

OWNER'S CERTIFICATION OF INTENT
EDWARD MORTIMER

COMMONWEALTH OF PENNSYLVANIA
SS
COUNTY OF BUCKS

ON THE _____ DAY OF _____ 20____
BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC, PERSONALLY APPEARED _____ ANATOLY KUMENKO & LEONID KUMENKO, 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)

WE, ANATOLY KUMENKO & LEONID KUMENKO, HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, AND DESIRE THIS PLAN BE RECORDED.

NAME(S) OF OWNER(S)
BY: _____
ANATOLY LIMENKO, PROPERTY OWNER (DATE) _____
LEONID LIMENKO, PROPERTY OWNER (DATE) _____

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

PROFESSIONAL LAND SURVEYOR CERTIFICATION
I, Thomas Palsinski, _____ SJ-075703
(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.

PROFESSIONAL ENGINEER CERTIFICATION
I, Rachel L. Butch, _____ PE-076418
(NAME OF PROFESSIONAL ENGINEER) (REGISTRATION NUMBER)

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

SIGNATURE _____ DATE _____

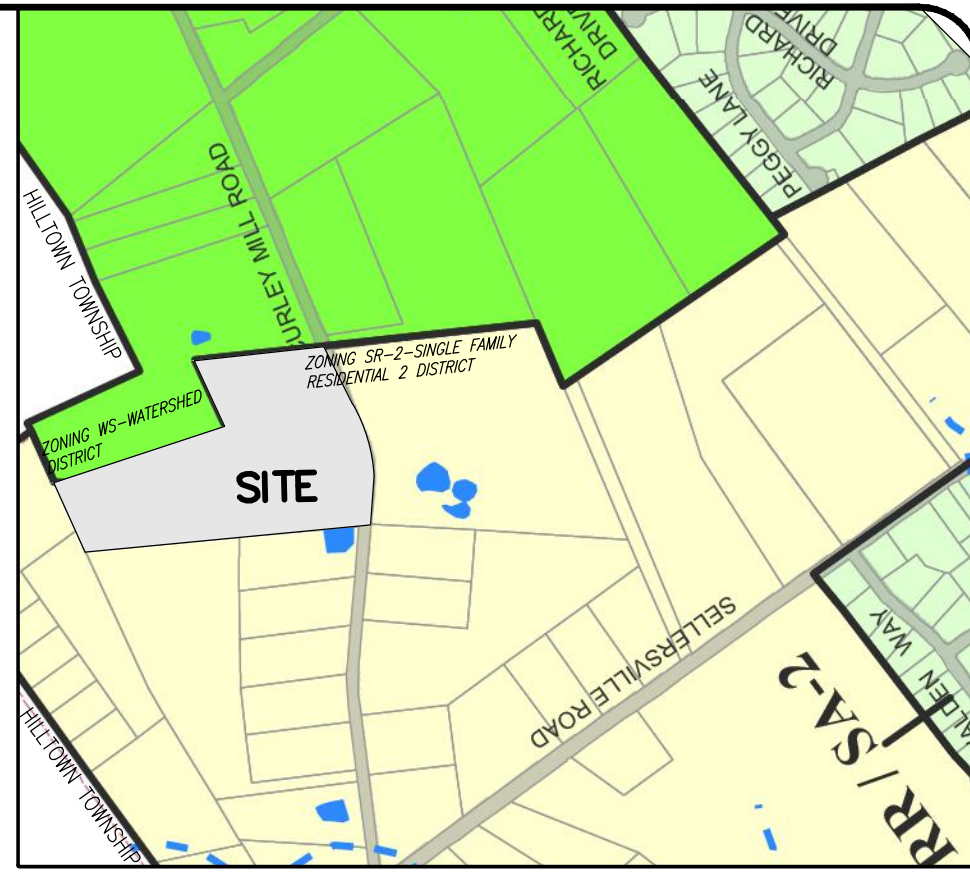
BUCKS COUNTY PLANNING COMMISSION
B.C.P.C. FILE # _____
PROCESSED AND REVIEWED. A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____

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____

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.
JOHN SZCZEPANSKI, CERTIFIED WETLAND SCIENTIST DATE _____

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

CHAIRMAN _____



LOCATION MAP
SCALE 1" = 800'

SITE OWNER/APPLICANT
ANATOLY & LEONID KUMENKO
1023 TERRITORY ST.
MERIDIAN, ID 83646-7632

SITE DATA
84 CURLEY MILL RD, CHALFONT, PA 18914
NEW BRITAIN TOWNSHIP
TMP# 26-001-090
INSTRUMENT #202205708
CURLEY MILL RD (MINOR COLLECTOR, 60' ULT R/W, 40MPH)

ZONING DATA
ZONING DISTRICT: SR-2 SUBURBAN RESIDENTIAL
LOT 1 PROPOSED USE: B1 SINGLE FAMILY DETACHED DWELLING (PERMITTED BY RIGHT)
LOT 2 PROPOSED USE: UNKNOWN

ZONING TABLE	REQUIRED	EXISTING	LOT 1		LOT 2	
			735,666 SF	106,600 SF	629,067 SF	106,600 SF
GROSS			16.89	2.45	14.44	
-LESS ULT ROW CURLEY MILL RD			23,795 SF	5,999 SF	17,796 SF	
-LESS EX SAN SEWER ESMT			5,154 SF	1,300 SF	3,854 SF	
MIN. LOT SIZE (BASE SITE AREA)	87,120 SF	706,716 SF	99,301 SF	607,417 SF		
	2.00 AC	16.22 AC	2.28 AC	13.94 AC		
-LESS PROP CONSERVATION ESMT			0 SF	30,700 SF		
NET BUILDABLE SITE AREA			99,301 SF	576,717 SF		
			2.28 AC	13.24 AC		
-LESS PROPOSED ESMTS			0 SF	0 SF		
RATIO BASE SITE AREA			99,301 SF	576,717 SF		
			2.28 AC	13.24 AC		
MIN. LOT WIDTH (AT BSBL):	200 FT	792 FT	200 FT	592 FT		
MIN. LOT DEPTH:	200 FT	1,225 FT	526 FT	1,225 FT		
MIN. FRONT YARD:	50 FT	142 FT	142 FT	N/A FT		
MIN. SIDE YARD:	25 FT	25 FT	52 FT	N/A FT		
MIN. REAR YARD:	75 FT	787 FT	31 FT	N/A FT		
MAX. BLDG. HEIGHT:	35 FT	<35 FT	<35 FT	N/A FT		
MAX. BLDG. COV.* (PER LOT)	15 %					
MAX. IMPERV. COV.* (PER LOT)	25 %					
MAX. IMPERV. COV.* (TOTAL SITE)	20 %					

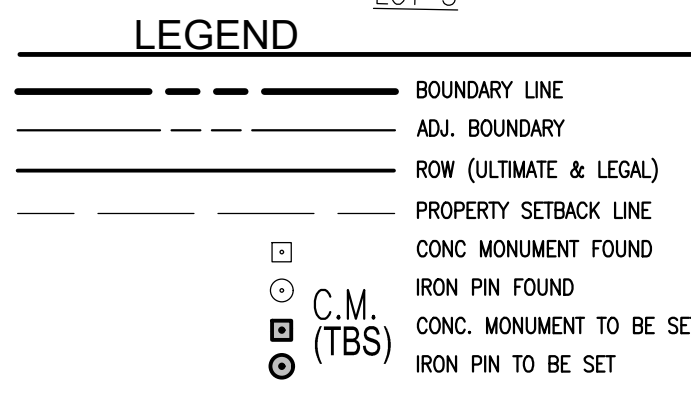
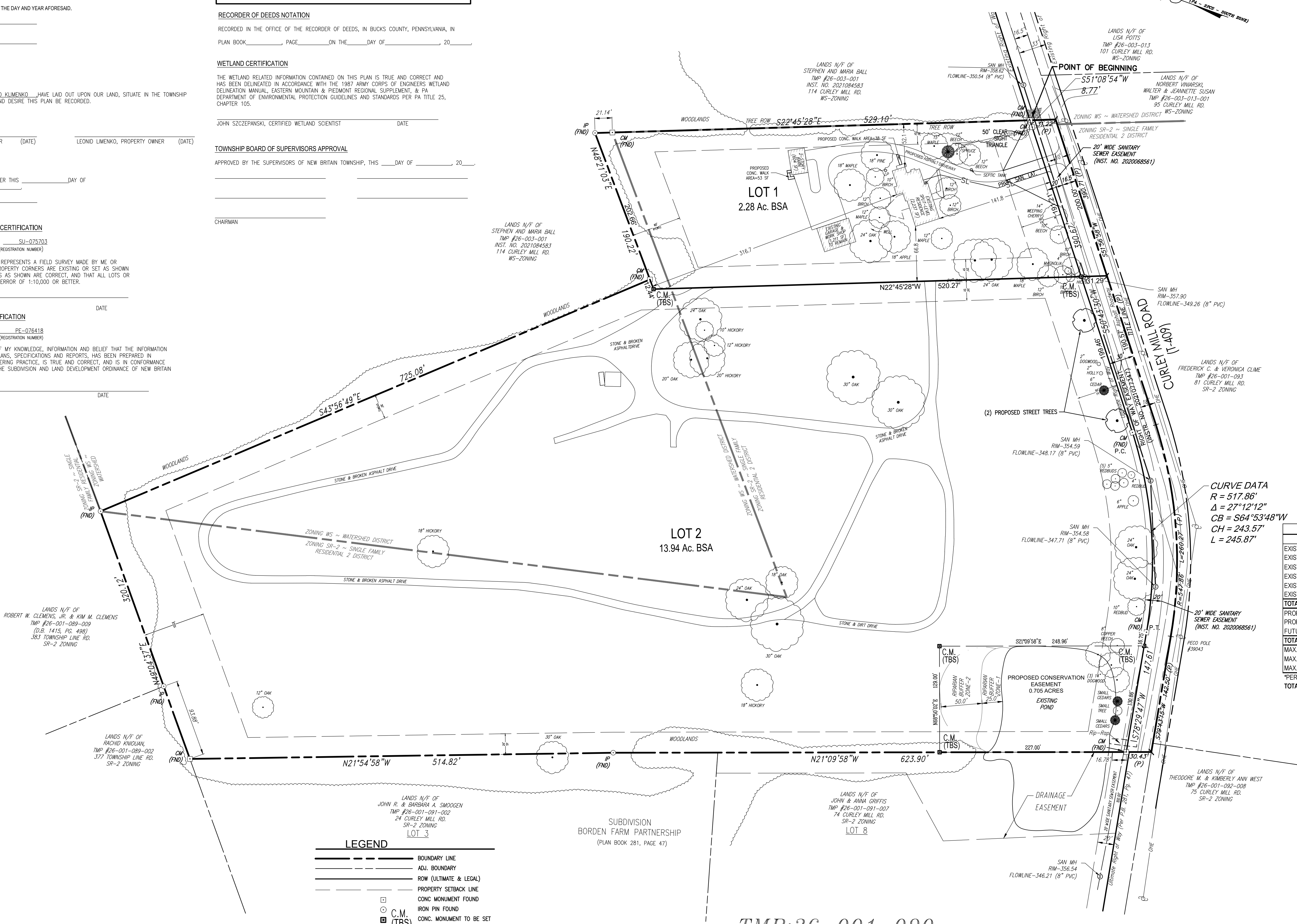
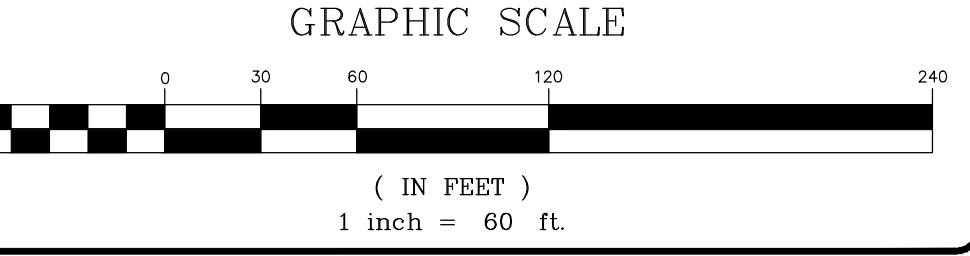
*PER RATIO BASE SITE AREA
ACCESSORY STRUCTURE (PER 27-804)
MIN. FRONT YARD: NOT PERMITTED
MIN. TO REAR/SIDE OF PRINCIPAL BUILDING 15 FT
MIN. SIDE YARD: 15 FT
MIN. REAR YARD: 15 FT
NOTE: EXISTING 1-STORY BARN, WOOD SHED, CORN CRIB PROPOSED TO BE REMOVED

IMPERVIOUS SURFACE SUMMARY - MINOR SUBDIVISION						
	EXISTING	TBR	TO REMAIN	LOT 1	LOT 2	TOTAL
EXISTING HOUSE	2,237	0	2,237	2,237	0	
EXISTING BARN, SHEDS, GARAGE	5,027	3,213	1,815	1,815	0	
EXISTING ASPHALT	50,934	21,090	29,844	0	29,844	
EXISTING DIRT AND STONE PATH	8,383	2,013	6,370	0	6,370	
EXISTING CONCRETE & WALKS	1,595	1,404	191	191	0	
EXISTING WOOD PORCH AND DECK	534	0	534	534	0	
TOTAL EXISTING IMPERVIOUS	68,711	27,720	40,991	4,777	36,214	40,991
PROPOSED DRIVEWAY				6,374	N/A	
PROPOSED CONCRETE				91	N/A	
FUTURE ALLOWANCE				8,618	N/A	
TOTAL PROPOSED IMPERVIOUS				19,860	36,214	56,074
MAX. BLDG. COV.* (PER LOT)	1.0%	0.6%	4.1%	0.0%		
MAX. IMPERV. COV.* (PER LOT)			20.0%	6.3%		
MAX. IMPERV. COV.* (TOTAL SITE)	9.7%	5.8%				

DRIVEWAY SIGHT DISTANCE TABLE				
PROPOSED DRIVEWAY	REQUIRED*		AVAILABLE	
	LEFT	RIGHT	LEFT	RIGHT
538	460	1,275	543	

*BASED ON 40 MPH POSTED SPEED LIMIT, CHAPTER 441, TABLE 1

GENERAL NOTES:
1. PLAN SHEETS 1 - 4 OF 4 AS SHOWN IN THE SHEET INDEX SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
2. AREA BETWEEN CENTERLINE OF CURLEY MILL RD AND ULTIMATE RIGHT-OF-WAY WAS PREVIOUSLY DEDICATED TO NEW BRITAIN TOWNSHIP, REFERENCE INSTRUMENT #202107347, "UNILATERAL DECLARATION OF EASEMENT FOR CURLEY MILL ROAD RIGHT-OF-WAY".
3. THE APPLICANT IS REQUIRED TO MAINTAIN AN AREA OF CLEAR SIGHT DISTANCE AT THE DRIVEWAY LOCATED 10 FT BACK FROM THE EDGE OF THE CURTAIN. 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 2 FT ABOVE CURB LEVEL AND A PLANE 7 FT ABOVE CURB LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY AS SHOWN ON THIS PLAN.
4. 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.



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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NO.	DATE	COMMENT
1	8/16/2023	PER GILMORE 7/18/2023 REVIEW

TMP:26-001-090

MINOR SUBDIVISION PLAN

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

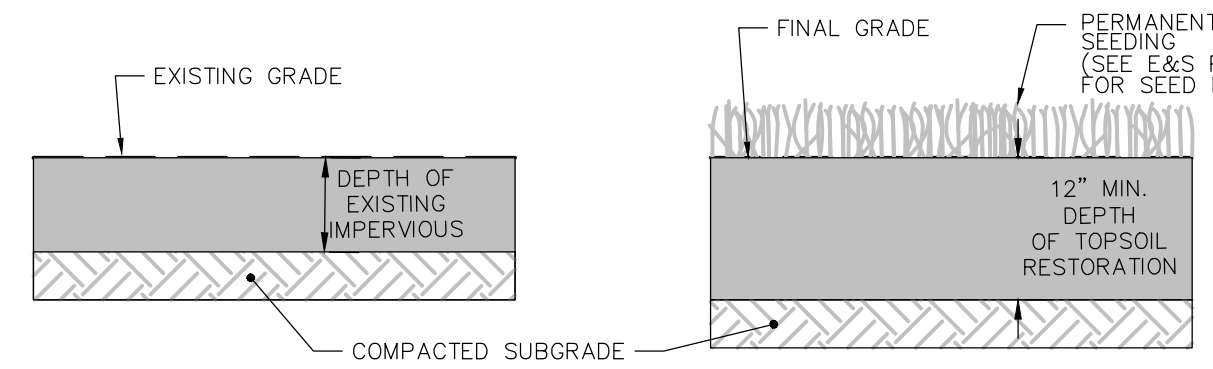
SCALE: 1"=60'
DATE: 05/30/2023
JOB NO.: 2021-002B
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
ANATOLY & LEONID KUMENKO
1023 TERRITORY ST.
MERIDIAN, ID 83646-7632

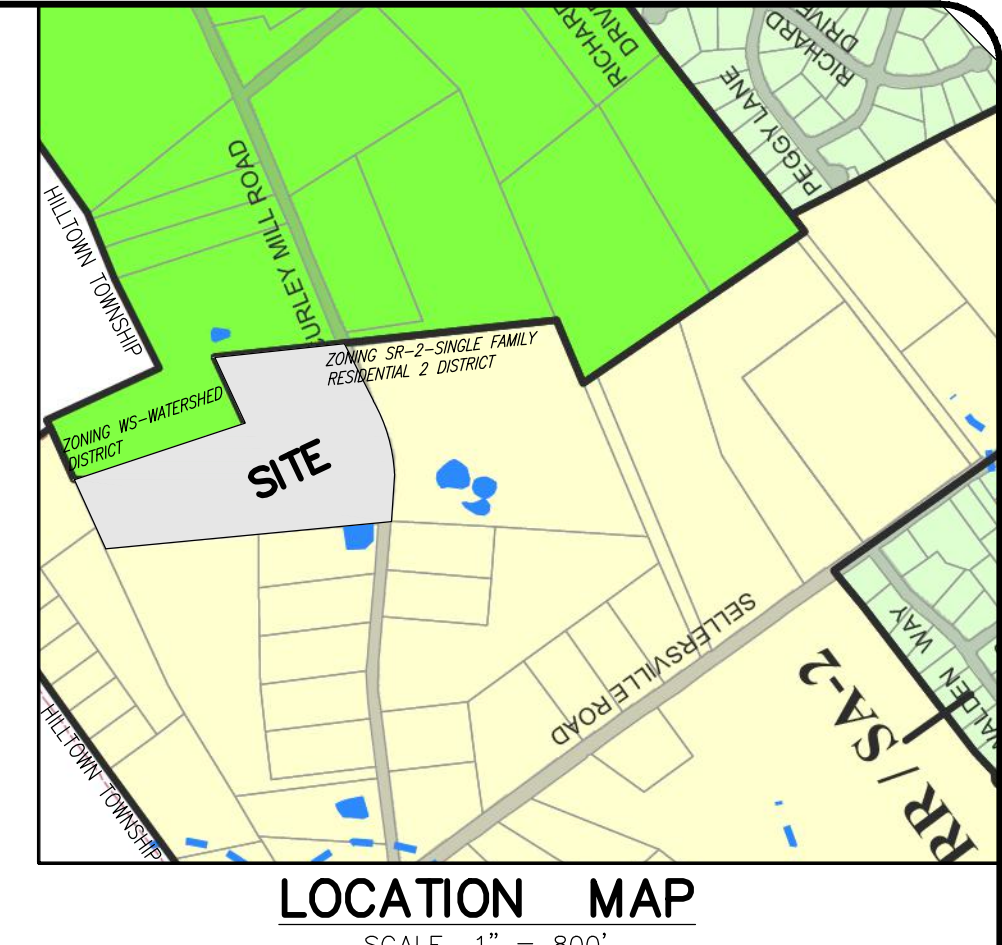
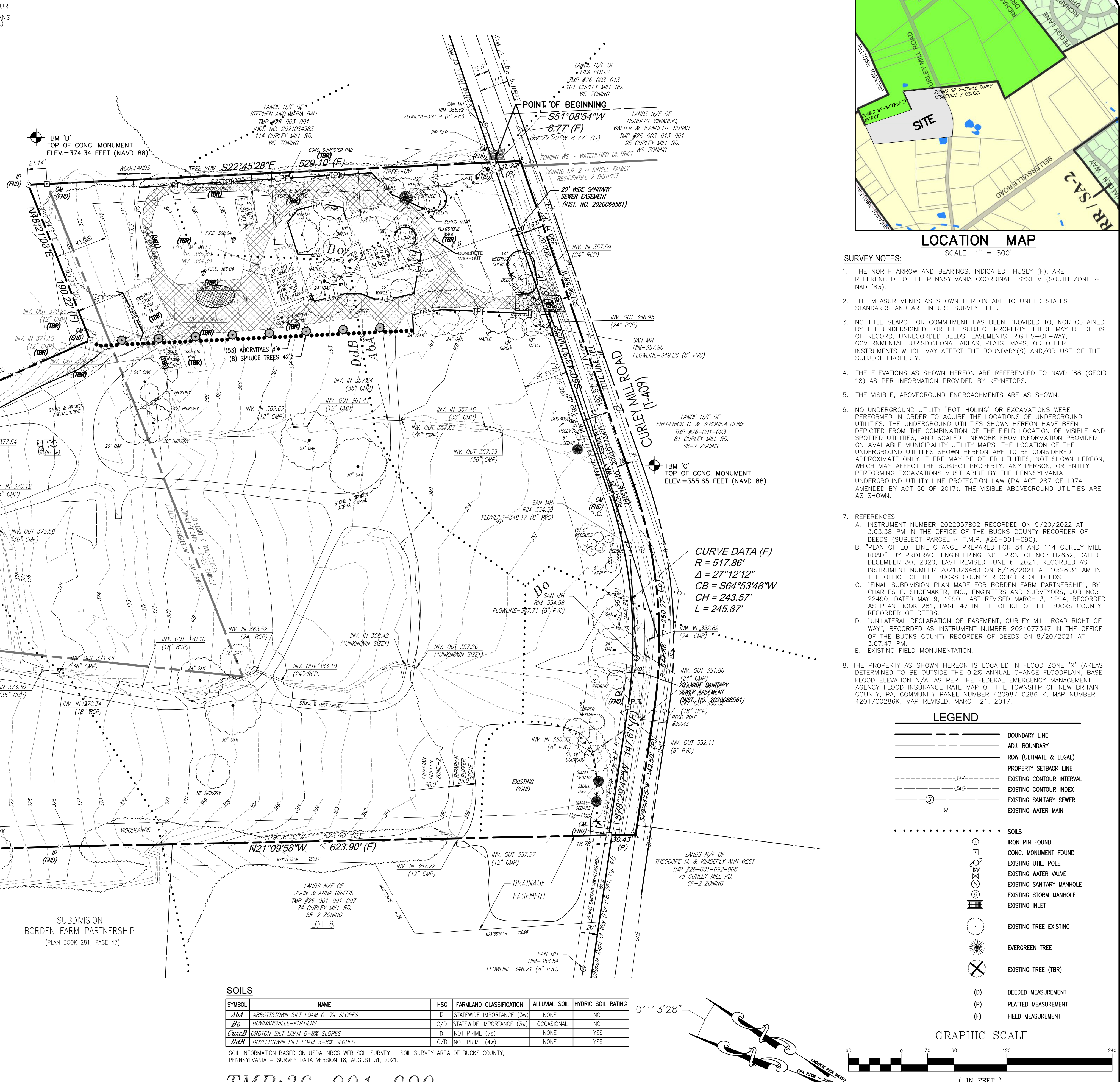
SHEET
1 OF 4

NATURAL RESOURCE CALCULATIONS PER 27-2402

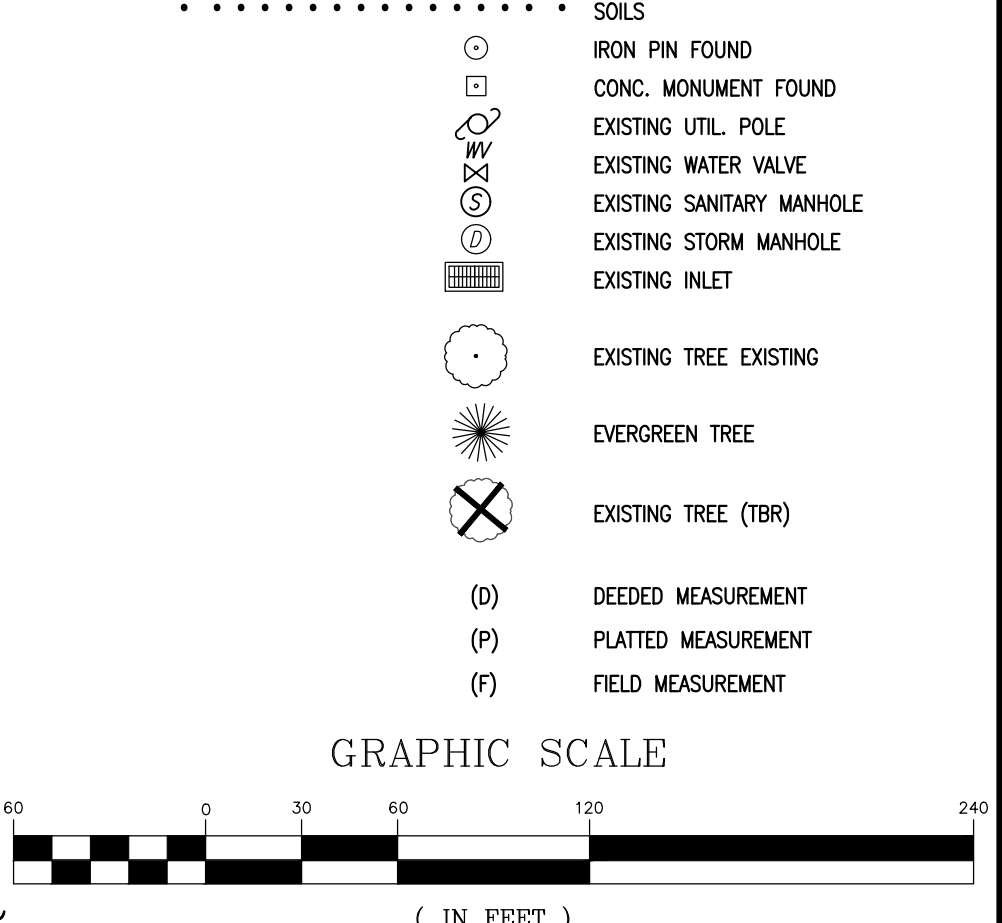
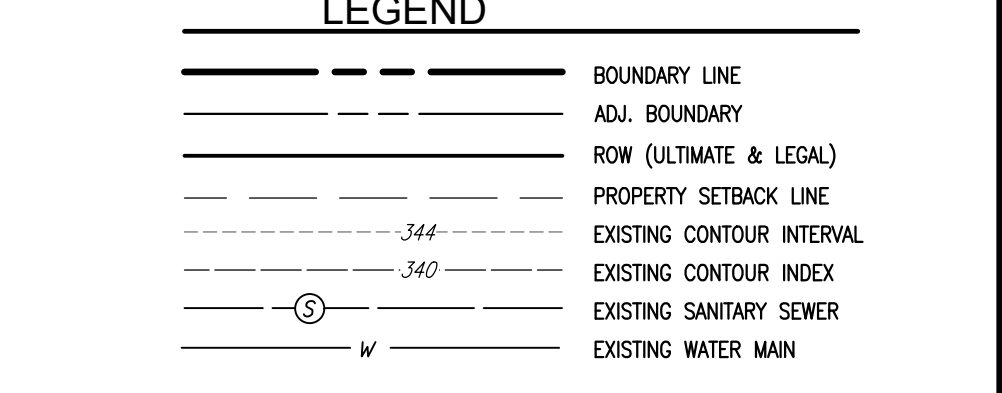
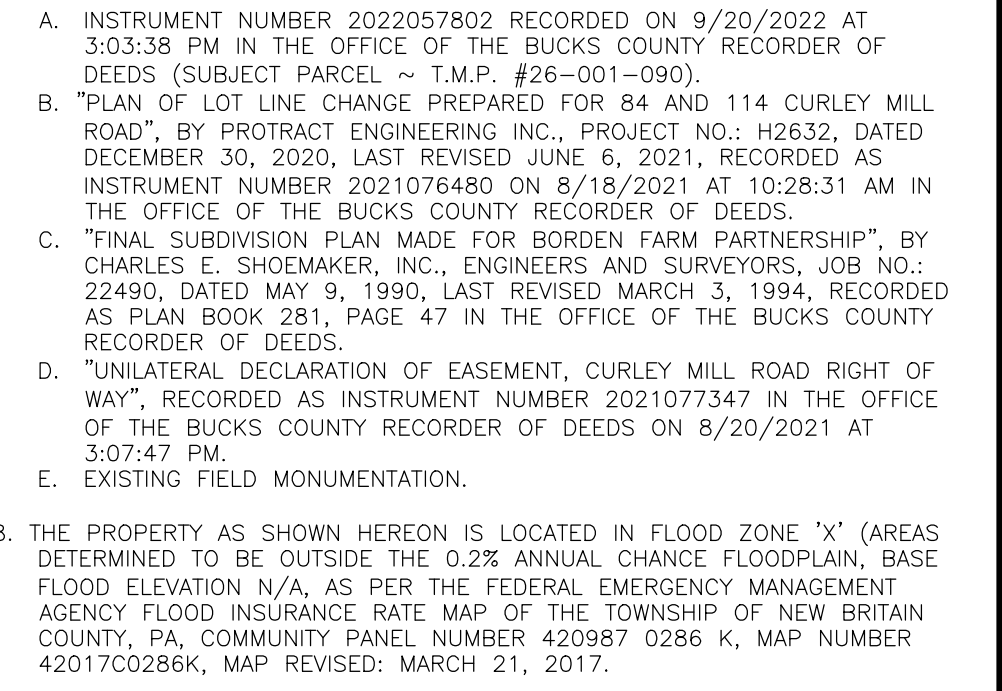
A. GROSS SITE AREA (GSA)		16.889 AC			
B. BASE SITE AREA:		16.889 AC			
Gross Site Area		16.889 AC			
Subtract Land within Ultimate Right-of-Way (Curley Mill Road R.O.W.)		0.546 AC			
Subtract Land with Existing Sanitary Sewer Easement		0.118 AC			
BASE SITE AREA:		16.224 AC			
C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND					
NATURAL RESOURCES	PROTECTION RATIO	NO RESOURCE OVERLAP		ACTUAL RESOURCE AREA	
		ACRES OF LAND IN RESOURCES (AC)	RESOURCE PROTECTION LAND (AC x PROTECTION RATIO)	AREA OF LAND TO BE RESTORED (AC)	MAXIMUM ALLOWABLE DISTURBANCE (AC)
Watercourses	1.000	0.000	0.000	0.000	0.000
Riparian Buffer	1.000	0.183	0.183	0.000	0.000
Floodplain	1.000	0.000	0.000	0.000	0.000
Floodplain (Alluvial) Soils	1.000	0.000	0.000	0.000	0.000
Wetlands	1.000	0.000	0.000	0.000	0.000
Lakes or Ponds	1.000	0.389	0.389	0.000	0.000
Wetlands Margin	0.800	0.000	0.000	0.000	0.000
Woodlands	0.800	0.379	0.303	0.379	0.076
Steep Slopes 8-15%	0.600	0.000	0.000	0.000	0.000
Steep Slopes 15-25%	0.700	0.000	0.000	0.000	0.000
Steep Slopes 25% or Greater	0.850	0.000	0.000	0.000	0.000
Total Land with Resource Restrictions		0.951			
Total Land with 1.00 Protection Ratio Resource Restrictions (Req'd Open Space)		0.572			
Total Resource Protection Land Provided (Conservation Easement)		0.683		0.875	
Total Disturbed Resources				0.076	0.000
D. MINIMUM OPEN SPACE:		16.224 AC			
Base Site Area		N/A			
Multiply by Minimum Open Space Ratio		N/A			
Standard Minimum Open Space		N/A			
E. DETERMINE REQUIRED OPEN SPACE:		0.572 AC			
Greater of land with a 1.00 protection ratio or the minimum open space.					
F. NET BUILDABLE SITE AREA:		16.224 AC			
Base Site Area		16.224 AC			
Subtract Required Open Space		0.572 AC			
Net Buildable Site Area		15.652 AC			
G. NUMBER OF DWELLING UNITS/LOTS:		15.652 AC			
Net buildable Site Area		N/A			
Multiply by Maximum Density		N/A			
Number of Dwelling Units Permitted		N/A			
H. IMPERVIOUS SURFACES		15.652 AC			
Ratio Base Site Area		20% PER SITE			
Multiply by Max. Impervious Surface		3.130 AC			



- LAWN AREA RESTORATION DETAIL (FOR EXISTING IMPERVIOUS AREAS) NOT TO SCALE**
- REMOVE EXISTING IMPERVIOUS MATERIAL (I.E. PAVEMENT, ASPHALT, CONCRETE, STONE SUBBASE, ETC.) TO A MINIMUM DEPTH OF 12" BELOW GRADE. BACKFILL WITH A MINIMUM DEPTH OF 12" CLEAN TOPSOIL.
 - SEE PLAN FOR LOCATIONS



- SURVEY NOTES:**
- THE NORTH ARROW AND BEARINGS, INDICATED THUSLY (F), ARE REFERENCED TO THE PENNSYLVANIA COORDINATE SYSTEM (SOUTH ZONE ~ NAD '83).
 - THE MEASUREMENTS AS SHOWN HEREON ARE TO UNITED STATES STANDARDS AND ARE IN U.S. SURVEY FEET.
 - NO TITLE SEARCH OR COMMITMENT HAS BEEN PROVIDED TO, NOR OBTAINED BY THE UNDERSIGNED FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, GOVERNMENTAL JURISDICTIONAL AREAS, PLATS, MAPS, OR OTHER INSTRUMENTS WHICH MAY AFFECT THE BOUNDARY(S) AND/OR USE OF THE SUBJECT PROPERTY.
 - THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD '88 (GEOID 18) AS PER INFORMATION PROVIDED BY KEYNETGS.
 - THE VISIBLE, ABOVEGROUND ENCROACHMENTS ARE AS SHOWN.
 - NO UNDERGROUND UTILITY "POT-HOLING" OR EXCAVATIONS WERE PERFORMED IN ORDER TO ACQUIRE THE LOCATIONS OF UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DEPICTED FROM THE COMBINATION OF THE FIELD LOCATION OF VISIBLE AND SPOTTED UTILITIES, AND SCALED LINEWORK FROM INFORMATION PROVIDED ON AVAILABLE MUNICIPALITY UTILITY MAPS. THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE TO BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES, NOT SHOWN HEREON, WHICH MAY AFFECT THE SUBJECT PROPERTY. ANY PERSON, OR ENTITY PERFORMING EXCAVATIONS MUST ABIDE BY THE PENNSYLVANIA UNDERGROUND UTILITY LINE PROTECTION LAW (PA ACT 287 OF 1974 AMENDED BY ACT 50 OF 2017). THE VISIBLE ABOVEGROUND UTILITIES ARE AS SHOWN.
 - REFERENCES:
 - INSTRUMENT NUMBER 2022057802 RECORDED ON 9/20/2022 AT 3:03:38 PM IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS (SUBJECT PARCEL ~ T.M.P. #26-001-090).
 - "PLAN OF LOT LINE CHANGE PREPARED FOR 84 AND 114 CURLEY MILL ROAD", BY PROTRACT ENGINEERING INC., PROJECT NO.: H2632, DATED DECEMBER 30, 2020, LAST REVISED JUNE 6, 2021, RECORDED AS INSTRUMENT NUMBER 2021076480 ON 8/18/2021 AT 10:28:31 AM IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
 - "FINAL SUBDIVISION PLAN MADE FOR BORDEN FARM PARTNERSHIP", BY CHARLES E. SHOEMAKER, INC., ENGINEERS AND SURVEYORS, JOB NO.: 22490, DATED MAY 9, 1990, LAST REVISED MARCH 3, 1994, RECORDED AS PLAN BOOK 281, PAGE 47 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
 - "UNILATERAL DECLARATION OF EASEMENT, CURLEY MILL ROAD RIGHT OF WAY", RECORDED AS INSTRUMENT NUMBER 2021077347 IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS ON 8/20/2021 AT 3:07:47 PM.
 - EXISTING FIELD MONUMENTATION.
 - THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASE FLOOD ELEVATION N/A) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF THE TOWNSHIP OF NEW BRITAIN COUNTY, PA, COMMUNITY PANEL NUMBER 420987 0286 K, MAP NUMBER 4201700286K, MAP REVISED: MARCH 21, 2017.



NOTE: THERE ARE NO NATURALLY OCCURRING STEEP SLOPES ON THE PROPERTY.

PA ONE CALL UTILITIES #20213211832

USER NAME	ADDRESS	CONTACT	RESULTS
CBNTUSA	1645 UPPER STATE RD DOYESTOWN PA. 19001	JOHN SCHMIDT jschmidt@cbntusa.org	CLEAR
COMCAST CABLE COMMUNICATIONS	55 INDUSTRIAL DR. IVYLAND, PA. 19874	KATHE BROWN	CLEAR
NEW BRITAIN TWP.	207 PARK AVE. CHALFONT, PA. 18914	RYAN CRESSMAN RCRESSMAN@NEWBRITAIN.TOWNSHIP-PA.GOV	CLEAR
PECO	450 S. HENDERSON RD. KWGS OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS NKKIASIMPKINS@SUSCLLC.COM	PLANS RECEIVED
VERIZON PA	1090 VIRGINIA DR. FORT WASHINGTON, PA. 19034	DARLENE LEPPER JOHNSON 215-283-0690	CLEAR

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL.

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

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 THE PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

8/16/2023 PER GILMORE 7/18/2023 REVIEW

REVISIONS

NO.	DATE	COMMENT
	8/16/2023	PER GILMORE 7/18/2023 REVIEW

SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	ALLUVIAL SOIL	HYDRIC SOIL RATING
AbA	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE (3w)	NONE	NO
Bo	BOWMANVILLE-KNAUDERS	C/D	STATEWIDE IMPORTANCE (3w)	OCCASIONAL	NO
CurB	CRONON SILT LOAM 0-8% SLOPES	D	NOT PRIME (7s)	NONE	YES
DdD	DOYLESTOWN SILT LOAM 3-8% SLOPES	C/D	NOT PRIME (4w)	NONE	YES

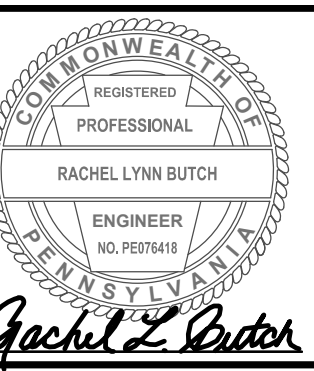
SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 18, AUGUST 31, 2021.

TMP:26-001-090

EXISTING FEATURES & DEMOLITION PLAN

R. L. Showalter & Associates, Inc.

116 East Butler Avenue
 Chalfont, PA 18914
 (215) 822-2990
 FAX (215) 822-5684
 showalterassociates@rlshowalter.com



SCALE: 1"=60'
 DATE: 05/30/2023
 JOB NO.: 2021-002B
 DRAWN BY: JHS
 CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA.
 PREPARED FOR: ANATOLY & LEONID KLIMENKO
 1023 TERRITORY ST. MERIDIAN, ID 83646-7632

SHEET 2 OF 4

EROSION AND SEDIMENT CONTROL PLAN STANDARD NOTES:

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (ORP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE ORP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE ORP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOTS, AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE ORP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE ORP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE 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.
- UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED, ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND REINSTITUTION MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	ALLUVIAL SOIL	HYDRIC SOIL RATING
Ab	ABBOTTSTOWN SILT LOAM 0-3% SLOPES	D	STATEWIDE IMPORTANCE (3w)	NONE	NO
Bo	BOWMANVILLE-KNAUERS	C/D	STATEWIDE IMPORTANCE (3w)	OCCASIONAL	NO
Cusa	CROTON SILT LOAM 0-8% SLOPES	D	NOT PRIME (7s)	NONE	YES
DdB	DODLESTOWN SILT LOAM 3-8% SLOPES	C/D	NOT PRIME (4w)	NONE	YES

SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 18, AUGUST 31, 2021.

SECTION 102.22(b) - TEMPORARY SITE STABILIZATION

- E&S BMPs MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs. 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:
 - 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.)
 - 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.)
 - 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 4 (FOUR) OR MORE 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.)
 - 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 TACKLED 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.)

UTILITY LINE TRENCH EXCAVATION NOTES:

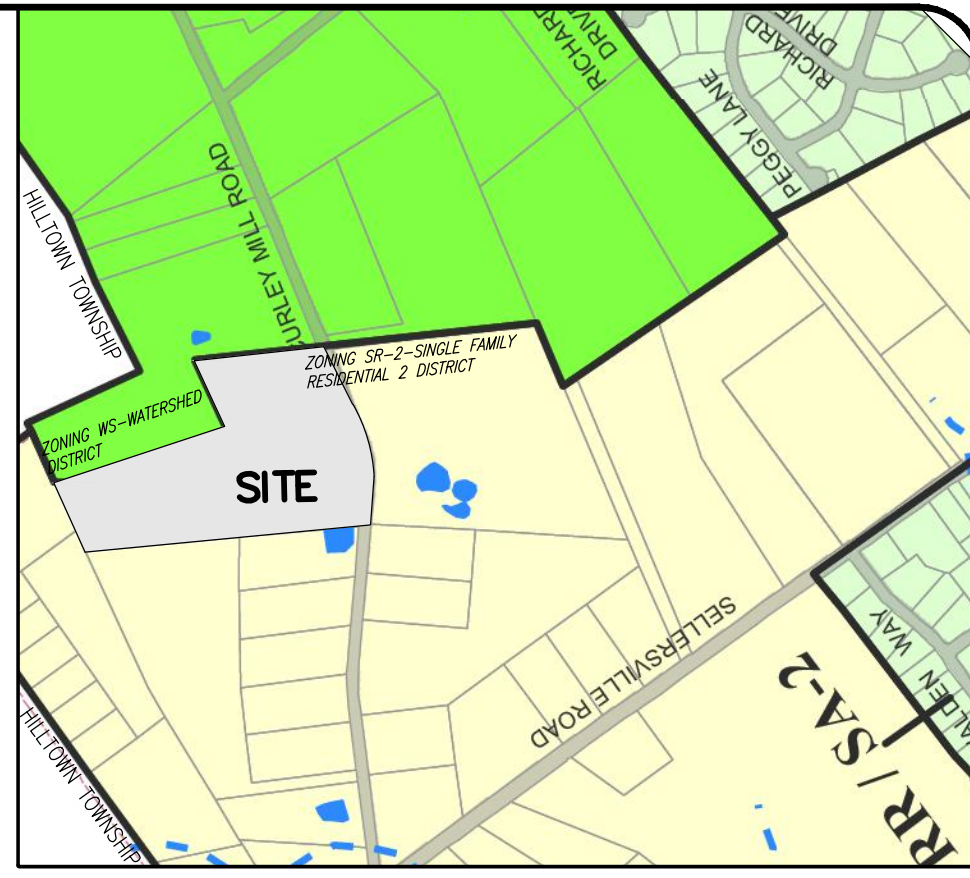
- LIMIT ADVANCED CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- WORK CREWS AND EQUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUS INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY.
- 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.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND IMMEDIATELY STABILIZED.
- SOILS EXCAVATED FROM EXISTING SURFACE LAYER SHOULD BE STOCKPILED SEPARATELY AND RETURNED AS FINAL SURFACE LAYER FOLLOWING TRENCH BACKFILLING.

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

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

SECTION 102.22(a) - PERMANENT SITE STABILIZATION

- E&S BMPs SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER APPROVED BMP.
 - 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.
 - AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT CONTROL BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT PCSM BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
 - AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCRIPPED 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.
 - 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.
 - IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE O/RP 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.
 - 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.
- MEASURES AND SPECIFICATIONS FOR LONG TERM PROTECTION USE DURING EARLY/MIDWINTER:
PERMANENT SEEDING - AREAS NOT PAVED SHALL BE PLANTED WITH PERMANENT SEED MIXTURE AND MULCHED. SEEDBED PREPARATION AND SEEDING METHODS:
- 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.)
 - 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.)
IF TEMPORARY SEEDING IS NECESSARY, DIVIDE THE FERTILIZER AND LIME RECOMMENDATIONS NOTED ABOVE IN HALF. APPLY THE FOLLOWING AS PART OF THE TEMPORARY SEEDING:
LIME = 1.0 TON PER ACRE (40 LBS. PER 1,000 S.F.)
FERTILIZER = 500 LBS. PER ACRE (12.5 LBS. PER 1,000 S.F.)
APPLY THE REMAINDER AT THE TIME OF FINAL SEEDING AT THE FOLLOWING RATE:
LIME = 5.0 TONS PER ACRE (200 LBS. PER 1,000 S.F.)
FERTILIZER = 500 LBS. PER ACRE (12.5 LBS. PER 1,000 S.F.)
 - 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 FESCUE
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.
 - 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 TACKLED 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.)
 - 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: ANATOLY & LEONID KUMENKO
1023 TERRITORY ST.
MERIDIAN, ID 83646-7632

SITE DATA: 84 CURLEY MILL RD, CHALFONT, PA 18914
NEW BRITAIN TOWNSHIP
TMP# 26-001-090
INSTRUMENT #202205708
CURLEY MILL RD (MINOR COLLECTOR, 60' ULT R/W, 40MPH)

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

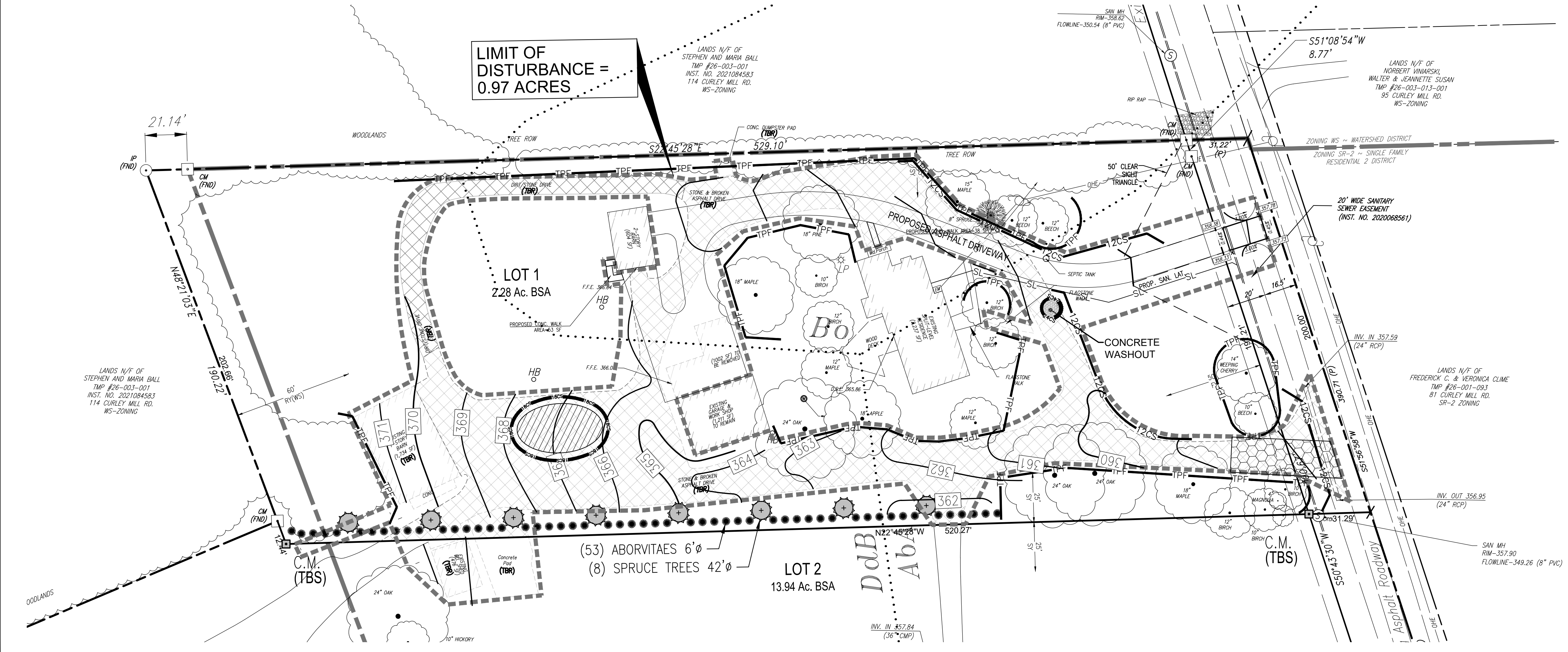
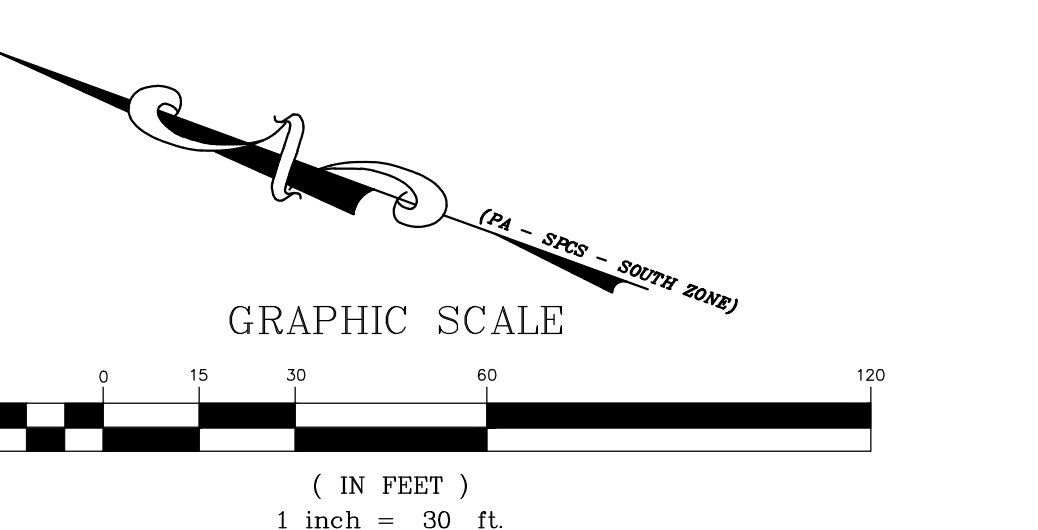
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OF ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITY WILL EXCEED 4 OR MORE DAYS, THE SITE SHALL BE IMMEDIATELY SEED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

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

- THE CONTRACTOR SHALL NOTIFY NEW BRITAIN TOWNSHIP, THE TOWNSHIP ENGINEER, DESIGN ENGINEER AND BCCD AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- INSTALL COMPOST FILTER SOCK/TREE PROTECTION/CONSTRUCTION ENTRANCE WHERE INDICATED ON THE PLAN. THE TOWNSHIP ENGINEER SHALL INSPECT AND APPROVE THE TREE PROTECTION FENCE INSTALLATION PRIOR TO ANY CLEARING OR EARTHMOVING ACTIVITIES.
- BEGIN DEMOLITION OF EXISTING BUILDINGS PER PLAN.
- BEGIN REMOVAL OF IMPERVIOUS AREAS PER PLAN.
- ROUGH GRADE SITE AS INDICATED ON PLAN.
- INSTALL STONE BASE FOR PROPOSED DRIVEWAY LOCATION.
- COMPLETE FINAL GRADING OF SITE AND INSTALL WEARING COURSE ON RELOCATED DRIVEWAY.
- TEMPORARILY SEED ALL BARE EARTH AREAS. ADDITIONAL TOPSOIL TO BE ADDED IF REQUIRED.
- REMOVE COMPOST FILTER SOCK/TREE PROTECTION FENCE AFTER APPROVAL BY BCCD AND UPSTREAM AREAS HAVE ACHIEVED 70% UNIFORM STABILIZATION.
- AREAS DISTURBED DURING REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.

LEGEND

---	BOUNDARY LINE
- - - -	ADJ. BOUNDARY LINE
---	SETBACK LINE
---	EXISTING CONTOUR INTERVAL
---	EXISTING CONTOUR INDEX
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING SANITARY LATERAL
---	EXISTING WATER MAIN
---	EXISTING WATER SERVICE
---	EXISTING GAS MAIN
---	EXISTING OVERHEAD ELECTRIC
---	PROPOSED CONTOUR
---	PROPOSED SANITARY LATERAL
---	LIMIT OF DISTURBANCE
---	COMPOST FILTER SOCK
---	TREE PROTECTION FENCE (TPF)
---	CONSTRUCTION ENTRANCE
---	NAG-75 SLOPE MATTING
---	TOPSOIL STOCKPILE



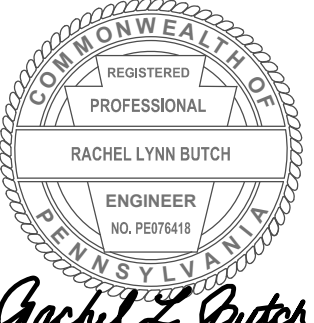
PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND 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 PURPOSES FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

8/16/2023 PER GILMORE 7/18/2023 REVIEW
NO. DATE COMMENT
REVISIONS

TMP:26-001-090

GRADING, EROSION & SEDIMENT CONTROL PLAN

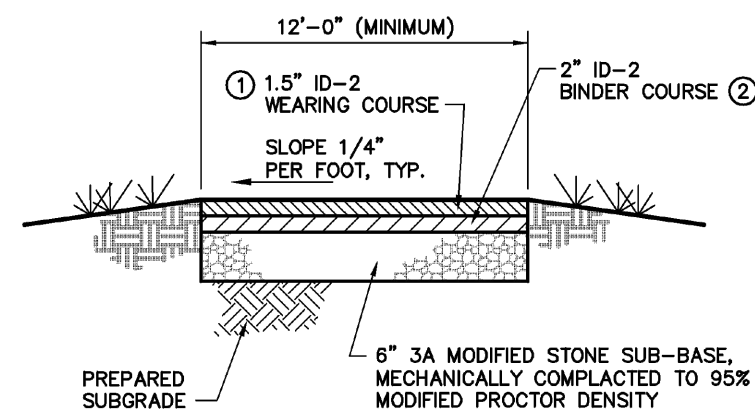
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2999
FX (215) 822-2684
showalterassociates@rlshowalter.com



SCALE: 1" = 30'
DATE: 05/30/2023
JOB NO.: 2021-002B
DRAWN BY: JHS
CHECKED BY: RLB

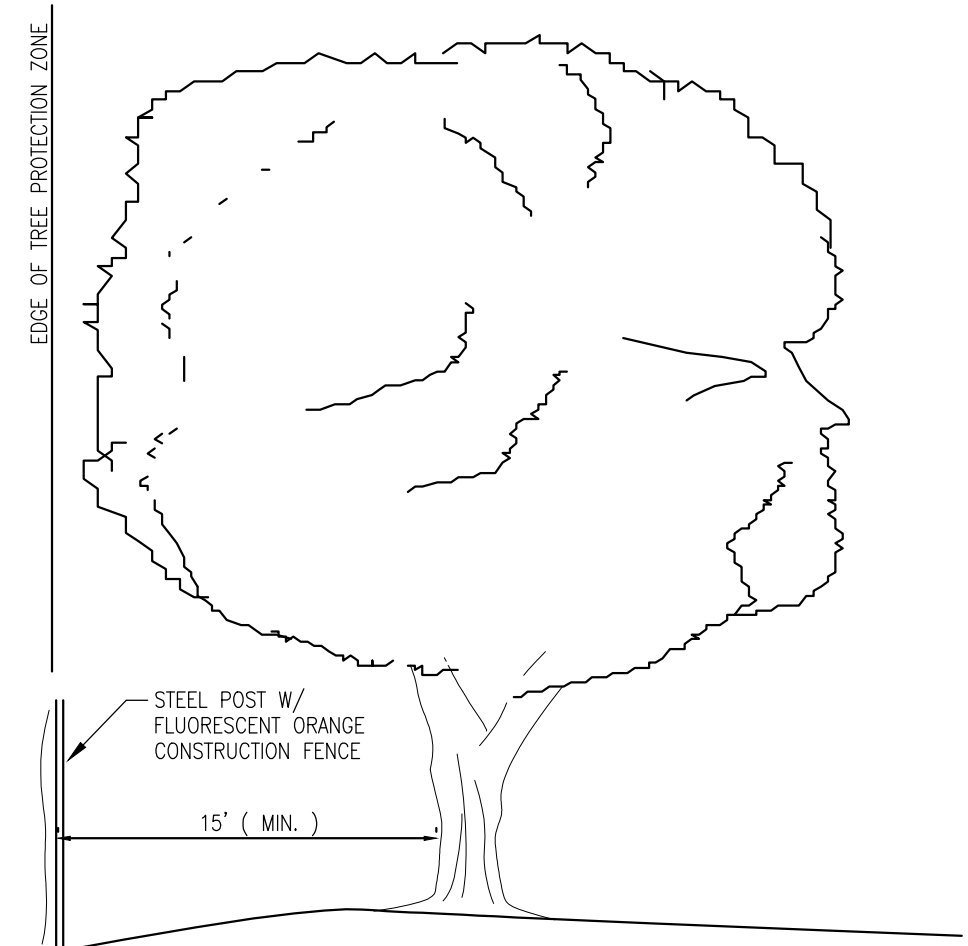
SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
ANATOLY & LEONID KUMENKO
1023 TERRITORY ST.
MERIDIAN, ID 83646-7632

SHEET
3 OF 4

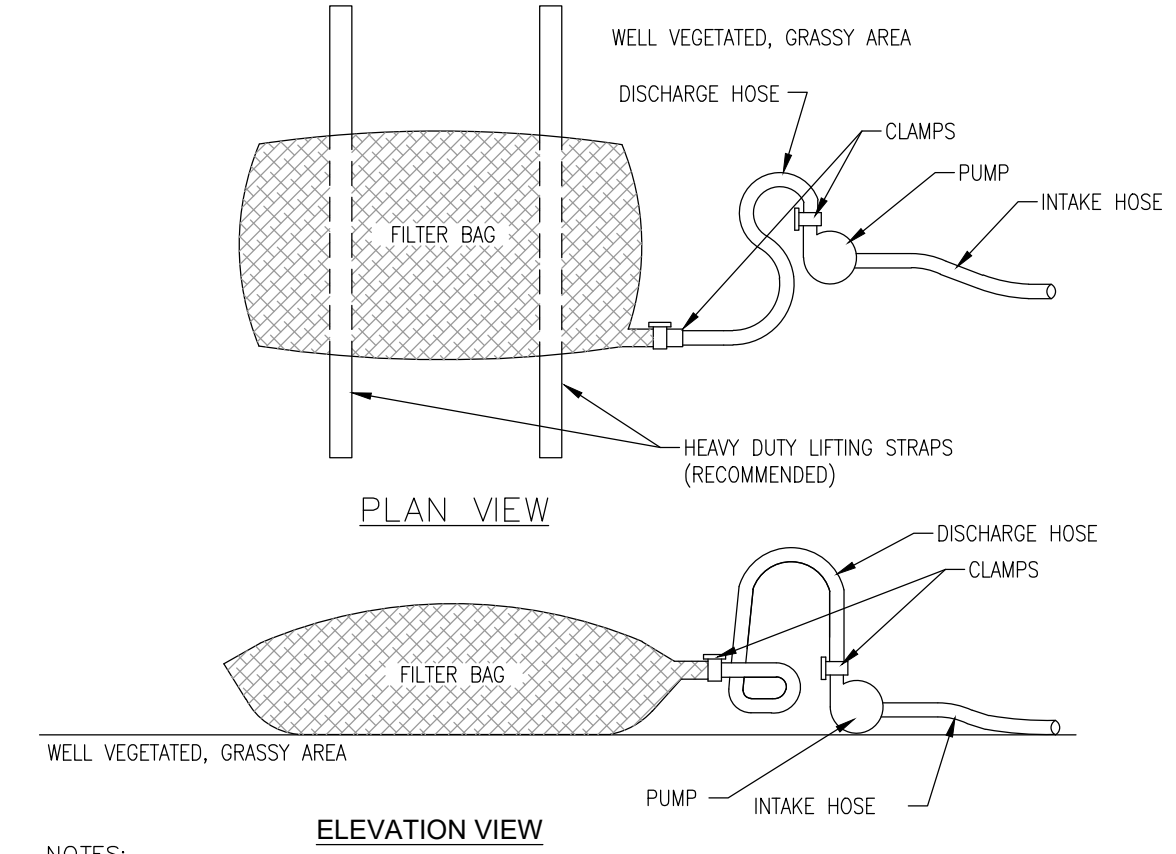


ALTERNATE SPECIFICATION

- 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm MIX, PG 64-22, HMA WEARING COURSE, 0.3 TO 3 MILLION ESALS, SRL-M
- 2.0" SUPERPAVE ASPHALT MIXTURE DESIGN, 19mm MIX, PG 64-22, HMA BINDER COURSE, 0.3 TO 3 MILLION ESALS



TREE PROTECTION - DETAIL
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-4832	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.

BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED.

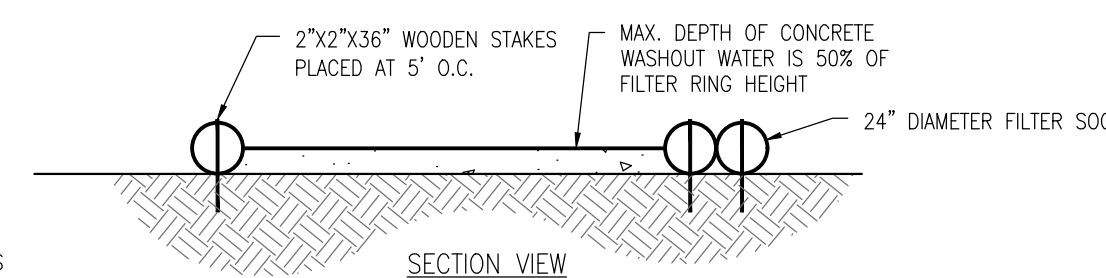
BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR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

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

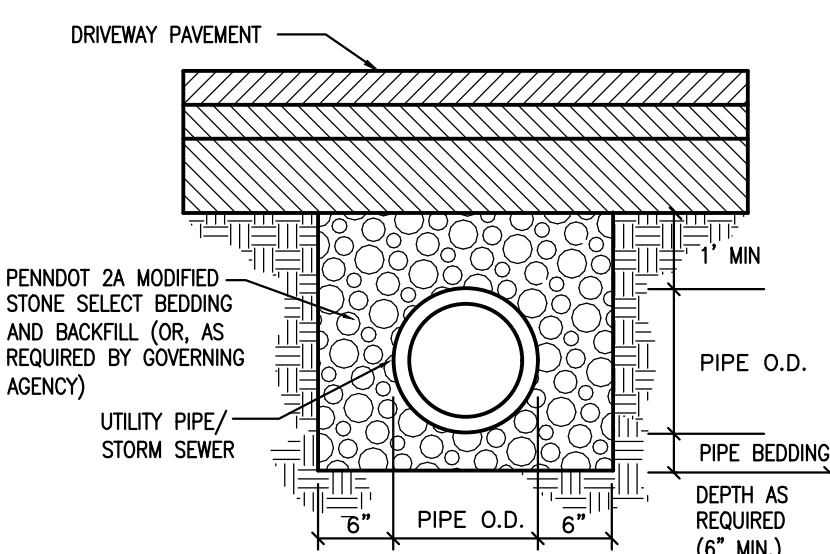
THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

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

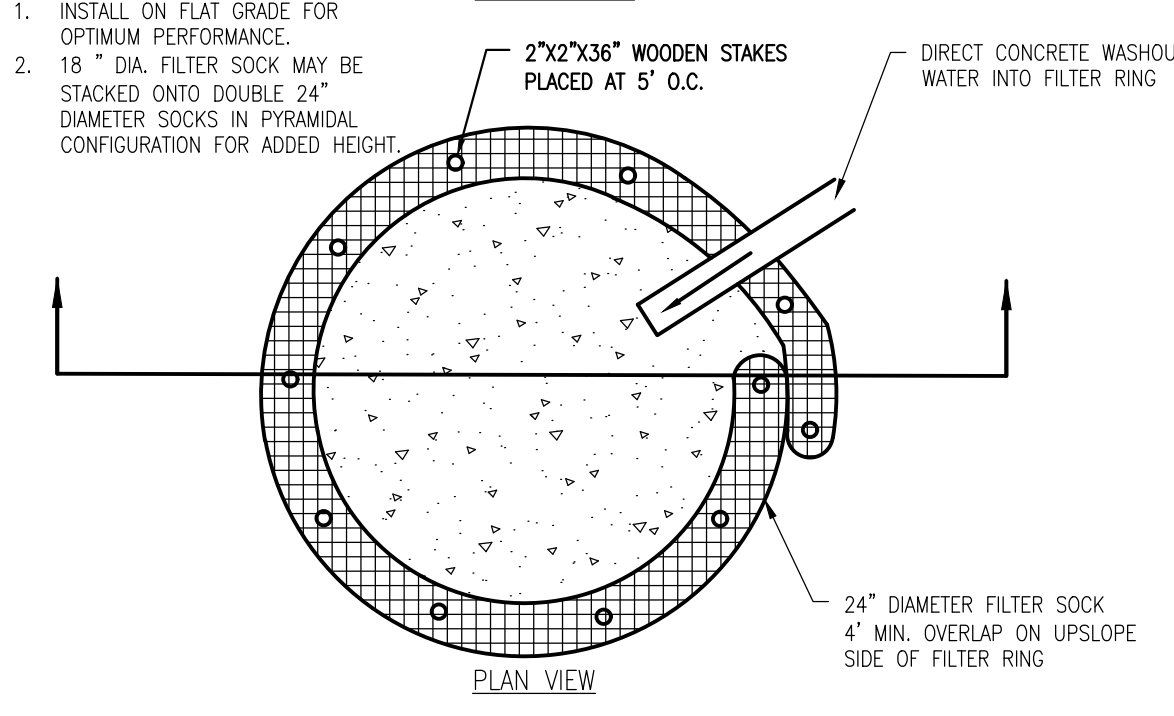
STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
NOT TO SCALE



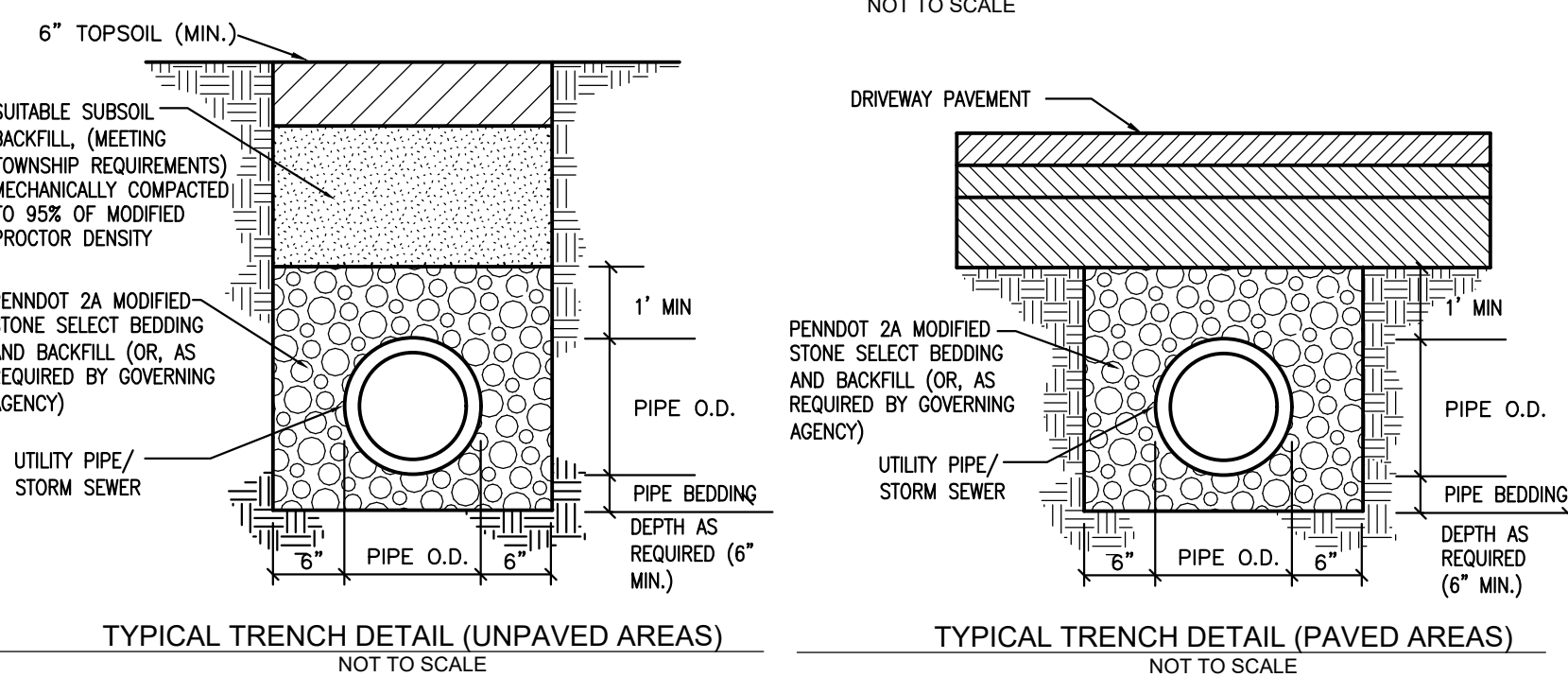
TYPICAL TRENCH DETAIL (UNPAVED AREAS)
NOT TO SCALE



TYPICAL TRENCH DETAIL (PAVED AREAS)
NOT TO SCALE

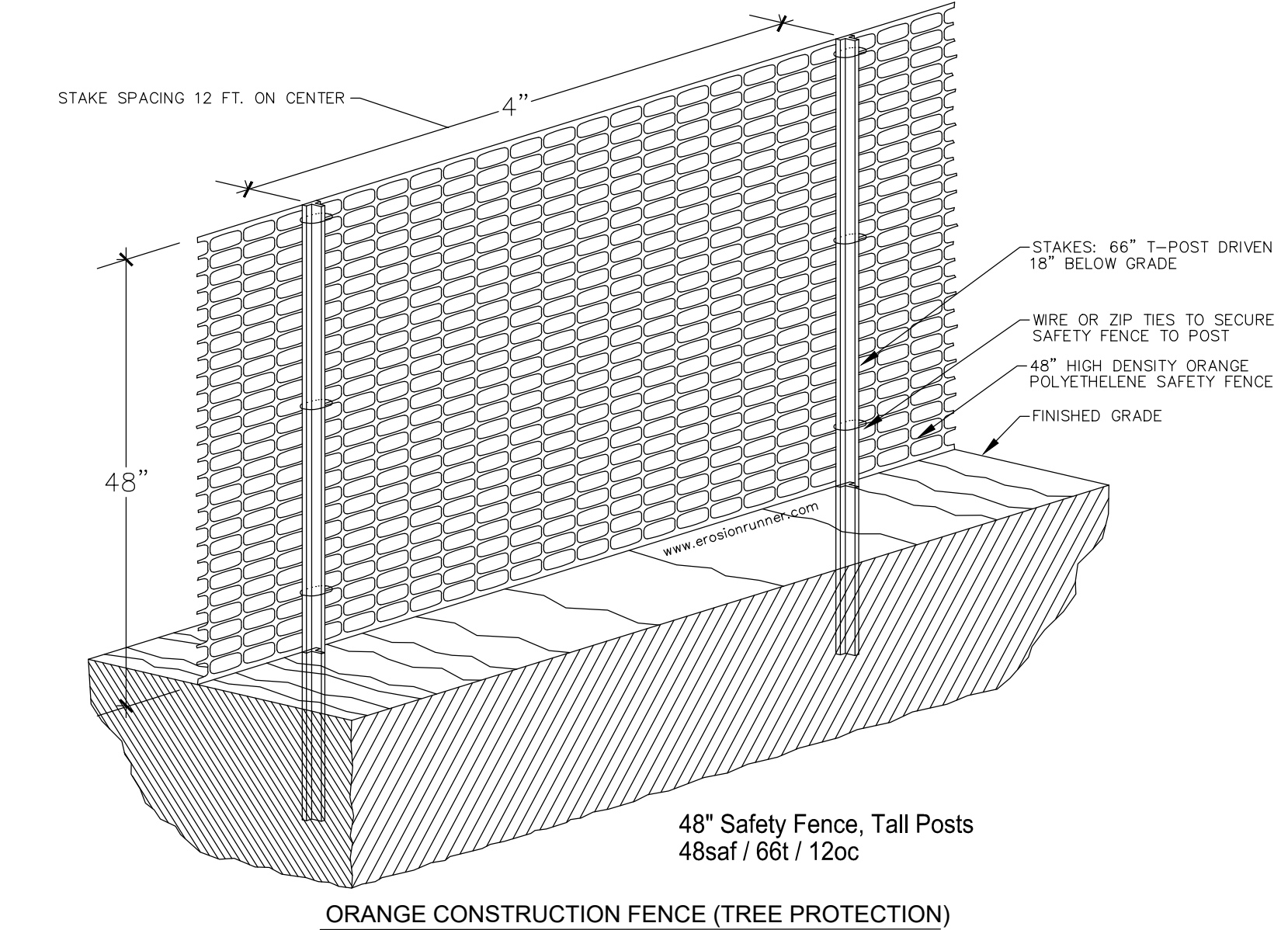


TYPICAL COMPOST SOCK WASHOUT INSTALLATION
NOT TO SCALE

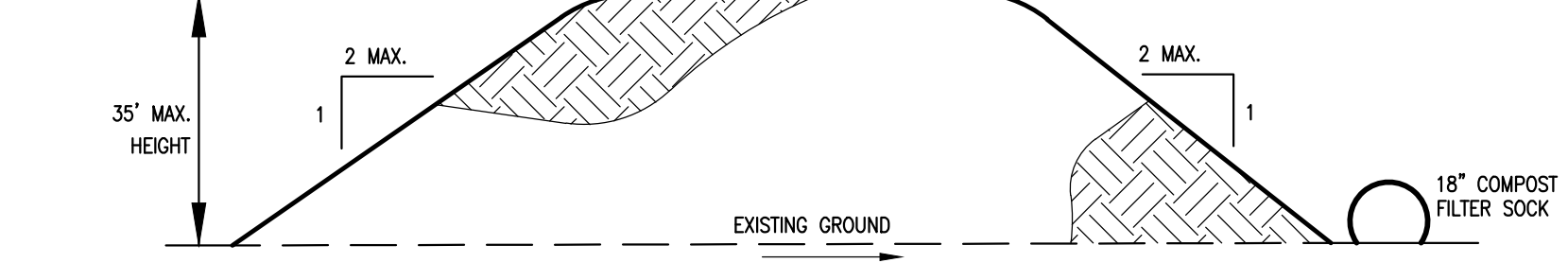


TYPICAL TRENCH DETAIL (UNPAVED AREAS)
NOT TO SCALE

TYPICAL TRENCH DETAIL (PAVED AREAS)
NOT TO SCALE



ORANGE CONSTRUCTION FENCE (TREE PROTECTION)
NOT TO SCALE



STANDARD CONSTRUCTION DETAIL TOPSOIL STOCKPILE
NOT TO SCALE

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

1. MAINTENANCE OF ALL E&S BMPs SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.

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 IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. 	<ul style="list-style-type: none"> 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 LADEN 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.
PUMPED WATER FILTER BAG	<ul style="list-style-type: none"> REPLACE BAGS WHEN THEY BECOME 1/2 FULL OF SEDIMENT 	<ul style="list-style-type: none"> INSPECT BAGS DAILY 	<ul style="list-style-type: none"> IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED
COMPOST FILTER SOCK	<ul style="list-style-type: none"> SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK 	<ul style="list-style-type: none"> INSPECT WEEKLY AND AFTER EACH MEASURABLE RAINFALL EVENT 	<ul style="list-style-type: none"> DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
SEEDING AND MULCHING	<ul style="list-style-type: none"> SEEDED AREAS THAT HAVE WASHED AWAY SHALL BE FILLED AND REGRADED AS NECESSARY, RESEDED, AND MULCHED. PROMPTLY REAPPLY MULCH MATERIALS, WHICH BECOME DISLOOSED OR LOST, DUE TO WIND, RAIN, FIRE OR OTHER CAUSES, AT INITIAL OR MODIFIED RATES, AS DIRECTED. 	<ul style="list-style-type: none"> PROPERLY MAINTAIN SEEDED AND MULCHED AREAS UNTIL THE ENTIRE PROJECT HAS BEEN COMPLETED. REFER TO TEMPORARY AND PERMANENT SEEDING SPECIFICATIONS FOR ADDITIONAL DETAIL. 	<ul style="list-style-type: none"> REPAIR/REPLACE ACCORDING TO MANUFACTURER'S SPECIFICATIONS

RESIDENTIAL DRIVEWAY PAVING SECTION DETAIL
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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DATE: 9/22/09 | LAST REVISED: N.T.S. | SCALE: N.T.S. | DRAWING No: 7 of 17

Plotted: 09/14/23 - 10:52 AM By: rbutch
 File: F:\DWG\2021\2021-002B - 4 Brothers Homes\ENGINEERING\2021-02_Plan-MINOR-SUBV.dwg - 04-E&S DETAILS
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NO. | DATE | PER GILMORE 7/18/2023 REVIEW | COMMENT

REVISIONS

TMP:26-001-090

EROSION & SEDIMENT CONTROL NOTES AND DETAILS

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SCALE: 1"=60'
DATE: 05/30/2023
JOB NO.: 2021-002B
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA.
PREPARED FOR:
ANATOLY & LEONID KLUMENKO
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SHEET
4 of 4