

SOILS TABLE

SYMBOL <sup>1</sup>	NAME/DESCRIPTION <sup>1</sup>	HYDRIC SOIL <sup>2</sup>	HYDRIC COMPONENT <sup>2</sup>	PERCENTAGE OF MAPPING UNIT <sup>2</sup>	POSITION IN LANDSCAPE <sup>2</sup>
U <sub>6</sub> B	URBAN LAND, 0-8% SLOPES	NO	-	-	-
U <sub>6</sub> B	URBAN LAND-ABBOTTSTOWN COMPLEX, 0-8% SLOPES	NO	-	-	-

1. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, BUCKS COUNTY, PENNSYLVANIA, SOIL SURVEY DATA VERSION 19, DATED SEPTEMBER 6, 2022.  
2. UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, HYDRIC SOILS LIST BY STATE, AVAILABLE AT: [https://efotg.sc.egov.usda.gov/references/public/STATE\\_LIST\\_NRCS\\_HYDRIC\\_SOILS\\_REPORT\\_DYNAMIC\\_DATA.HTML](https://efotg.sc.egov.usda.gov/references/public/STATE_LIST_NRCS_HYDRIC_SOILS_REPORT_DYNAMIC_DATA.HTML) AND ACCESSSED ON JUNE 12, 2023.

WETLAND 1 METES AND BOUNDS

FLAG 101 TO 102	NORTH 71°51'30" WEST, 28.98 FEET TO A POINT OF NON-TANGENCY;
FLAG 102 TO 103	SOUTH 86°51'52" WEST, 28.74 FEET TO A POINT OF NON-TANGENCY;
FLAG 103 TO 104	SOUTH 51°35'45" WEST, 9.06 FEET TO A POINT OF NON-TANGENCY;
FLAG 104 TO 105	SOUTH 17°54'31" EAST, 17.17 FEET TO A POINT OF NON-TANGENCY;
FLAG 105 TO 106	SOUTH 9°29'45" WEST, 21.01 FEET TO A POINT OF NON-TANGENCY;
FLAG 106 TO 107	SOUTH 40°58'13" WEST, 31.47 FEET TO A POINT OF NON-TANGENCY;
FLAG 107 TO 108	SOUTH 20°44'26" WEST, 20.22 FEET TO A POINT OF NON-TANGENCY;
FLAG 108 TO 109	SOUTH 48°20'34" WEST, 31.54 FEET TO A POINT OF NON-TANGENCY;
FLAG 109 TO 110	SOUTH 65°46'35" WEST, 23.12 FEET TO A POINT OF NON-TANGENCY;
FLAG 110 TO 111	SOUTH 18°17'30" WEST, 22.27 FEET TO A POINT OF NON-TANGENCY;
FLAG 111 TO 112	NORTH 63°28'25" WEST, 24.45 FEET TO A POINT OF NON-TANGENCY;
FLAG 112 TO 113	SOUTH 50°12'54" WEST, 24.64 FEET TO A POINT OF NON-TANGENCY;
FLAG 113 TO 114	SOUTH 78°43'17" WEST, 34.30 FEET TO A POINT OF NON-TANGENCY;
FLAG 114 TO 115	SOUTH 46°57'45" WEST, 37.91 FEET TO A POINT OF NON-TANGENCY;
FLAG 115 TO 116	SOUTH 2°40'00" EAST, 21.41 FEET TO A POINT OF NON-TANGENCY;
FLAG 116 TO 117	SOUTH 13°00'28" WEST, 22.38 FEET TO A POINT OF NON-TANGENCY;
FLAG 117 TO 118	SOUTH 42°36'06" EAST, 6.29 FEET TO A POINT OF NON-TANGENCY;
FLAG 118 TO 119	NORTH 65°46'14" EAST, 28.81 FEET TO A POINT OF NON-TANGENCY;
FLAG 119 TO 120	SOUTH 85°10'50" EAST, 23.92 FEET TO A POINT OF NON-TANGENCY;
FLAG 120 TO 121	NORTH 49°33'25" EAST, 22.91 FEET TO A POINT OF NON-TANGENCY;
FLAG 121 TO 122	NORTH 30°02'28" EAST, 38.86 FEET TO A POINT OF NON-TANGENCY;
FLAG 122 TO 123	NORTH 55°32'36" EAST, 15.33 FEET TO A POINT OF NON-TANGENCY;
FLAG 123 TO 124	NORTH 63°00'39" EAST, 32.29 FEET.

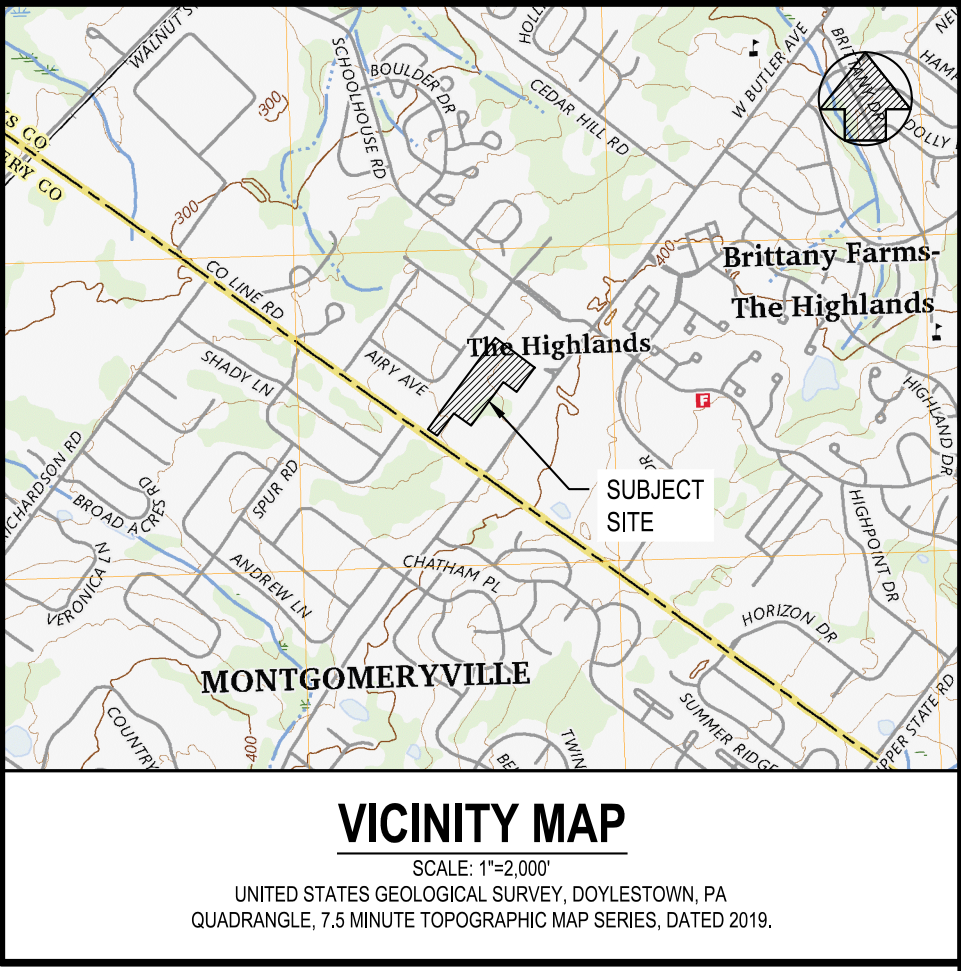
AREA OF WETLANDS

WETLAND	APPROXIMATE AREA
WETLAND 1	4,559 SF (0.1 ACRES)

LEGEND

- SUBJECT SITE
- EX. PROPERTY BOUNDARY
- EX. 1-FOOT CONTOUR
- EX. 5-FOOT CONTOUR
- EX. SOIL BOUNDARY
- EX. TREELINE
- EX. BUILDING
- EX. EDGE OF PAVEMENT
- EX. STORMWATER MANAGEMENT FACILITY
- EX. NONTIDAL WETLAND (WITH NUMBERED FLAG LOCATIONS)
- WETLAND DELINEATION DATA COLLECTION POINT (DCP)
- NUMBERED PHOTOGRAPH LOCATION

ENCLOSURE 2  
NAP-2023-00823-46 (AJD)  
Approved Plan

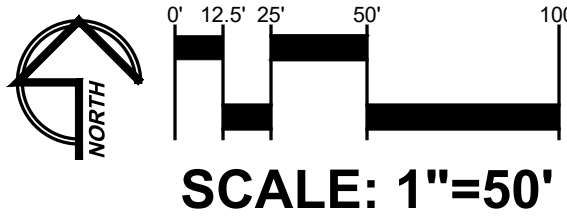


GENERAL INFORMATION

1. PLAN PREPARED FOR:

TOLL BROTHERS, INC.  
1140 VIRGINIA AVENUE  
FORT WASHINGTON, PENNSYLVANIA 19034  
ATTN: MR. MIKE DOWNS
2. PLAN PREPARED BY:

GEO-TECHNOLOGY ASSOCIATES, INC. (GTA)  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND 21009  
ATTN: MR. BRAD SWEET  
PHONE: 410-515-9446  
EMAIL: BSWEET@GTAENG.COM
3. THE SUBJECT SITE ENCOMPASSES APPROXIMATELY 8.6 ACRES AND IS LOCATED NORTH OF COUNTY LINE ROAD, EAST OF AIRY AVENUE, AND WEST OF WEST BUTLER AVENUE (US ROUTE 202) IN THE NEW BRITAIN TOWNSHIP OF BUCKS COUNTY, PENNSYLVANIA. THE SUBJECT SITE IS IDENTIFIED AS PARCEL 26-006-101-004.
4. THIS PLAN WAS PRODUCED ON A BASE MAP PROVIDED BY ESE PLANNING.
5. THERE ARE NO AREAS OF MAPPED 100-YEAR FLOODPLAIN WITHIN THE SUBJECT SITE PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 42017C0288K, EFFECTIVE MARCH 21, 2017.
6. THE SUBJECT SITE GENERALLY DRAINS NORTHWEST TOWARDS AN UNNAMED INTERMITTENT TRIBUTARY TO WEST BRANCH NESHAMINY CREEK IN THE VICINITY OF THE SUBJECT SITE. WEST BRANCH NESHAMINY CREEK (BASIN, SOURCE TO CONFLUENCE WITH NORTH BRANCH) AND UNNAMED TRIBUTARIES TO NESHAMINY CREEK ARE CLASSIFIED IN PENNSYLVANIA CODE TITLE 25, CHAPTER 93, WATER QUALITY STANDARDS AS "WWF, MF (WARM WATER FISHES, MIGRATORY FISHES)."
7. A WETLAND DELINEATION OF THE SUBJECT SITE WAS PERFORMED BY GTA IN JUNE 2023. WETLAND FLAG LOCATIONS WITHIN THE SUBJECT SITE WERE LOCATED BY GTA USING A GLOBAL POSITIONING SYSTEM (GPS) UNIT RATED WITH SUBMETER ACCURACY.
8. AS A RESULT OF THE REVIEW OF THE SUBJECT SITE, IT IS GTA'S PROFESSIONAL OPINION THAT THERE ARE WETLANDS PRESENT WITHIN THE SUBJECT SITE.
9. GTA'S CONCLUSIONS REGARDING THIS SITE HAVE BEEN BASED ON OBSERVATIONS OF EXISTING CONDITIONS, PROFESSIONAL EXPERIENCE, AND GENERALLY ACCEPTED PROFESSIONAL ENVIRONMENTAL PRACTICE UNDER SIMILAR CIRCUMSTANCES. SEASONAL VEGETATION CYCLES AND FLUCTUATIONS IN PRECIPITATION OR WEATHER CONDITIONS CAN RESULT IN DIFFERENCES IN THE PERCEPTION OF HYDROLOGIC CONDITIONS AND THE PRESENCE OF PREDOMINANTLY HYDROPHYTIC VEGETATION, WHICH CAN ALTER GTA'S EVALUATION OF WETLANDS/WATERBODIES.
10. IT IS IMPORTANT TO NOTE THAT THIS EVALUATION IS GTA'S PROFESSIONAL OPINION. ONLY DECISIONS REGARDING THE OFFICIAL JURISDICTIONAL STATUS OF WETLANDS/WATERBODIES ARE MADE BY FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
11. THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF TOLL BROTHERS, INC. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND TOLL BROTHERS, INC. IS UNAUTHORIZED, AND SUCH USE IS AT THE SOLE RISK OF THE USER.



**GEO-TECHNOLOGY ASSOCIATES, INC.**  
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS  
3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND 21009  
PHONE: 410-515-9446  
FAX: 410-515-4895  
WWW.GTAENG.COM  
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WETLAND DELINEATION PLAN  
**BIRCH RUN  
AT NEW BRITAIN**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REVISIONS:	JOB NO: 31231232
JANUARY 30, 2024 - REVISED BASED ON DECEMBER 28, 2023 SITE MEETING/ COMMENTS FROM MR. DAVID CAPLAN (USACE)	SCALE: 1"=50'
	DATE: JUNE 28, 2023
	DRAWN BY: BMS
	DESIGN BY:
	REVIEW BY: MAJITAS
	SHEET: 1 OF 1

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