

OWNER'S CERTIFICATION OF INTENT
EDWARD MORTIMER

COMMONWEALTH OF PENNSYLVANIA
SS. COUNTY OF BUCKS
ON THE _____ DAY OF _____, 20____, EDWARD MORTIMER, before me, the undersigned, a Notary Public, personally appeared _____, who acknowledged themselves to be the persons whose names are subscribed to the foregoing plan, and who acknowledged that (they) are the registered owners of the designated land, and that (he/she/they) desire that the foregoing plan be recorded according to law.
WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
(SEAL)

I, EDWARD MORTIMER, HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.

NAME(S) OF OWNER(S)
BY: EDWARD MORTIMER, PROPERTY OWNER (DATE)

TOWNSHIP ENGINEER'S REVIEW
REVIEWED BY THE TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

SIGNATURE

- LEGEND
- BOUNDARY LINE
 - ADJ. BOUNDARY LINE
 - SETBACK LINE
 - EXISTING CONTOUR INTERVAL
 - EXISTING CONTOUR INDEX
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY LATERAL
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - EXISTING EVERGREEN TREE
 - WETLAND MARGIN
 - CONSERVATION EASEMENT
 - PROPOSED SANITARY LATERAL
 - PROPOSED CONTOUR
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED UTIL. POLE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT

TOWNSHIP BOARD OF SUPERVISORS APPROVAL

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

CHAIRMAN

BUCKS COUNTY PLANNING COMMISSION
B.C.P.C. FILE # _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

RECORDER OF DEEDS NOTATION
RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN BUCKS COUNTY, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____.

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, Robert L. Showalter, _____ SU-1117-A
(NAME OF PROFESSIONAL SURVEYOR) (REGISTRATION NUMBER)

DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL PROPERTY CORNERS ARE EXISTING OR SET AS SHOWN HEREON, THAT ALL GEOMETRIC DETAILS AS SHOWN ARE CORRECT, AND THAT ALL LOTS OR TRACTS HAVE A BOUNDARY CLOSURE ERROR OF 1:10,000 OR BETTER.

SIGNATURE _____ DATE _____

PROFESSIONAL ENGINEER CERTIFICATION

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

DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NEW BRITAIN TOWNSHIP AS LAST AMENDED.

SIGNATURE _____ DATE _____

STORMWATER MANAGEMENT SITE PLAN PROFESSIONAL ENGINEER CERTIFICATION

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

ON THIS DATE _____ DO HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NEW BRITAIN TOWNSHIP NESHAMINY CREEK WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR PLAN.

SIGNATURE _____ DATE _____

RESPONSIBLE PARTY CERTIFICATION

I, _____, ON THIS DATE _____, CERTIFY THE FOLLOWING:

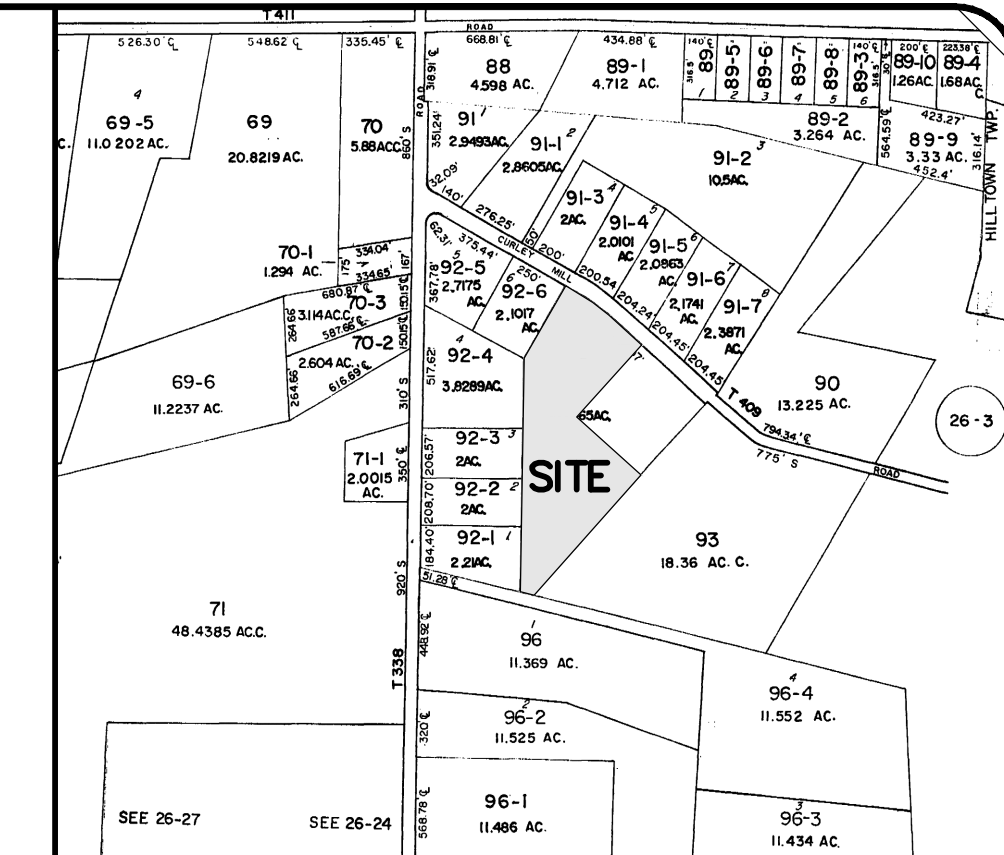
- ANY REVISION TO THE APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST BE APPROVED BY NEW BRITAIN TOWNSHIP AND A REVISED EROSION & SEDIMENTATION CONTROL PLAN MUST BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT.
- PERMANENT STABILIZATION UNDER 25 PA CODE §102.22(A)(2), OF THE EARTH DISTURBANCE ACTIVITIES HAS OCCURRED AND THE INSTALLATION OF BMPs IN ACCORDANCE WITH AN APPROVED PLAN PREPARED AND IMPLEMENTED PER §§ 102.4 AND 102.8 (RELATING TO EROSION AND SEDIMENT CONTROL AND PCSM REQUIREMENTS) HAS OCCURRED.

TITLE _____
SIGNATURE _____ DATE _____

WETLAND CERTIFICATION

THE WETLAND RELATED INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT AND HAS BEEN DELINEATED IN ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, EASTERN MOUNTAIN & PIEDMONT REGIONAL SUPPLEMENT, & PA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES AND STANDARDS PER PA TITLE 25, CHAPTER 105.

MAUREEN MCDERMOTT, CERTIFIED WETLAND SCIENTIST
DATE _____



LOCATION MAP
SCALE 1" = 800'

SITE OWNER/APPLICANT
EDWARD MORTIMER
55 CURLEY MILL RD.
CHAFFONT, PA. 18914

SITE DATA
55 CURLEY MILL RD.
NEW BRITAIN TOWNSHIP
TMP# 26-001-092
DB 4134 PG 1619, PLAN BOOK 321, PG 34-35
INSTRUMENT #2007055347
CURLEY MILL ROAD - MINOR COLLECTOR (60' ULTIMATE RIGHT OF WAY), 40 MPH

ZONING
ZONING DISTRICT: SR-2 RESIDENTIAL
EXISTING & PROPOSED USE: BF SINGLE FAMILY DETACHED DWELLING (PERMITTED BY RIGHT)

	EXISTING	LOT 1	LOT 2	TOTAL SITE
MIN. LOT SIZE:	2.0 AC	9.73 AC	2.32 AC	7.42 AC
MIN. LOT WIDTH (AT BSBL):	200 FT.	386 FT.	361 FT.	323 FT.*
MIN. LOT DEPTH:	200 FT.	1303 FT.	318 FT.	764 FT.
-FRONT-				
MIN. FRONT:	50 FT.	141.7 FT.	141.7 FT.	100.0 FT.
MIN. SIDE:	25 FT.	64.4 FT.	15.0 FT.	112.0 FT.
MIN. REAR:	35 FT.	990.9 FT.	104.1 FT.	293.2 FT.
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.	<35 FT.	<35 FT.
MAX. BLDG. COVERAGE:	15%	5.7%	5.4%	2.1%
MAX. IMPERVIOUS COVER (PER LOT BSA):	25%	5.4%	19.0%	8.7%
(PER SITE)	20%			11.1%

*MIN. OVERALL LOT WIDTH IS 209 FT. MIN. LOT WIDTH AT BSBL IS 323 FT.

LOT AREA CALCULATIONS

	EXISTING	LOT 1	LOT 2	TOTALS	REQUIRED
GROSS	423,890 SF	100,864 SF	323,027 SF	423,890 SF	
	9.73 AC	2.32 AC	7.42 AC	9.73 AC	
-LESS ULTIMATE ROW	1,992 SF	1,745 SF	247.02 SF	1,992 SF	
-LESS LANE	0 SF	0 SF	15,701.2 SF	15,701 SF	
-LESS EASEMENTS (WETLANDS)*	31,979 SF	2,137 SF	30,535 SF	32,672 SF	
=BASE SITE AREA	389,919 SF	96,982 SF	276,543 SF	373,525 SF	87,120 SF
	8.95 AC	2.23 AC	6.35 AC	8.57 AC	2.00 AC

*NOTE: EXISTING WETLANDS ACREAGE DEFINED PER LOT 7 ON SUBDIVISION PLAN FOR PRIME PROPERTIES, INC LAST REVISED 07/21/2004, PLAN BOOK 321 PAGES 34-35.

IMPERVIOUS SURFACE SUMMARY

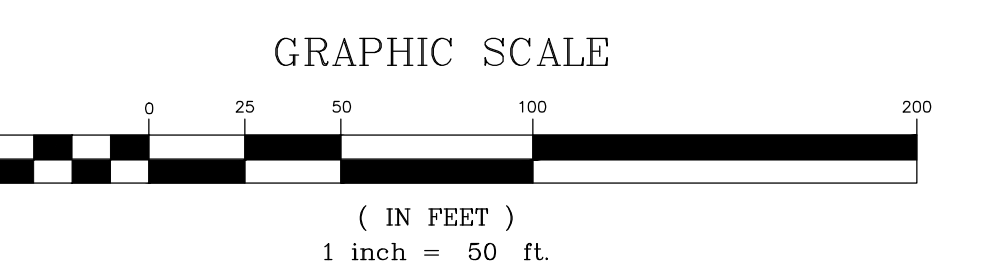
	EXISTING	LOT 1	LOT 2	
EXISTING HOUSE	3,496 SF	3,496 SF		
EXISTING GARAGE	1,734 SF	1,734 SF		
EXISTING POOL/HOUSE	278 SF	278 SF		
EXISTING CONC./PAVERS	4,431 SF	4,431 SF		
EXISTING SHED AND TRACK	3,936 SF	0 SF		
EXISTING MADACAM	7,218 SF	6,482 SF		
PROPOSED HOUSE	0 SF	2,753 SF		
PROPOSED GARAGES	0 SF	787 SF		
PROPOSED CONCRETE/MACADAM	0 SF	13,173 SF		
PROPOSED POLE BARN	0 SF	2,400 SF		
PROPOSED FUTURE	0 SF	2,000 SF		
TOTAL PROPOSED IMPERVIOUS	21,093 SF	18,421 SF	24,113 SF	42,534 SF
	0.484 AC	0.423 AC	0.554 AC	0.976 AC

PER SETTLEMENT STIPULATION AND AGREEMENT (LAND USE APPEAL NO. 2020-06335)
1. THE PROPERTY OWNER MAY DEVELOP LOT 2 AS A FLAG LOT EVEN THOUGH TMP 26-001-092 DOES NOT COMPLY WITH THE PROVISIONS OF SECTION 27-2104 OF THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE.
2. THE WETLANDS SHALL BE PRESERVED AS OPEN SPACE WITH THE APPROPRIATE CONSERVATION EASEMENT CONVEYED TO THE TOWNSHIP.
3. LOT 2 SHALL BE SERVED BY PUBLIC SEWER AND THE CONNECTION TO PUBLIC SEWER SHALL NOT BE MADE THROUGH WETLAND, BUT RATHER, LOT 2 SHALL BE CONNECTED TO THE SEWER MAIN ON CURLEY MILL ROAD.
4. LOT 2 IS RESTRICTED FROM FURTHER SUBDIVISION.

CONSERVATION ESMT AREAS

LOT#	AREA (SF)	AREA (AC)
1	2,137	0.049
2 (PART A)	8,179	0.188
2 (PART B)	22,356	0.513
TOTALS:	32,672	0.750

SHEET INDEX
1. MINOR SUBDIVISION PLAN
2. EXISTING FEATURES & NATURAL RESOURCES PLAN
3. GRADING AND UTILITY PLAN
4. EROSION AND SEDIMENT CONTROL PLAN
5. EROSION AND SEDIMENT CONTROL NOTES & DETAILS
6. POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
7. POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS



- GENERAL NOTES:
- PLAN SHEETS 1-7 OF 7 AS SHOWN IN THE SHEET INDEX SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
 - THE ULTIMATE RIGHT-OF-WAY ALONG CURLEY MILL ROAD IS HEREBY OFFERED FOR DEDICATION TO NEW BRITAIN TOWNSHIP.
 - A BLANKET EASEMENT OVER THE PROPERTY IS HEREBY OFFERED TO THE TOWNSHIP FOR ACCESS, INSPECTION, AND MAINTENANCE OF THE ON-SITE STORMWATER FACILITIES. THE OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER FACILITIES LOCATED ON LOT 2.
 - THE APPLICANT IS REQUIRED TO MAINTAIN AN AREA OF CLEAR SIGHT DISTANCE LOCATED 10 FT BACK FROM THE EDGE OF THE DRIVEWAY. THE TOWNSHIP HAS THE RIGHT TO ENTER AND PERFORM REQUIRED MAINTENANCE IN THE AREA IF DEEMED CRITICAL TO PUBLIC WELFARE. NO STRUCTURE, FENCE, PLANTING, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE 2FT ABOVE CURB LEVEL AND A PLANE 7FT ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY AS SHOWN ON THIS PLAN. VEGETATION NOTED TO BE CLEARED SHALL BE REQUIRED TO BE REMOVED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY LOT WITHIN THE SUBDIVISION.
 - ALL UTILITIES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND SIMILAR INSTALLATIONS SHALL BE PLACED UNDER GROUND.
 - ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET PRIOR TO PLAN RECORDING UNLESS THE COST FOR THIS WORK IS INCLUDED IN A FINANCIAL SECURITY AGREEMENT.
 - INDIVIDUAL BUILDING PERMIT PLANS, STORMWATER DESIGN, AND EROSION AND SEDIMENT CONTROL PLANS SHALL BE SUBMITTED, REVIEWED, AND APPROVED PRIOR TO CONSTRUCTION.
 - IN THE OPINION OF THE TOWNSHIP ENGINEER'S REPRESENTATIVE, ANY TREES, SHRUBS, OR GROUND COVER DAMAGED, KILLED, OR DISTURBED DURING OR AS A RESULT OF CONSTRUCTION SHOULD BE REPLACED ON AN EQUIVALENT CALIPER BASIS AND GUARANTEED FOR ONE YEAR.
 - THIS PROPERTY IS LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN PER THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM): BUCKS COUNTY, PENNSYLVANIA; MAP NUMBER: 42017C0286K, REVISED MARCH 21, 2017.
 - BITUMINOUS PAVING MIXTURES SHALL NOT BE INSTALLED BETWEEN OCTOBER 31 AND APRIL 1, UNLESS PERMITTED BY THE TOWNSHIP ENGINEER. BITUMINOUS PAVING MIXTURES SHALL NOT BE PLACED WHEN SURFACES ARE WET OR WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT.
 - INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE SANITARY SEWER LATERALS LOCATED OUTSIDE OF THE PUBLIC RIGHTS OF WAY AND WITHIN THE EASEMENT ON LOT 1. A 20 FT WIDE PRIVATE EASEMENT IS PROVIDED ON LOT 1 IN FAVOR OF LOT 2 FOR THE SANITARY LATERAL. MAINTENANCE RESPONSIBILITIES WILL BE IN ACCORDANCE WITH THE EASEMENT AGREEMENT BETWEEN THE INDIVIDUAL OWNERS OF LOTS 1 AND 2.
 - EXISTING RESIDENCE ON LOT 1 IS SERVED BY ON-LOT WATER (EXISTING WELL) AND PUBLIC SEWER.
 - LOT 2 IS PROPOSED TO BE SERVED BY A NEW WELL AND PUBLIC SEWER. THE PROPOSED WELL SHALL BE SUBJECT TO THE PROVISIONS OF THE WELL CONSTRUCTION STANDARDS, WHICH INCLUDES REQUIREMENTS FOR WELL PERMITTING, WATER QUALITY TESTING AND WELL PRODUCTION CERTIFICATION.

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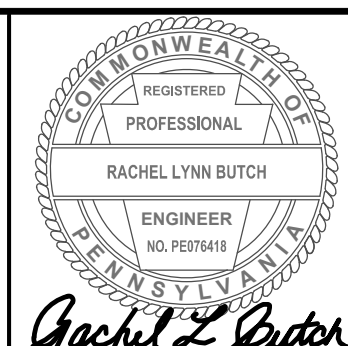
REVISIONS

NO.	DATE	COMMENT

TMP:26-001-092

MINOR SUBDIVISION & PRELIMINARY/FINAL PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chaffont, PA 18914
(215) 822-2990
FAX (215) 822-5684
showalterassociates@rshowalter.com

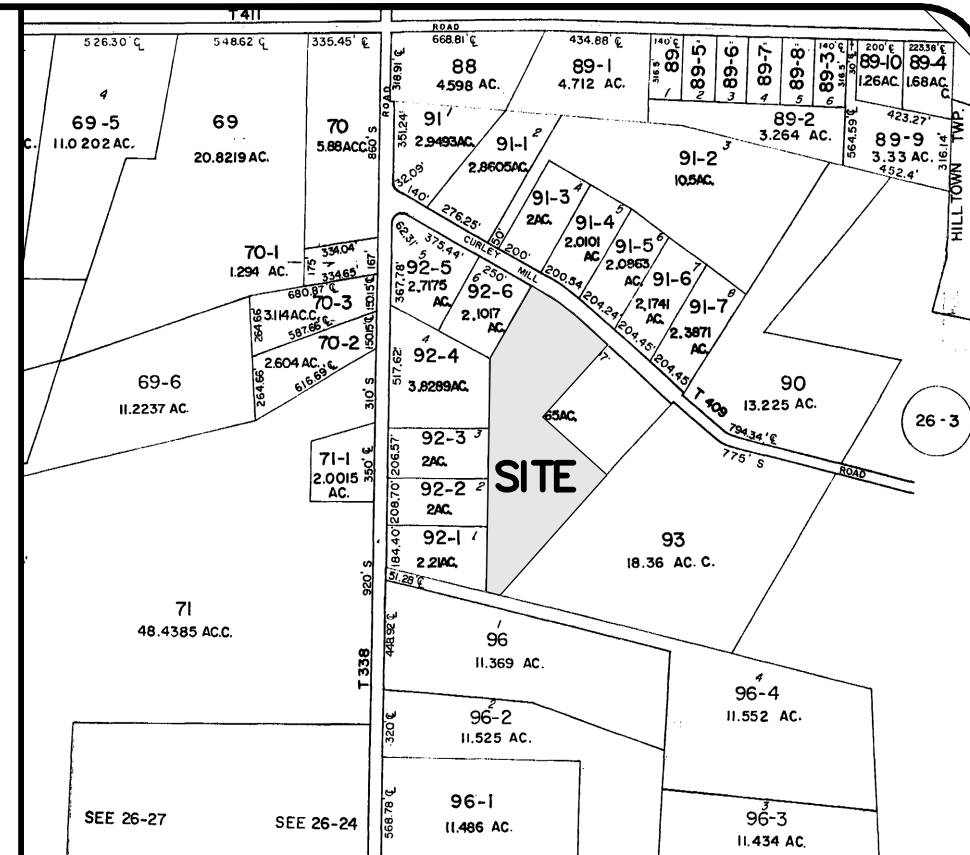
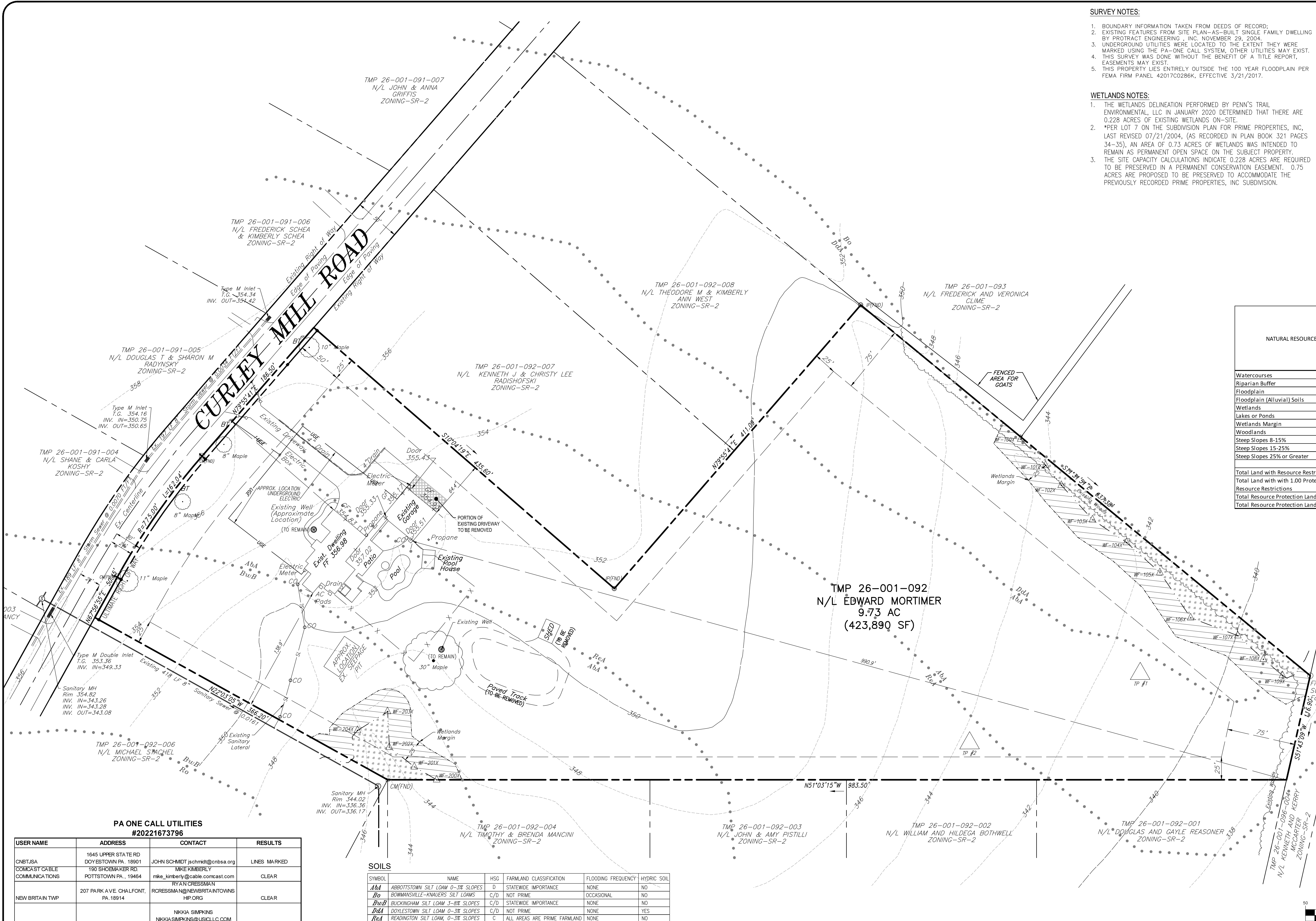


SCALE: 1"=50'
DATE: 08/23/2022
JOB NO.: 2019-071
DRAWN BY: LAZ
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
EDWARD MORTIMER
55 CURLEY MILL ROAD
CHAFFONT, PA. 18914

SHEET 1 OF 7

Printed: 09/01/22 - 2:13 PM, By: chutch
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LOCATION MAP
SCALE 1" = 800'

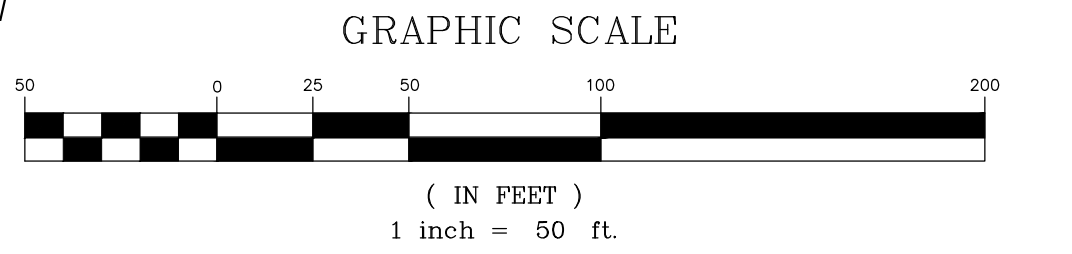
SITE CAPACITY CALCULATIONS (§27-2402)

A. GROSS SITE AREA (GSA) 9.731 AC.
 B. BASE SITE AREA LESS ULTIMATE RIGHT-OF-WAY AREA = 0.046 AC.
 LESS EXISTING EASEMENTS (WETLANDS)* = 0.734 AC.
 BASE SITE AREA = 8.951 AC.

C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND.

NATURAL RESOURCES	Protection Ratio	NO RESOURCE OVERLAP		ACTUAL RESOURCE AREA		
		Area of Land in Resources (AC)	Resource Protection Land (Acres x Protection Ratio)	Area of Land in Resources (AC)	Maximum Allowable Disturbance	Acres of Land to be Disturbed (AC)
Watercourses	1.000	0.000	0.000	0.000	0.000	0.000
Riparian Buffer	1.000	0.000	0.000	0.000	0.000	0.000
Floodplain	1.000	0.000	0.000	0.000	0.000	0.000
Floodplain (Alluvial) Soils	1.000	0.000	0.000	0.000	0.000	0.000
Wetlands	1.000	0.228	0.228	0.228	0.000	0.023
Lakes or Ponds	1.000	0.000	0.000	0.000	0.000	0.000
Wetlands Margin	0.800	0.387	0.309	0.387	0.077	0.018
Woodlands	0.800	0.061	0.049	0.181	0.036	0.000
Steep Slopes 8-15%	0.600	0.000	0.000	0.000	0.000	0.000
Steep Slopes 15-25%	0.700	0.000	0.000	0.000	0.000	0.000
Steep Slopes 25% or Greater	0.850	0.000	0.000	0.000	0.000	0.000
Total Land with Resource Restrictions			0.676			
Total Land with with 1.00 Protection Ratio Resource Restrictions			0.228			
Total Resource Protection Land Required			0.587			
Total Resource Protection Land Provided			0.734			

- D. MINIMUM OPEN SPACE
 BASE SITE AREA 8.951 AC
 MULTIPLY BY MIN. OPEN SPACE RATIO N/A
 STANDARD MIN. OPEN SPACE N/A
- E. DETERMINE REQUIRED OPEN SPACE
 THE REQUIRED OPEN SPACE IS THE TOTAL OF THE RESOURCE PROTECTION LAND WITH A 1.00 PROTECTION RATIO OR THE MINIMUM OPEN SPACE, WHICHEVER IS GREATER 0.228 AC.
- F. NET BUILDABLE SITE AREA
 BASE SITE AREA 8.951 AC
 SUBTRACT REQUIRED OPEN SPACE -0.228 AC
 NET BUILDABLE SITE AREA (NSA) 8.723 AC
- G. NUMBER OF DWELLING UNITS/LOTS
 NET BUILDABLE SITE AREA
 MULTIPLY BY MAX. DENSITY N/A UNITS/LOTS
 NUMBER OF DWELLING UNITS PERMITTED =
- H. IMPERVIOUS SURFACES
 RATIO BASE SITE AREA 8.723 AC
 MULTIPLY BY MAX. IMPERVIOUS SURFACE RATIO X 20
 MAXIMUM PERMITTED IMPERVIOUS SURFACE 1.745 AC
 PROPOSED IMPERVIOUS SURFACE 0.886 AC



PA ONE CALL UTILITIES #20221673796

USER NAME	ADDRESS	CONTACT	RESULTS
CHETUSA DOYESTOWN PA. 18901	1645 UPPER STATE RD	JOHN SCHMIDT jschmidt@cbnsa.org	LINES MARKED
COMCAST CABLE COMMUNICATIONS	180 SPOCKENKAMER RD POTTSTOWN PA. 19464	MIKE_KIMBERLY@cable.comcast.com	CLEAR
NEW BRITAIN TWP	207 PARK AVE. CHALFONT, PA. 18914	RYAN CRESSMAN RCRESSMAN@NEWBRITAIN.TOWNSHIP.ORG	CLEAR
PECO AN EXELON COMPANY CO USIC	450 S. HENDERSON RD. KING OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS NIKKIASIMPKINS@USIC.LLC.COM 484-681-5720	PLAN RECEIVED
VERIZON PA	1050 VIRGINIA DR. FORT WASHINGTON, PA. 19034	DA RILENE LEPPERD JOHNSON 215-283-0690	

SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	FLOODING FREQUENCY	HYDRIC SOIL
A&A	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE	NONE	NO
Ba	BOWMANVILLE-KNAVERS SILT LOAMS	C/D	NOT PRIME	OCCASIONAL	NO
BuB	BUCKINGHAM SILT LOAM 3-8% SLOPES	C/D	STATEWIDE IMPORTANCE	NONE	NO
Dd	DOYLESTOWN SILT LOAM 0-3% SLOPES	C/D	NOT PRIME	NONE	YES
Rd	READINGTON SILT LOAM 0-3% SLOPES	C	ALL AREAS ARE PRIME FARMLAND	NONE	NO

SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 16, SEPTEMBER 16, 2019.

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R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	COMMENT
REVISIONS		

TMP:26-001-092

EXISTING FEATURES PLAN	R. L. Showalter & Associates, Inc. 116 East Butler Avenue Chalfont, PA 18914 (215) 822-2990 FAX (215) 822-2984 showalterassociates@rlshowalter.com		SCALE: 1"=50' DATE: 08/23/2022 JOB NO.: 2019-071 DRAWN BY: LAZ CHECKED BY: RLB	SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA. PREPARED FOR: EDWARD MORTIMER 55 CURLEY MILL ROAD CHALFONT, PA. 18914	SHEET 2 OF 7
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GRADING NOTES:

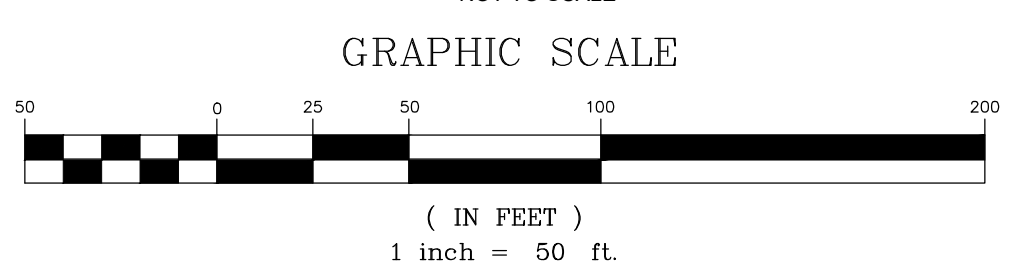
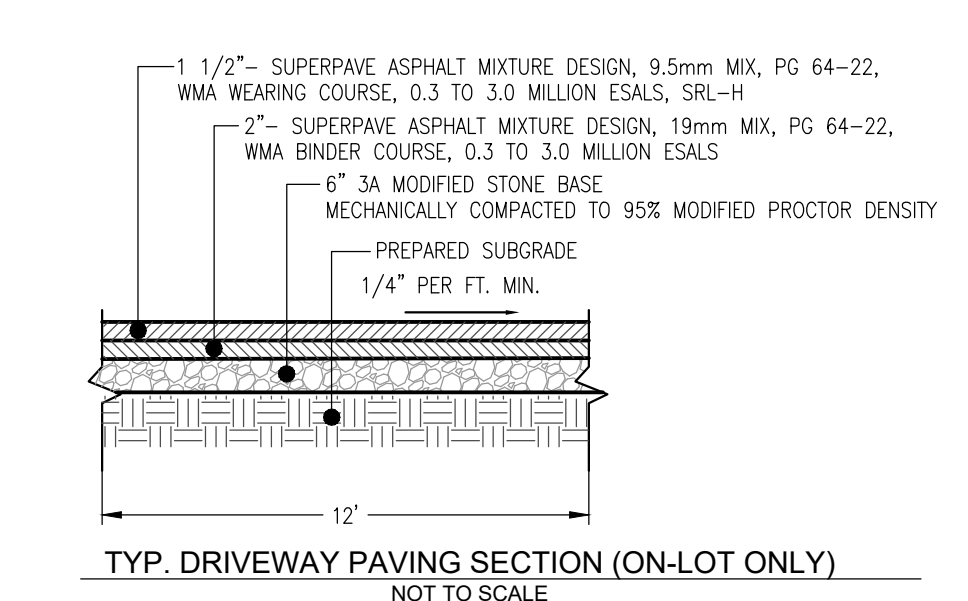
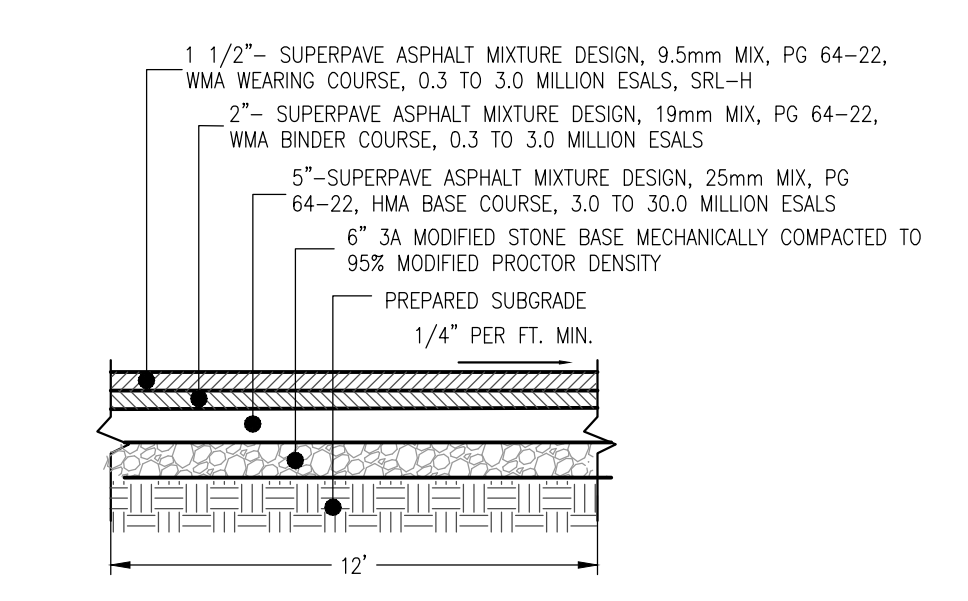
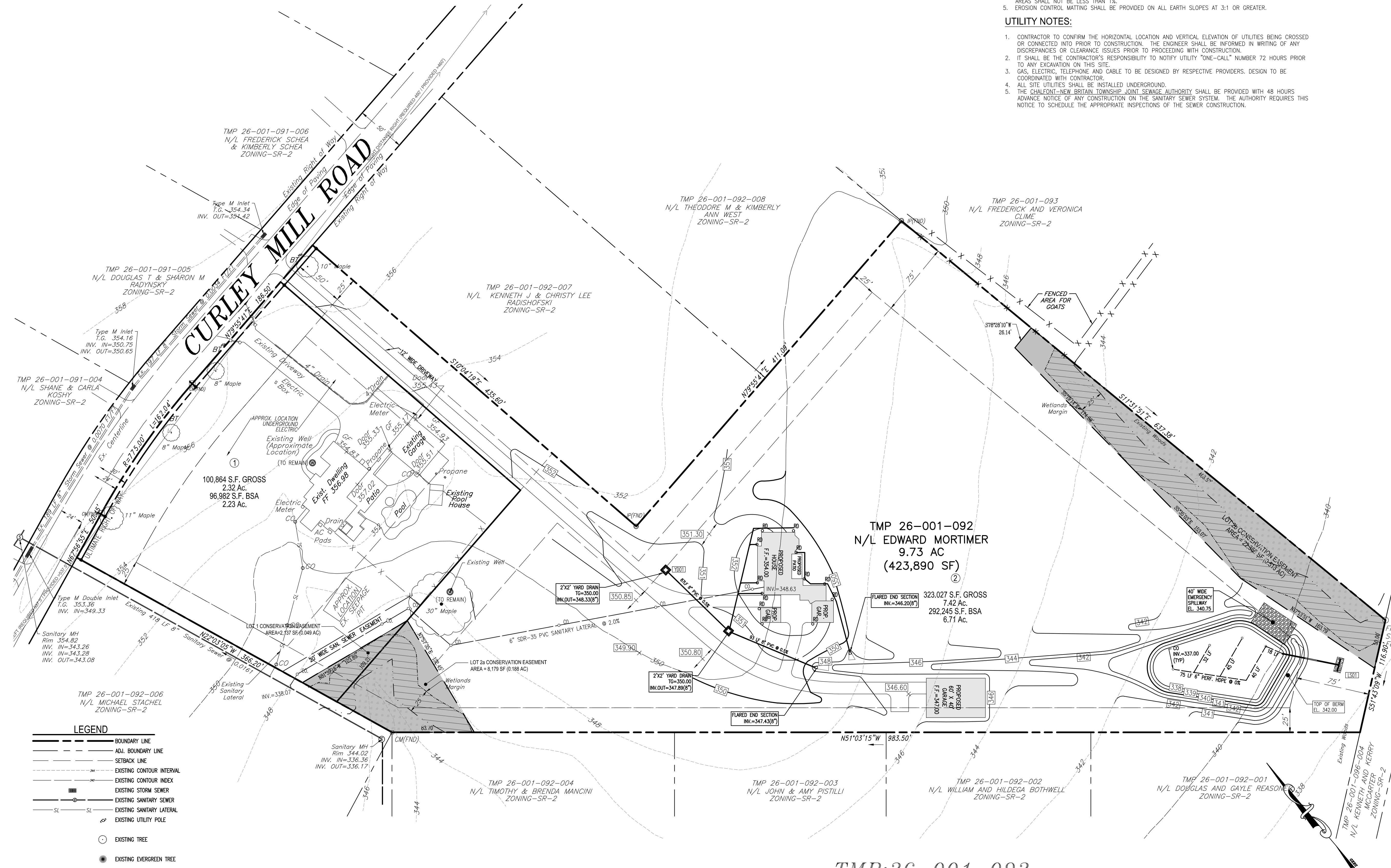
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY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

UTILITY NOTES:

1. CONTRACTOR TO CONFIRM THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF UTILITIES BEING CROSSED OR CONNECTED INTO PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
3. GAS, ELECTRIC, TELEPHONE AND CABLE TO BE DESIGNED BY RESPECTIVE PROVIDERS. DESIGN TO BE COORDINATED WITH CONTRACTOR.
4. ALL SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. THE CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY SHALL BE PROVIDED WITH 48 HOURS ADVANCE NOTICE OF ANY CONSTRUCTION ON THE SANITARY SEWER SYSTEM. THE AUTHORITY REQUIRES THIS NOTICE TO SCHEDULE THE APPROPRIATE INSPECTIONS OF THE SEWER CONSTRUCTION.

LANDSCAPING NOTES:

1. TOPSOIL SHALL BE A NATURAL, FRABLE, FERTILE, FINE SANDY LOAM POSSESSING THE CHARACTERISTICS OF REPRESENTATIVE TOPSOILS IN THE VICINITY. THE TOPSOIL SHALL BE FREE FROM SUBSOIL, NOXIOUS WEEDS, STONES LARGER THAN 1" IN DIAMETER, LIME, CEMENT, ASHES, SLAG, OR OTHER DELETERIOUS MATTER.
2. THE SUBGRADE SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF AT LEAST THREE (3) INCHES BEFORE TOPSOIL IS SPREAD. TOPSOIL PREVIOUSLY STOCKPILED SHALL BE SPREAD OVER THE ENTIRE WORK AREA TO A DEPTH OF AT LEAST SIX (6) INCHES AFTER COMPACTION TO A SMOOTH FIRM SETBEDD PRIOR TO SEEDING. ADDITIONAL TOPSOIL SHALL BE PROVIDED WHERE ADJUSTMENTS ARE NECESSARY TO ATTAIN FINAL TRUE EVEN GRADES SHOWN ON THE DRAWINGS. TOPSOIL MAY BE SPREAD DURING ANY SEASON, EXCEPT THAT NO TOPSOIL SHALL BE SPREAD IN A FROZEN OR MUDDY CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGE OR LOSS TO THE GRADE SURFACE CAUSED BY EROSION BEFORE PLANTING TAKES PLACE.
3. REFER TO EROSION CONTROL PLANS FOR TEMPORARY AND PERMANENT SEEDING AND FERTILIZATION SPECIFICATIONS.



- LEGEND**
- BOUNDARY LINE
 - ADJ. BOUNDARY LINE
 - SETBACK LINE
 - EXISTING CONTOUR INTERNAL
 - EXISTING CONTOUR INDEX
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING SANITARY LATERAL
 - EXISTING UTILITY POLE
 - EXISTING TREE
 - EXISTING EVERGREEN TREE
 - WETLAND MARGIN
 - CONSERVATION EASEMENT
 - PROPOSED SANITARY LATERAL
 - PROPOSED CONTOUR
 - PROPOSED SANITARY CLEANOUT
 - PROPOSED UTIL. POLE
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT

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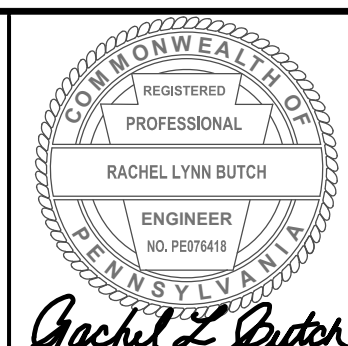
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GRADING & UTILITY PLAN

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SCALE: 1"=50'
DATE: 08/23/2022
JOB NO.: 2019-071
DRAWN BY: LAZ
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
EDWARD MORTIMER
55 CURLEY MILL ROAD
CHALFONT, PA. 18914

SHEET
3 of 7

SECTION 102.2(a) - SCOPE AND PURPOSE

1. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PREPARED AND COMPLETELY IMPLEMENTED. UNTIL THE SITE ACHIEVES FINAL STABILIZATION, THE OPERATOR SHALL ASSURE THAT THE BEST MANAGEMENT PRACTICES ARE IMPLEMENTED, OPERATED, AND MAINTAINED PROPERLY AND COMPLETELY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL BEST MANAGEMENT PRACTICE FACILITIES. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LOCAL COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL MAINTENANCE WORK, INCLUDING CLEANING, REPAIR, REPLACEMENT, REGRADE, AND RESTABILIZATION SHALL BE PERFORMED IMMEDIATELY.
2. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
3. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE LOCAL COUNTY CONSERVATION DISTRICT.
4. OFF-SITE WASTE AND BORROW: THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY THE LOCAL COUNTY CONSERVATION DISTRICT AND/OR LOCAL MUNICIPALITY IN COMPLIANCE WITH CHAPTER 102 RULES AND REGULATIONS, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL OFFSITE SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
5. ALL PUMPING OF SEDIMENT LADEN WATER OR POTENTIALLY SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
6. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
7. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE SITE AT ALL TIMES.
8. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.

UTILITY LINE TRENCH EXCAVATION NOTES:

1. LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
2. WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
3. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
4. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
5. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND / OR BACKFILLING BEGINS. WATER REMOVED FROM THE TRENCH SHALL BE PUMPED THROUGH A FILTRATION DEVICE.
6. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
7. SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

SECTION 102.22(b) - TEMPORARY SITE STABILIZATION

1. E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
2. ANY DISTURBED AREA THAT IS NOT AT FINAL GRADE OR WHERE THERE HAS BEEN A CESSATION OF EARTHMOVING ACTIVITY SHALL BE PLANTED WITH A TEMPORARY SEED MIX AND MULCHED. AREAS THAT ARE TO BE EXPOSED FOR MORE THAN ONE YEAR SHALL BE SEED WITH PERMANENT SEED MIX AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
 - (1) LIME - AGRICULTURAL GRADE LIMESTONE. A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY LIME AT THE FOLLOWING RATE:
LIME = 1.0 TON PER ACRE (40 LBS. PER 1,000 S.F.)
 - (2) FERTILIZER - COMMERCIAL TYPE 10 - 20 - 20. A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY FERTILIZER AT THE FOLLOWING RATE:
FERTILIZER = 500 LBS. PER ACRE (12.5 LBS. PER 1,000 S.F.)
 - (3) TEMPORARY SEED MIXTURE. ANNUAL RYEGRASS IS A QUICK GERMINATING SPECIES OF GRASS, WHICH CAN BE SEED DURING MOST TIME PERIODS. IF YOU PLAN TO LEAVE THE PROJECT DISTURBED AND INACTIVE FOR MORE THAN TWENTY (20) DAYS, TEMPORARY SEEDING SHALL BE APPLIED IMMEDIATELY. IF THE SITE IS TO REMAIN INACTIVE FOR ONE YEAR OR MORE A PERMANENT SEED MIX IS NECESSARY.
ANNUAL RYEGRASS = 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)
 - (4) MULCH. ALL AREAS THAT ARE SEED SHALL BE MULCHED. MULCHING MAY BE USED AS A TEMPORARY STABILIZATION IN SOME DISTURBED AREAS IN NON-GERMINATING SEASONS. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW. STRAW SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION. NETTING OR EROSION CONTROL BLANKETS MUST BE INSTALLED ON SLOPES 3:1 AND STEEPER. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
STRAW = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)

SECTION 102.22(a) - PERMANENT SITE STABILIZATION

1. E&S BMPs SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER APPROVED BMP.
2. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
3. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT P254 BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
4. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES (6 TO 12 INCHES ON COMPACTED SOILS) PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
5. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION.
6. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE O&P SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH OR PROTECTIVE BLANKETING MUST BE APPLIED AT SPECIFIED RATES. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REDISTURBED WITHIN ONE YEAR, MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY STABILIZATION SPECIFICATIONS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT STABILIZATION SPECIFICATIONS.
7. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
8. NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. PERMANENT SEEDING - AREAS NOT PAVED SHALL BE PLANTED WITH PERMANENT SEED MIXTURE AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
 - (1) LIME - AGRICULTURAL GRADE LIMESTONE. A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY LIME AT THE FOLLOWING RATE:
LIME = 6 TONS PER ACRE (240 LBS. PER 1,000 S.F.)
 - (2) FERTILIZER - COMMERCIAL TYPE 10 - 20 - 20. A SOIL TEST FROM A REPUTABLE LABORATORY IS RECOMMENDED. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY FERTILIZER AT THE FOLLOWING RATE:
FERTILIZER = 1,000 LBS. PER ACRE (25 LBS. PER 1,000 S.F.)
 - (3) PERMANENT SEED MIXTURE. IT IS RECOMMENDED THAT THE PENN STATE UNIVERSITY "AGRONOMY GUIDE" BE CONSULTED. THE FOLLOWING MIXTURE WILL MEET THE REQUIREMENTS OF CHAPTER 102.
(A) ANNUAL RYEGRASS IS TO BE SEED WITH ALL PERMANENT SEED MIXES AS COVER/NURSE CROP. SEEDING RATE = 40 LBS. PER ACRE (1 LB. PER 1,000 S.F.)
(B) TURF LAWN AND MOWED AREAS (SUNNY):
60% KENTUCKY BLUEGRASS
20% CHEWINGS FESUQUE
20% PERENNIAL RYEGRASS
SEEDING RATE = 170 LBS. PER ACRE (4 LBS. PER 1,000 S.F.)
PLANTING DATES = 4/1 - 5/31 AND 8/6 - 10/15
(C) NOTE: ALL MIXTURES GIVEN ABOVE ARE FOR PURE LIME SEED 100% (PLS 100%)
EXAMPLE TO DETERMINE HOW MUCH SEED TO PLANT:
CALCULATE PLS% FOR 85% PURE SEED WITH 72% GERMINATION: 85 x 72 / 100 = 61% PLS
DIVIDE THE PLS% INTO ONE HUNDRED (100): 100 / 61 = 1.63
THUS, FOR EVERY 1 POUND OF SEED MIXTURE SPECIFIED, 1.63 LBS SHOULD BE APPLIED.
 - (4) MULCH. ALL AREAS THAT ARE SEED SHALL BE MULCHED. MULCH IS A LOOSE LAYER 3/4" TO 1" DEEP OF CLEAN STRAW. STRAW SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN, AND SHALL BE ANCHORED OR TACKIFIED IMMEDIATELY AFTER APPLICATION WITH POLYMERIC OR GUM TACKIFIERS MIXED AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. MULCH ON SLOPES OF 8% OR GREATER SHOULD BE HELD IN PLACE WITH NETTING OR EROSION CONTROL BLANKET. MULCH SHALL BE APPLIED AT THE FOLLOWING RATE:
STRAW = 3 TONS PER ACRE (140 LBS. PER 1,000 S.F.)
 - (5) EROSION CONTROL BLANKET. ALL SLOPES 3:1 OR STEEPER, AS WELL AS ALL DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER (WITH 100 FEET FOR HQ OR EV WATERS) MUST BE STABILIZED WITH EROSION CONTROL BLANKET.



LOCATION MAP
SCALE 1" = 800'

SITE OWNER/APPLICANT

EDWARD MORTIMER
55 CURLEY MILL RD.
CHALFONT, PA. 18914

SECTION 102.4(b)(5)(v) - SURFACE WATER CLASSIFICATION

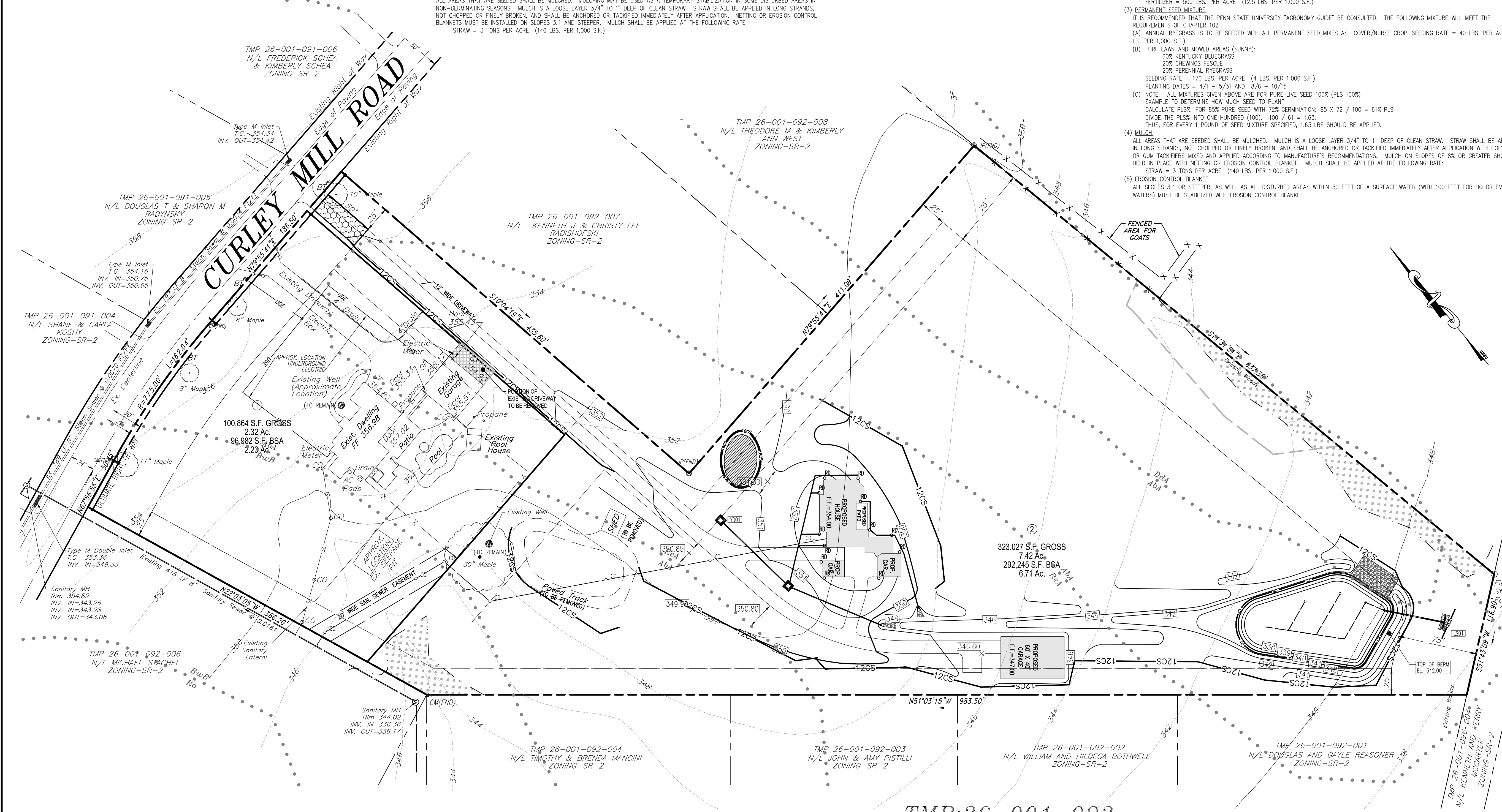
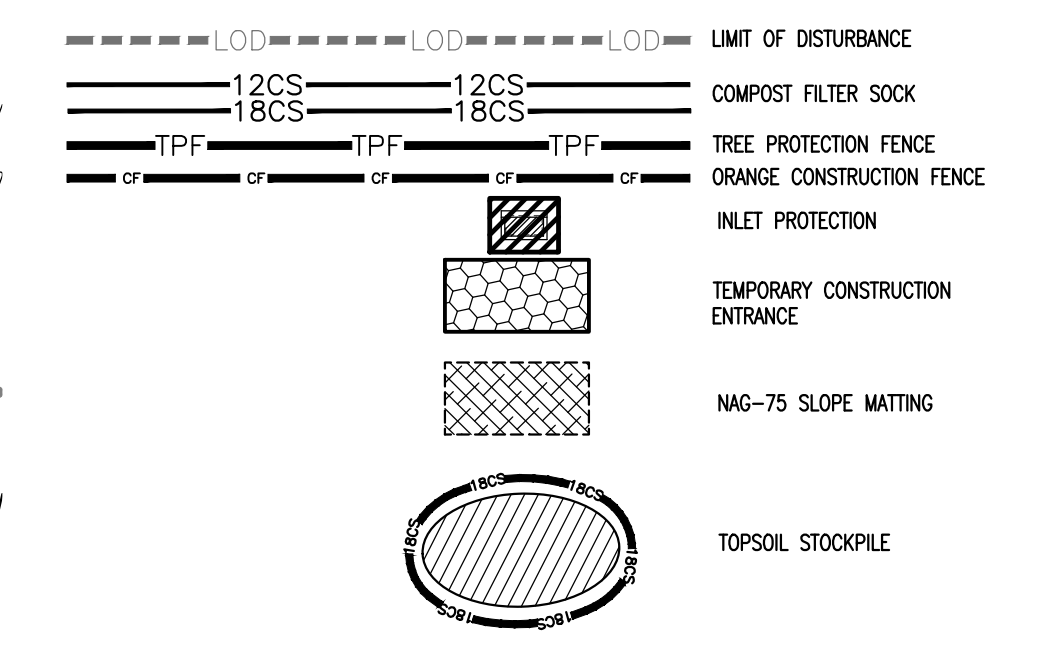
THE SITE IS LOCATED WITHIN THE NESHAMINY CREEK WATERSHED. THE PROJECT'S RECEIVING WATERCOURSE IS AN UNNAMED TRIBUTARY TO THE READING CREEK. PER THE PENNSYLVANIA CODE, TITLE 25, CHAPTER 93 WATER QUALITY STANDARDS, THE RECEIVING WATERCOURSE HAS THE FOLLOWING STREAM DESIGNATION:
WF - WARM WATER FISHES
MF - MIGRATORY FISHES

SECTION 102.4(b)(5)(vii) - CONSTRUCTION SEQUENCE

1. UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL BE FOUR OR MORE DAYS, ALL BARE SOIL AREAS SHALL BE IMMEDIATELY STABILIZED IN THE FORM OF 3 TONS/ACRE STRAW MULCH OR EQUIVALENT, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
2. CLEARING AND GRUBBING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.
3. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED.

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

1. THE CONTRACTOR SHALL NOTIFY NEW BRITAIN TOWNSHIP, THE TOWNSHIP ENGINEER, DESIGN ENGINEER AND BCDD AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
2. STAKE OUT LIMIT OF DISTURBANCE TO DELINEATE AREA WHERE WORK IS PERMITTED PRIOR TO ANY E&S MEASURES BEING INSTALLED. IF AT ANY TIME DURING CONSTRUCTION THE LIMIT OF DISTURBANCE EXCEEDS 1 ACRE, AN NPDES PERMIT WILL BE REQUIRED.
3. INSTALL CONSTRUCTION FENCE AROUND THE UNDERGROUND INFILTRATION AREA.
4. INSTALL COMPOST FILTER SOCK/TREE PROTECTION/CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLAN.
5. STRIP TOPSOIL FROM AREA OF PROPOSED CONSTRUCTION.
6. ROUGH GRADE SITE AS INDICATED ON PLAN.
7. INSTALL STONE BASE FOR PROPOSED DRIVEWAY.
8. ** PRIOR TO VERTICAL CONSTRUCTION, A STABLE BASE WILL BE ESTABLISHED. **
9. INSTALL NEW BUILDING FOUNDATIONS AND PROPOSED HOUSES.
10. INSTALL UNDERGROUND UTILITIES.
11. INSTALL UNDERGROUND INFILTRATION BASIN AND ROOF DRAIN SYSTEM. BLOCK INLETS UNTIL FINAL STABILIZATION HAS OCCURRED. BASIN BOTTOM ELEVATIONS SHALL BE AS-BUILT PRIOR TO BACKFILLING WITH STONE.
12. COMPLETE FINAL GRADING OF SITE.
13. TEMPORARILY SEED ALL BARE EARTH AREAS. ADDITIONAL TOPSOIL TO BE ADDED IF REQUIRED.
14. REMOVE COMPOST FILTER SOCK/TREE PROTECTION FENCE AFTER APPROVAL BY BCDD AND UPSTREAM AREAS HAVE ACHIEVED 70% UNIFORM STABILIZATION.
15. AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.



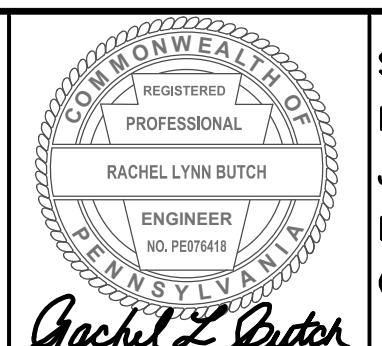
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NO.	DATE	REVISIONS	COMMENT

EROSION & SEDIMENT CONTROL PLAN

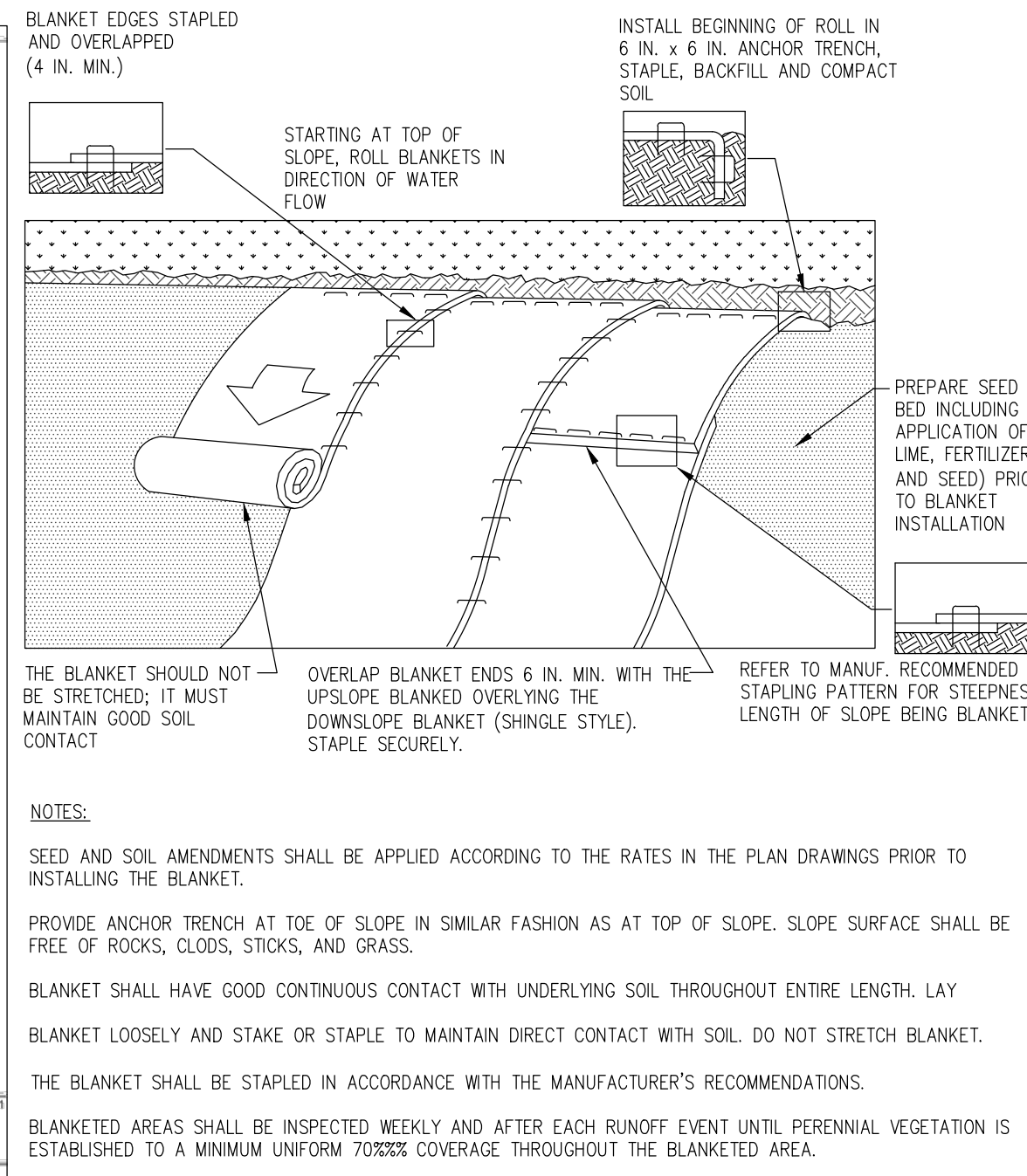
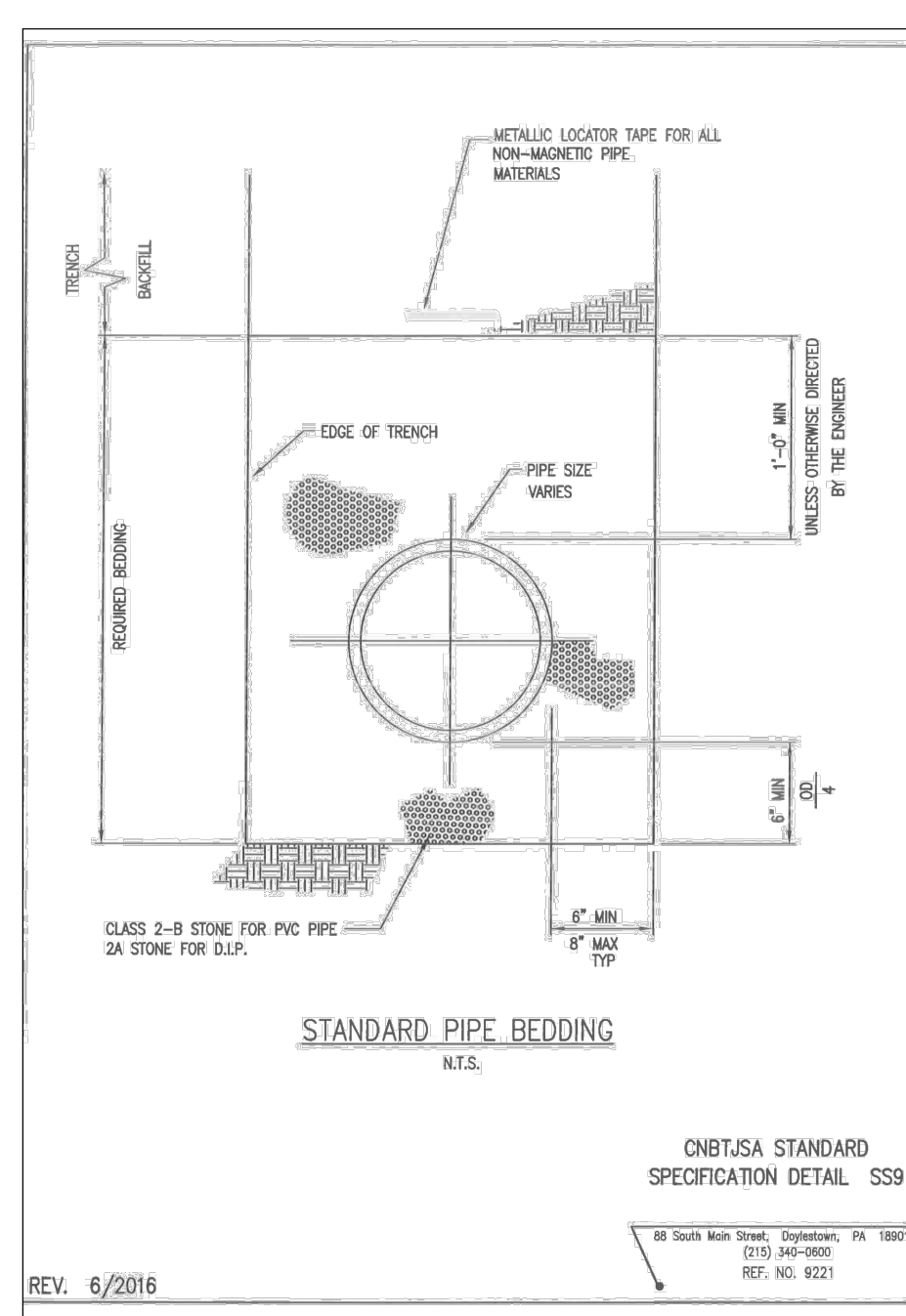
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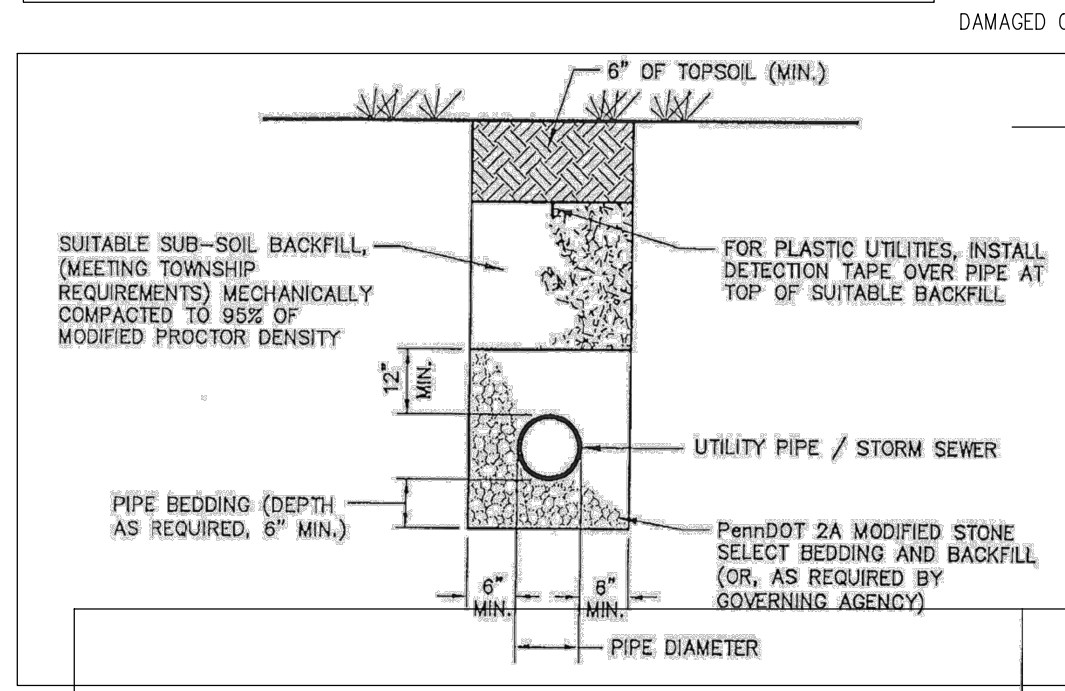
SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
EDWARD MORTIMER
55 CURLEY MILL ROAD
CHALFONT, PA. 18914

SHEET
4 of 7



SECTION 102.4(b)(5)(x) - MAINTENANCE AND INSPECTION PROGRAM

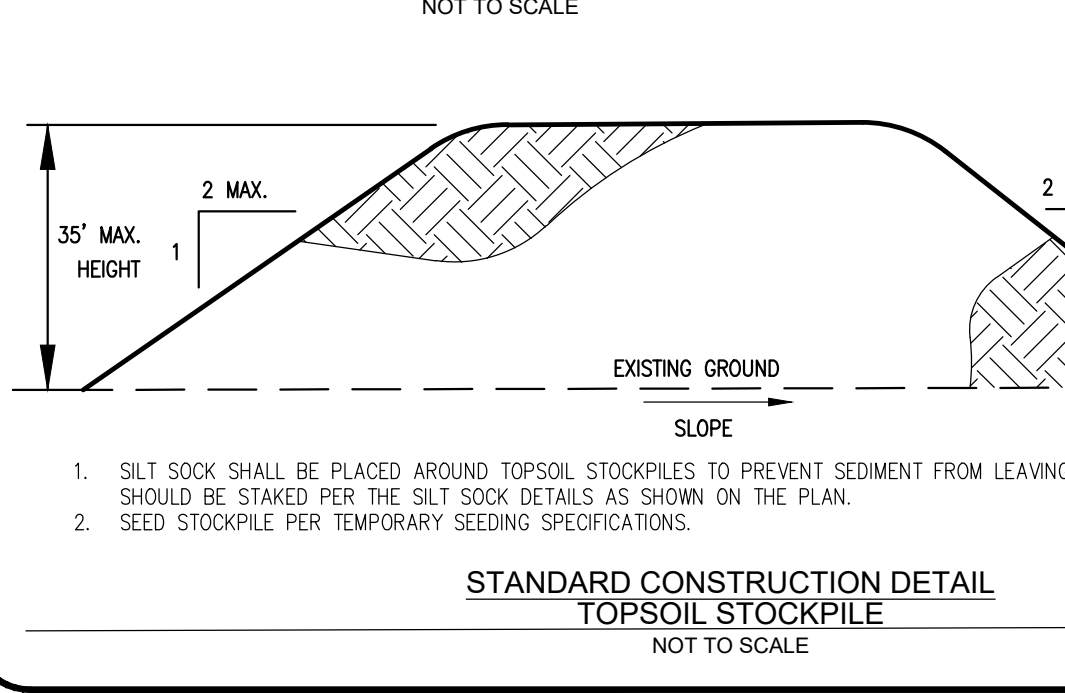
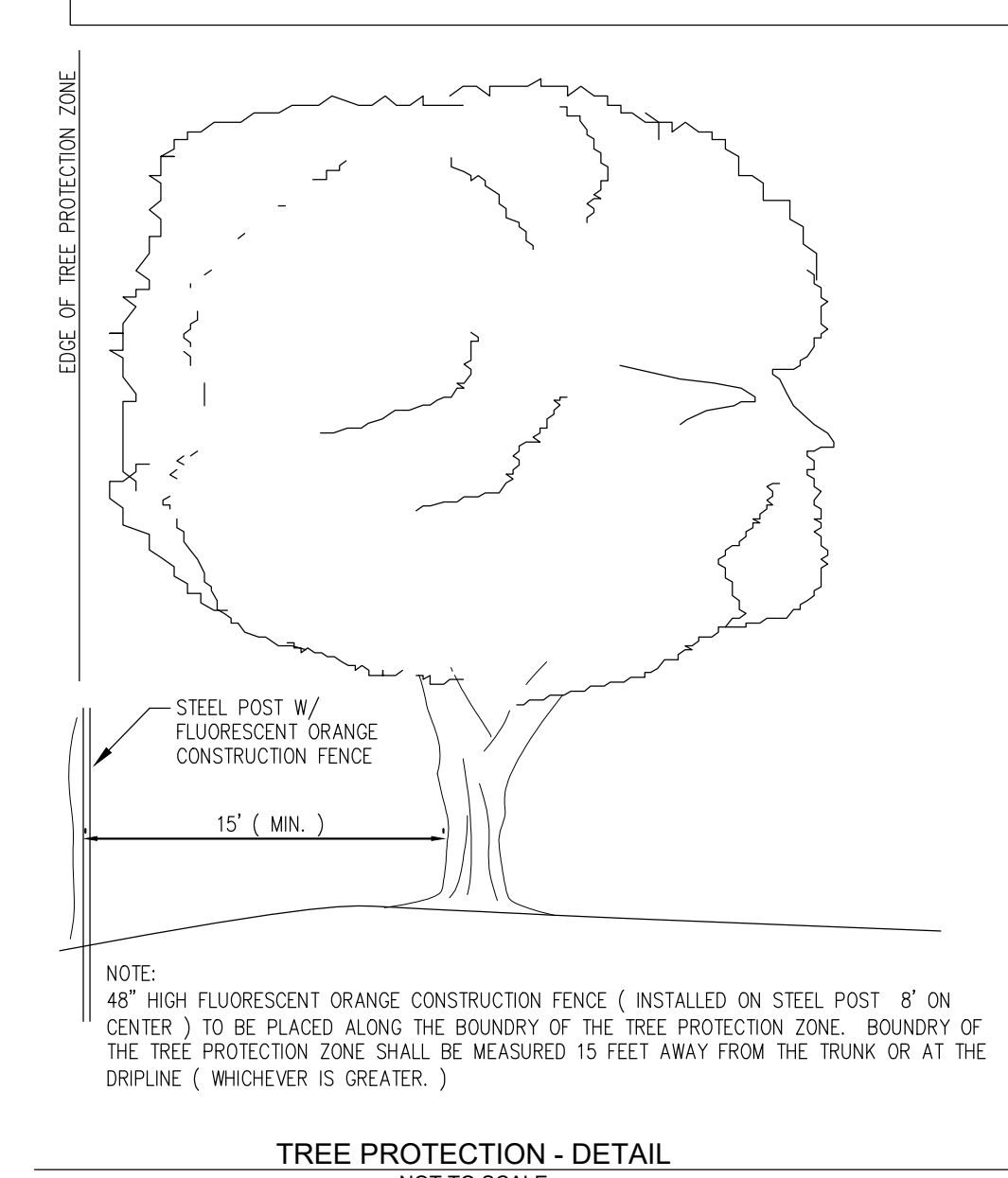
E&S BMP	MAINTENANCE ACTIVITY	INSPECTION SCHEDULE	ADDITIONAL SPECIFICATIONS
ROCK CONSTRUCTION ENTRANCE	<ul style="list-style-type: none"> MAINTAIN THICKNESS TO SPECIFIED DIMENSIONS REMOVE SEDIMENT DEPOSITED ON PUBLIC ROADWAYS/SIDEWALKS IMMEDIATELY UPON DISCOVERY, RESEEDING, AND MULCHING. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. 	INSPECT DAILY	<ul style="list-style-type: none"> IN HAZARDOUS SITUATIONS WHEN MUD CAUSES SLICK CONDITIONS ON TRAVELED ROADWAYS, PRESSURE WASHING SHALL BE PERFORMED TO THE SATISFACTION OF THE TOWNSHIP. ALL SEDIMENT LAZED WATER GENERATED BY PRESSURE WASHING SHALL BE COLLECTED AND FILTERED THROUGH AN ADEQUATE FILTER CONTROL, SUCH AS A WATER FILTER BAG, PRIOR TO DISCHARGE TO SEWER OR WATER COURSE. REMOVAL OF MUD OR DEBRIS FROM THE HIGHWAY SHALL BE AT THE EXPENSE OF THE RESPONSIBLE CONTRACTOR AND/OR DEVELOPER. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. TO BE INSTALLED UPON FAILURE OF SILT FENCE DUE TO CONCENTRATED FLOW. ANY NECESSARY REPAIRS SHALL BE MADE IMMEDIATELY. ADHERE TO ALL MANUFACTURERS' RECOMMENDATIONS FOR REPLACING FILTER FABRIC FENCE DUE TO WEATHERING. ANY SECTION OF FILTER FABRIC FENCE THAT HAS BEEN UNDERMINED OR TOPPLED MUST BE IMMEDIATELY REPLACED WITH A ROCK FILTER OUTLET.
PUMPED WATER FILTER BAG	<ul style="list-style-type: none"> REPLACE BAGS WHEN THEY BECOME 1/2 FULL OF SEDIMENT 	INSPECT BAGS DAILY	<ul style="list-style-type: none"> PROPERLY MAINTAIN SEEDING AND MULCHED AREAS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED. REFER TO TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS FOR ADDITIONAL DETAIL. REPAIR/REPLACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
ROCK FILTER OUTLET	<ul style="list-style-type: none"> SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET. 	INSPECT WEEKLY AND AFTER EACH MEASURABLE RAINFALL EVENT	<ul style="list-style-type: none"> AFTER MULCHING WORK ON A SLOPE HAS BEEN SATISFACTORILY COMPLETED, IF SLOPE FAILURE OCCURS (ONE WHICH REQUIRES REDRESSING, EXCAVATION, OR THE ESTABLISHMENT OF A NEW SLOPE) REPLACE THE MULCH AS DIRECTED.
SILT FENCE	<ul style="list-style-type: none"> SEDIMENT SHALL BE REMOVED AS REQUIRED TO KEEP FENCE FUNCTIONAL AND WHEN SEDIMENT ACCUMULATIONS REACH ONE-HALF (1/2) THE ABOVE GROUND HEIGHT OF THE FENCE. ALL UNDERCUTTING OR EROSION OF THE TOE ANCHOR SHALL BE REPAIRED IMMEDIATELY WITH COMPACTED BACKFILL MATERIAL. 	INSPECT WEEKLY AND AFTER EACH MEASURABLE RAINFALL EVENT	
SEEDING AND MULCHING	<ul style="list-style-type: none"> SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND RESEED AS NECESSARY, RESEEDING, AND MULCHING. PROMPTLY REAPPLY MULCH MATERIALS, WHICH BECOME DISLODGED OR LOST, DUE TO WIND, RAIN, FIRE, OR OTHER CAUSES, AT INITIAL OR MODIFIED RATES, AS DIRECTED. 	INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA.	
EROSION CONTROL BLANKET	<ul style="list-style-type: none"> DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS. 	INSPECT WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA.	



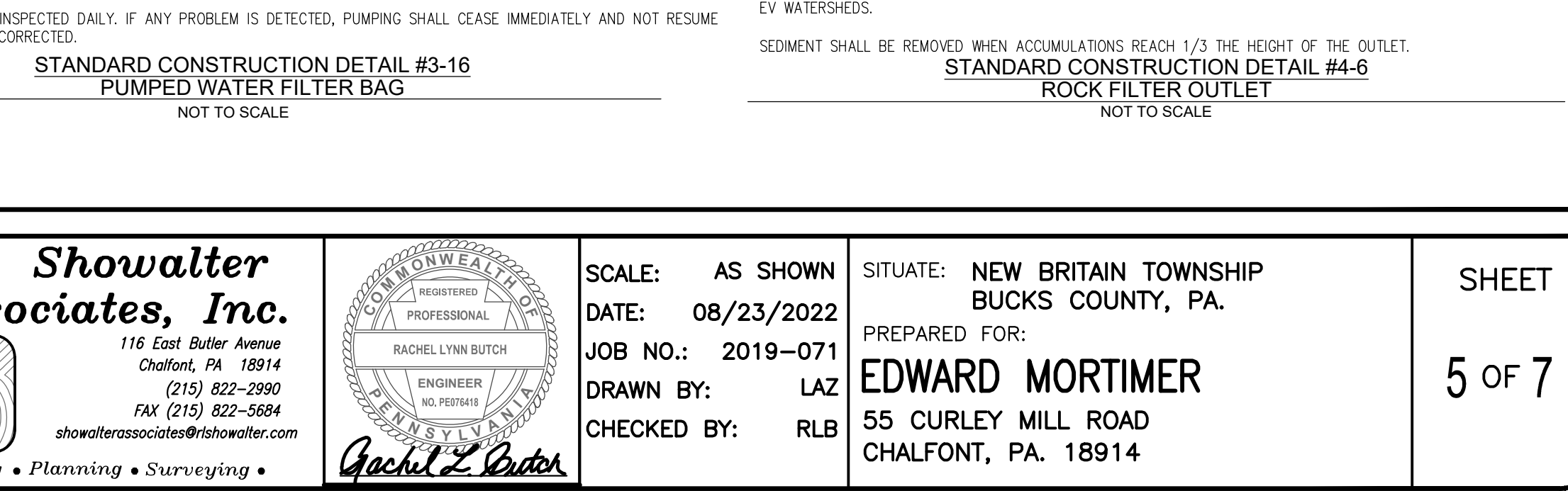
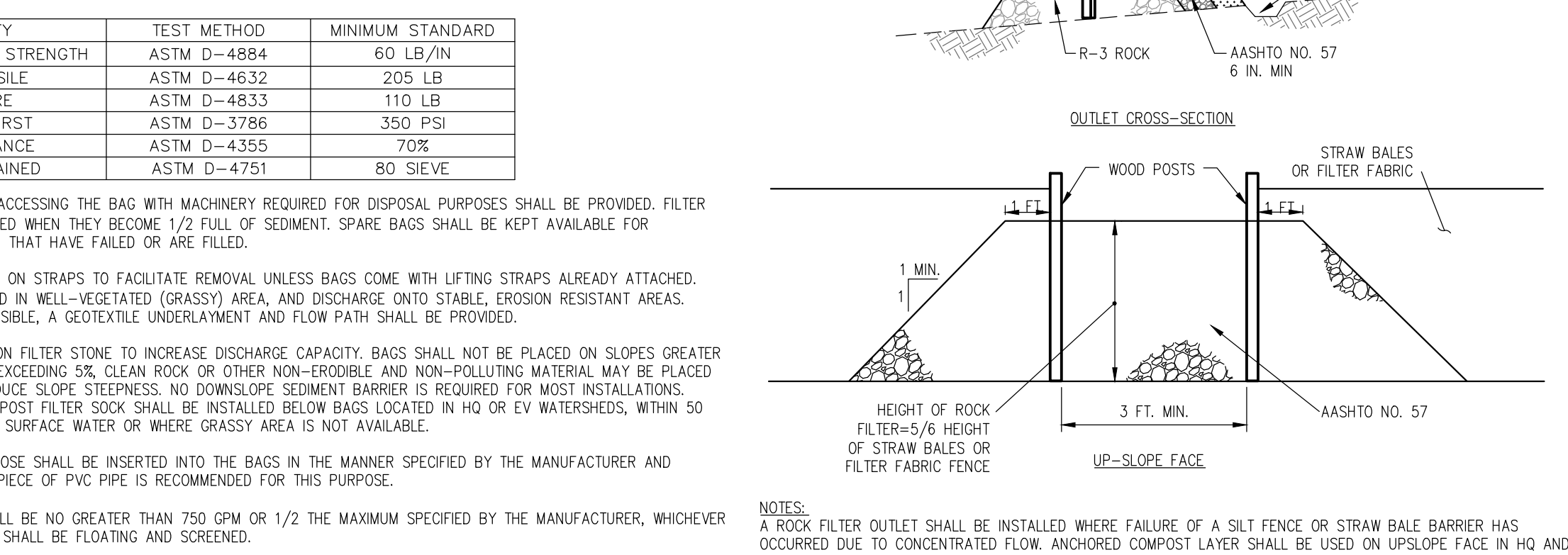
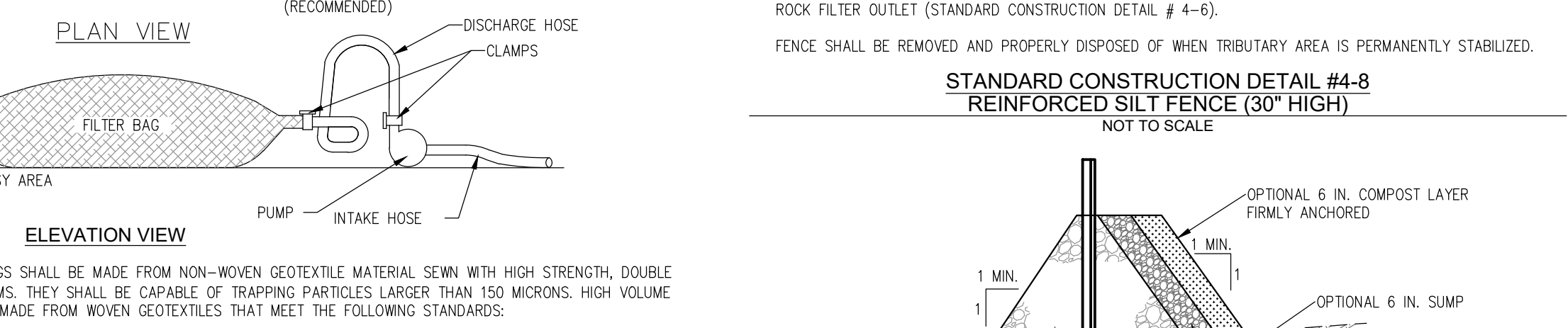
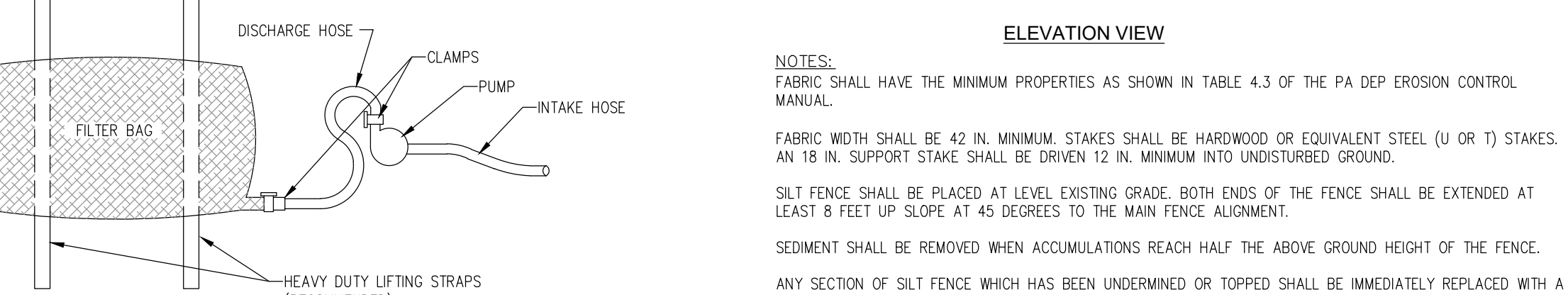
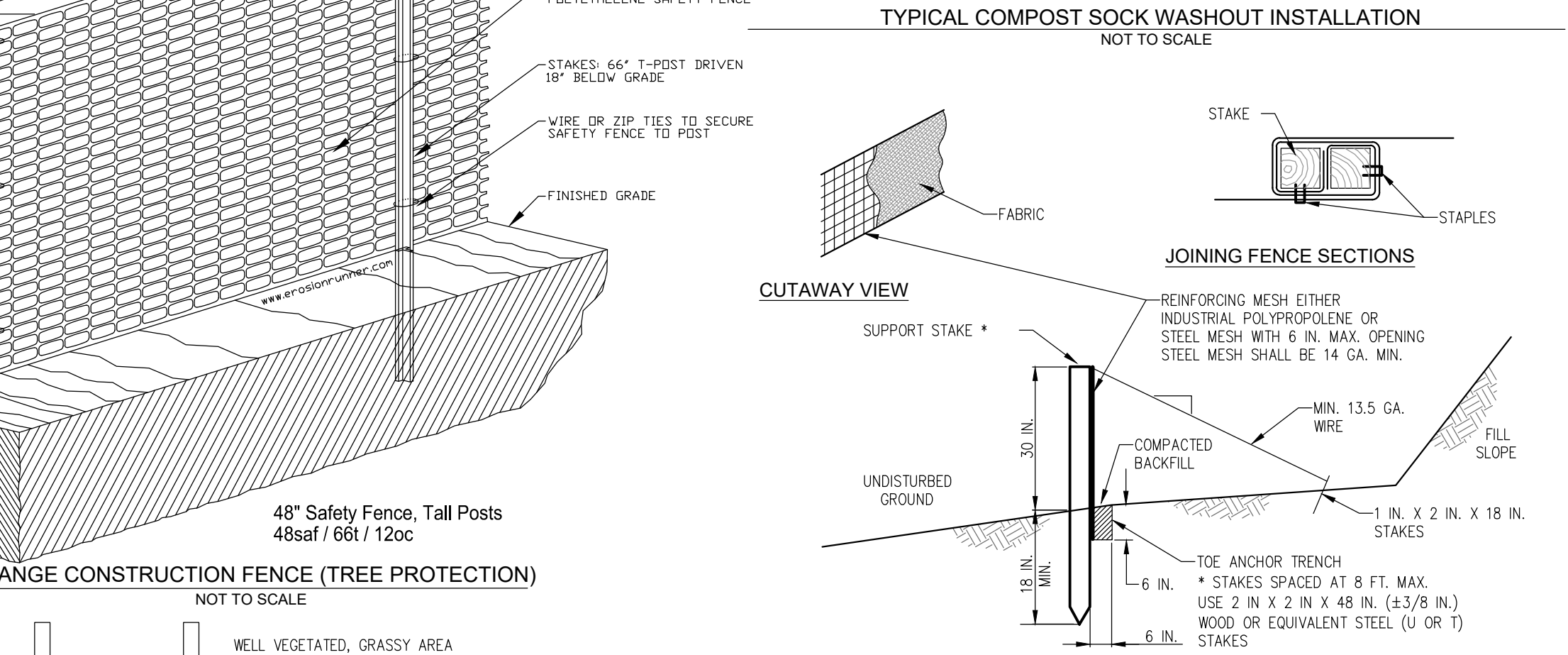
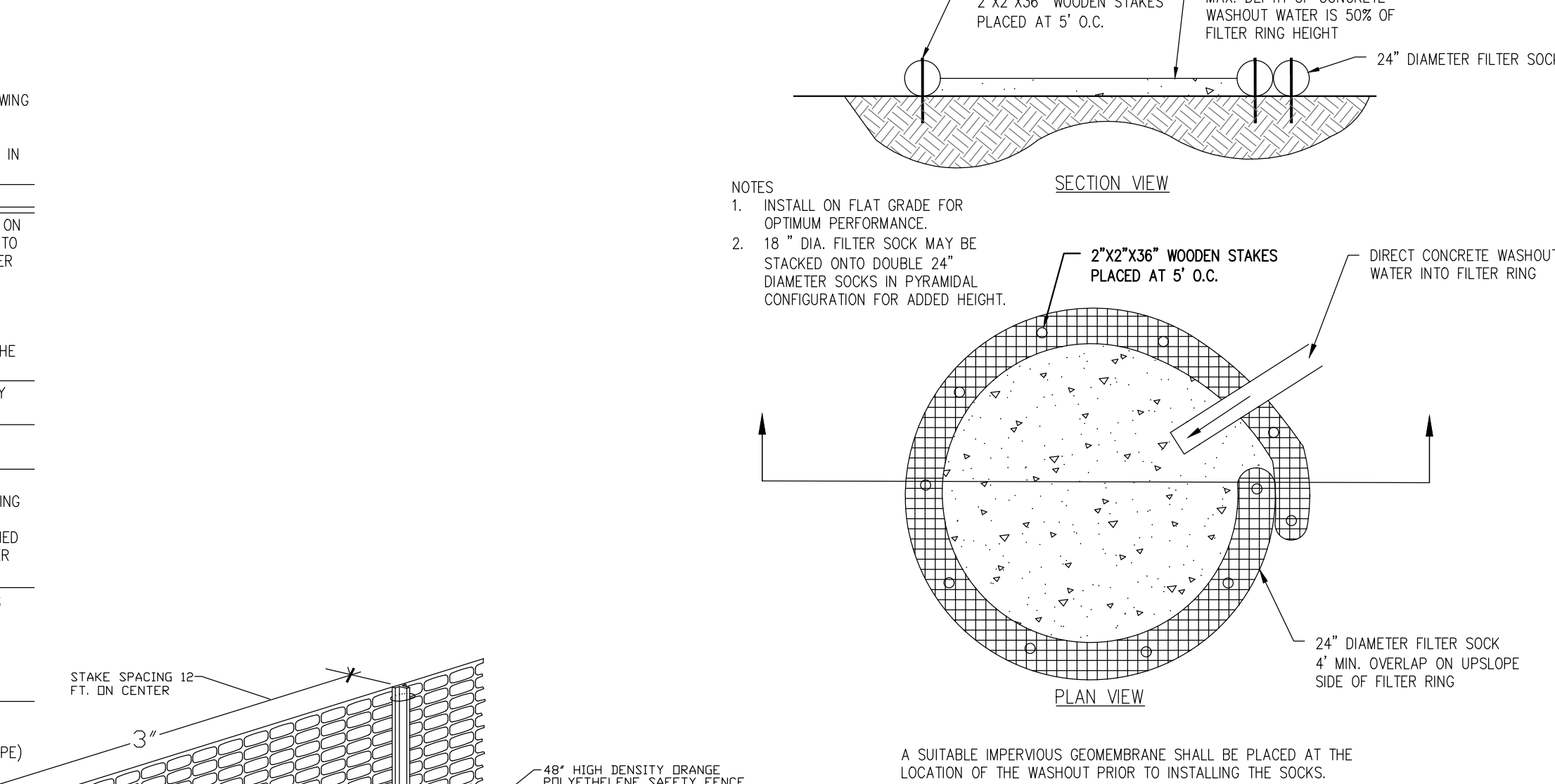
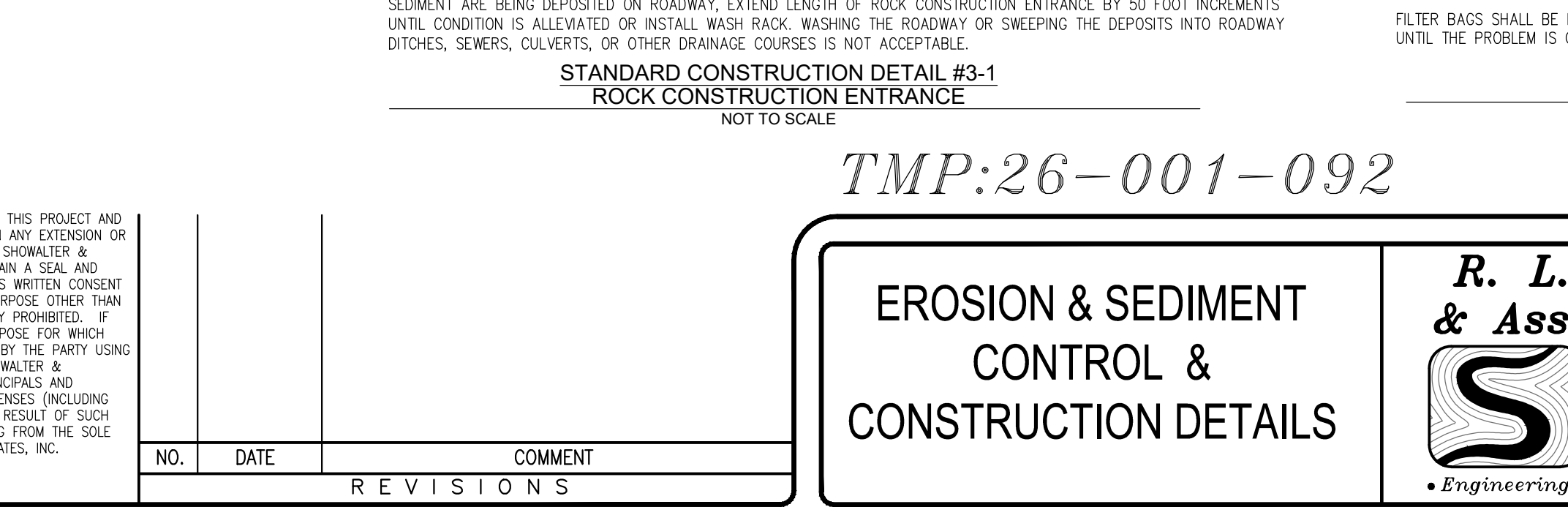
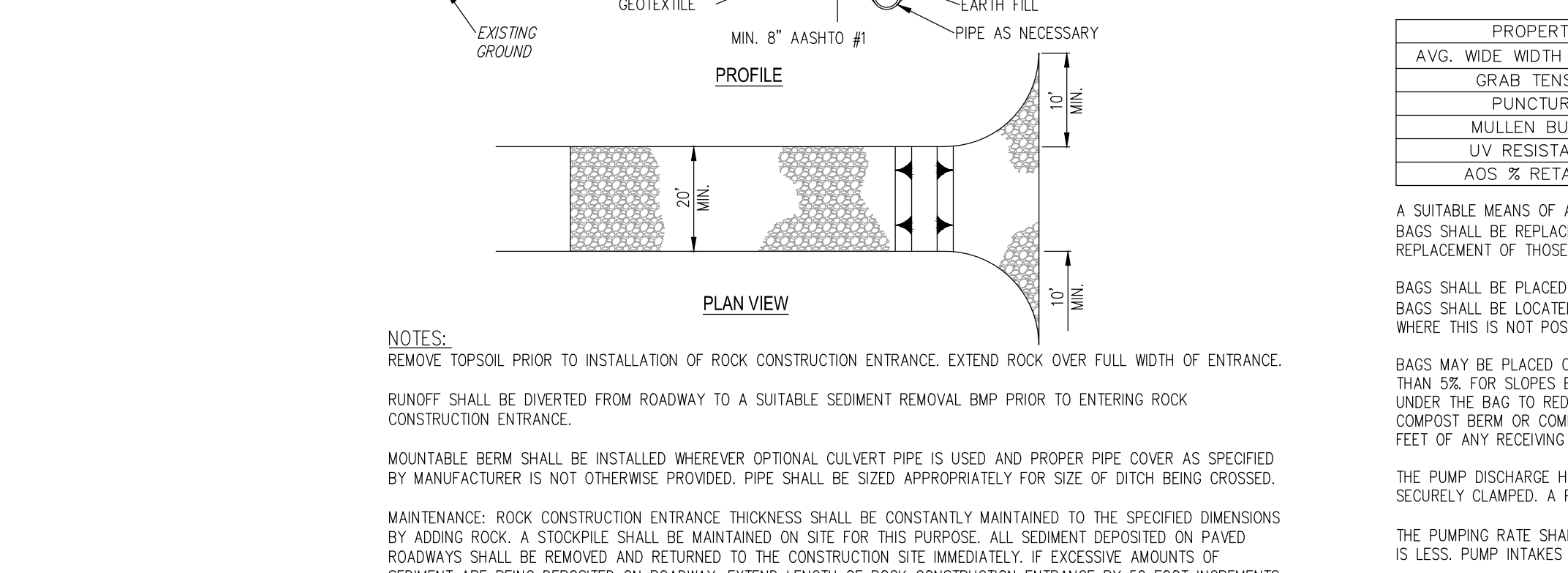
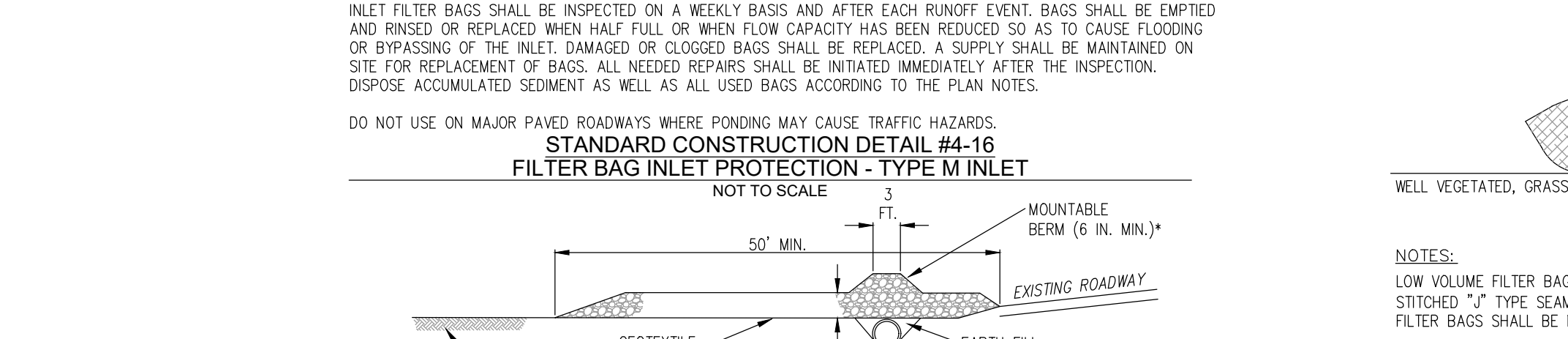
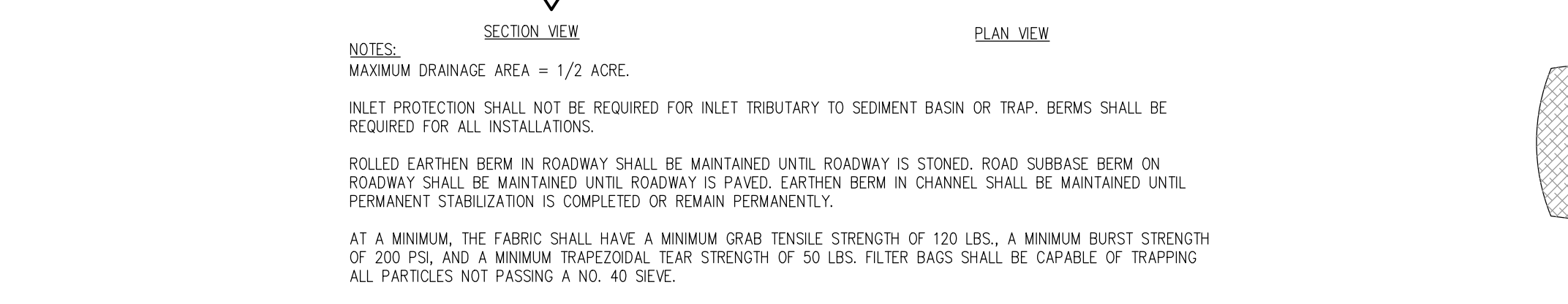
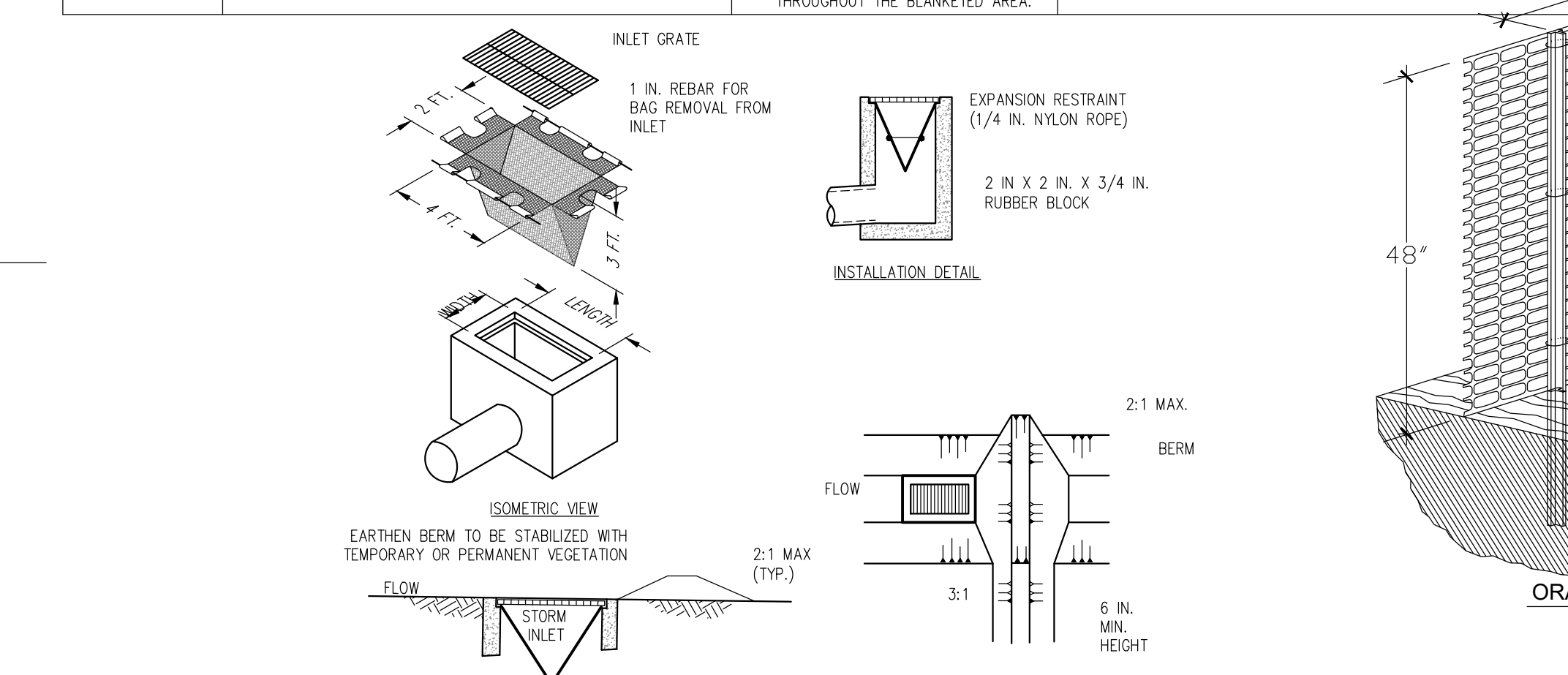
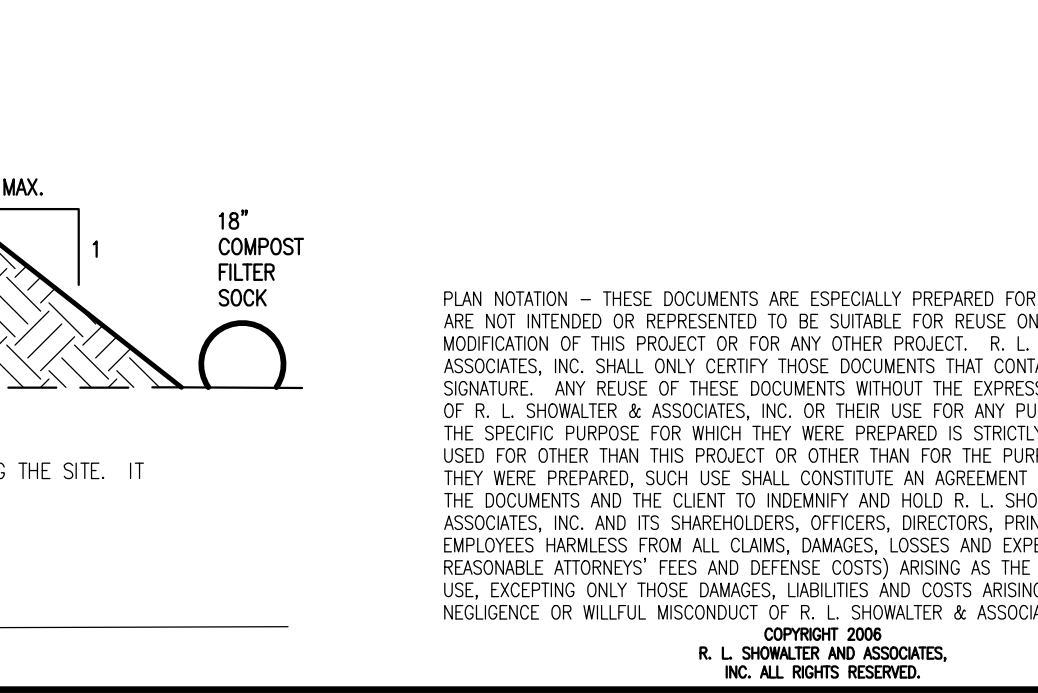
STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PERVIOUS AREAS DETAIL
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
55 BARRY BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901-9100 • (215) 345-5333
WWW.GILMOREANDASSOCIATES.COM

DATE: 5/29/09 | LAST REVISED: N.T.S. | SCALE: N.T.S. | DRAWING NO: 6 OF 17



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

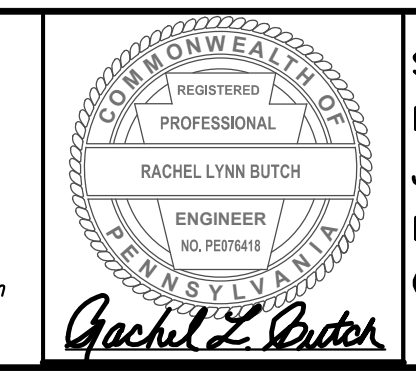


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TMP:26-001-092

EROSION & SEDIMENT CONTROL & CONSTRUCTION DETAILS

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



SCALE: AS SHOWN
DATE: 08/23/2022
JOB NO.: 2019-071
DRAWN BY: LAZ
CHECKED BY: RLB

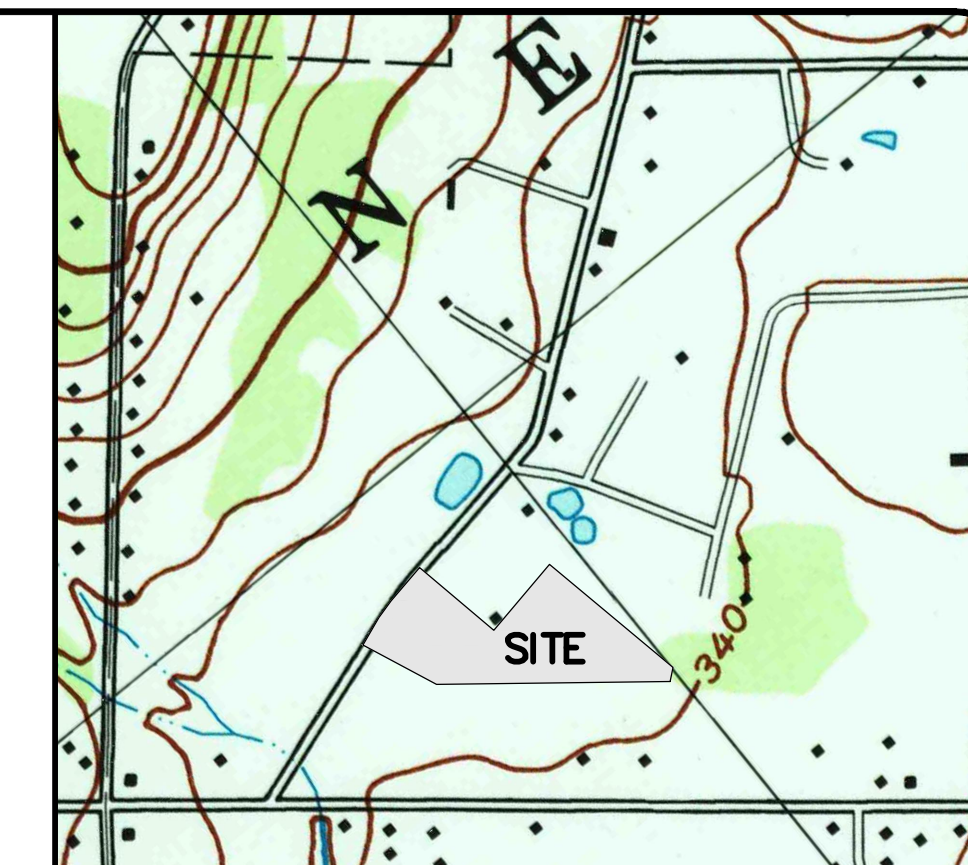
SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
EDWARD MORTIMER
55 CURLEY MILL ROAD
CHALFONT, PA. 18914

SHEET
5 of 7

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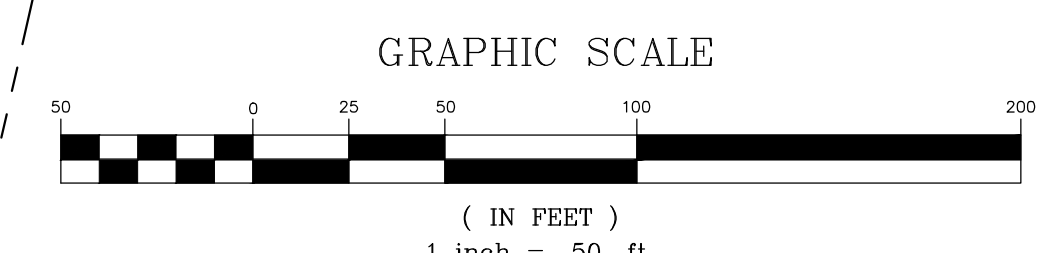
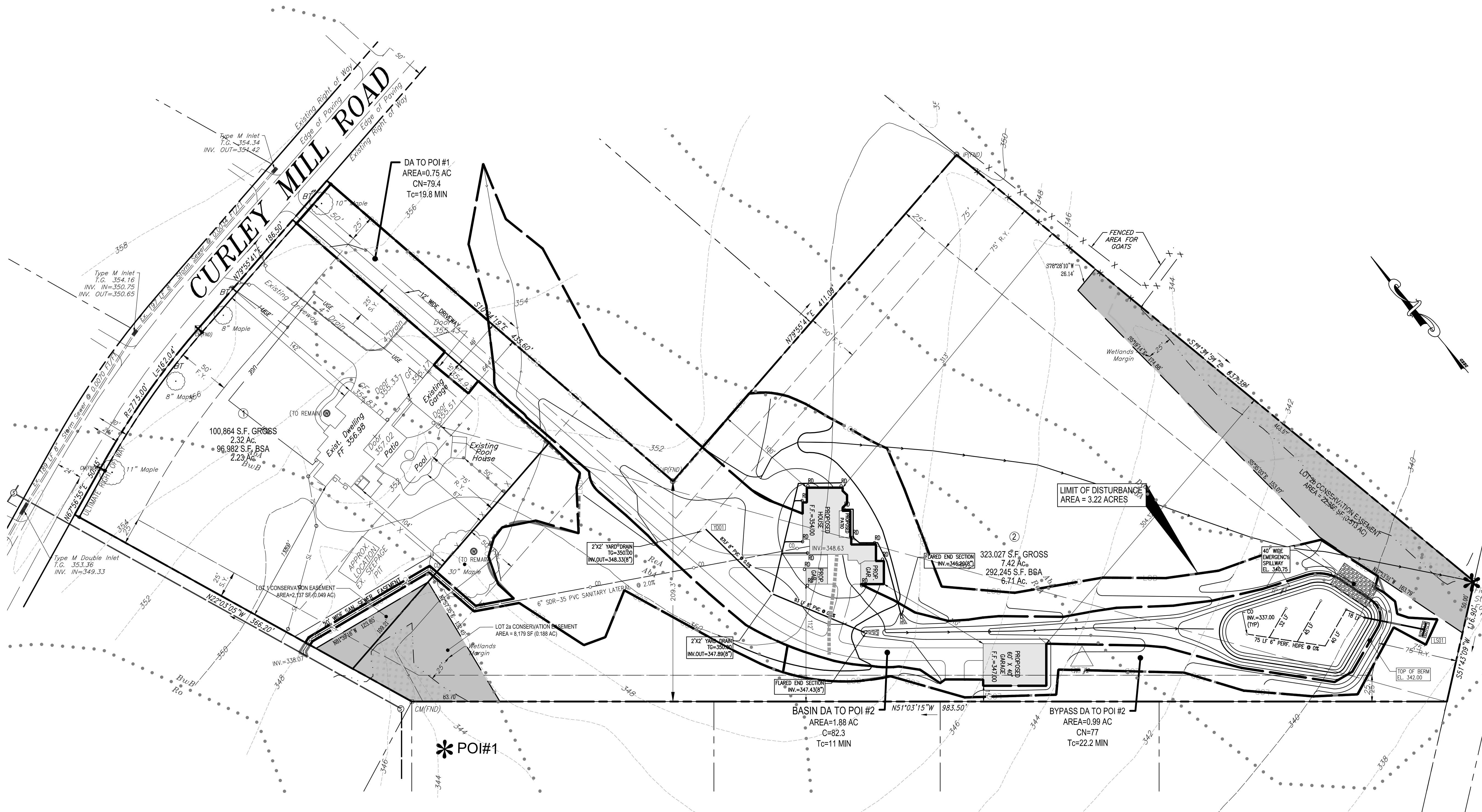
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NO.	DATE	REVISIONS



LOCATION MAP
SCALE 1" = 800'

SITE OWNER/APPLICANT
EDWARD MORTIMER
55 CURLEY MILL RD.
CHALFONT, PA. 18914



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NO.	DATE	COMMENT
REVISIONS		

POST CONSTRUCTION
STORMWATER
MANAGEMENT PLAN

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SCALE: 1"=50'
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CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
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SHEET
6 OF 7

