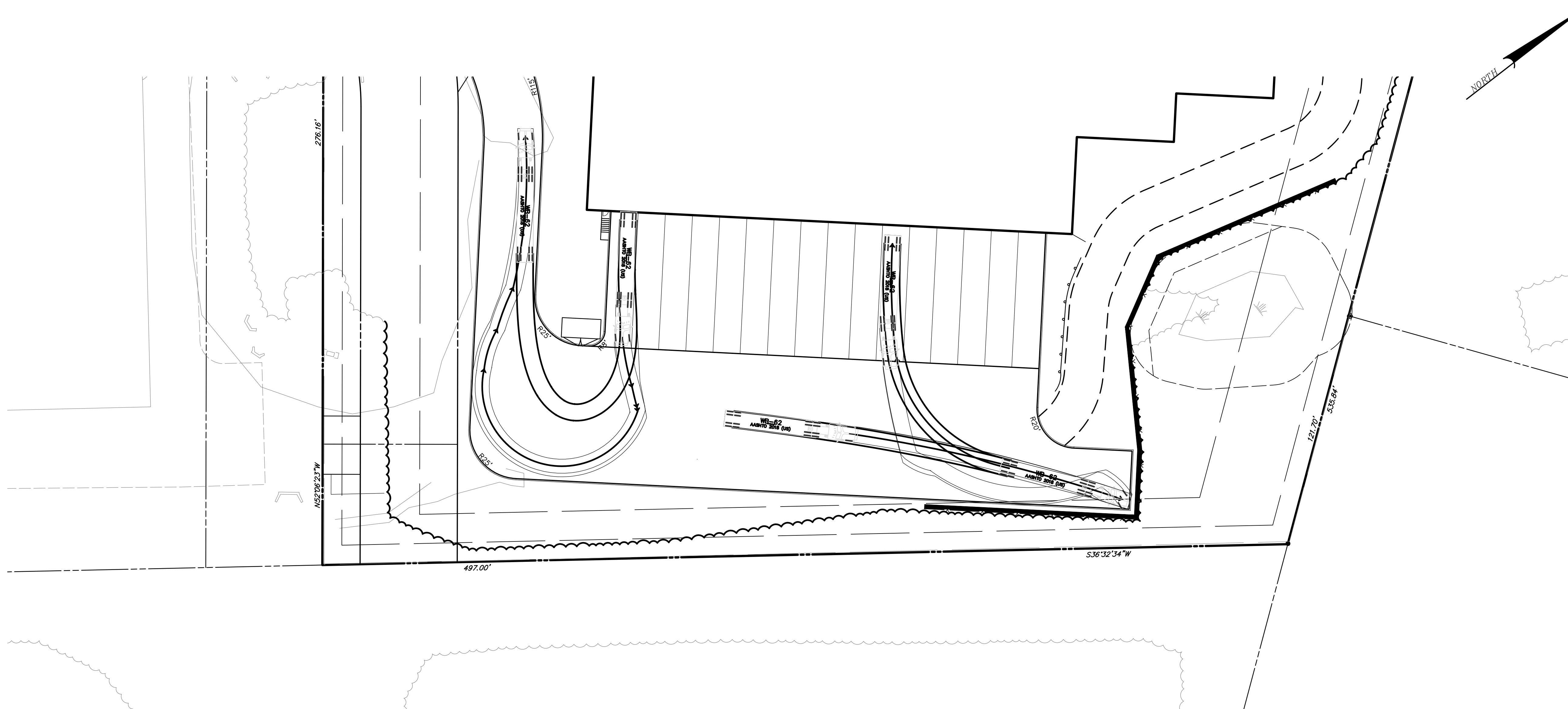
	STOP SIGN (81-1) - (30"x30")
	HANDICAPPED PARKING VAN ACCESSIBLE
	HANDICAPPED PARKING SIGN
	NO PARKING SIGN
	BOX TRUCK ONLY SIGN
	FIRE LANE SIGN

- ### GENERAL NOTES
- AS-BUILT PLANS SHALL BE PROVIDED FOR UNDERGROUND DETENTION BASINS TO VERIFY IT WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLAN PRIOR TO BACKFILLING OF THE BASIN.
 - ALL PARKING STALL STRIPING SHALL BE DOUBLE LINED.



HC INSET
SCALE 1"=10'

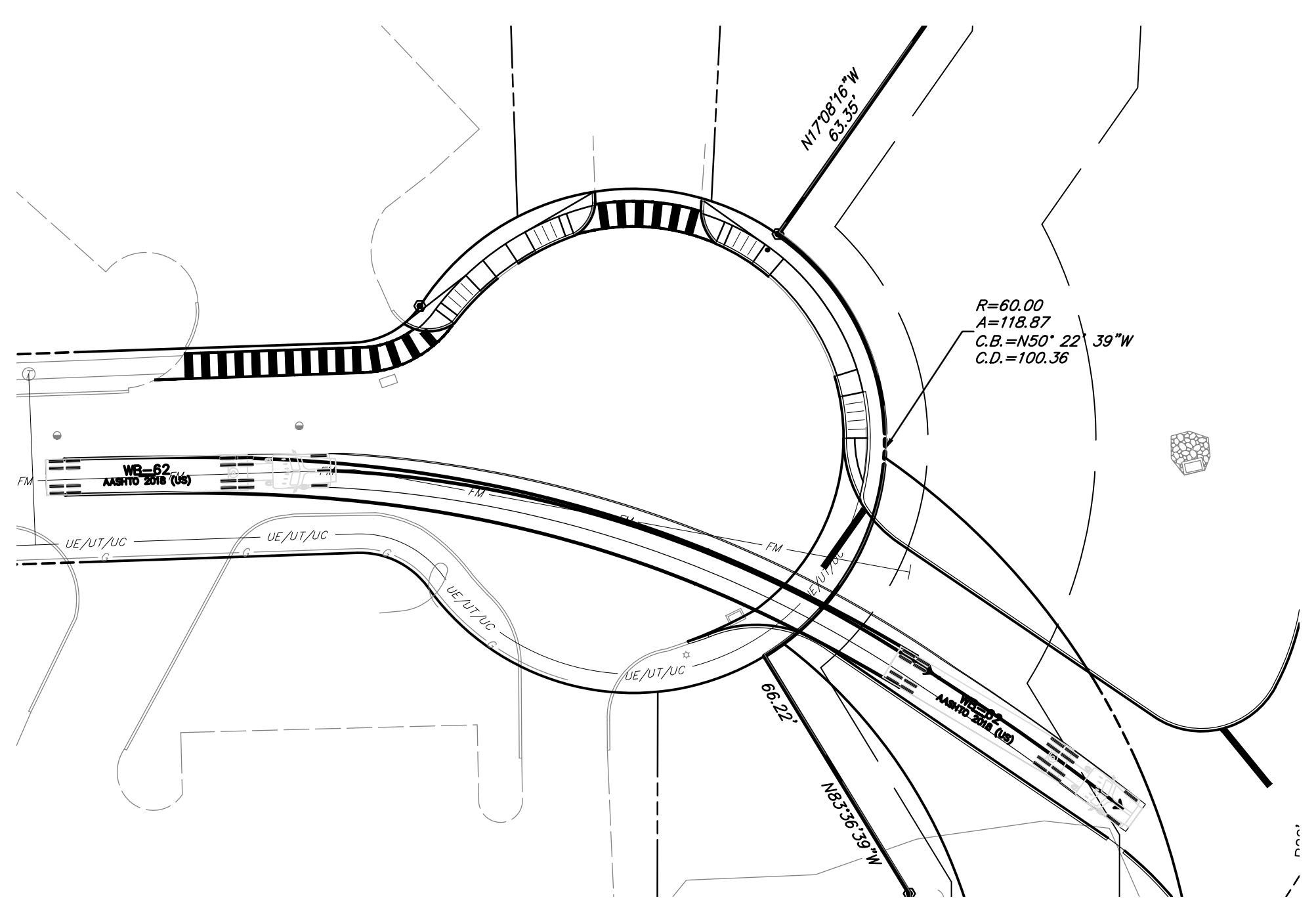
<p>FOR REVIEW ASSOCIATES BY:</p> <p>MANAGER: KIM M. FASNAUGHT DESIGN BY: KMF SURV. CHIEF: JAM DRAWN BY: JAM</p> <p>CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428</p> <p>DATE: 6/9/2022</p> <p>SHEET NO. 4 OF 25</p> <p>DWG. NO. 111902019</p>	<p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td>1</td><td>07/14/22</td><td>PER CHESA REVIEW</td></tr> <tr><td>2</td><td>08/19/22</td><td>PER BCCD AND TWP COMMENT LETTERS</td></tr> </table> <p>DRAWING REFERENCE: C:\retnew\111902019-101 Independence Ln\Sheet\111902019-101-Plan.dwg</p> <p>SCALE: 1"=40'</p> <p>BUCKS COUNTY, PA NEW BRITAIN TOWNSHIP</p>	NO.	DATE	REVISION	1	07/14/22	PER CHESA REVIEW	2	08/19/22	PER BCCD AND TWP COMMENT LETTERS
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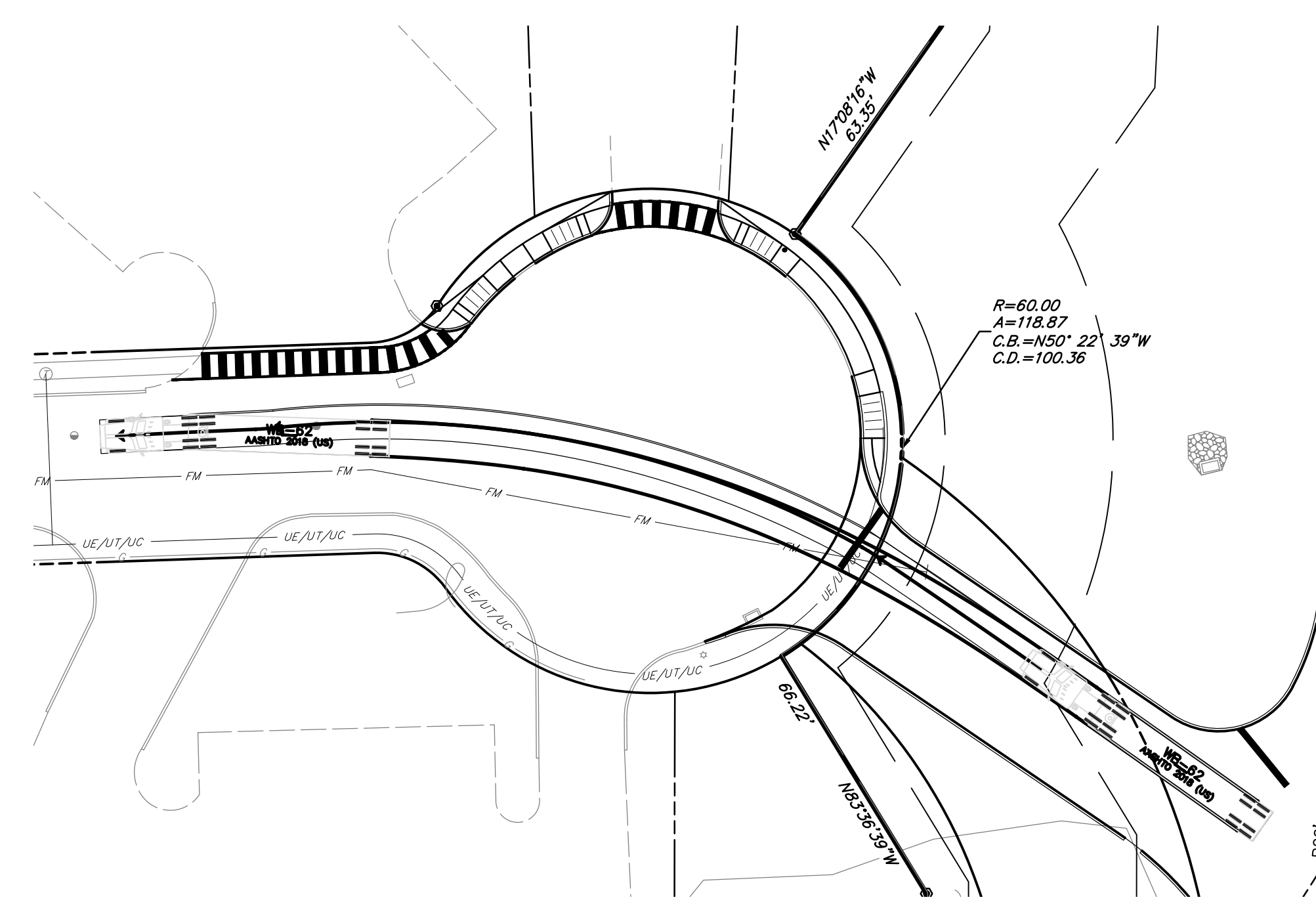
LEGEND

	TREE LINE
	FENCE LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	ZONING BOUNDARY
	EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TREELINE
	PROPOSED FENCE

WB-62 TRUCK TURNING MOVEMENTS
SCALE - 1"=30'



WB-62 TRUCK TURNING MOVEMENTS (ENTERING)
SCALE - 1"=30'



WB-62 TRUCK TURNING MOVEMENTS (EXITING)
SCALE - 1"=30'

NO.	DATE	REVISION
1	07/14/22	PER CHESA REVIEW
2	08/19/22	PER BCCD AND TWP COMMENT LETTERS

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNACHT
 DESIGN BY: KMF
 SURV. CHIEF: FELBROCK NO. DATA COLLECTOR
 DRAWN BY: JMS
 CHECKED BY: JAM

DRAWING REFERENCE:
 C:\Retnew\Drawings\111902019-101_Independence Ln\Sheet's\LD\Final\LD_Plan.dwg

CLIENT
101 INDEPENDENCE LANE ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

SCALE
 0 15' 30' 60' 90'

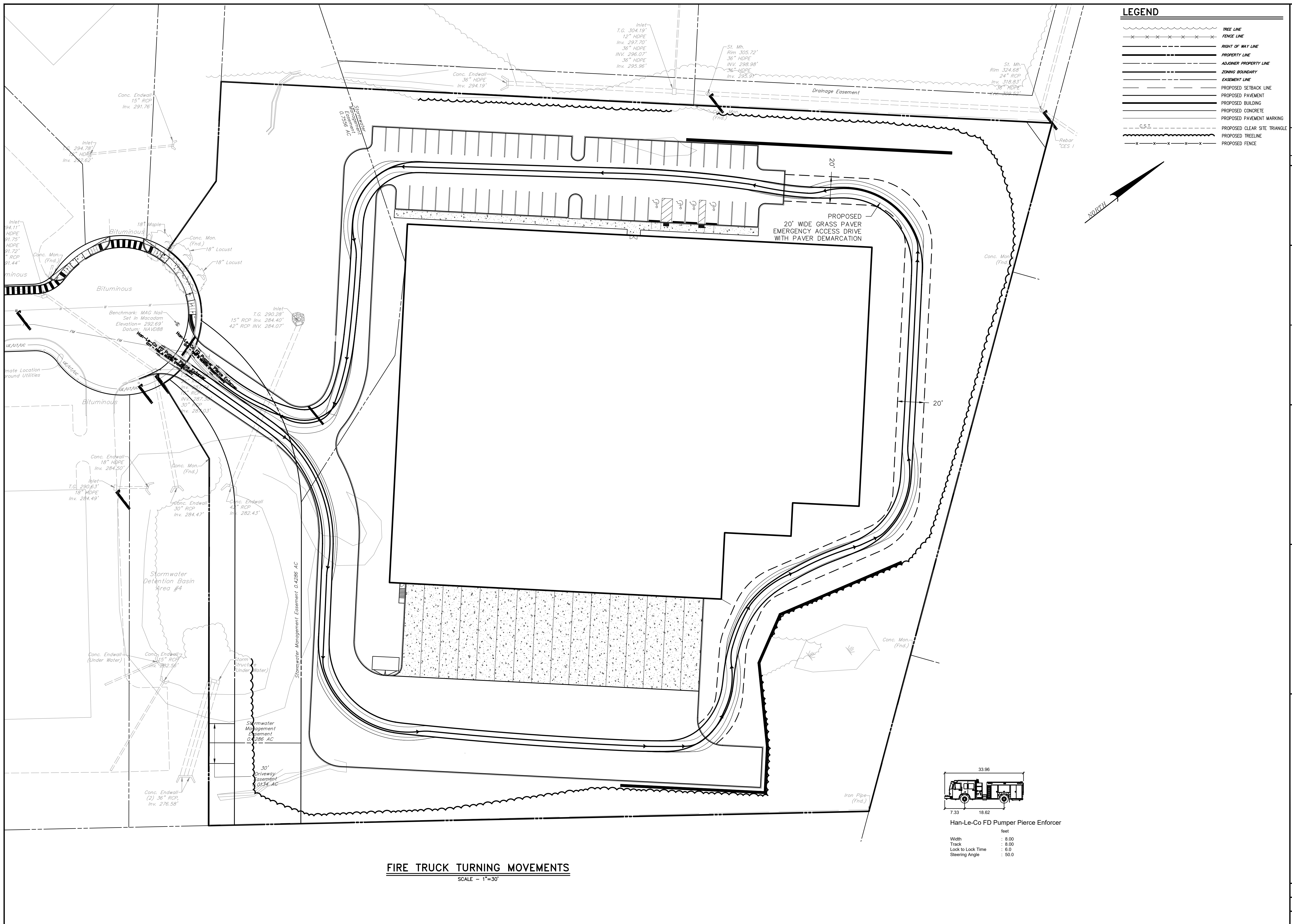
RETTEW
 RETTEW Associates, Inc. Lancaster, PA 17603
 Phone: (610) 738-8395
 Email: rettew@rettew.com
 Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
 2000 W. MARKET STREET, SUITE 200, LANCASTER, PA 17602

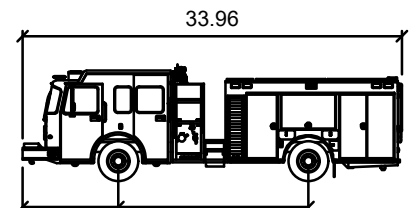
TRUCK TURNING MOVEMENTS
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

141 INDEPENDENCE LANE
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

DATE: 6/9/2022
 SHEET NO. 5 OF 25
 DWG. NO. 111902019



FIRE TRUCK TURNING MOVEMENTS
SCALE - 1"=30'

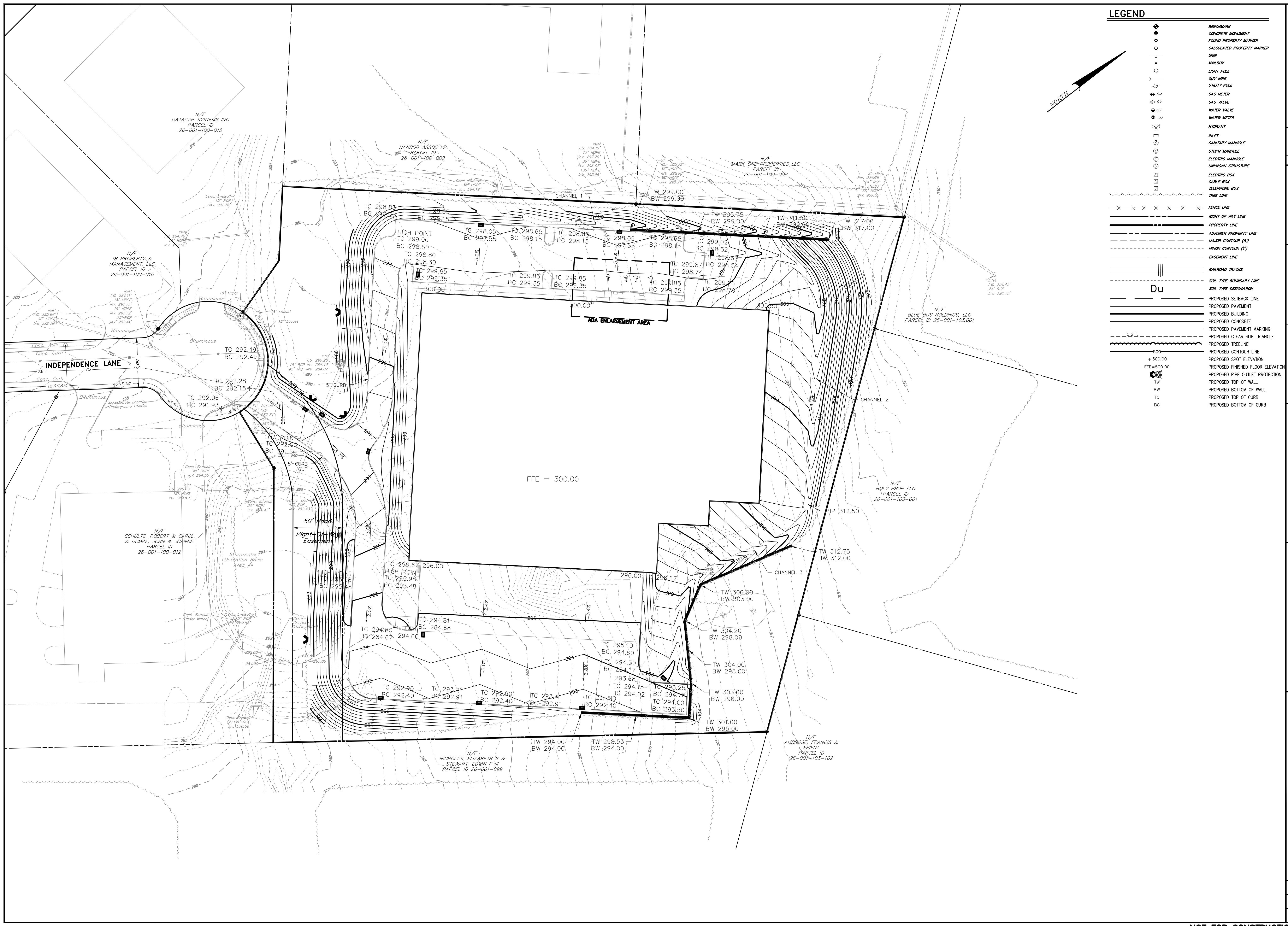


Han-Le-Co FD Pumper Pierce Enforcer
 Width : 8.00
 Track : 8.00
 Lock to Lock Time : 6.0
 Steering Angle : 50.0

LEGEND

	TREE LINE
	FENCE LINE
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	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TREE LINE
	PROPOSED FENCE

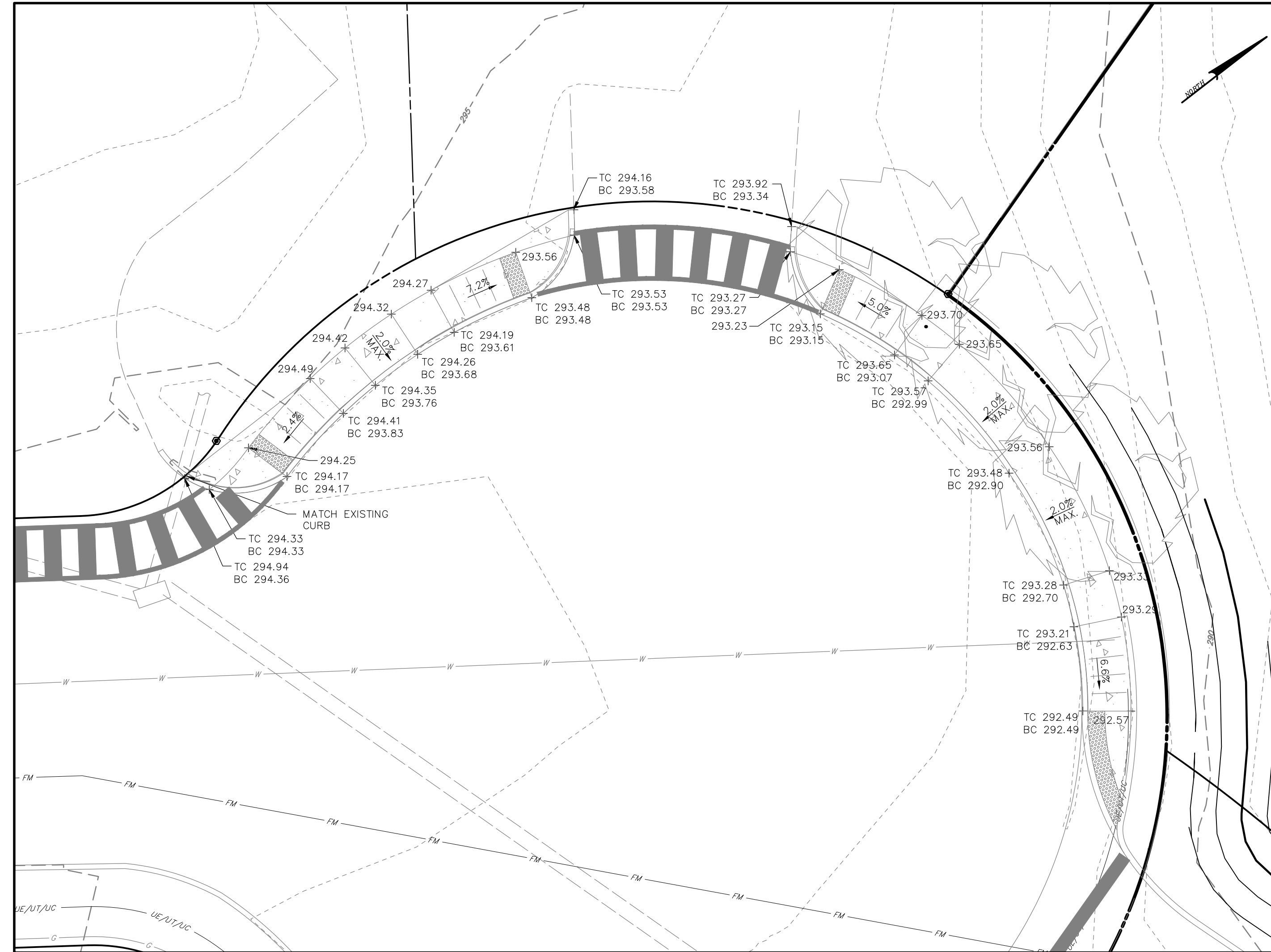
<p>CLIENT 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428</p>	<p>MANAGER: KIM M. FASNACHT</p> <p>DESIGN BY: KMF</p> <p>SURV. CHIEF: FIELDWORK NO. DATA COLLECTOR</p> <p>DRAWN BY: JMS</p>	<p>FOR RETNEW ASSOCIATES BY:</p> <p>DRAWING REFERENCE: C:\Retnew\Drawings\111902019-101 Independence Ln\Drawings\111902019-101-Plan.dwg</p>	<p>FILES: 111902019-SV-BASE 111902019-SV-TOPO 111902019-LD-0040 111902019-SV-0525 111902019-LD-0176 111902019-SV-0525 111902019-SV-0525 111902019-SV-0525</p>	<p>DATE: 6/9/2022</p> <p>SHEET NO. 8 OF 25</p> <p>DWG. NO. 111902019</p>	<p>BUCKS COUNTY, PA</p> <p>NEW BRITAIN TOWNSHIP</p>
<p>141 INDEPENDENCE LANE</p>					
<p>RETNEW Engineers • Planners • Surveyors • Landscape Architects RETNEW Associates, Inc. Lancaster, PA 17603 Phone: (610) 738-8955 Email: retnew@retnew.com Website: www.retnew.com</p>					
<p>FIRE TRUCK TURNING MOVEMENTS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN</p>					
<p>NOT FOR CONSTRUCTION/NOT FOR BIDDING</p>					



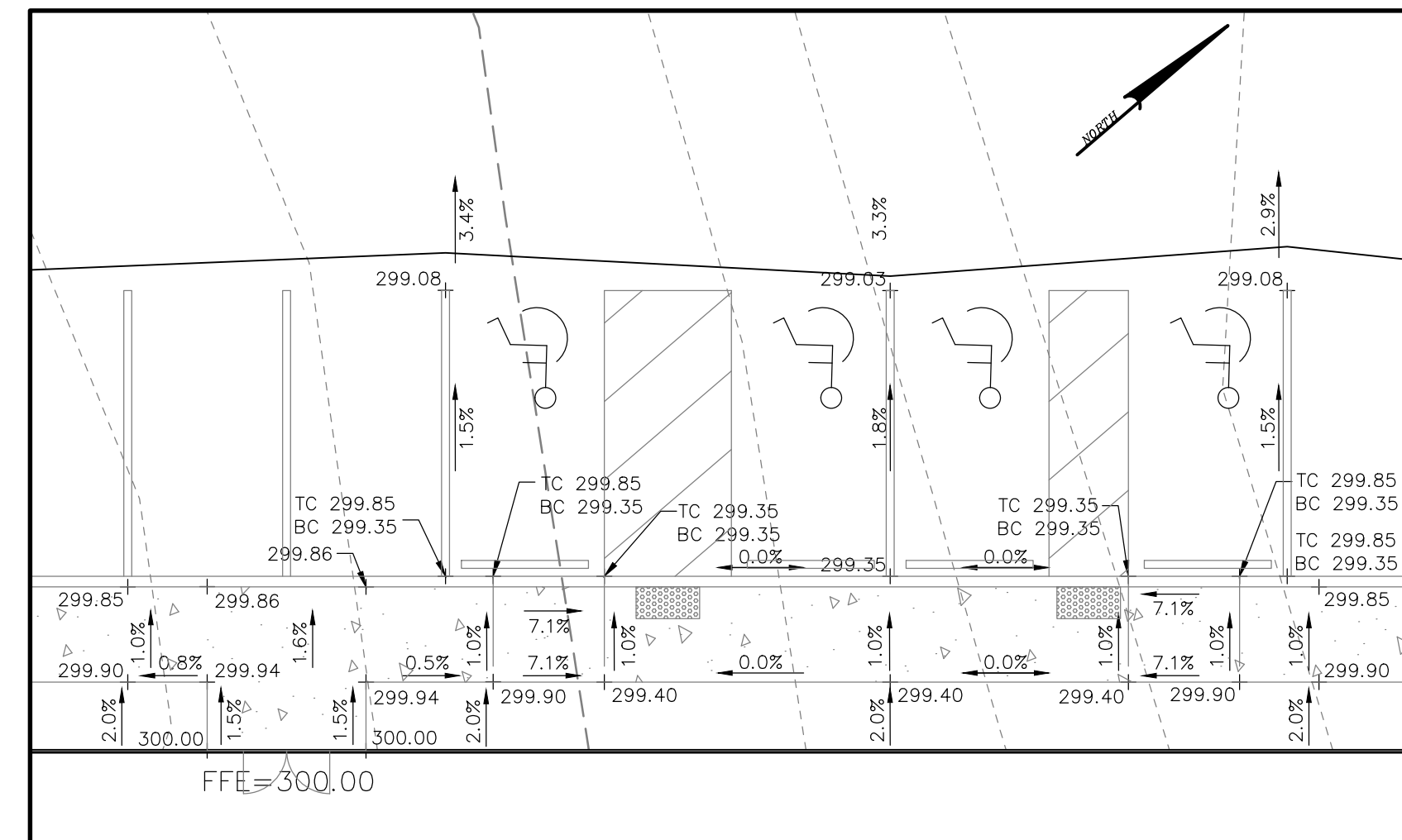
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	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TRESTLE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION
	PROPOSED TOP OF WALL
	PROPOSED BOTTOM OF WALL
	PROPOSED TOP OF CURB
	PROPOSED BOTTOM OF CURB

FOR RETNEW ASSOCIATES BY:																																			
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> RETNEW RETNEW Associates, Inc. Lancaster, PA 17603 Phone: (610) 738-8955 Email: retnew@retnew.com Website: www.retnew.com </td> <td style="width: 50%; text-align: center;"> Engineers • Planners • Surveyors • Landscape Architects 2000 W. Chester Pike, Suite 200 Chester, PA 19380 </td> </tr> </table>								 RETNEW RETNEW Associates, Inc. Lancaster, PA 17603 Phone: (610) 738-8955 Email: retnew@retnew.com Website: www.retnew.com	Engineers • Planners • Surveyors • Landscape Architects 2000 W. Chester Pike, Suite 200 Chester, PA 19380																										
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GRADING PLAN	BUCKS COUNTY, PA																																		
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141 INDEPENDENCE LANE																																			
NEW BRITAIN TOWNSHIP																																			



CROSSWALKS INSET
SCALE 1"=10'



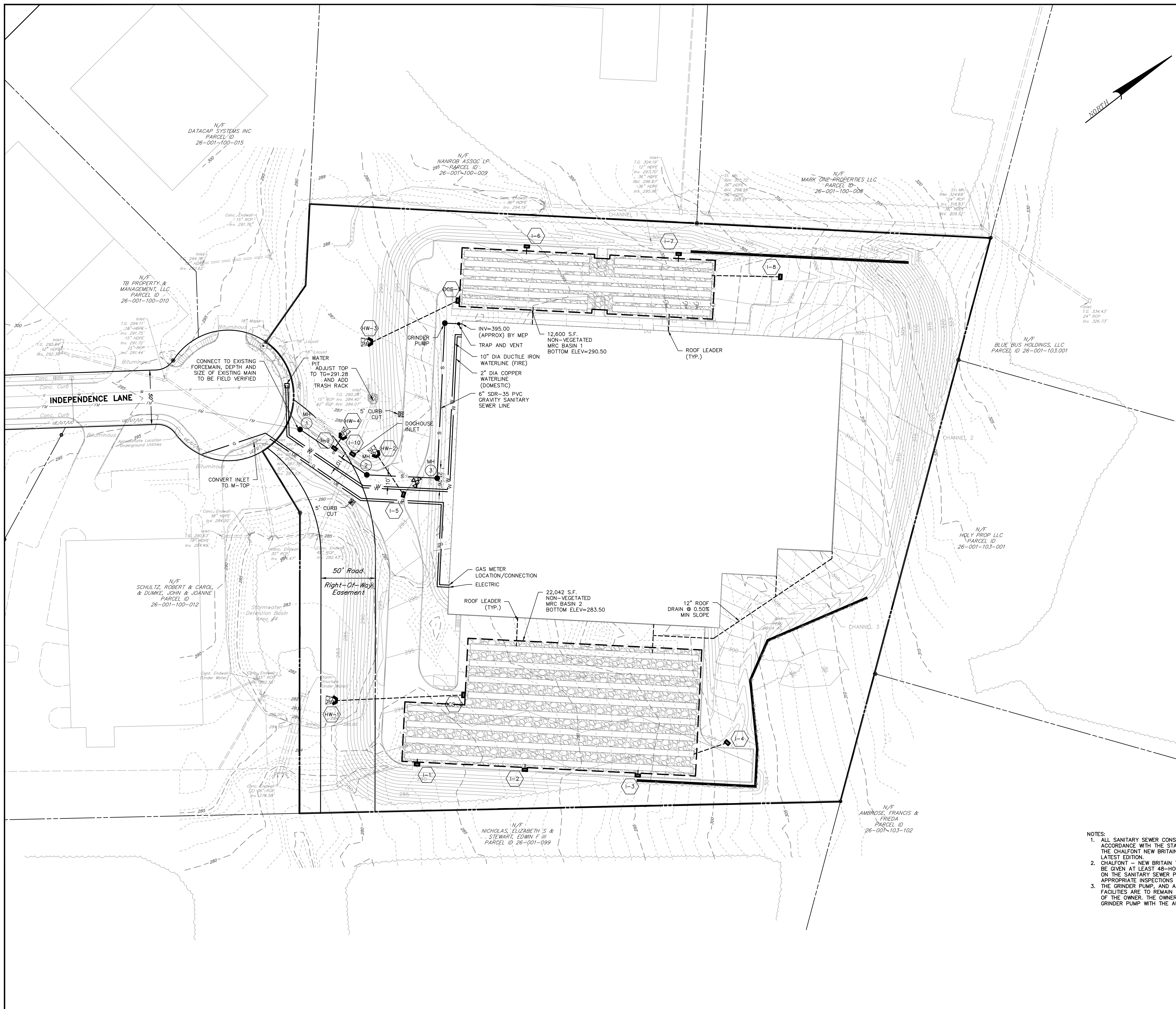
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SCALE 1"=10'

LEGEND	
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	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
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	FENCE LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	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 TRELISLINE
	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

NOTES

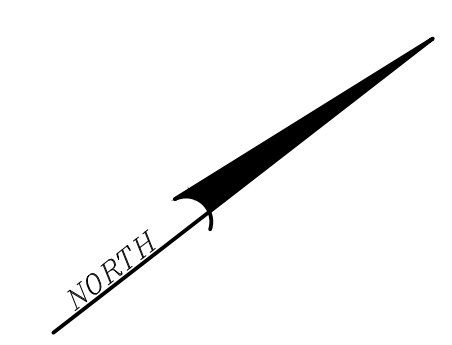
1. TOP CURB ELEVATIONS TO BE FIELD VERIFIED.
2. WHERE EXISTING CURB IS TO REMAIN, MATCH PROPOSED SIDEWALK WITH TOP OF CURB ELEVATION.

CLIENT 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		MANAGER: KIM M. FASNACHT DESIGN BY: KMF SURV. CHIEF: DATA COLLECTOR DRAWN BY: JAM		DRAWING REFERENCE: 111902019-01 Independence Ln\Shwets\LD\Final\LD_Plan.dwg	
CLIENT 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		FOR RETTEW ASSOCIATES BY:		DATE 1 07/14/22 2 08/19/22 PER BCDD AND TWP COMMENT LETTERS	
GRADING ENLARGEMENT PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 141 INDEPENDENCE LANE NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA		RETTW RETTEW Associates, Inc. Lancaster, PA 17603 Phone (610) 738-8995 Email: rettew@rettew.com Website: www.rettew.com <small>Engineers • Planners • Surveyors • Landscape Architects 2010 Pennsylvania State Road 202, P.O. Box 100, Conshohocken, PA 19380</small>		DATE: 6/9/2022 SHEET NO.: 8 of 25 DWG. NO.: 111902019	



LEGEND

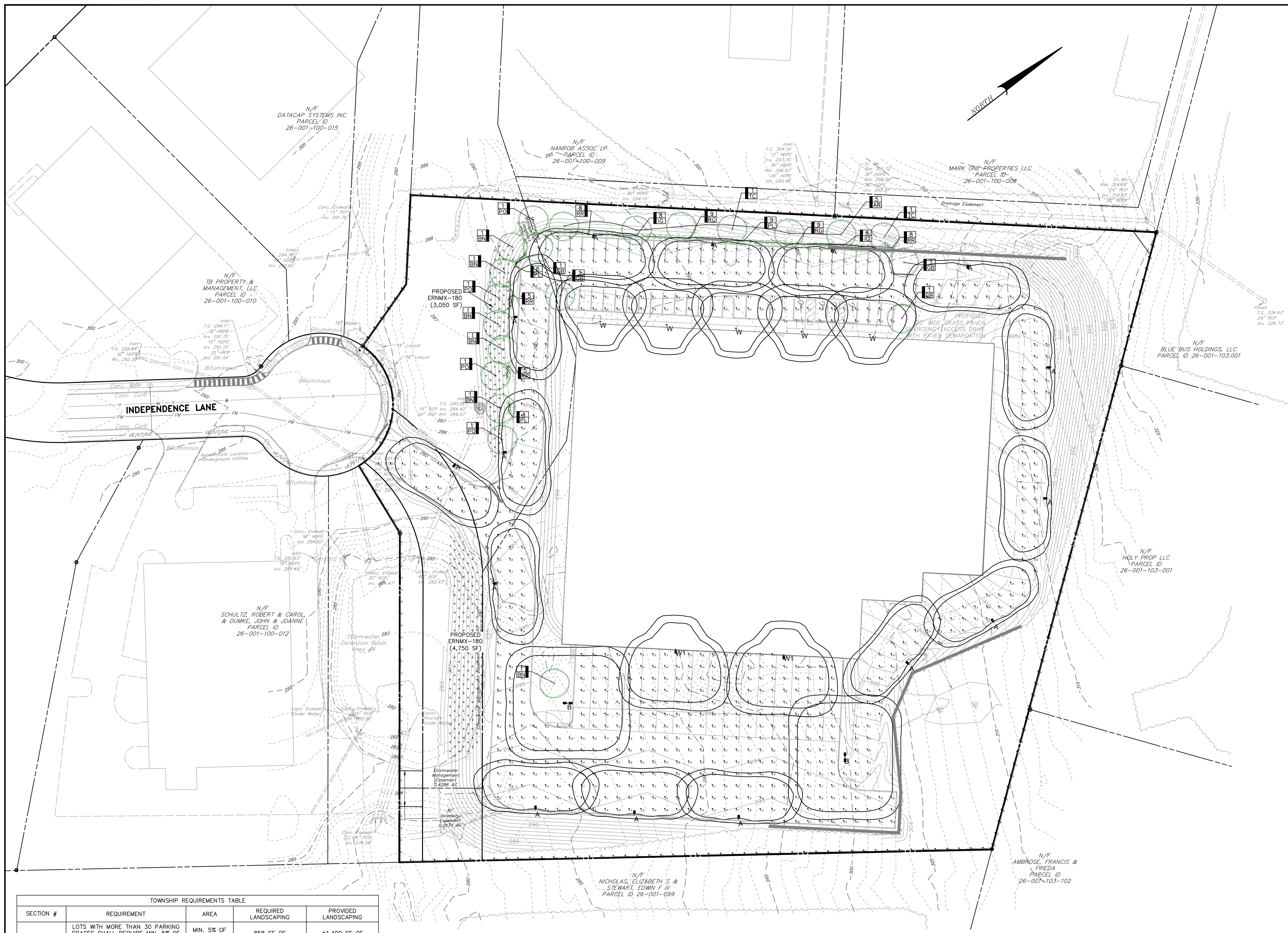
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	SIGN
	MAILBOX
	LIGHT POLE
	GUY WIRE
	UTILITY POLE
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	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED TRELINE
	PROPOSED CONTOUR LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER STRUCTURE LABEL
	PROPOSED MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM HEADWALL/ENDWALL
	PROPOSED PIPE OUTLET PROTECTION
	EXISTING STORM PIPE
	PROPOSED STORM STRUCTURE LABEL



- NOTES:**
- ALL SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS OF THE CHALFONT NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY, LATEST EDITION.
 - CHALFONT - NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY SHALL BE GIVEN AT LEAST 48-HOURS ADVANCE NOTICE OF ANY CONSTRUCTION ON THE SANITARY SEWER PORTION OF THE PROJECT SO THAT APPROPRIATE INSPECTIONS CAN BE SCHEDULED.
 - THE GRINDER PUMP, AND ALL ASSOCIATED ON-LOT SANITARY SEWER FACILITIES ARE TO REMAIN PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL ENTER INTO AN AGREEMENT FOR THE GRINDER PUMP WITH THE AUTHORITY.

<p>FOR RETTEW ASSOCIATES BY:</p> <p>MANAGER: KIM M. FASNACHT</p> <p>DESIGN BY: MJB</p> <p>SURV. CHIEF: JMS</p> <p>DRAWN BY: JAM</p>	<p>CLIENT:</p> <p>101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428</p>	<p>DATE: 6/9/2022</p> <p>SHEET NO. 9 OF 25</p> <p>DWG. NO. 111902019</p>	<p>PROJECT:</p> <p>111902019-SV-BASE 111902019-SV-020 111902019-SV-021 111902019-SV-022 111902019-SV-023 111902019-SV-024 111902019-SV-025 111902019-SV-026 111902019-SV-027 111902019-SV-028 111902019-SV-029 111902019-SV-030</p>	<p>DRAWING REFERENCE:</p> <p>C:\Retnew\Drawings\111902019-01 Independence Ln\Drawings\Final_LD_Plan.dwg</p>	<p>NO. DATE</p> <p>2 08/19/22 PER BCCD AND TWP COMMENT LETTERS</p> <p>1 07/14/22 PER CHESA REVIEW</p>
<p>RETTIEW ASSOCIATES, INC. Lancaster, PA 17603 Phone: (610) 738-8955 Email: rettew@rettew.com Website: www.rettiew.com</p>		<p>UTILITY PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 141 INDEPENDENCE LANE NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA</p>		<p>SCALE: 1"=40'</p> <p>0 20' 40' 80' 120'</p>	

NOT FOR CONSTRUCTION/NOT FOR BIDDING



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 TREE LINE
 PROPOSED DECIDUOUS TREE
 PROPOSED SHRUB
 LANDSCAPING TAG

DECIDUOUS TREE
 EVERGREEN TREE
 QUANTITY IDENTIFICATION SYMBOL
 PROPOSED LIGHT WITH FOOT CANDLE AREA

GENERAL NOTES

- THE APPLICANT IS REQUIRED TO MAINTAIN AND GUARANTEE ALL PLANT MATERIAL UNTIL THE END OF THE EIGHTEEN-MONTH MAINTENANCE PERIOD.
- MANUFACTURER CUT SHEETS FOR ALL PROPOSED LIGHTING SHALL BE PROVIDED.

FOR RETTEW ASSOCIATES BY:

NO.	DATE	REVISION
2	08/19/22	PER BCCD AND TRP COMMENT LETTERS
1	07/14/22	PER CHESA REVIEW

MANAGER: KIM M. FASNACHT
 DESIGN BY: CHD BY: KMF
 SURV. CHIEF: JAM
 DRAWN BY: JMS

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=40'

TOWNSHIP REQUIREMENTS TABLE

SECTION #	REQUIREMENT	AREA	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§27-2904.h.1.	LOTS WITH MORE THAN 30 PARKING SPACES SHALL REQUIRE MIN. 5% OF TOTAL PAVED AREA TO BE LANDSCAPED.	MIN. 5% OF PROPOSED PAVING	858 SF OF LANDSCAPE AREA	±1,400 SF OF LANDSCAPE AREA
§27-2904.h.2.	ONE DECIDUOUS TREE SHALL BE REQUIRED FOR EVERY 4,000 SF OF PAVED AREA.	17,160 SF PROPOSED PAVED AREA	5 DECIDUOUS TREES	5 DECIDUOUS TREES
§22-713.3.A.	ALL 10 FT BY 18 FT PLANTING ISLANDS SHALL CONTAIN ONE SHADED TREE.	6 PLANTING ISLANDS	6 TREES	6 TREES
§22-713.4.A.	STREET TREES SHALL BE PLANTED EVERY 30 FEET ALONG ALL EXISTING STREETS.	85 LF	3 TREES	2 EXISTING STREET TREES ALONG FRONTAGE, 1 PROVIDED ELSEWHERE
§22-713.5.B.1.	ONE EVERGREEN SHRUB SHALL BE PLANTED FOR EVERY FIVE FEET ALONG THE PERIMETER OF OFF-STREET PARKING AREAS.	APPROX. 290 LF OF PERIMETER	58 EVERGREEN SHRUBS @ 5 FT O.C.	58 EVERGREEN SHRUBS @ 5 FT O.C.
§22-713.5.B.3.	DETENTION/RETENTION BASINS REQUIRE ONE DECIDUOUS OR EVERGREEN TREE PLANTED EVERY 20 FT, PLUS ONE DECIDUOUS OR EVERGREEN SHRUB EVERY 10 FT ALONG THE BASIN PERIMETER.	EX. BASIN 1: 190 LF EX. BASIN 2: 165 LF	EX. BASIN 1: 10 TREES, 20 SHRUBS EX. BASIN 2: 9 TREES, 18 SHRUBS	EX. BASIN 1: LANDSCAPING NOT PERMITTED WITHIN RIGHT-OF-WAY EX. BASIN 2: 9 TREES, 18 SHRUBS

SHADE TREE PLANT SCHEDULE

SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AR	5	Acer rubrum 'Red Sunset'	Red Sunset Maple	MIN 3" CAL. B&B
BN	6	Betula Nigra	River Birch	MIN 3" CAL. B&B
GB	4	Ginkgo biloba (Male Only)	Maidenhair	MIN 3" CAL. B&B
PC	4	Platanus occidentalis	American Sycamore	MIN 3" CAL. B&B
TO	2	Tilia cordata	Little Leaf Linden	MIN 3" CAL. B&B

SHRUB PLANT SCHEDULE

SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
IG	16	Ilex glabra	Inkberry Holly	MIN 3' GAL CONT.; MIN 2.5' HT
PL	19	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	MIN 3' GAL CONT.; MIN 2.5' HT
RG	18	Rhododendron 'Glacier'	Glacier Azalea	MIN 3' GAL CONT.; MIN 2.5' HT
RR	26	Rhododendron 'Robles'	Rose Robles Encore Azalea	MIN 3' GAL CONT.; MIN 2.5' HT

CALCULATION SUMMARY

LABEL	CALTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL CALCS @ GRADE	ILLUMINANCE	FC	2.36	7.5	0.1	23.20	75.00
PROPERTY LINE	ILLUMINANCE	FC	0.00	0.1	0.0	NA	NA
SIDEWALK IN FRONT OF BUILDING	ILLUMINANCE	FC	3.30	5.0	1.1	3.00	4.55
FRONT LOT	ILLUMINANCE	FC	2.66	5.6	0.7	3.80	8.00
TRUCK DOCK AREA	ILLUMINANCE	FC	2.16	7.5	0.1	21.60	75.00

LUMINAIRE SCHEDULE

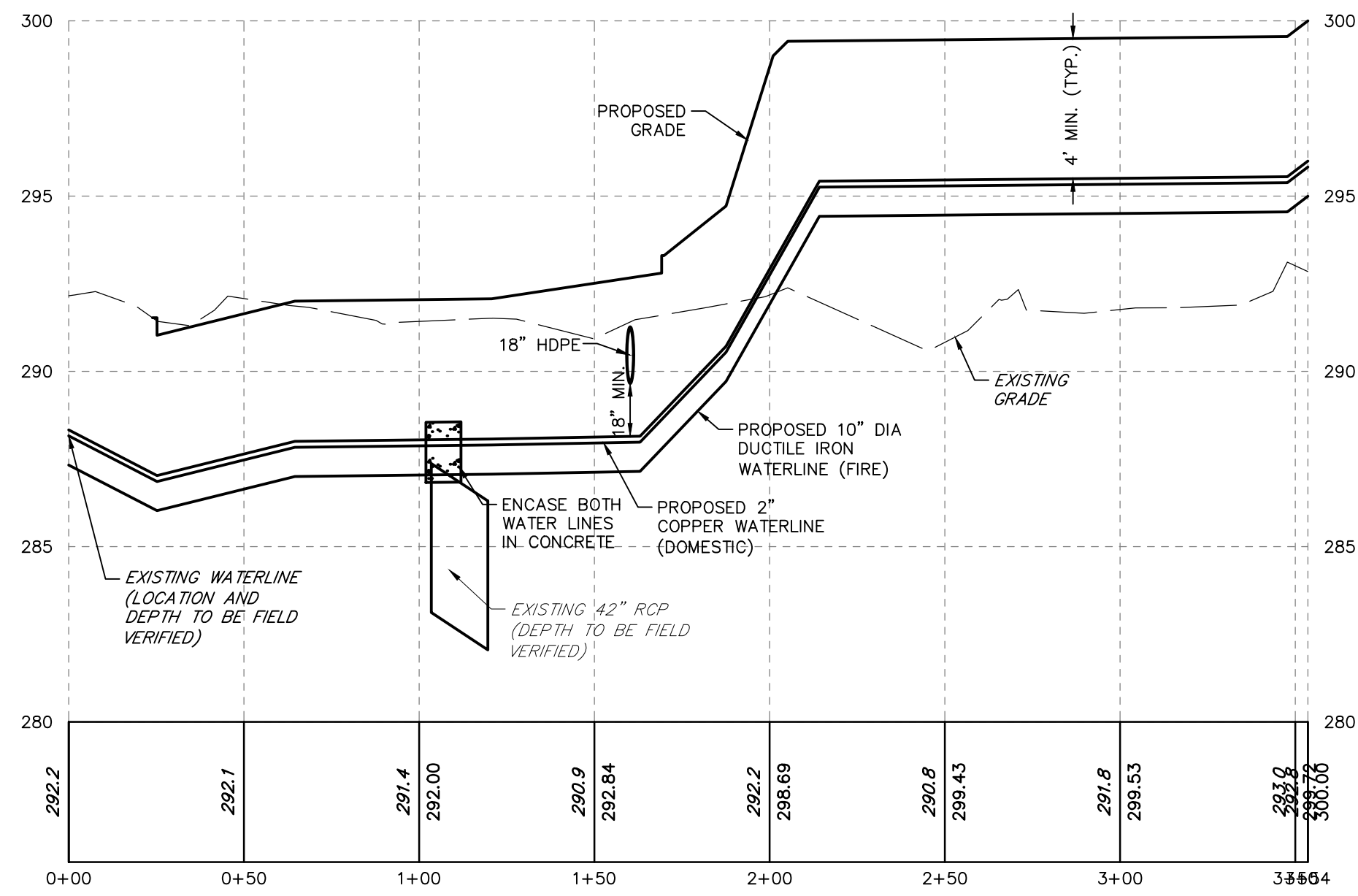
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	LLD	LDD	LLF	ARR.	LUM.	LUMENS	ARR.	WATTS
■	15	A	SINGLE	MRS-LED-15L-SIL-3-50-70CRI-IL-SINGLE-20" MH	1,000	1,000	0.950		10196			111
■	2	B	D180°	MRS-LED-15L-SIL-FT-50-70CRI-D180-20" MH	1,000	1,000	0.950		29224			222
■	5	W	SINGLE	YIM-FT-LED-08L-50-15" MH	1,000	1,000	0.980		8465			64
■	2	W1	SINGLE	MRS-LED-15L-SIL-FT-50-70CRI-WALL MOUNT@20"MH	1,000	1,000	0.950		14612			111

RETTEW ASSOCIATES, INC. • 17603 LANCASTER, PA 17603
 Phone: (800) 738-8995
 Email: rettew@rettew.com
 Website: www.rettew.com

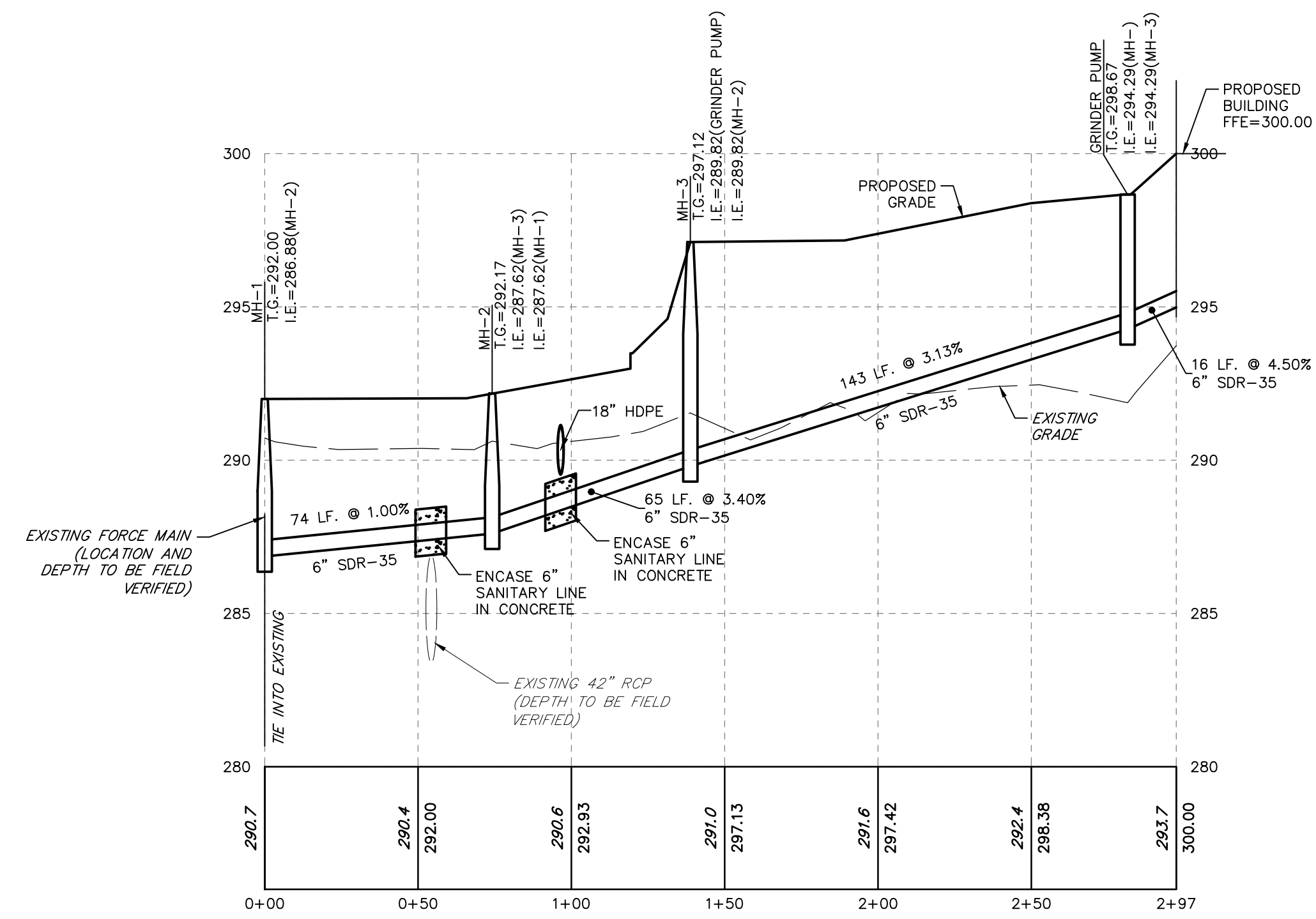
Engineers • Planners • Surveyors • Landscape Architects
 Environmental Scientists

LANDSCAPE & LIGHTING PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
141 INDEPENDENCE LANE
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

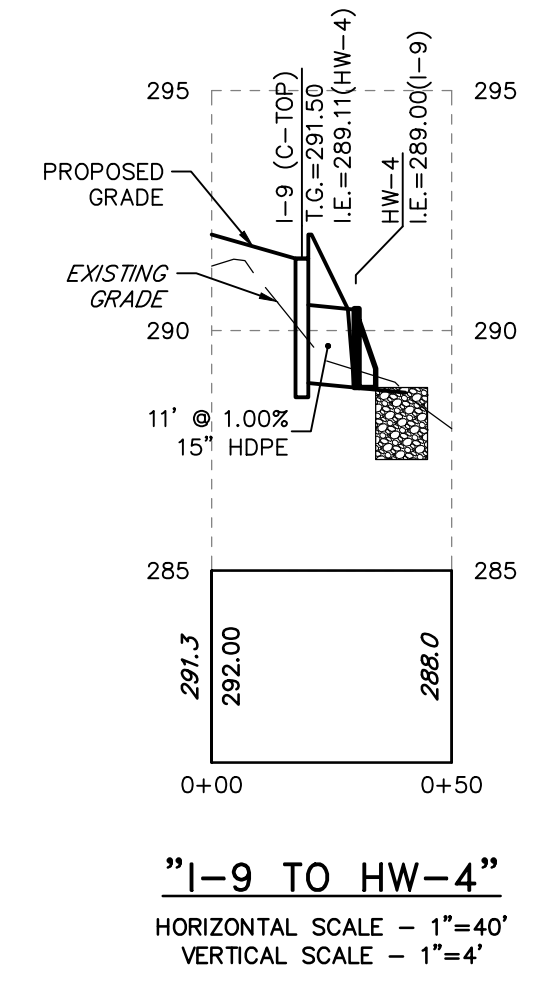
DATE: 6/9/2022
 SHEET NO. 10 OF 25
 DWG. NO. 111902019



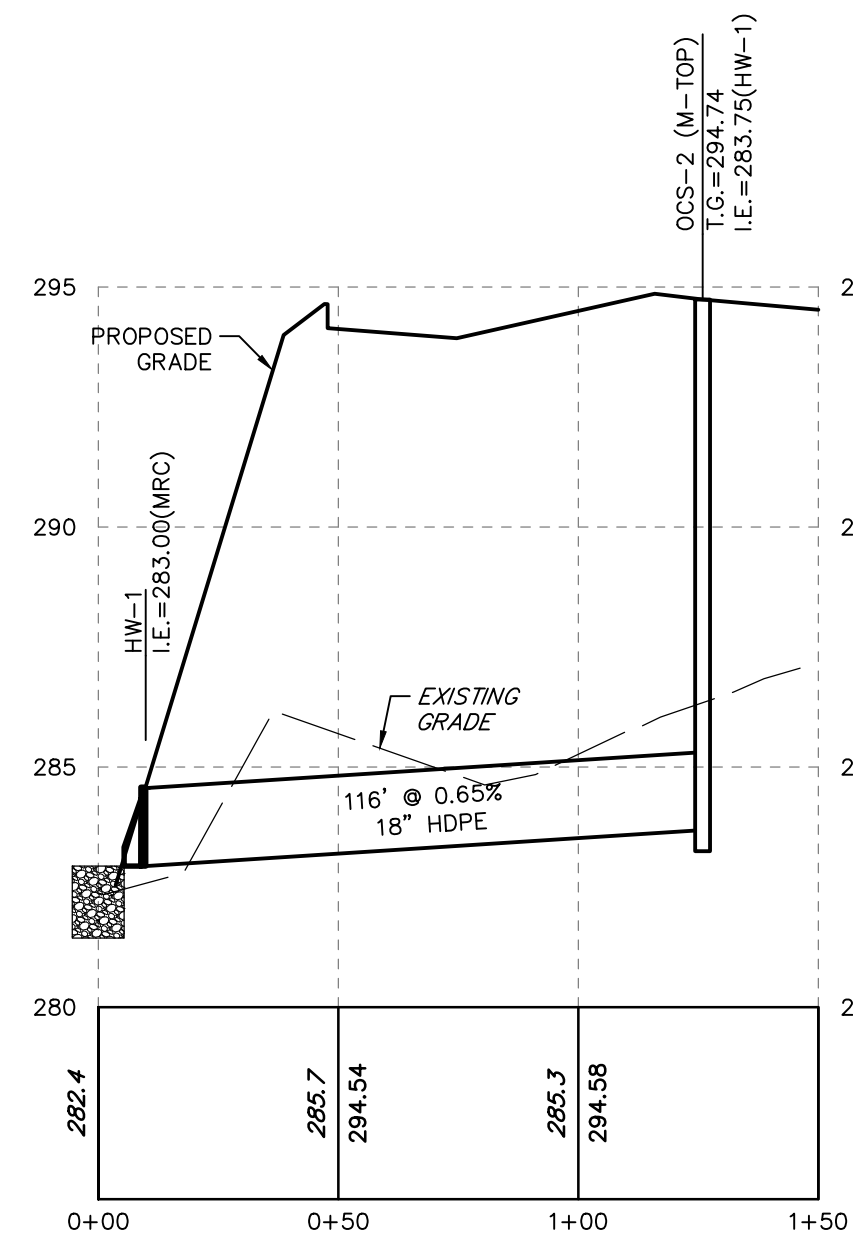
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 VERTICAL SCALE - 1"=4'



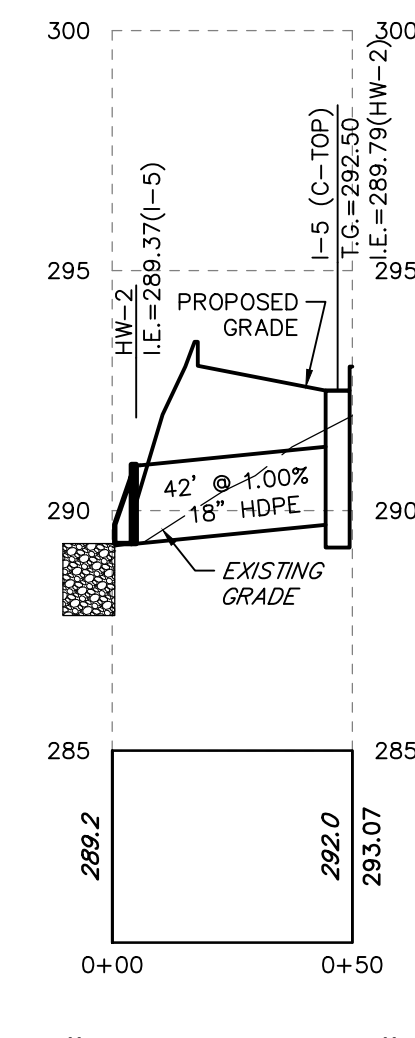
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 VERTICAL SCALE - 1"=4'



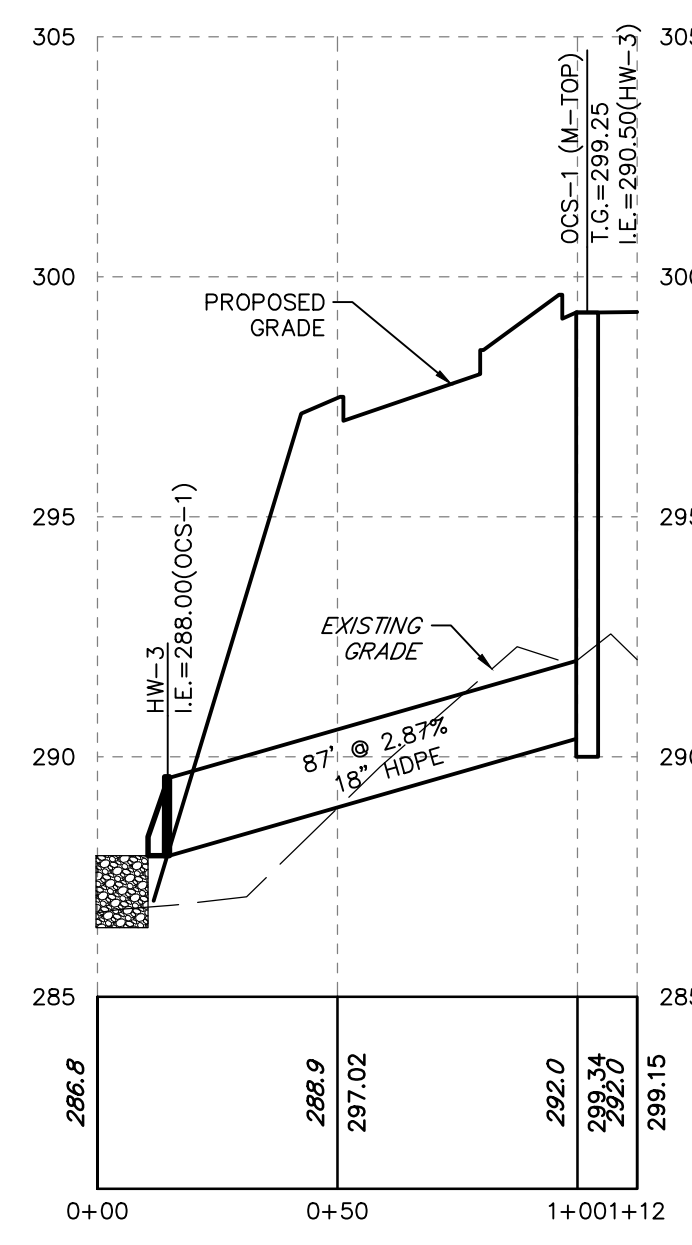
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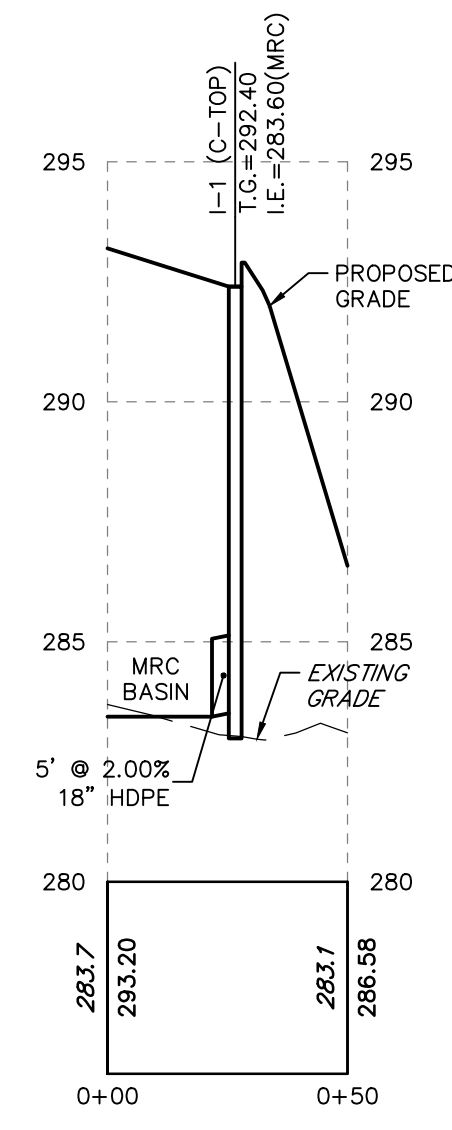
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 VERTICAL SCALE - 1"=4'



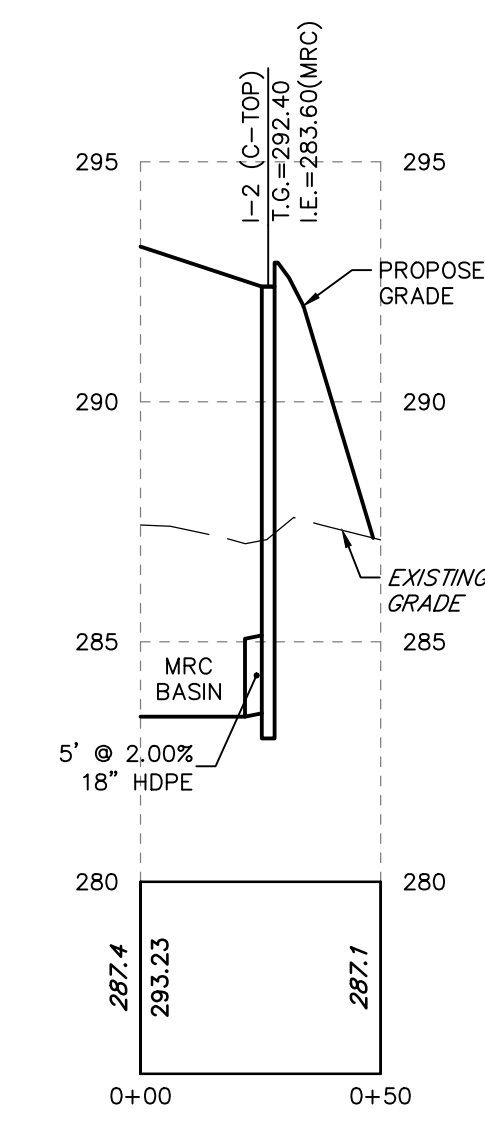
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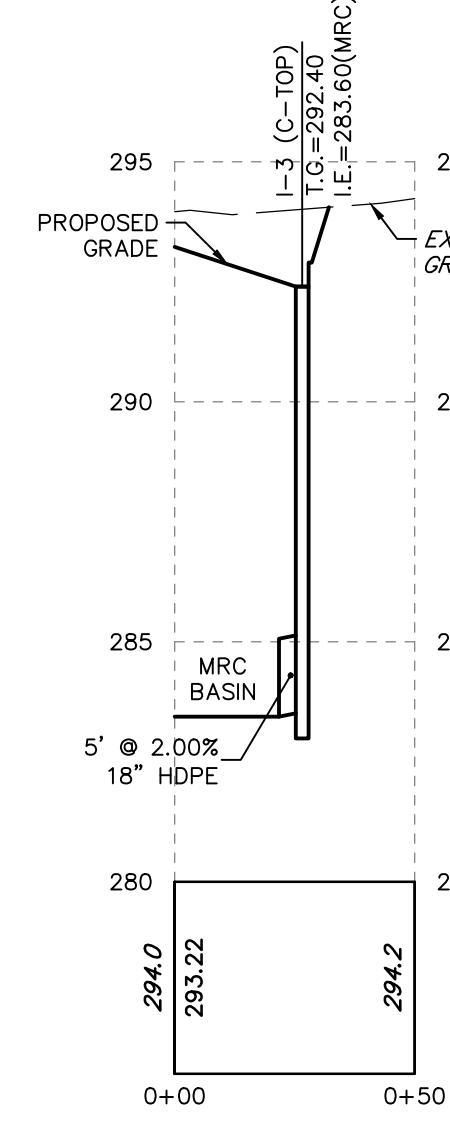
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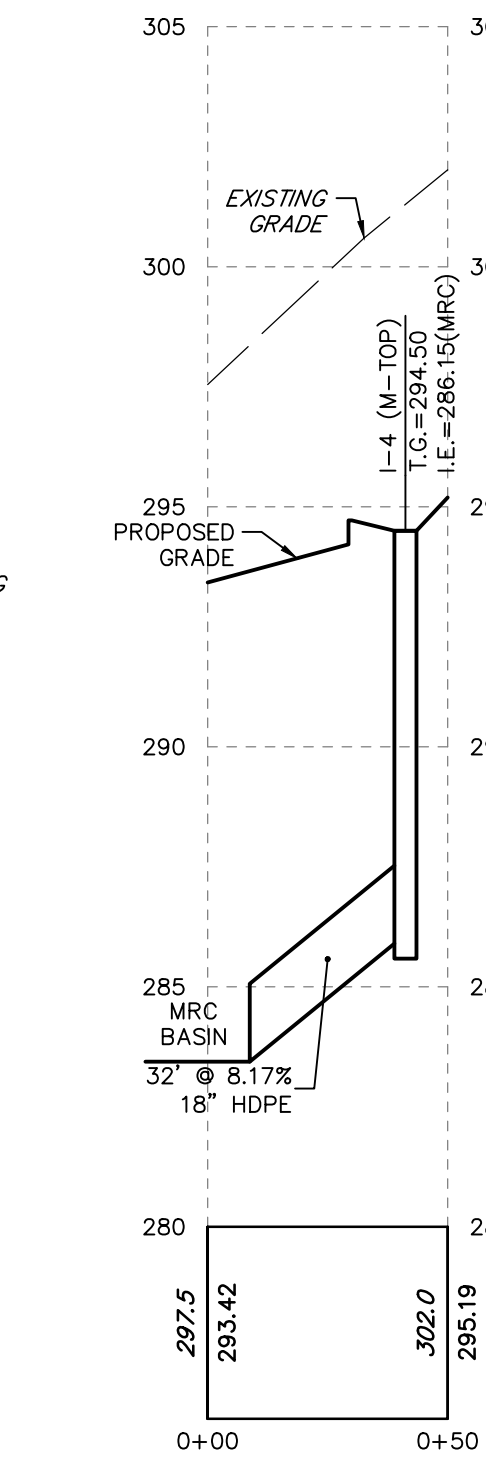
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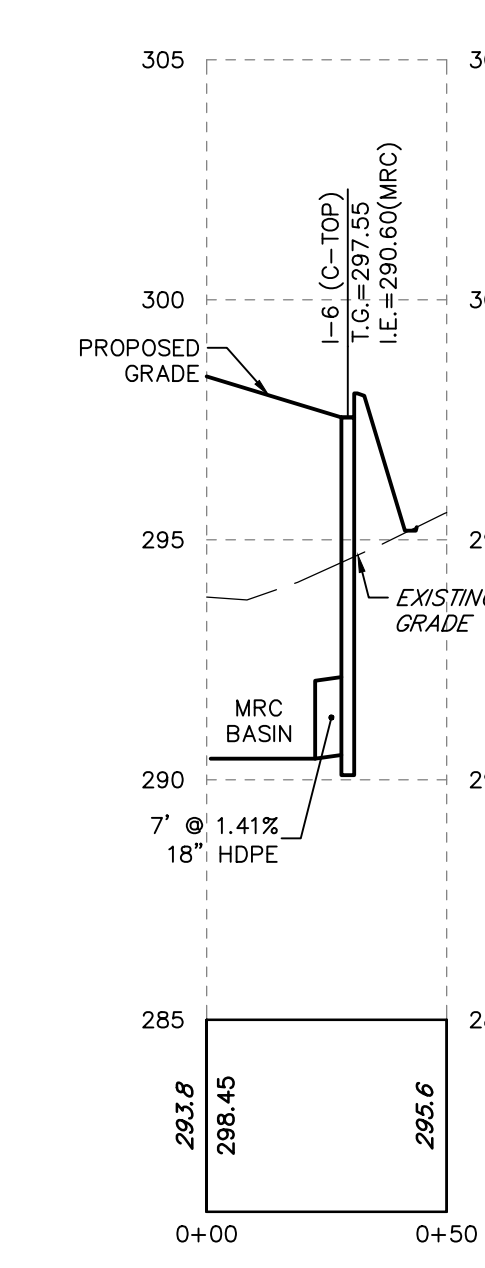
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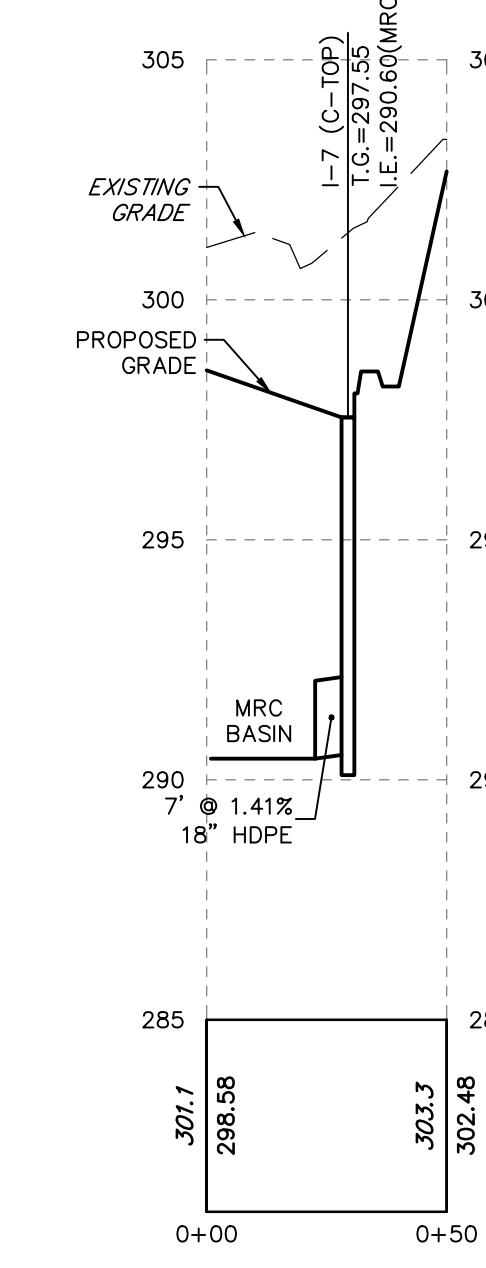
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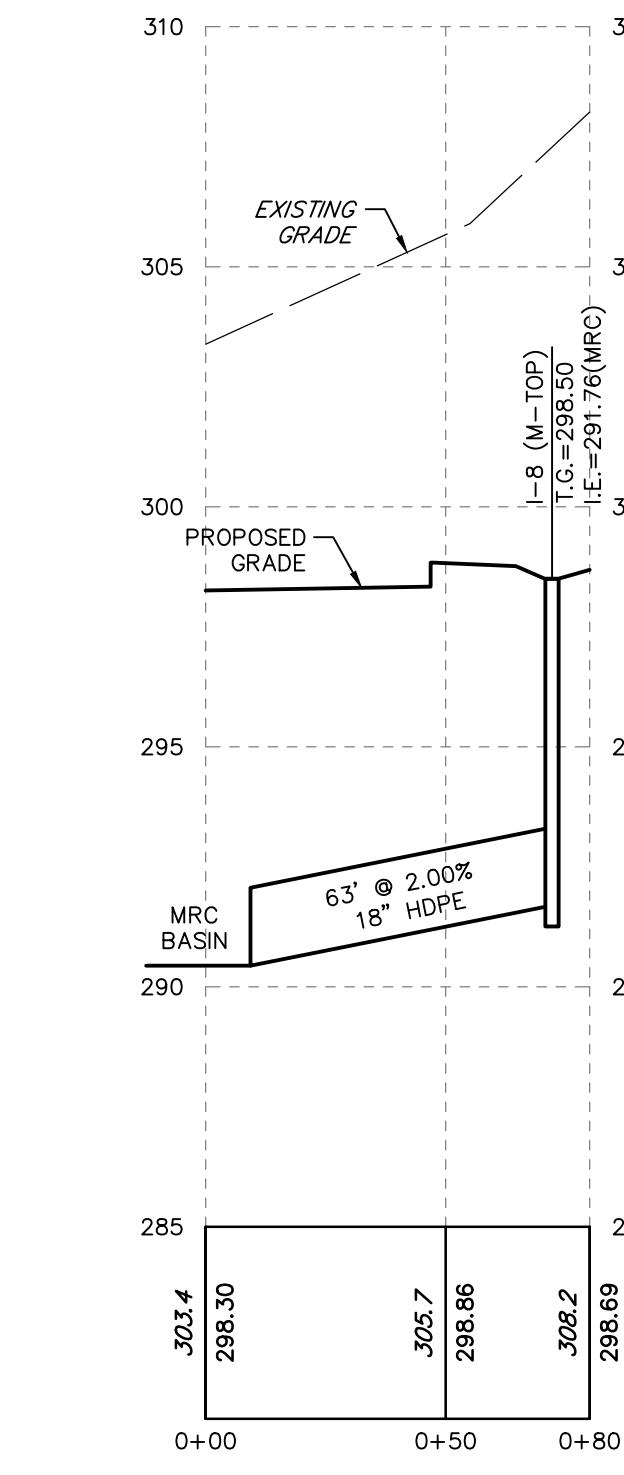
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 VERTICAL SCALE - 1"=4'



"I-6 TO MRC"
 HORIZONTAL SCALE - 1"=40'
 VERTICAL SCALE - 1"=4'



"I-7 TO MRC"
 HORIZONTAL SCALE - 1"=40'
 VERTICAL SCALE - 1"=4'



"I-8 TO MRC"
 HORIZONTAL SCALE - 1"=40'
 VERTICAL SCALE - 1"=4'

FOR RETNEW ASSOCIATES BY:

MANAGER: KIM M. FASNACHT
 DESIGN BY: CHKD BY: KMF
 SURV. CHIEF: FELBROOK NO. DATA COLLECTION
 DRAWN BY: JMS
 CHECKED BY: JAM

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

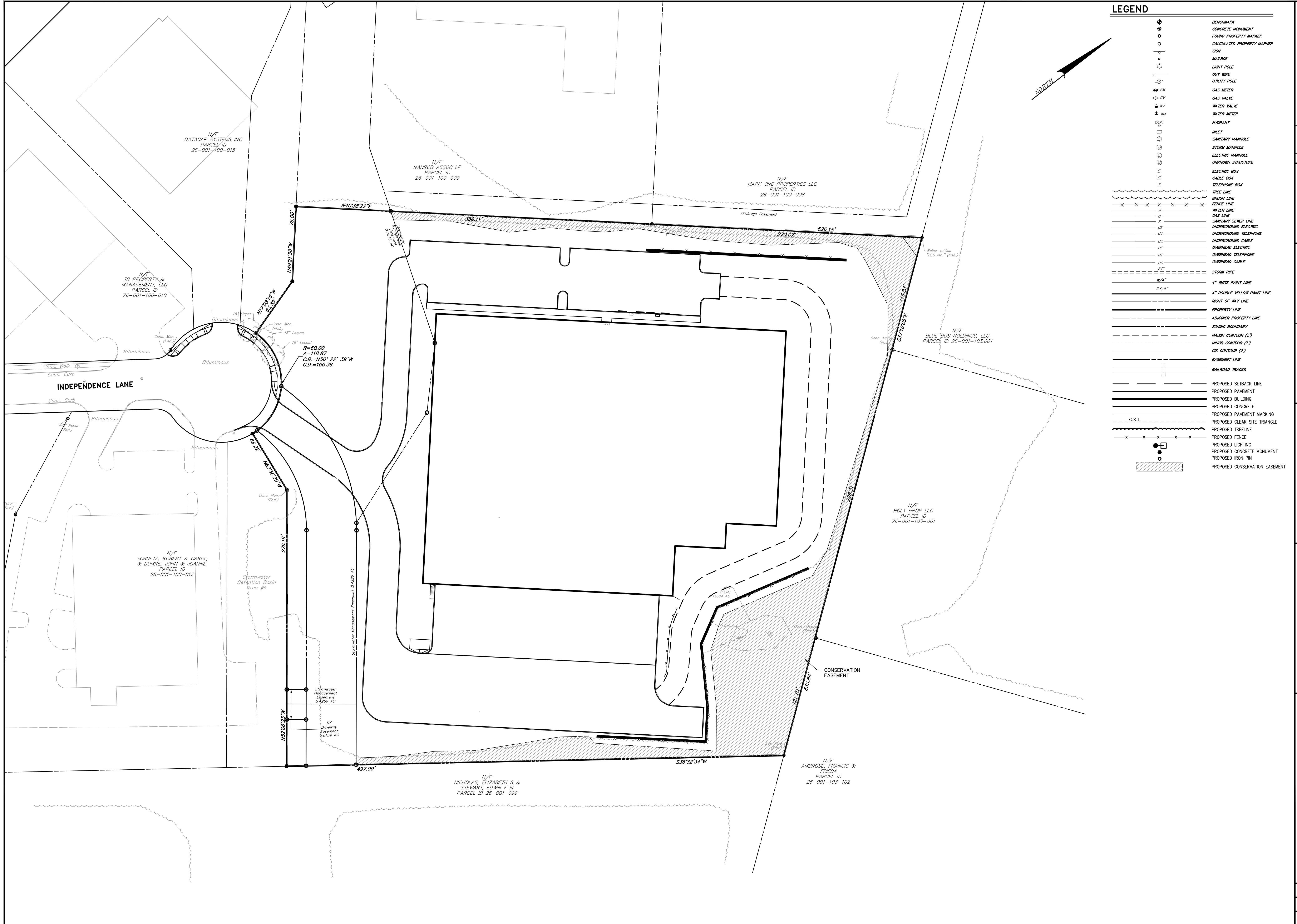
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 SHEET NO. 11 OF 25
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BUCKS COUNTY, PA
 NEW BRITAIN TOWNSHIP

REVISIONS:

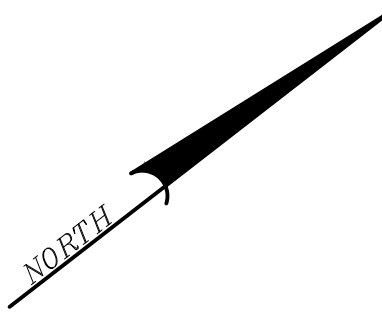
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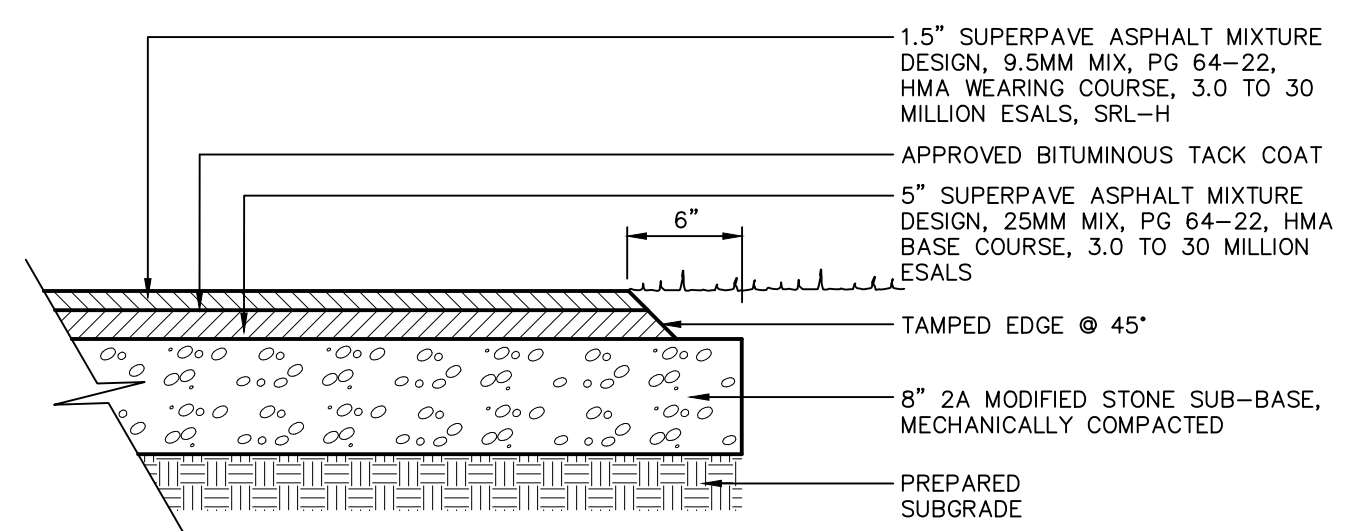
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	UTILITY POLE
	GAS METER
	GAS VALVE
	WATER VALVE
	WATER METER
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	STORM MANHOLE
	ELECTRIC MANHOLE
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	CABLE BOX
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	BRUSH LINE
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	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	OVERHEAD CABLE
	STORM PIPE
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	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	ZONING BOUNDARY
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	MINOR CONTOUR (1')
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	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
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	PROPOSED IRON PIN
	PROPOSED CONSERVATION EASEMENT

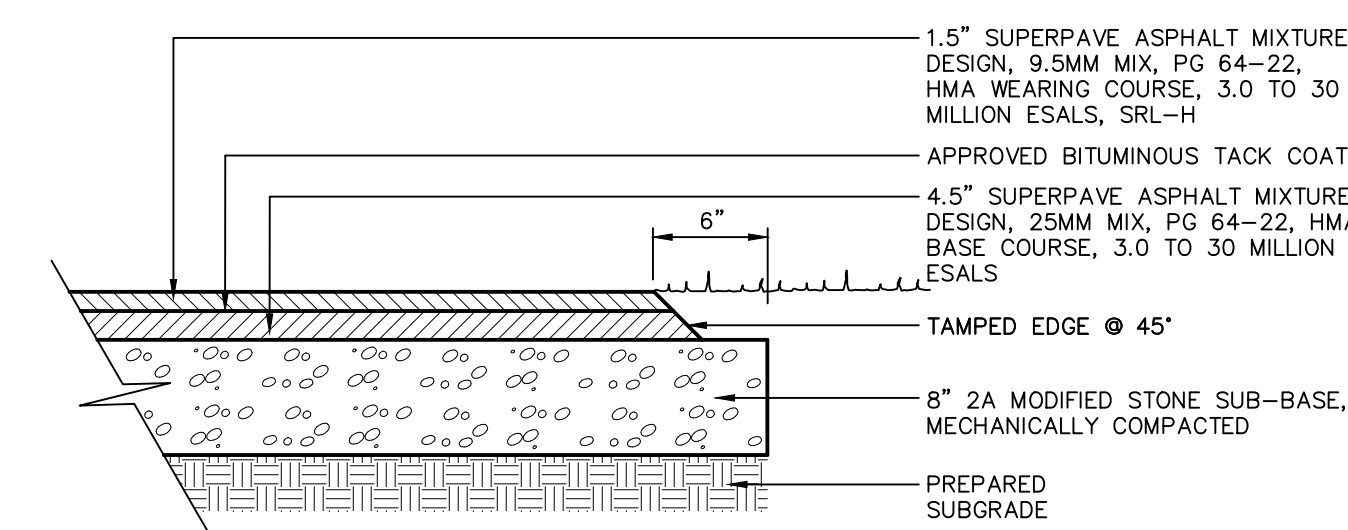


<p>FOR RETTEW ASSOCIATES BY:</p> <p>MANAGER: KIM M. FASNACHT DESIGN BY: CHKD BY: KMF SURV. CHIEF: FIELDBOOK NO. DATA COLLECTOR DRAWN BY: CHKD BY: JAM</p>	<p>CLIENT</p> <p>101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07/14/22</td> <td>PER CHESA REVIEW</td> </tr> <tr> <td>2</td> <td>08/19/22</td> <td>PER BCCD AND TWP COMMENT LETTERS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	07/14/22	PER CHESA REVIEW	2	08/19/22	PER BCCD AND TWP COMMENT LETTERS	<p>DRAWING REFERENCE:</p> <p>C:\Retnew\11902019\11902019-101 Independence Ln\Sheet's\LD\Final\11902019-101_Plan.dwg</p>	<p>SCALE</p> <p>1"=40'</p> <p>0 20' 40' 80' 120'</p>
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DATE: 6/9/2022		SHEET NO. 12 OF 25		DWG. NO. 111902019									

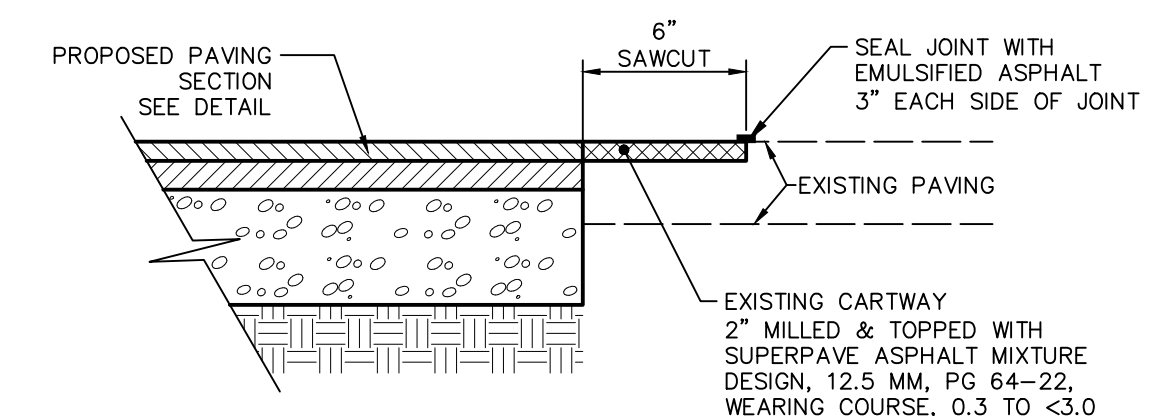
NOT FOR CONSTRUCTION/NOT FOR BIDDING



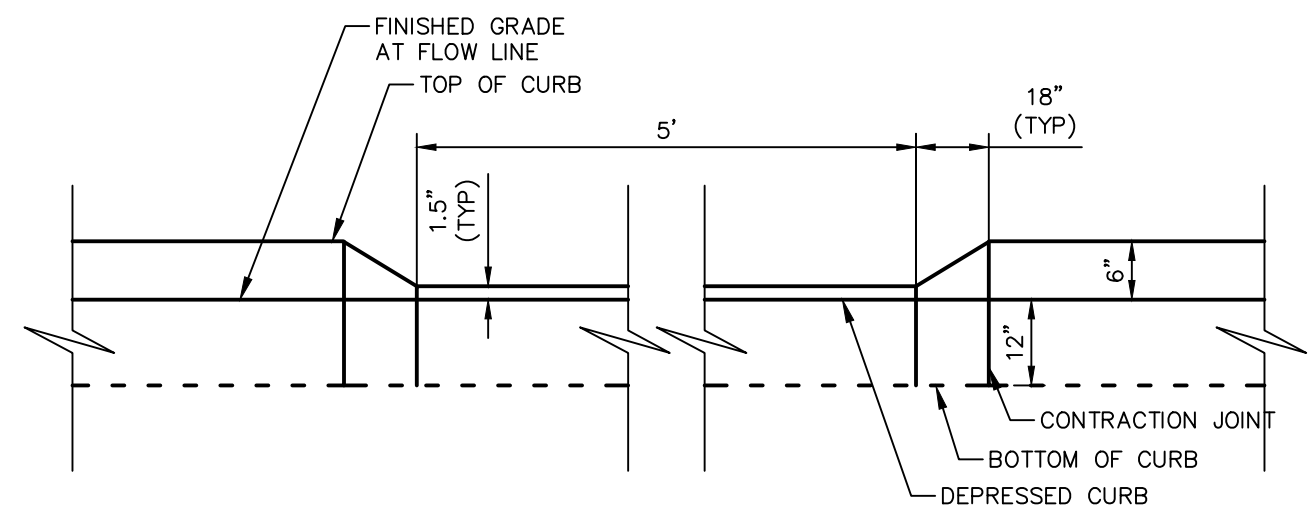
BITUMINOUS HEAVY DUTY PAVING SECTION
NOT TO SCALE
PVP004



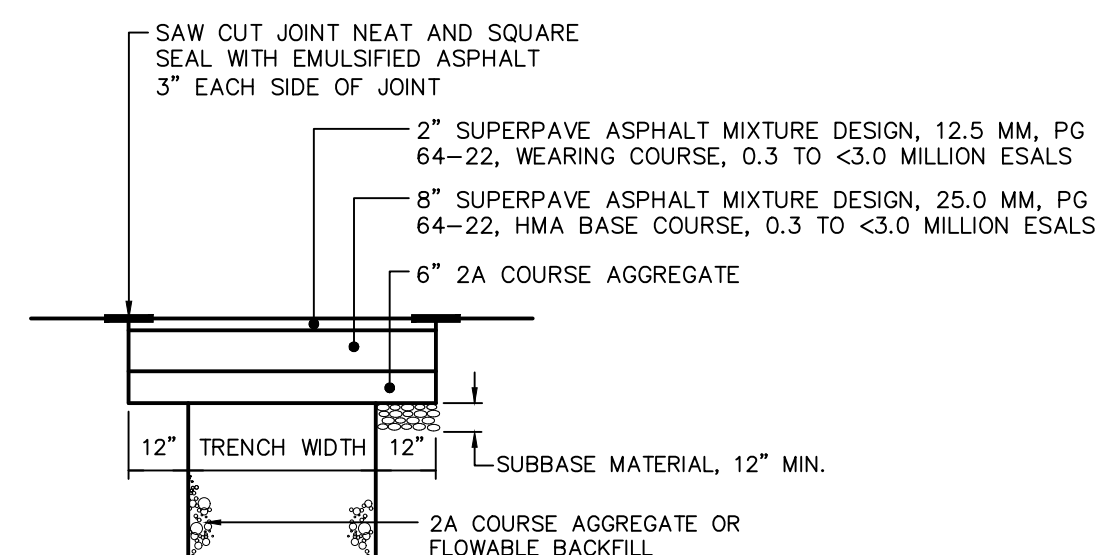
BITUMINOUS LIGHT DUTY PAVING SECTION
NOT TO SCALE
PVP004



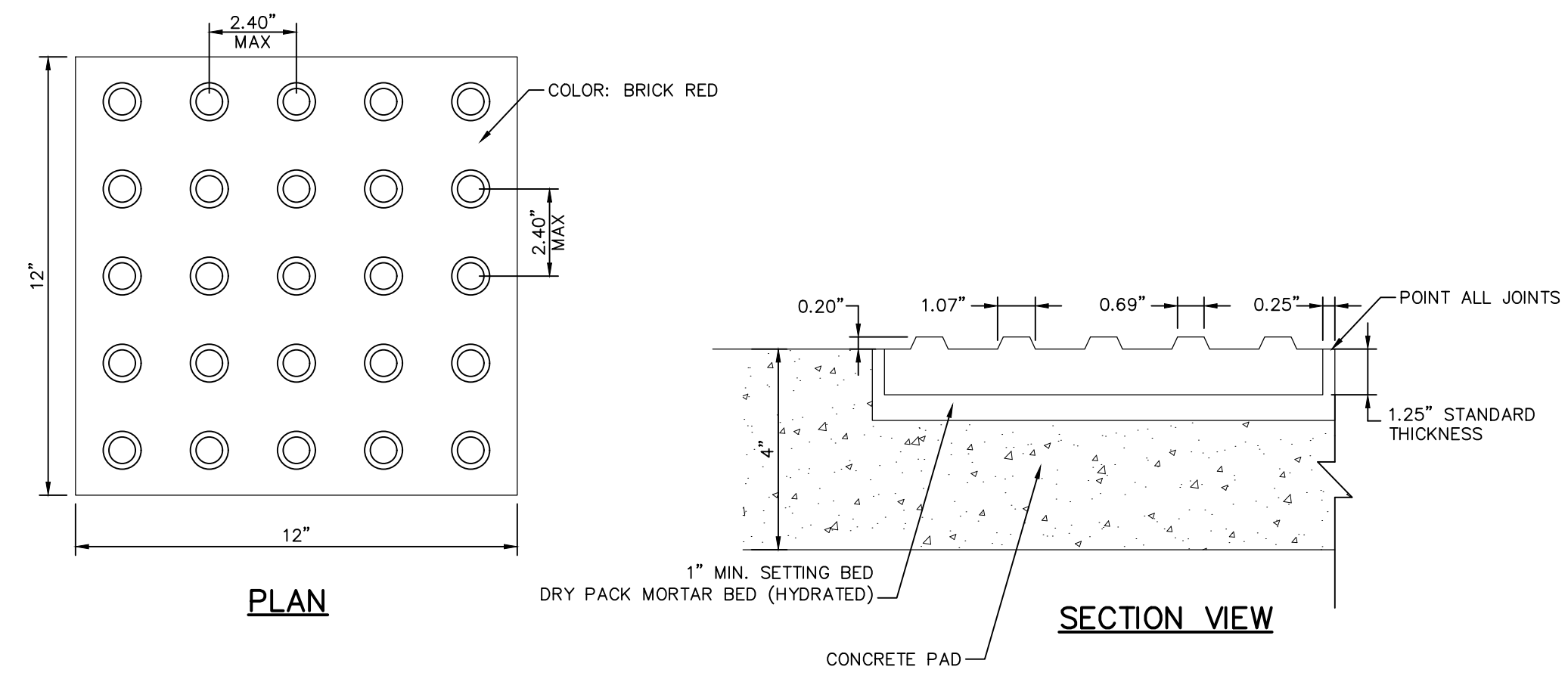
PAVING SAWCUT
NOT TO SCALE



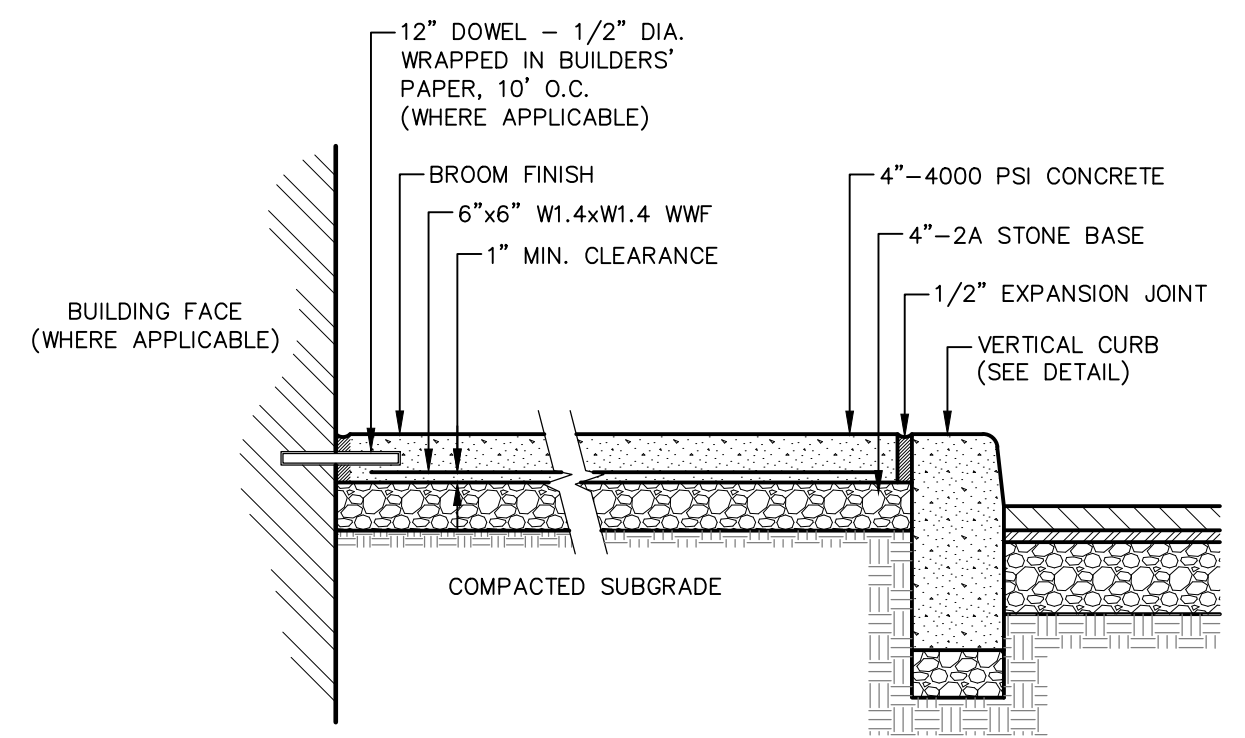
DEPRESSED CURB DETAIL
NOT TO SCALE
CU-009



TOWNSHIP PAVEMENT RESTORATION
NOT TO SCALE

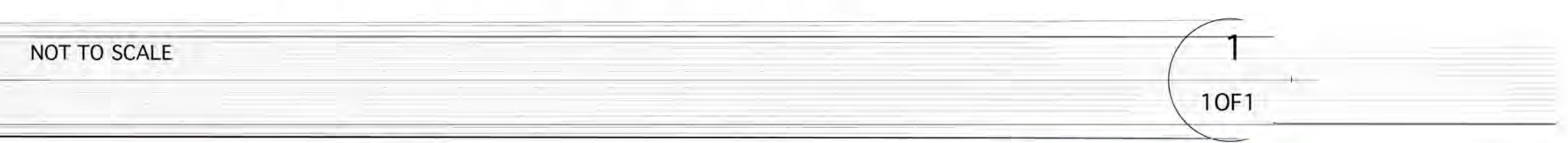
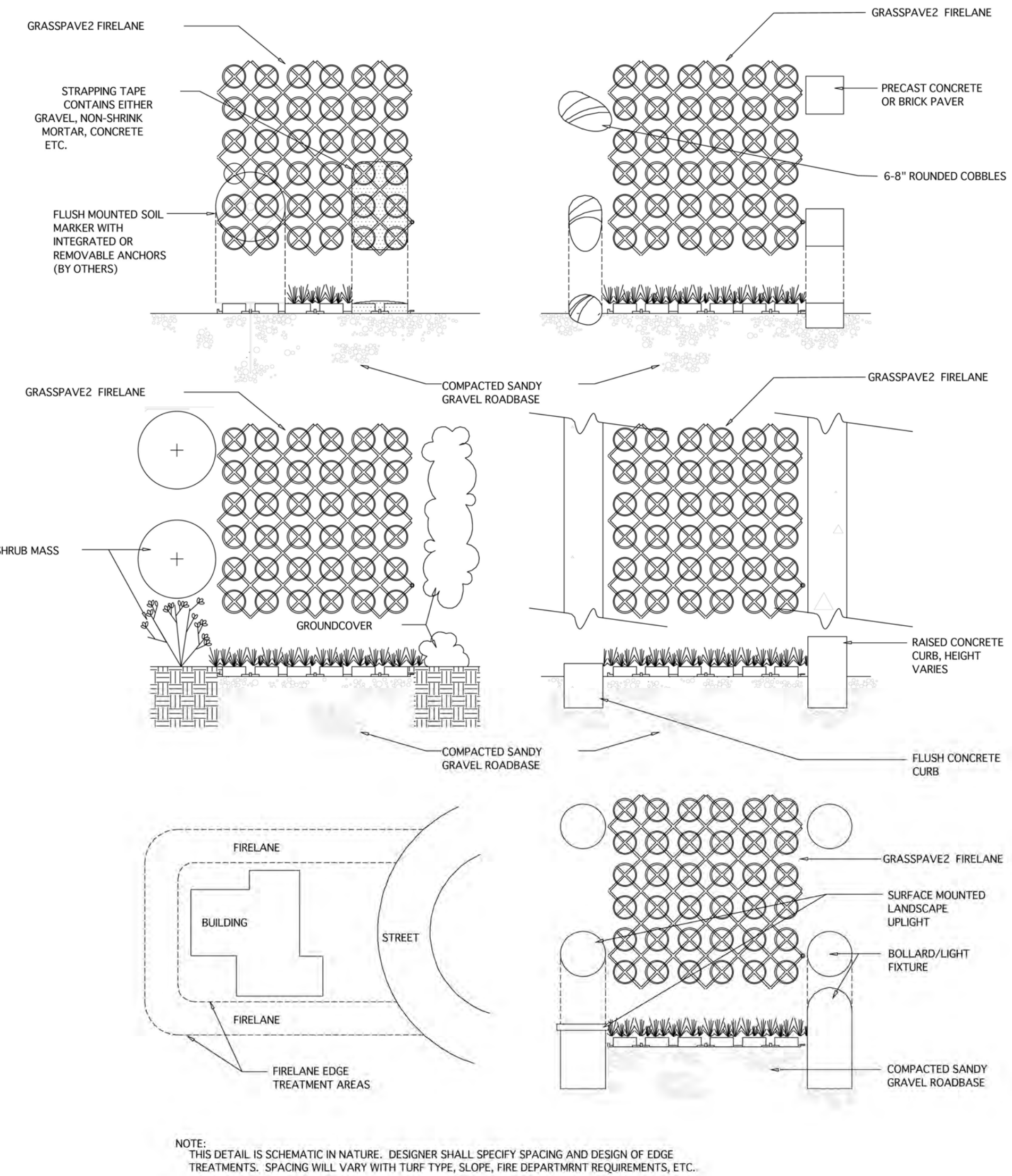


DETECTABLE WARNING SURFACE
NOT TO SCALE



CONCRETE WALK DETAIL
NOT TO SCALE
PV-002

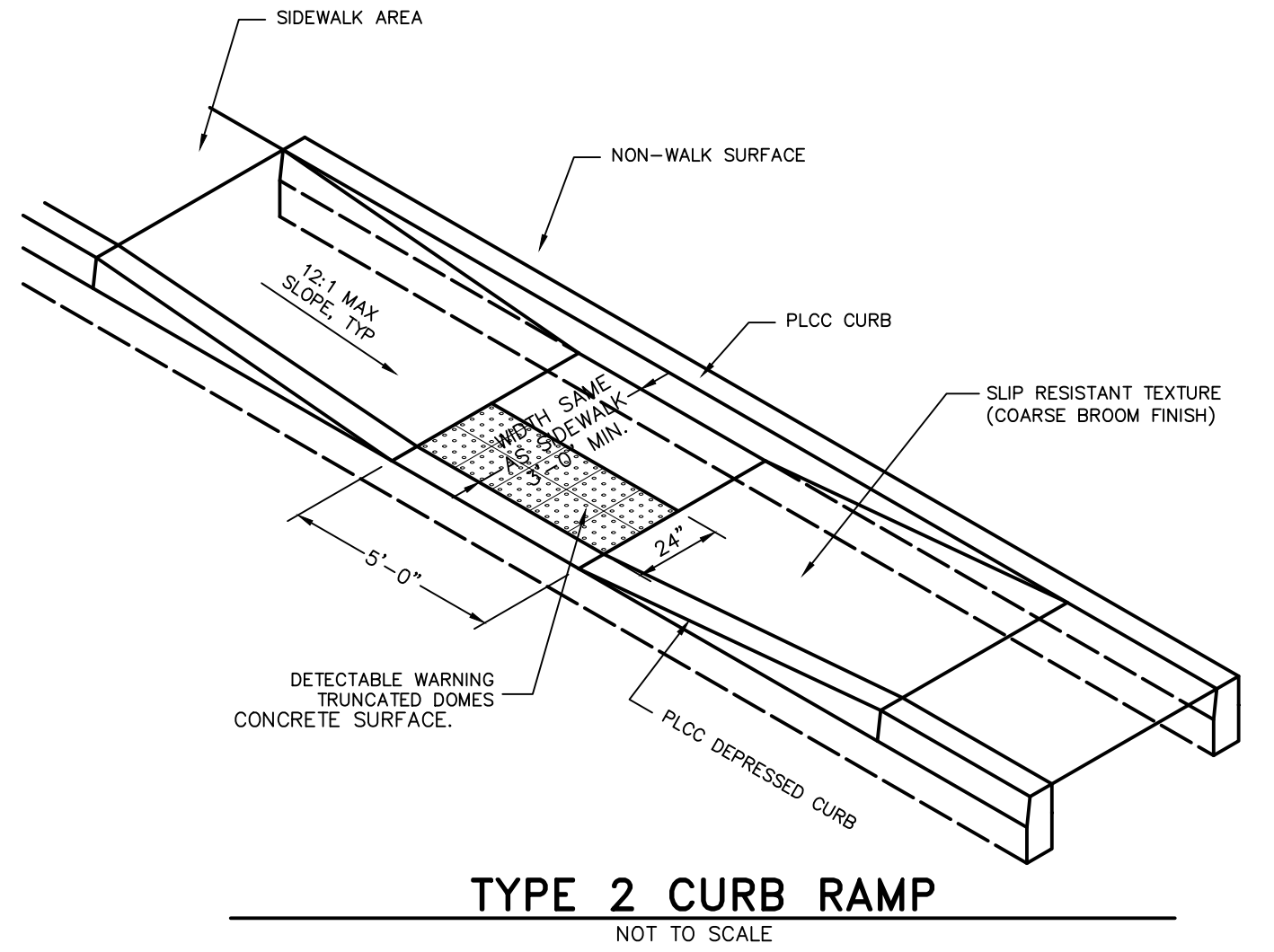
GRASSPAVE2 Firelane Detail
Use this detail for delineating a Grasspave2 firelane



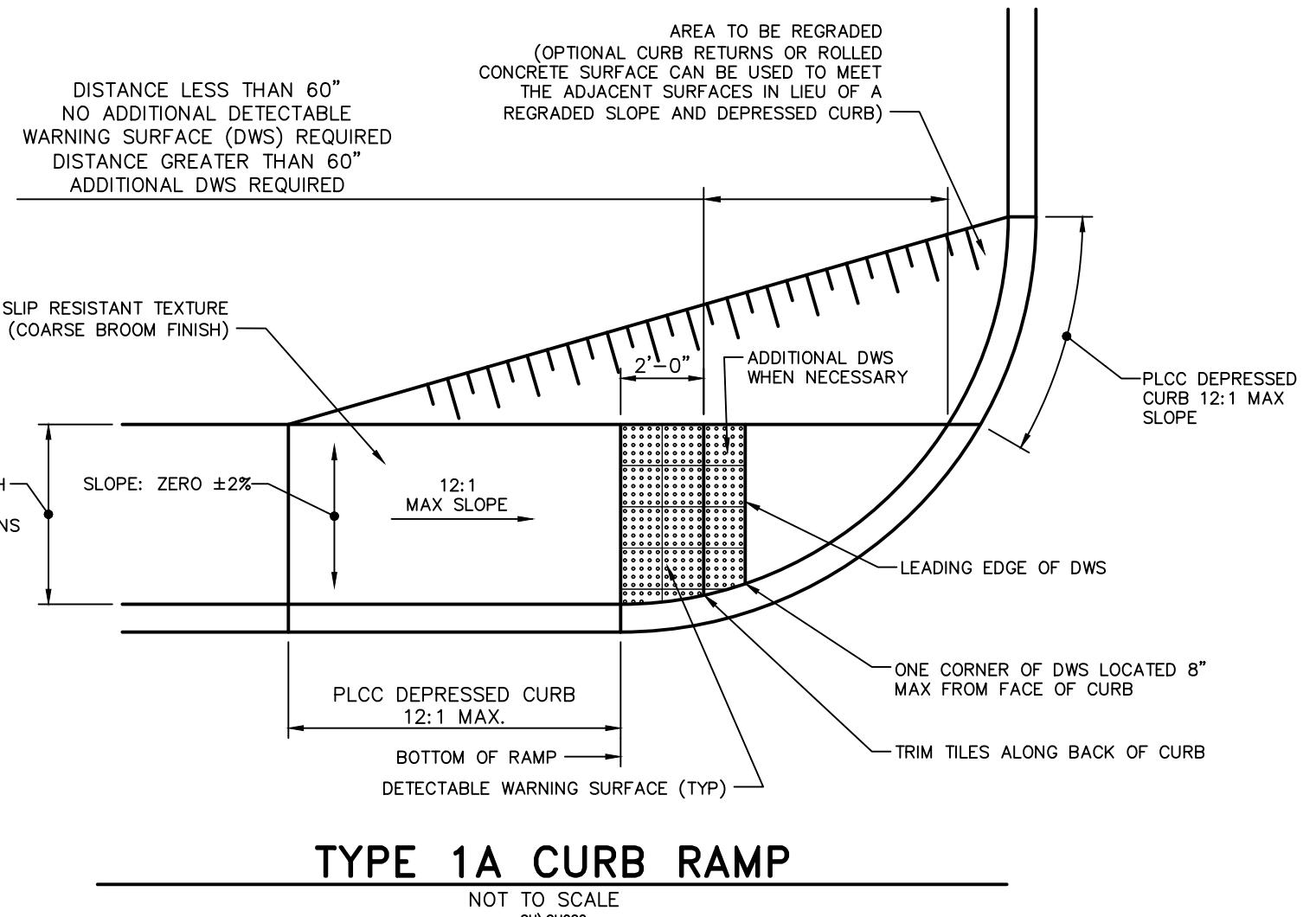
GRASSPAVE2
BY INVISIBLE STRUCTURES™
Invisible Structures, Inc.
GP2Firelane11.dwg

INVISIBLE STRUCTURES
303-233-8383
www.invisiblestructures.com
V4.1

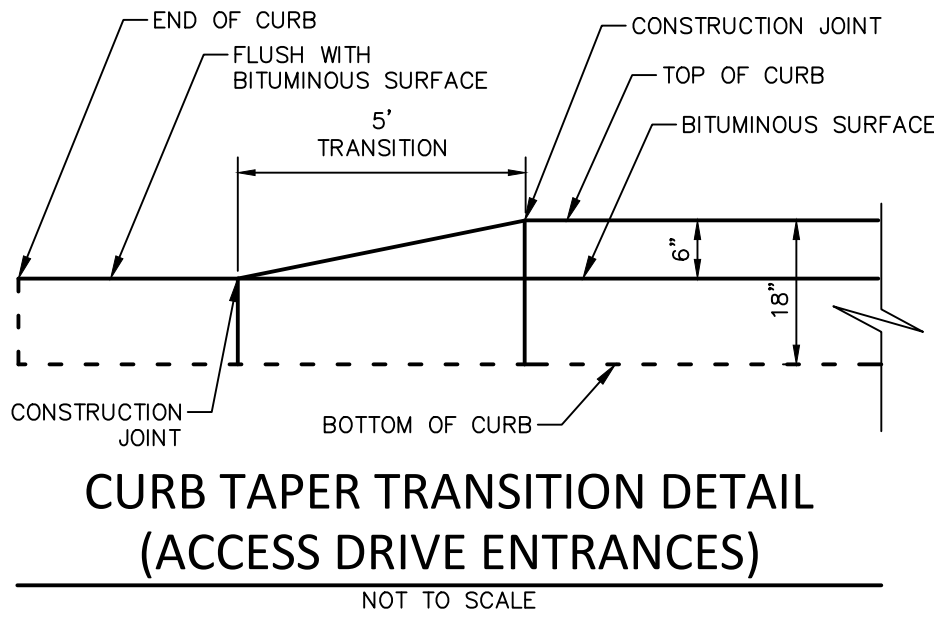
GRASS PAVED EMERGENCY ACCESS
NOT TO SCALE



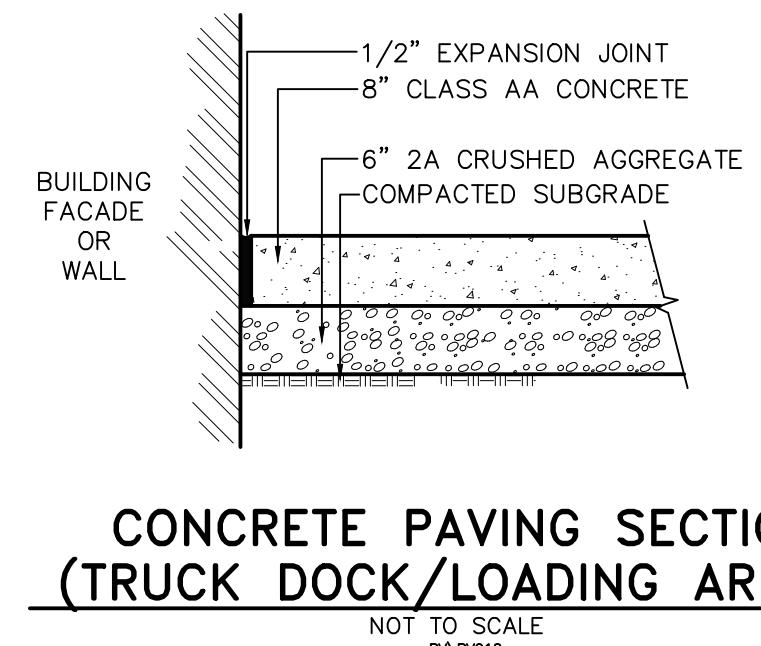
TYPE 2 CURB RAMP
NOT TO SCALE



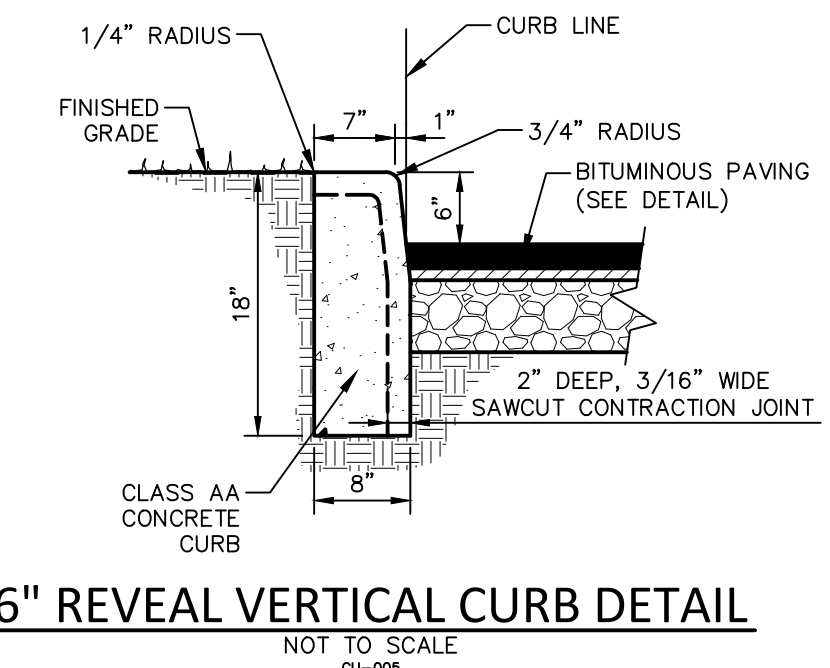
TYPE 1A CURB RAMP
NOT TO SCALE
CU-002



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



CONCRETE PAVING SECTION (TRUCK DOCK/LOADING AREAS)
NOT TO SCALE
PVP012



6\"/>

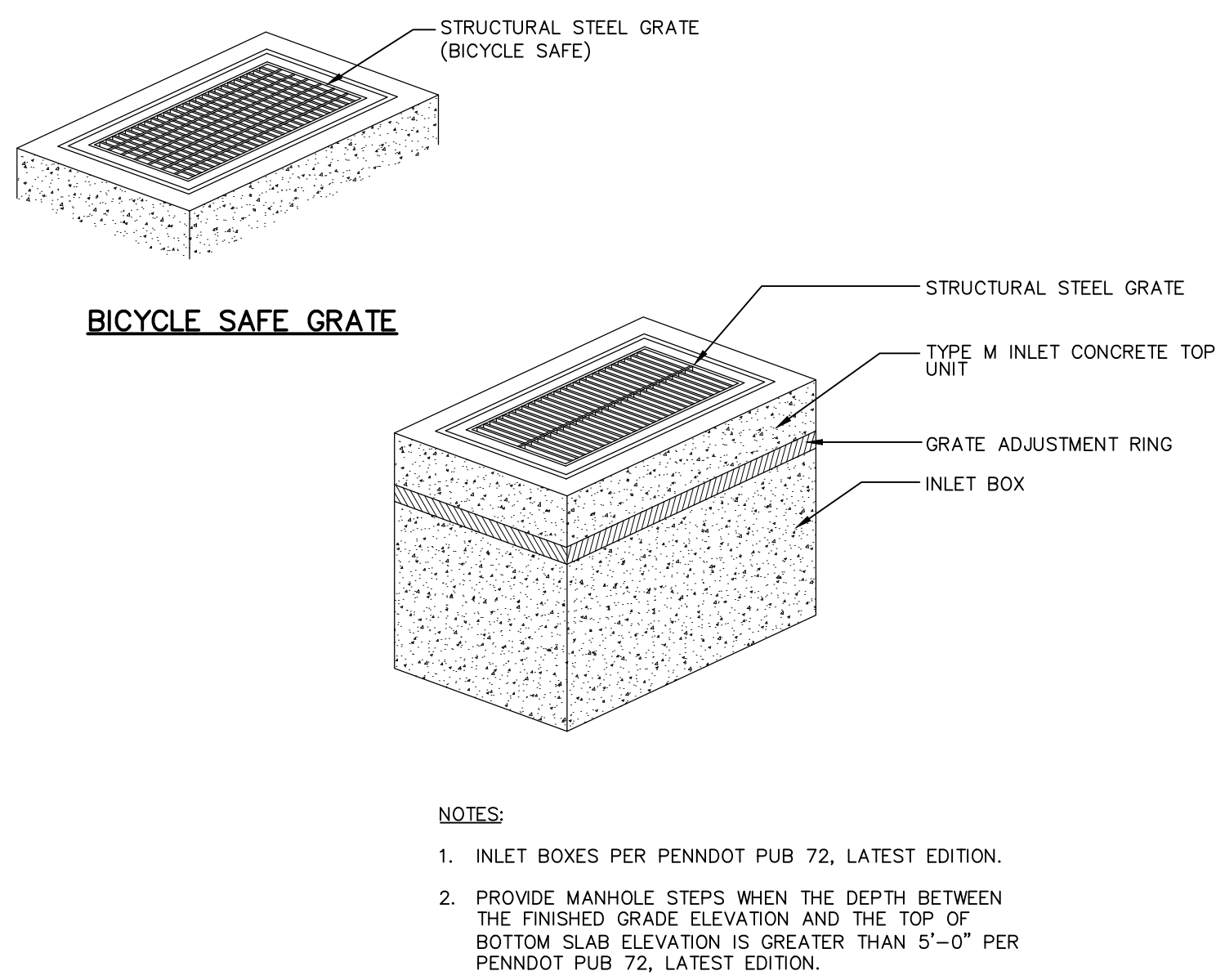
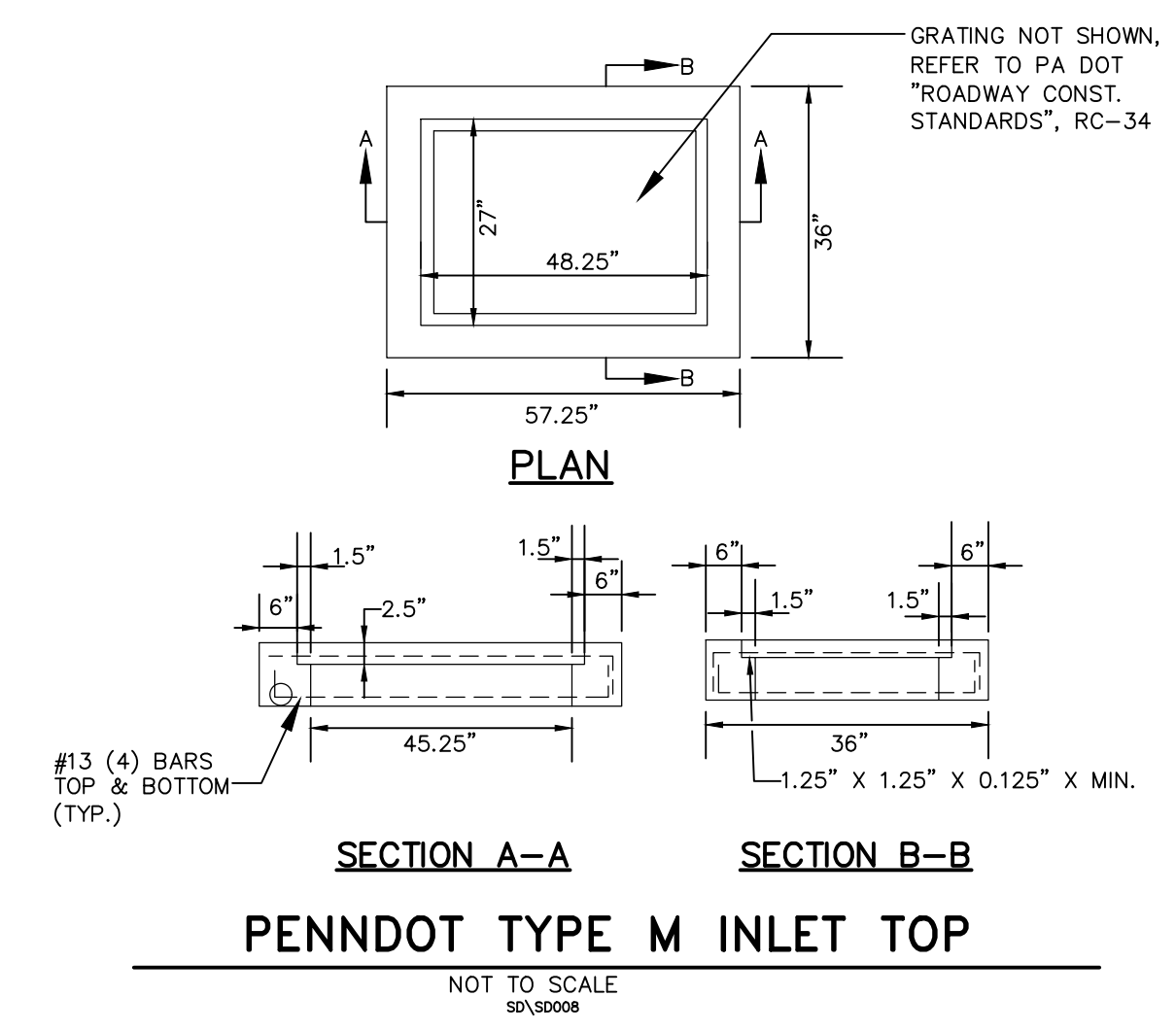
FOR RETNEW ASSOCIATES BY:		DATE
NO.	DATE	REVISION
2	08/19/22	PER BCCD AND TRP COMMENT LETTERS
1	07/14/22	PER CHESA REVIEW

MANAGER:	KIM M. FASNACHT	CHKD BY:	KMF
DESIGN BY:	MJB	SURV. CHIEF:	RETBROCK NO. DATA COLLECTOR
DRAWN BY:	JMS	CHKD BY:	JAM

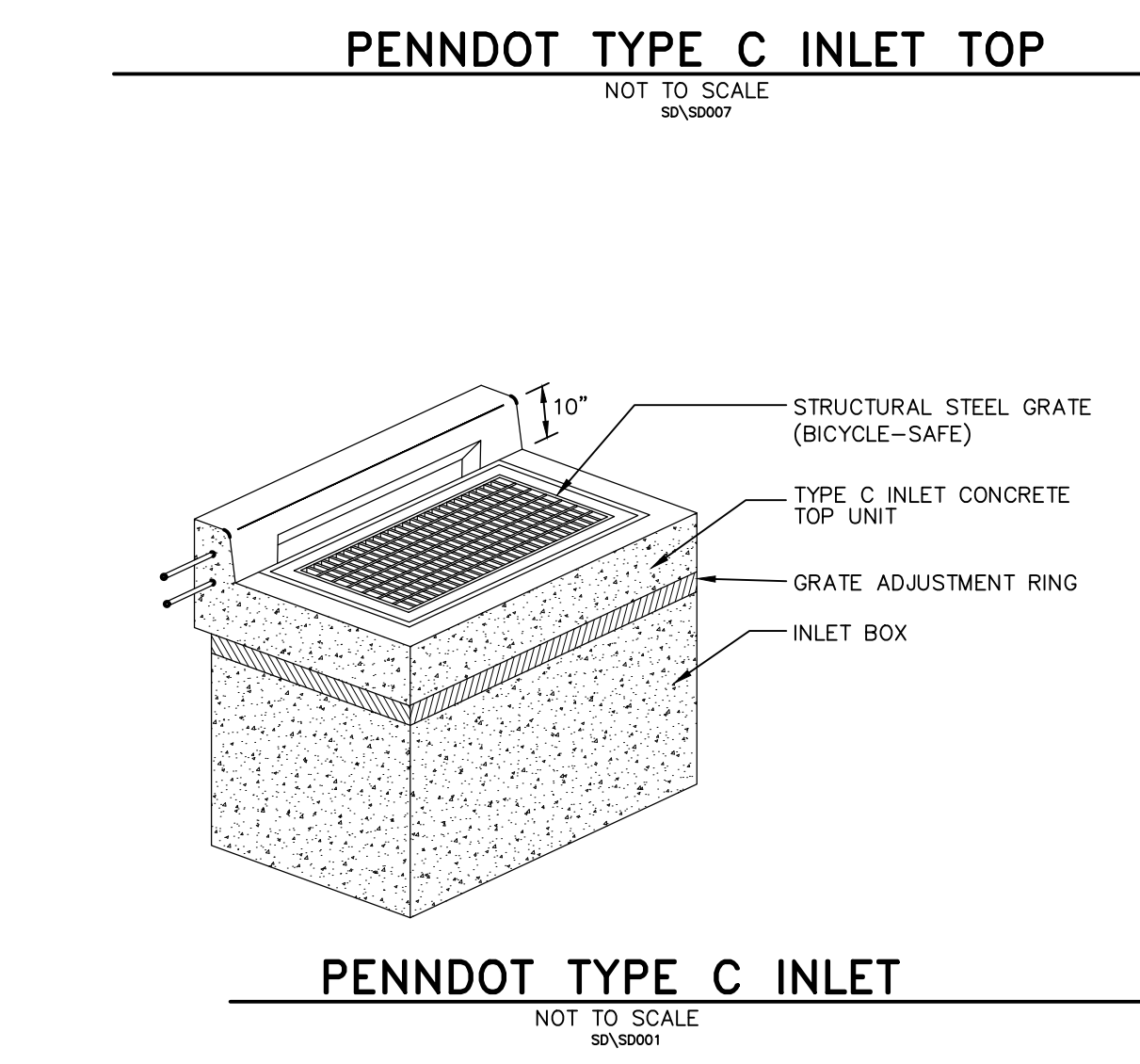
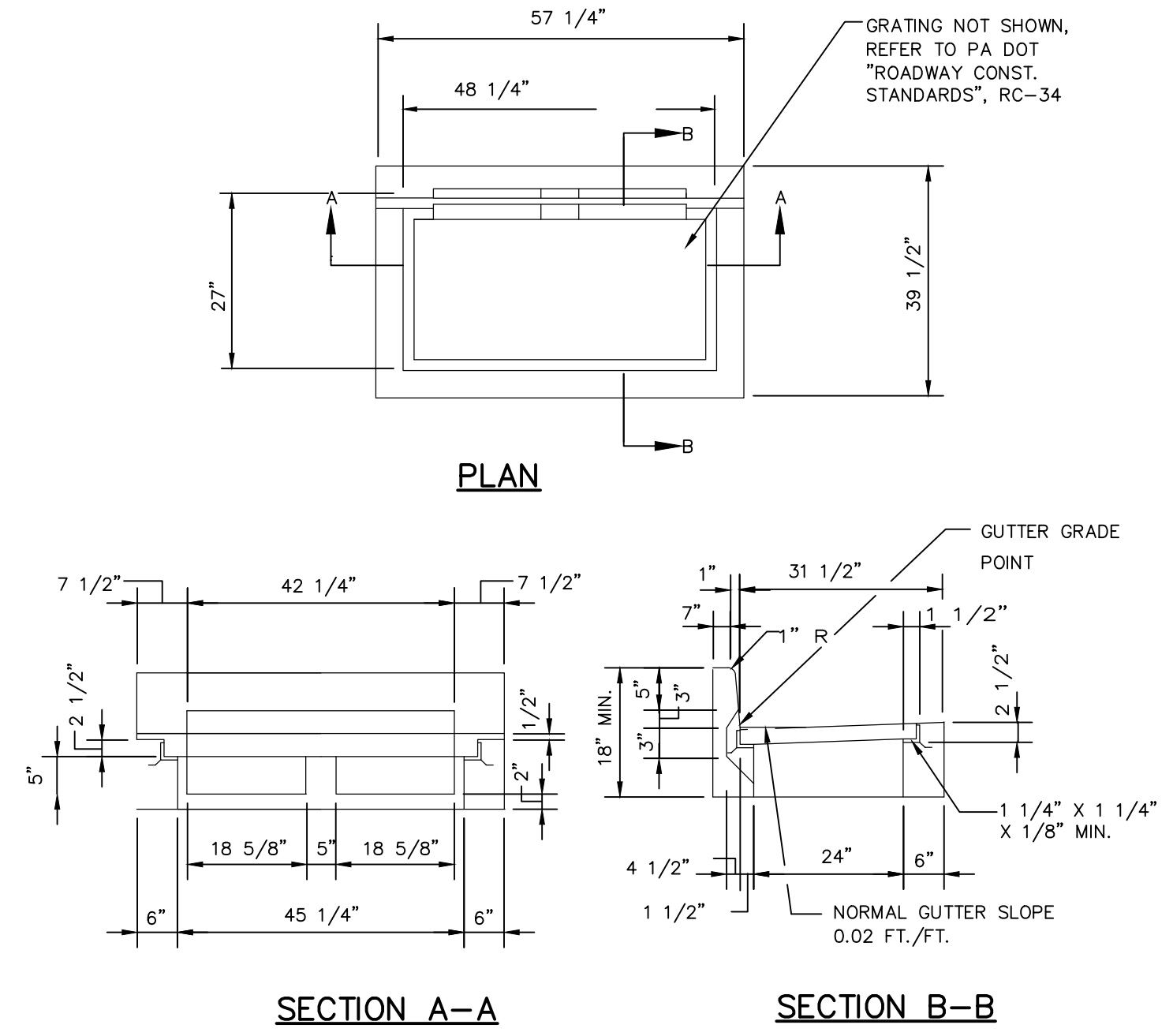
CLIENT:	101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428
AS NOTED	

DATE:	6/9/2022
SHEET NO.	13 OF 25
DWG. NO.	111902019

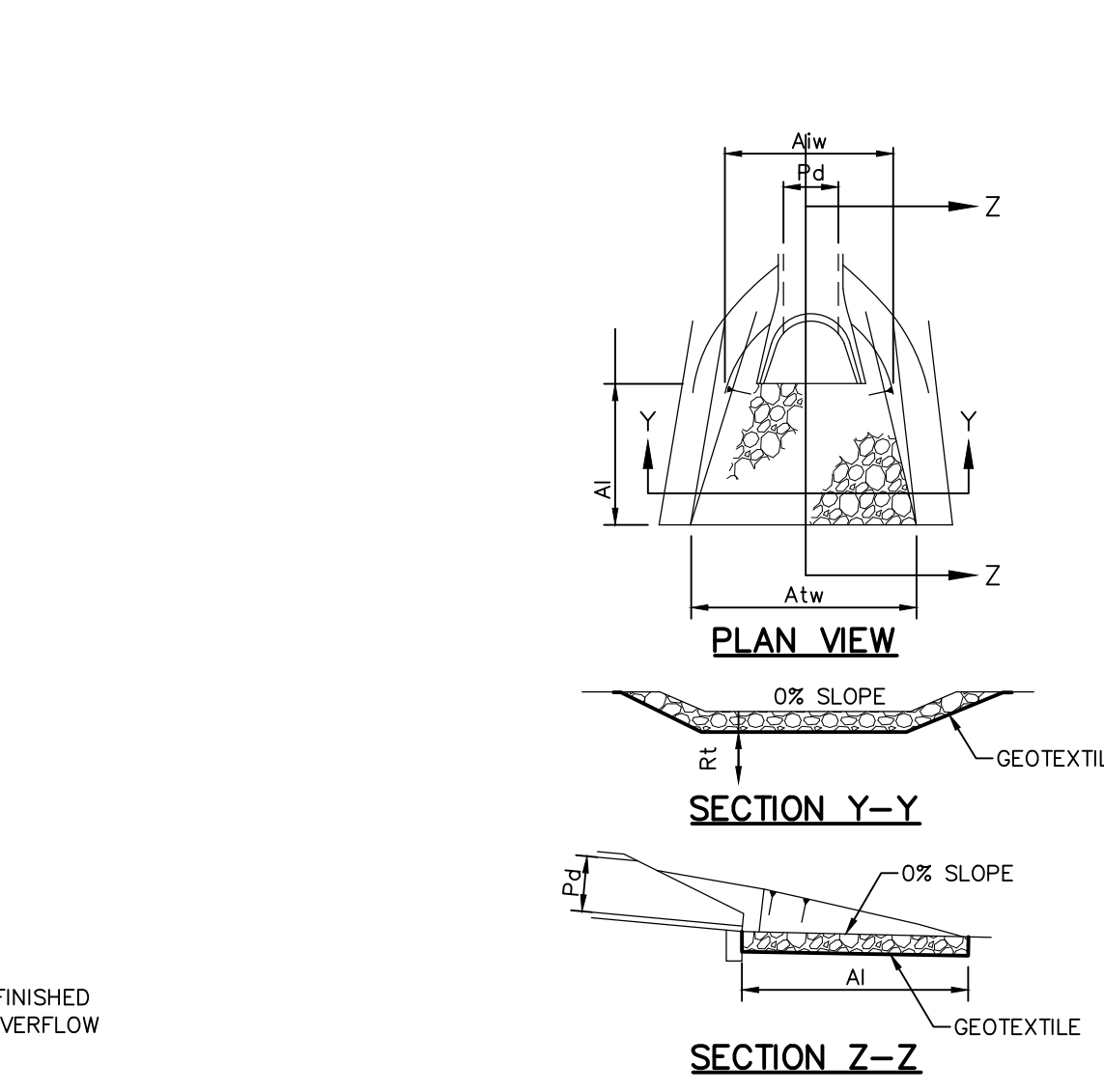
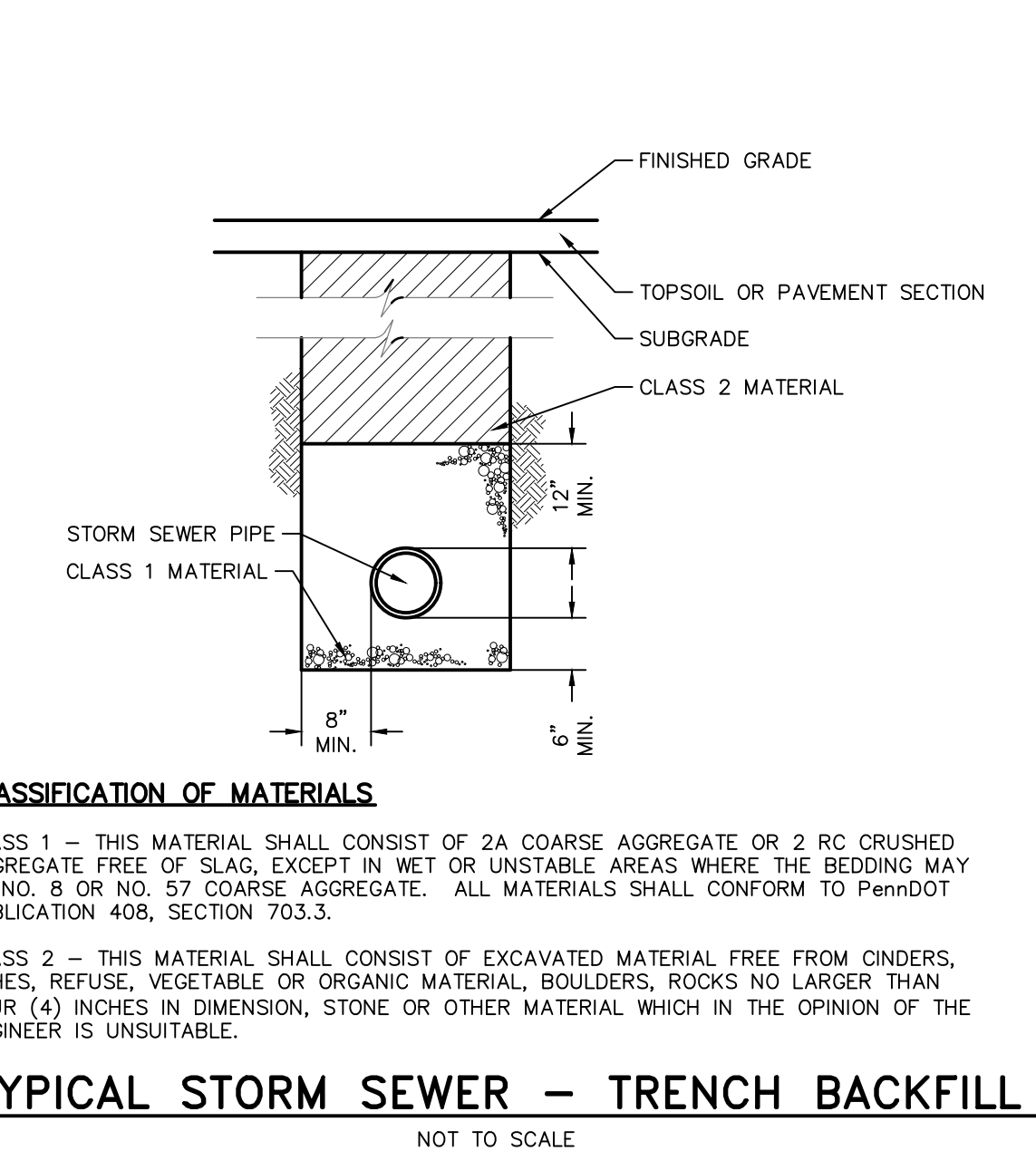
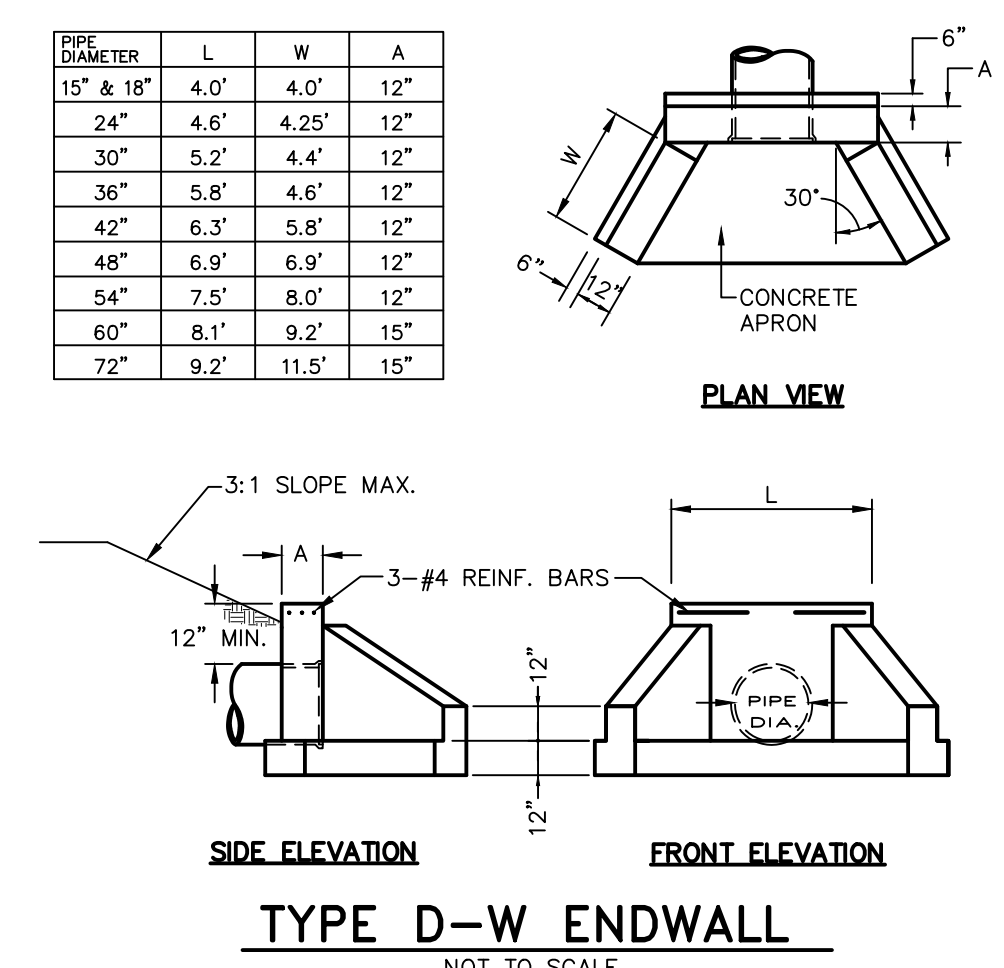
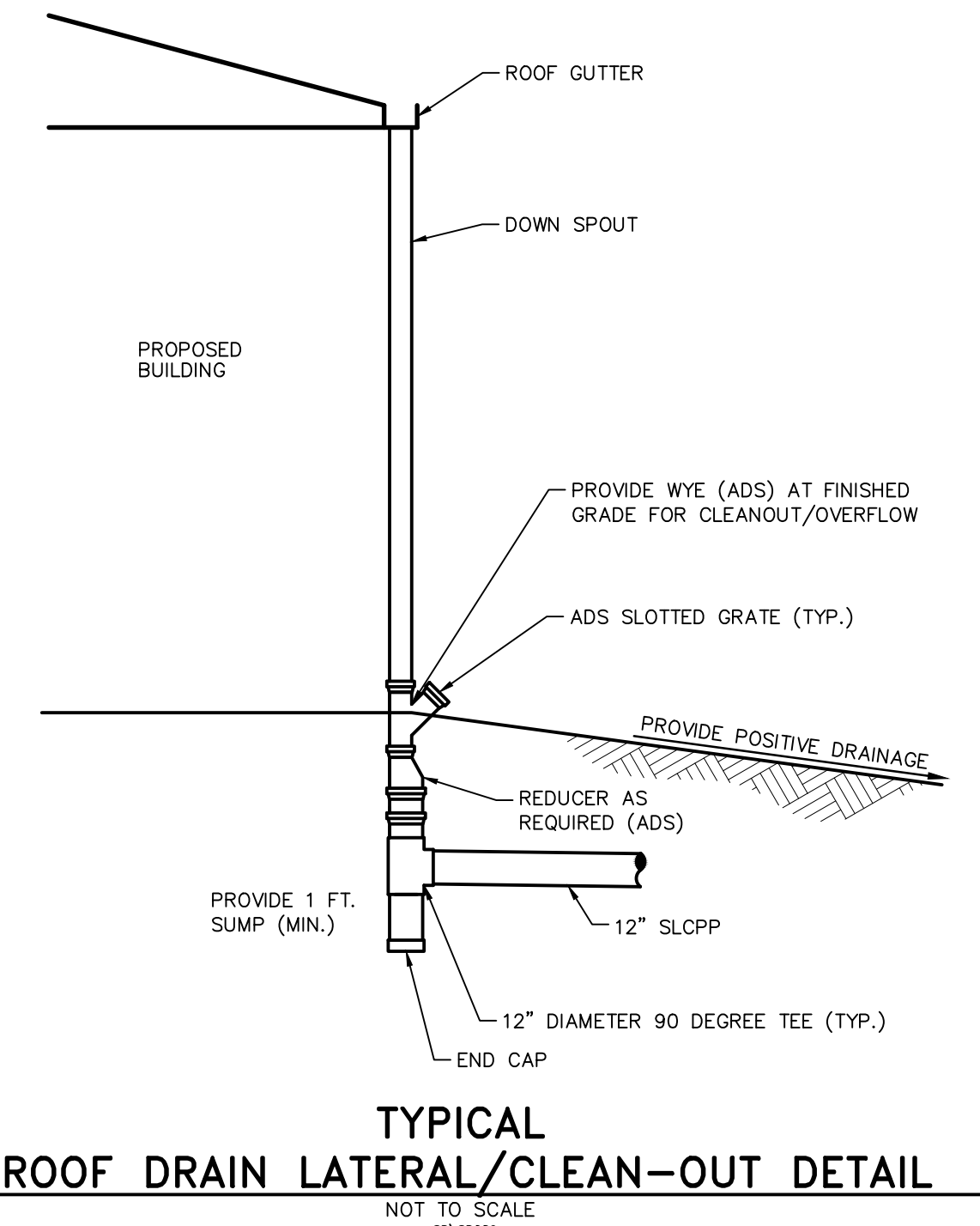
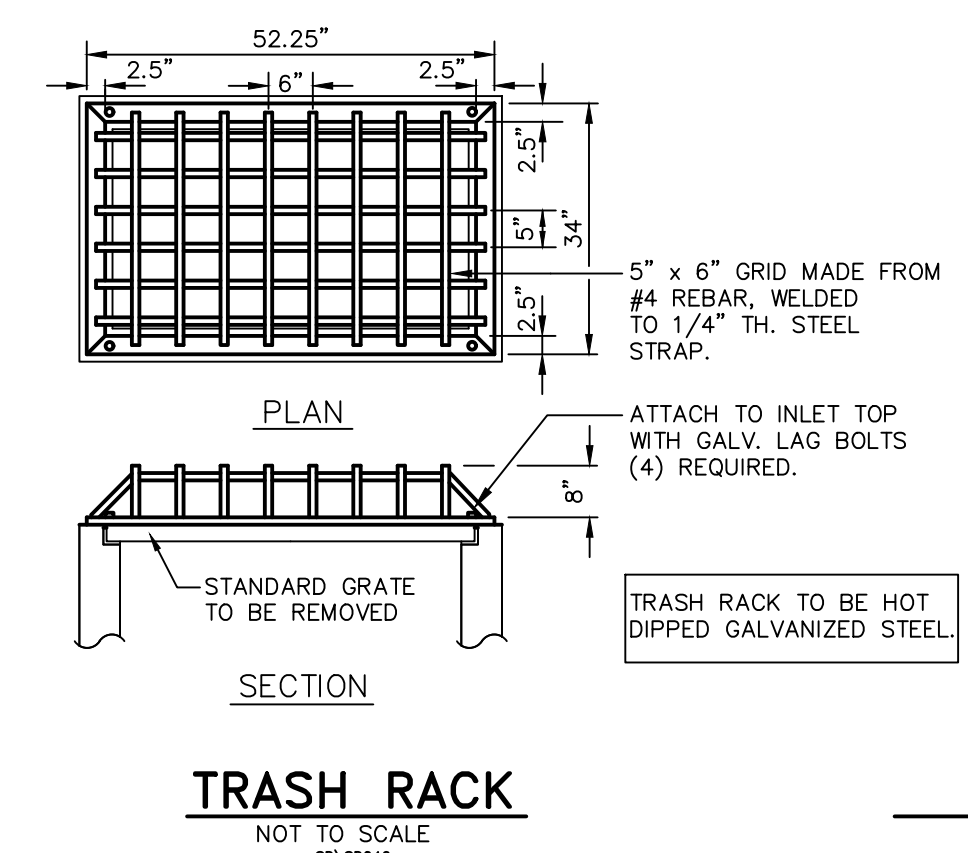
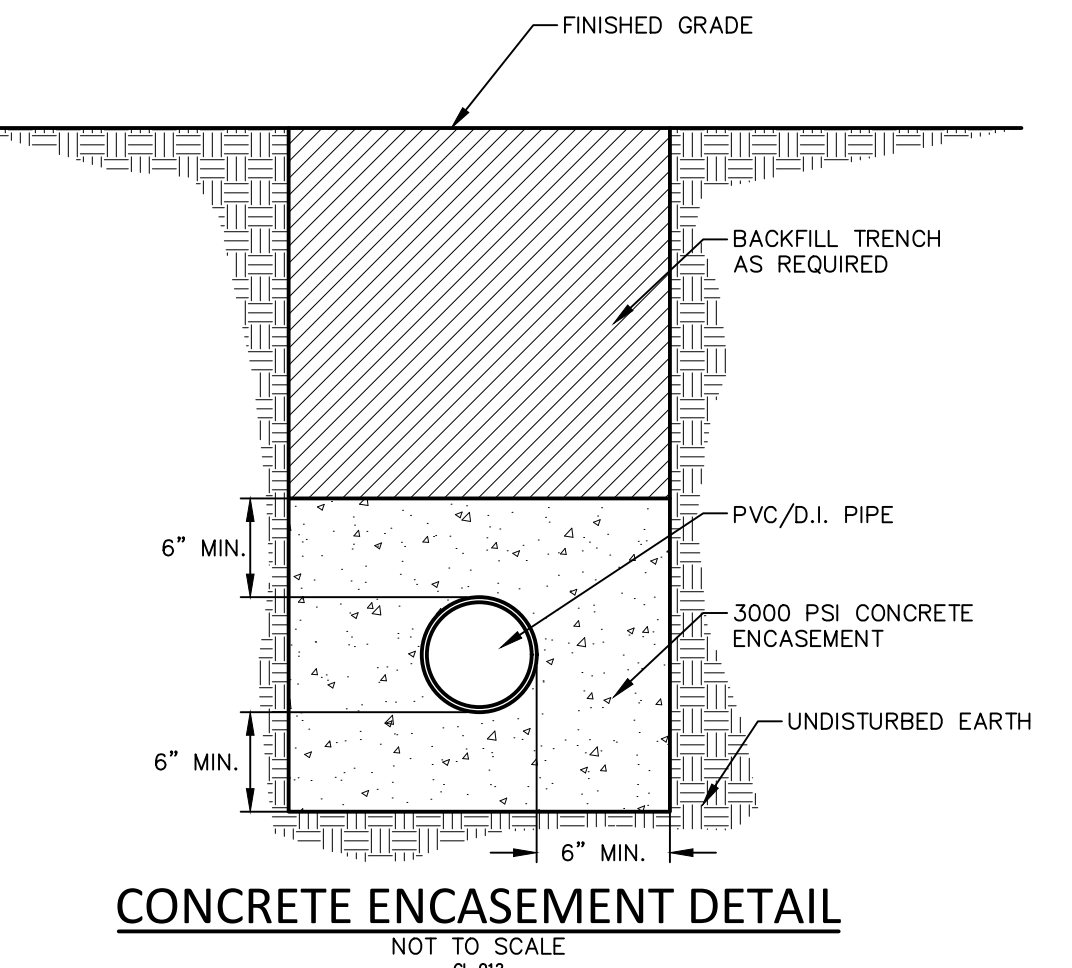
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
141 INDEPENDENCE LANE
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA



PENNDOT TYPE M INLET
NOT TO SCALE
SP/50003

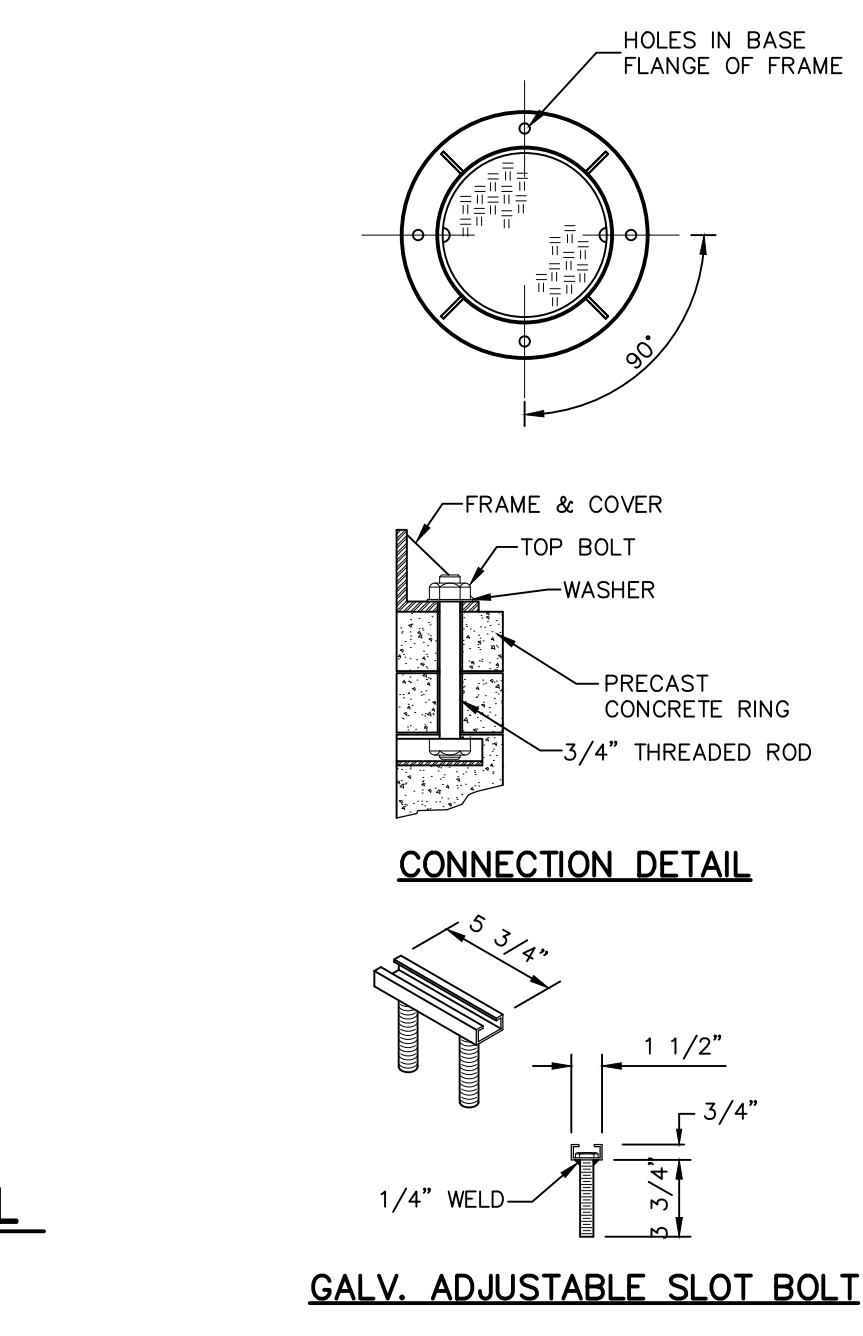
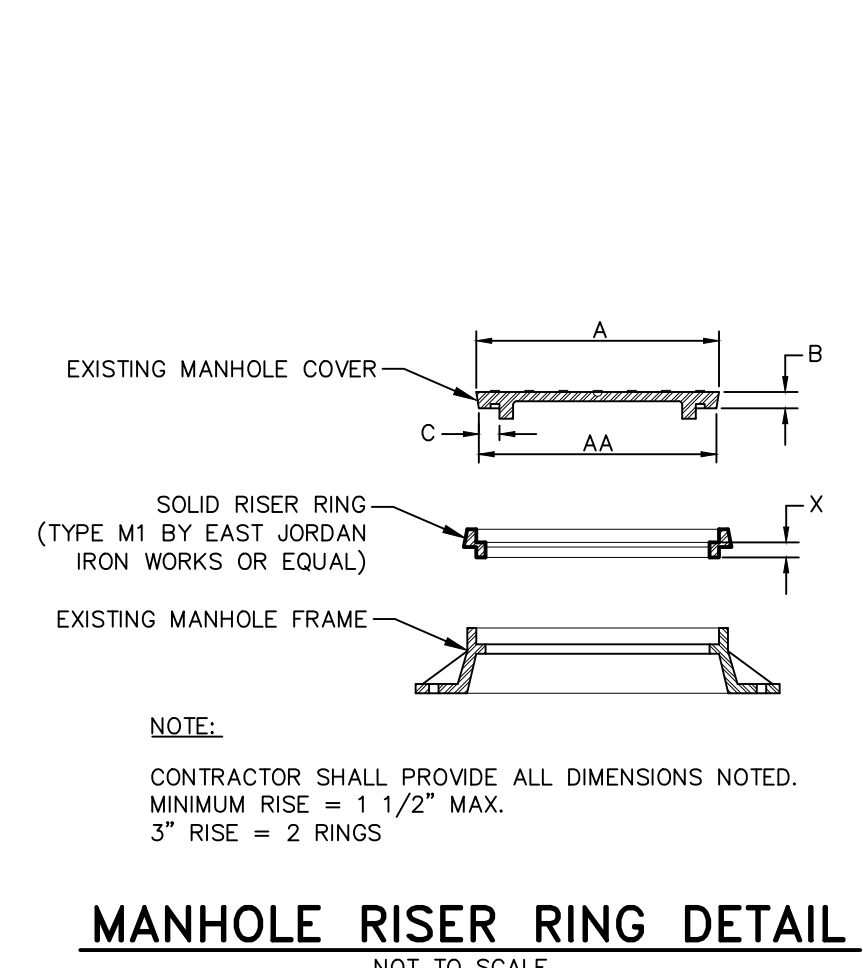


PENNDOT TYPE C INLET
NOT TO SCALE
SP/50001

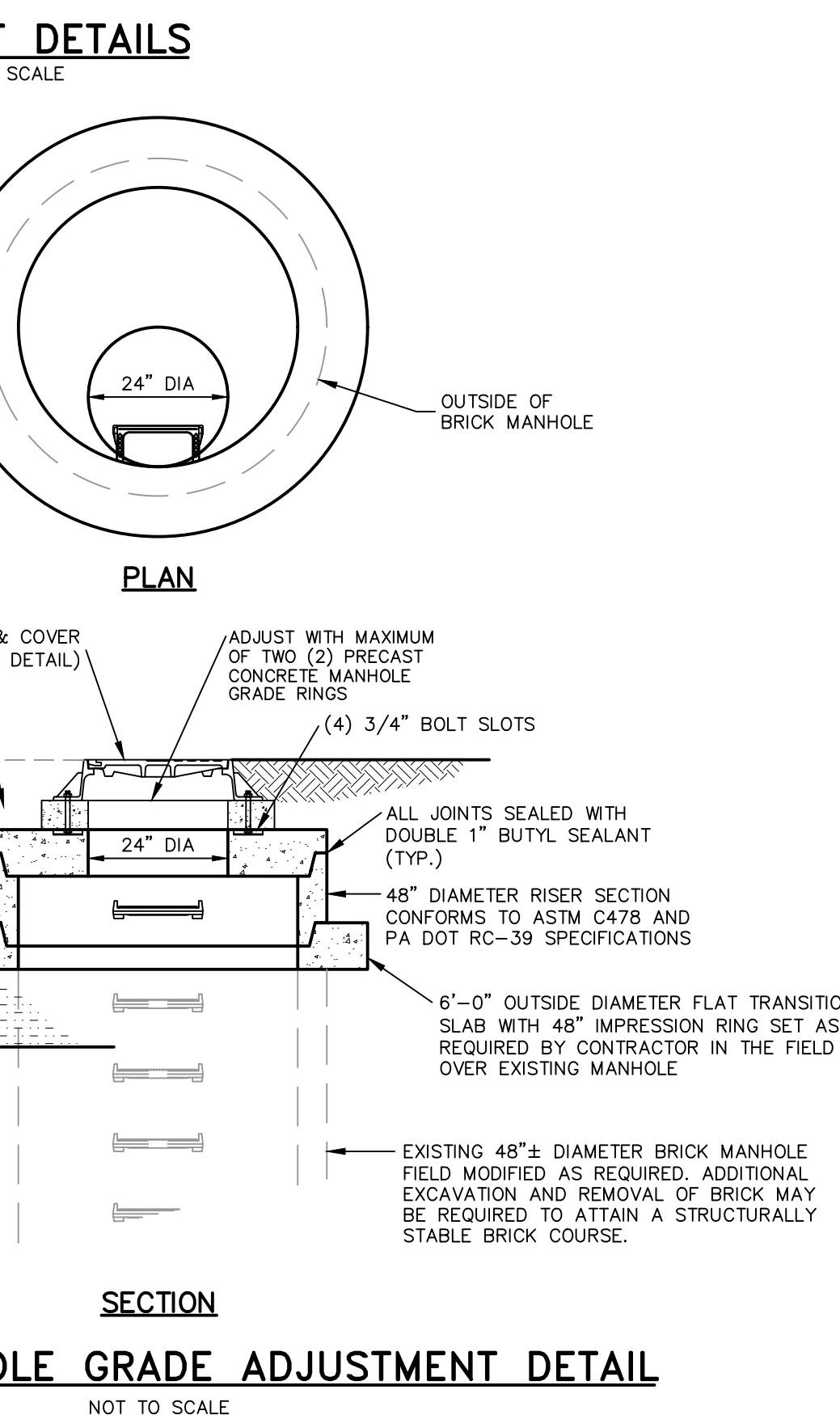
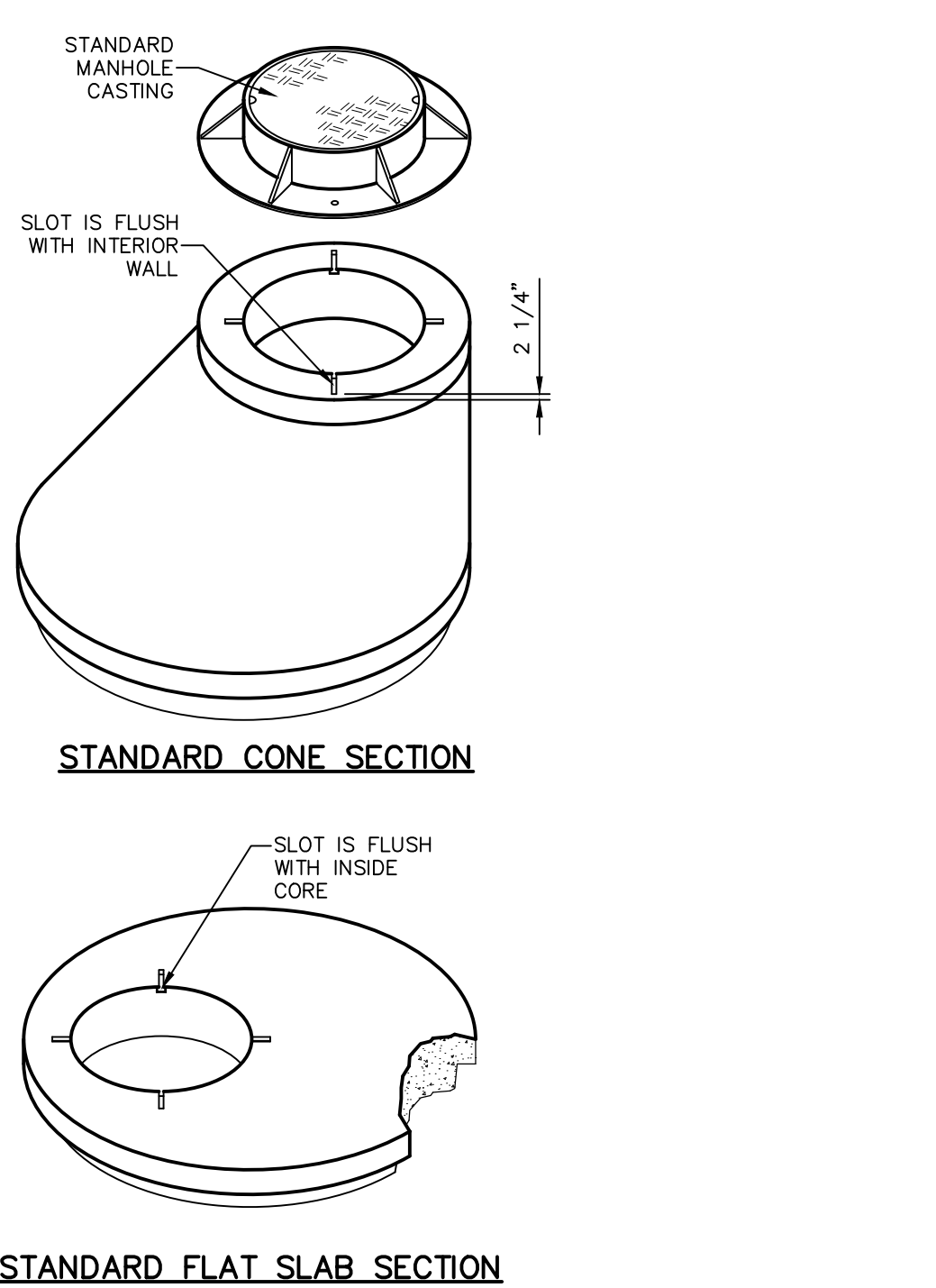


NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON		
		SIZE R- (IN)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
HW-1	18	4	18	9	5	8
HW-2	18	4	18	9	5	8
HW-3	18	4	18	9	5	8



BOLT SLOT DETAILS
NOT TO SCALE



EXISTING MANHOLE GRADE ADJUSTMENT DETAIL
NOT TO SCALE

PIPE DIAMETER	L	W	A
15" & 18"	4.0'	4.0'	12"
24"	4.6'	4.25'	12"
30"	5.2'	4.4'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.2'	15"
72"	9.2'	11.5'	15"

- NOTES:**
- PRECAST CONCRETE MANHOLE SHALL CONFORM TO A.S.T.M. SPEC. C-478.
 - MANHOLE SHALL HAVE BITUMASTIC COATING ON EXTERIOR WALLS.
 - MAINTAIN UNIFORM GRADE THROUGH MANHOLE. (MINIMUM 0.10 FT FALL)
 - 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.
 - CONTRACTOR MAY USE PRECAST CHANNELS.
 - SEAL GRADE RINGS WITH TWO ROWS OF BUTYL RUBBER SEALING COMPOUND ON OPPOSITE SIDES OF ANCHOR BOLTS.
 - SEAL JOINTS BETWEEN MANHOLE SECTIONS WITH TWO RINGS OF BUTYL RUBBER SEALING COMPOUND.
 - BACKFILL MANHOLES WITH NO. 57 STONE TO 6" BELOW FINISHED GRADE UNLESS REQUIRED OTHERWISE BY SPECIFICATIONS.
 - CONCRETE FILL SHALL BE 3000 PSI, TYPE II.

FOR RETTEW ASSOCIATES BY:

NO.	DATE	REVISION
2	08/19/22	PER BCCD AND TRP COMMENT LETTERS
1	07/14/22	PER CHESA REVIEW

MANAGER: KIM M. FASNACHT
DESIGN BY: KMF
SURV. CHIEF: FIELDBROOK NO. DATA COLLECTOR
DRAWN BY: JMS

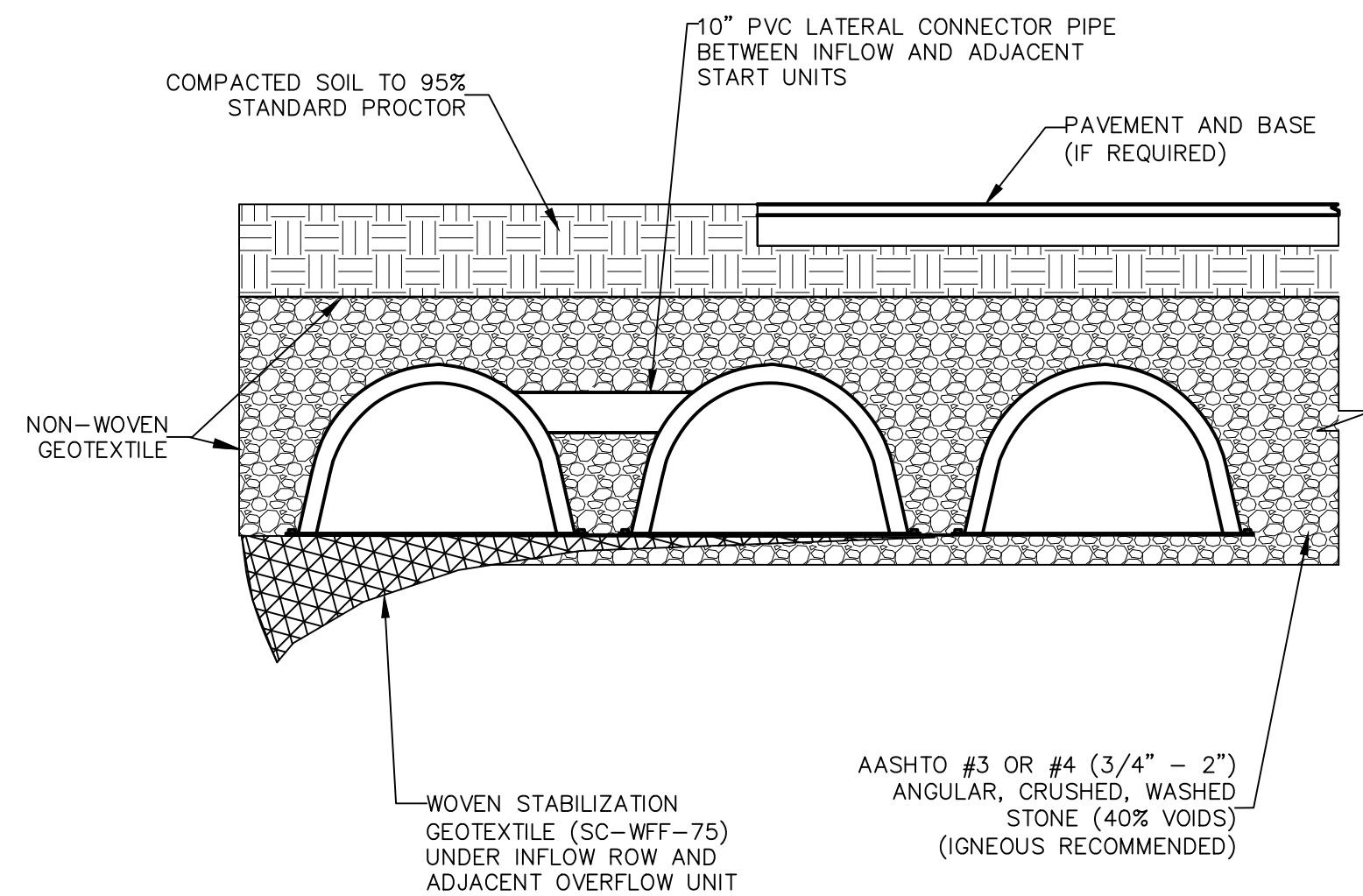
CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

PROJECT: 111902019-01 Independence Ln
DRAWING REFERENCE: C:\Retnew\Drawings\111902019-01 Independence Ln\Sheet\LD Final\LD Final.dwg

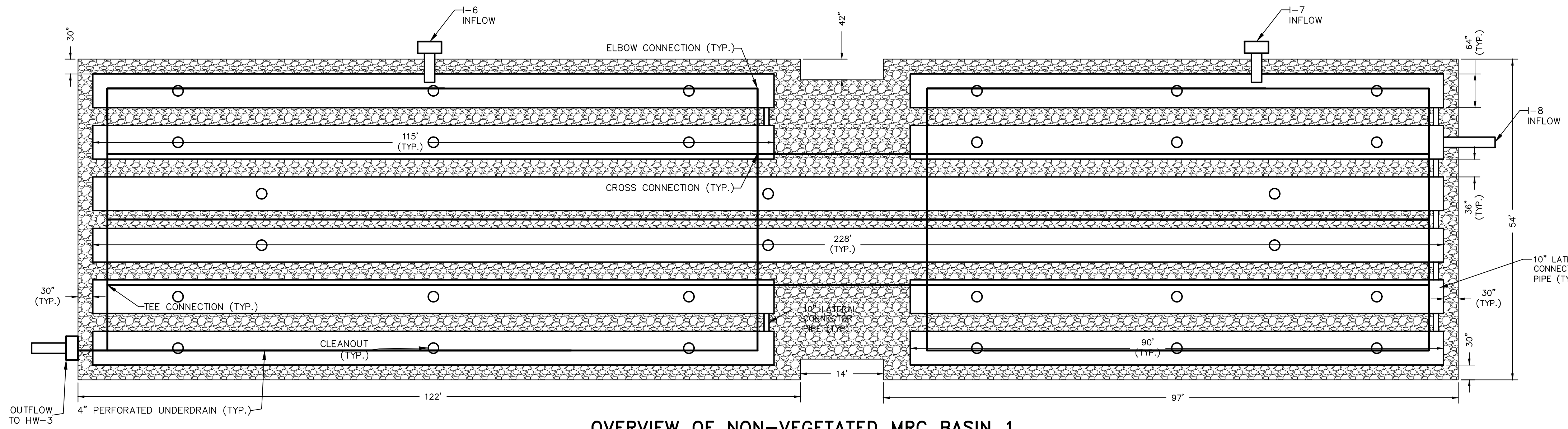
DATE: 6/9/2022
SHEET NO.: 14 of 25
DWG. NO.: 111902019

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
141 INDEPENDENCE LANE
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA

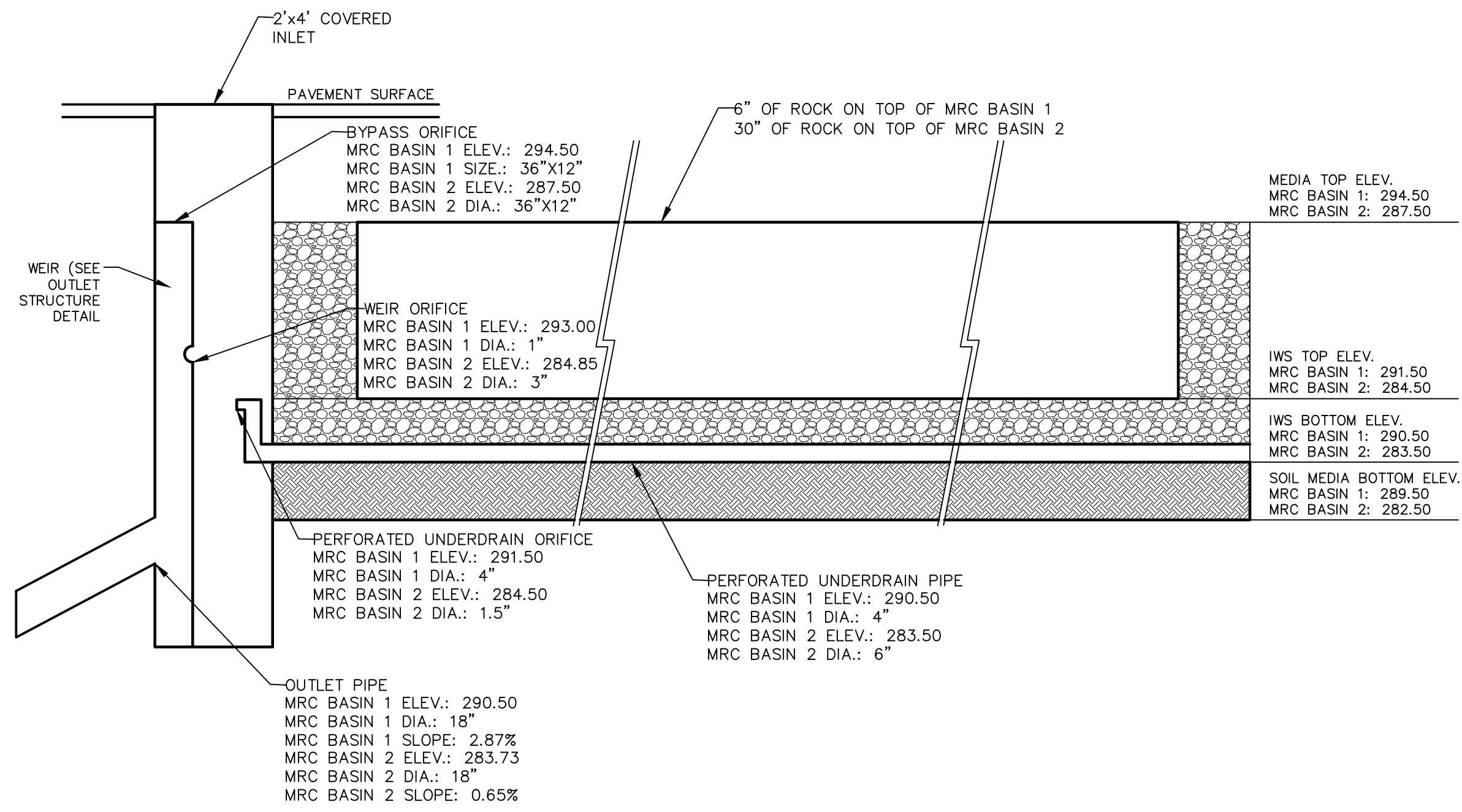
NOT FOR CONSTRUCTION/NOT FOR BIDDING



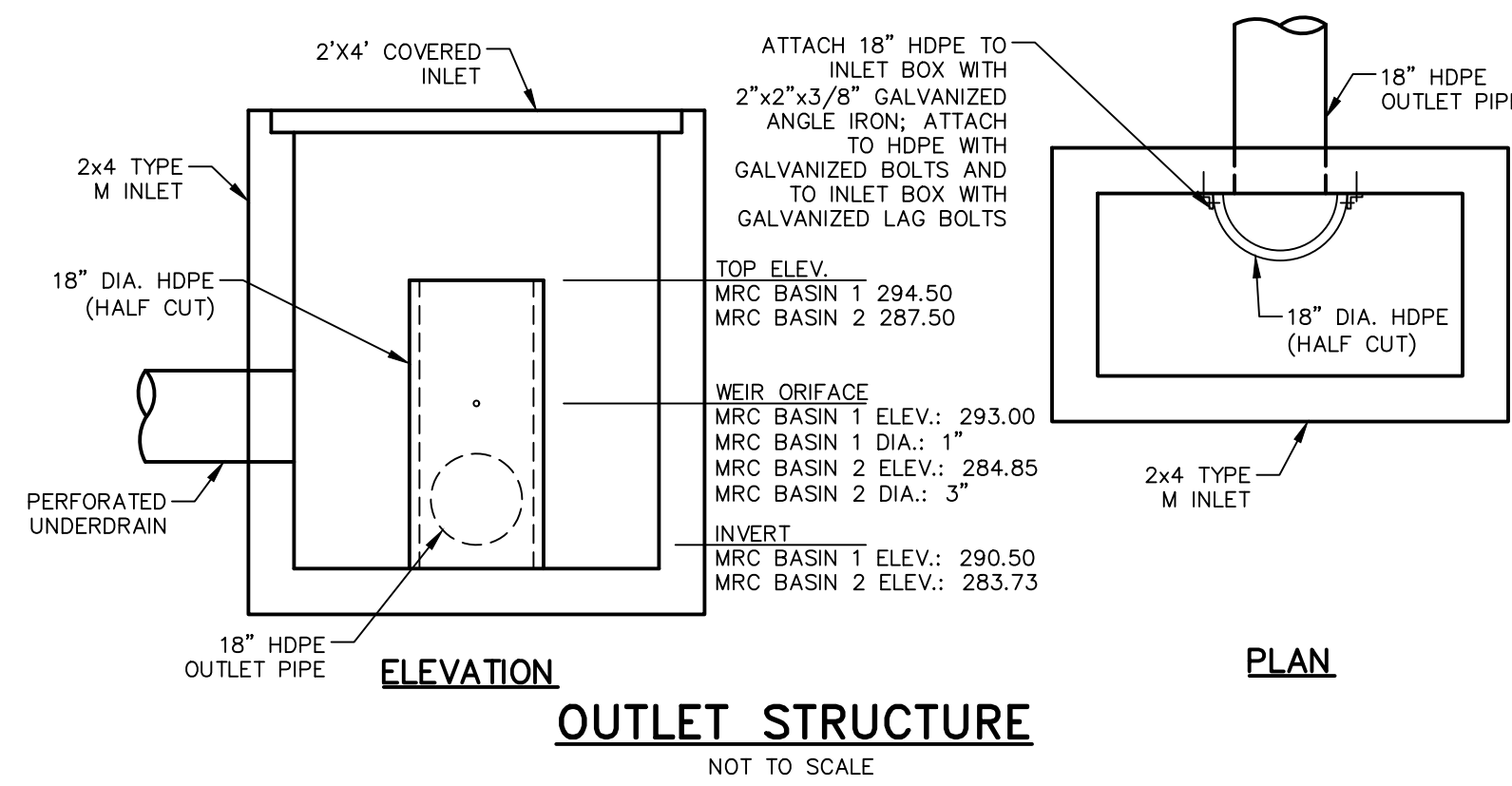
TYPICAL FRONT VIEW



OVERVIEW OF NON-VEGETATED MRC BASIN 1



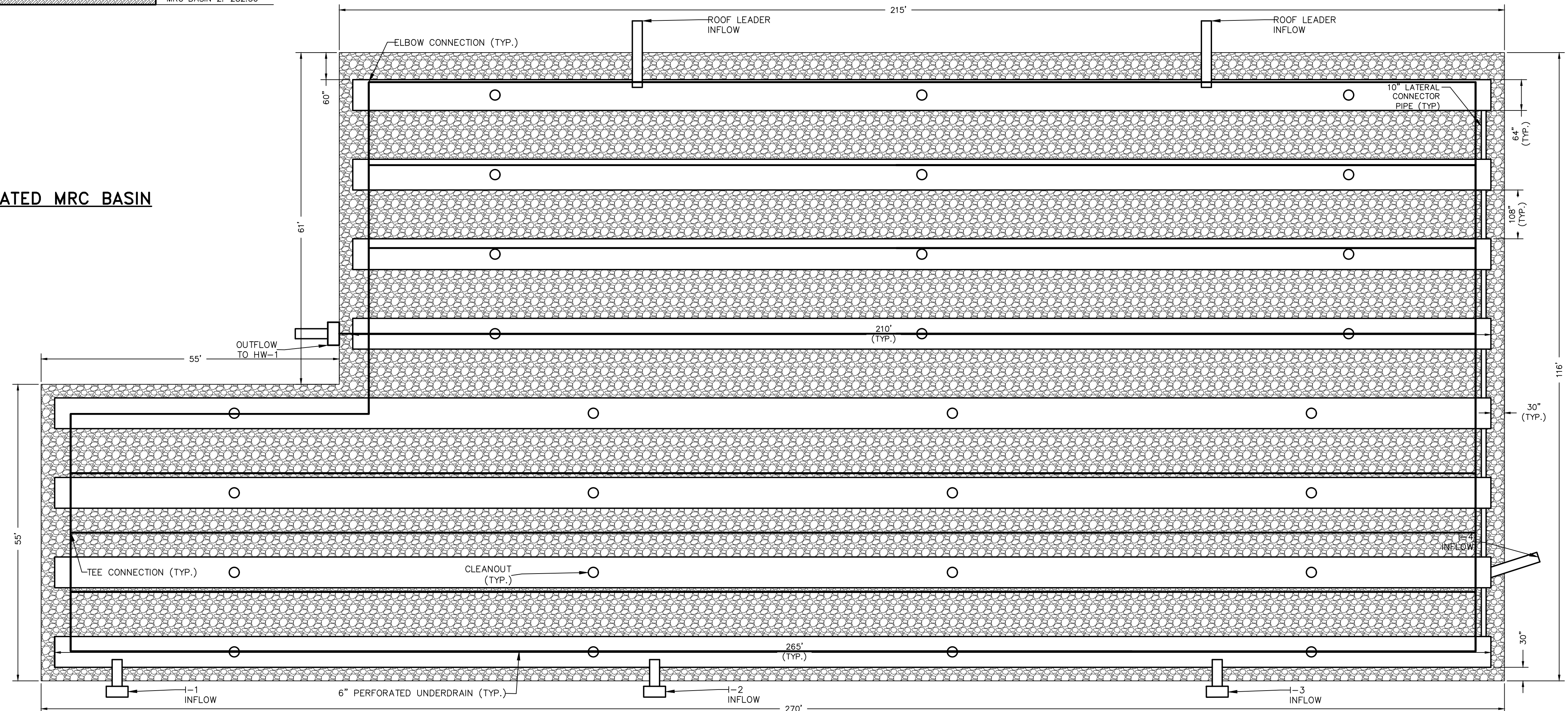
TYPICAL FRONT VIEW OF NON-VEGETATED MRC BASIN



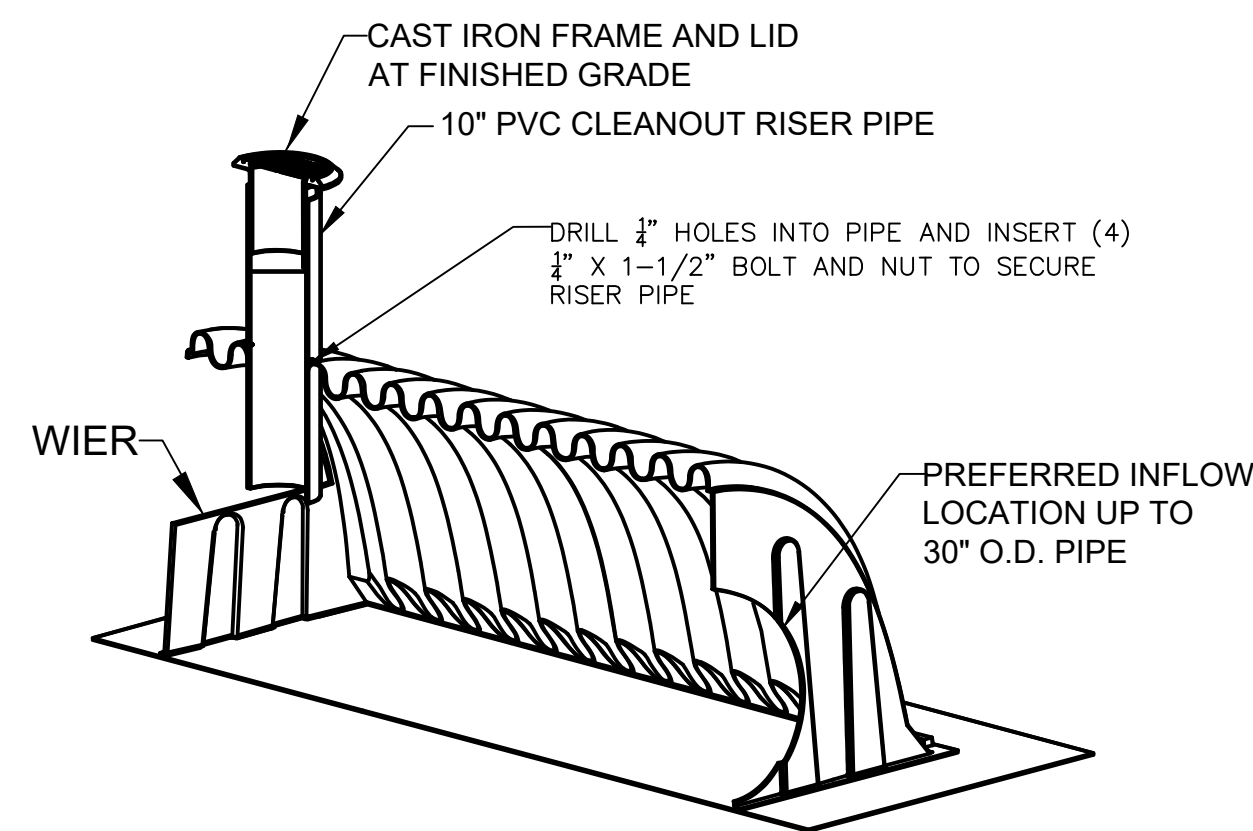
OUTLET STRUCTURE

NON-VEGETATED MRC BASIN 1 UNDERDRAIN	
LENGTH (FT)	QUANTITY (#)
110	5
11	16
29	3
85	5

NON-VEGETATED MRC BASIN 2 UNDERDRAIN	
LENGTH (FT)	QUANTITY (#)
204	4
55	1
259	4
15	7
28	1
11	7



OVERVIEW OF NON-VEGETATED MRC BASIN 2



CHAMBER CLEANOUT

FOR RETTEW ASSOCIATES BY: _____ DATE: _____

NO. 2 08/19/22 PER BCDD AND TWP COMMENT LETTERS
1 07/14/22 PER CHESA REVIEW

MANAGER: KIM M. FASNACHT
DESIGN BY: CHD BY: KMF
MUB
SURV. CHIEF: FELBROCK, NO. DATA COLLECTION
DRAWN BY: JMS
CHECKED BY: JAM

DRAWING REFERENCE: C:\Retnew\Drawings\111902019-101 Independence Ln\Sheet\LD Final\LD Plan.dwg

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC
ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428

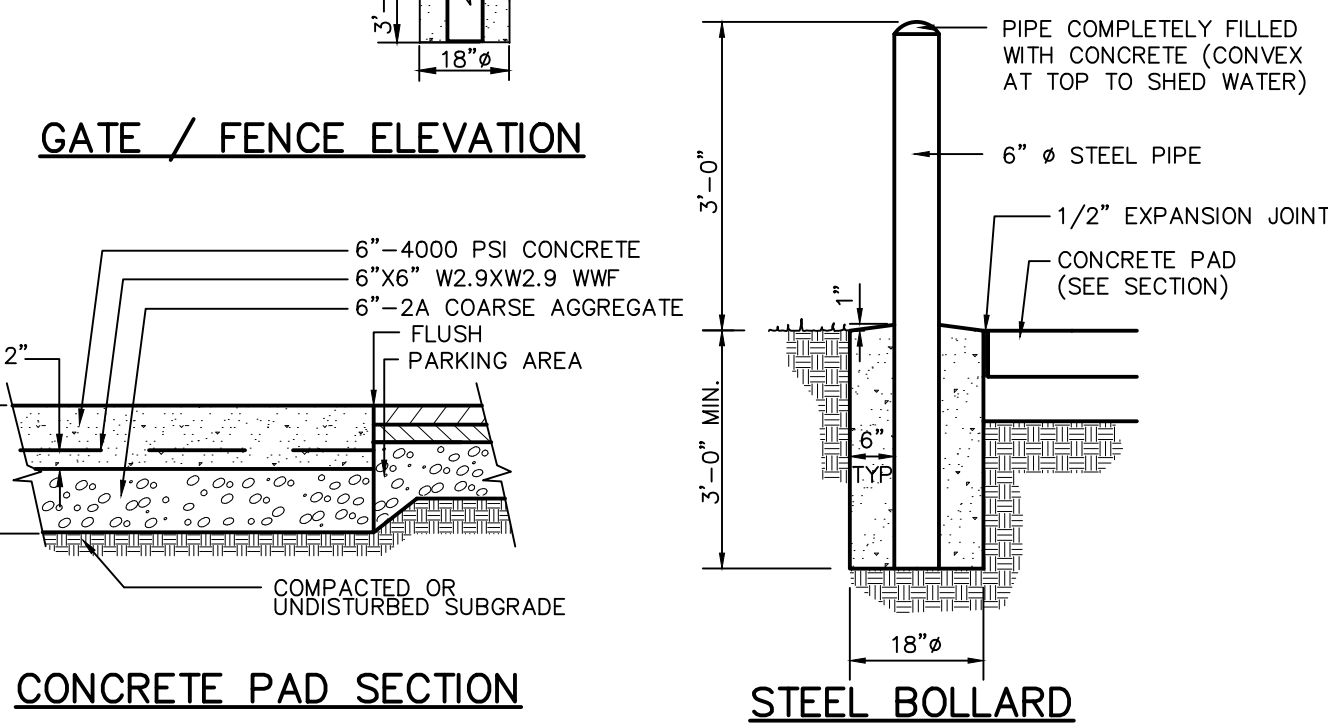
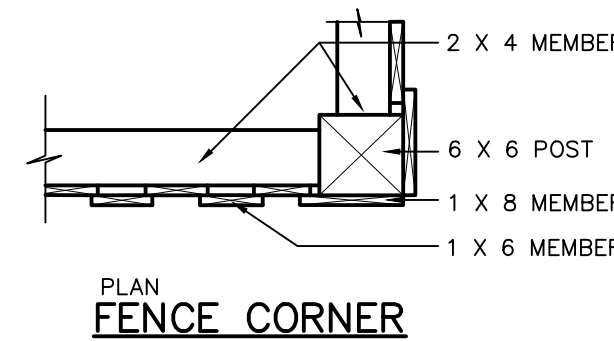
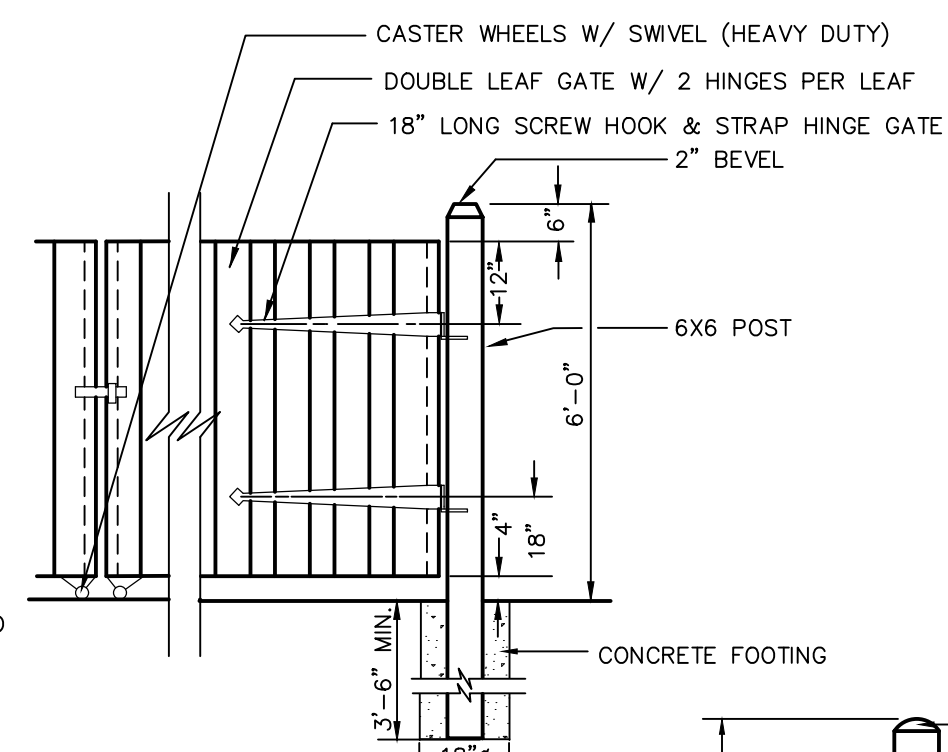
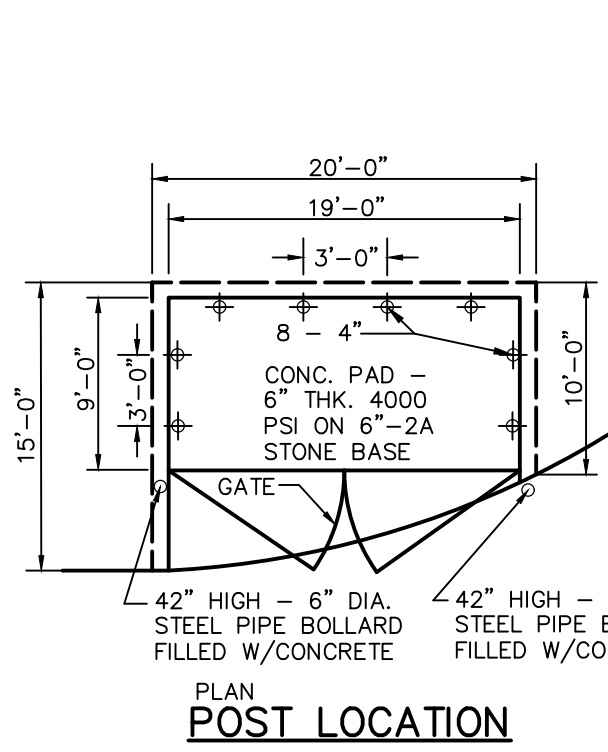
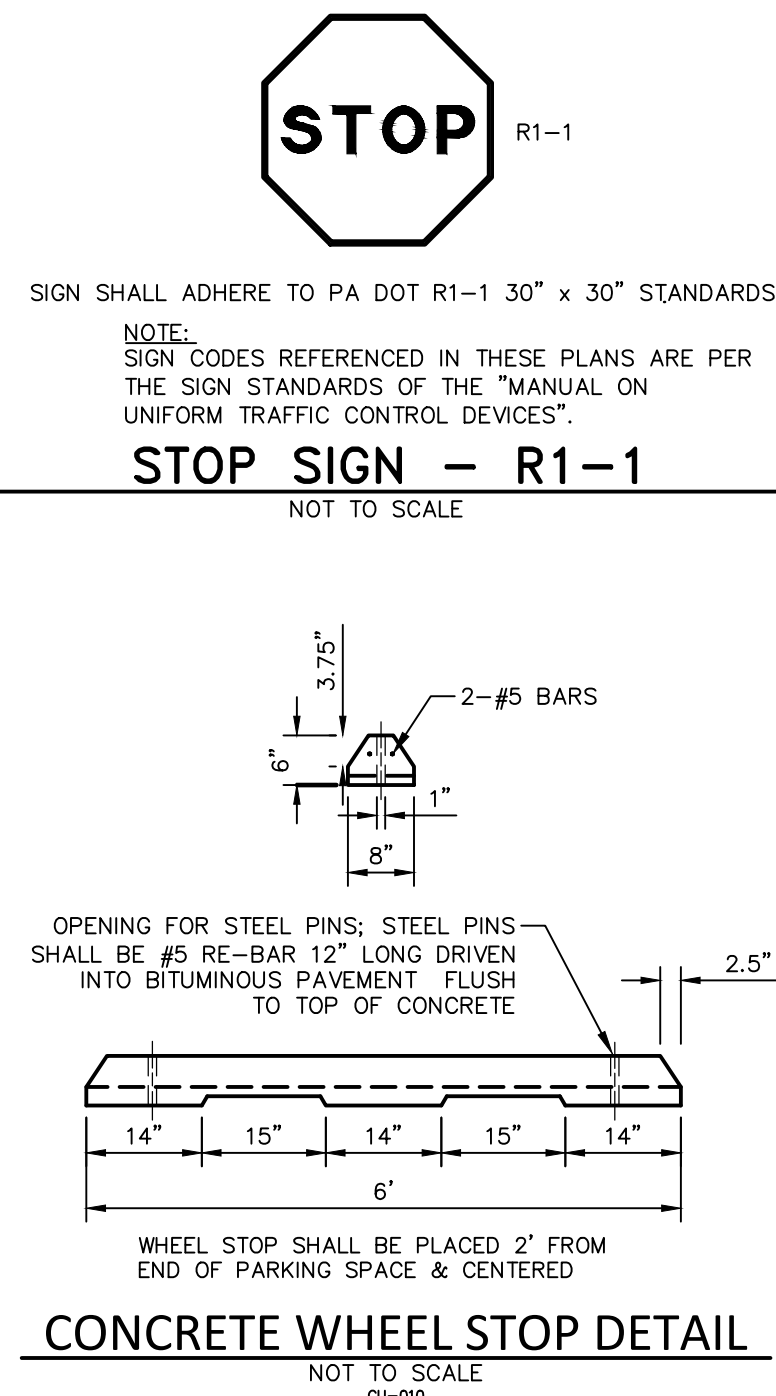
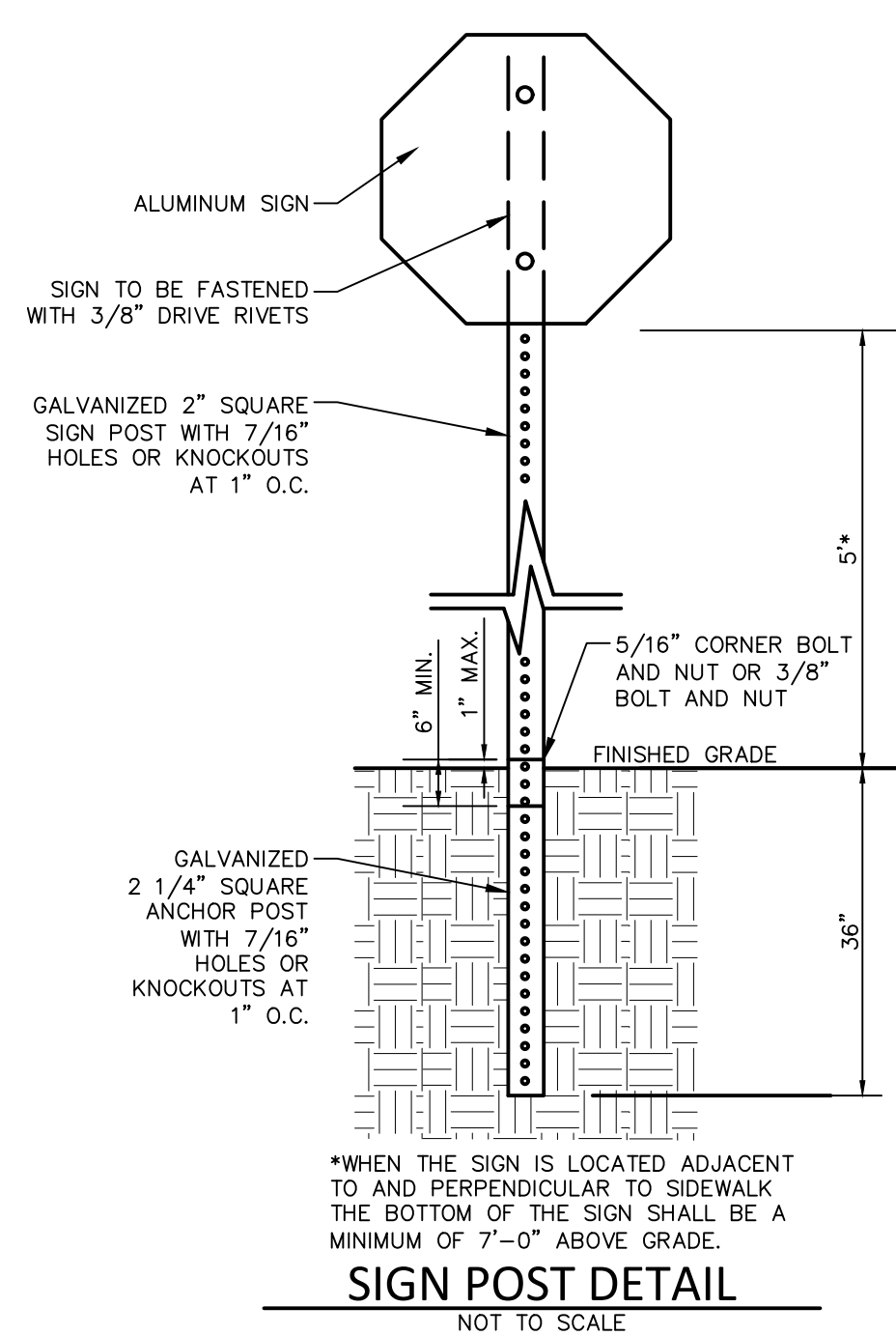
AS NOTED

RETTEW Associates, Inc. Lancaster, PA 17603
Phone: (610) 738-8395
Email: retnew@retnew.com
Website: www.retnew.com

Engineers • Planners • Surveyors • Landscape Architects
Landscape Architecture

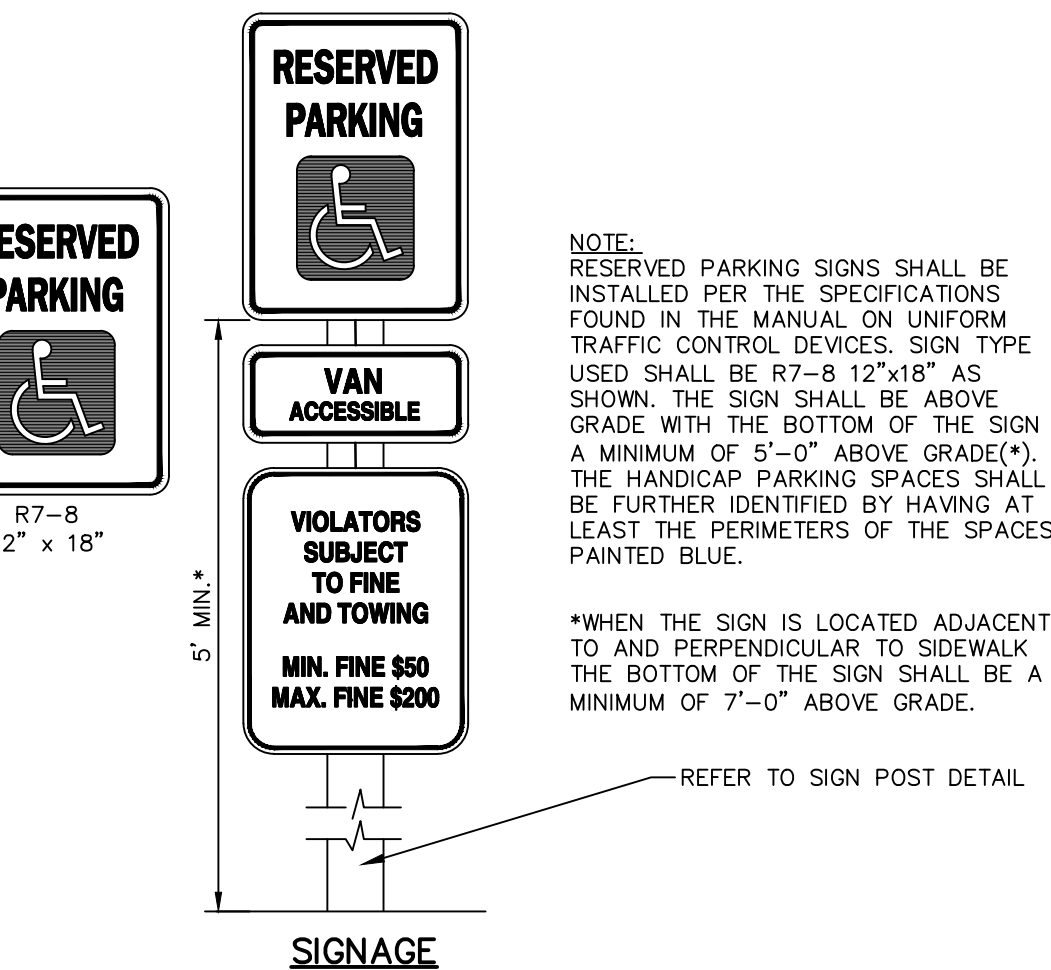
SITE/UTILITY DETAILS
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
141 INDEPENDENCE LANE
NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA

DATE: 6/9/2022
SHEET NO. 15 OF 25
DWG. NO. 111902019



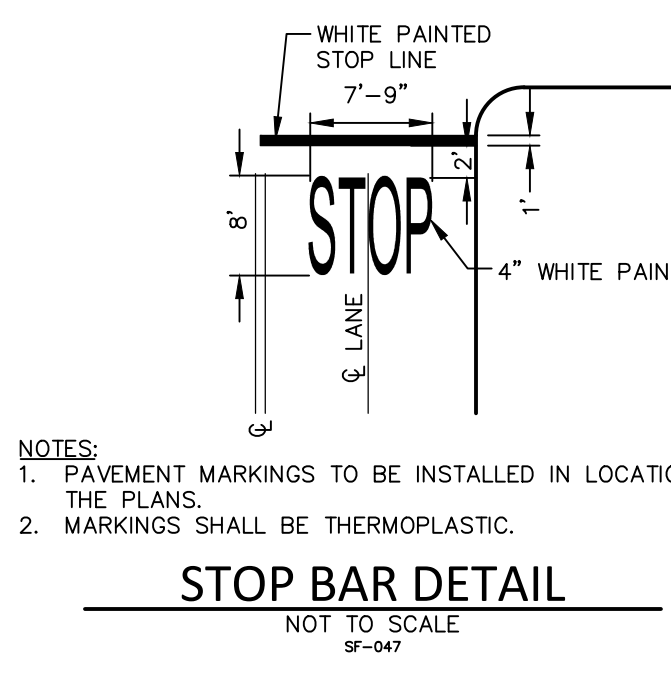
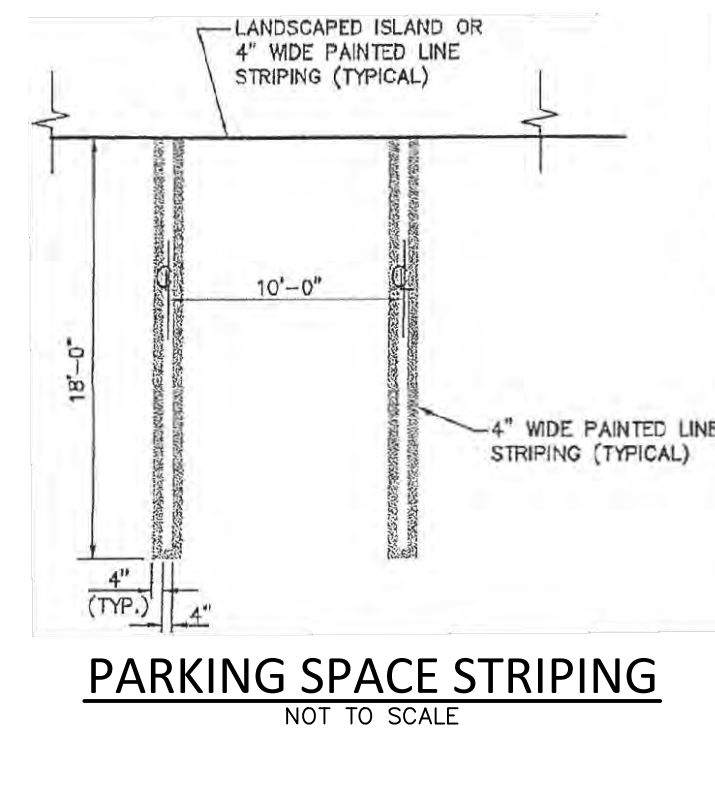
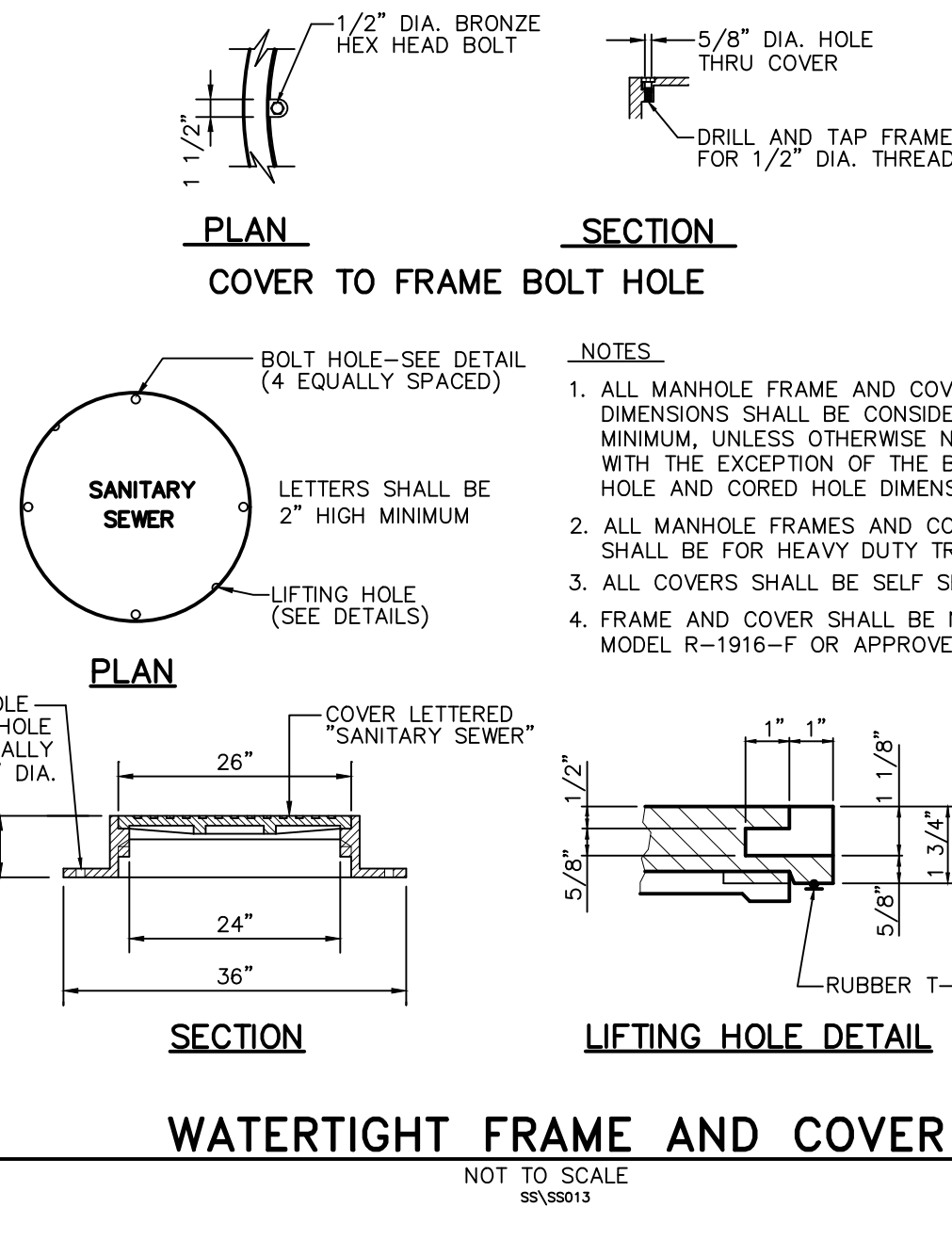
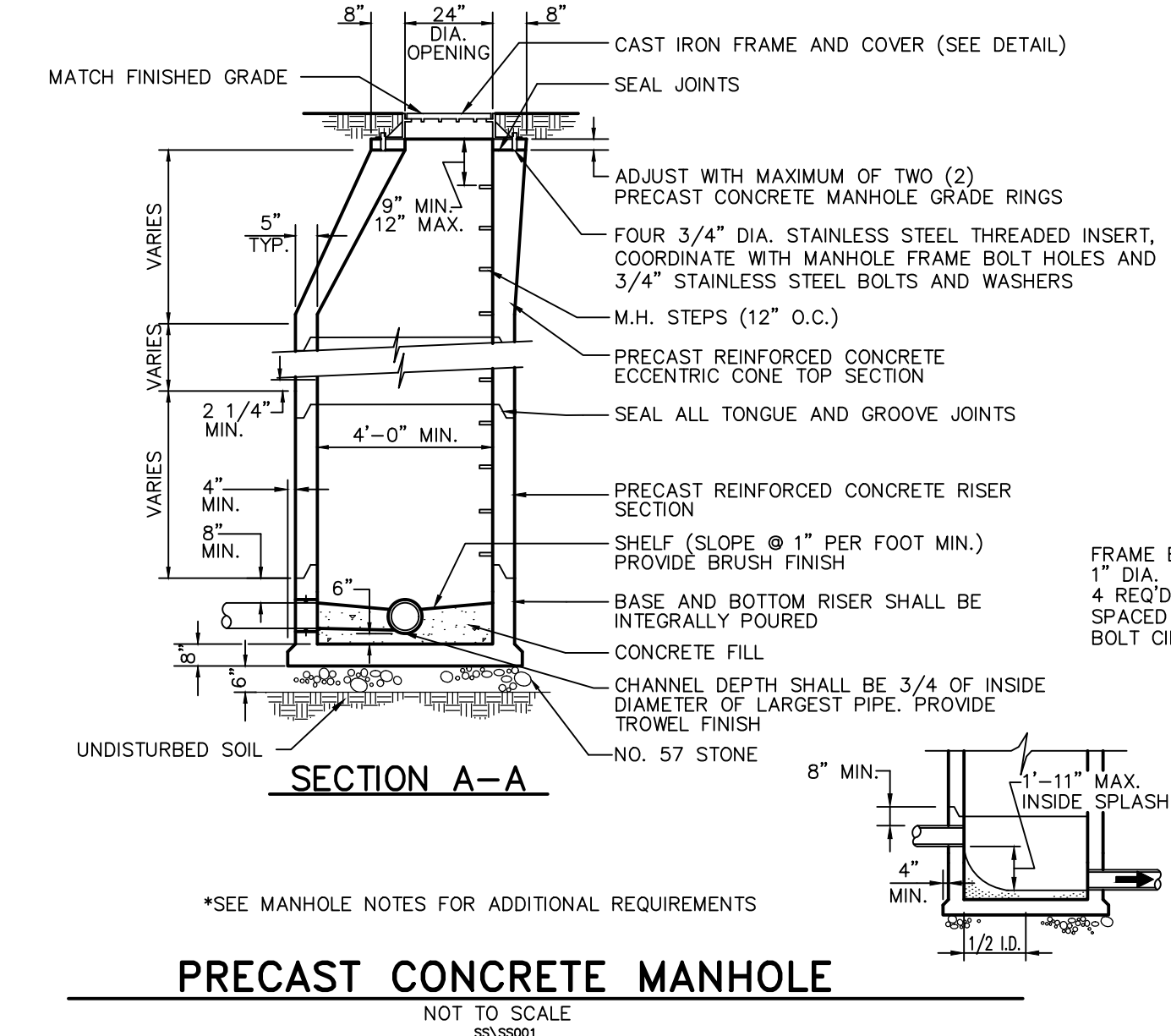
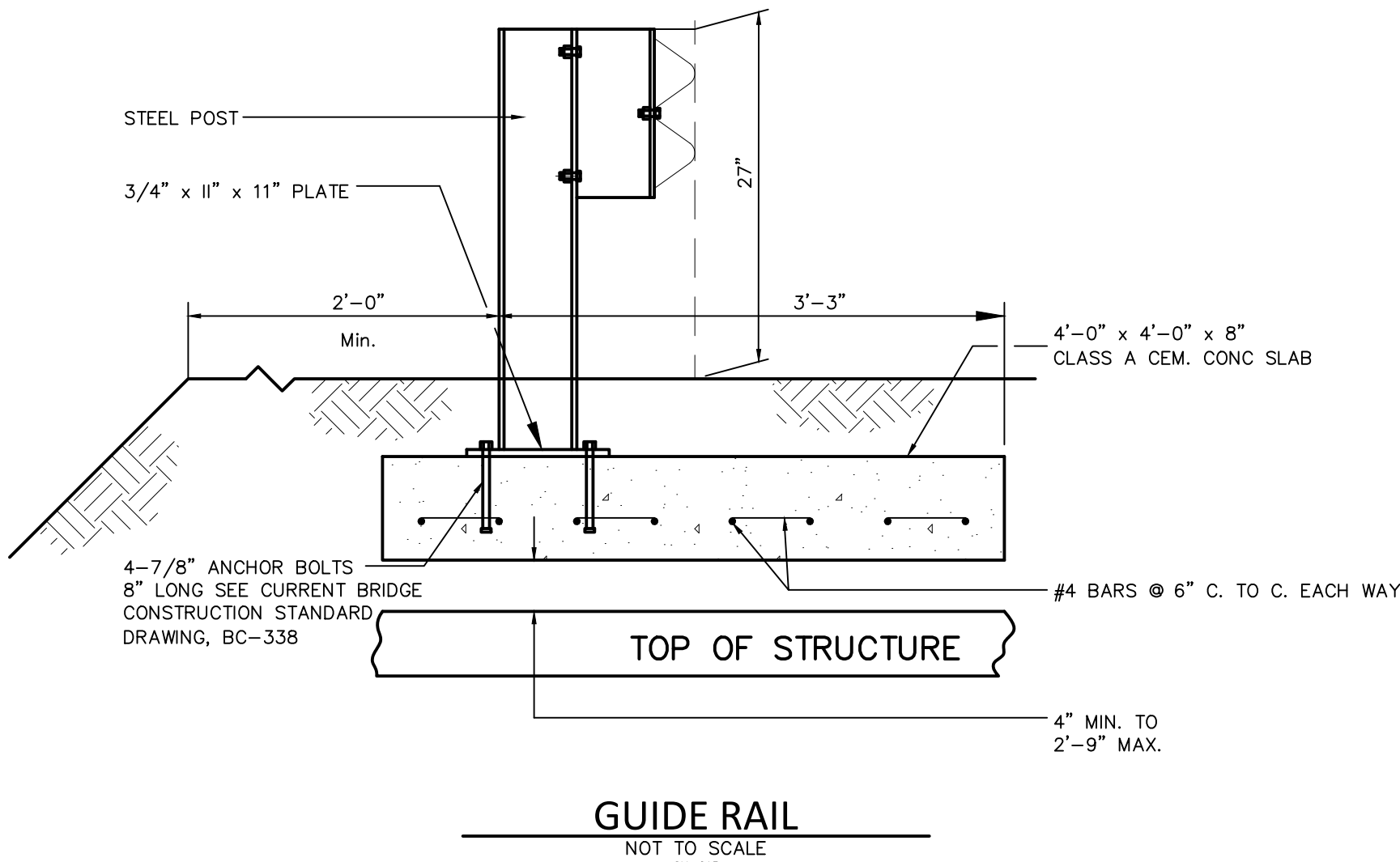
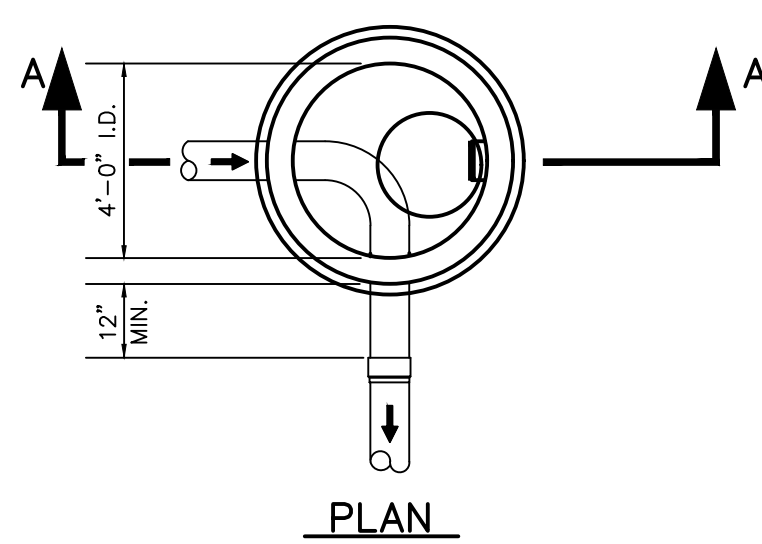
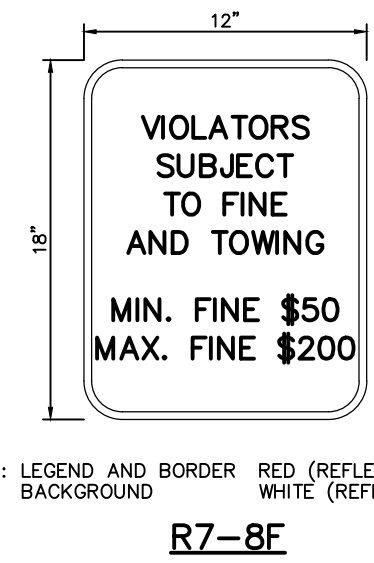
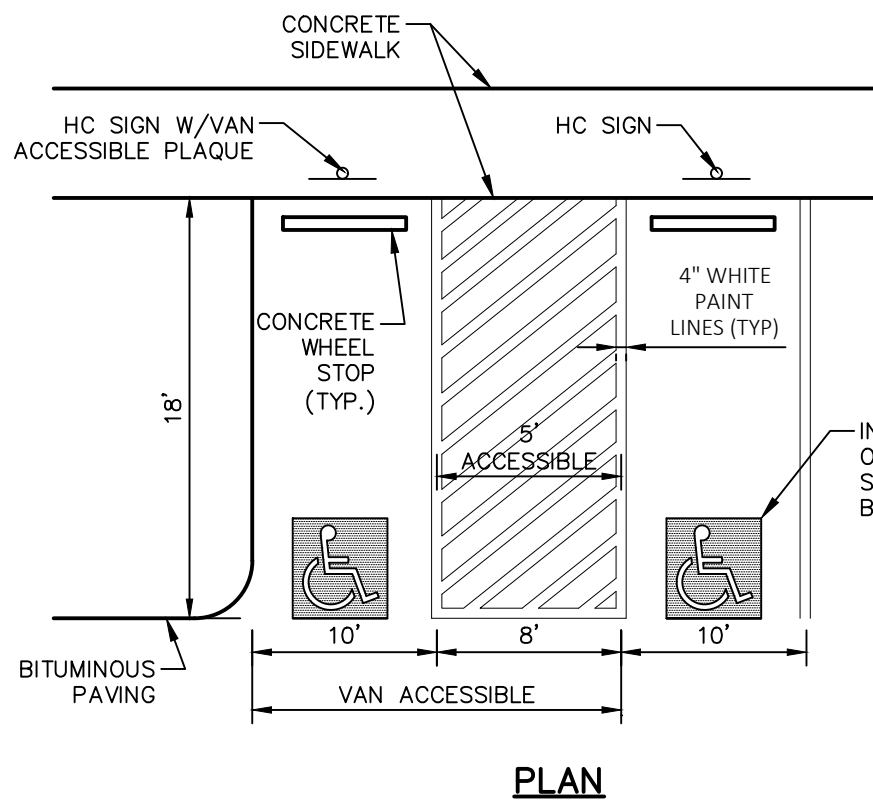
DUMPSTER ENCLOSURE W/ WOOD FENCE AND GATE

NOT TO SCALE
9/19/2019

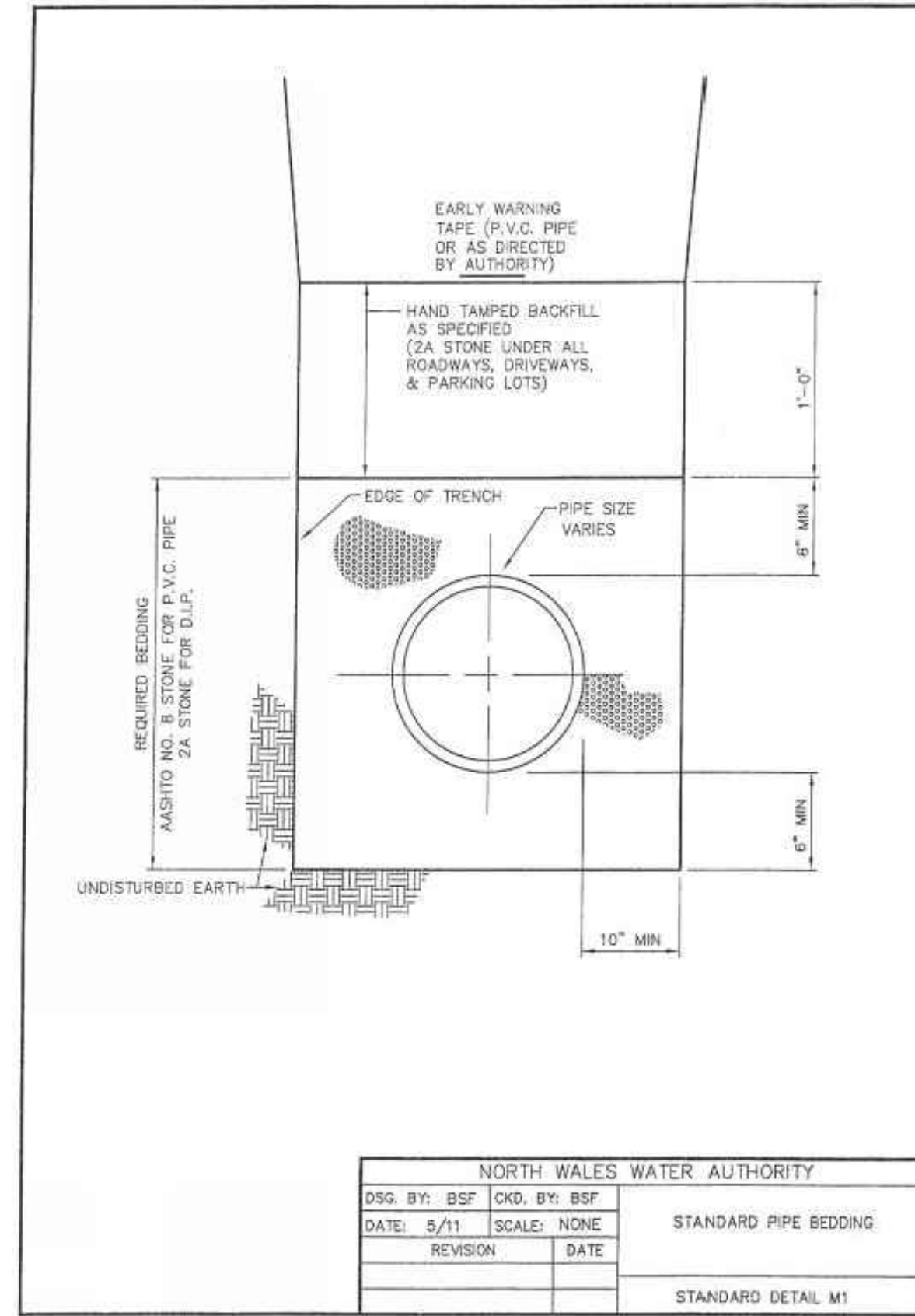


HANDICAP PARKING FACILITIES FOR STRAIGHT PARKING

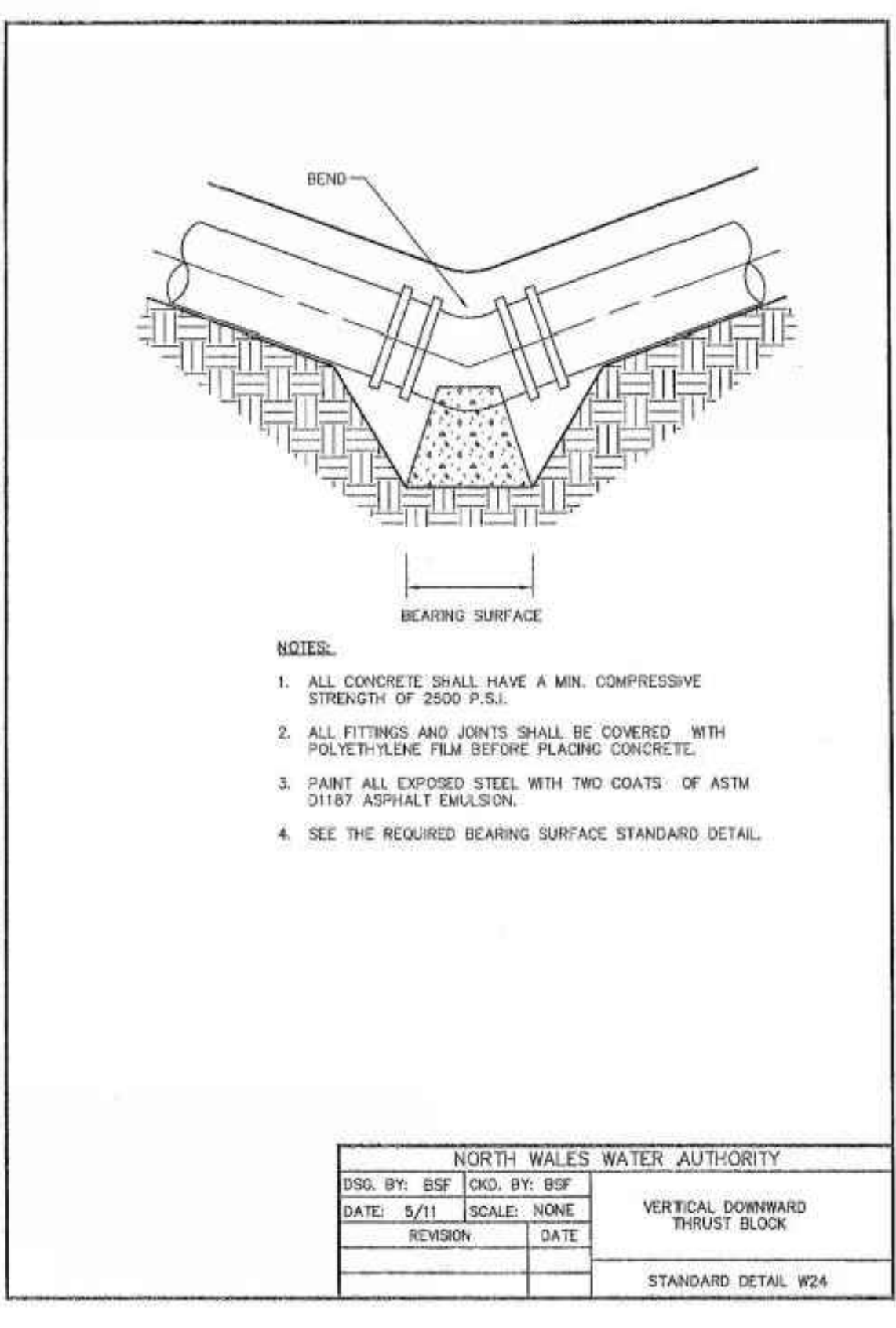
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01-19



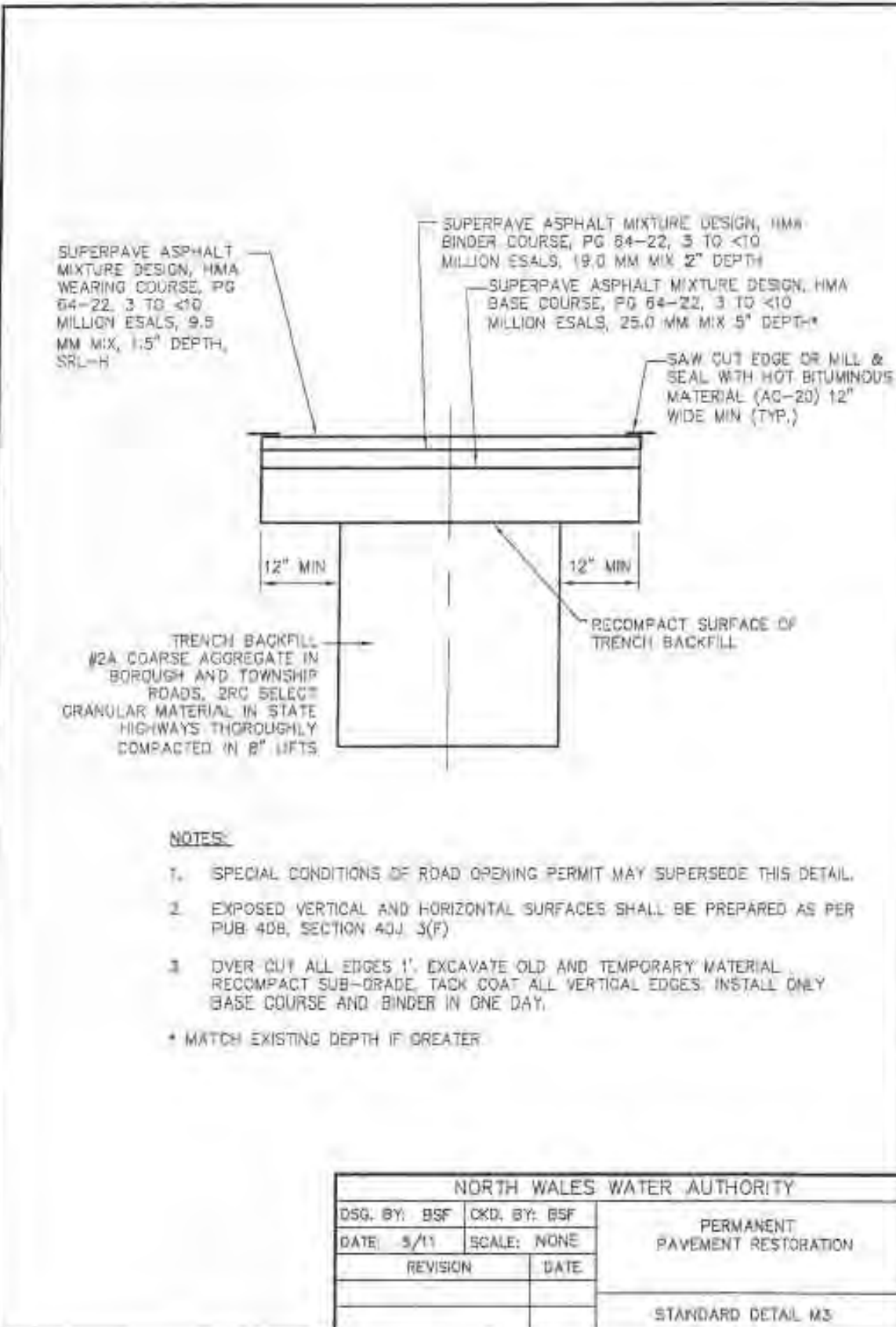
FOR RETTEW ASSOCIATES BY:		DATE
NO.	NO.	DATE
2	08/19/22	PER BCCD AND TWP COMMENT LETTERS
1	07/14/22	PER CHESA REVIEW
REVISION		
MANAGER: KIM M. FASNACHT DESIGN BY: KMF SURV. CHIEF: JAM DRAWN BY: JMS CHECKED BY: JAM		
CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428		
ENGINEER: RETTEW ASSOCIATES, INC. 141 INDEPENDENCE LANE LANCASTER, PA 17603 PHONE: (800) 738-8995 EMAIL: RETTEW@RETTEW.COM WEBSITE: WWW.RETTEW.COM		
PROJECT: PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SHEET NO. 16 OF 25 DWG. NO. 111902019		
DATE: 6/9/2022		
SHEET NO. 16 OF 25		
DWG. NO. 111902019		
NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA		



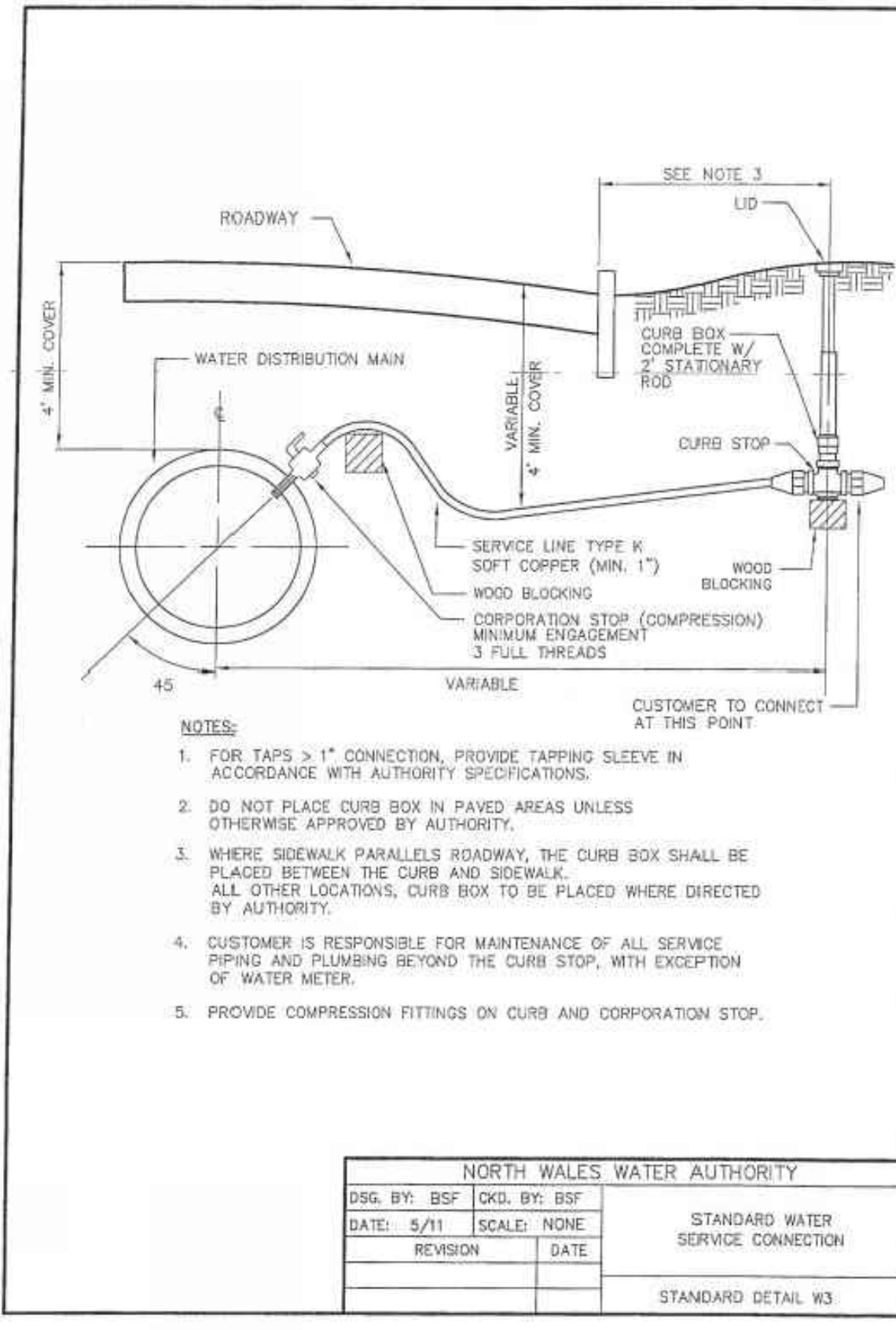
NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	STANDARD PIPE BEDDING	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL M1			



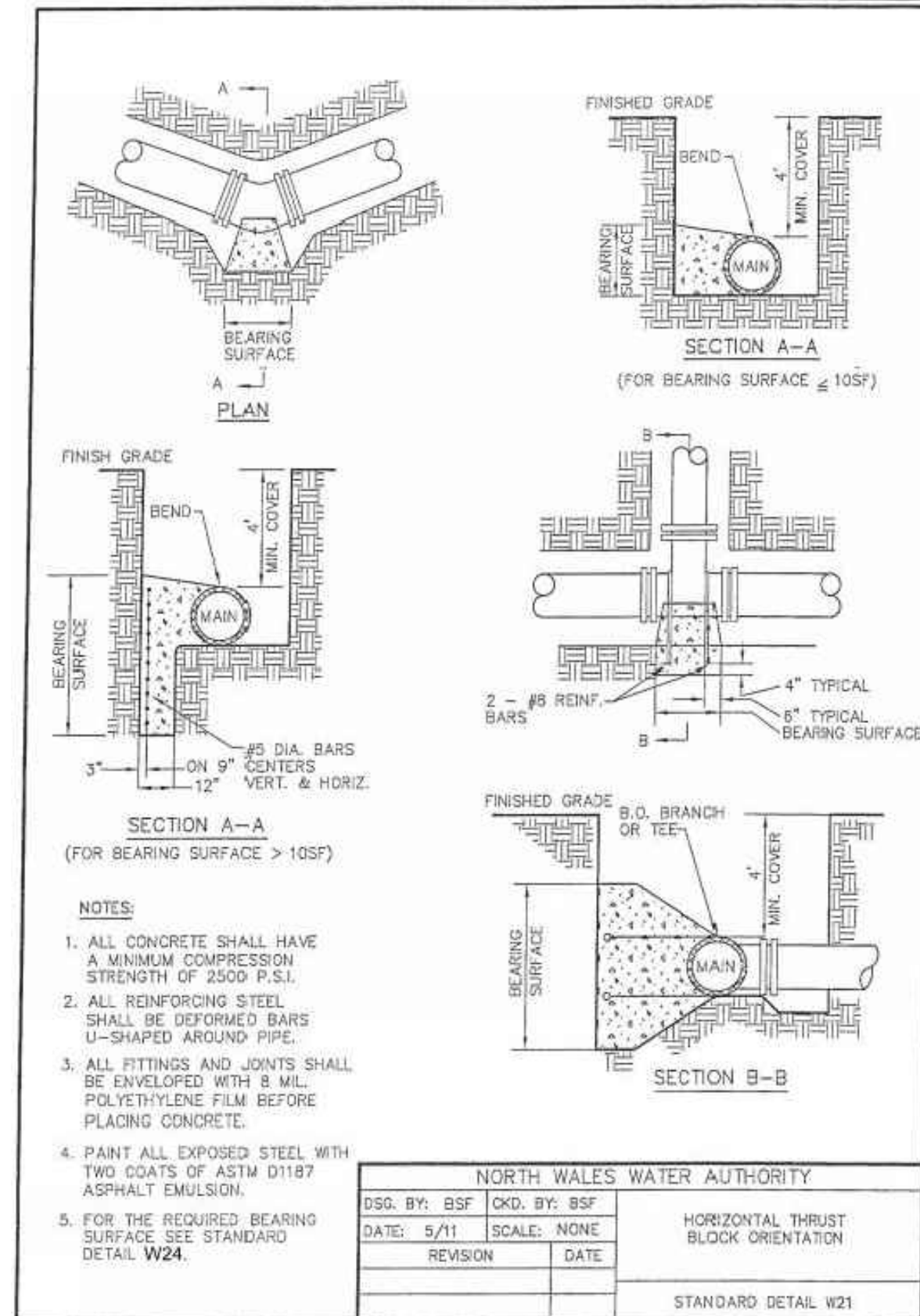
NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	VERTICAL DOWNWARD THRUST BLOCK	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W24			



NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	PERMANENT PAVEMENT RESTORATION	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL M3			



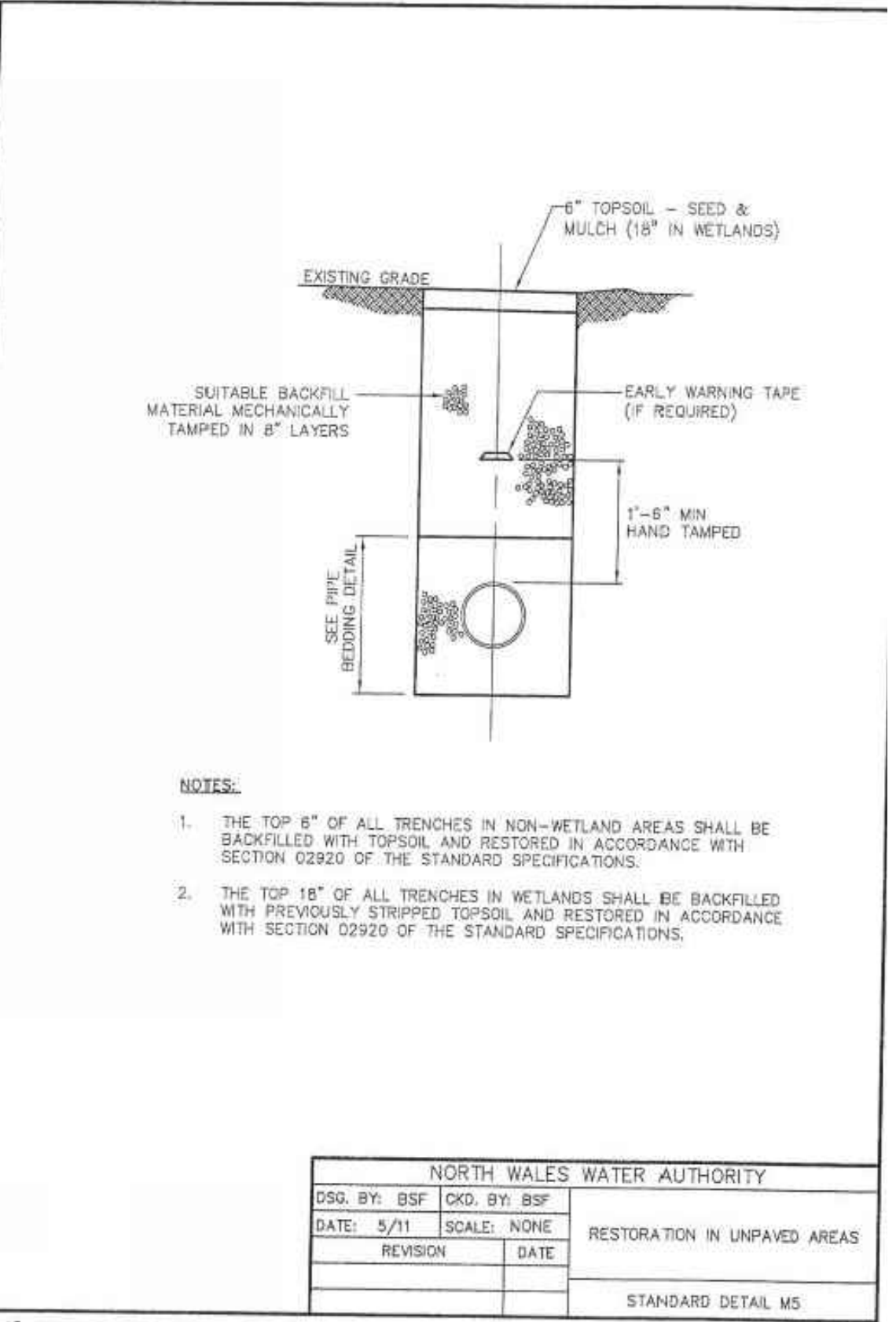
NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	STANDARD WATER SERVICE CONNECTION	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W3			



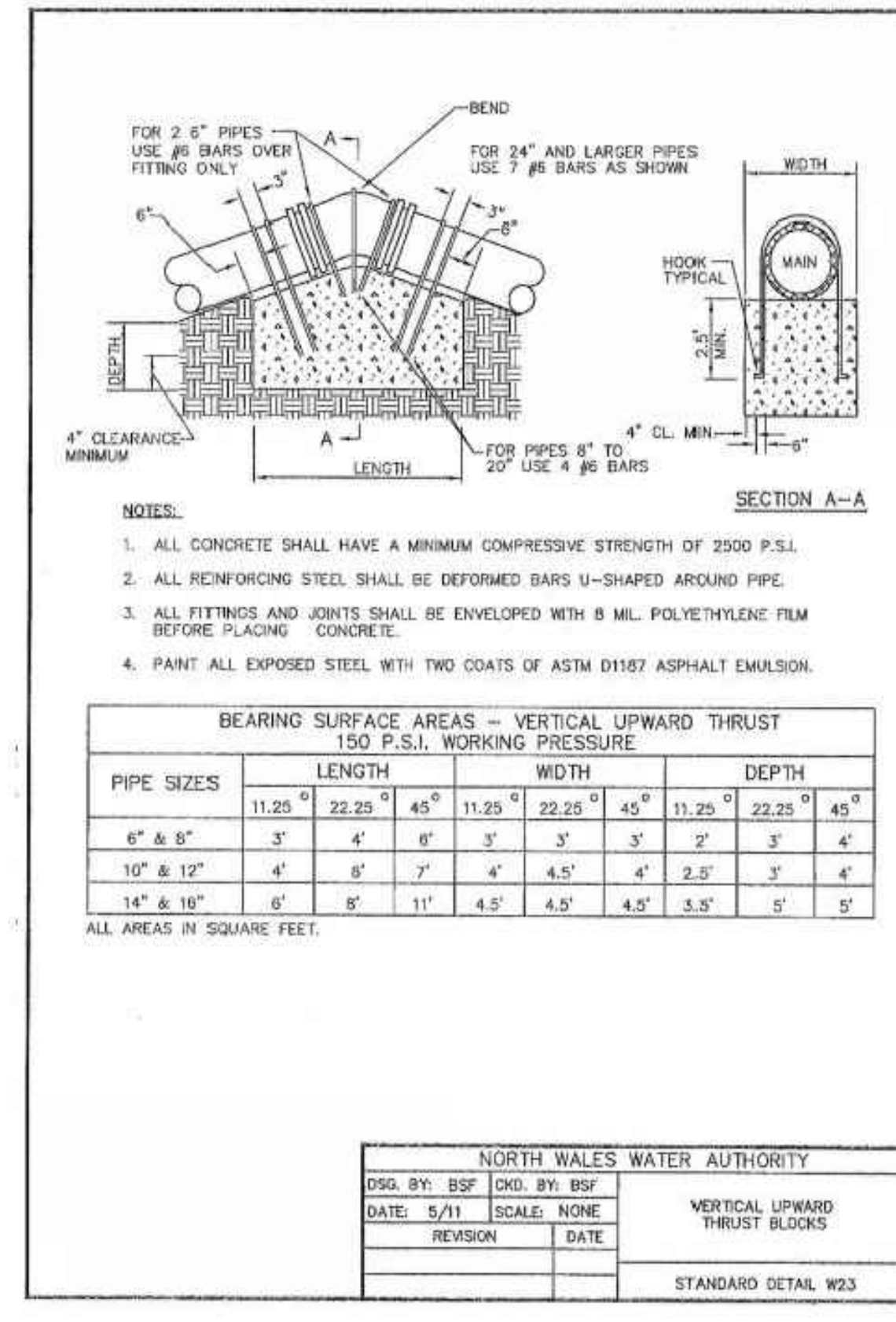
NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	HORIZONTAL THRUST BLOCK ORIENTATION	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W21			

BEARING SURFACE AREAS - HORIZONTAL THRUST & VERTICAL DOWNWARD THRUST 150 P.S.I. WORKING PRESSURE																				
PIPE SIZE	3"		4"		6"		8"		10"											
	DEGREE OF BEND OR DEFLECTION	90°	45°	90°	45°	90°	45°	90°	45°	90°										
SOFT CLAY (1,000#/SF)	2.8	3.8	2.1	1.1	1.8	4.1	5.8	3.1	1.6	1.8	8.4	11.9	6.4	3.3	1.6	14.8	20.2	11.1	5.8	2.8
SILT (1,000#/SF)	1.8	2.8	1.4	1.0	1.0	2.7	3.8	2.1	1.1	1.0	5.8	7.9	4.8	3.2	1.1	9.8	13.6	7.4	3.8	1.8
SANDY SILT (1,000#/SF)	1.0	1.3	1.0	1.0	1.0	1.4	1.8	1.0	1.0	1.0	2.8	4.0	2.1	1.1	4.8	6.8	3.7	1.9	1.0	
SAND (1,000#/SF)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.1	3.0	1.5	1.0	1.0	3.8	5.1	2.8	1.4	1.0
SANDY CLAY (1,000#/SF)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.4	2.0	1.1	1.0	1.0	2.4	3.4	1.8	1.0	1.0
HARD CLAY (1,000#/SF)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.3	1.0	1.0	1.0	1.9	2.3	1.2	1.0	1.0
PIPE SIZE	10"		12"		14"		16"													
TYPE OF BEARING MATERIAL AND ALLOWABLE LOADS	0.6	1.0	1.4	2.2	3.1	4.3	6.0	8.4	12.0	17.0	24.0	34.0	48.0	6.6	10.0	14.0	20.0	28.0	39.0	54.0
SOFT CLAY (1,000#/SF)	21.8	30.6	16.7	8.5	4.3	30.8	43.5	23.6	12.0	8.0	41.4	58.0	31.7	16.1	8.1	53.5	74.8	40.8	20.8	10.5
SILT (1,000#/SF)	14.5	20.5	11.1	5.7	2.8	20.5	29.0	15.7	8.0	4.0	27.4	38.0	21.1	10.6	5.4	35.7	50.4	27.5	13.9	7.0
SANDY SILT (1,000#/SF)	7.3	10.3	5.8	2.8	1.4	14.3	14.5	7.9	4.0	2.0	13.8	18.5	10.8	5.4	2.7	17.8	25.2	13.9	7.0	3.5
SAND (1,000#/SF)	3.4	7.7	4.2	2.1	1.1	10.9	10.9	5.9	3.0	1.5	10.3	14.4	7.9	4.0	2.0	13.4	18.9	10.2	5.2	2.6
SANDY CLAY (1,000#/SF)	3.8	5.1	2.8	1.4	1.0	5.1	7.3	3.9	2.0	1.0	8.8	9.7	5.3	2.7	1.4	8.9	12.8	6.8	3.5	1.7
HARD CLAY (1,000#/SF)	2.4	3.4	1.9	1.0	1.0	3.4	4.8	2.06	1.3	1.0	4.8	6.5	3.5	1.8	1.0	5.9	8.4	4.5	2.3	1.2

NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	HORIZONTAL AND VERTICAL DOWNWARD THRUST BLOCK DIMENSIONS	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W22			

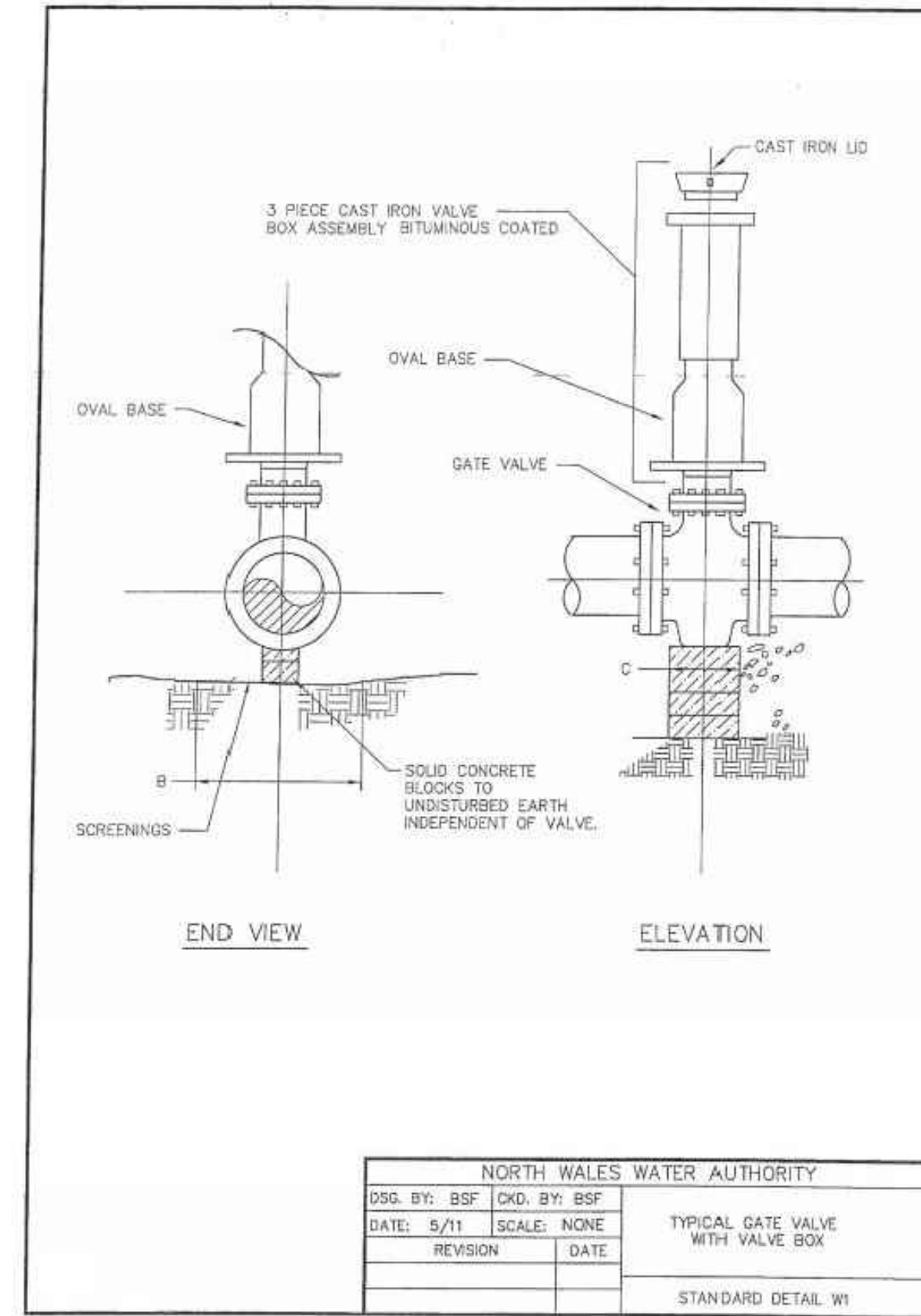


NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	RESTORATION IN UNPAVED AREAS	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL M5			



BEARING SURFACE AREAS - VERTICAL UPWARD THRUST 150 P.S.I. WORKING PRESSURE									
PIPE SIZES	LENGTH			WIDTH			DEPTH		
	11.25'	22.25'	45'	11.25'	22.25'	45'	11.25'	22.25'	45'
6" & 8"	3'	4'	6'	3'	3'	3'	2'	3'	4'
10" & 12"	4'	8'	7'	4'	4.5'	4'	2.5'	3'	4'
14" & 16"	6'	8'	11'	4.5'	4.5'	4.5'	3.5'	5'	5'

NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	VERTICAL UPWARD THRUST BLOCKS	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W23			



NORTH WALES WATER AUTHORITY			
DSG. BY: BSF	CHKD. BY: BSF	TYPICAL GATE VALVE WITH VALVE BOX	
DATE: 5/11	SCALE: NONE		
REVISION	DATE		
STANDARD DETAIL W1			

RETNEW
 RETNEW Associates, Inc. Lancaster, PA 17603
 Phone (610) 738-8995
 Email: retnew@retnew.com
 Website: www.retnew.com

Engineers • Planners • Surveyors • Landscape Architects
 Environmental Scientists

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

AS NOTED

BUCKS COUNTY, PA

NEW BRITAIN TOWNSHIP

DATE: 6/9/2022
 SHEET NO. 18 OF 25
 DWG. NO. 111902019

FOR RETNEW ASSOCIATES BY: [Blank]
 MANAGER: KIM M. FASNACHT
 DESIGN BY: CHKD BY: KMF
 SURV. CHIEF: FELBROOK NO. DATA COLLECTION
 DRAWN BY: JMS
 CHKD BY: JAM

DRAWING REFERENCE:
 1 07/14/22 PER CHESA REVIEW
 2 08/19/22 PER BCCD AND TWP COMMENT LETTERS

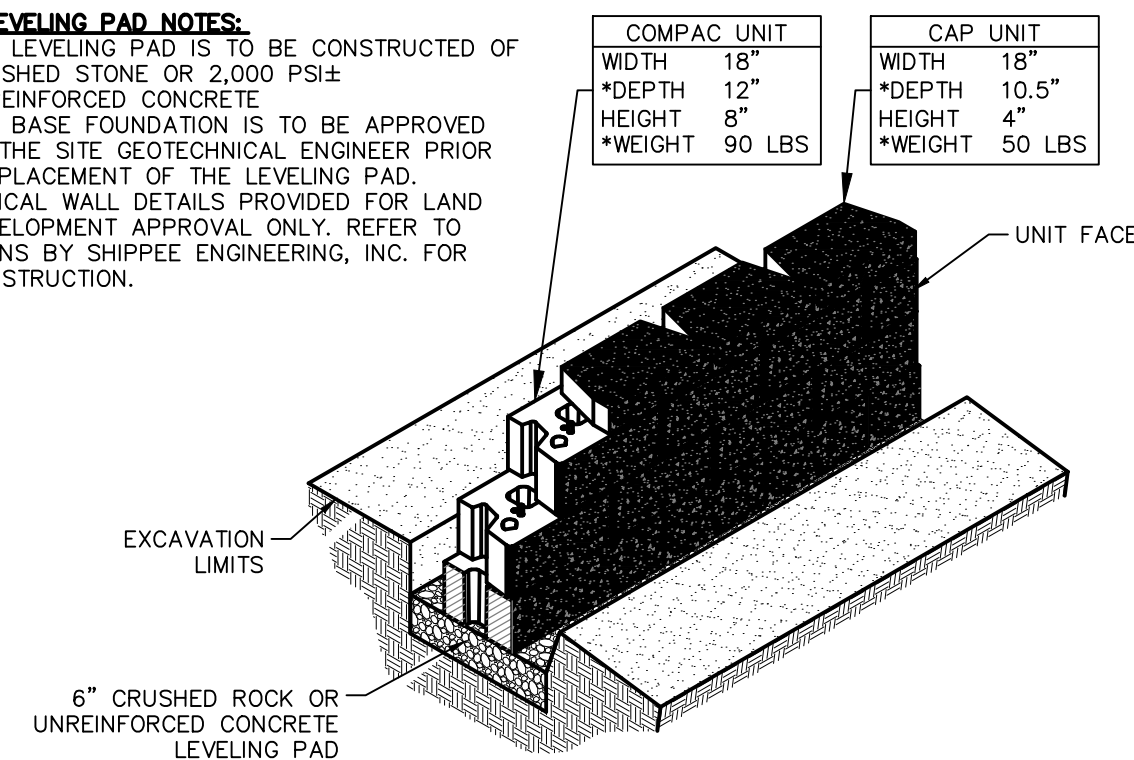
NO. DATE

REVISION

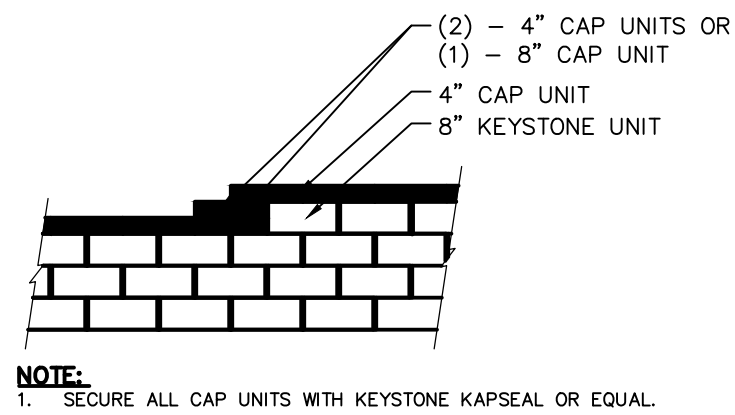
NOT FOR CONSTRUCTION / NOT FOR BIDDING

BASE LEVELING PAD NOTES:

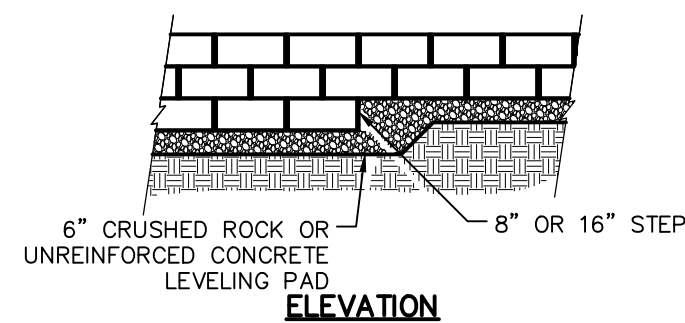
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI± UNREINFORCED CONCRETE.
2. THE BASE FOUNDATION IS TO BE APPROVED BY THE SITE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.
3. TYPICAL WALL DETAILS PROVIDED FOR LAND DEVELOPMENT APPROVAL ONLY. REFER TO PLANS BY SHIPPEE ENGINEERING, INC. FOR CONSTRUCTION.



COMPAC UNIT/BASE PAD ISOMETRIC SECTION VIEW
NOT TO SCALE

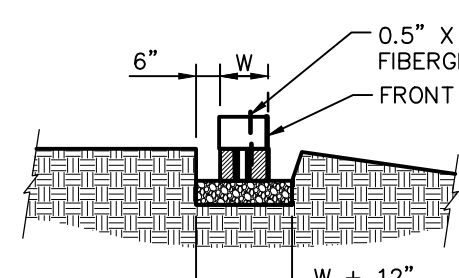


TOP OF WALL STEPS



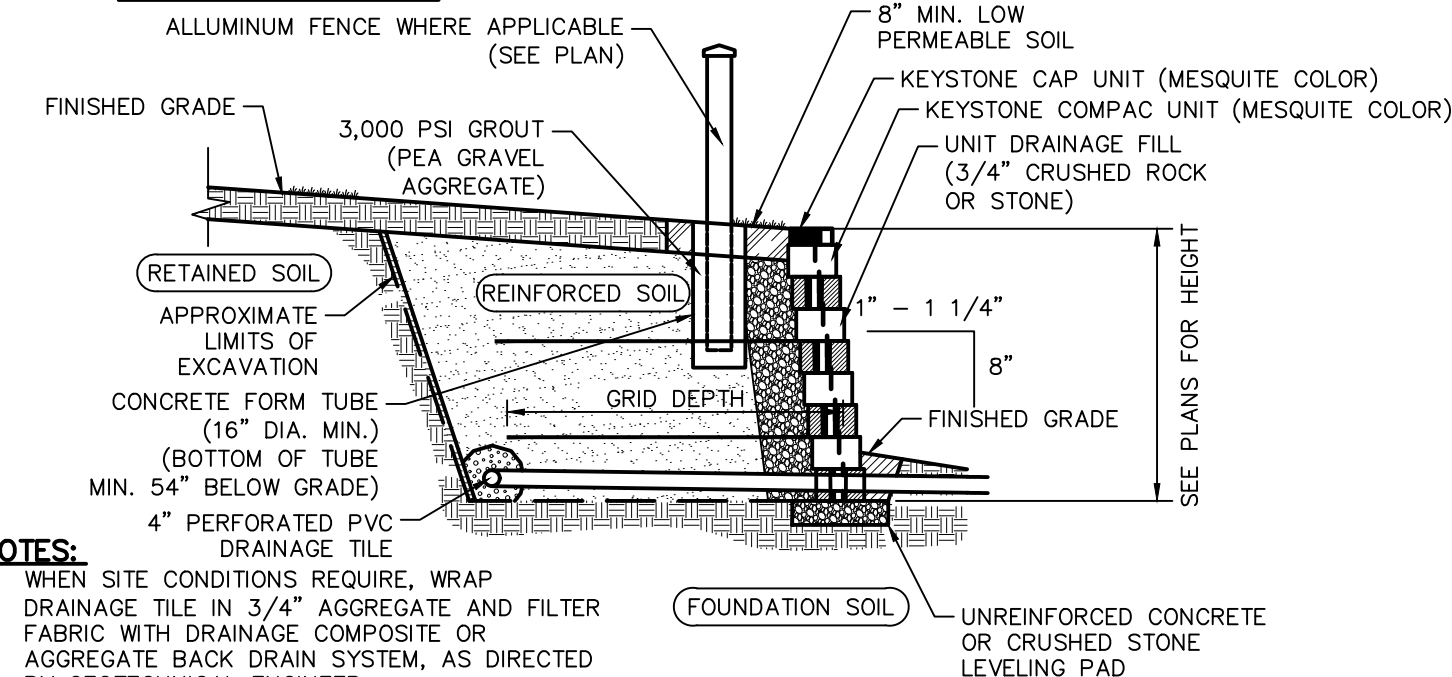
ELEVATION

- NOTE:**
1. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2000 PSI ± UNREINFORCED CONCRETE.



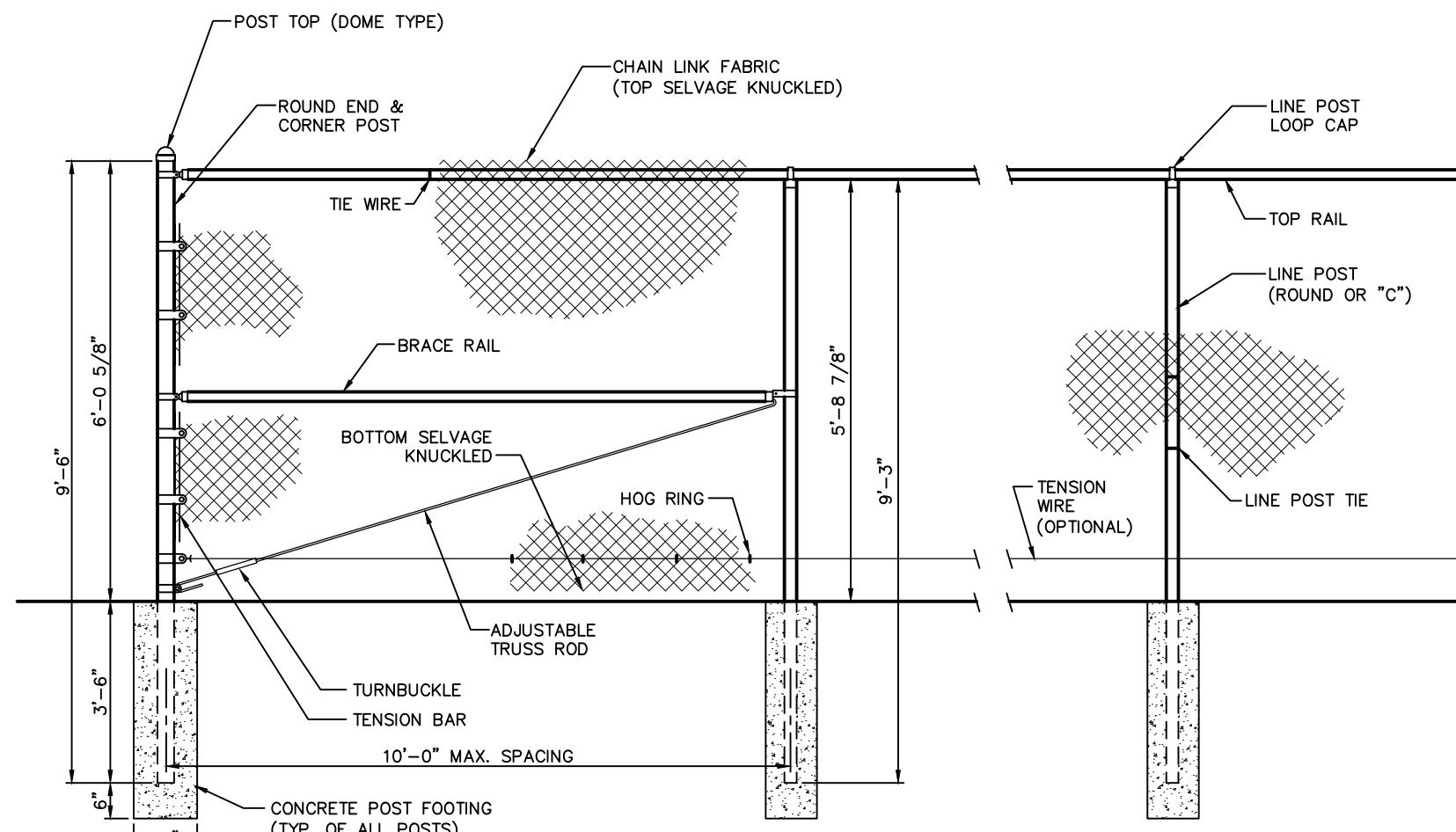
SECTION

LEVELING PAD DETAIL



- NOTES:**
1. WHEN SITE CONDITIONS REQUIRE, WRAP DRAINAGE TILE IN 3/4\"/>
 2. TYPICAL WALL DETAILS PROVIDED FOR LAND DEVELOPMENT APPROVAL ONLY. REFER TO PLANS BY SHIPPEE ENGINEERING, INC. FOR CONSTRUCTION.

TYPICAL REINFORCED WALL SECTION
NOT TO SCALE

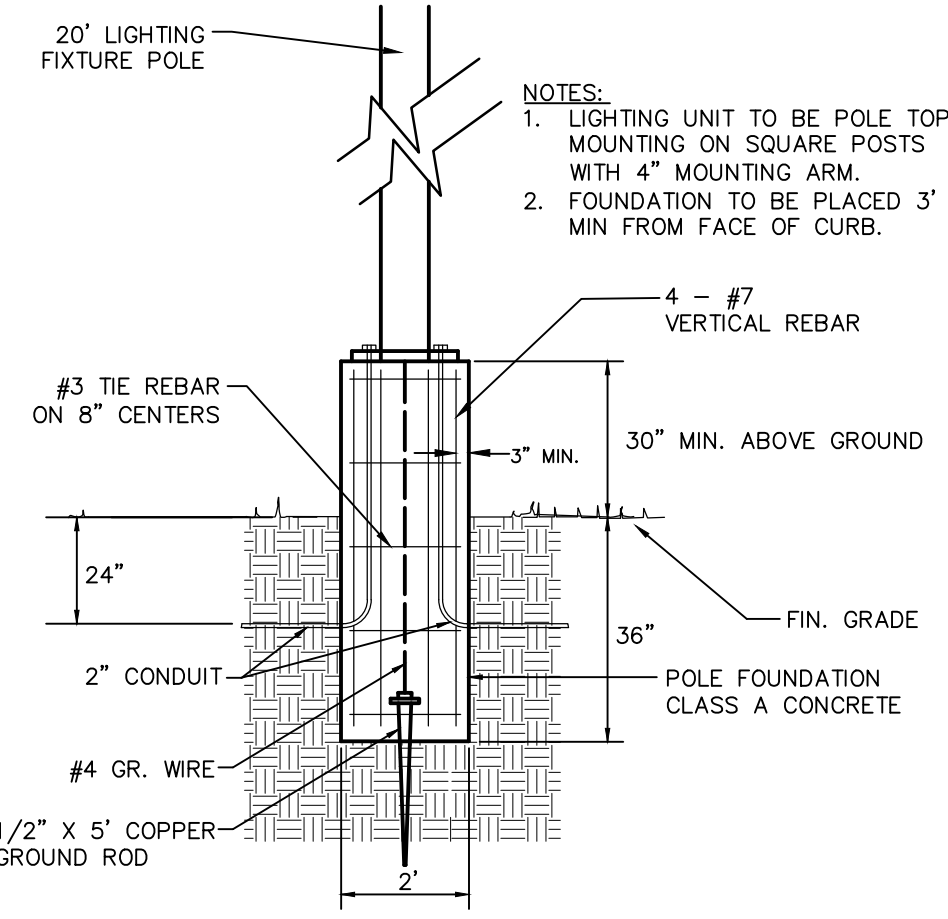


CHAIN LINK FENCE DETAIL - 6' - 0\"/>

ERNST MIX: RAIN GARDEN MIX (ERNMX-180)

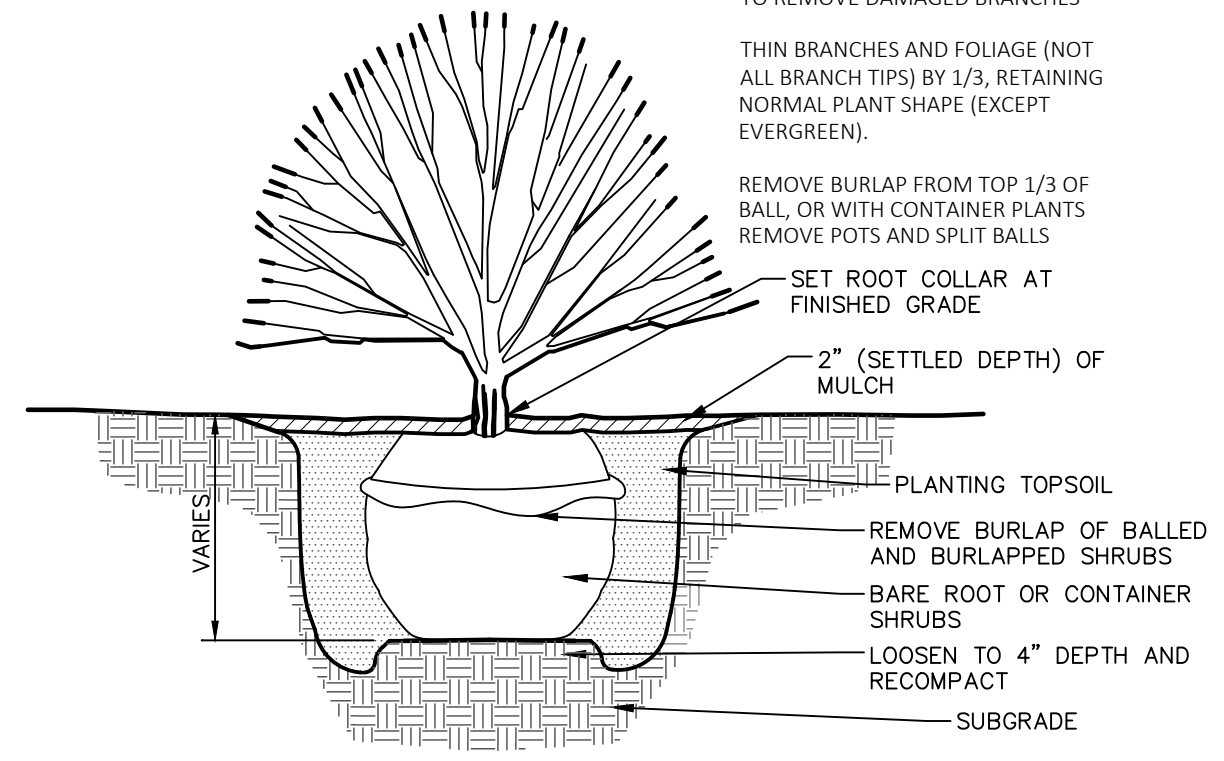
- MIX COMPOSITION:**
 34.5% SCHIZACHYRIUM SCOPARIUM, FORT INDIANTOWN GAP-PA ECOTYPE (LITTLE BLUESTEM, FORT INDIANTOWN GAP-PA ECOTYPE)
 20.0% ELYMIUS VIRGINICUS, MADISON-NY ECOTYPE (VIRGINIA WILDRYE, MADISON-NY ECOTYPE)
 7.5% ECHINACEA PURPUREA (PURPLE CONEFLOWER)
 5.6% CHASMANTHIUM LATIFOLIUM, WV ECOTYPE (RIVER OATS, WV ECOTYPE)
 5.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE)
 3.0% CHAMAECRISTA FASCIOLATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
 3.0% COREOPSIS LANCEOLATA (LANCERLEAF COREOPSIS)
 3.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE)
 3.0% RUDBECKIA HIRTA (BLACKEYED SUSAN)
 2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXYE SUNFLOWER, PA ECOTYPE)
 2.0% PANICUM CLANDESTINUM, TIOGA (DEERTONGUE, TIOGA)
 2.0% VERBENA HASTATA, PA ECOTYPE (BLUE VERVAIN, PA ECOTYPE)
 1.7% ASCLEPIAS INCARNATA, PA ECOTYPE (SWAMP MILKWEED, PA ECOTYPE)
 1.0% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)
 1.0% SENNA HEBECARPA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE)
 0.9% PENSTEMON DIGITALIS, PA ECOTYPE (TALL WHITE BEARDTONGUE, PA ECOTYPE)
 0.8% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE)
 0.7% PYNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
 0.5% BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE)
 0.4% ASTER LATIFLORUS (CALICO ASTER)
 0.4% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)
 0.3% ASTER NOVAE-ANGLIAE, PA ECOTYPE (NEW ENGLAND ASTER, PA ECOTYPE)
 0.3% ASTER PRENANTHOIDES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE)
 0.3% JUNCUS TENUIS, PA ECOTYPE (PATH RUSH, PA ECOTYPE)
 0.2% EUPATORIUM PERFOLIATUM, PA ECOTYPE (BONESET, PA ECOTYPE)
 0.2% HELENIUM AUTUMNALE, NORTHERN VA ECOTYPE (COMMON SNEEZEWEED, NORTHERN VA ECOTYPE)
 0.2% JUNCUS EFFUSUS (SOFT RUSH)
 0.2% OENOTHERA FRUTICOSA VAR. FRUTICOSA (SUNDRIPS)
 0.2% SOLIDAGO NEMORALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE)
 0.1% SOLIDAGO RUGOSA, PA ECOTYPE (WRINKLELEAF GOLDENROD, PA ECOTYPE)
- SEEDING RATE:** 20 LB PER ACRE WITH A COVER CROP. FOR SITES THAT DRAIN WITHIN 24 HOURS OF A RAIN EVENT USE ONE OF THE FOLLOWING COVER CROPS: OATS (1 JAN TO 31 JUL; 30 LBS/ACRE), JAPANESE MILLET (1 MAY TO 31 AUG; 10 LBS/ACRE), OR GRAIN RYE (1 AUG TO 31 DEC; 30 LBS/ACRE)

BASIN SEED MIX



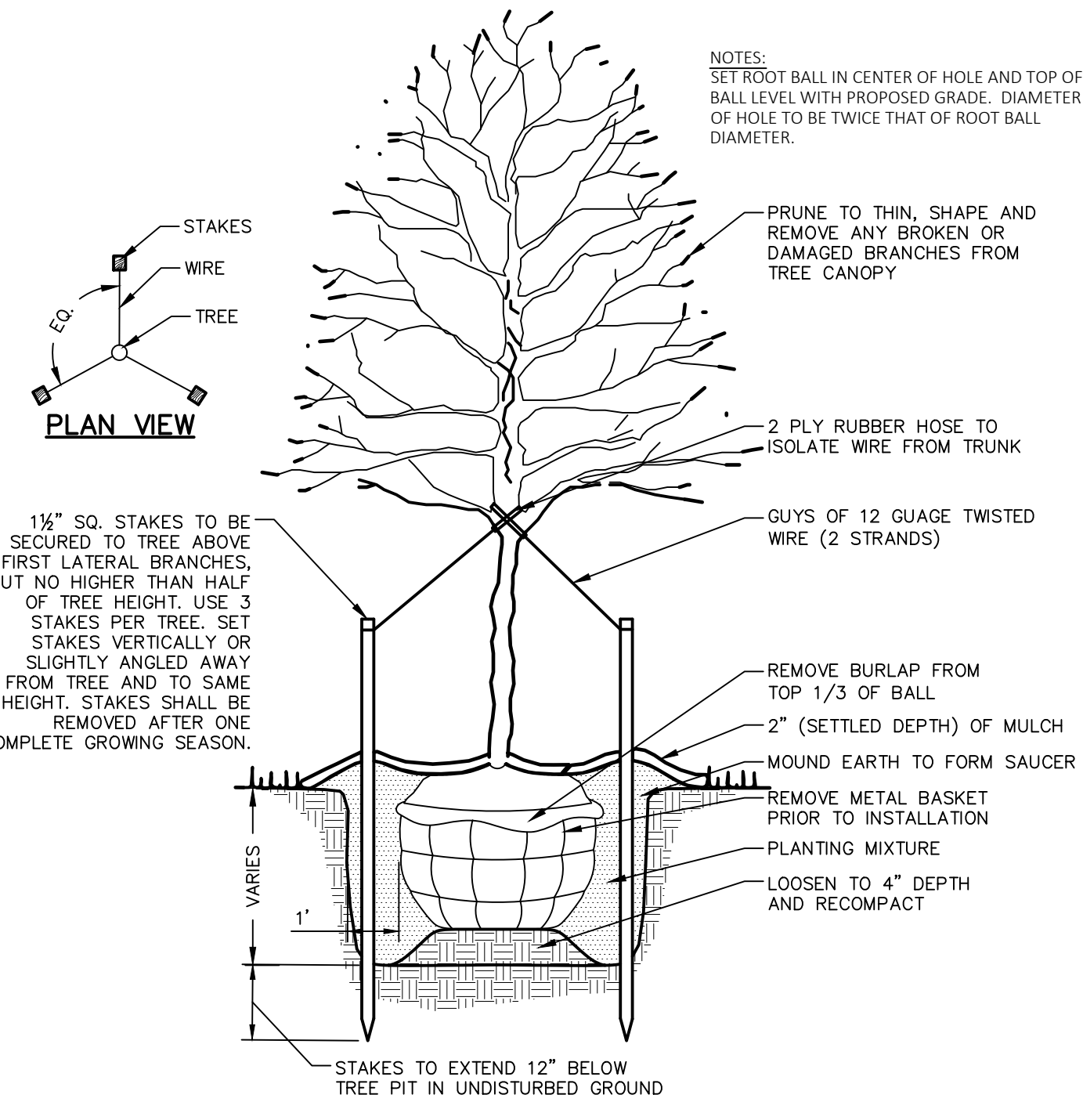
LIGHT FOUNDATION
NOT TO SCALE

- NOTES:**
 1. LIGHTING UNIT TO BE POLE TOP MOUNTING ON SQUARE POSTS WITH 4\"/>



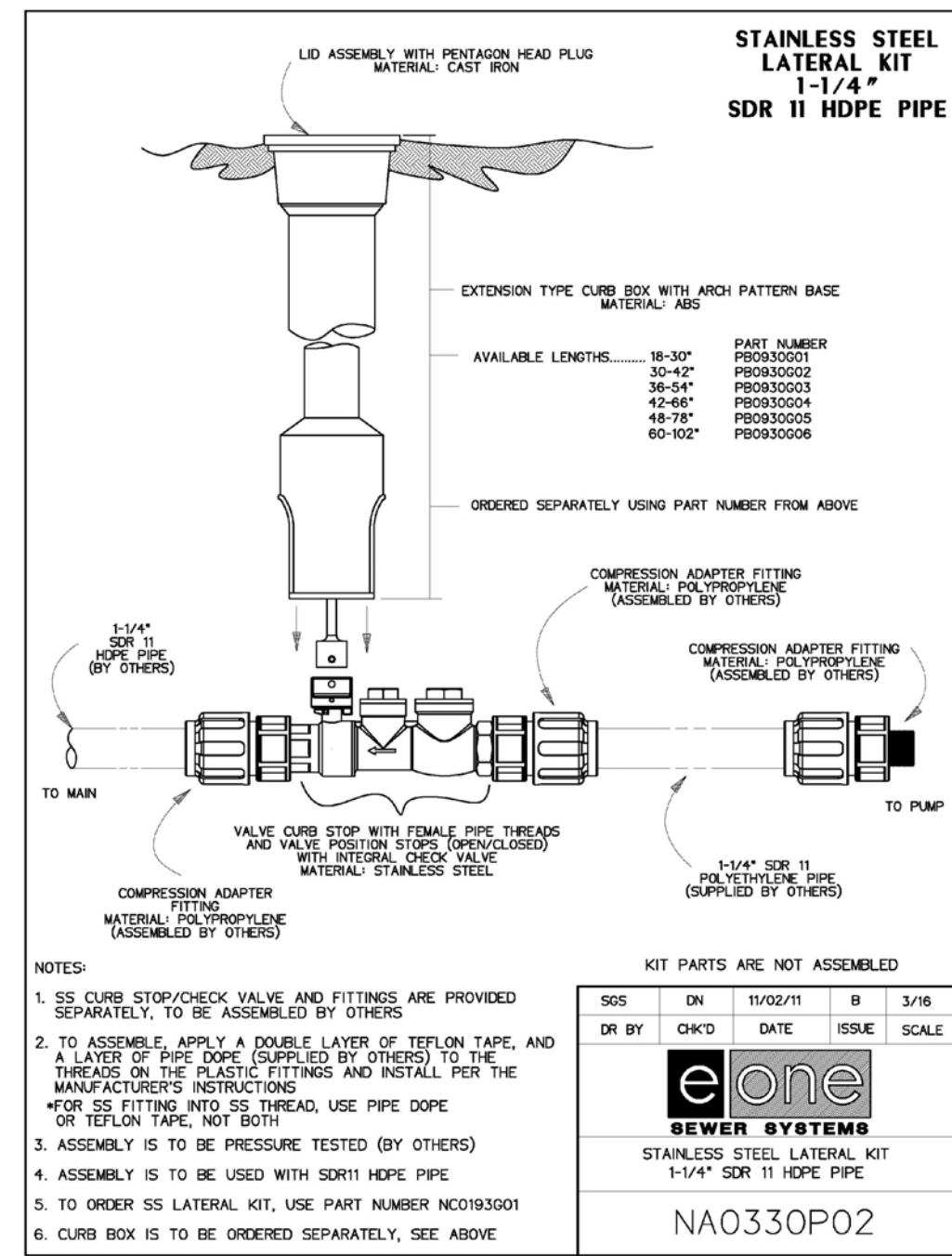
SHRUB PLANTING
NOT TO SCALE

- NOTES:**
 DO NOT PRUNE EVERGREENS EXCEPT TO REMOVE DAMAGED BRANCHES.
 THIN BRANCHES AND FOLIAGE (NOT ALL BRANCH TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE (EXCEPT EVERGREEN).
 REMOVE BURLAP FROM TOP 1/3 OF BALL, OR WITH CONTAINER PLANTS REMOVE POTS AND SPLIT BALLS.
 SET ROOT COLLAR AT FINISHED GRADE.
 2\"/>



DECIDUOUS TREE PLANTING
NOT TO SCALE

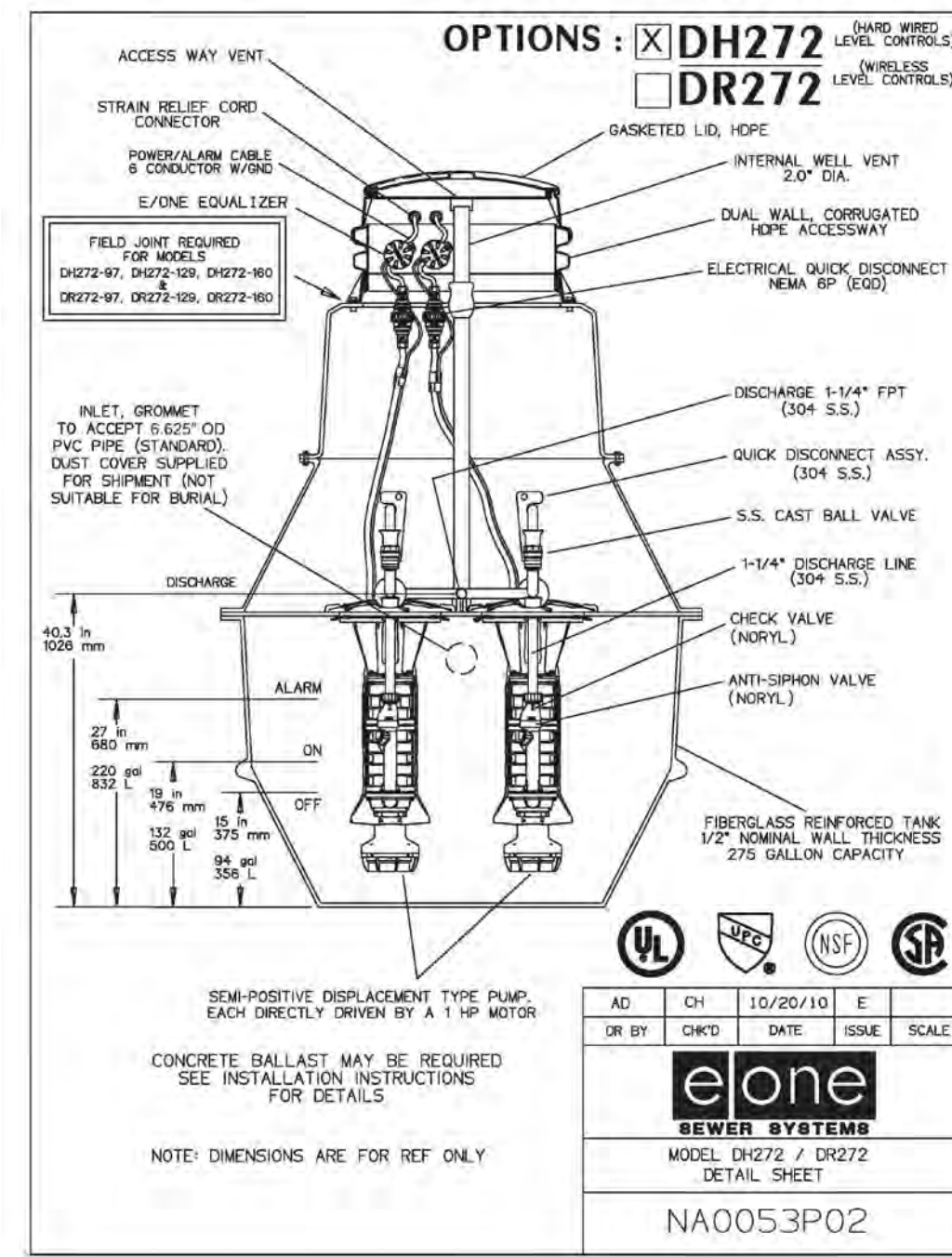
- NOTES:**
 SET ROOT BALL IN CENTER OF HOLE AND TOP OF BALL LEVEL WITH PROPOSED GRADE. DIAMETER OF HOLE TO BE TWICE THAT OF ROOT BALL DIAMETER.
 PRUNE TO THIN, SHAPE AND REMOVE ANY BROKEN OR DAMAGED BRANCHES FROM TREE CANOPY.
 2 PLY RUBBER HOSE TO ISOLATE WIRE FROM TRUNK.
 REMOVE BURLAP FROM TOP 1/3 OF BALL.
 REMOVE METAL BASKET PRIOR TO INSTALLATION.
 PLANTING MIXTURE.
 LOOSEN TO 4\"/>



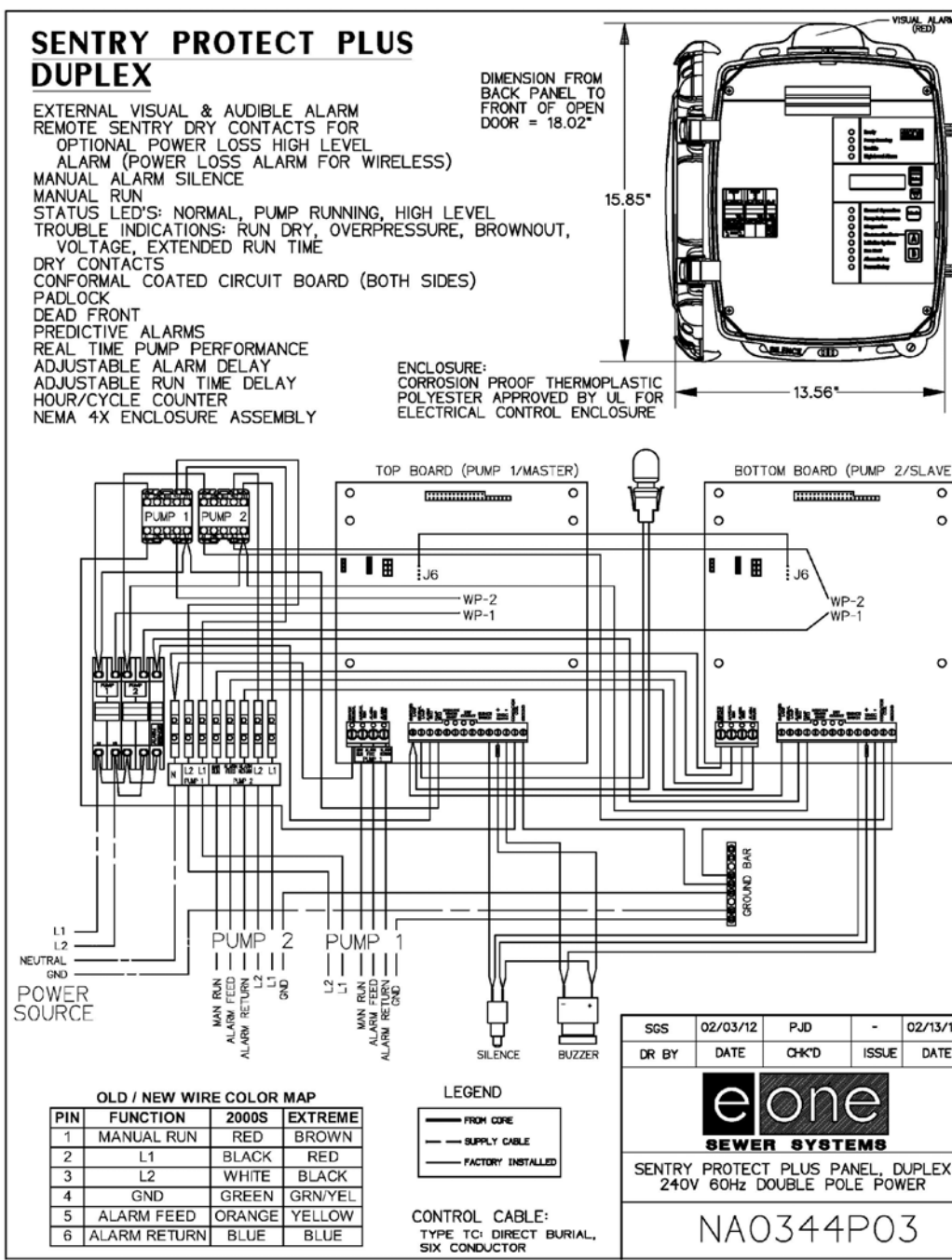
Kit parts are not assembled

QTY	DRY	DATE	ISSUE	SCALE
005	DN	10/02/11	B	3/16
006	DR	04/02	DATE	ISSUE

eone
SEWER SYSTEMS
STAINLESS STEEL LATERAL KIT
1-1/4\"/>



eone
SEWER SYSTEMS
MODEL: DR272 / DR272
DETAIL SHEET
NA0053P02



eone
SEWER SYSTEMS
SENTRY PROTECT PLUS PANEL, DUPLEX 2-WAY ROVER DOUBLE POLE POWER
NA0344P03

FOR RETIEW ASSOCIATES BY:		NO.	DATE
2		08/19/22	PER BCCD AND TWP COMMENT LETTERS
1		07/14/22	PER CHESA REVIEW

REVISIONS

MANAGER:	KIM M. FASNAUGHT	CHKD BY:	KMF
DESIGN BY:	KMF	FILED BY:	KMF
SURV. CHIEF:	DATA COLLECTOR	CHKD BY:	JAM
DRAWN BY:	JAM	DRAWING REFERENCE:	

CLIENT
 101 INDEPENDENCE LANE
 ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

AS NOTED

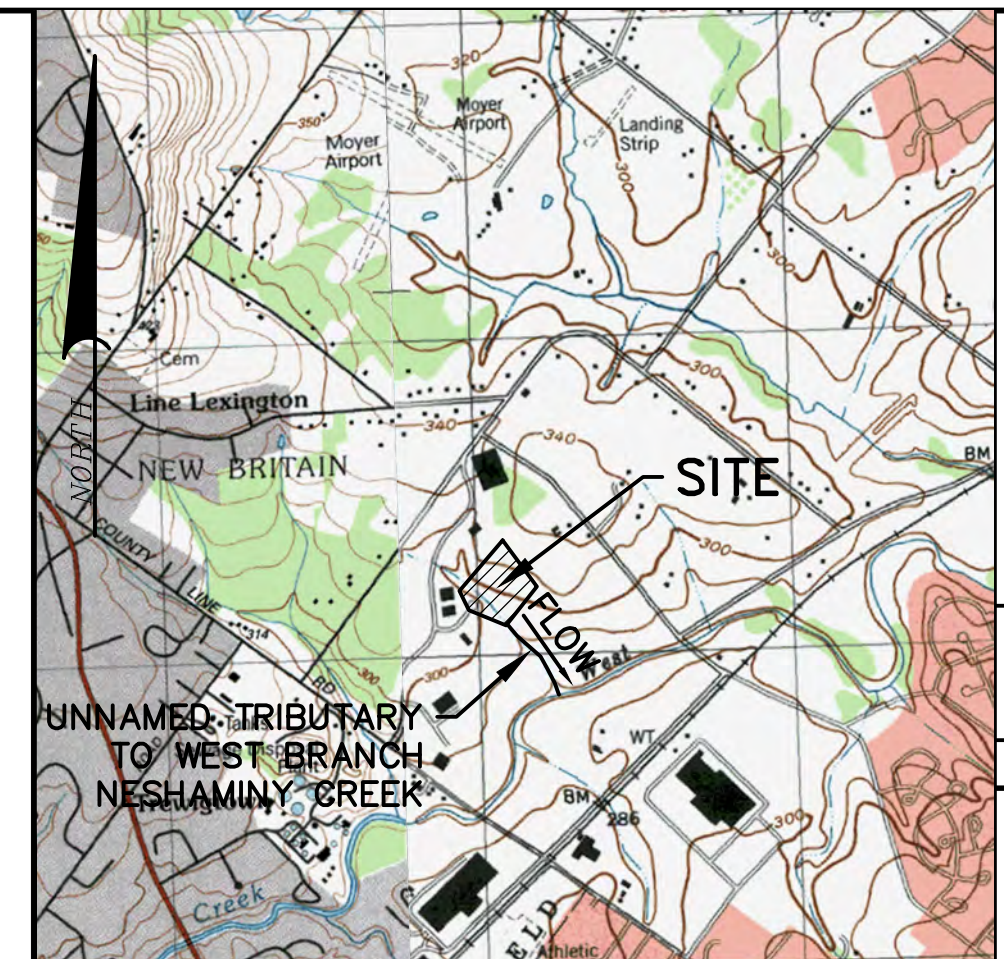
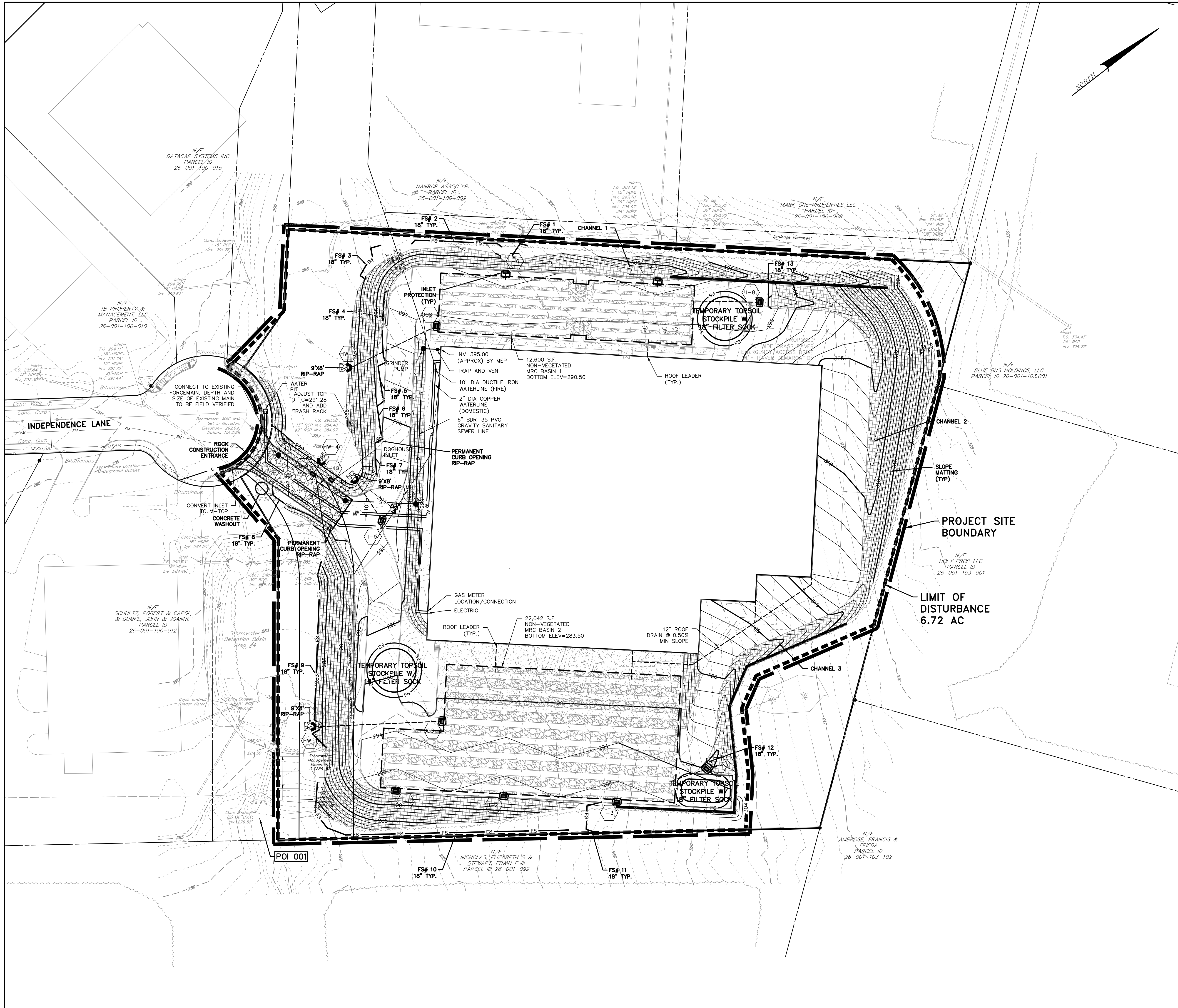
BUCKS COUNTY, PA

141 INDEPENDENCE LANE

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

SITE/UTILITY DETAILS

DATE: 6/9/2022
 SHEET NO. 17 of 25
 DWG. NO. 111902019



7.5 MIN. QUADRANGLE MAP: DOYLESTOWN, PA
LOCATION MAP
 SCALE - 1"=800'

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
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	RIGHT OF WAY LINE
	PROPERTY LINE
	ADJOINER PROPERTY LINE
	MAJOR CONTOUR (5')
	MINOR CONTOUR (1')
	GAS CONTOUR (2')
	EASEMENT LINE
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED TREE LINE
	PROPOSED FENCE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION
	LIMITS OF DISTURBANCE
	PROJECT SITE BOUNDARY
	TEMPORARY INLET PROTECTION
	TEMPORARY ROCK FILTER CONSTRUCTION ENTRANCE
	TEMPORARY ROCK FILTER PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER STRUCTURE LABEL
	PROPOSED MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM HEADWALL/ENDWALL
	PROPOSED PIPE OUTLET PROTECTION
	EXISTING STORM PIPE
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURE LABEL

E&S NOTES

- EARTH DISTURBANCE SHALL BE LIMITED TO THE AREAS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. NO DISTURBANCE OUTSIDE OF THESE AREAS SHOULD TAKE PLACE.

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 (WWF) AND MIGRATORY FISH (MF)
-	EXISTING USE: NO SEPARATE CLASSIFICATION

FOR REVIEW ASSOCIATES BY:	
NO.	DATE
2	06/19/22
1	07/14/22

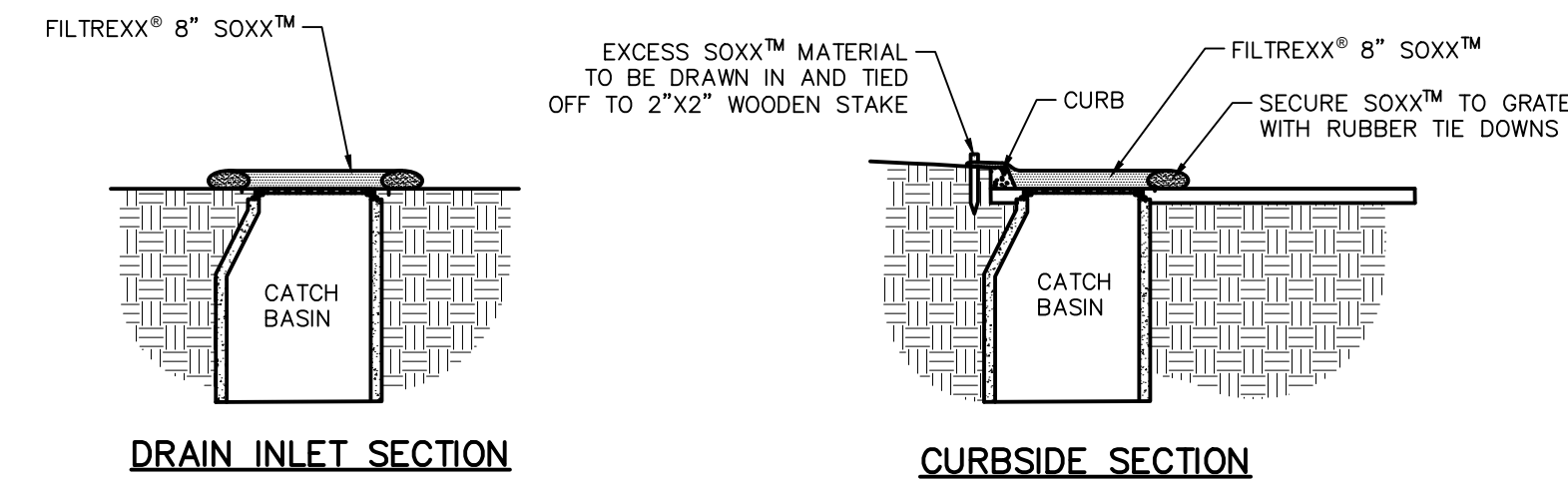
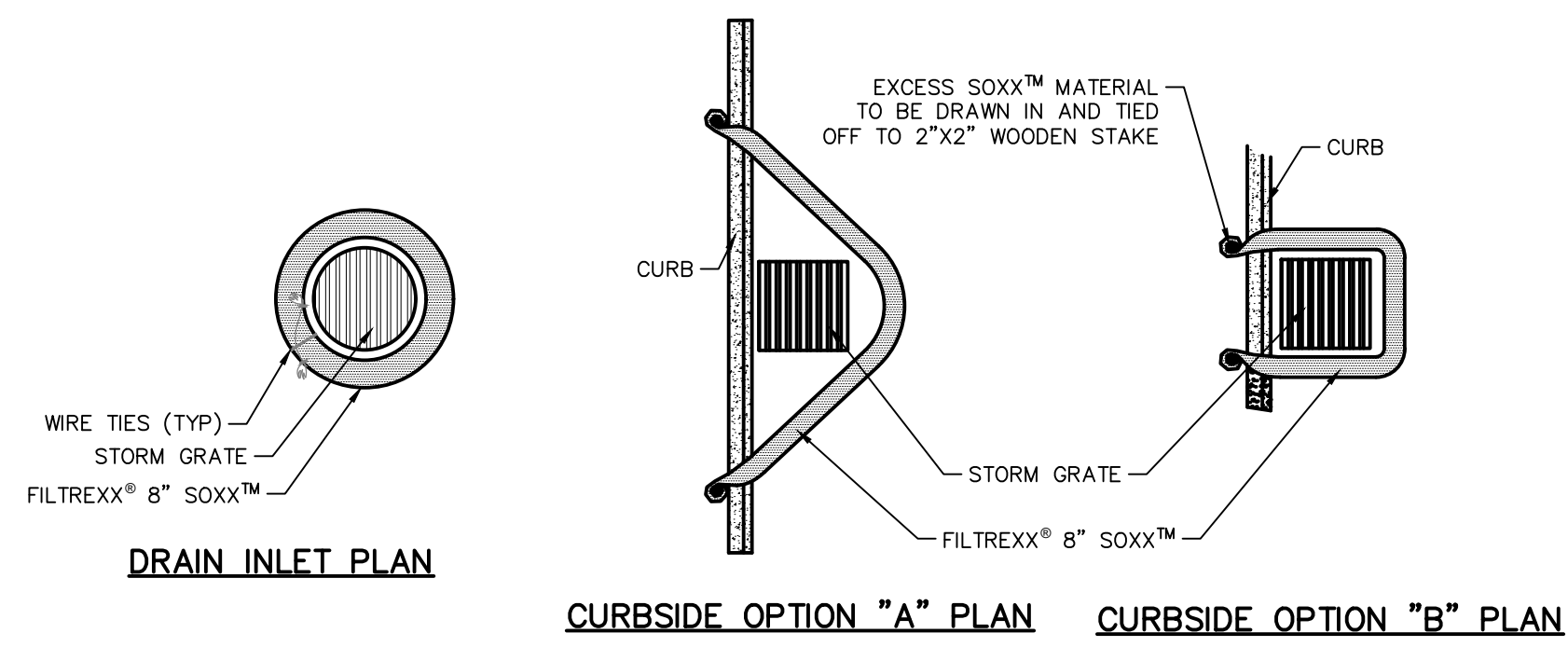
MANAGER:		DESIGN BY:		SURV. CHIEF:		DRAWN BY:	
KIM M. FASNACHT	KMF	KMF	KMF	JAM	JAM	JAM	JAM

CLIENT	
101 INDEPENDENCE LANE ASSOCIATES, LLC	ONE TOWER BRIDGE
100 FRONT STREET, SUITE 560	WEST CONSHOHOCKEN, PA 19428

RETTEW
 RETTEW Associates, Inc. Lancaster, PA 17603
 Phone (800) 738-8395
 Email: rettew@rettew.com
 Website: www.rettew.com

EROSION & SEDIMENT CONTROL PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN	
141 INDEPENDENCE LANE	
DATE:	6/9/2022
SHEET NO.	19 of 25
DWG. NO.	111902019

NOT FOR CONSTRUCTION/NOT FOR BIDDING



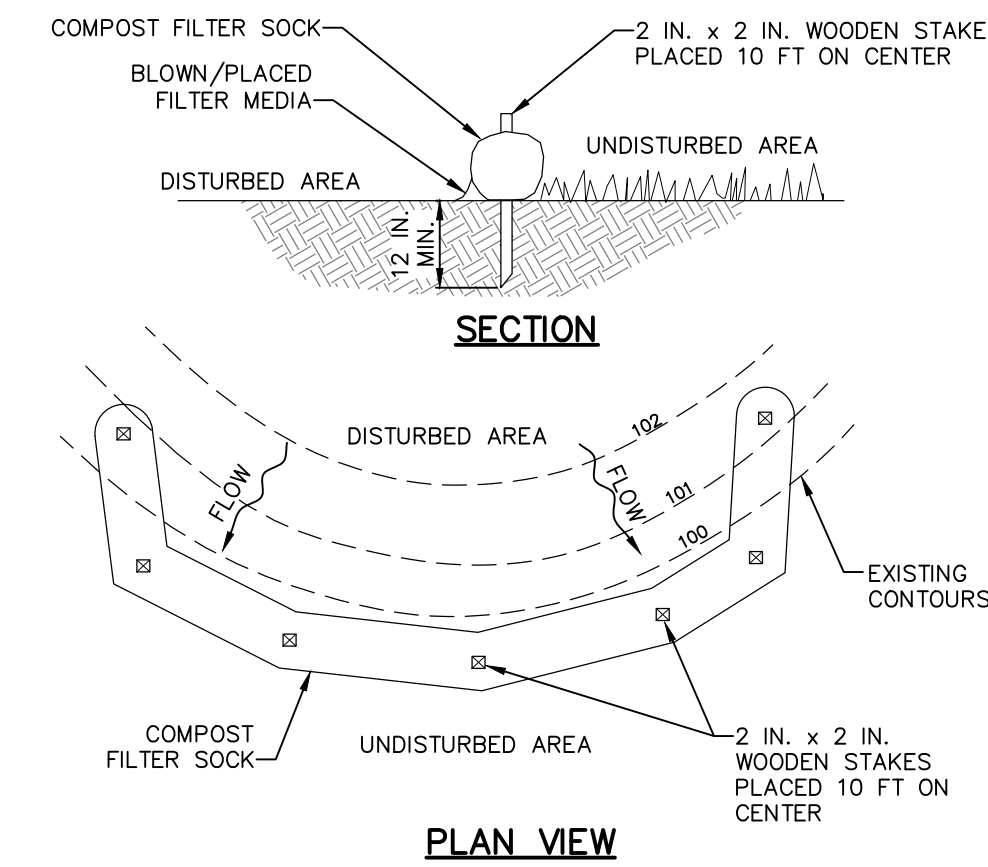
- NOTES:
1. ALL MATERIAL TO MEET FILTERREXX SPECIFICATIONS.
 2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
 3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTERREXX INLET PROTECTION DETAIL
NOT TO SCALE

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: 3/8"
 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 3/8" 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.

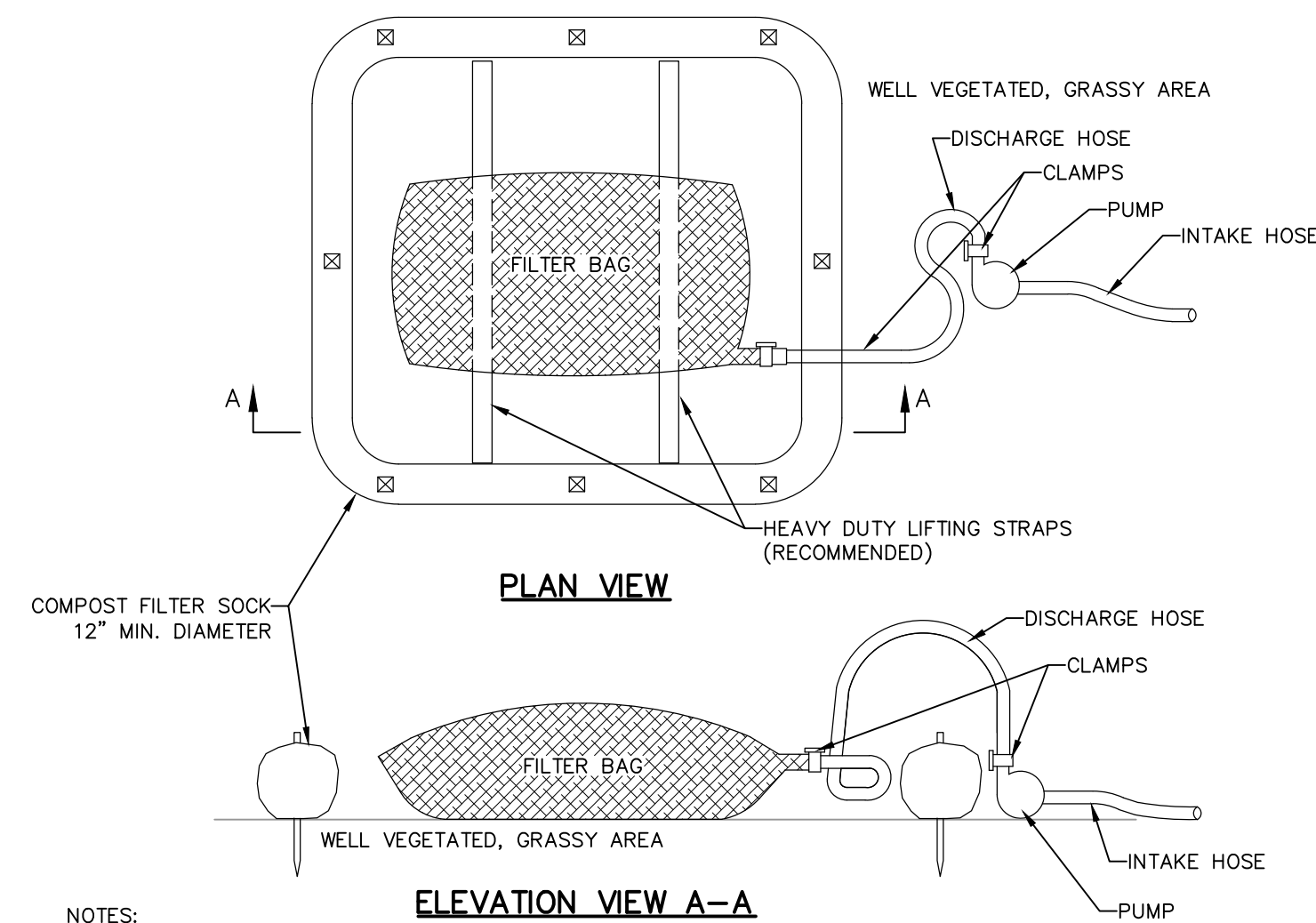
TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
 ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

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



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-4633	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
ADS % 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.

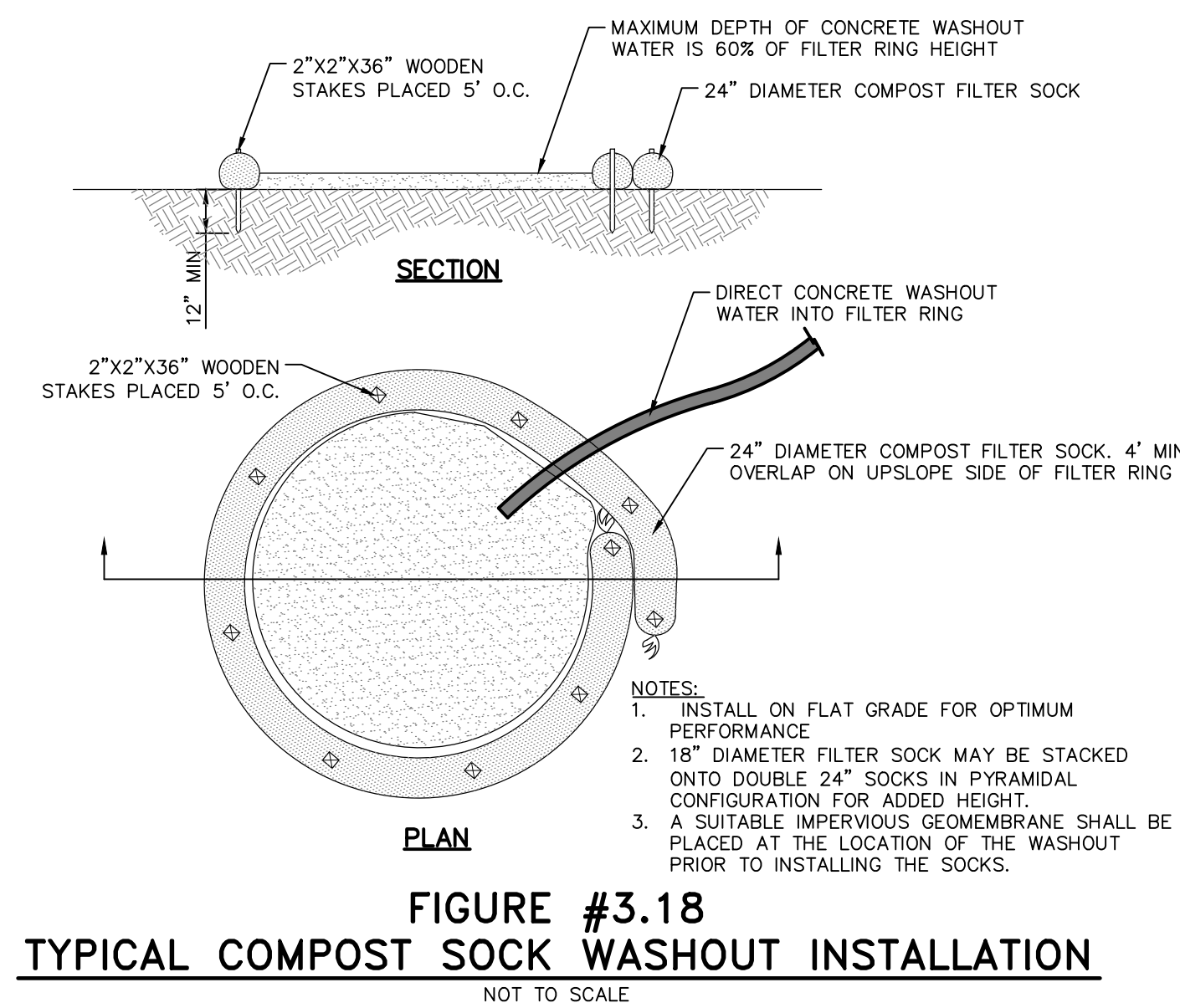
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BEEM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

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.

**MODIFIED CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG**
NOT TO SCALE



NOTES:
 1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. 18" DIAMETER FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
 3. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

**FIGURE #3.18
TYPICAL COMPOST SOCK WASHOUT INSTALLATION**
NOT TO SCALE

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNAUGHT
 DESIGN BY: CHKD BY: KMF
 SURV. CHIEF: FELBROOK NO. DATA COLLECTION
 DRAWN BY: JMS
 CHECKED BY: JAM

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

RETTEW Associates, Inc. Lancaster, PA 17603
 Phone: (610) 718-8995
 Email: rettew@rettew.com
 Website: www.rettew.com

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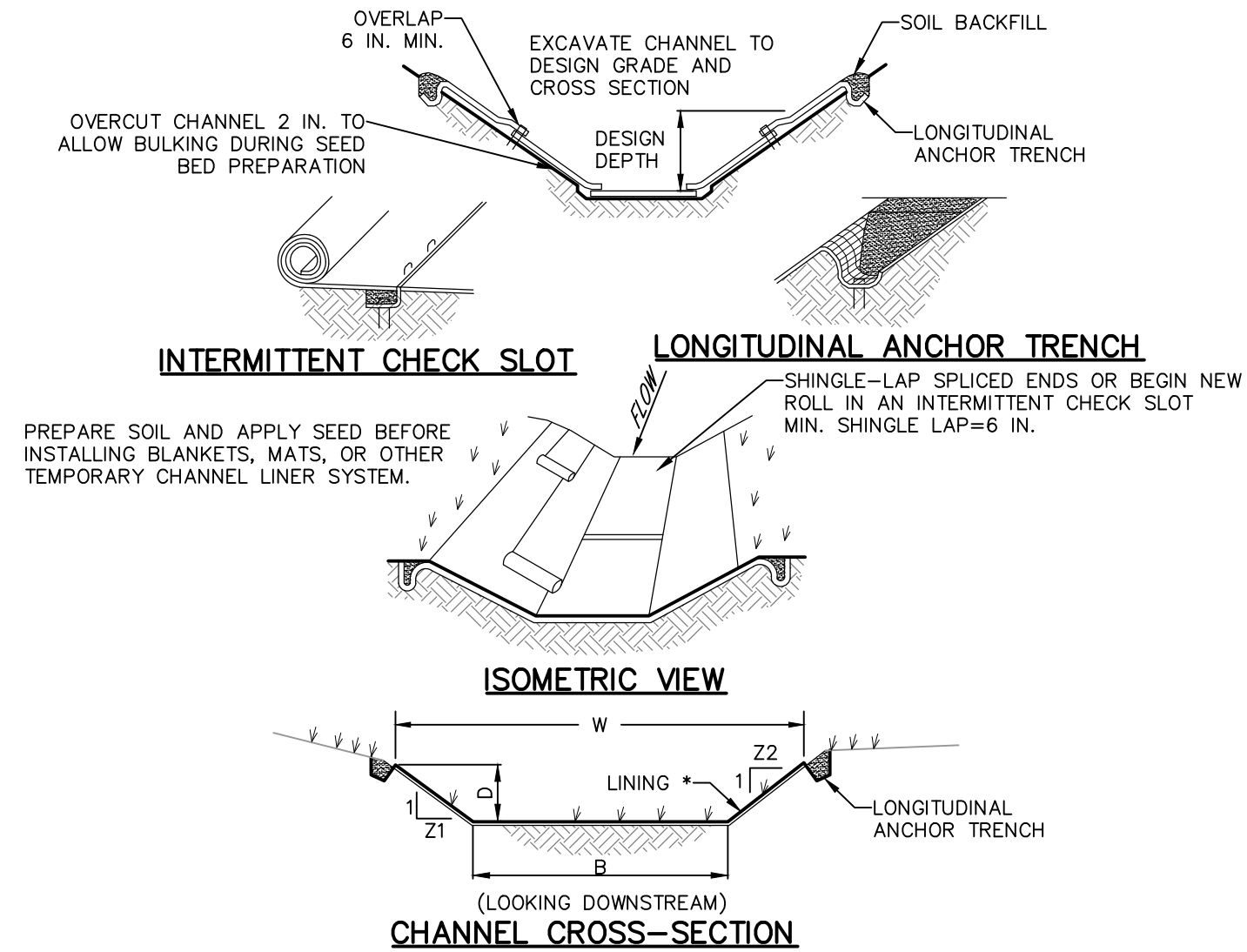
EROSION & SEDIMENT CONTROL DETAILS
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

141 INDEPENDENCE LANE
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

DATE: 6/9/2022
 SHEET NO. 21 OF 25
 DWG. NO. 111902019

PER BCCD AND TWP COMMENT LETTERS: 2 06/19/22
 PER CHESA REVIEW: 1 07/14/22

NO. DATE REVISION



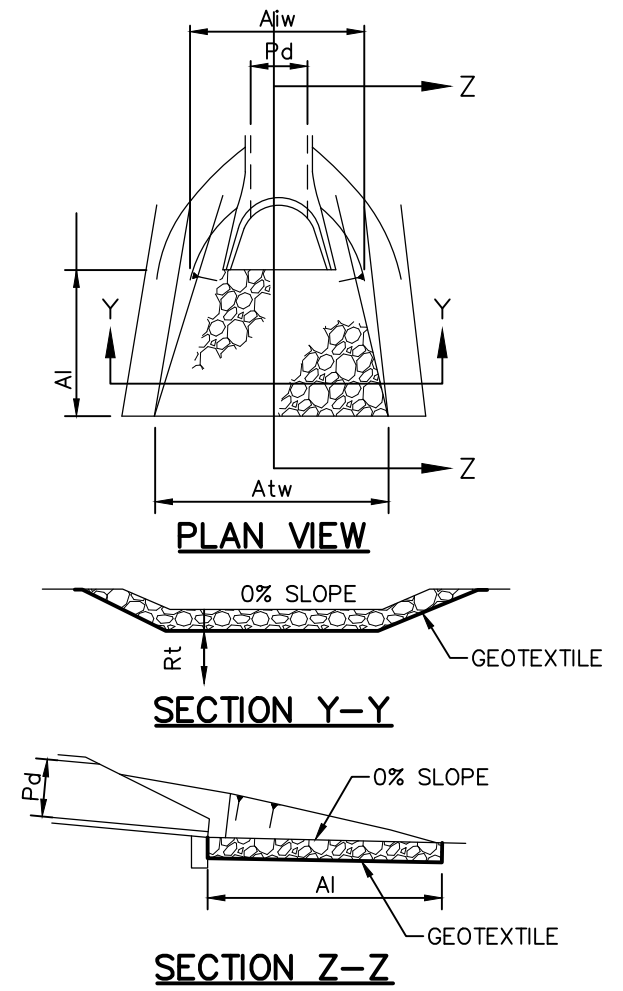
* SEE MANUFACTURER'S LINING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION FOR SOIL AMENDMENTS, SEED MIXTURES AND MULCHING INFORMATION

CHANNEL NO.	STATIONS	BOTTOM		TOP		LINING * (OR EQUIVALENT)	STAPLE PATTERN
		WIDTH B (FT)	DEPTH D (FT)	WIDTH W (FT)	Z1 Z2 (FT)		
1	ALL	2	1	8	3 3	NAG SC150	D
2	ALL	2	1	8	3 3	NAG S75	D
3	ALL	2	1	8	3 3	NAG SC150	D

NOTES:
ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL IN THE SAME MANNER AS LONGITUDINAL ANCHOR TRENCHES.
CHANNEL DIMENSIONS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED WHENEVER TOTAL CHANNEL DEPTH IS REDUCED BY 25% AT ANY LOCATION.
SEDIMENT DEPOSITS SHALL BE REMOVED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONDITIONS PERMIT ACCESS TO CHANNEL WITHOUT FURTHER DAMAGE. DAMAGED LINING SHALL BE REPAIRED OR REPLACED WITHIN 48 HOURS OF DISCOVERY.
NO MORE THAN ONE THIRD OF THE SHOOT (GRASS LEAF) SHALL BE REMOVED IN ANY MOWING. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED. EXCESS VEGETATION SHALL BE REMOVED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

**STANDARD CONSTRUCTION DETAIL #6-1
VEGETATED CHANNEL**

NOT TO SCALE

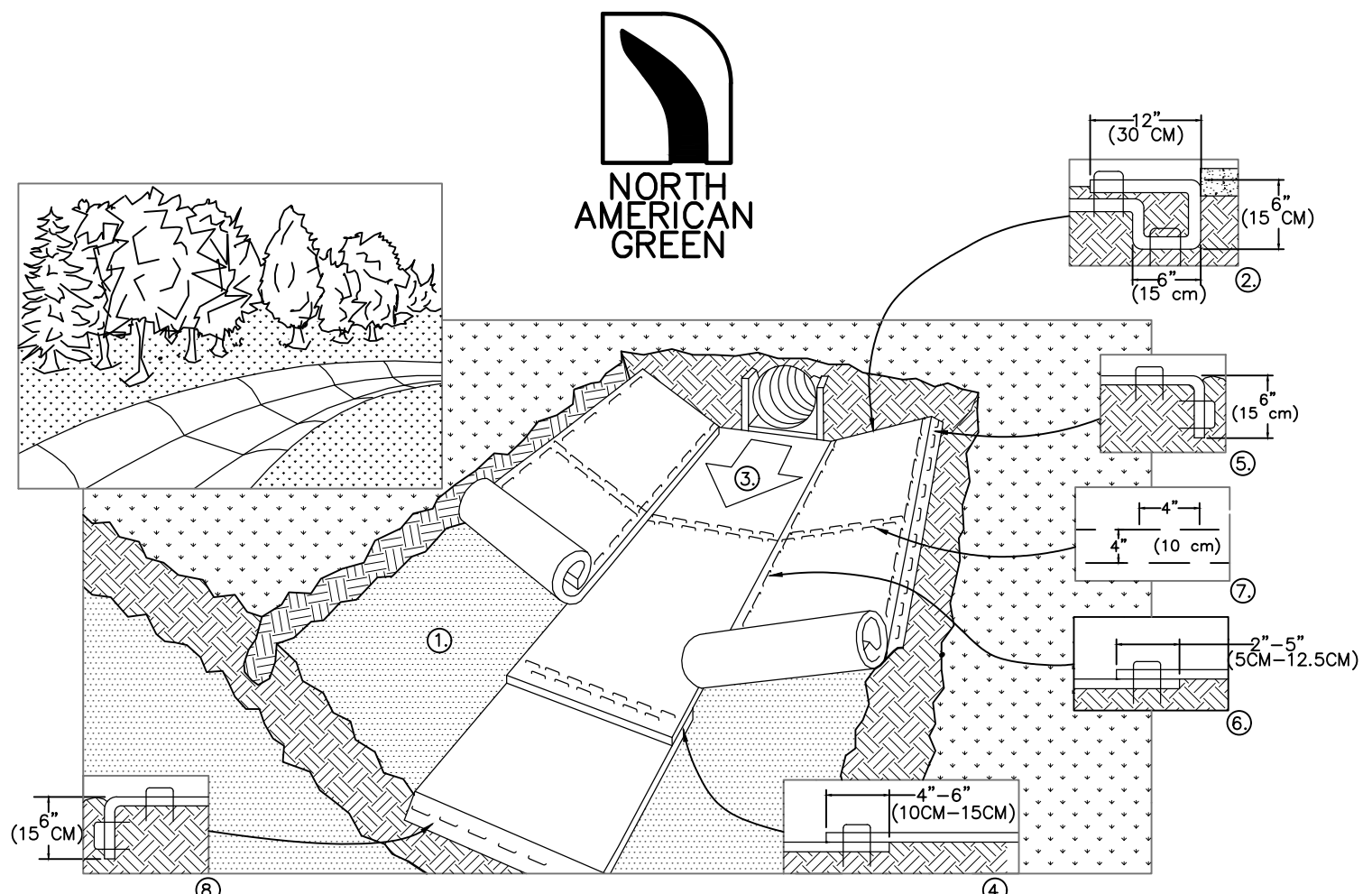


OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE R--	THICK. Rt (IN)	LENGTH Ai (FT)	TERMINAL WIDTH Atw (FT)
HW-1	18	4	18	9	8
HW-2	18	4	18	9	8
HW-3	18	4	18	9	8

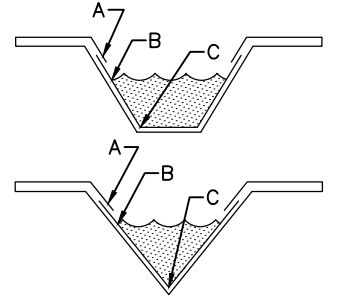
NOTES:
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

**STANDARD CONSTRUCTION DETAIL #9-1
RIPRAP APRON AT PIPE OUTLET
WITH FLARED END SECTION OR ENDWALL**

NOT TO SCALE



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.
- ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" (10cm-15cm) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER TO SECURE BLANKETS.
- FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (5cm-12.5cm) (DEPENDING ON BLANKET TYPE) AND STAPLED. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9m-12m) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10cm) APART AND 4" (10cm) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
- THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

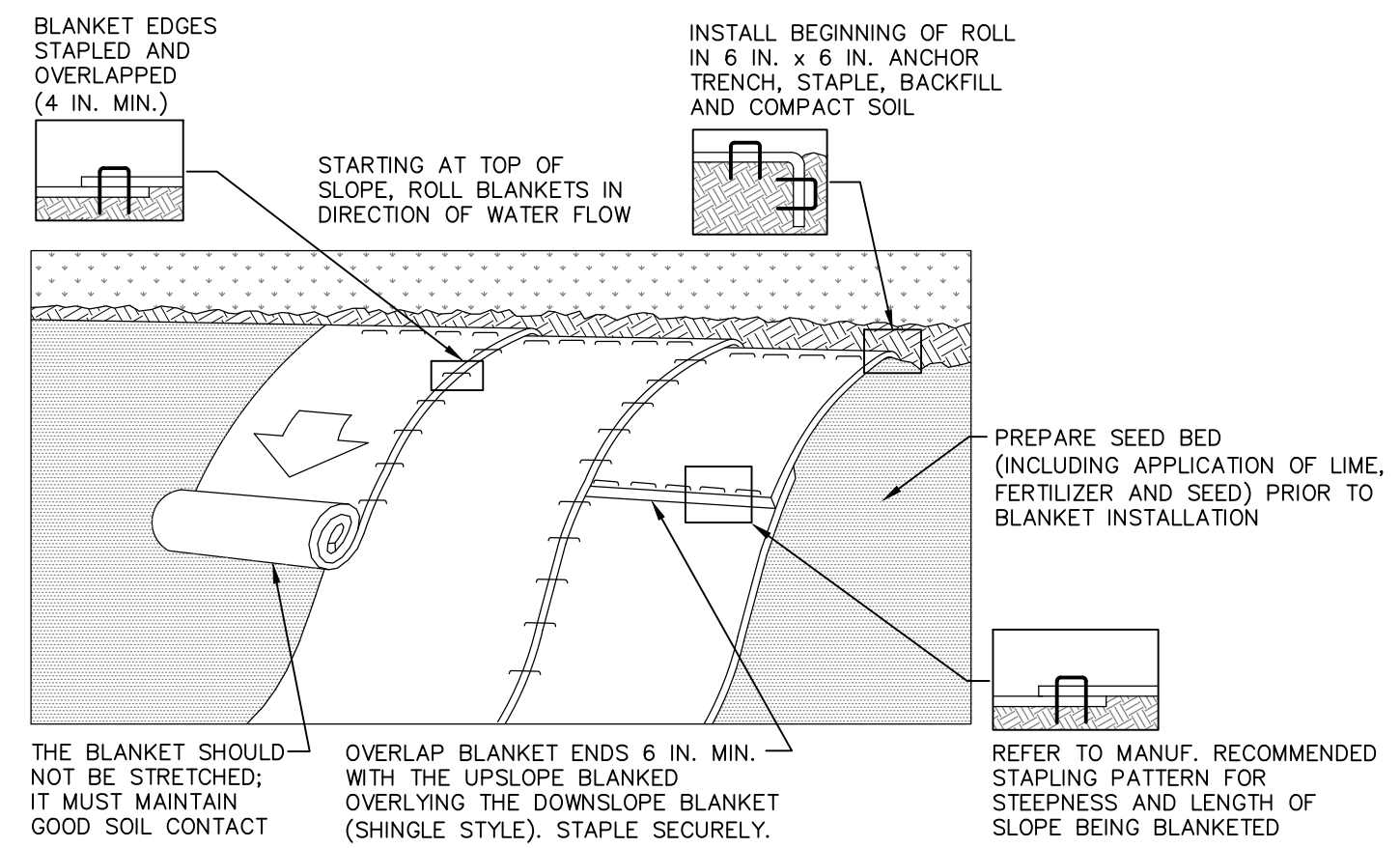


NOTES:
* HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 cm) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

CHANNEL INSTALLATION

NOT TO SCALE
ES/ES037

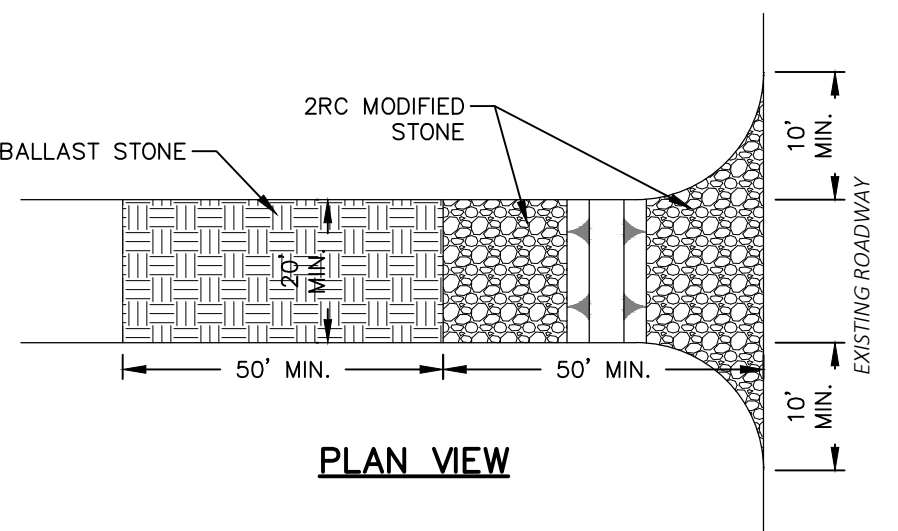
14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47725
USA 1-800-772-2040 CANADA 1-800-448-2040
www.nogreen.com



NOTES:
SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.
PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.
BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.
THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

**STANDARD CONSTRUCTION DETAIL #11-1
EROSION CONTROL BLANKET INSTALLATION**

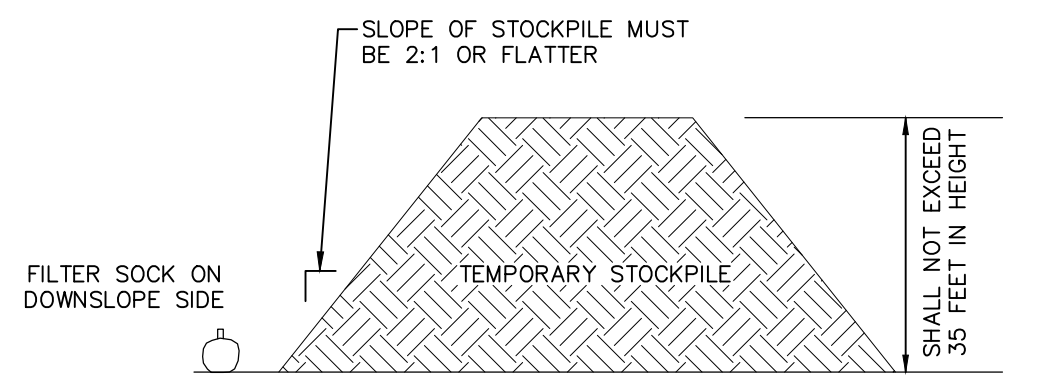
NOT TO SCALE



NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

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

NOT TO SCALE
PAGE 3-1-AT



TEMPORARY STOCKPILE DETAIL

NOT TO SCALE

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNAUGHT
DESIGN BY: KMF
CHKD BY: KMF
SURV. CHIEF: FELBROCK NO DATA COLLECTOR
DRAWN BY: JAM
CHKD BY: JAM

DRAWING REFERENCE: C:\retnew\our\111902019-101 Independence Ln\Shaw's\111902019\111902019\111902019.dwg

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

EROSION & SEDIMENT CONTROL DETAILS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

141 INDEPENDENCE LANE

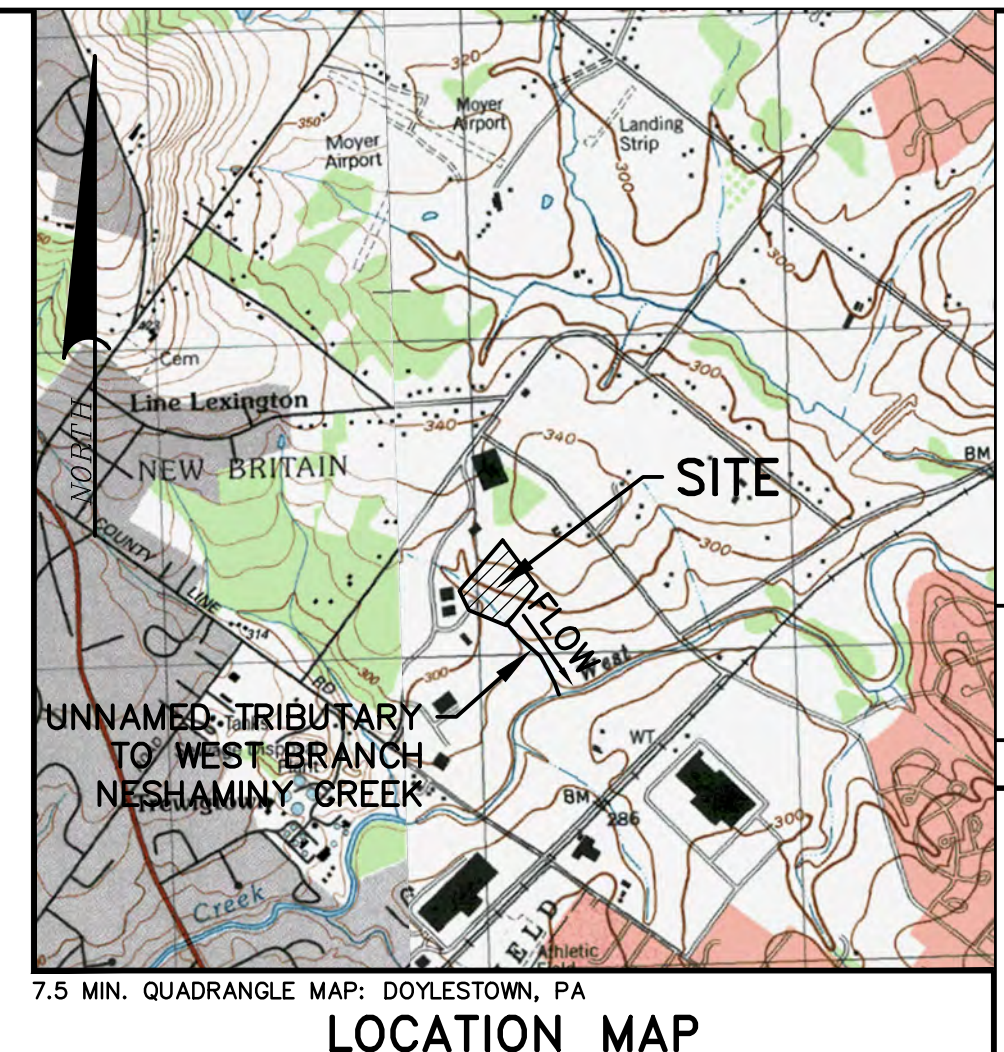
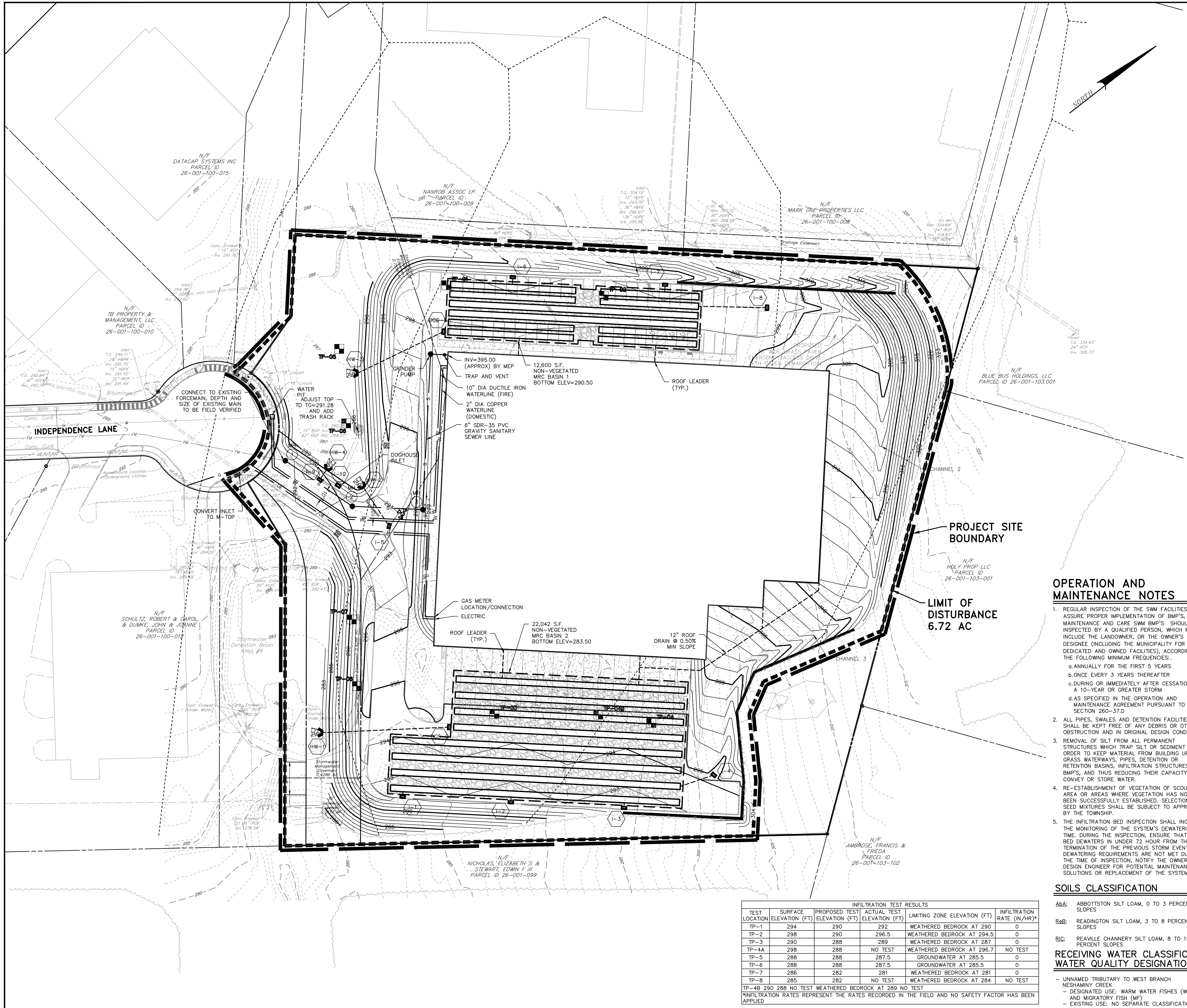
BUCKS COUNTY, PA

NEW BRITAIN TOWNSHIP

DATE: 6/9/2022
SHEET NO. 22 OF 25
DWG. NO. 111902019

REVISION

NO.	DATE	DESCRIPTION
1	07/14/22	PER CHESA REVIEW
2	08/19/22	PER BCCD AND TWP COMMENT LETTERS



7.5 MIN. QUADRANGLE MAP: DOYLESTOWN, PA
LOCATION MAP
 SCALE - 1"=800'

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
	CABLE BOX
	TELEPHONE BOX
	TREE LINE
	BRUSH LINE
	FENCE LINE
	WATER LINE
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND ELECTRIC
	UNDERGROUND TELEPHONE
	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')
	GAS CONTOUR (2')
	EASEMENT LINE
	RAILROAD TRACKS
	SOIL TYPE BOUNDARY LINE
	SOIL DESIGNATION
	PROPOSED SETBACK LINE
	PROPOSED PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED PAVEMENT MARKING
	PROPOSED CLEAR SITE TRIANGLE
	PROPOSED CONTOUR LINE
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED PIPE OUTLET PROTECTION
	LIMITS OF DISTURBANCE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER STRUCTURE LABEL
	PROPOSED MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM HEADWALL/ENDWALL
	PROPOSED PIPE OUTLET PROTECTION
	PROPOSED STORM PIPE
	PROPOSED STORM STRUCTURE LABEL

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.
- THE INFILTRATION BED INSPECTION SHALL INCLUDE THE MONITORING OF THE SYSTEM'S DEWATERING TIME, DURING THE INSPECTION, ENSURE THAT THE BED DEWATERS IN UNDER 72 HOUR FROM THE TERMINATION OF THE PREVIOUS STORM EVENT. IF DEWATERING REQUIREMENTS ARE NOT MET DURING THE TIME OF INSPECTION, NOTIFY THE OWNER AND DESIGN ENGINEER FOR POTENTIAL MAINTENANCE SOLUTIONS OR REPLACEMENT OF THE SYSTEM.

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 (WF)
- EXISTING USE: NO SEPARATE CLASSIFICATION

INFILTRATION TEST RESULTS

TEST LOCATION	SURFACE ELEVATION (FT)	PROPOSED TEST ELEVATION (FT)	ACTUAL TEST ELEVATION (FT)	LIMITING ZONE ELEVATION (FT)	INFILTRATION RATE (IN/HR)*
TP-1	294	290	292	WEATHERED BEDROCK AT 290	0
TP-2	298	290	296.5	WEATHERED BEDROCK AT 294.5	0
TP-3	290	288	289	WEATHERED BEDROCK AT 287	0
TP-4A	298	288	NO TEST	WEATHERED BEDROCK AT 296.7	NO TEST
TP-5	288	288	287.5	GROUNDWATER AT 285.5	0
TP-6	288	288	287.5	GROUNDWATER AT 285.5	0
TP-7	286	282	281	WEATHERED BEDROCK AT 281	0
TP-8	285	282	NO TEST	WEATHERED BEDROCK AT 284	NO TEST

TP-4B 290 288 NO TEST WEATHERED BEDROCK AT 289 NO TEST

*INFILTRATION RATES REPRESENT THE RATES RECORDED IN THE FIELD AND NO SAFETY FACTOR HAS BEEN APPLIED

FOR REVIEW ASSOCIATES BY:

NO.	DATE	REVISION
2	08/19/22	PER BCCD AND TWP COMMENT LETTERS
1	07/14/22	PER CHESA REVIEW

MANAGERS: KIM M. FASNAUGHT
 DESIGN BY: KMF
 SURV. CHIEF: DATA COLLECTOR
 DRAWN BY: JMS
 CHECKED BY: JAM

DRAWING REFERENCE: C:\retnew\11902019-101_Independence Ln\Sheet\LD\Plan.dwg

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC
 ONE TOWER BRIDGE
 100 FRONT STREET, SUITE 560
 WEST CONSHOHOCKEN, PA 19428

SCALE: 1"=40'
 0' 20' 40' 120'

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PCSM PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
141 INDEPENDENCE LANE
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

DATE: 6/9/2022
 SHEET NO. 23 OF 25
 DWG. NO. 111902019

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.

- 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.

SOIL CONDITIONS

SOILS
THE SOIL SURVEY OF LANCASTER COUNTY INDICATES THAT THE SOILS WITHIN THE PROJECT AREA ARE COMPRISED OF THE FOLLOWING:
A1a - ABBOTTSTON SILT LOAM, 0 TO 3% SLOPES
R1e - 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. CUTOBKANS CAVE:
1.A. LIMITED SOILS: BEDINGTON 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: BEDINGTON AND DUFFIELD
2.B. RESOLUTIONS: ALL PROPOSED PIPING WILL BE PLASTIC-BASED MATERIAL.
3. EASILY ERODIBLE
3.A. LIMITED SOILS: BEDINGTON AND DUFFIELD
3.B. RESOLUTIONS: CONTROL RUNOFF THROUGH IMPLEMENTATION OF E&SC BMPs BEFORE IT DEVELOPS INTO AN EROSION FORCE AND USE LAND ACCORDING TO ITS CAPABILITY.

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, INCLUDING BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.

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.
2. ALL FILL MATERIAL MUST BE USED IN ACCORDANCE WITH PA DEP'S POLICY "MANAGEMENT OF FILL" DOCUMENT NUMBER 258-2182-773.
3. CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED 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.

ENGINEERED SOIL SPECIFICATIONS

- 1. ENGINEERED SOIL SHALL CONSIST OF SUITABLE TOPSOIL FROM ON-SITE (IF AVAILABLE) AND 20-30% COMPOST AMENIFORM OR MANUFACTURED SILT LOAM, LOAM, OR SANDY LOAM SOIL CONTAINING 20-30% COMPOST. THE MINERAL COMPONENT OF THE ENGINEERED SOIL SHOULD NOT CONTAIN GREATER THAN 20% CLAY AND SHOULD HAVE A MINIMUM OF 40% AND A MAXIMUM OF 70% SAND.
2. COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEE-FREE ORGANIC MATTER PRODUCED BY COMPOSTING FEEDSTOCK AND AS FOLLOWS:
3. THE ENGINEERED SOIL IS TO BE INSTALLED WITH LIGHT MACHINERY TO AVOID COMPACTION WHICH MAY BE INSTALLED DURING A TIME IN WHICH NO RAIN IS PREDICTED TO AIDE IN GERMINATION.

SEEDING SPECIFICATIONS

Table with 4 columns: Mixture Number, Species, Seeding Rate - Pure Live Seed, Most Sites, Adverse Sites. Contains recommended seed mixtures for various site conditions.

PENN STATE, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND"
1. PLUS IS THE PRODUCT OF THE PERCENTAGE 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 MIXTURE OF THE PLS CONTENT OF A GIVEN SEED LOT BY 35% DIVIDE 12 PLS BY 0.35 TO OBTAIN 34.3 POUNDS OF SEED REQUIRED TO PLANT ONE ACRE.
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.

CONSTRUCTION SEQUENCE

GENERAL

- 1. CONSTRUCTION WILL PROCEED IN A TIMELY MANNER IN ORDER TO LIMIT THE POTENTIAL FOR ACCELERATED EROSION AND SEDIMENTATION. THE SEQUENCE OF EARTHMOVING ACTIVITIES SHALL BE APPROXIMATED AS FOLLOWS.
2. CHANGES OR ALTERATIONS TO THIS CONSTRUCTION SEQUENCE DUE TO FIELD CONDITIONS, CONSTRUCTION DELAYS OR UNUSUAL CONDITIONS OR OTHER INFLUENCES MUST BE APPROVED BY THE CONSERVATION DISTRICT.
3. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.

SITE IMPROVEMENTS

- 9. INSTALL THE ROCK CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLAN AND SHALL BE UTILIZED BY ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE.
10. INSTALL PERIMETER FILTER SOCKS AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE DETAILS. FILTER SOCKS SHALL BE INSTALLED PARALLEL TO THE CONTOURS OR CONSTRUCTED AT LEVEL ALIGNMENTS. ANY SOCK SECTION THAT HAS BEEN UNDERMINED OR TOPPED MUST IMMEDIATELY BE REPLACED OR RECONSTRUCTED.
11. STRIP TOPSOIL ACROSS REMAINDER OF THE SITE. THE TOPSOIL SHALL BE STOCKPILED AT A LOCATION WITHIN THE LIMITS OF DISTURBANCE AT A LOCATION TO THE DISCRETION UPON APPROVAL OF THE COUNTY CONSERVATION DISTRICT. PROVIDE FILTER SOCKS DOWNSTREAM OF EACH STOCKPILE TO CONTAIN SEDIMENT AT THE STOCKPILE LOCATION.

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 LANDSCAPED 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 BASIN, 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.

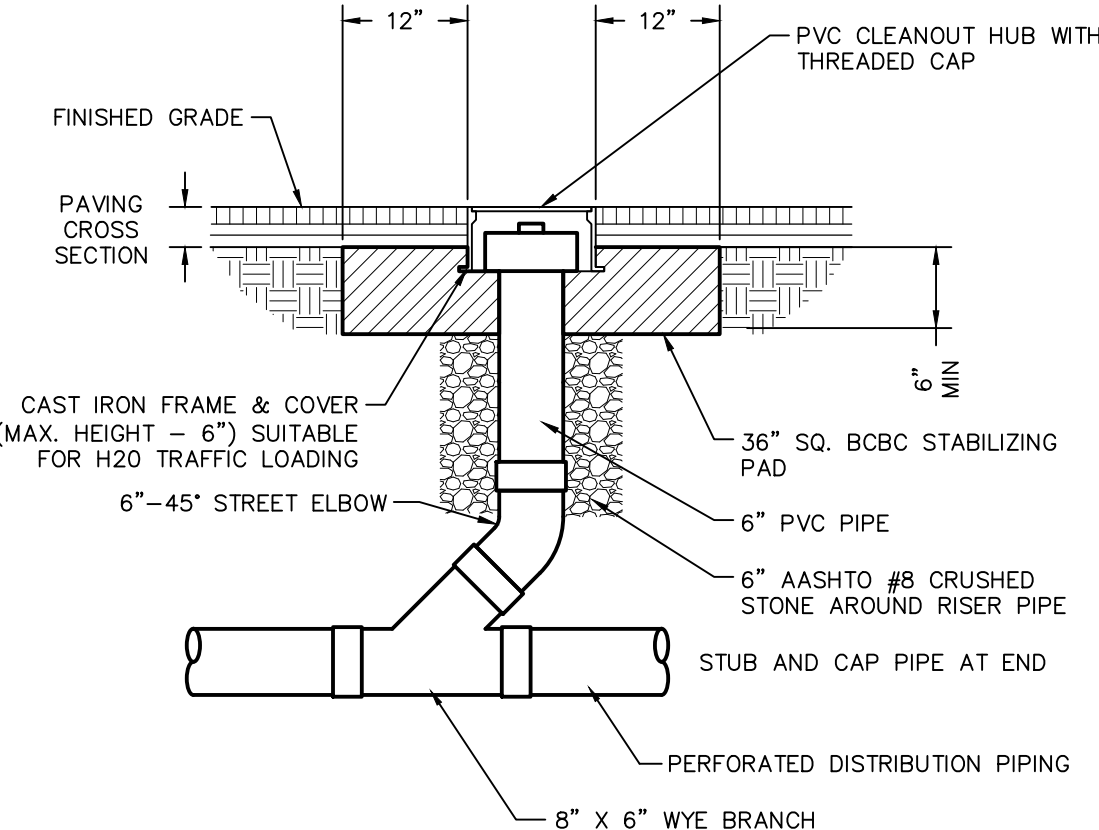
ALL ITEMS NEEDING INSPECTION SHALL BE COORDINATED BY THE OWNER AND/OR CONTRACTOR. ALL REQUESTS FOR INSPECTIONS BY THE CONTRACTOR ARE TO BE DEEMED AS APPROVED REQUESTS ON BEHALF OF THE OWNER.

INDIVIDUAL PCSM BMP INFORMATION

PCSM BMP NAME: NON-VEGETATED MRC BASIN 1
PCSM BMP #_1
PCSM BMP DESCRIPTION/TYPE: NON-VEGETATED MRC BASIN
ACRES TREATED: 1.69
BMP LENGTH (FT)(IF APPLICABLE): 233
IMPERVIOUS AREA TREATED: 0.44
BMP AREA (AC.): 0.29
LIFECYCLE (YRS): 80
BMP DEPTH (FT): 4.5
NPDES #_N/A
VOLUME OF STORMWATER TREATED (CF): 6.593
RECEIVING WATERBODY: UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
OWNER NAME: 101 INDEPENDENCE LANE ASSOCIATES, LLC
OWNER ADDRESS: ONE TOWER BRIDGE, 100 FRONT ST., SUITE 560, WEST CONSHOHOCKEN, PA 19428
OWNER PHONE #_ 610-825-1653

INDIVIDUAL PCSM BMP INFORMATION

PCSM BMP NAME: NON-VEGETATED MRC BASIN 2
PCSM BMP #_2
PCSM BMP DESCRIPTION/TYPE: NON-VEGETATED MRC BASIN
ACRES TREATED: 4.84
BMP LENGTH (FT)(IF APPLICABLE): 270
IMPERVIOUS AREA TREATED: 3.03
BMP AREA (AC.): 0.64
LIFECYCLE (YRS): 80
BMP DEPTH (FT): 6.5
NPDES #_N/A
VOLUME OF STORMWATER TREATED (CF): 22.937
RECEIVING WATERBODY: UNNAMED TRIBUTARY TO WEST BRANCH NESHAMINY CREEK
OWNER NAME: 101 INDEPENDENCE LANE ASSOCIATES, LLC
OWNER ADDRESS: ONE TOWER BRIDGE, 100 FRONT ST., SUITE 560, WEST CONSHOHOCKEN, PA 19428
OWNER PHONE #_ 610-825-1653



PIPING CLEANOUT DETAIL (PAVED AREAS)

NOT TO SCALE
SS105019

MULCH APPLICATION RATES

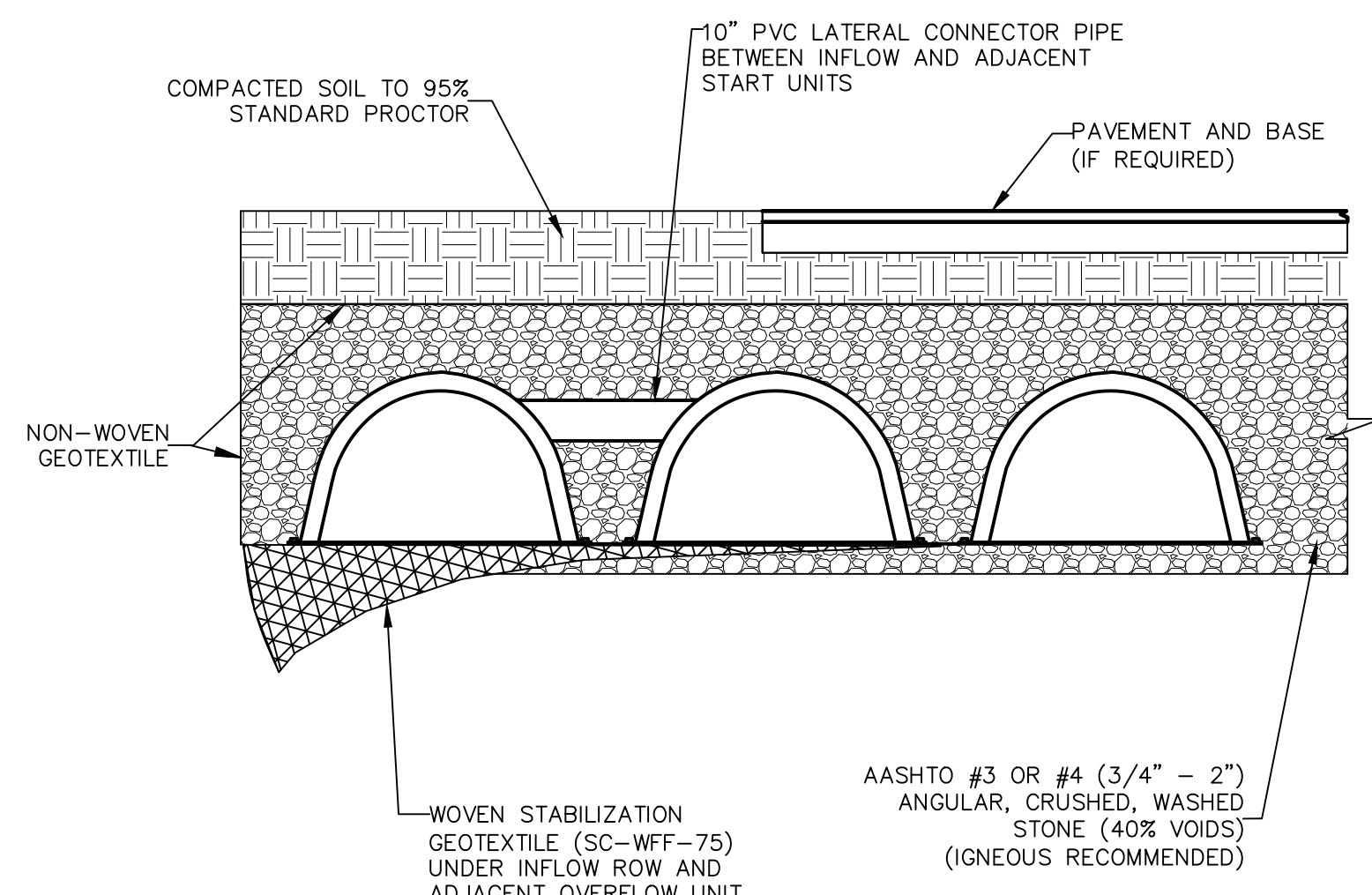
Table with 5 columns: MULCH TYPE, PER ACRE, PER 1,000 S.F., PER 1,000 S.Y., NOTES. Lists application rates for straw, hay, wood chips, and hydromulch.

SOIL AMENDMENT APPLICATION RATE EQUIVALENTS

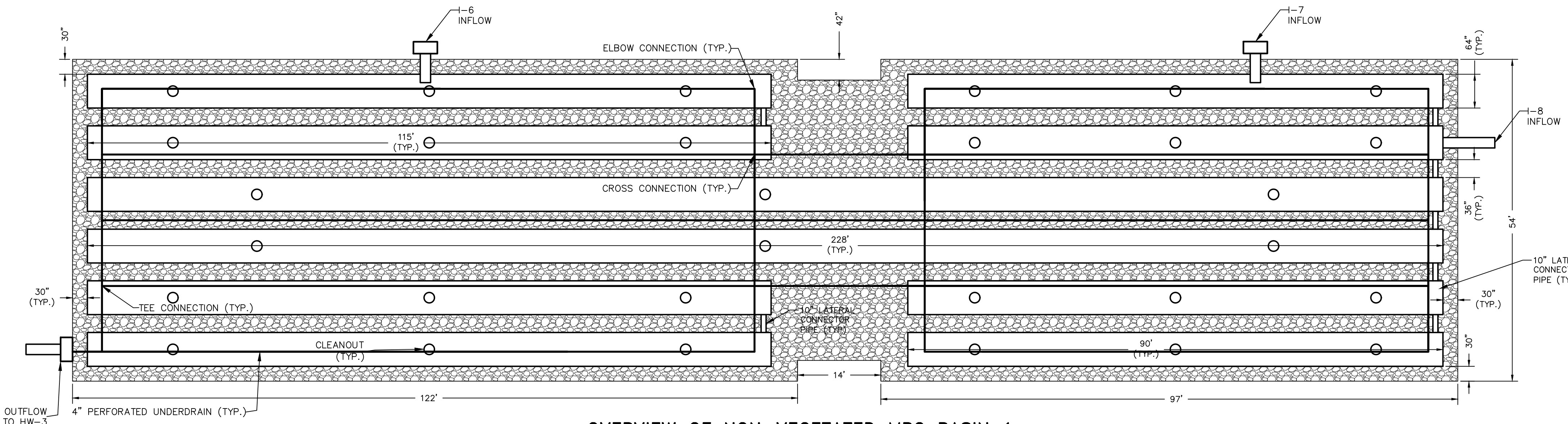
Table with 4 columns: SOIL AMENDMENT, PER ACRE, PER 1,000 S.F., PER 1,000 S.Y., NOTES. Lists application rates for agricultural lime and fertilizer.

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

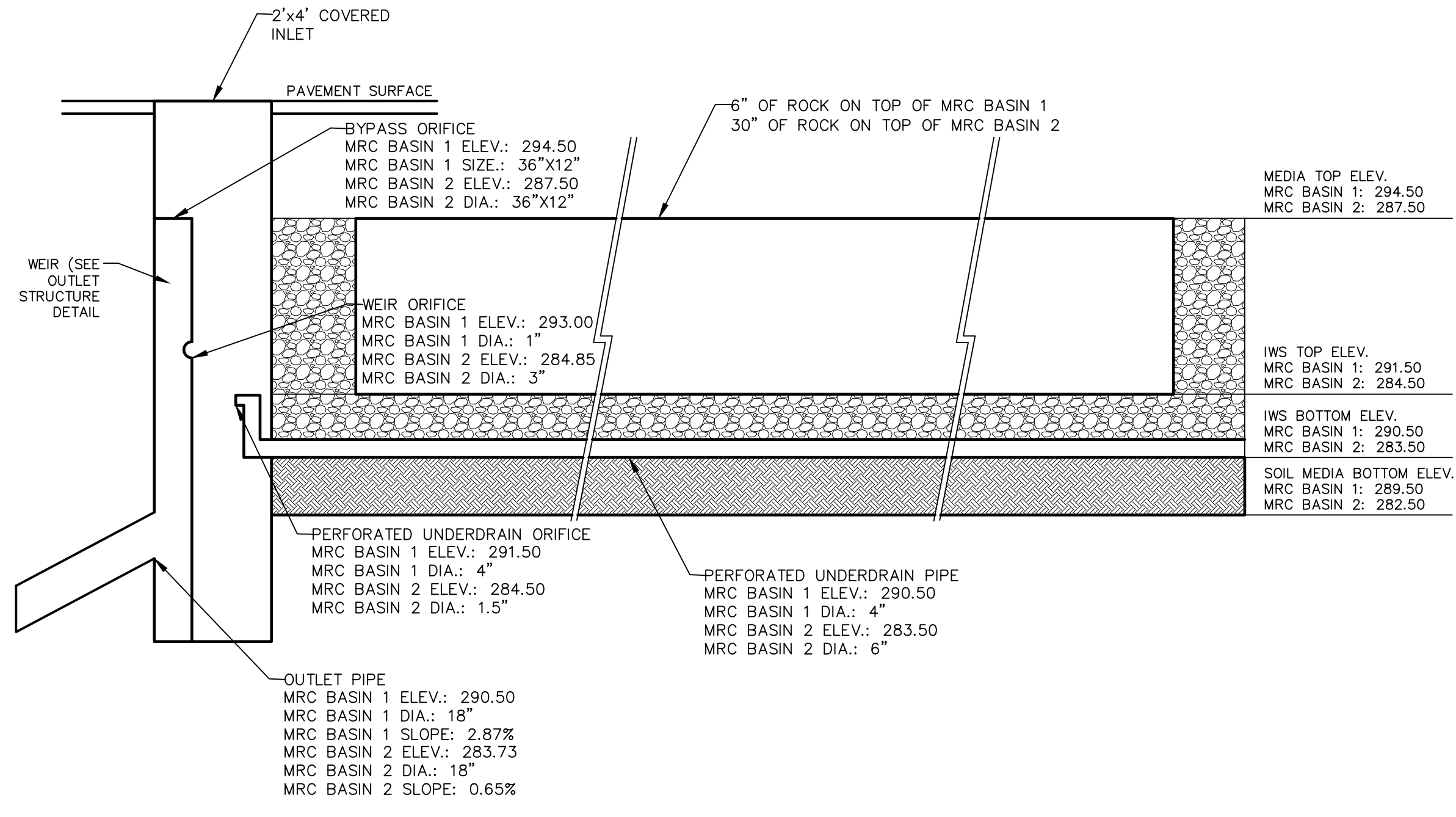
Vertical sidebar containing project information: CLIENT (101 INDEPENDENCE LANE ASSOCIATES, LLC), MANAGER (MIMI M. FASNACHT), DESIGN BY (CHD BY: KMF), SURV. CHIEF (FREDRICK B. DATA COLLECTION), DRAWN BY (JMS), DATE (06/19/2022), SHEET NO. (24 OF 25), and DRAWING REFERENCE (111902019-001).



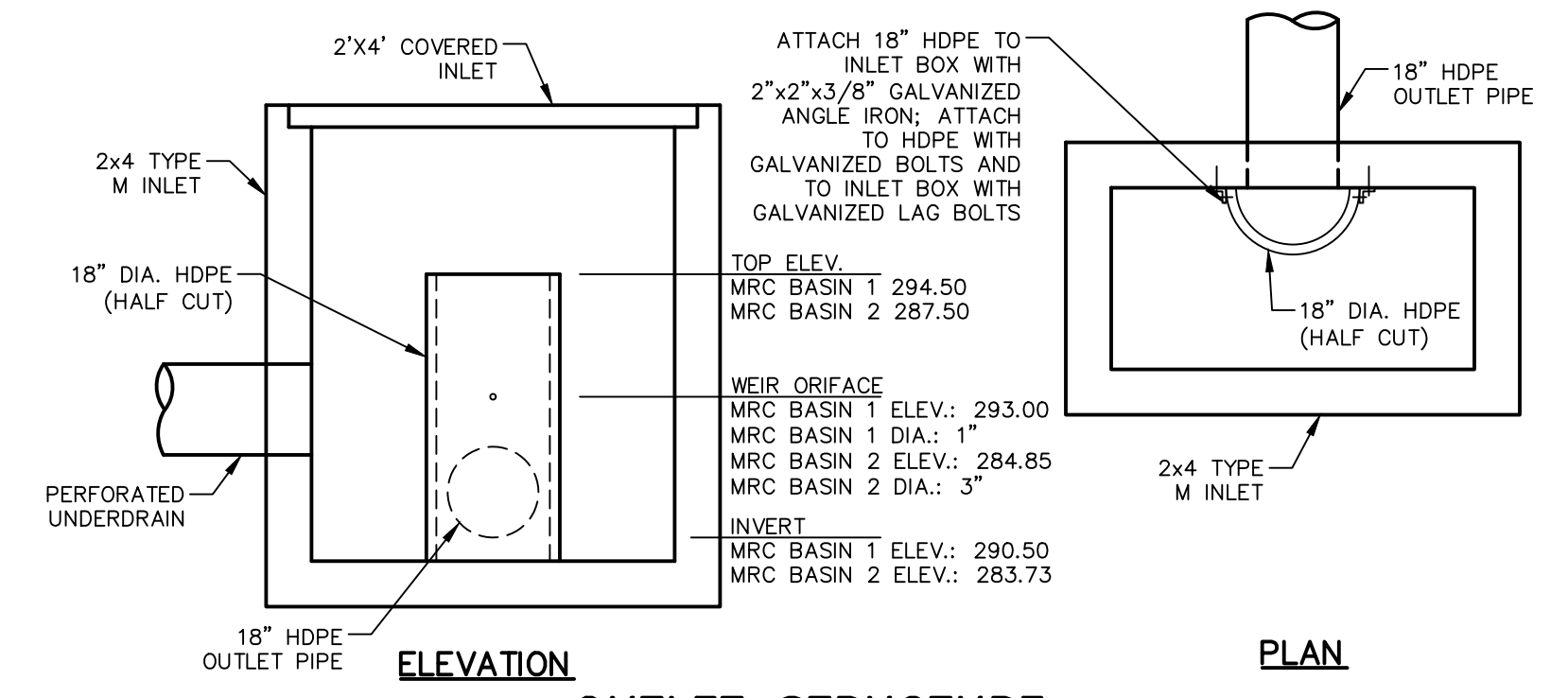
TYPICAL FRONT VIEW



OVERVIEW OF NON-VEGETATED MRC BASIN 1

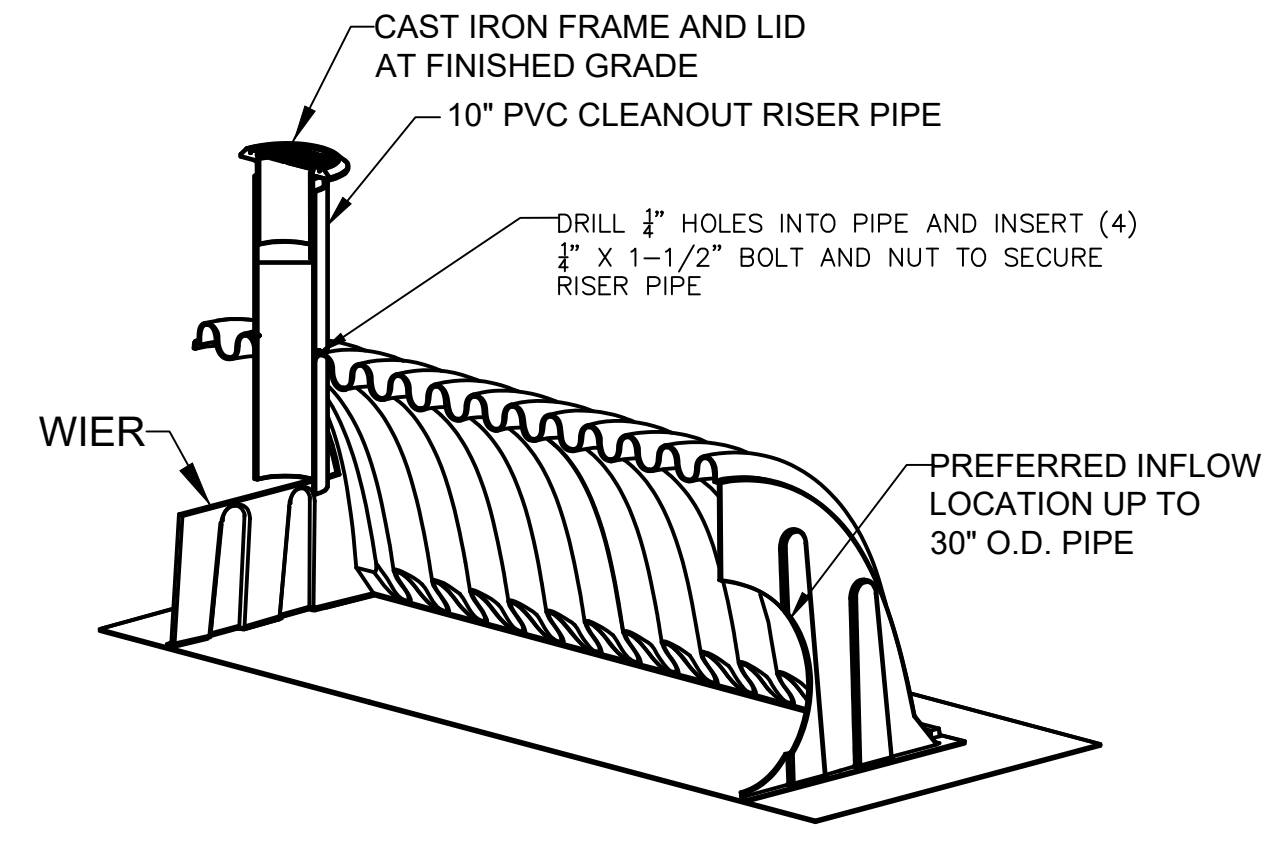


TYPICAL FRONT VIEW OF NON-VEGETATED MRC BASIN

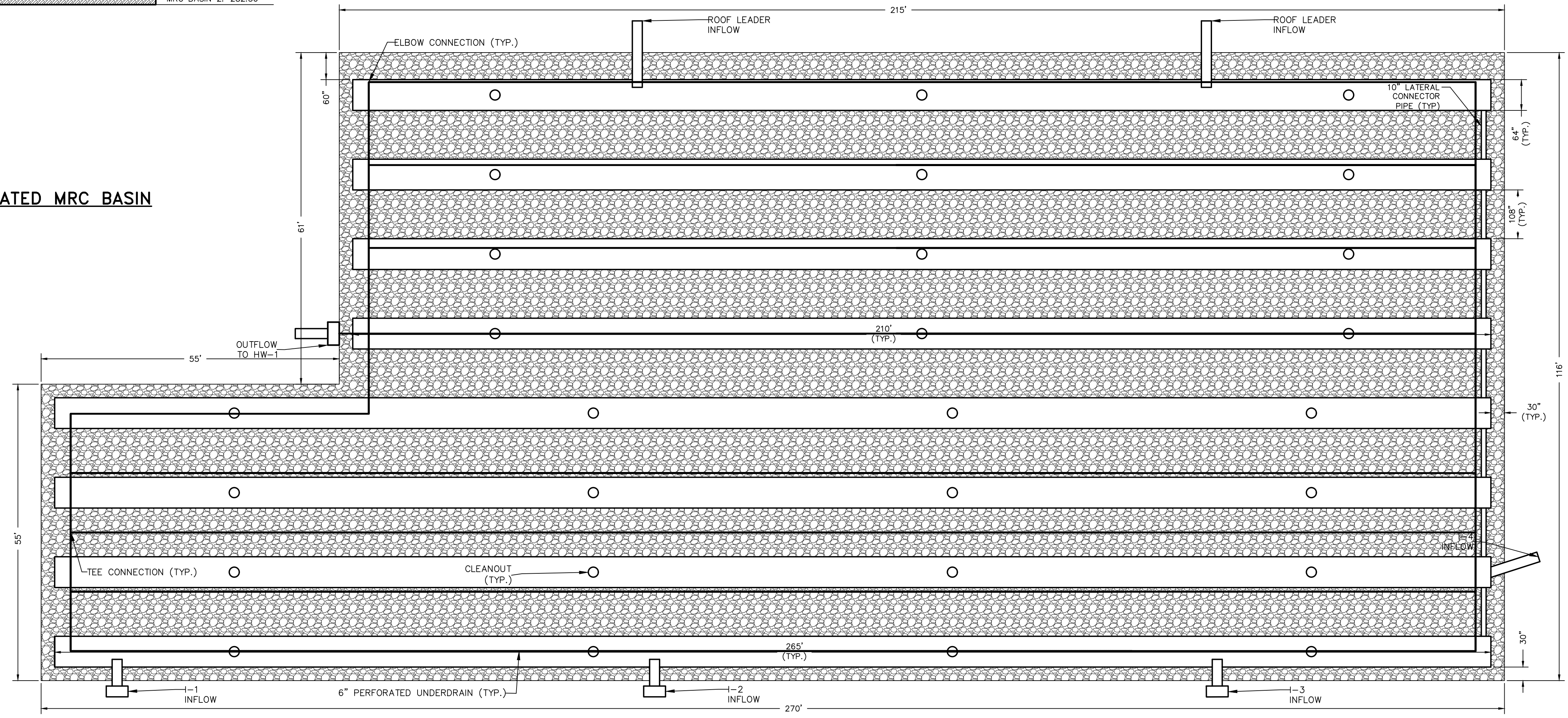


OUTLET STRUCTURE NOT TO SCALE

NON-VEGETATED MRC BASIN 1 UNDERDRAIN		NON-VEGETATED MRC BASIN 2 UNDERDRAIN	
LENGTH (FT)	QUANTITY (#)	LENGTH (FT)	QUANTITY (#)
110	5	204	4
11	16	55	1
29	3	259	4
85	5	15	7
		26	1
		11	7



CHAMBER CLEANOUT



OVERVIEW OF NON-VEGETATED MRC BASIN 2

FOR RETTEW ASSOCIATES BY:

MANAGER: KIM M. FASNACHT
 DESIGN BY: CHD BY: KMF
 SURV. CHIEF: FELBROCK NO. DATA COLLECTION
 DRAWN BY: JMS
 DATE: 06/19/22 PER BCDD AND TWP COMMENT LETTERS
 07/14/22 PER CHESA REVIEW

CLIENT: 101 INDEPENDENCE LANE ASSOCIATES, LLC ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428

PCSDM DETAILS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN 141 INDEPENDENCE LANE NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA

DATE: 6/9/2022
 SHEET NO. 25 OF 25
 DWG. NO. 111902019

REVISIONS:

NO.	DATE	REVISION
1	07/14/22	PER CHESA REVIEW
2	08/19/22	PER BCDD AND TWP COMMENT LETTERS

AS NOTED

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