

PRELIMINARY SUBDIVISION PLANS BIRCH RUN AT NEW BRITAIN

(AKA NEW BRITAIN CTP PROPERTY)

TMP #26-06-101, #26-06-101-003, # 26-06-101-004
COUNTY LINE ROAD AND WEST BUTLER AVENUE
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

OWNER OF RECORD

CTP MANAGEMENT LLC
4123 CREAMERY ROAD
CREAMERY, PA 19430
610-489-2122

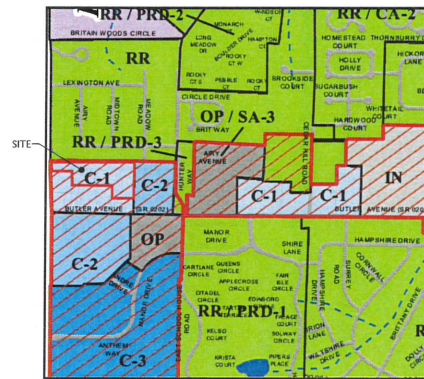
EQUITABLE OWNER/APPLICANT

TOLL MID-ATLANTIC LP COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-938-8000

ENGINEER, PLANNER, LANDSCAPE ARCHITECT

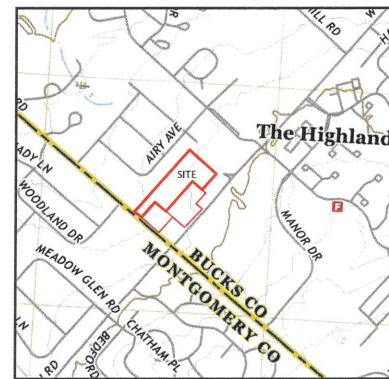
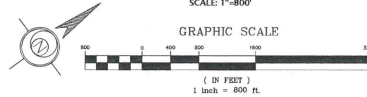
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-914-2050

CONTACT:
JEFF MADDEN, P.E.
PROJECT ENGINEER
JUSTIN BARNETT, RLA, AICP
PLANNER & LANDSCAPE ARCHITECT



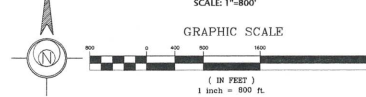
ZONING MAP

SCALE: 1"=800'



LOCATION MAP

SCALE: 1"=800'



SITE IMPACT NOTES:

1. THE EXISTING GARAGE AND SUBSEQUENT STRUCTURES, ALONG WITH THE GRAVEL ACCESS DRIVE AND PARKING AREA WILL BE REMOVED. THE SHARED ACCESS DRIVE AND STORMWATER FACILITY NEAR COUNTY LINE ROAD WILL REMAIN.
2. THE MAIN ENTRANCE TO THE PROPOSED RESIDENTIAL PORTION OF THE DEVELOPMENT IS PROPOSED FROM THE EXISTING SHARED ACCESS DRIVE ON COUNTY LINE ROAD. A SECONDARY MEANS OF ACCESS HAS BEEN ACQUIRED VIA A 30-FOOT WIDE EASEMENT ON THE WAWA PARCEL. THE ADDITIONAL ACCESS PROVIDES BOTH ADDITIONAL VEHICULAR AND PEDESTRIAN CIRCULATION TO ADJACENT PARCELS AS WELL AS THE SITE OUT TO W BUTLER AVE. SITE PLAN PROVIDES A 45 FOOT WIDE BUFFER ALONG THE NORTHERN EXISTING RESIDENTIAL AND COMMERCIAL PROPERTIES. EXISTING INVASIVE TREES IN POOR HEALTH ARE PROPOSED TO BE REMOVED AND NEW NATIVE LANDSCAPE BUFFER PLANTINGS ARE PROPOSED.
3. THE PROPOSED DEVELOPMENT PROPOSES DISTURBANCE OF WETLAND MARGIN AREA FOR SITE GRADING DISTURBANCE FOR STORMWATER MANAGEMENT FACILITIES. NO DISTURBANCES TO WETLANDS AREA PROPOSED.

GENERAL NOTES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
2. PROJECT PARCELS INCLUDE: WAWA PARCEL (TMP #26-06-101), CREAMERY TIRE PARCEL (TMP #26-06-101-003), RESIDENTIAL PARCEL (TMP #26-06-101-004).
3. SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.

SHEET INDEX

SUBDIVISION PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2-3	RP01.01 - RP01.02	SECOND PLANS
4	SD02.01	GENERAL NOTES
5-8	SD03.01 - SD03.04	EXISTING FEATURES PLANS
9	SD03.05	ARCIAL MAP
10	SD04.01	OVERALL SITE PLAN
11-15	SD05.01 - SD05.05	GRADING PLANS
16-20	SD07.01 - SD07.05	UTILITY PLANS
21-23	SD08.01 - SD08.02	ROAD PLAN & PROFILE
23	SD08.03	EASEMENT PROFILES
24-28	SD09.01 - SD09.05	CONSTRUCTION DETAILS
29-30	SD09.06 - SD09.07	SANITARY SEWER DETAILS
31-32	SD09.08 - SD09.09	WATER DETAILS
33-35	SD09.10 - SD09.12	BASEIN DETAILS
36-40	SD10.01 - SD10.05	LANDSCAPE & LIGHTING PLANS
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SHEET INDEX

EROSION & SEDIMENT PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	ES01.01	COVER SHEET
2 - 4	ES02.01 - ES02.05	EROSION AND SEDIMENT CONTROL PLAN
7 - 10	ES03.01 - ES03.04	EROSION AND SEDIMENT CONTROL DETAILS
11	ES03.05	EROSION AND SEDIMENT CONTROL NOTES

SHEET INDEX

POST CONSTRUCTION STORMWATER MANAGEMENT PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	PC01.01	PCSM COVER SHEET
2-3	PC02.01 - PC02.02	PCSM NOTES
4-7	PC03.01 - PC03.04	EXISTING FEATURES PLANS
8	PC04.01	PCSM OVERALL SITE PLAN
9	PC04.02	PRE-DEVELOPED DRAINAGE PLAN
10	PC04.03	POST-DEVELOPED DRAINAGE PLAN
11-15	PC05.01 - PC05.05	PCSM GRADING PLANS
16-18	PC06.01 - PC06.03	PCSM DETAILS



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1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

COVER SHEET

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/6/23 SCALE: AS NOTED
DESIGN: JMW DRAWN: ESE
FOR POST: 8363 SITE NAME: BRS-S-B-COVER
SHEET NO.: SD01.01
SHEET NO.: 1 OF 42

OWNER OF RECORD
CTP MANAGEMENT LLC
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CREAMERY, PA 19430
610-489-2122

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ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT

CONTACT:
JEFF MADDEN, P.E.
PROJECT ENGINEER
JUSTIN BARNETT, RLA
PLANNER & LANDSCAPE ARCHITECT
THOMAS B. HENDRICKS, P.L.S.
DIRECTOR OF FIELD OPERATIONS

PRELIMINARY/FINAL SUBDIVISION PLANS BIRCH RUN AT NEW BRITAIN (AKA NEW BRITAIN CTP PROPERTY)

TMP #26-06-101-004
COUNTY LINE ROAD AND WEST BUTLER AVENUE
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ZONING:

ZONING DISTRICT: C-1 COMMERCIAL
PROPOSED USE: (J31) PCOM-PLANNED COMMUNITY MIXED USE
PROPOSED SUB-USE: B5 SINGLE FAMILY ATTACHED TOWNHOMES

SITE DATA:

GROSS SITE AREA (TO TITLE LINE): 15.775 AC
MIN. LOT AREA: 14.866 AC (1)
TOTAL LOT AREA: 4.137 AC
WAWA PARCEL (TMP #26-06-101): 4.137 AC
CREAMERY TIRE PARCEL (TMP #26-06-101-003): 2.123 AC
RESIDENTIAL PARCEL (TMP #26-06-101-004): 8.606 AC

ZONING REQUIREMENTS: (C-1 COMMERCIAL)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. IMPERVIOUS COVERAGE (LOT)	35%	30%
MAX. IMPERVIOUS (SITE)	70%	75.2%
MIN. LOT WIDTH:	150 FT	>150 FT
MIN. LOT DEPTH:	120 FT	>120 FT
MAX. BUILDING COVERAGE (LOT)	40%	33%
MIN. YARDS SETBACK:		
FRONT:	40 FT	40 FT
SIDE:	15 FT	15 FT
REAR:	30 FT	30 FT

ZONING REQUIREMENTS: (B5 SINGLE FAMILY ATTACHED)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA:	FOOTPRINT=200 SF	FP=200 SF
MIN. LOT WIDTH: 1 CAR	20 FT	22 FT
MAX. IMPERVIOUS (LOT)	35%	30%
MIN. FRONT YARD SETBACK:	30 FT	30 FT
FROM ULT. STREET ROW:	30 FT	30 FT
FROM PARKING:	20 FT	20 FT
BUFFER YARD:	20' WIDE/SCREENING	20' WIDE/SCREENING
MAX. UNITS ATTACHED:	8 DU	6 DU
MIN. BLDG. SEPARATION:	30 FT	30 FT
REQUIRED PARKING: (3 BDRM)	2 SP/DU	3 SP/DU
REQUIRED VISITOR PARKING:	3 SP/DU (14 SP)	3 SP/DU (14 SP)
PROPOSED GROSS DENSITY:	N/A	5.12 DU/AC

CERTIFICATE OF OWNERS INTENT:

TO ALL TO WHOM THESE PRESENT MAY COME, WE CTP MANAGEMENT, LLC, SEND GREETINGS, KNOW YE THAT I, WE HAVE LAID OUT ON LANDS IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA, CERTAIN LOTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS MY, OUR HAND AND SEAL.

CTP MANAGEMENT, LLC

BY: _____

NAME: _____

TITLE: _____

CERTIFICATE OF OWNERS ACKNOWLEDGEMENT:

COMMONWEALTH OF PENNSYLVANIA: 1 55

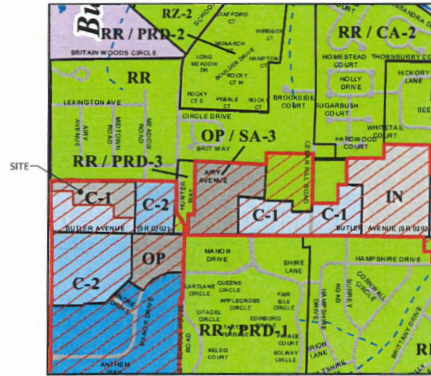
COUNTY OF BUCKS:

ON THIS _____ DAY OF _____, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE AN AUTHORIZED _____ OF CTP MANAGEMENT, LLC, AND THAT ON BEHALF OF SAME, BEING AUTHORIZED TO DO SO, DULY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



ZONING MAP

SCALE: 1"=800'

GRAPHIC SCALE

(1 IN FEET = 800 FT)

LIST OF VARIANCES GRANTED ON 4/19/18 BY THE ZONING HEARING BOARD:

- A VARIANCE FROM B27-200 J31 C-1, (USE DESCRIPTIONS AND REGULATIONS) OF THE NEW BRITAIN TOWNSHIP ZONING CODE, TO ALLOW A J31 PLANNED COMMUNITY MIXED USE WITH A BASE SITE AREA OF 14.866 ACRES IN LIEU OF THE REQUIRED MINIMUM 15 ACRES.

APPROVAL OF THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS ON THE _____ DAY OF _____, 2024.

CHAIRMAN _____

REVIEW OF THE TOWNSHIP ENGINEER:
REVIEWED BY NEW BRITAIN TOWNSHIP ENGINEER _____

TOWNSHIP ENGINEER _____

DATE: _____

BUCKS COUNTY PLANNING COMMISSION:

APPROVED BY BUCKS COUNTY PLANNING COMMISSION, _____, 2024
B.C.P.C. REVIEW # _____



LOCATION MAP

SCALE: 1"=800'

GRAPHIC SCALE

(1 IN FEET = 800 FT)

WETLANDS CERTIFICATION

I, _____, HEREBY CERTIFY THE DELINEATED WETLANDS SHOWN ON THE PLAN IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND BASED UPON THE U.S. ARMY CORPS OF ENGINEER GUIDELINES.

DATE: _____

APPLICANT CERTIFICATION

I/WE, CTP MANAGEMENT, LLC, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SUBMITTAL PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISION HAS PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

CTP MANAGEMENT, LLC
PA LICENSE NO. PE-070760

ENGINEER CERTIFICATION

I, JEFFREY M. MADDEN, P.E., ON THIS DAY OF _____, 2024, HEREBY CERTIFY THAT THE SUBMITTAL PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE PENNSYLVANIA CRITERIA WATERWAYS ACT AND STORMWATER MANAGEMENT ORDINANCE OR PLAN.

JEFFREY M. MADDEN, P.E.
PA LICENSE NO. PE-070760

DATE: _____

GENERAL NOTES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC., AND TOLL BROTHERS INC., ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS, INC., AND TOLL BROTHERS INC.
- PROJECT PARCEL INCLUDE: RESIDENTIAL PARCEL (TMP #26-06-101-004).
- SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.
- ALL MONUMENTS AND MARKERS SHALL BE SET AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. ALL MONUMENTS AND MARKERS SHALL BE SET WITHIN 0.64 OF A FOOT FROM ITS REQUIRED LOCATION.

PROPOSED USE:

THE PROPOSED SITE PLAN PROPOSES THE DEMOLITION OF THE EXISTING 1-STORY METAL GARAGE AND ELIMINATION OF ITS GRAVEL ACCESS ROAD AND PARKING AREA. THE PROJECT IS INTENT TO PROVIDE 44 SINGLE FAMILY ATTACHED TOWNHOMES. SITE PLAN PROPOSES THESE RESIDENTIAL DWELLINGS IN CONJUNCTION WITH OPEN SPACE, LANDSCAPE BUFFERS, NATURAL RESOURCE PROTECTION AND STORMWATER MANAGEMENT FACILITIES. ALL COMMON LANDS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

ZONING REQUIREMENTS: (J31 PLANNED COMMUNITY CENTER MIXED-USE)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. BASE SITE AREA:	15 ACRES	14.866 AC (1)
UPDATED BASE SITE AREA:		13.37 AC
MAX. RESIDENTIAL SUB-USE:	25% (3.94 AC)	15.5% (2.07 AC)
MIN. OPEN SPACE:	1/3 RES. SUB-USE (6.69 AC)	1.86 AC
BUFFER YARD:	35 FT	45 FT
BUILDING HEIGHT:	35 FT	35 FT

- (1) BASE SITE AREA BASED ON PREVIOUSLY APPROVED PLANS WITH VARIANCE GRANTED 4/19/18 PER WAWA SUBDIVISION PLANS PREPARED BY BOHLER ENGINEERING DATED 2019.11.01

CONDITIONAL USE APPLICATION APPROVED BY NEW BRITAIN BOARD OF SUPERVISORS ON JULY 17, 2023:

- CONDITIONAL USE APPROVAL TO PERMIT 44 TOWNHOMES, UNDER THE J31 PCOM-PLANNED COMMUNITY MIXED USE, SUB-USE B5 SINGLE FAMILY ATTACHED.
- A CONDITIONAL USE FOR THE FOLLOWING DEVIATIONS FROM THE PCOM DESIGN REGULATIONS:

- SEGNAGE: AS PERMITTED BY 22-305.J31.13.2.1.1.(b)(1)
APPLICANT IS REQUESTING TO PROVIDE A COMMUNITY IDENTIFICATION SIGN AT EACH ENTRANCE. THIS VIOLATES THE MAXIMUM PERMITTED NUMBER OF SIGNS PER 500 FEET OF STREET FRONTAGE.
- CONSERVATION EASEMENT DISTURBANCE:
APPLICANT IS REQUESTING TO DISTURB ROUGHLY 4,300 SF OF AN EXISTING CONSERVATION EASEMENT ON THE WAWA PARCEL TO PROVIDE ADDITIONAL VEHICULAR AND PEDESTRIAN CIRCULATION BETWEEN PARCELS IN COMBINATION WITH A WATER LINE EASEMENT. MINIMAL IMPACT TO AREAS CLASSIFIED AS WOODLANDS IS EXPECTED.

AREA TABULATION - BIRCH RUN AT NEW BRITAIN:

ROAD A ROW EASEMENT AREA:	41,967 SQ. FT. OR 0.963 ACRES
ROAD B ROW EASEMENT AREA:	15,096 SQ. FT. OR 0.347 ACRES
EXISTING ACCESS ROAD AREA:	24,742 SQ. FT. OR 0.568 ACRES
OPEN SPACE A AREA:	205,409 SQ. FT. OR 4.718 ACRES*
OPEN SPACE B AREA:	81,016 SQ. FT. OR 1.860 ACRES**
OPEN SPACE C AREA:	6,622 SQ. FT. OR 0.152 ACRES
TOTAL SITE AREA:	374,865 SQ. FT. OR 8.606 ACRES

*OPEN SPACE A INCLUDES LOTS 1 THROUGH 27.

**OPEN SPACE B INCLUDES LOTS 28 THROUGH 44.

RECORDER OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEED IN AND FOR THE COUNTY OF BUCKS, IN DOVERSTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____ ON THE _____ DAY OF _____, 2024.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND SUBDIVISION REGULATIONS OF THE TOWNSHIP OF NEW BRITAIN.

JEFFREY M. MADDEN
PA LICENSE NO. PE-070760

DATE: _____

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND SUBDIVISION REGULATIONS OF THE TOWNSHIP OF NEW BRITAIN.

THOMAS B. HENDRICKS, P.L.S.
PA LICENSE NO. SU-044032-6

DATE: _____

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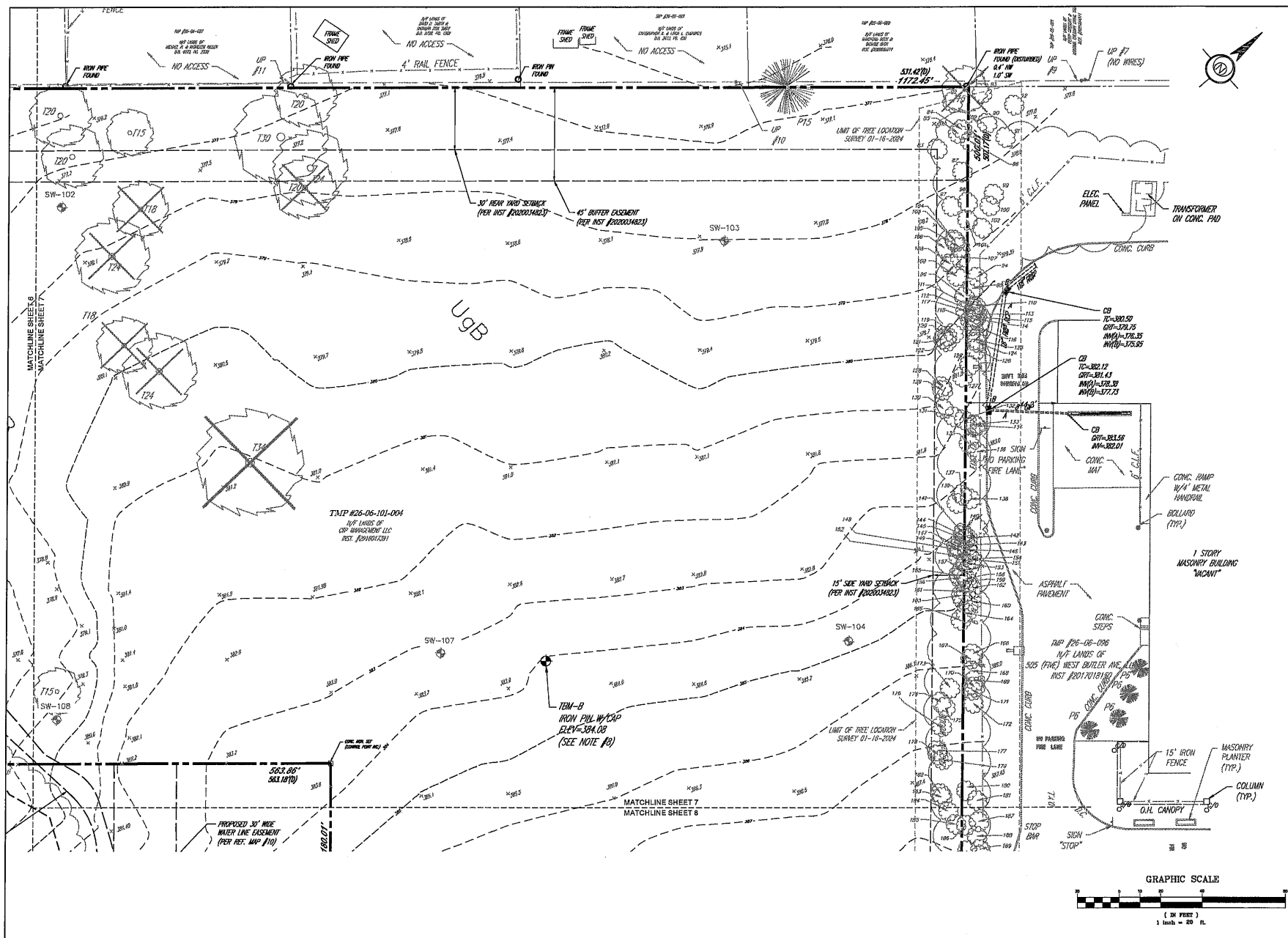
THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044032-6

ESE Consultants, Inc.
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RECORD PLAN
(RECORD SHEET 1 OF 3)

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/09/23 SCALE: AS NOTED
DESIGN: JMM DRAWN: JMM
JOB NO.: 2024 FILE NAME: RPS0.01
JOB NO.: 2024
SHEET NO.: 2 OF 42



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THOMAS B. REDRICKS
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

EXISTING FEATURES/ERSAP PLAN
TMP #26-08-101-004

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV	DATE	DESCRIPTION
1	12/16/24	UPDATE PLAN & PARTIAL TITLE LOCATION AS OF 6/16/2024

DATE: 10/06/23
DESIGN: LRP
JOB NO: 6383
FILE NAME: 6383-3-EXIST

SCALE: 1"=20'
DRAWN: LRP
SHEET NO: 7 OF 42

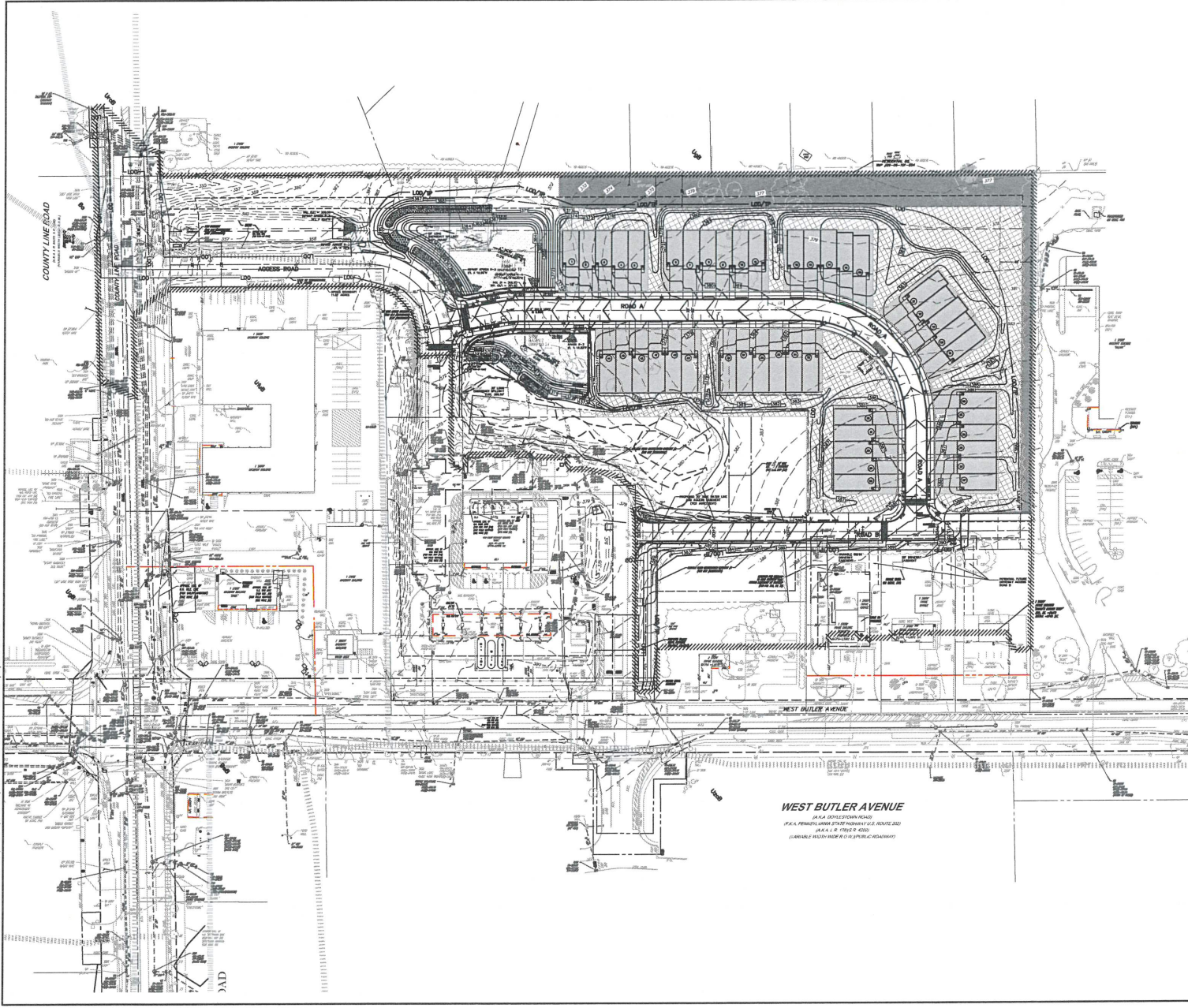
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FEET
GRAPHIC SCALE 1 inch = 200 ft.

DATE: 10/6/23	SCALE: 1"= 200'
DESIGN: ESE	DRAWN: EJS
JOB NO.: 8363	FILE NAME: 363-S-03-ADR
REF. NO.: SD03.05	
SHEET NO.: 9 OF 42	

ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050



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WEST BUTLER AVENUE
(A.K.A. DOWLEIGH ROAD)
(A.K.A. PENNSYLVANIA STATE ROUTE 112 (ROUTE 202))
(A.K.A. R. TRIST N 42ND)
(UNPAVED ROAD - 6' (18.29M) WIDE)

- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS
 - PROPOSED TREE LINE
 - EXISTING TREE LINE
 - WETLANDS LIMIT
 - WATERS OF THE U.S.
 - BUILDING SETBACK LINE
 - PROPOSED CENTER LINE
 - STREAM LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED E.O.L.M.
 - EXISTING GUTTERWAY
 - PROPOSED CURB
 - PROPOSED 4' WIDE SIDEWALK WITH ACCESS RAMP
 - OUTBOUND LINE
 - PROPOSED SPIRT RAIL FENCE
 - PROPOSED EASEMENT
 - PROPOSED LOT NUMBER
 - PHASE LINE
 - RESIDENTIAL SUB-USE AREA
 - BUFFER AREA
 - COMMON OPEN SPACE AREA
 - REMAINING AREA: SHARED COMMON ELEMENTS AREA
- GRAPHIC SCALE
1 inch = 50 ft.



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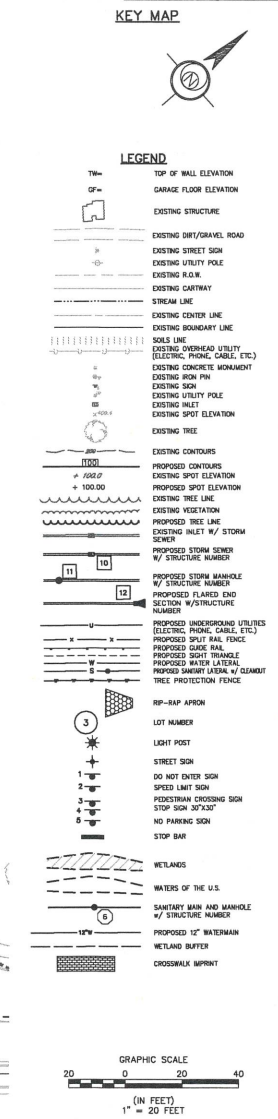
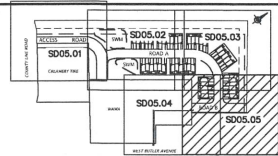
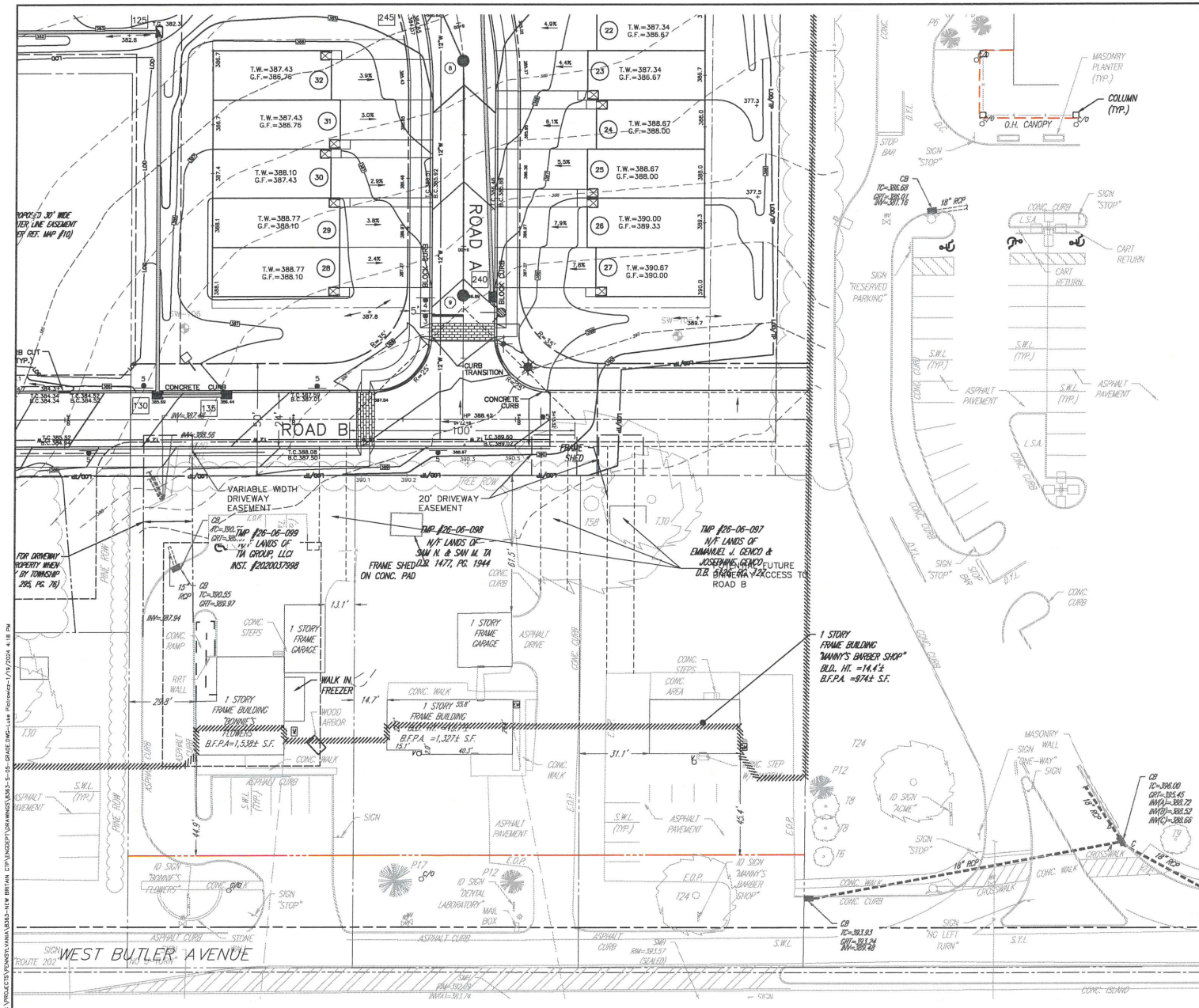
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
11.25.24-2024

REV.	DATE	DESCRIPTION

OVERALL SITE PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE:	10/6/23	SCALE:	1"=50'
DESIGN:	MM	DRAWN:	ES
JOB NO.:	8363	FILE NAME:	8363-5-04-SITE
REV.:	SD04.01		
SHEET NO.:	10	OF	42



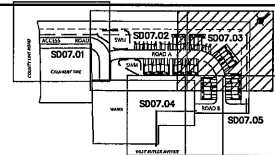
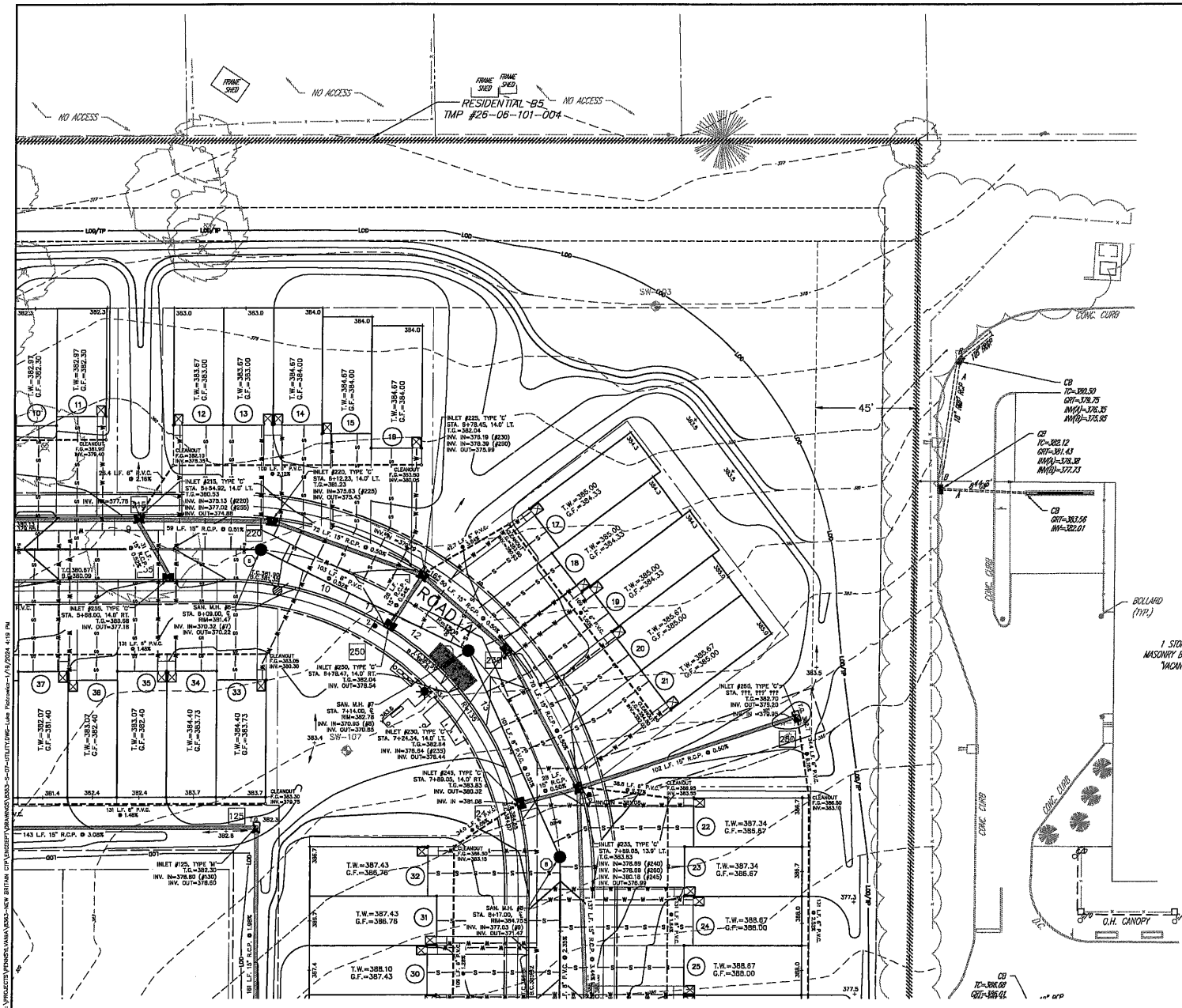
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1140 Virginia Drive • Fort Washington, PA 19034
T: 215-941-2060

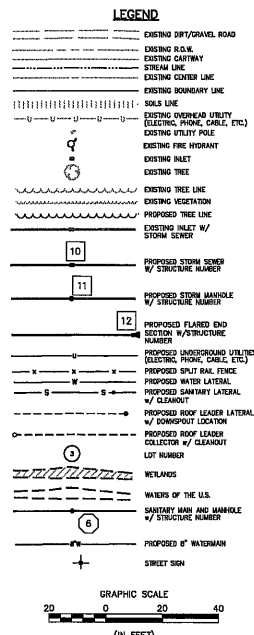
GRADING PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/6/23	SCALE: 1"=20'
DESIGN: JMM	DRAWN: JMM
COR NO: 8363	FILE NAME: 2023-10-06-0000
SD05.05	
SHEET NO: 15 OF 42	



KEY MAP

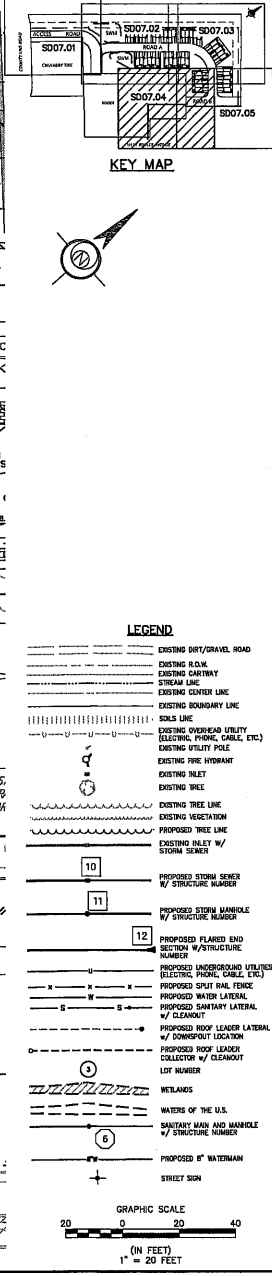
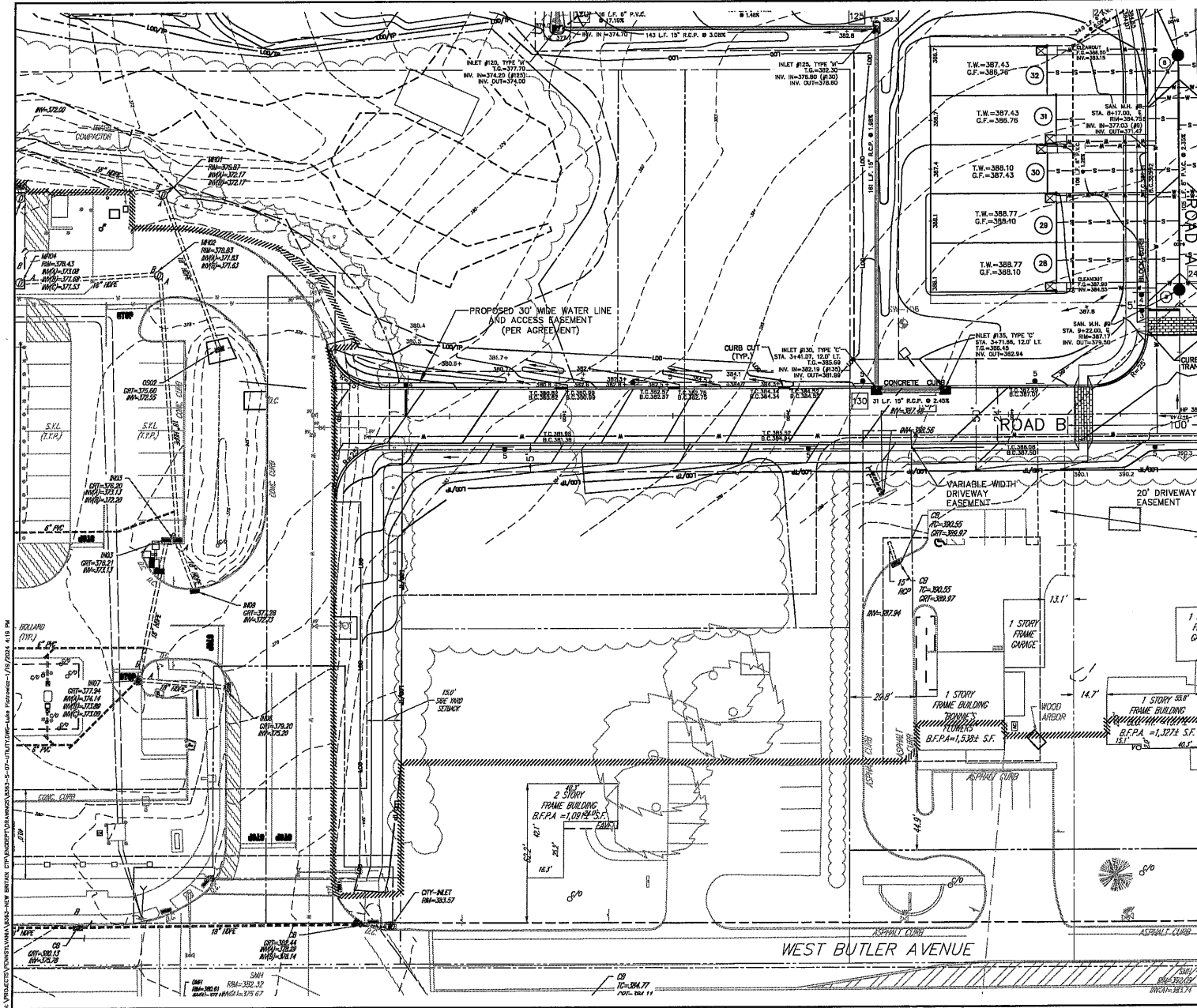


ESE CONSULTANTS
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ESE Consultants, Inc.
140 Virginia Drive • Fort Washington, PA 19004
Tel: 215-644-0000

UTILITY PLAN

BIRCHEN RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/1/23	SCALE	1"=20'
DRAWN	AM	CHECKED	CP
DESIGNED	AM	FILE NUMBER	SD07.03
NO. 18	42		



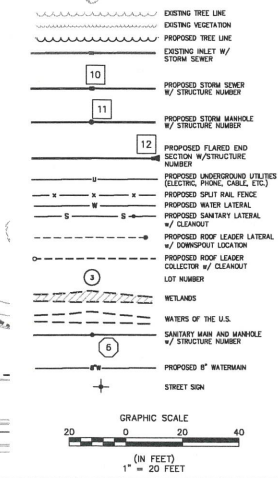
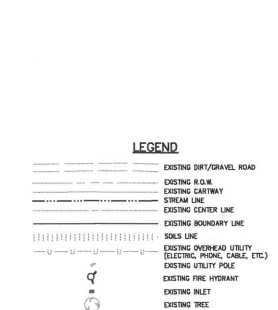
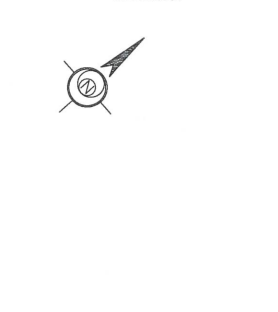
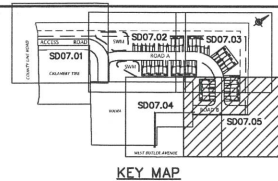
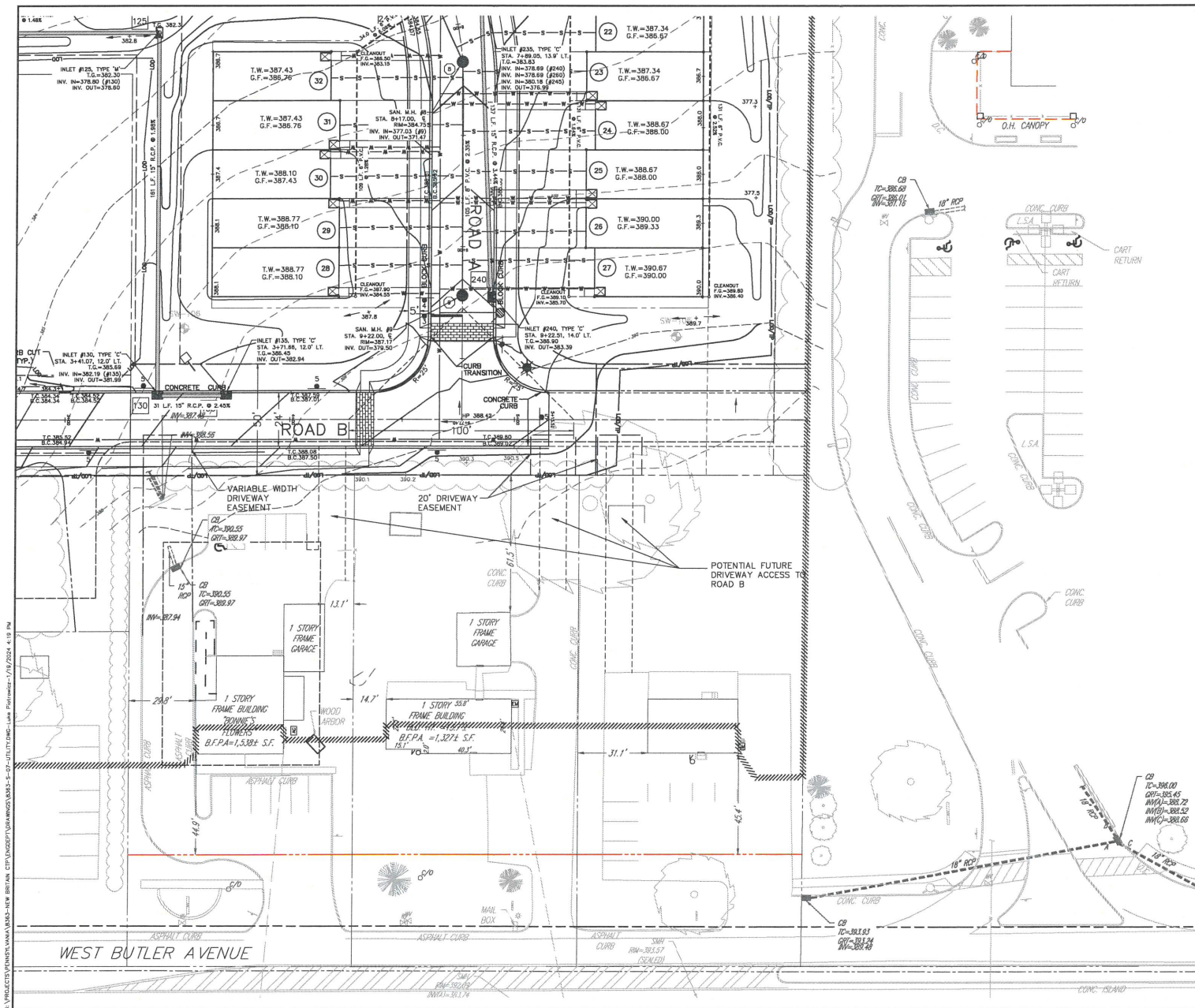
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1160-667-9400

UTILITY PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/16/23	SCALE	1"=20'
DESIGNER	JMM	DRAWN	ES
COR. NO.	8363	FILE NAME	SD07-5-27-UTR
NO.	SD07.04		
SHEET	19	OF	42



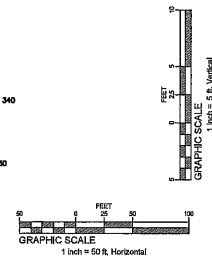
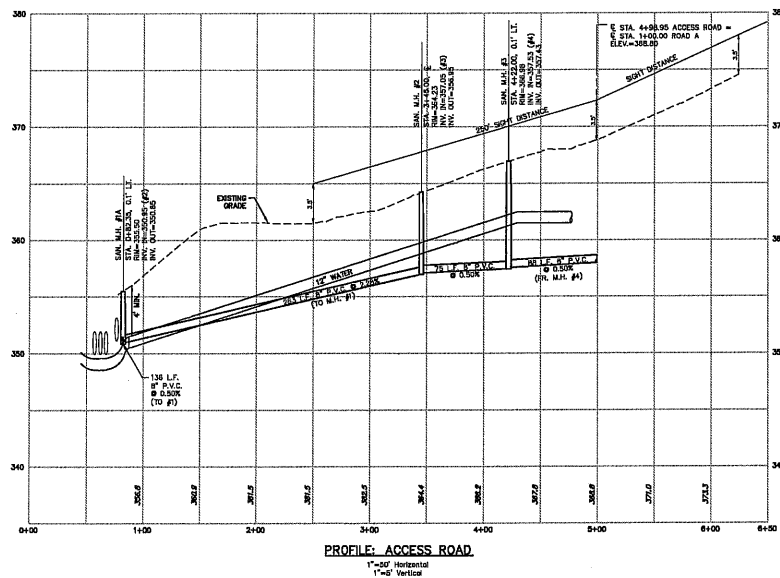
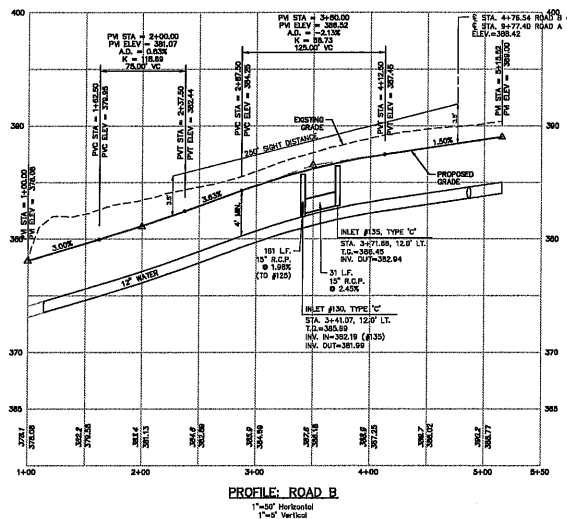
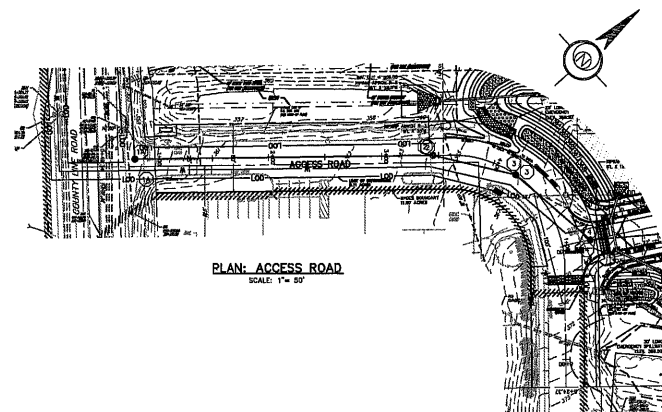
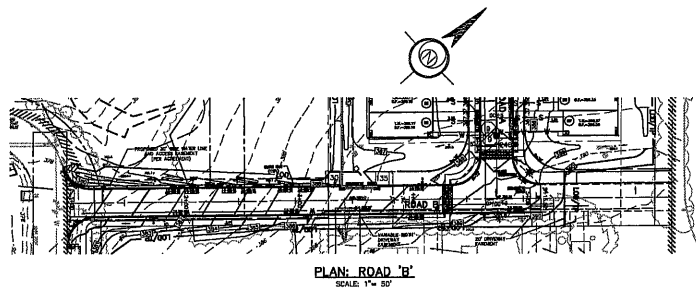
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1-280-892-2880

UTILITY PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/8/23	SCALE	1"=30'
DESIGNER	JMM	DRAWN	EJS
JOB NO.	8363	FILE NAME	8363-5-01-UTM
SHEET	20	OF	42



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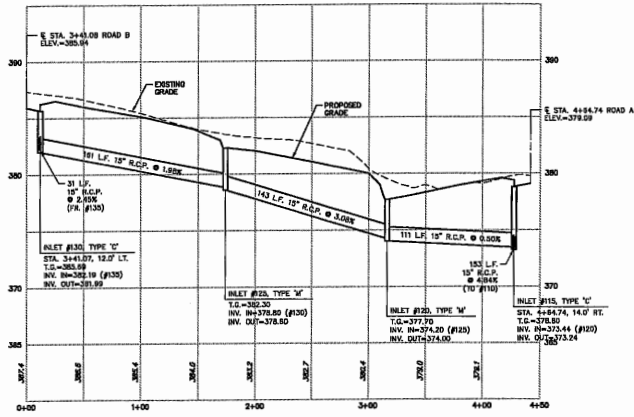
ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034

REV.	DATE	DESCRIPTION	DRAWN
1	1/18/24	REVISIONS PER TOWNSHIP COMMENTS	ESE

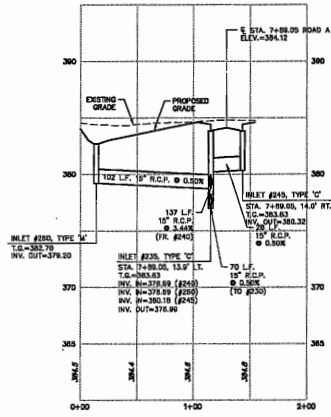
PLAN AND PROFILE

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

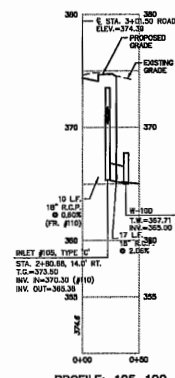
DATE: 10/6/23	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8383	FILE NAME: 8383-5-08-PROJ
REF. NO.:	SD08.02
SHEET NO.:	22 OF 42



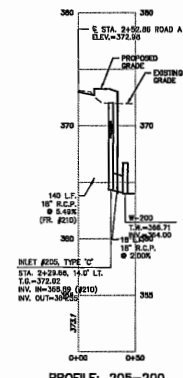
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1"=5' Vertical



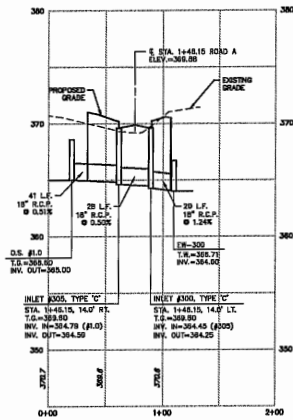
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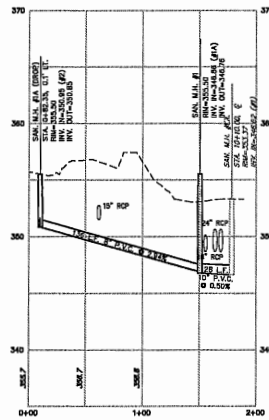
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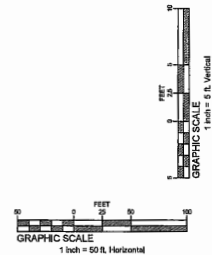
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1"=5' Vertical



PROFILE: 051.0-F51.0
1"=50' Horizontal
1"=5' Vertical



PROFILE: SAN 1A TO EX
1"=50' Horizontal
1"=5' Vertical

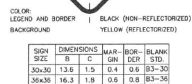


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REV.	DATE	DESCRIPTION
1	7/15/12	REVISIONS FOR TOWNSHIP COMMENTS

EASEMENT PROFILES	
BIRCH RUN AT NEW BRITAIN	
NEW BRITAIN TOWNSHIP, DUCKS COUNTY, PENNSYLVANIA	
DATE: 10/11/13	SCALE: AS NOTED
DESIGNER: JMH	DRAWN: EJS
CHECKED: JMH	FILE NAME: 0808-001-00-0002
NO: SD08.03	
SHEET: 23	OF 42



NOTE

THE "PEDESTRIAN CROSSING" SIGN DETAIL SHALL BE ACCOMPANIED BY A "DIAGONAL ARROW" PLAQUE IF DIRECTLY BEFORE THE CROSSING.



(W16-7PL)

(W16-7PR)

LEFT AND RIGHT DIAGONAL ARROW PLAQUE DETAIL



NOT TO SCALE



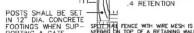
INSTALLATION, DIMENSIONS, COLORS AND DETAILS OF VARIOUS SIZE SIGNS, SHIELDS AND ACCESSORY PANELS TO FOLLOW STANDARDS IN THE CURRENT "STANDARD HIGHWAY SIGNS PUBLICATION" AND THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS".

NOTES:

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH DEPT. OF TRANSPORTATION STANDARDS.



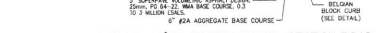
N.T.S.
(R2=1)



NOT TO SCALE



N.T.S.



N.T.S



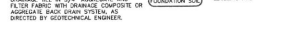
COMPAC II UNIT - 1" SE
RONG RETAINING WALLS/ST

NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DECEIVED HEREON OR REQUIRED AS A RESULT OF THIS CONTRACT TO BE APPLIED ON THE PLANS SHALL BE USED TO DETERMINE THE GENERAL DIMENSIONS, LOCATIONS AND PURPOSE OF RETAINING WALLS/STRUCTURES. ONLY PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL CONFIRM THE EXISTENCE OF THE RETAINING WALLS/STRUCTURES AND THE EXISTING CONDITIONS. THE CONTRACTOR SHALL ALSO CONSULT WITH THE OWNER AS TO THE TYPE OF RETAINING WALL/STRUCTURE TO BE INSTALLED INCLUDING ALL RELEVANT SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT DRAINAGE, BACKFILL, CONSTRUCTION LICENSING, LOADING REQUIREMENT ETC. THE CONTRACTOR SHALL ENGAGE AN APPROPRIATELY LICENSED GEOTECHNICAL ENGINEER TO PROVIDE DESIGN OF THE RETAINING WALL/STRUCTURE IN ACCORDANCE WITH AND AS DIRECTED BY ALL APPLICABLE CODES AND ORDINANCES AND OBTAIN ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS RELATED THERETO. FENCES TO BE MAINTAINED RETAINING WALLS IS MORE THAN 30"



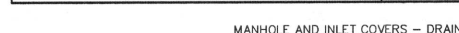
- NOTES**
1. FOR HOPE PIPE THE COMPACTED 2A AGGREGATE BACKFILL SHALL BE EXTENDED TO 6" ABOVE THE TOP OF THE PIPE PER MANUFACTURER DIRECTION.
 2. BACKFILLING OR TAMPING WITH TRENCHING MACHINE IS PROHIBITED.
 3. WHERE OPENINGS HAVE BEEN MADE IN EXISTING TOWNSHIP ROADS, PAVING SHALL BE RESTORED IN ACCORDANCE WITH THE PAYMENT CONDITIONS CONTAINED IN THIS ORDINANCE. OPENINGS MADE IN STATE ROADS SHALL BE RESTORED IN ACCORDANCE WITH THE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. PERMITS SHALL BE REQUIRED BEFORE PAVING IS ORDERED IN ANY EXISTING STATE OR TOWNSHIP ROAD.
 4. WHERE OPENINGS ARE MADE BEHIND THE CURB LINE, THE OPENING SHALL BE COVERED WITH GOOD TOPSOIL TO A DEPTH OF 6" AND SEEDED OR SOGGED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
 5. BACKFILL TO BE IN ACCORDANCE WITH PENNDOT PUBL. 408, SECTION 204.3(a), AND SECTION 206.3(a).

N.T.S.



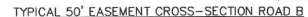
COMPAC II UNIT - NEAR VERTICAL SETBACK

NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DEPICTED HEREON OF WHICH THE RETAINING WALLS/STRUCTURES ARE TO BE CONSTRUCTED: THE CONTRACTOR SHALL BE REQUIRED TO ESTABLISH THE GENERAL DIMENSIONS, LOCATIONS AND PURPOSE OF RETAINING WALLS/STRUCTURES ONLY. PRIOR TO ANY CONSTRUCTION OF THE CONTRACTOR, THE CONTRACTOR SHALL CONFORM WITH ALL FIELD CONDITIONS, INCLUDING, BUT NOT LIMITED TO THE LOCATION, TOPOGRAPHY AND SETBACKS OF THE RETAINING WALLS/STRUCTURES. THE CONTRACTOR SHALL ALSO COMPLY WITH THE OWNER AS TO THE TYPE OF RETAINING WALL/STRUCTURE TO BE INSTALLED INCLUDING ALL RELEVANT SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO MATERIAL PROVIDED, FINISH, COLOR, APPURTENANCES, ETC. THE CONTRACTOR SHALL ENGAGE AN APPROPRIATELY LICENSED PROFESSIONAL TO PREPARE A DETAILED DESIGN OF THE RETAINING WALL/STRUCTURE, IN ACCORDANCE WITH AND AS OBTAINED FROM THE LOCAL JURISDICTION, AND SHALL SUBMIT THE SAME FOR PERMITS, APPROVALS AND INSPECTIONS RELATED THEREOF. FENCE TO BE ADJACENT WHERE RETAINING WALL IS HIGHER THAN 30"



MANHOLE AND INLET COVERS – DRAINS TO WATERWAYS – OR USE APPROVED EQUAL

N.T.S



- NOTES
1. MEASUREMENTS OF THE BASE COURSE THICKNESS ARE TO BE TAKEN FROM THE COMPACTED SUBGRADE UNLESS OTHERWISE SPECIFIED.
 2. NO BASE MATERIAL SHALL BE PLACED ON A NET OR FROZEN SUBGRADE.
 3. IN NO CASE SHALL THE ENDUR COURSE BE APPLIED OVER A FROZEN, SATURATED OR EXCESSIVELY MOIST SUBGRADE.
 4. AFTER APPLICATION OF THE WEARING COURSE, ALL CURB, RAIL, MANHOLE, ETC. JOINTS SHALL BE SEALED WITH A PENNDOT APPROVED JOINT SEALER APPLIED TO MEET LISTS WITH A MINIMUM WIDTH OF 1/2 INCH.
 5. PRIOR TO APPLICATION OF STONE BASE COURSE, A FOUR (4) INCH PERFORATED PIPE UNIDIRECTIONAL SHALL BE PLACED UNDER THE CURB OR AS DIRECTED BY THE TOWNSHIP ENGINEER. A TWO (2) FEET RADIUS SHALL BE MAINTAINED AROUND EACH END OF THE PERFORATED PIPE. THE PERFORATED PIPE WHERE CURBING IS TO BE CONSTRUCTED, THE TRENCH SHALL BE FILLLED WITH AN APPROVED FILL MATERIAL TO A MINIMUM OF 18 INCHES ABOVE THE SUBGRADE. THE PERFORATED PIPE SHALL BE PLACED AT THE END OF THE TRENCH. A FOUR (4) INCH PERFORATED PIPE SHALL BE PLACED UNDER THE END OF THE TRENCH. THE PERFORATED PIPE SHALL BE PLACED AT THE END OF THE TRENCH. THE PERFORATED PIPE SHALL BE PLACED AT THE END OF THE TRENCH. THE PERFORATED PIPE SHALL BE PLACED AT THE END OF THE TRENCH.
 6. THE BASE COURSE SHALL BE PLACED ON A MINIMUM OF SIX (6) INCHES OF TWO (2) MOVED STONE PLACED ON THE SUBGRADE. THE STONE SHALL BE PLACED ON THE SUBGRADE. THE STONE SHALL BE PLACED ON THE SUBGRADE.
 7. AFTER COMPLETION OF THE STONE BASE COURSE, THE BASE COURSE (BC) WITH A MINIMUM COMPACTED THICKNESS OF FIVE (5) INCHES, MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION #68, SHALL BE APPLIED OVER THE STONE BASE COURSE. THE BASE COURSE (BC) SHALL BE APPLIED OVER A FROZEN, SATURATED OR FRESH-LAY BASE COURSE. THE BC MATERIAL SHALL BE PLACED ON THE STONE BASE COURSE. THE BC MATERIAL SHALL BE PLACED ON THE STONE BASE COURSE. THE BC MATERIAL SHALL BE PLACED ON THE STONE BASE COURSE.
 8. AFTER PREPARE CLEANING, REPAIRING AND PREPARATION OF THE ENDUR COURSE, AS DIRECTED BY THE TOWNSHIP ENGINEER, THE TRENCH SHALL BE FILLLED WITH AN APPROVED FILL MATERIAL TO A MINIMUM OF 18 INCHES ABOVE THE SUBGRADE. THE TRENCH SHALL BE FILLLED WITH AN APPROVED FILL MATERIAL TO A MINIMUM OF 18 INCHES ABOVE THE SUBGRADE. THE TRENCH SHALL BE FILLLED WITH AN APPROVED FILL MATERIAL TO A MINIMUM OF 18 INCHES ABOVE THE SUBGRADE.
 9. THE WEARING COURSE, THE TACK COAT WILL CONSIST OF MATERIALS MEETING THE SPECIFICATIONS OF PENNDOT PUBLICATION #68, SHALL BE APPLIED OVER THE BASE COURSE. THE WEARING COURSE SHALL BE APPLIED OVER THE BASE COURSE. THE WEARING COURSE SHALL BE APPLIED OVER THE BASE COURSE.
 10. THE WEARING COURSE SHALL BE PLACED ON A MINIMUM OF SIX (6) INCHES OF TWO (2) MOVED STONE PLACED ON THE SUBGRADE. THE WEARING COURSE SHALL BE PLACED ON THE SUBGRADE. THE WEARING COURSE SHALL BE PLACED ON THE SUBGRADE.

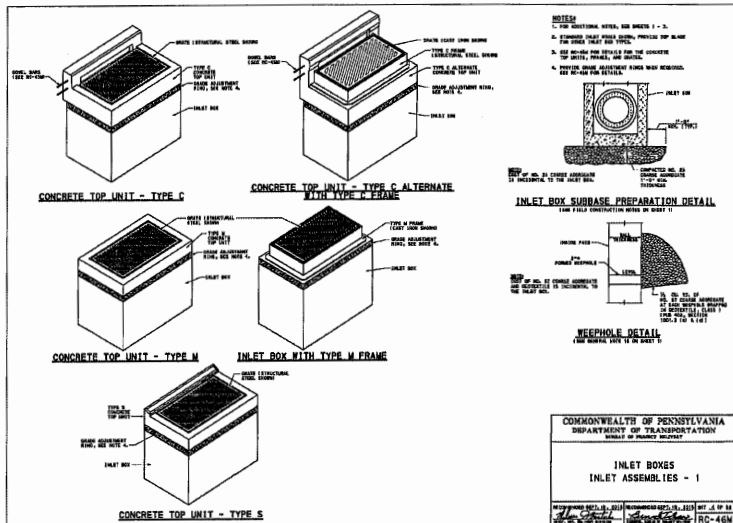
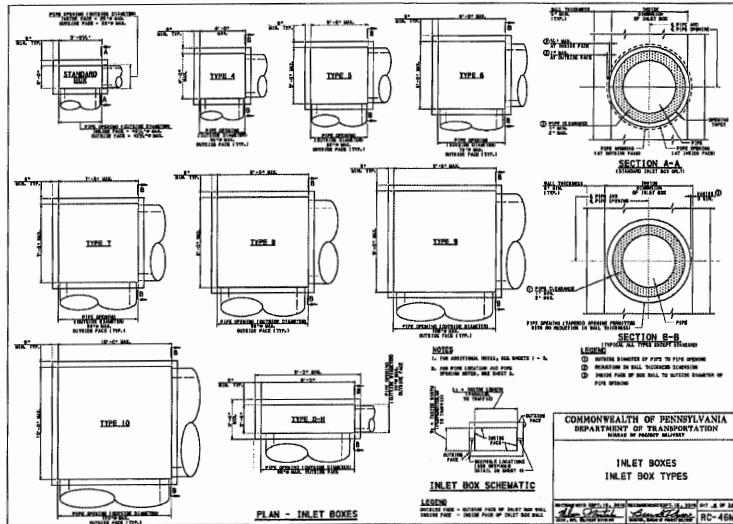


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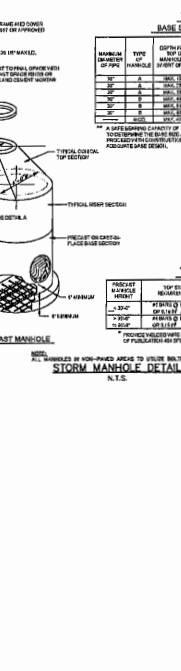
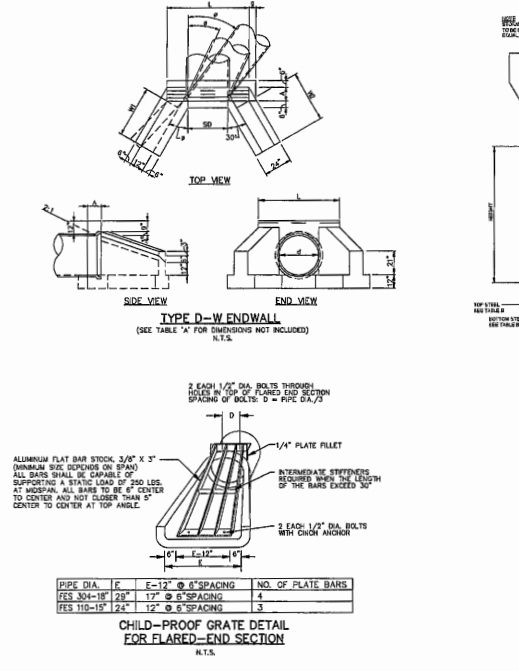
CONSTRUCTION DETAILS

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/6/23	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 8363	FILE NAME: 8363-5-08-DEAL-COND
REF. NO.:	SD09.02
SHEET NO.:	25 of 42



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2	INLET BOXES
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100	INLET BOXES





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DATE: 10/6/23 SCALE: AS NOTED

DESIGN: JAW CJB

COR. NO.: 6363

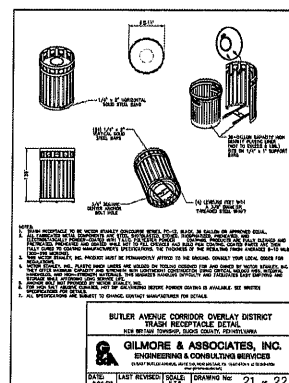
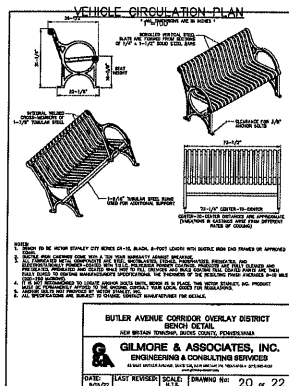
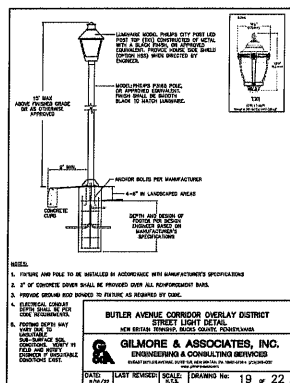
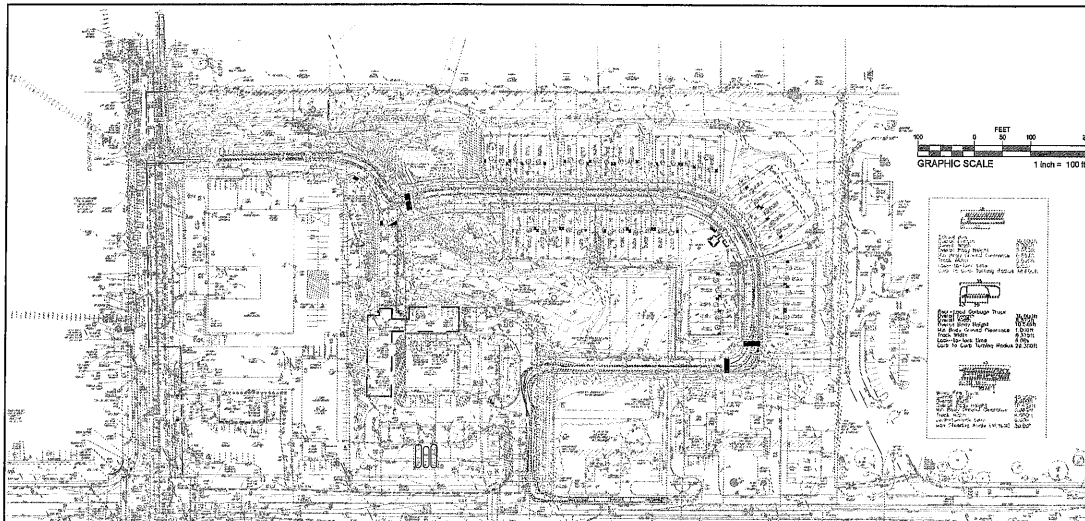
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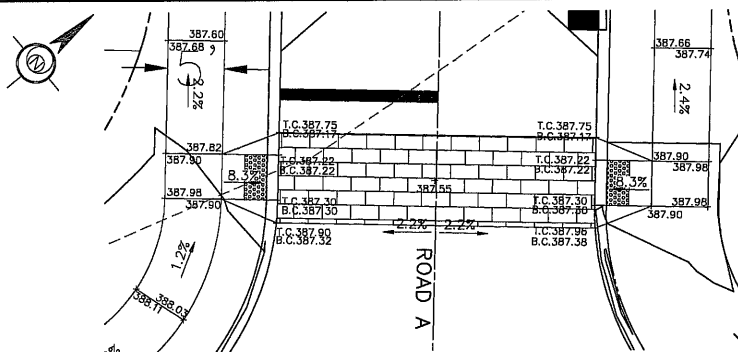
SHEET NO: 26 OF 42

CONSTRUCTION DETAILS

BIRCH RUN AT NEW BRITAIN

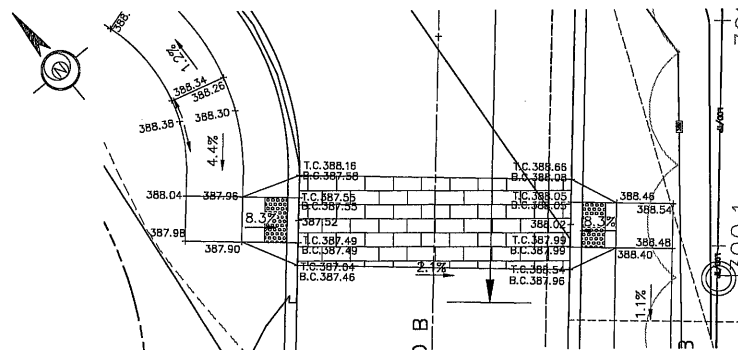
NEW BRITAIN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA





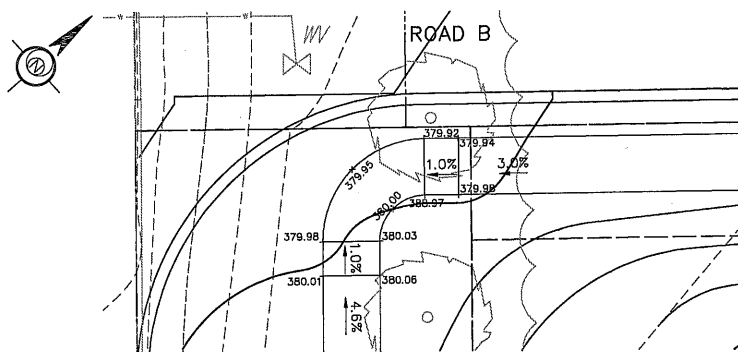
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ROAD A NEAR INTERSECTION WITH ROAD B



ROAD A NEAR INTERSECTION WITH ACCESS ROAD

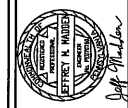
ROAD B NEAR INTERSECTION WITH ROAD A



ROAD A NEAR MAILBOX CLUSTER

ROAD B NEAR INTERSECTION WITH WEST BUTLER AVE ACCESS ROAD



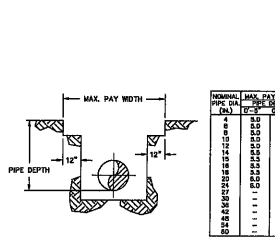
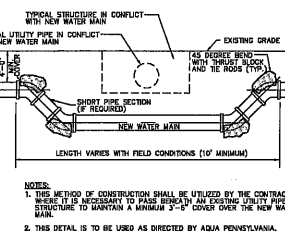
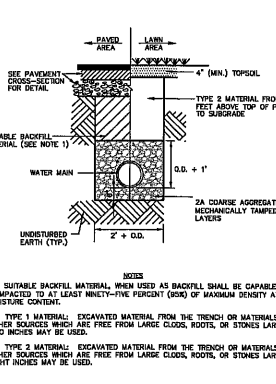
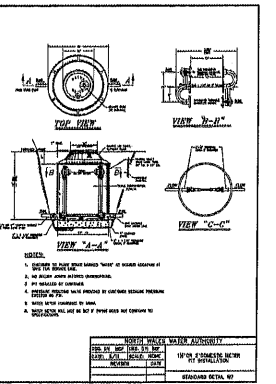
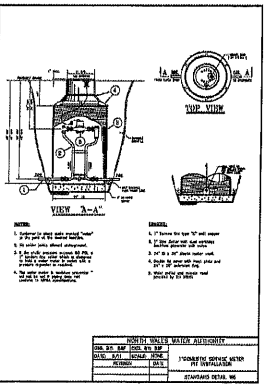
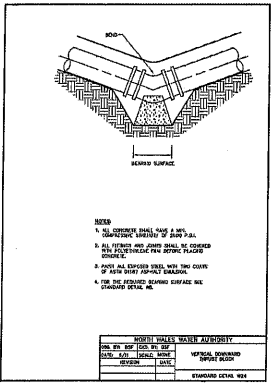
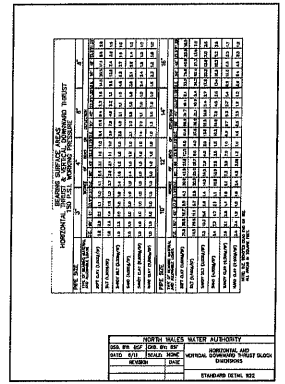
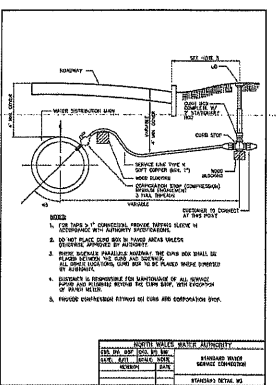
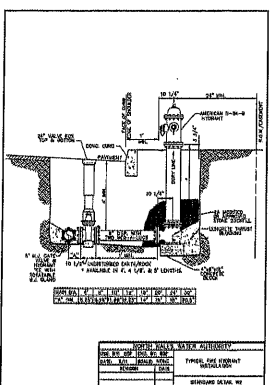
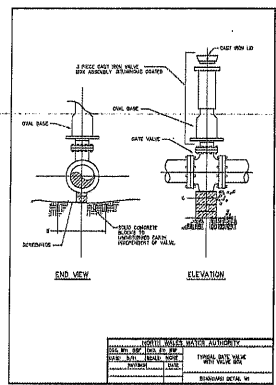
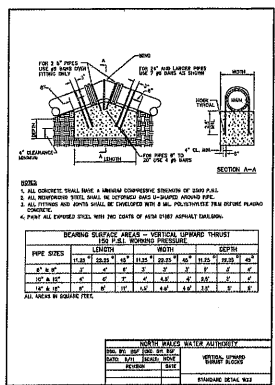
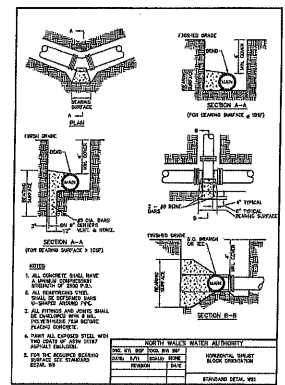


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ESE Consultants, Inc.
The Virginia Drive • Fort Washington, PA 19034
717-639-8500

DATE	10/1/23	DESIGNED BY	AS NOTED
DESIGNED BY	JMA	DRAWN BY	E.S.
CHECKED BY	6393	FILED BY	6393
PROJECT NO.	SD09.08		
SHEET NO.	31	OF	42

WATER DETAILS
BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/1/23	DESIGNED BY	AS NOTED
DESIGNED BY	JMA	DRAWN BY	E.S.
CHECKED BY	6393	FILED BY	6393
PROJECT NO.	SD09.08		
SHEET NO.	31	OF	42



WATER MAIN/UTILITY PIPE CROSSING DETAIL
N.T.S.

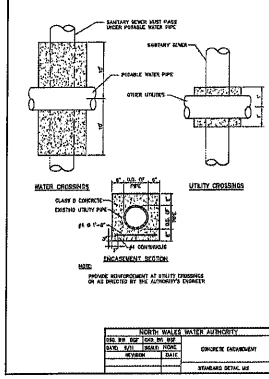
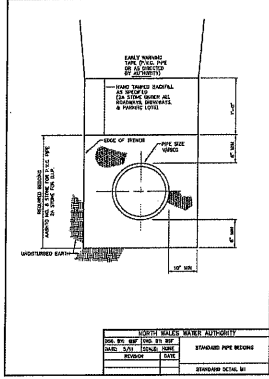
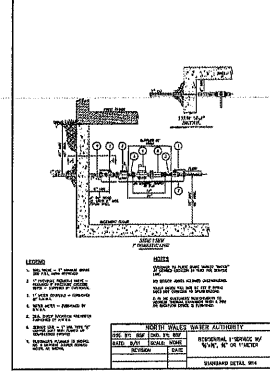
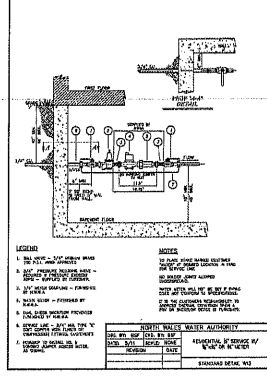
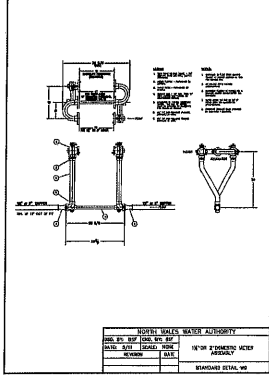
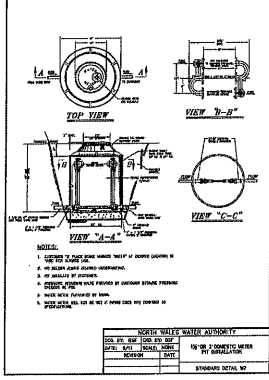
MAXIMUM TRENCH WIDTHS FOR STREET REPAVING

WATER MAIN TRENCH DETAIL
N.T.S.

WATER MAIN/UTILITY PIPE CROSSING DETAIL
N.T.S.

MAXIMUM TRENCH WIDTHS FOR STREET REPAVING

WATER MAIN TRENCH DETAIL
N.T.S.



WATER DETAILS

BIRCH RUN AT NEW BRITAIN

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/10/23

SCALE: AS SHOWN

DESIGNER: JMM

CHECKER: EAS

FILE NAME: SD09.09

PROJECT: SD09.09

SHEET: 32 OF 42

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1140 Virginia Drive • Fort Washington, PA 19004

717-597-2500



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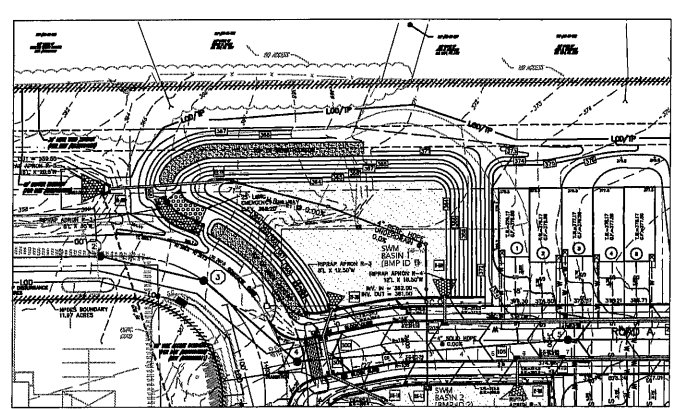
ESE Consultants, Inc.
140 Virginia Drive • Fort Washington, PA 19004
1-281-999-9200

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/16/23	DESIGN	MM	MM
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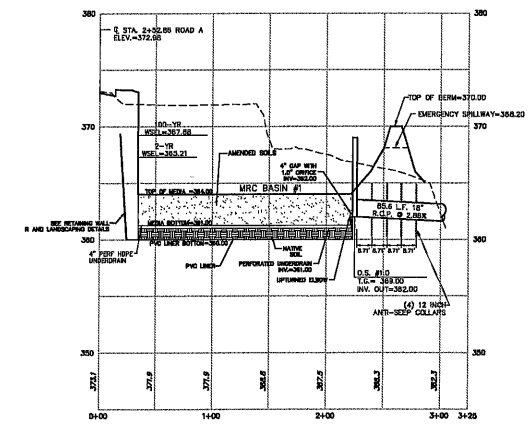
BASIN DETAILS
BASIN #1

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

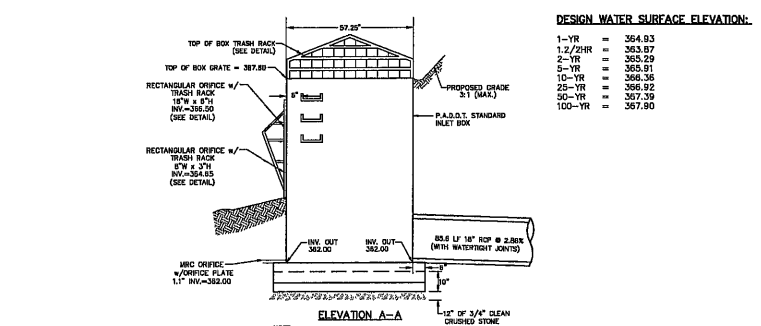
DATE: 10/16/23
SCALE: AS NOTED
DESIGN: LAF
DRAWN: EJS
CHKD: MM
FILE NO: SD09.10
REV: 33 OF 42



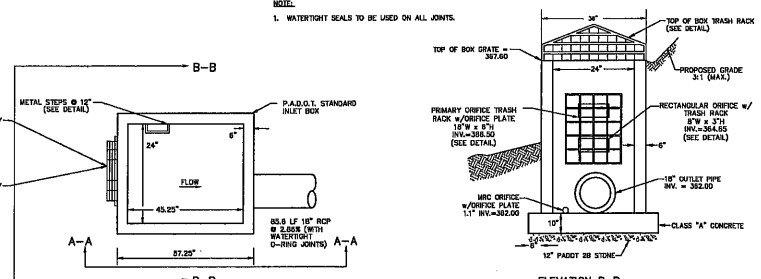
PLAN VIEW: BASIN #1
SCALE: 1"=40'



PROFILE: BASIN 1
1"=20' Horizontal
1"=3' Vertical



ELEVATION A-A



ELEVATION B-B

BASIN #1 OUTLET STRUCTURE O.S.-2.0 (BMP 1)

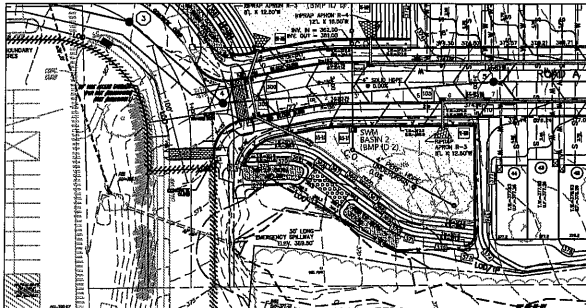
- NOTES:
1. DURING CONSTRUCTION E&S STAGE, THE 18"W x 6"H ORIFICE, THE 8"W x 3"H ORIFICE, AND 1.1" DIAMETER ORIFICE WILL BE PLUGGED DURING THE E&S STAGE.
 2. DURING CONSTRUCTION E&S STAGE, INSTALL TEMPORARY ORIFICE 20"W x 8"H AT ELEVATION 366.60'.

PLANT SCHEDULE BASIN #1

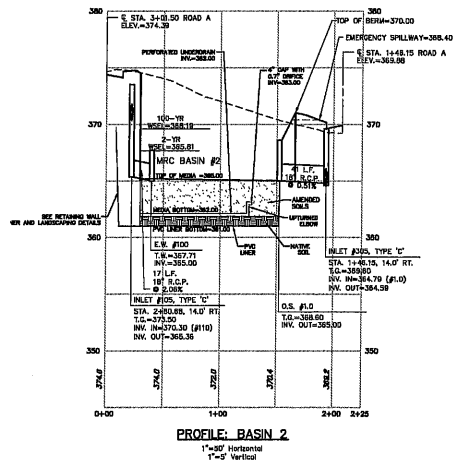
STORMWATER PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
CD	13	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	CONT.	30" HT.
CL	11	CORNUS SERICEA BAILEYI	BAILY RED TYGARD DOGWOOD	CONT.	30" HT.
GT	6	OLEDITSA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL.
IG	16	ILEX GLABRA	INKBERRY HOLLY	CONT.	30" HT.
IT	16	ITSA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPHIRE	CONT.	30" HT.
JE	11	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	6" MIN. HT.
HS	7	NYSSA SYLVATICA	BLACK GUM	B & B	2" CAL.
OB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.

SEED MIXES

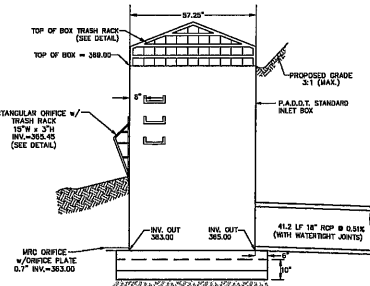
SEED MIXES	SEED MIXES
SEED MIX 1 100% Kentucky Bluegrass	SEED MIX 2 60% Kentucky Bluegrass 40% Perennial Ryegrass
SEED MIX 3 100% Perennial Ryegrass	SEED MIX 4 100% Perennial Ryegrass
SEED MIX 5 100% Perennial Ryegrass	SEED MIX 6 100% Perennial Ryegrass
SEED MIX 7 100% Perennial Ryegrass	SEED MIX 8 100% Perennial Ryegrass
SEED MIX 9 100% Perennial Ryegrass	SEED MIX 10 100% Perennial Ryegrass
SEED MIX 11 100% Perennial Ryegrass	SEED MIX 12 100% Perennial Ryegrass
SEED MIX 13 100% Perennial Ryegrass	SEED MIX 14 100% Perennial Ryegrass
SEED MIX 15 100% Perennial Ryegrass	SEED MIX 16 100% Perennial Ryegrass
SEED MIX 17 100% Perennial Ryegrass	SEED MIX 18 100% Perennial Ryegrass
SEED MIX 19 100% Perennial Ryegrass	SEED MIX 20 100% Perennial Ryegrass
SEED MIX 21 100% Perennial Ryegrass	SEED MIX 22 100% Perennial Ryegrass
SEED MIX 23 100% Perennial Ryegrass	SEED MIX 24 100% Perennial Ryegrass
SEED MIX 25 100% Perennial Ryegrass	SEED MIX 26 100% Perennial Ryegrass
SEED MIX 27 100% Perennial Ryegrass	SEED MIX 28 100% Perennial Ryegrass
SEED MIX 29 100% Perennial Ryegrass	SEED MIX 30 100% Perennial Ryegrass
SEED MIX 31 100% Perennial Ryegrass	SEED MIX 32 100% Perennial Ryegrass
SEED MIX 33 100% Perennial Ryegrass	SEED MIX 34 100% Perennial Ryegrass
SEED MIX 35 100% Perennial Ryegrass	SEED MIX 36 100% Perennial Ryegrass
SEED MIX 37 100% Perennial Ryegrass	SEED MIX 38 100% Perennial Ryegrass
SEED MIX 39 100% Perennial Ryegrass	SEED MIX 40 100% Perennial Ryegrass
SEED MIX 41 100% Perennial Ryegrass	SEED MIX 42 100% Perennial Ryegrass
SEED MIX 43 100% Perennial Ryegrass	SEED MIX 44 100% Perennial Ryegrass
SEED MIX 45 100% Perennial Ryegrass	SEED MIX 46 100% Perennial Ryegrass
SEED MIX 47 100% Perennial Ryegrass	SEED MIX 48 100% Perennial Ryegrass
SEED MIX 49 100% Perennial Ryegrass	SEED MIX 50 100% Perennial Ryegrass
SEED MIX 51 100% Perennial Ryegrass	SEED MIX 52 100% Perennial Ryegrass
SEED MIX 53 100% Perennial Ryegrass	SEED MIX 54 100% Perennial Ryegrass
SEED MIX 55 100% Perennial Ryegrass	SEED MIX 56 100% Perennial Ryegrass
SEED MIX 57 100% Perennial Ryegrass	SEED MIX 58 100% Perennial Ryegrass
SEED MIX 59 100% Perennial Ryegrass	SEED MIX 60 100% Perennial Ryegrass
SEED MIX 61 100% Perennial Ryegrass	SEED MIX 62 100% Perennial Ryegrass
SEED MIX 63 100% Perennial Ryegrass	SEED MIX 64 100% Perennial Ryegrass
SEED MIX 65 100% Perennial Ryegrass	SEED MIX 66 100% Perennial Ryegrass
SEED MIX 67 100% Perennial Ryegrass	SEED MIX 68 100% Perennial Ryegrass
SEED MIX 69 100% Perennial Ryegrass	SEED MIX 70 100% Perennial Ryegrass
SEED MIX 71 100% Perennial Ryegrass	SEED MIX 72 100% Perennial Ryegrass
SEED MIX 73 100% Perennial Ryegrass	SEED MIX 74 100% Perennial Ryegrass
SEED MIX 75 100% Perennial Ryegrass	SEED MIX 76 100% Perennial Ryegrass
SEED MIX 77 100% Perennial Ryegrass	SEED MIX 78 100% Perennial Ryegrass
SEED MIX 79 100% Perennial Ryegrass	SEED MIX 80 100% Perennial Ryegrass
SEED MIX 81 100% Perennial Ryegrass	SEED MIX 82 100% Perennial Ryegrass
SEED MIX 83 100% Perennial Ryegrass	SEED MIX 84 100% Perennial Ryegrass
SEED MIX 85 100% Perennial Ryegrass	SEED MIX 86 100% Perennial Ryegrass
SEED MIX 87 100% Perennial Ryegrass	SEED MIX 88 100% Perennial Ryegrass
SEED MIX 89 100% Perennial Ryegrass	SEED MIX 90 100% Perennial Ryegrass
SEED MIX 91 100% Perennial Ryegrass	SEED MIX 92 100% Perennial Ryegrass
SEED MIX 93 100% Perennial Ryegrass	SEED MIX 94 100% Perennial Ryegrass
SEED MIX 95 100% Perennial Ryegrass	SEED MIX 96 100% Perennial Ryegrass
SEED MIX 97 100% Perennial Ryegrass	SEED MIX 98 100% Perennial Ryegrass
SEED MIX 99 100% Perennial Ryegrass	SEED MIX 100 100% Perennial Ryegrass



PLAN VIEW BASIN #2
SCALE: 1"=40'

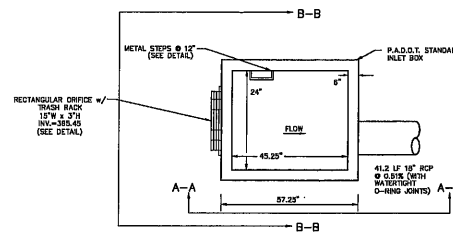


PROFILE BASIN #2
1"=30' Horizontal
1"=3' Vertical



ELEVATION A-A

NOTE:
1. WATERTIGHT SEALS TO BE USED ON ALL JOINTS.



BASIN '2' OUTLET STRUCTURE 0.5-1.0 (BMP 2)
N.T.S.

NOTES:

1. DURING CONSTRUCTION E&S STAGE, THE 15"W x 3"H ORIFICE AND 0.7" DIAMETER ORIFICE WILL BE PLUGGED DURING THE E&S STAGE.
2. DURING CONSTRUCTION E&S STAGE, INSTALL TEMPORARY ORIFICE 6" DIAMETER ELEVATION 365.00'.

PLANT SCHEDULE BASIN #2

STORMWATER PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	13	CEPHALANTHUS OCCIDENTALIS	BUTTERFLY	CONT.	30" HT.
GT	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL.
IG	10	ILEX GLABRA	WINTERBERRY HOLLY	CONT.	30" HT.
IT	17	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	CONT.	30" HT.
JE	10	JUNPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	6" MIN. HT
NS	4	NYSSA SYLVATICA	BLACK OAK	B & B	2" CAL.
OB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.

SEED MIXES

BASIN FLOOD SEED MIX (LOW MAINTENANCE) (USDA 31 ACRES TOTAL)	CENTRAL SEED MIX
<p>SEED MIX #1 - 60% FERTILIZER (20% APPROVED ORGANIC)</p> <p>SEED MIX #2</p> <p>SEED MIX #3</p> <p>SEED MIX #4</p> <p>SEED MIX #5</p> <p>SEED MIX #6</p> <p>SEED MIX #7</p> <p>SEED MIX #8</p> <p>SEED MIX #9</p> <p>SEED MIX #10</p> <p>SEED MIX #11</p> <p>SEED MIX #12</p> <p>SEED MIX #13</p> <p>SEED MIX #14</p> <p>SEED MIX #15</p> <p>SEED MIX #16</p> <p>SEED MIX #17</p> <p>SEED MIX #18</p> <p>SEED MIX #19</p> <p>SEED MIX #20</p> <p>SEED MIX #21</p> <p>SEED MIX #22</p> <p>SEED MIX #23</p> <p>SEED MIX #24</p> <p>SEED MIX #25</p> <p>SEED MIX #26</p> <p>SEED MIX #27</p> <p>SEED MIX #28</p> <p>SEED MIX #29</p> <p>SEED MIX #30</p> <p>SEED MIX #31</p> <p>SEED MIX #32</p> <p>SEED MIX #33</p> <p>SEED MIX #34</p> <p>SEED MIX #35</p> <p>SEED MIX #36</p> <p>SEED MIX #37</p> <p>SEED MIX #38</p> <p>SEED MIX #39</p> <p>SEED MIX #40</p> <p>SEED MIX #41</p> <p>SEED MIX #42</p> <p>SEED MIX #43</p> <p>SEED MIX #44</p> <p>SEED MIX #45</p> <p>SEED MIX #46</p> <p>SEED MIX #47</p> <p>SEED MIX #48</p> <p>SEED MIX #49</p> <p>SEED MIX #50</p> <p>SEED MIX #51</p> <p>SEED MIX #52</p> <p>SEED MIX #53</p> <p>SEED MIX #54</p> <p>SEED MIX #55</p> <p>SEED MIX #56</p> <p>SEED MIX #57</p> <p>SEED MIX #58</p> <p>SEED MIX #59</p> <p>SEED MIX #60</p> <p>SEED MIX #61</p> <p>SEED MIX #62</p> <p>SEED MIX #63</p> <p>SEED MIX #64</p> <p>SEED MIX #65</p> <p>SEED MIX #66</p> <p>SEED MIX #67</p> <p>SEED MIX #68</p> <p>SEED MIX #69</p> <p>SEED MIX #70</p> <p>SEED MIX #71</p> <p>SEED MIX #72</p> <p>SEED MIX #73</p> <p>SEED MIX #74</p> <p>SEED MIX #75</p> <p>SEED MIX #76</p> <p>SEED MIX #77</p> <p>SEED MIX #78</p> <p>SEED MIX #79</p> <p>SEED MIX #80</p> <p>SEED MIX #81</p> <p>SEED MIX #82</p> <p>SEED MIX #83</p> <p>SEED MIX #84</p> <p>SEED MIX #85</p> <p>SEED MIX #86</p> <p>SEED MIX #87</p> <p>SEED MIX #88</p> <p>SEED MIX #89</p> <p>SEED MIX #90</p> <p>SEED MIX #91</p> <p>SEED MIX #92</p> <p>SEED MIX #93</p> <p>SEED MIX #94</p> <p>SEED MIX #95</p> <p>SEED MIX #96</p> <p>SEED MIX #97</p> <p>SEED MIX #98</p> <p>SEED MIX #99</p> <p>SEED MIX #100</p>	<p>SEED MIX #1</p> <p>SEED MIX #2</p> <p>SEED MIX #3</p> <p>SEED MIX #4</p> <p>SEED MIX #5</p> <p>SEED MIX #6</p> <p>SEED MIX #7</p> <p>SEED MIX #8</p> <p>SEED MIX #9</p> <p>SEED MIX #10</p> <p>SEED MIX #11</p> <p>SEED MIX #12</p> <p>SEED MIX #13</p> <p>SEED MIX #14</p> <p>SEED MIX #15</p> <p>SEED MIX #16</p> <p>SEED MIX #17</p> <p>SEED MIX #18</p> <p>SEED MIX #19</p> <p>SEED MIX #20</p> <p>SEED MIX #21</p> <p>SEED MIX #22</p> <p>SEED MIX #23</p> <p>SEED MIX #24</p> <p>SEED MIX #25</p> <p>SEED MIX #26</p> <p>SEED MIX #27</p> <p>SEED MIX #28</p> <p>SEED MIX #29</p> <p>SEED MIX #30</p> <p>SEED MIX #31</p> <p>SEED MIX #32</p> <p>SEED MIX #33</p> <p>SEED MIX #34</p> <p>SEED MIX #35</p> <p>SEED MIX #36</p> <p>SEED MIX #37</p> <p>SEED MIX #38</p> <p>SEED MIX #39</p> <p>SEED MIX #40</p> <p>SEED MIX #41</p> <p>SEED MIX #42</p> <p>SEED MIX #43</p> <p>SEED MIX #44</p> <p>SEED MIX #45</p> <p>SEED MIX #46</p> <p>SEED MIX #47</p> <p>SEED MIX #48</p> <p>SEED MIX #49</p> <p>SEED MIX #50</p> <p>SEED MIX #51</p> <p>SEED MIX #52</p> <p>SEED MIX #53</p> <p>SEED MIX #54</p> <p>SEED MIX #55</p> <p>SEED MIX #56</p> <p>SEED MIX #57</p> <p>SEED MIX #58</p> <p>SEED MIX #59</p> <p>SEED MIX #60</p> <p>SEED MIX #61</p> <p>SEED MIX #62</p> <p>SEED MIX #63</p> <p>SEED MIX #64</p> <p>SEED MIX #65</p> <p>SEED MIX #66</p> <p>SEED MIX #67</p> <p>SEED MIX #68</p> <p>SEED MIX #69</p> <p>SEED MIX #70</p> <p>SEED MIX #71</p> <p>SEED MIX #72</p> <p>SEED MIX #73</p> <p>SEED MIX #74</p> <p>SEED MIX #75</p> <p>SEED MIX #76</p> <p>SEED MIX #77</p> <p>SEED MIX #78</p> <p>SEED MIX #79</p> <p>SEED MIX #80</p> <p>SEED MIX #81</p> <p>SEED MIX #82</p> <p>SEED MIX #83</p> <p>SEED MIX #84</p> <p>SEED MIX #85</p> <p>SEED MIX #86</p> <p>SEED MIX #87</p> <p>SEED MIX #88</p> <p>SEED MIX #89</p> <p>SEED MIX #90</p> <p>SEED MIX #91</p> <p>SEED MIX #92</p> <p>SEED MIX #93</p> <p>SEED MIX #94</p> <p>SEED MIX #95</p> <p>SEED MIX #96</p> <p>SEED MIX #97</p> <p>SEED MIX #98</p> <p>SEED MIX #99</p> <p>SEED MIX #100</p>



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T: 215-944-0000

BASIN DETAILS
BASIN #2

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/6/23	SCALE	AS NOTED
DESIGNER	LP	DRAWN	LP
CHECKED	8/3/23	FILED	8/3/23
NO.	SD09.11		
SHEET	34	OF	42



KEY MAP



REPLACEMENT TREES
R-PA LONDON PLANE TREE
R-QR RED OAK

STREET TREES

STREET TREES	
TA	AMERICAN LINDEN
AP	APOLLO® SUGAR MAPLE
AF	AUTUMN BLAZE® FREEMAN MAPLE
LR	ROUND-LORED SWEET GUM

ADDITIONAL SHRUBS
IS SHAMROCK INKERRY HOLLY

<u>STORMWATER PLANTINGS</u>	<u>COMMON NAME</u>
CO	BUTTONBUSH
CL	BAILY RED TWIG DOGWOOD
GT	THORNLESS HONEY LOCUST
IG	INKBERRY HOLLY
IT	LITTLE HENRY SWEETSPICE
JE	EASTERN REDCEDAR
NS	BLACK GUM
QB	SWAMP WHITE OAK

PLANT SCHEDULE BASIN #2

<u>STORMWATER PLANTINGS</u>	<u>COMMON NAME</u>
CO	BUTTONBUSH
GT	THORNLESS HONEY LOCUST
IG	INKBERRY HOLLY
IT	LITTLE HENRY SWEETSPICE
JE	EASTERN REDCEDAR
NS	BLACK GUM
OB	SWAMP WHITE OAK

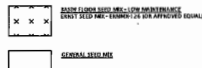
PROPOSED STREET LIGHT



HADCO BY SIGNIFY URBAN CITY POST LED
POST TOP WITH BLACK DECORATIVE POLE

COLOR:	BLACK
PRODUCT FAMILY:	TX1
LAMP WATTAGE:	55 WATT
LAMP TYPE:	LED
DISTRIBUTION:	TYPE III

SEED MIX



NOTES:

1" = 20 FEET

1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
3. REFER TO SHEET SD10.07 AND SD10.08 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
4. REFER TO SHEET SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.
5. ANY TREE REMOVAL SHALL BE REVIEWED IN THE FIELD BY THE TOWNSHIP ENGINEER PRIOR TO REMOVAL.
6. THE PERIMETER OF THE SITE SHALL BE CLEARED OF ANY OVERGROWTH OF INVASIVE SPECIES AND TREES THAT ARE DEAD OR IN POOR HEALTH AND SUPPLEMENTED WITH NEW BUFFER PLANTINGS.

GRAPHIC SCALE
0 20
(IN FEET)
1" = 20 FEET

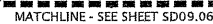
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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-974-2050

LANDSCAPE PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/8/2023	SCALE: 1"=20'
DESIGN: JWM	DRAWN: LAC
JOB NO.: 8393	FILE NAME: 8393-S-10-LAK
REF. NO.:	SD10.03
SHEET NO.	37 OF 42



<u>CODE</u>	<u>COMMON NAME</u>
<u>BUFFER PLANTINGS</u>	
IA	AMERICAN HOLLY
VA	ARROWWOOD VIBURNUM
GB	AUTUMN GOLD MAIDENHAIR TREE
IB	BERRY NICE WINTERBERRY
AM	CANADIAN SERVICEBERRY
MF	FLOWERING CRABAPPLE
IM	JIM DANDY WINTERBERRY
HV	OZARK WITCH HAZEL
CR	STELLAR PINO DOGWOOD
AS	SUGAR MAPLE
AC	WHITE FIR
QA	WHITE OAK
PG	WHITE SPRUCE

REPLACEMENT TREES _____

R-PA	LONDON PLANE TREE
R-OR	RED OAK

STREET TREES

TA	AMERICAN LINDEN
AP	APOLLO® SUGAR MAPLE
AF	AUTUMN BLAZE® FREEMAN MAPLE
LR	ROUND-LOBED SWEET GUM

ADDITIONAL SHRUBS
IS SHAMROCK INBERRY HOLLY

SEED MIX

 BASIN FLOOR SEED MIX - LOW MAINTENANCE
CRST SEED MIX - CRANK-126 (OR APPROVED EQUAL)

 CENTRAL SEED

PROPOSED STREET LIGHT

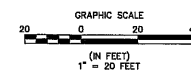


HADCO BY SIGNIFY URBAN CITY POST LED
POST TOP WITH BLACK DECORATIVE POLE

COLOR: BLACK
PRODUCT FAMILY: TX1
LAMP WATTAGE: 55 WATT
LAMP TYPE: LED
DISTRIBUTION: TYPE I

NOTES:

1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
2. REFER TO LANDSCAPE PLANS SD101.01-SD101.06 FOR PLANT QUANTITY AND LABELS.
3. REFER TO SHEET SD101.07 AND SD101.08 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
4. REFER TO SHEET SD101.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.
4. ANY TREE REMOVAL SHALL BE REVIEWED IN THE FIELD BY THE TOWNSHIP ENGINEER PRIOR TO REMOVAL.
5. THE PERIMETER OF THE SITE SHALL BE CLEARED OF ANY OVERGROWTH OF INVASIVE SPECIES AND TREES THAT ARE DEAD OR IN POOR HEALTH AND SUPPLEMENTED WITH NEW BUFFER PLANTINGS.



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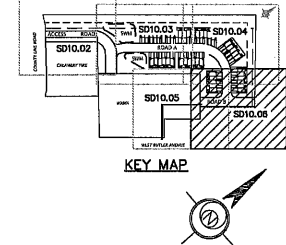
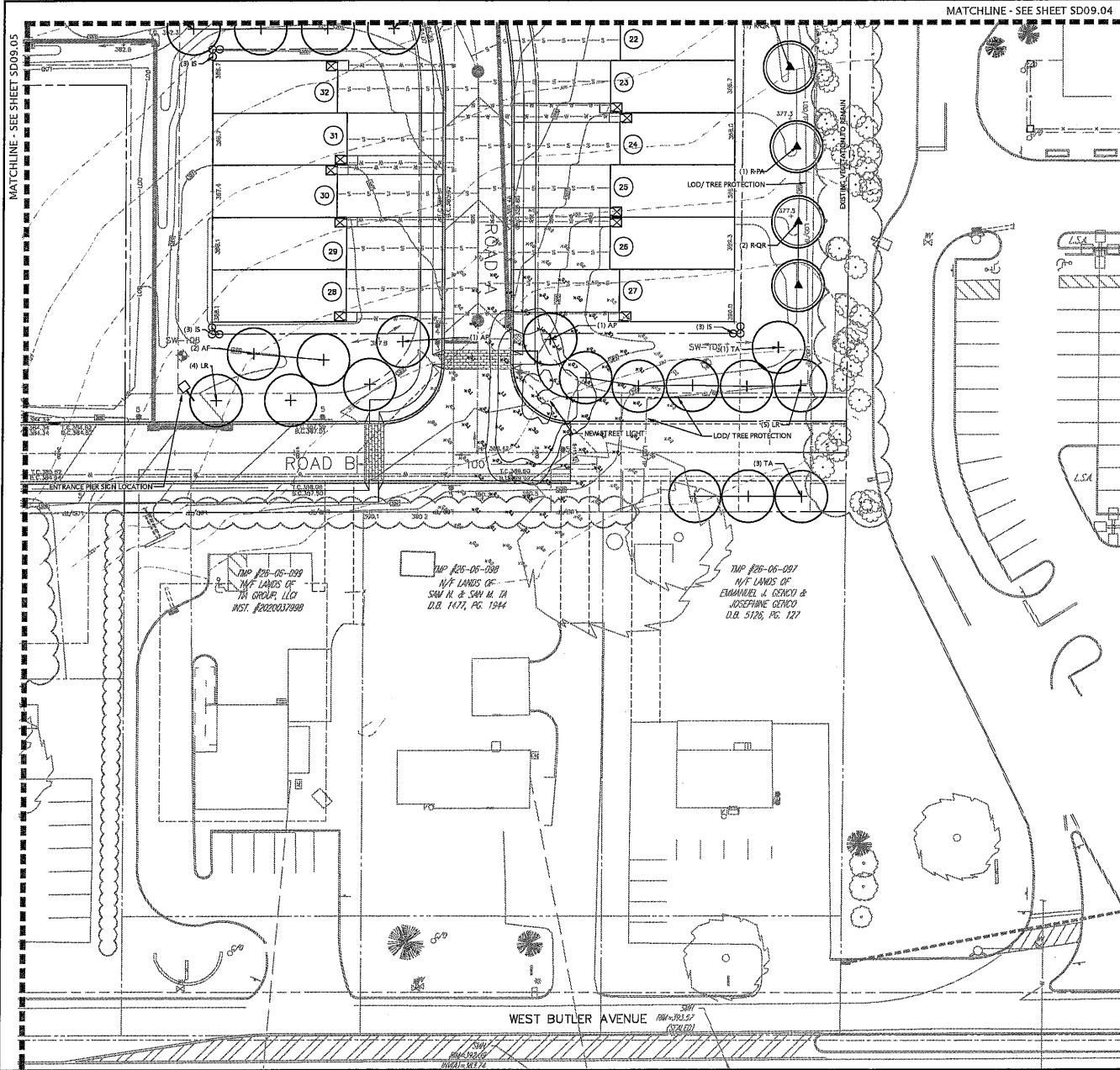
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T: 215-914-2050

LANDSCAPE PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/6/2023	SCALE: 1"=20'
DESIGN: JVM	DRAWN: LAC
JOB NO.: 8363	FILE NAME: 8363-5-10-LAR
REF. NO.: SD10.04	
SHEET NO.: 38	OF 42

N. VIRGINIA DRIVE - NEW BRITAIN TOWNSHIP, PENNSYLVANIA
LANDSCAPE ARCHITECT
DATE: 10/10/2023
SCALE: 1" = 20'



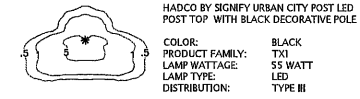
PLANT SCHEDULE SITE

CODE	COMMON NAME
BUFFER PLANTINGS	
IA	AMERICAN HOLLY
VA	ARROWWOOD VIBURNUM
GB	AUTUMN GOLD MAIDENHAIR TREE
IB	BERRY NICE WINTERBERRY
AM	CANADIAN SERVICEBERRY
MF	FLOWERING CRABAPPLE
IM	JIM DANDY WINTERBERRY
HV	OSARKITCH HAZEL
CR	STELLAR PINK DOGWOOD
AS	SUGAR MAPLE
AC	WHITE FIR
QA	WHITE OAK
PG	WHITE SPRUCE
REPLACEMENT TREES	
R-PA	LONDON PLANE TREE
R-OR	RED OAK
STREET TREES	
TA	AMERICAN LINDEN
AP	APOLLO SUGAR MAPLE
AF	AUTUMN BLAZED FREEMAN MAPLE
LR	ROUND-LOBED SWEET GUM
ADDITIONAL SHRUBS	
IB	SHAMROCK HOLLY

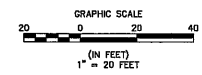
SEED MIX



PROPOSED STREET LIGHT



- NOTES:
1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
 2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
 3. REFER TO SHEET SD10.07 AND SD10.08 FOR FULL PLANT SCHEDULE, DETAILS, AND NOTES.
 4. REFER TO SHEET SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.
 5. ANY TREE REMOVAL SHALL BE REVIEWED IN THE FIELD BY THE TOWNSHIP ENGINEER PRIOR TO REMOVAL.
 6. THE PERIMETER OF THE SITE SHALL BE CLEARED OF ANY OVERGROWTH OF INVASIVE SPECIES AND TREES THAT ARE DEAD OR IN POOR HEALTH AND SUPPLEMENTED WITH NEW BUFFER PLANTINGS.



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ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19004
1-266-99-2650

LANDSCAPE PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE:	10/10/2023	SCALE:	1" = 20'
DESIGN:	JMM	DRAWN:	LAC
JOB NO.:	8303	FILE NAME:	SD10.06-SD10.08
SHEET:	SD10.06		
	40		42



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ESE CONSULTANTS, INC.
1140 VIRGINIA AVE., SUITE 200
HARRISBURG, PA 17104
TEL: 717-634-2000

DATE: 10/10/2023
REVISION: PER TEMPORARY COMMENTS
SHEET: 42 OF 42

LANDSCAPE & LIGHTING NOTES & DETAILS

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/10/2023
SCALE: AS NOTED
DESIGN: JMM
CHECK: LAC
JOB NO.: 8363
FILE NAME: 2023-10-10-NEW BRITAIN
SHEET: SD10.08
SHEET NO.: 42 OF 42

TYPICAL UNIT PLANTING NOTES:

1. LAYOUT OF PLANTING BED IS CONCEPTUAL AND MAY VARY DUE TO EXISTING SITE CONDITIONS AND MODEL ELEVATION. SPECIES CHOSEN SHALL CORRELATE WITH EXISTING SITE CONDITIONS OF EACH HOME (IE: SUN/SHADE) TO ENSURE SURVIVABILITY OF PLANT.
2. SHRUBS SHALL BE PLANTED IN GROUPS OF THE SAME SPECIES (3-5 PLANTS) TO MAINTAIN BALANCE THROUGHOUT THE GARDEN.
3. FOUNDATION PLANTS ARE IN ADDITION TO AND ARE TO BE COORDINATED WITH PROPOSED STREET TREES, OPEN SPACE PLANTINGS AND EXISTING VEGETATION TO REMAIN.
4. QUALITY OF PLANT SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK.
5. SUBSTITUTIONS PERMITTED WITH WRITTEN APPROVAL BY ESE LANDSCAPE ARCHITECT AND TOWN REPRESENTATIVE PRIOR TO PLANTING.

NEW BRITAIN CTP- TYPICAL UNIT LANDSCAPE - PLANT LIST

Symbol	Plant Name	Plant Size	Plant Quantity
☐	Shrub A - Medium Evergreen - 3 Gal.	3 Gal.	3
☐	Shrub B - Medium Evergreen - 3 Gal.	3 Gal.	3
☐	Shrub C - Small Deciduous - 10" Min. Ht.	10" Min. Ht.	3
☐	Shrub D - Small Evergreen - 10" Min. Ht.	10" Min. Ht.	3
☐	Perennials - 2 Gal.	2 Gal.	3
☐	Groundcover - 1 Gal. (Groundcover - 1 Gal.)	1 Gal.	3



TRASH RECEPTACLE
NOT TO SCALE



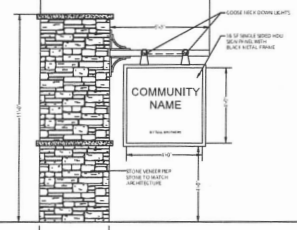
PET WASTE STATION
NOT TO SCALE



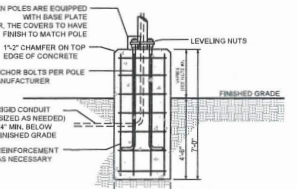
TYPICAL BENCH
NOT TO SCALE



BUG RATING: B1-02-C1



ENTRY SIGN PIER ELEVATION
NOT TO SCALE

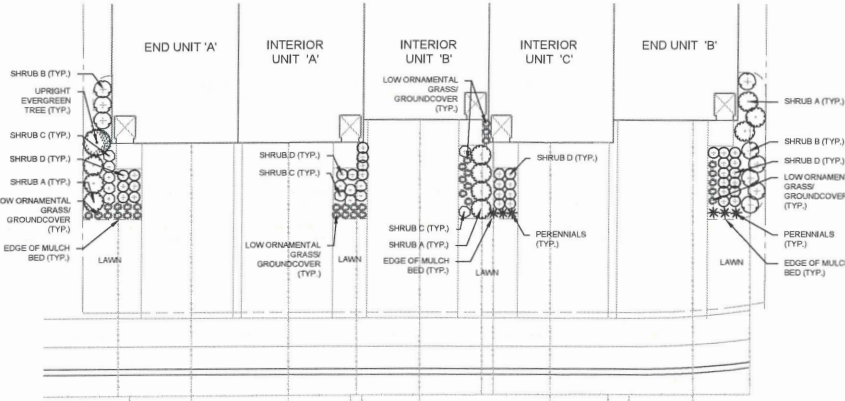


LIGHT POLE FOUNDATION DETAIL
NOT TO SCALE



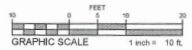
BIKE RACK
NOT TO SCALE

NOTE: THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSES ONLY.



END UNIT 'A' - TYPICAL UNIT PLANT QUANTITIES	INTERIOR UNIT 'A' - TYPICAL UNIT PLANT QUANTITIES	INTERIOR UNIT 'B' - TYPICAL UNIT PLANT QUANTITIES	INTERIOR UNIT 'C' - TYPICAL UNIT PLANT QUANTITIES	END UNIT 'B' - TYPICAL UNIT PLANT QUANTITIES
(1) UPRIGHT EVERGREEN	(3) SHRUB A - MEDIUM EVE. SHRUB	(3) SHRUB A - MEDIUM EVE. SHRUB	(4) SHRUB D - SMALL EVE. SHRUB	(3) SHRUB A - MEDIUM EVE. SHRUB
(2) SHRUB B - MEDIUM DEC. SHRUB	(3) SHRUB C - SMALL DEC. SHRUB	(3) SHRUB C - SMALL DEC. SHRUB	(3) PERENNIALS	(3) SHRUB D - SMALL EVE. SHRUB
(3) SHRUB D - EVE. SHRUB	(10) LOW ORNAMENTAL GRASSES OR GROUNDCOVER	(10) LOW ORNAMENTAL GRASSES OR GROUNDCOVER	(10) LOW ORNAMENTAL GRASSES OR GROUNDCOVER	(10) LOW ORNAMENTAL GRASSES OR GROUNDCOVER

TYPICAL UNIT FOUNDATION PLANTING
SCALE: 1" = 10'



Outdoor
Poles and Brackets
P3165 Straight Round Fluted

Order guide	Product Code	Size	Color	Material	Finish	Quantity
P3165	P3165	12	Black	Aluminum	Fluted	3

Pole Data							
Pole Model	Pole Shape	Pole Type	Short Dimension	Pole Finish	Applied Base Shape	Base Color	Base Diameter
P3165	Round	Straight	5	Fluted	Round		8 to 13
Pole Family	Catalog Number	Nominal Height (ft)	Top Section (ft)	Wall Thickness (in)	FW Rating (80 MPA (ksi))		
P3165	P3065-12	12	3	0.188	36.78		

Specifications
HOUSING:
256-1/4" high-strength, low-copper, proprietary cast aluminum alloy 6063-T5 extruded aluminum. Temco is 256-1/4" high-strength aluminum. Anchor rods are not depicted galvanized steel.
FINISH:
A durable polyurethane enamel finish is applied after anodizing and also designed to create a surface profile which allows for the highest level of paint adhesion. Laboratory tested for superior weatherability and salt resistance in accordance with ASTM B-117-04 and ASTM A593M (A593-77) specifications. For larger projects where a custom color is required, contact our factory for more information.

LIGHT POLE SPECIFICATIONS (or approved equal)
NOT TO SCALE



Urban
City Post
TX1 Post top

Ordering guide	Series	LED count	Gen.	Glaze	Pod	Reel	Cape/Reel	Flatt	Flatt	Flatt	Options
TX1 City Post	TX1	32	GS	C	J	L	P	A	A	A	3

Ordering guide (continued)	Photo Control	Color Temp	Voltage	Driver Current	Driver options	Range
R	7200	120VAC	1000mA	1000mA	1000mA	1000mA

LIGHT FIXTURE SPECIFICATIONS (or approved equal)
NOT TO SCALE