



LOCATION MAP
SCALE: 1"=500'

APPLICANT
PRECISE PROPERTY PARTNERS, LLC.
1126 HORSHAM RD.
MAPLE GLEN, PA 19002

OWNER
CRAIG AND PAULINE DEFELICE
110 SHEFFIELD COURT
CHALFONT, PA 18914

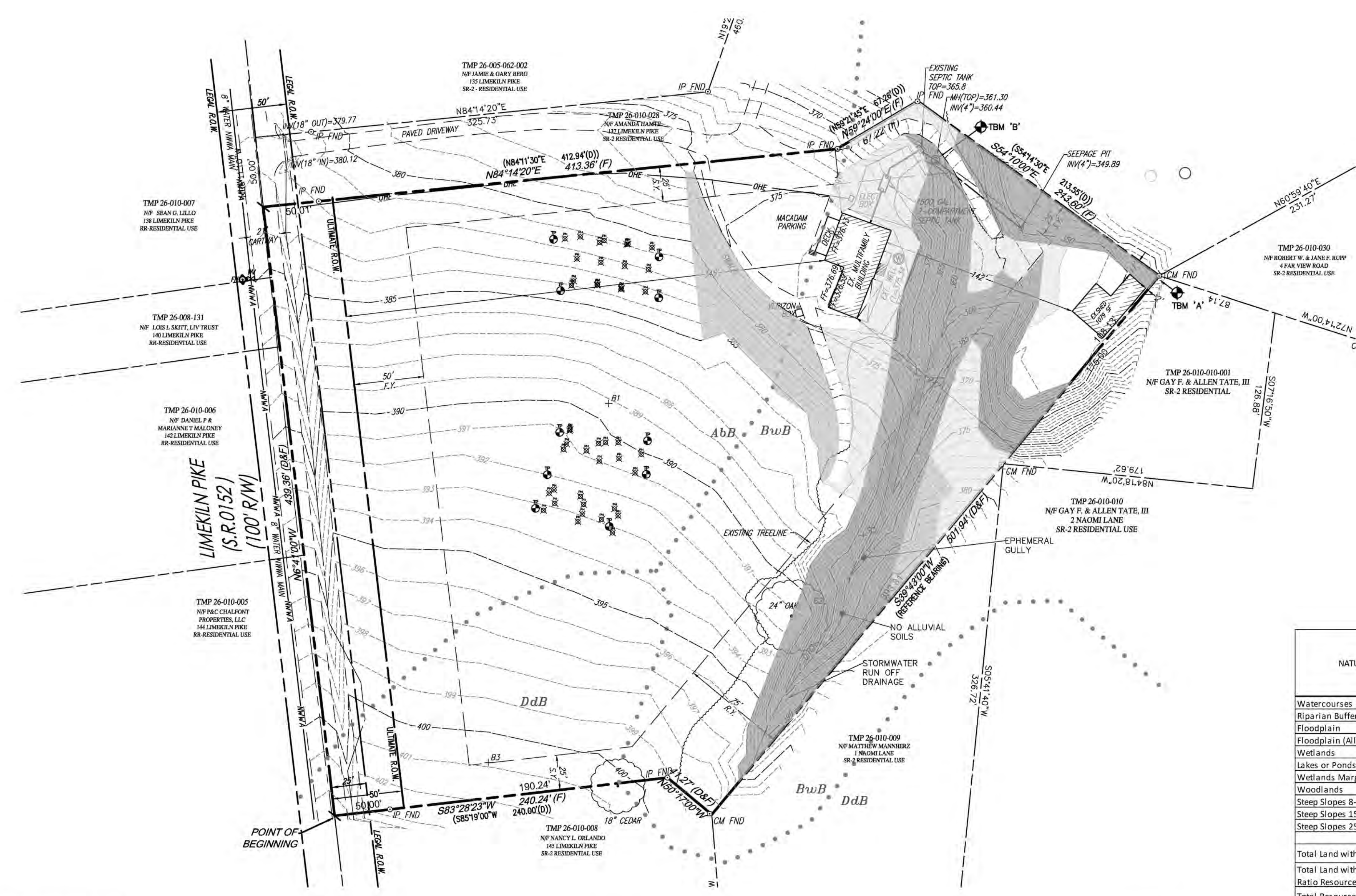
STREET CLASSIFICATION
LIMEKILN PIKE (S.R. 0152)
CLASSIFICATION = ARTERIAL
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
CARTWAY WIDTH = 52' EXISTING
POSTED SPEED LIMIT = 40 MPH

ZONING
ZONING DISTRICT: SR-2 SUBURBAN RESIDENTIAL DISTRICT
EXISTING USE: B7 APARTMENT BUILDING-4 UNITS (REGISTERED EXISTING NON-CONFORMING USE)
PROPOSED USE LOT 1: B7 & H2 (SAME AS EXISTING)
PROPOSED USE LOT 2: B1 SINGLE FAMILY DETACHED DWELLING (PERMITTED BY RIGHT)

SITE CAPACITY CALCULATIONS (\$27-2402)

A. GROSS SITE AREA (GSA) 4.991 AC.
B. BASE SITE AREA LESS ULTIMATE RIGHT-OF-WAY LIMEKILN PIKE = 0.504 AC.
C. LAND WITH RESOURCE RESTRICTIONS AND RESOURCE PROTECTION LAND. 4.487 AC.

NATURAL RESOURCES	Protection Ratio	NO RESOURCE OVERLAP		ACTUAL RESOURCE AREA	
		Area of Land in Resources (AC)	Resource Protection Land (AC x Protection Ratio)	Area of Land in Resources (AC)	Acres of Land to be Disturbed (AC)
Watercourses	1.000	0.000	0.000	0.000	0.000
Riparian Buffer	1.000	0.000	0.000	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	0.000	0.000	0.000	0.000
Wetlands Margin	0.800	0.000	0.000	0.000	0.000
Woodlands	0.800	0.510	0.408	1.135	0.227
Steep Slopes 8-15%	0.600	0.123	0.074	0.326	0.130
Steep Slopes 15-25%	0.700	0.161	0.112	0.202	0.061
Steep Slopes 25% or Greater	0.850	0.641	0.544	0.641	0.096
Total Land with Resource Restrictions		1.434			
Total Land with with 1.00 Protection Ratio Resource Restrictions		0.000			
Total Resource Protection Land Required			1.139		
Total Resource Protection Land Provided			1.139		



SOILS

SYMBOL	NAME	HSG	FARMLAND CLASSIFICATION	ALLUVIAL	HYDRIC SOIL RATING
Abb	ABBOTTSTOWN SILT LOAM 3-8% SLOPES	D	STATEWIDE IMPORTANCE	NONE	NO
BwB	BUCKINGHAM SILT LOAM 3-8% SLOPES	C/D	STATEWIDE IMPORTANCE	NONE	NO
DdB	DOYLESTOWN SILT LOAM 3-8% SLOPES	C	NOT PRIME	NONE	YES

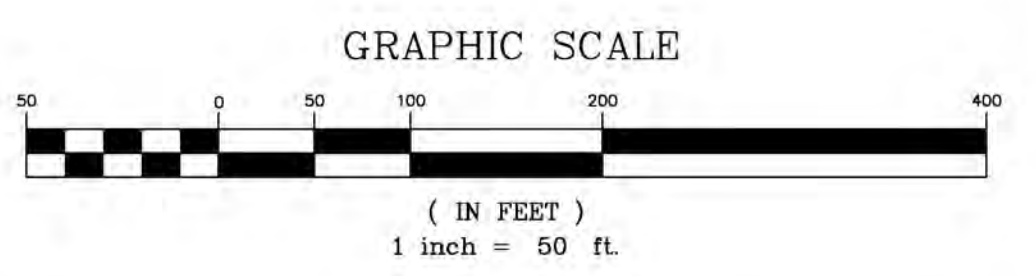
SOIL INFORMATION BASED ON USDA-NRCS WEB SOIL SURVEY - SOIL SURVEY AREA OF BUCKS COUNTY, PENNSYLVANIA - SURVEY DATA VERSION 18, AUGUST 31, 2021.

SOILS AND WETLANDS NOTES:
SOILS EVALUATION PERFORMED BY T.F. SZCZEPANSKI, PH.D. ON 04/25/2022 DETERMINED THE FOLLOWING:
• NO HYDRIC CLASS SOILS PRESENT
• NO WETLANDS PRESENT
• NO WATERS PRESENT. EPHEMERAL GULLEY FEATURES CREATED BY STORMWATER RUNOFF

- SURVEY NOTES:**
- THE ELEVATIONS AS SHOWN HEREON ARE REFERENCED TO NAVD 88 AS PER INFORMATION OBTAINED UTILIZING KEYNETOPS, A TRIMBLE VRS NETWORK.
 - BENCHMARK INFORMATION:**
• TBM 'A' - TOP OF A FOUND CONCRETE MONUMENT. ELEVATION = 347.14 FEET (NAVD 88)
• TBM 'B' - RIM OF SANITARY SEWER MANHOLE. ELEVATION = 361.30 FEET (NAVD 88)
 - BOUNDARY INFORMATION TAKEN FROM THE DEED OF RECORD FOUND IN INSTRUMENT NO. 2014058701 AS RECORDED IN THE OFFICE OF THE BUCKS COUNTY RECORDER OF DEEDS.
 - FIELD SURVEY PERFORMED BY R.L. SHOWALTER & ASSOCIATES, FEBRUARY 2012, AND RESURVEYED ON AUGUST 15, 2022.
 - PLAN REFERENCES:
4.1. INSTRUMENT #1100010477, RECORDED 02/14/1968 PLAN BOOK 51 PAGE 28: FINAL PLAN OF LOTS SECTION II, VALLEY VIEW, FOR JACK WALKER, CHALFONT, PA, DATED 12/18/1967.
4.2. INSTRUMENT #1100010205, RECORDED 06/30/1967 PLAN BOOK 46 PAGE 8: FINAL PLAN OF LOTS SECTION I, VALLEY VIEW, FOR JACK WALKER, CHALFONT, PA, DATED 03/30/1966.
4.3. REFER TO CROSS-EASEMENT FOR DRIVEWAYS AND UTILITIES AS RECORDED IN BOOK 2013 PAGE 1920 FOR THE EXISTING DRIVEWAY THAT CROSSES ADJACENT TWP 26-10-28.

LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY
- ROW (ULTIMATE & LEGAL)
- PROPERTY SETBACK LINE
- EXISTING CONTOUR INTERVAL
- EXISTING CONTOUR INDEX
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING SOILS
- IRON PIN FOUND
- CONC. MONUMENT FOUND
- EXISTING UTIL. POLE
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING INLET
- EXISTING TREE EXISTING
- EVERGREEN TREE
- EXISTING TREE (TBR)
- STEEP SLOPES 8-15%
- STEEP SLOPES 15-25%
- STEEP SLOPES 25%-
- WOODS



PA ONE CALL UTILITIES
#20222212537

USER NAME	ADDRESS	CONTACT	RESULTS
ONETSA	1645 UPPER STATE RD DOY ESTOWAN PA. 19801	JOHN SCHMIDT jschmidt@onetsa.org	CLEAR
COMCAST CABLE COMMUNICATIONS	180 SPOCKMANER RD POTTSTOWN, PA. 19464	MIKE KIMBERLY mike_kimberly@cable.comcast.com	CLEAR
NWVA	200 WALNUT ST. NORTH WALES, PA. 19454	JOSEPH MURPHY JMURPHY@NWVA.ORG	PDF RECEIVED
NEW BRITAIN TWP	207 PARK AVE CHALFONT, PA. 18914	RYAN CRESSMAN RCRESSMAN@NEWBRITAIN.TOWNSHIP.PA.GOV	CLEAR
PECO energy c/o usic	450 S. HENDERSON RD KINGS OF PRUSSIA, PA. 19406	NIKKIA SIMPKINS NIKKIA.SIMPKINS@USIC.LLC.COM	PLANS RECEIVED
VERIZON PA	1050 VIRGINIA DR FORT WASHINGTON, PA. 19034	DARLENE LEFFERD JOHNSON 215-283-0590	PDF RECEIVED

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

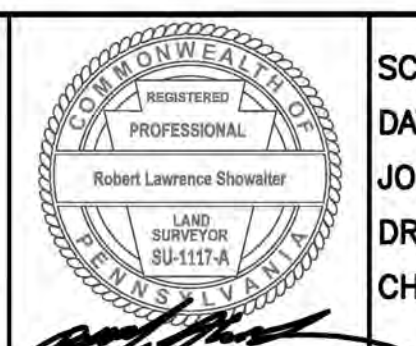
PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND 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 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
	03/02/2023	PER TWP ENGR 9/20/2022 REVIEW
REVISIONS		

T.M.P. 26-010-027

EXISTING FEATURES PLAN

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



SCALE: 1" = 50'
DATE: 02-22-2021
JOB NO.: #2021-004A
DRAWN BY: TP/LAZ
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
CRAIG & PAULINE DEFELICE
110 SHEFFIELD COURT
CHALFONT, PA 18914

SHEET
2 OF 7

GRADING NOTES:

- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- 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).
- THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 1%.
- EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL EARTH SLOPES AT 3:1 OR GREATER.

UTILITY NOTES:

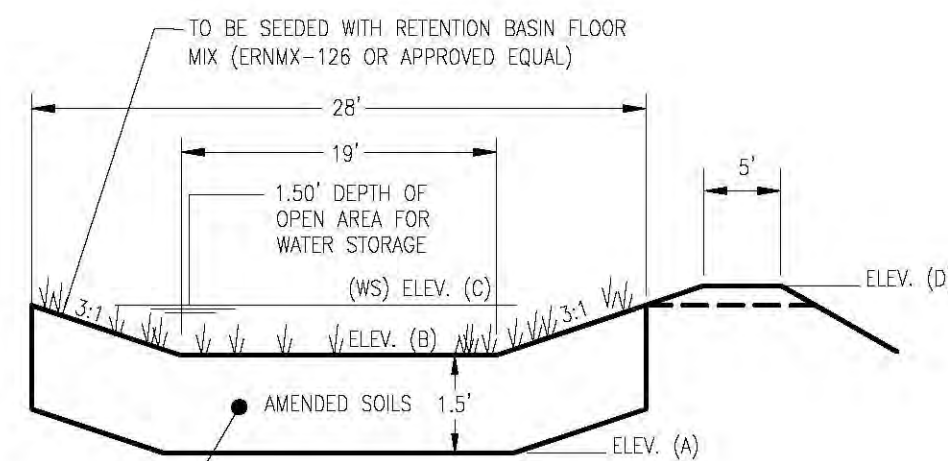
- CONTRACTOR TO CONFIRM THE HORIZONTAL LOCATION AND VERTICAL ELEVATION OF UTILITIES BEING CROSSED OR CONNECTED INTO PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE INFORMED IN WRITING OF ANY DISCREPANCIES OR CLEARANCE ISSUES PRIOR TO PROCEEDING WITH CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.
- GAS, ELECTRIC, TELEPHONE AND CABLE TO BE DESIGNED BY RESPECTIVE PROVIDERS. DESIGN TO BE COORDINATED WITH CONTRACTOR.
- ALL SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE PROPOSED RESIDENCE ON LOT 2 SHALL BE SERVICED WITH PUBLIC WATER AND ON-LOT SEPTIC. THE EXISTING BUILDING ON LOT 1 IS SERVICED BY AN EXISTING ON-LOT WELL AND AN EXISTING ON-LOT SEPTIC SYSTEM.

LANDSCAPING NOTES:

- THE LOCATION, DIMENSIONS AND SPACING OF REQUIRED PLANTINGS SHOULD BE ADEQUATE FOR THEIR PROPER GROWTH AND MAINTENANCE, TAKING INTO ACCOUNT THE SIZES OF SUCH PLANTINGS AT MATURITY AND THEIR PRESENT AND FUTURE ENVIRONMENTAL REQUIREMENTS, SUCH AS WIND, SOIL, MOISTURE AND SUNLIGHT. PLANTINGS SHOULD BE SELECTED AND LOCATED WHERE THEY WILL NOT CONTRIBUTE TO CONDITIONS HAZARDOUS TO PUBLIC SAFETY.
- INSTALLATION. ALL SHADE AND EVERGREEN TREES SHALL BE SUPPORTED WITH STAKES AND GUY WIRING IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS. THE BACKFILL FOR EXCAVATED PLANTING AREAS SHALL BE COMPOSED OF NATIVE TOPSOIL AND SHALL BE MULCHED SIX INCHES BEYOND THE DRIPLINE.
- MAINTENANCE AND GUARANTEE. THE APPLICANT IS REQUIRED TO MAINTAIN AND GUARANTEE ALL PLANT MATERIAL UNTIL THE END OF THE EIGHTEEN-MONTH MAINTENANCE PERIOD. ANY PLANT MATERIAL THAT IS DEEMED, IN THE OPINION OF THE TOWNSHIP ENGINEER, NOT TO HAVE SURVIVED OR NOT TO HAVE GROWN IN A MANNER CHARACTERISTIC OF ITS TYPE, SHALL BE REPLACED WITHIN THE EIGHTEEN-MONTH MAINTENANCE PERIOD.
- PROTECT ALL PLANT MATERIAL FROM DEER DAMAGE AS REQUIRED UNTIL PROJECT COMPLETION AND ACCEPTANCE BY OWNER/MUNICIPALITY.

PLANTING SCHEDULE

NO.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
STREET TREES						
8	AR	ACER RUBRUM	RED MAPLE	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
7	TC	TILIA CORDATA	LITTLE LEAF LINDEN	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
BUFFER YARD ESMT PLANTINGS						
DECIDUOUS TREES						
3	FG	FAGUS GRANDIFOLIA	AMERICAN BEECH	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
3	QA	QUERCUS ALBA	WHITE OAK	3"-3 1/2" CAL. MIN.	B&B	MATCH FORM
6	PA					
FLOWERING TREES						
5	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL. MIN.	B&B	MATCH FORM
4	PK	PRUNUS KWANZAN	KWANZAN CHERRY	2" CAL. MIN.	B&B	MATCH FORM
DECIDUOUS & EVERGREEN SHRUBS						
9	VD	VIBURNUM DENTATUM	ARROWWOOD, SOUTHERN	30" HGT. MIN.	B&B	MATCH FORM
9	TO	TOXALIA OCCIDENTALIS	AMERICAN ARBORVITAE	4' HGT. MIN.	B&B	MATCH FORM



SECTION A-A

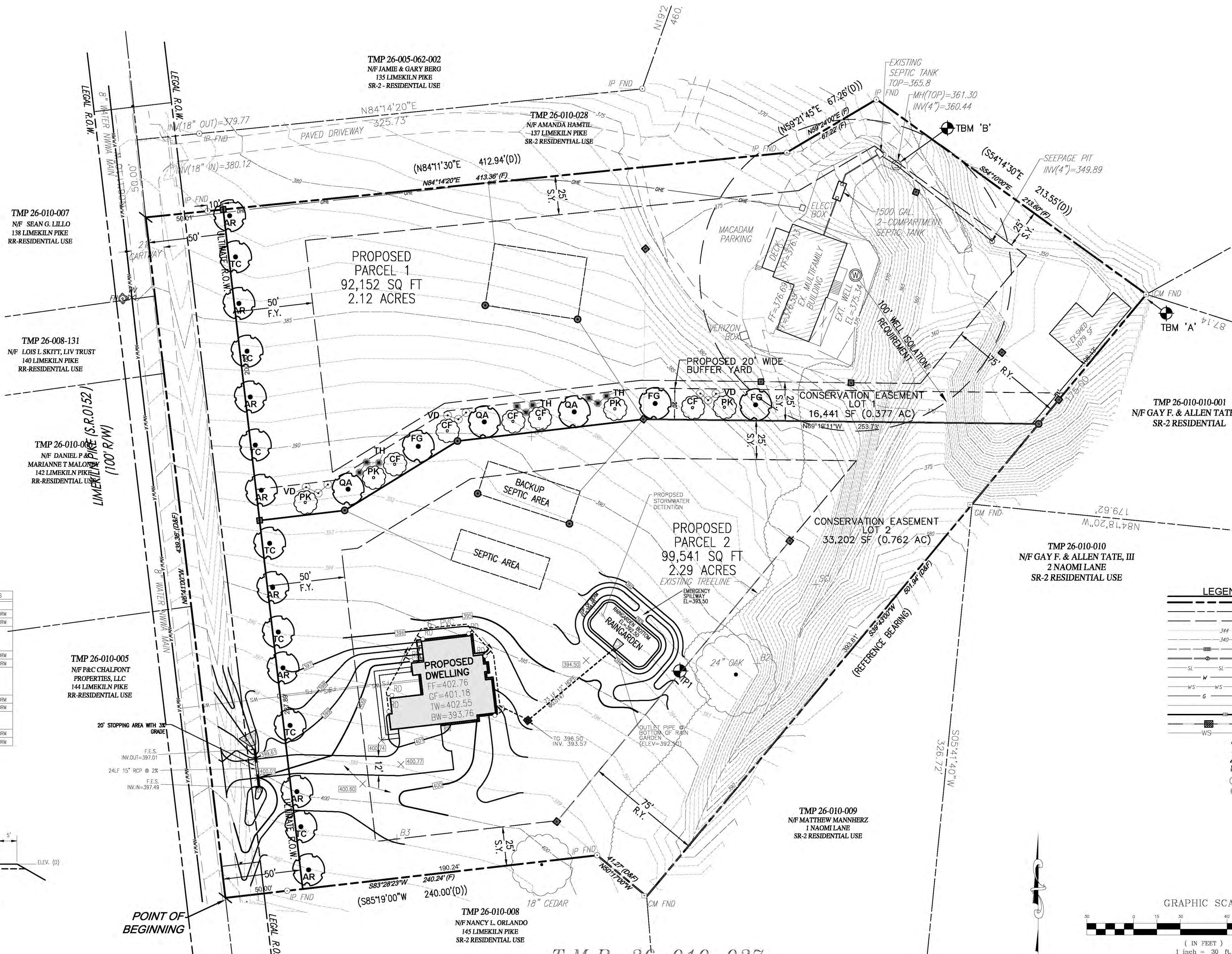
RAINGARDEN CROSS SECTION W/ AMENDED SOILS DETAIL

N.T.S.

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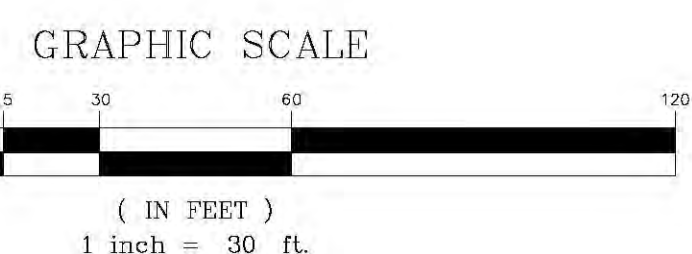
NO.	DATE	COMMENT
03/02/2023	PER TWP ENGR 9/20/2022 REVIEW	

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LEGEND

- BOUNDARY LINE
- ADJ. BOUNDARY LINE
- SETBACK LINE
- 344 EXISTING CONTOUR INTERVAL
- 340 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 STORM SEWER
- PROPOSED WATER SERVICE
- PROPOSED WATER VALVE
- EXIST. UTILITY POLE
- EXIST. WATER VALVE
- EXISTING TREE
- EXISTING EVERGREEN TREE

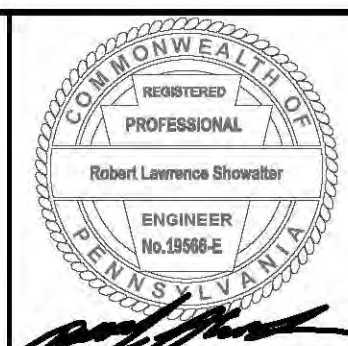


T.M.P. 26-010-027

GRADING & UTILITY PLAN

R. L. Showalter & Associates, Inc.

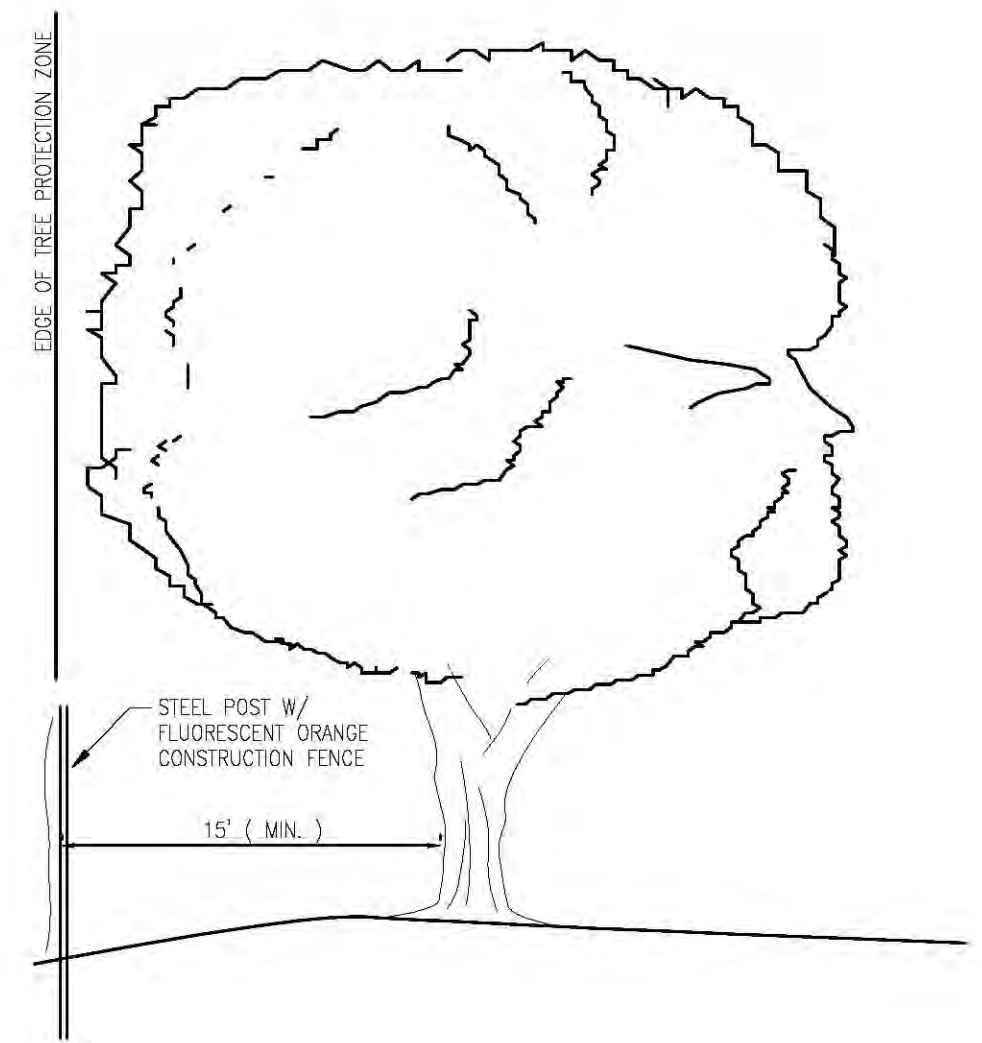
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2890
FAX (215) 822-5884
EMAIL: showalterassociates@rlshowalter.com



SCALE: 1" = 30'
DATE: 02-22-2021
JOB NO.: #2021-004A
DRAWN BY: TP/LAZ
CHECKED BY: RLS

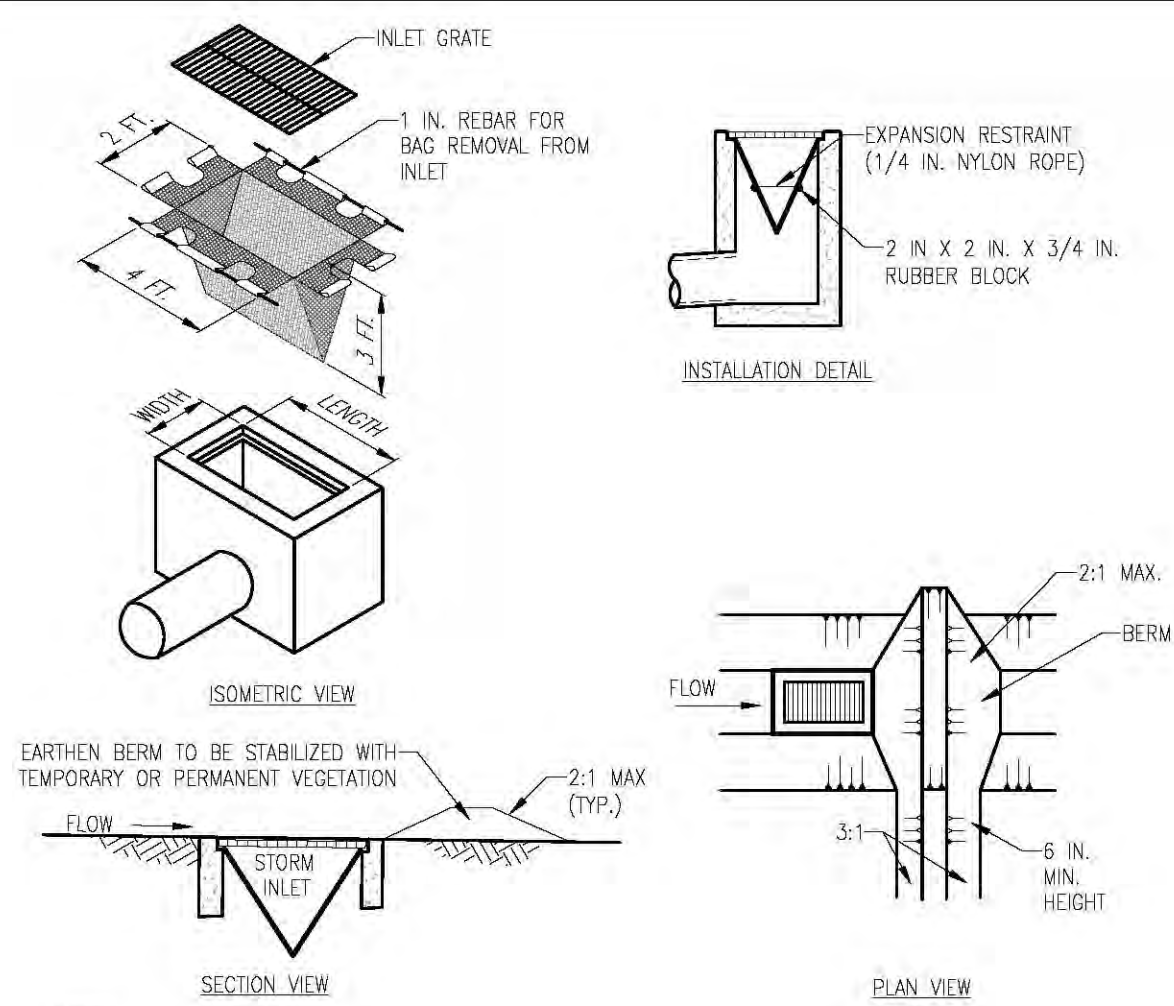
SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
CRAIG & PAULINE DEFELICE
110 SHEFFIELD COURT
CHALFONT, PA 18914

SHEET
3 OF 7



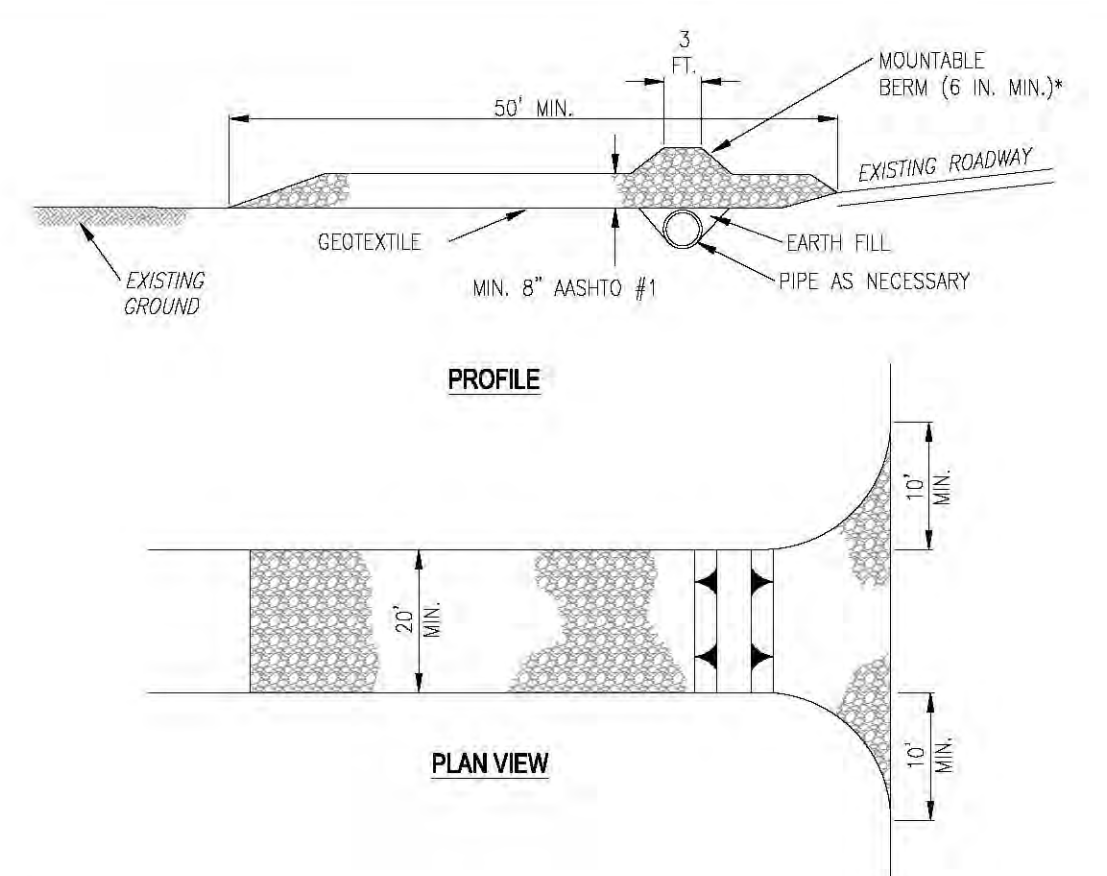
NOTE:
48" HIGH FLUORESCENT ORANGE CONSTRUCTION FENCE (INSTALLED ON STEEL POST 8" ON CENTER) TO BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. BOUNDARY OF THE TREE PROTECTION ZONE SHALL BE MEASURED 15 FEET AWAY FROM THE TRUNK OR AT THE DRIFLINE (WHICHEVER IS GREATER).

TREE PROTECTION - DETAIL
NOT TO SCALE



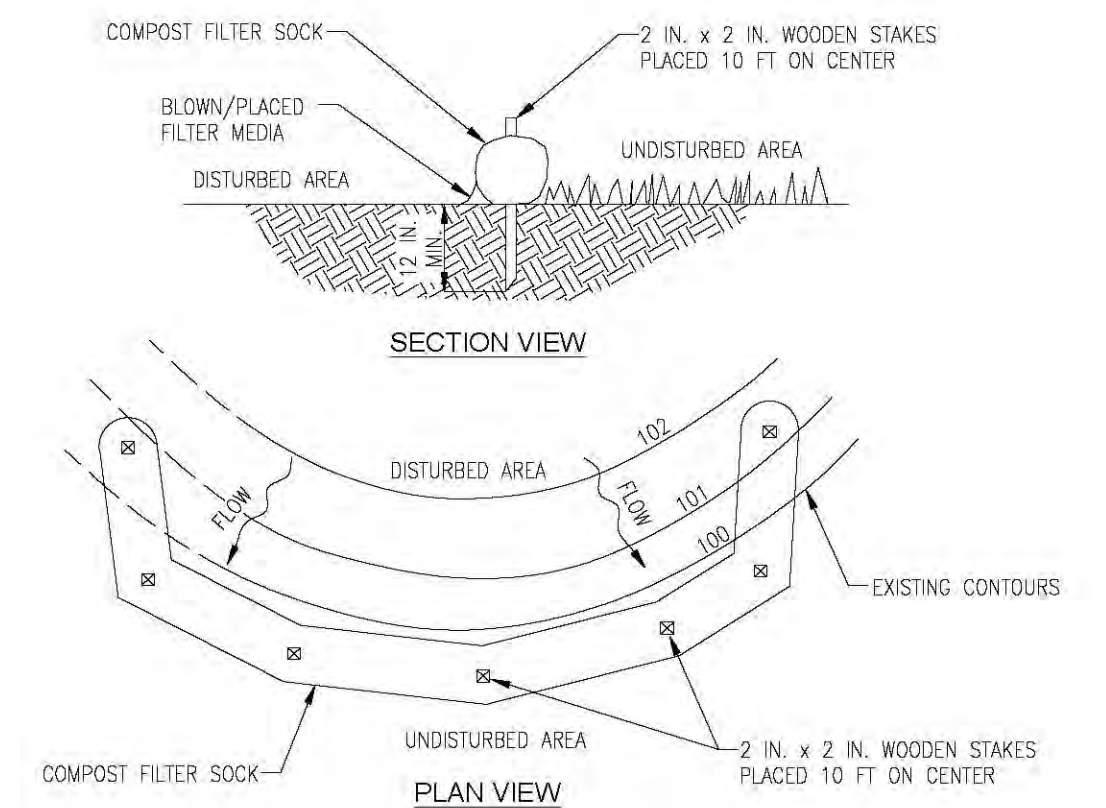
NOTES:
MAXIMUM DRAINAGE AREA = 1/2 ACRE.
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.
INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINGED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET
NOT TO SCALE



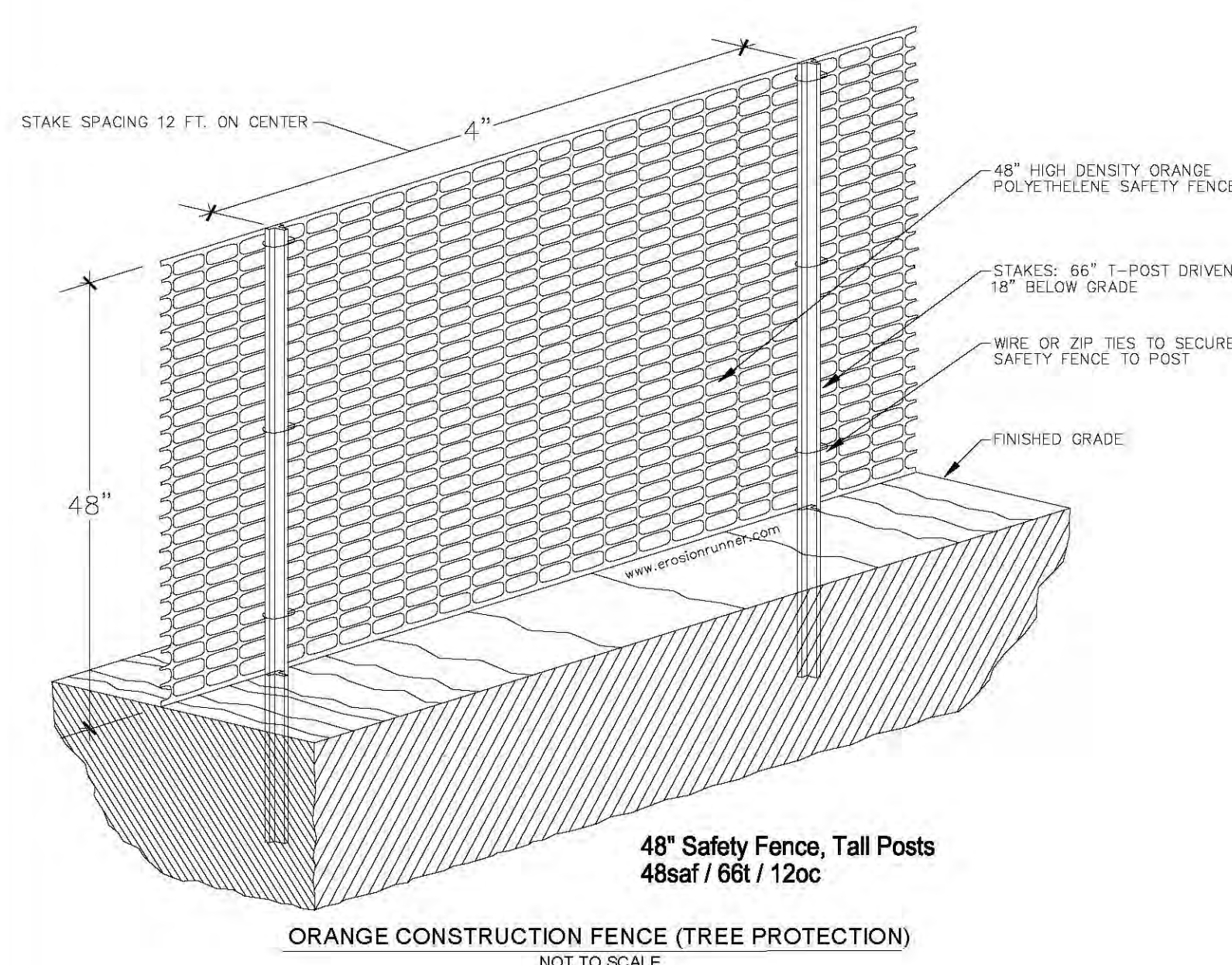
NOTES:
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS 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
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



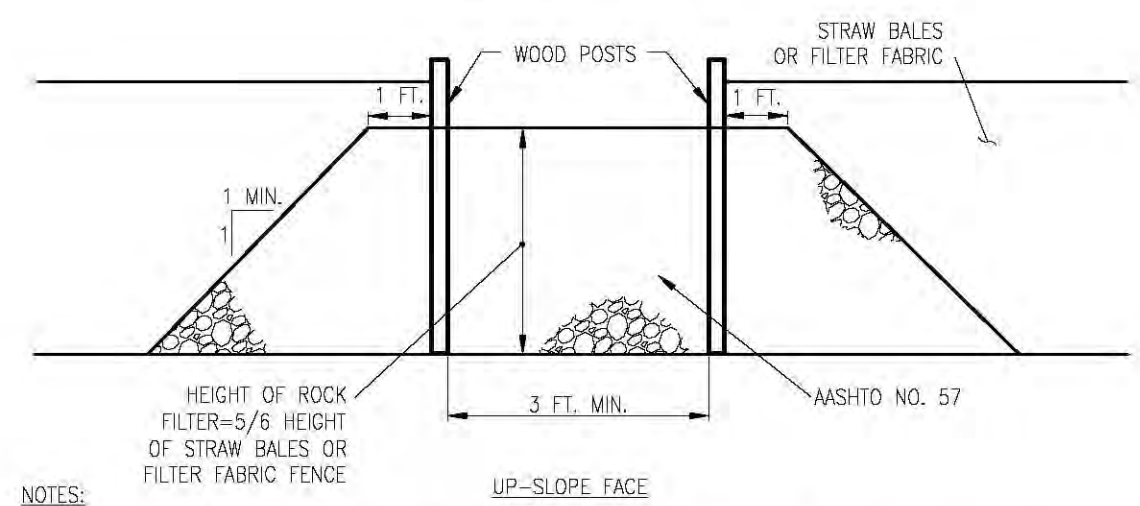
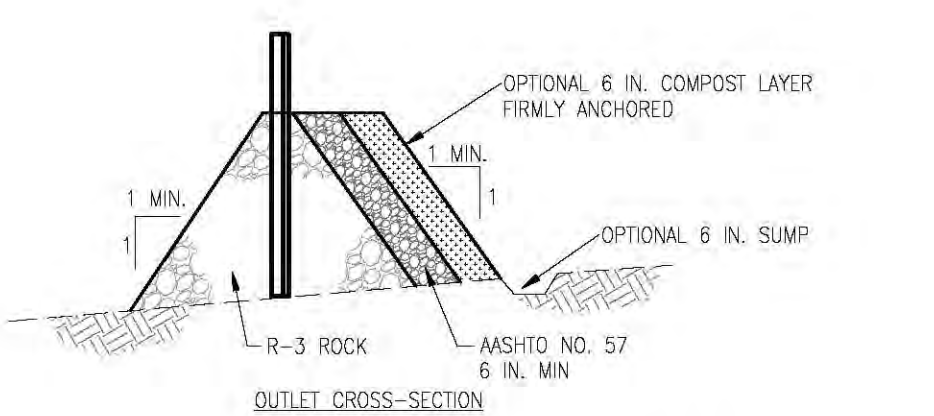
NOTES:
SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE 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. 5 SPECIFICATIONS OR DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER REPAIR 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 5 RECOMMENDATIONS.
ACCORDING TO MANUFACTURER 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



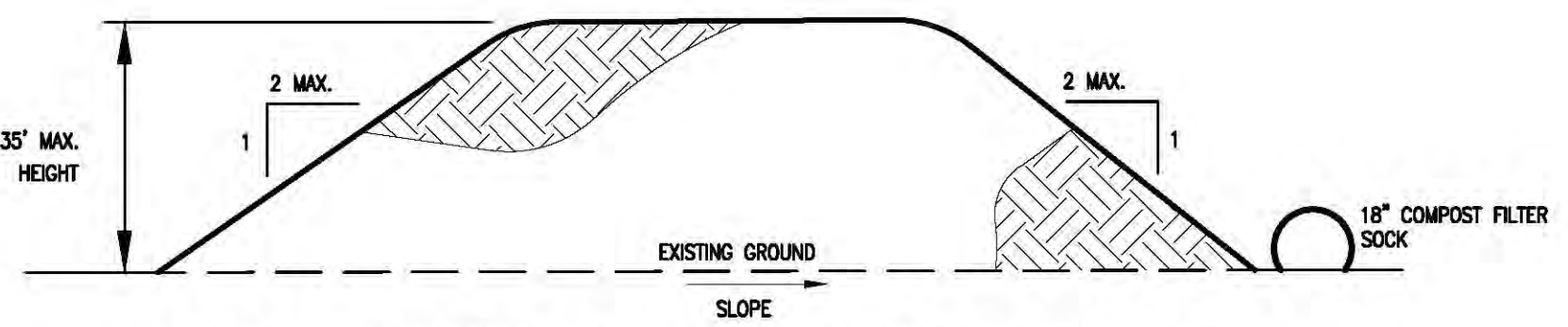
48" Safety Fence, Tall Posts
48saf / 66t / 12oc

ORANGE CONSTRUCTION FENCE (TREE PROTECTION)
NOT TO SCALE



NOTES:
A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A SILT FENCE OR STRAW BALE BARRIER HAS OCCURRED DUE TO CONCENTRATED FLOW. ANCHORED COMPOST LAYER SHALL BE USED ON UPSLOPE FACE IN HQ AND EV WATERSHEDS.
SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

STANDARD CONSTRUCTION DETAIL #4-6
ROCK FILTER OUTLET
NOT TO SCALE



NOTES:
1. SILT SOCK SHALL BE PLACED AROUND TOPSOIL STOCKPILES TO PREVENT SEDIMENT FROM LEAVING THE SITE. IT SHOULD BE STAKED PER THE SILT SOCK DETAILS AS SHOWN ON THE PLAN.
2. SEED STOCKPILE PER TEMPORARY SEEDING SPECIFICATIONS.

STANDARD CONSTRUCTION DETAIL #3-16
PUMPED WATER FILTER BAG
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-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

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

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

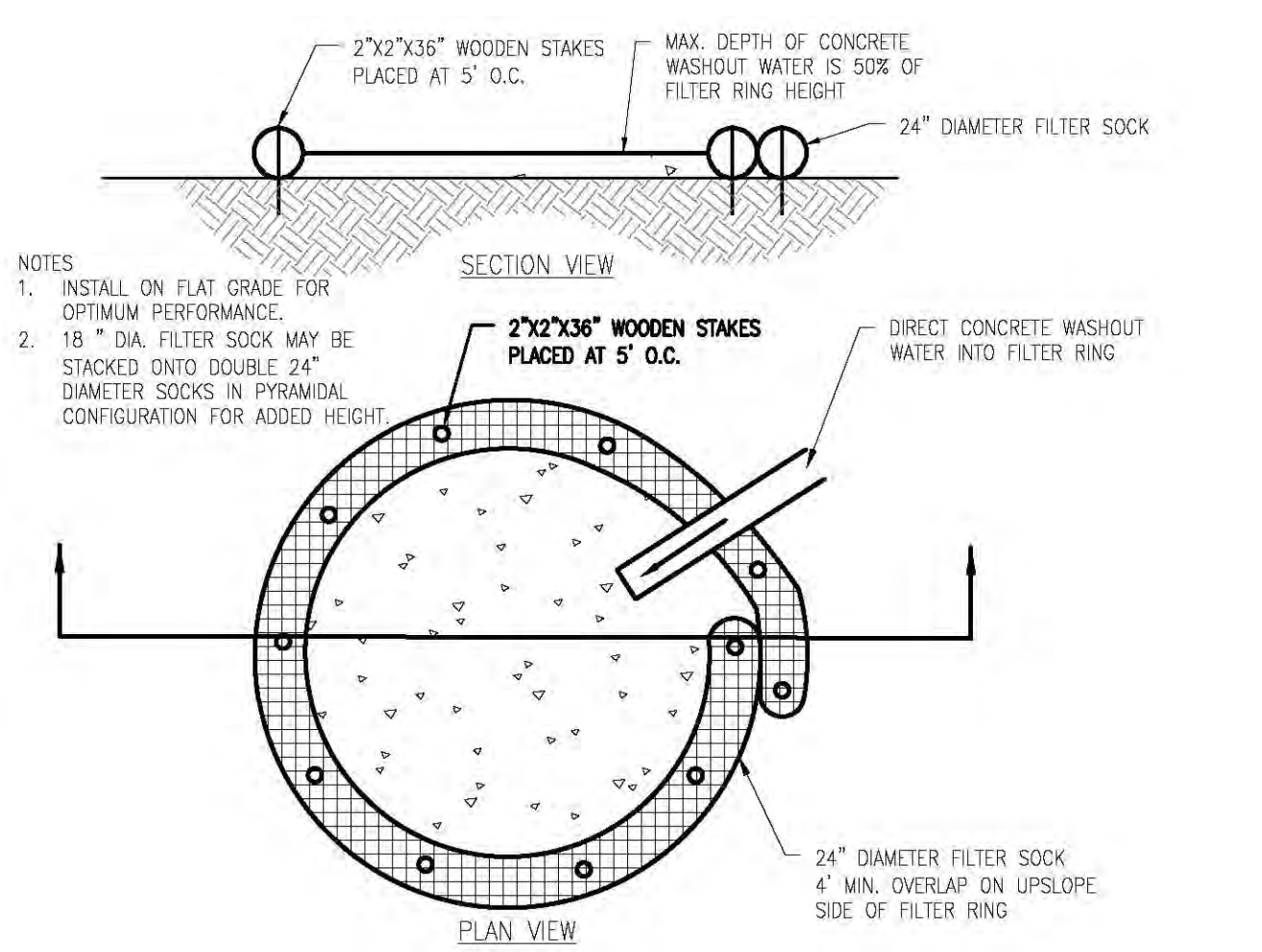
BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5% CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR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

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

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

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

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



NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
2. 18" DIA. FILTER SOCK MAY BE STACKED ONTO DOUBLE 24" DIAMETER SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.

TYPICAL COMPOST SOCK WASHOUT
INSTALLATION
NOT TO SCALE

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NO.	DATE	COMMENT
	03/02/2023	PER TWP ENGR 9/20/2022 REVIEW

T.M.P. 26-010-027

EROSION & CONTROL DETAIL PLAN

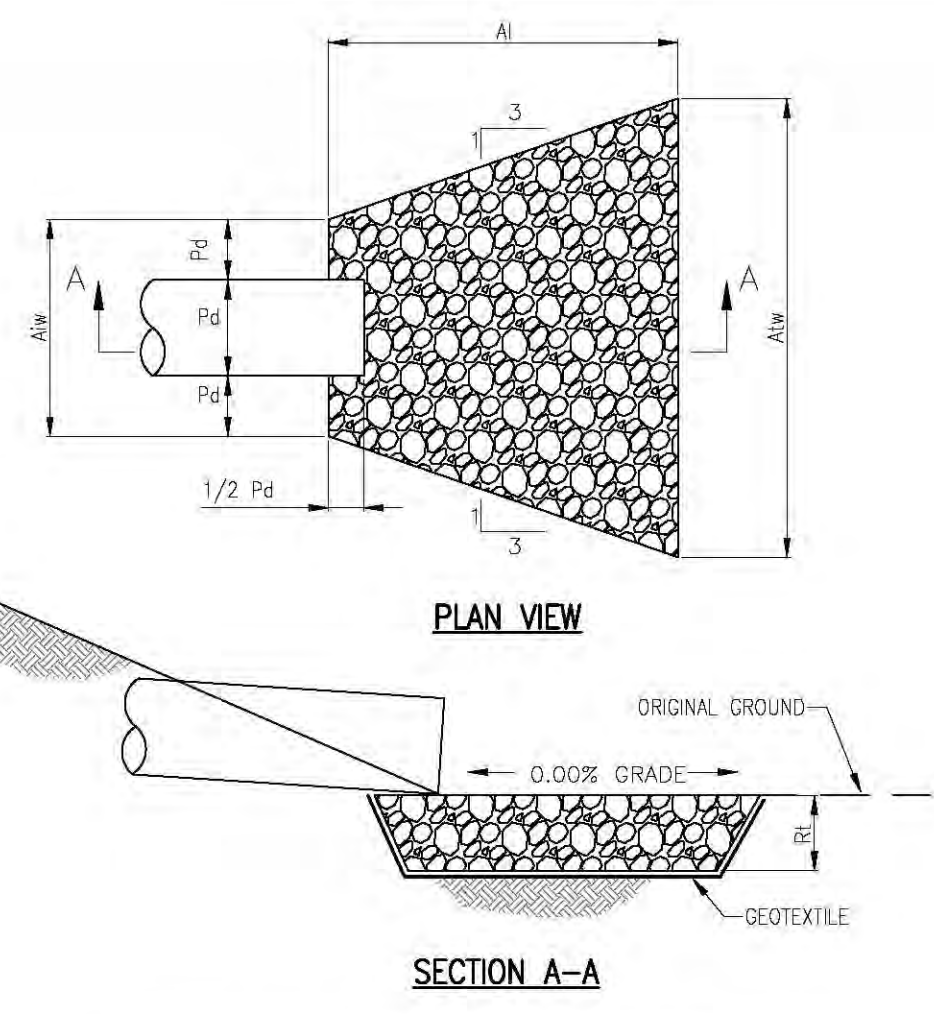
R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2890
FAX (215) 822-5884
EMAIL: showalterassociates@rlshowalter.com

SCALE: AS SHOWN
DATE: 02-22-2021
JOB NO.: #2021-004A
DRAWN BY: TP/LAZ
CHECKED BY: RLS

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PA
PREPARED FOR:
CRAIG & PAULINE DEFELICE
110 SHEFFIELD COURT
CHALFONT, PA 18914

SHEET
5 OF 7

Plotted: 03/02/23 - 2:00 PM. By: rcaugh
File: F:\DWG\2021\2021-004A - Prestige & D'Angelo - NBT\ENGINEERING\21-004_DETAILS.dwg - DS-EAS-DETAIL
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OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP		APRON	
		SIZE Rt (IN)	THICK. Rt (IN)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Alw (FT)
DRIVEWAY	15	3	9	8	3.75
Basin	12	3	9	6	3.00

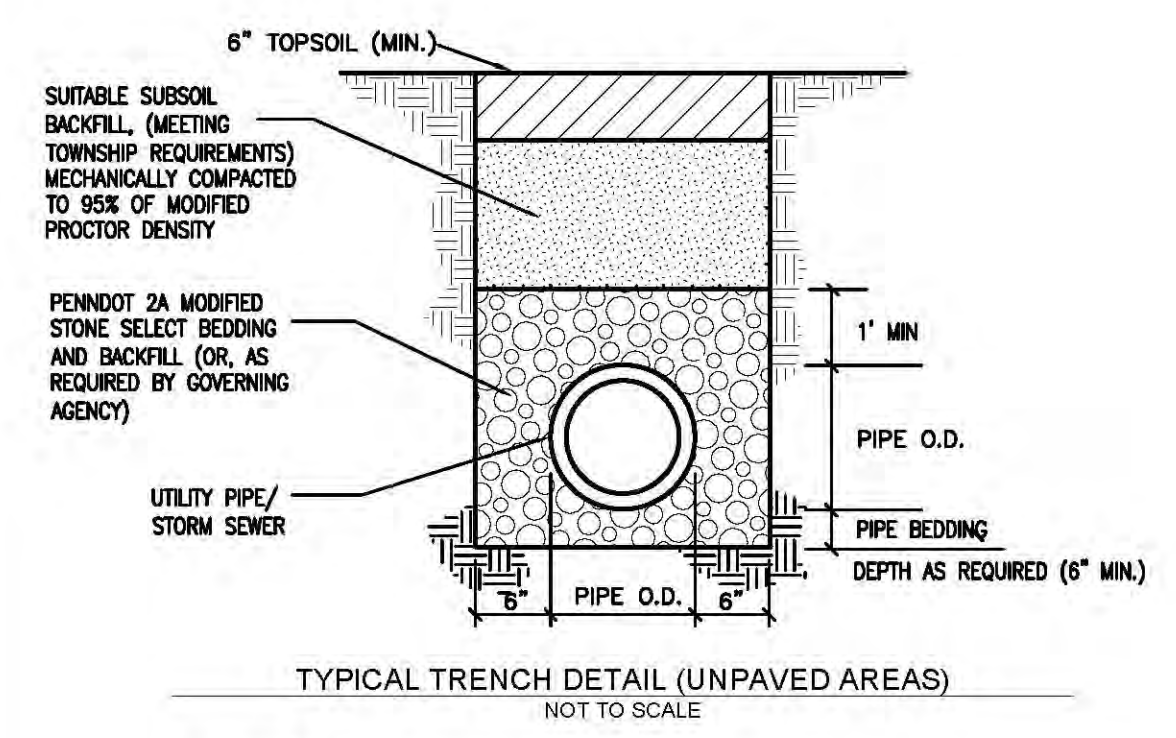
NOTES:

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

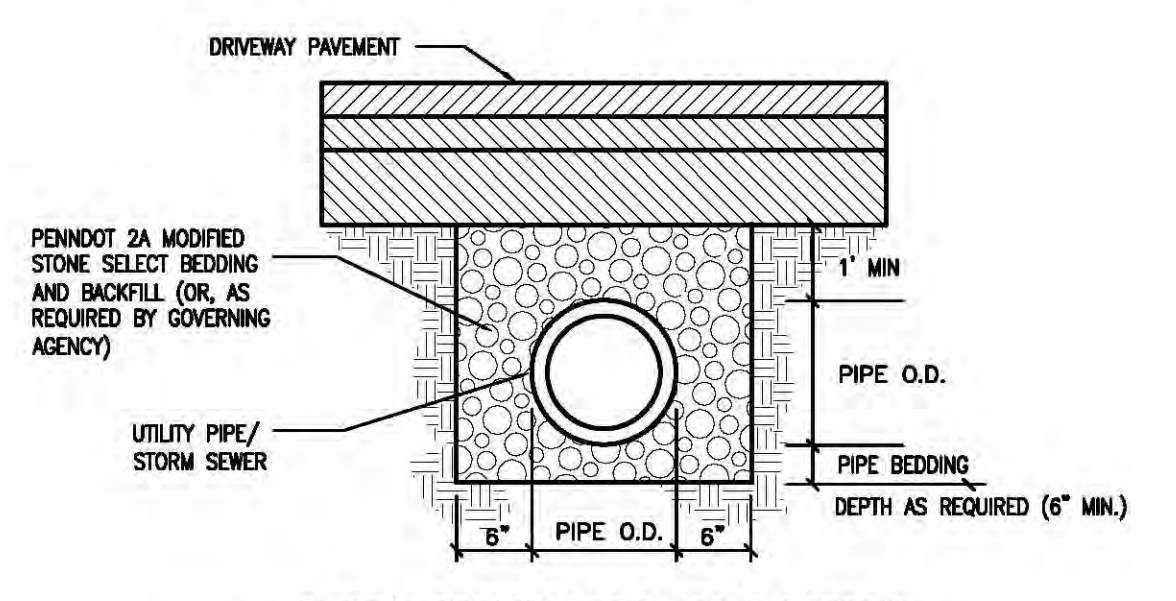
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

EXTEND RIPRAP ON BACK SIDE OF APRON TO AT LEAST 1/2 DEPTH OF PIPE ON BOTH SIDES TO PREVENT SCOUR AROUND THE PIPE.

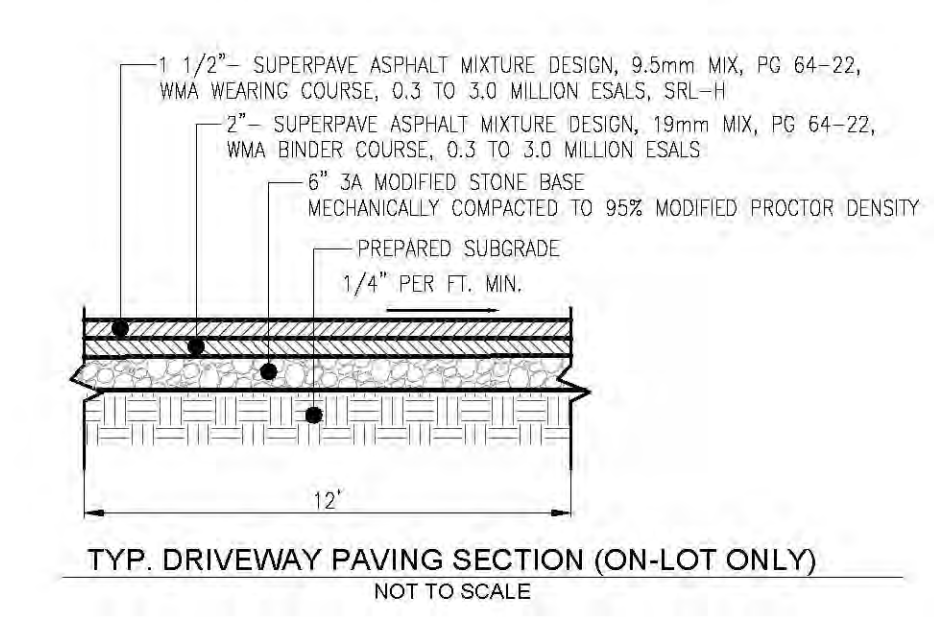
STANDARD CONSTRUCTION DETAIL #9-2
RIPRAP APRON AT PIPE OUTLET - NO FLARED ENDWALL
 NOT TO SCALE



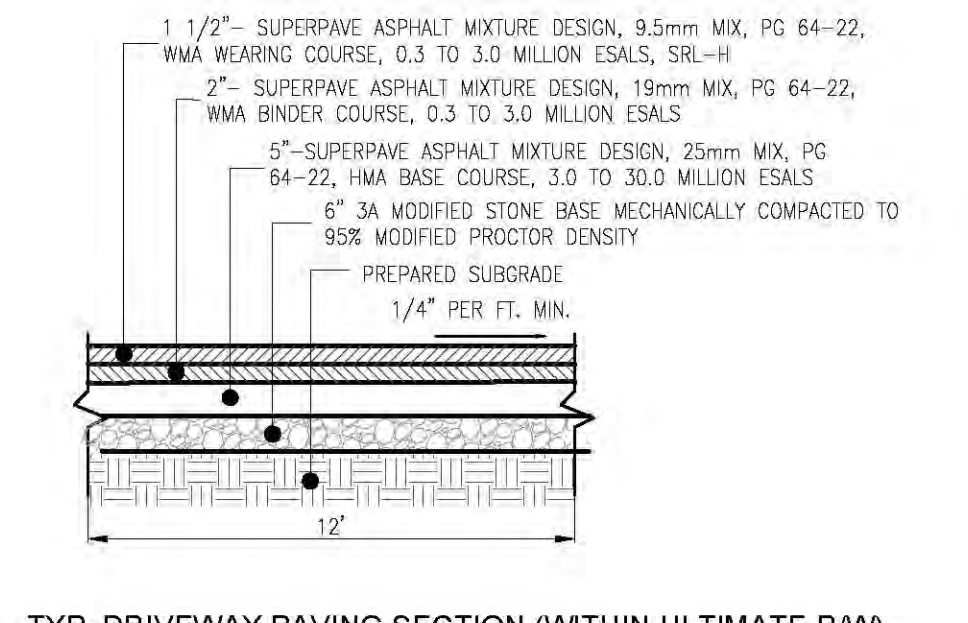
TYPICAL TRENCH DETAIL (UNPAVED AREAS)
 NOT TO SCALE



TYPICAL TRENCH DETAIL (PAVED AREAS)
 NOT TO SCALE



TYP. DRIVEWAY PAVING SECTION (ON-LOT ONLY)
 NOT TO SCALE



TYP. DRIVEWAY PAVING SECTION (WITHIN ULTIMATE R/W)
 NOT TO SCALE

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 File: F:\WORK\2021\2021-004A - Prestige & D'Angelo - NBT\ENGINEERING\21-004A_DETAILS.dwg-06-Detail
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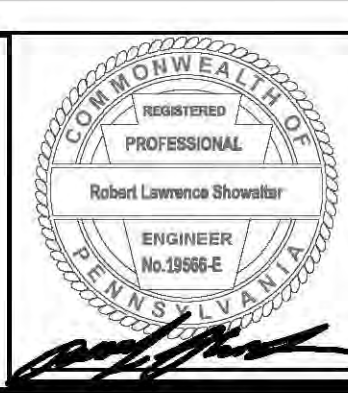
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DETAIL
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R. L. Showalter & Associates, Inc.

116 East Butler Avenue
 Chalfont, PA 18914
 (215) 822-2990
 FAX (215) 822-5884
 EMAIL: showalterassociates@rlshowalter.com

• Engineering • Planning • Surveying •



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