Project Narrative Report

Prepared for
The Estates at Furlong
Buckingham Township, PA

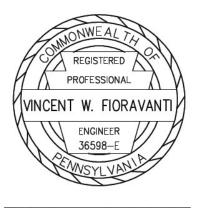
For Chris Munz 201 Buck Road Holland, PA 18966 Bucks County

Date 8-28-2024

PREPARED BY

FIORAVANTI, INC.

618 STREET ROAD SOUTHAMPTON, PENNSYLVANIA 18966



PROFESSIONAL ENGINEER REGISTRATION NUMBER

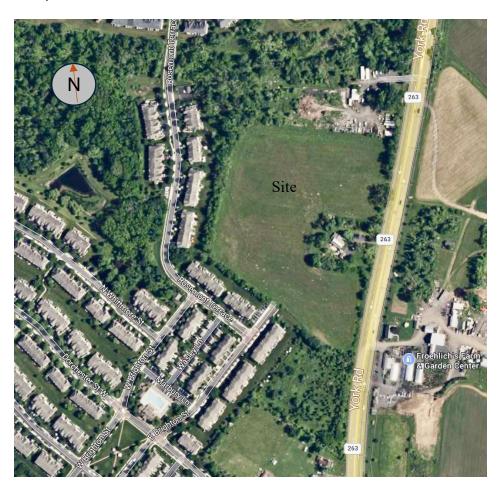
SEAL

PROJECT NARRATIVE

The proposed single-family development has frontage along Route 263 at 3178 York Road in Buckingham Township, Bucks County, Pennsylvania. The project proposes the construction of (17) seventeen single family residences on the (13) thirteen-acre site.

Existing Conditions

The site was recently farmed, and therefore is mostly composed of open fields. The site slopes from the Southeast to the Northwest. The steeper areas of the site and the acute angled corners of the property were not cultivated. A farmhouse is situated in the front-middle of the property and has associated landscaping around the house. Along the frontage of Route 263 York Road most of the vegetation is near or within the Right of Way. A thin hedgerow borders the south property line, and a vegetated hedgerow runs along the western property line. The northern border is open to the adjacent landscaping business's storage and work yard. The residential use farmhouse has a small driveway that provides access to Route 263 York Road.



Proposed Access

All 17 proposed dwellings will take access from two local roads to be dedicated to Buckingham Township. The first is a full-service extension of East Brighton Street from the adjoining Arbor Point residential community. The second local road will be a full-service access from York Road. A northbound left turn lane is proposed for York Road. The applicant has filed a traffic impact analysis report with the application.

Landscaping, buffering and trail system

The intent of the landscape plan designed by the licensed landscape architect firm; Carter van Dyke Associates is to use a combination of native trees, evergreens, flowering trees, shrubs, perennials and grasses to restore the site and to buffer on and offsite views. The vegetated buffer areas will also act as a wildlife corridor. A site analysis of the property was conducted to determine the layout of the required berms in the buffer areas. The placement of large trees and evergreens was dictated by the location of the existing adjacent townhouses and the location of the proposed residences to maximize the screening and buffering effects. A curvilinear walking trail is provided in the buffer. The center green slopes to the northwest and a stormwater basin is located on the northern side of the green. In the upper southern corner of the center green a gazebo is proposed which connected to the community wide walking path system. A native meadow mix is proposed around the stormwater basin and native shade trees, evergreens, flowering trees, shrubs and perennials are proposed in center green. The proposed landscaping plan includes 586 Trees, 977 shrubs and 8,059 perennials and was designed according to the directions of the Buckingham Township Municipal Officials and the Township Zoning Ordinances.

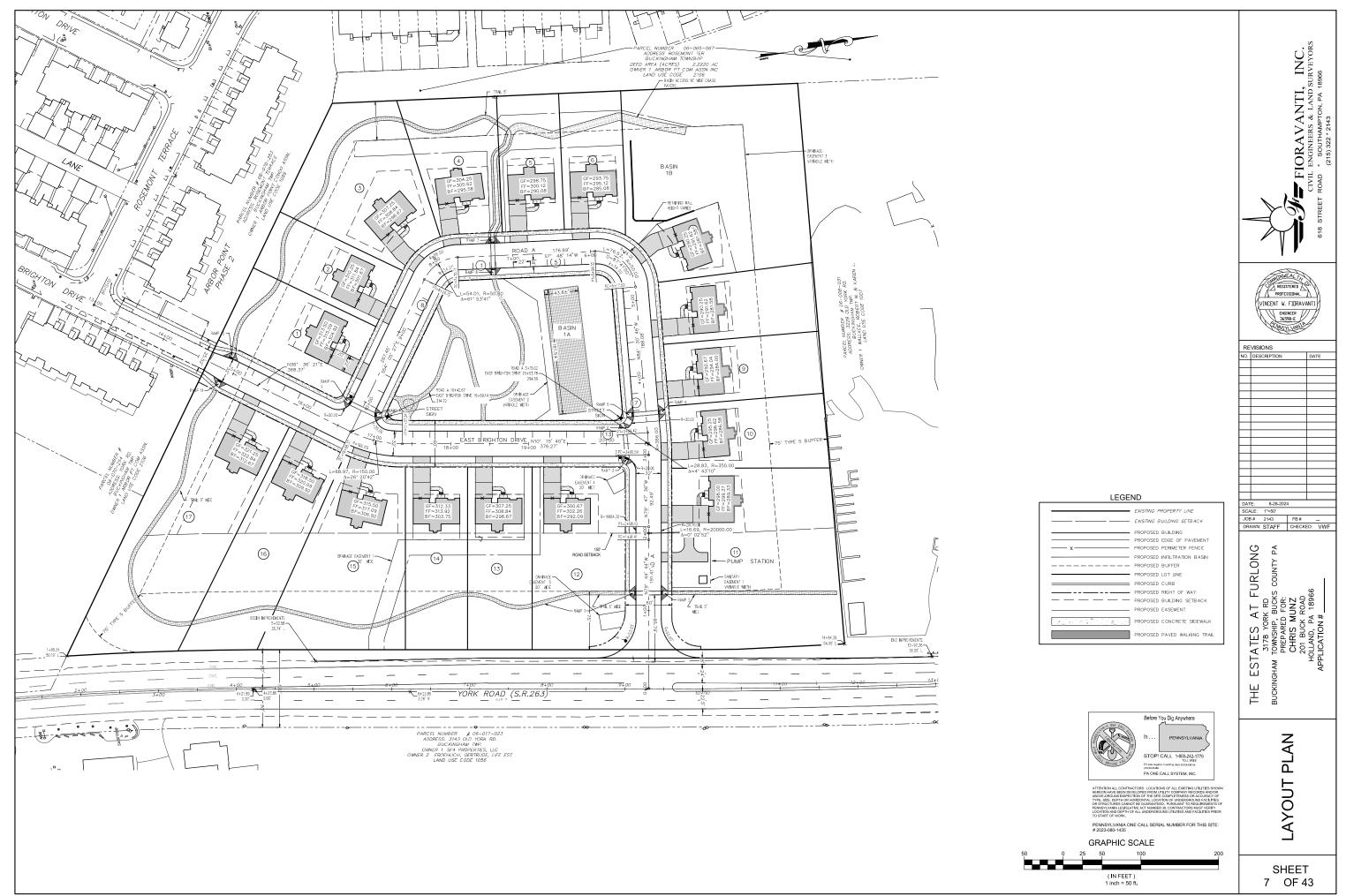
Utilities

The 17 proposed dwellings will be served by public water and sewer. Water service will be supplied by an extension of water mains in East Brighton Street.

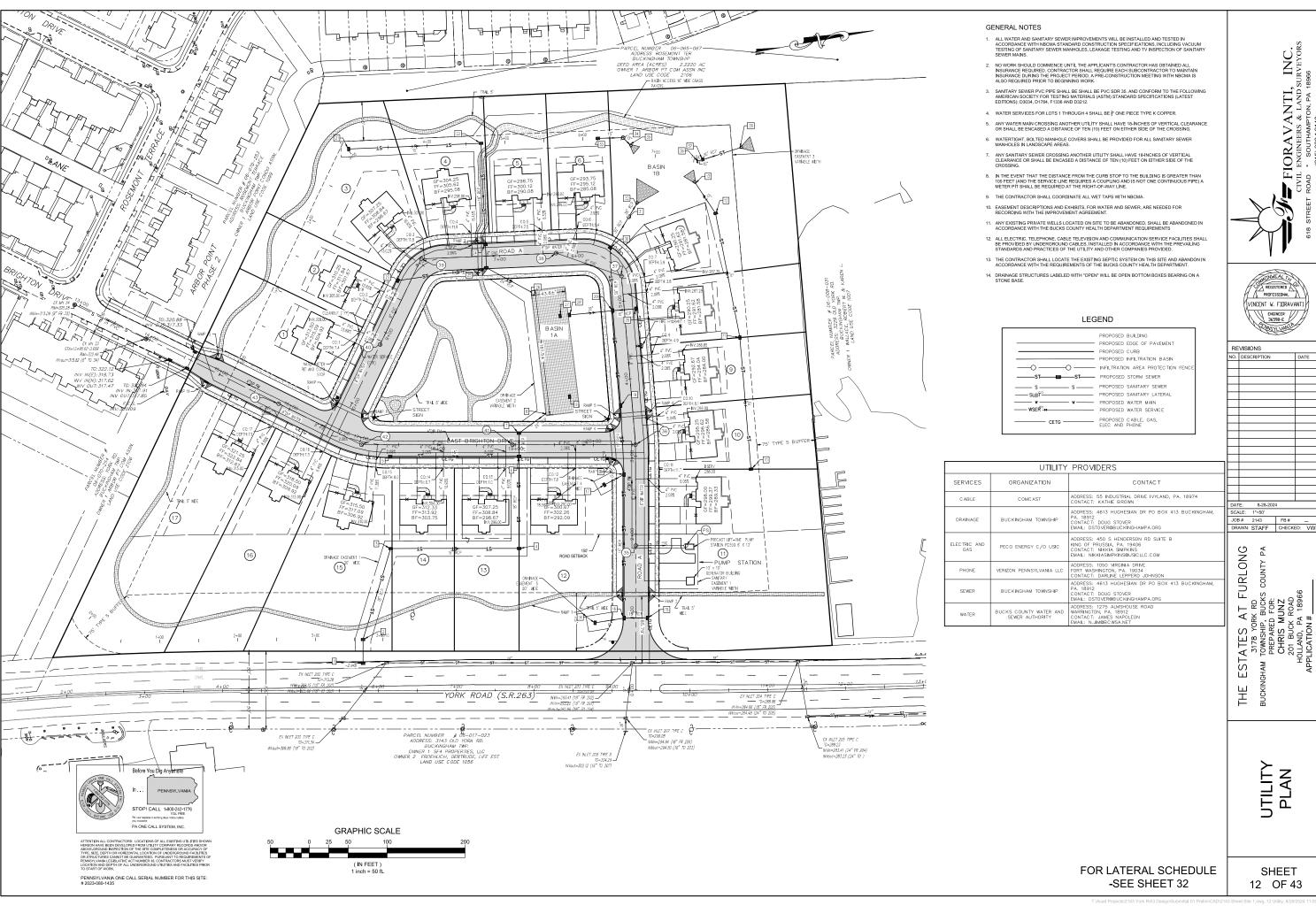
Sewerage will flow by gravity to a pump station in the northeast corner of the property, The pumps station will pump sewerage to an existing manhole in East Brighton Street, Stormwater will be two stormwater detention facilities.

Schedule

The applicant intends to present this project to the Buckingham Township Planning Commission at the meeting on October 2, 2024



T:\Acad Projects\2143 York Rd\3 Design\Submittal 01 Prelim\CAD\2143 Sheet Site 1.dwg, 07 Layout, 8/28/2024 11:05





AWN: STAFF CHECKED: VWF ESTATES AT FUR
3178 YORK RD
NGHAM TOWNSHIP, BUCKS CO
PREPARED FOR:
CHRIS MUNZ
201 BUCK ROAD
HOLAND, PA 18966
APPLICATION #



STREET TREES			E/g	Shade	Orn	Shrubs	GC/Perr
	i i	LF of road					
One Per 35' Linear foot of Frontage	E Brighton Rd	992.7					
	Road A	589.7					
	Total	1582.4		45			
BUFFER			Evg	Shade	Orn	Shrubs	GC/Perr
	LFat Propertyline	Type 5 Berm	5 per 60lf	3 per 60 lf	4 per 60lf	25 per 60 lf	200 per 60lf
East - York Road	938.5	Type 5, 76 Buffer	78	47	63	391	3128
North - Wallace Property	646.7	Type 5, 75 Buffer	54	32	43	269	2156
		Type 1 Berm	3 per 60lf	1 per 60 lf	3 per 60lf	15 per 60 lf	150 per 60lf
South - EBrighton Dr	642.2	Type 1, 50 Buffer	32	11	32	161	1605
West - Rosemont Terr	467.8	Type 1, 50 Buffer	23	8	23	117	1169
TOTAL: (If)	2696.2	TOTAL TREES:	188	98	161	938	8059
		Total Buffer trees reg'd by ord:	447				
	(147 Total caliper inches)	Addl Trees Reo'd by Hearing	49				
		Total Required Street Trees:	45				
		Total Reg'd Trees:	541				
Plant Material Shown on plan:			207	193	186	977	

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- and trees will be the sole responsibility of the contractor to replace in kind.

 Special care shall be taken when grading to protect existing tree roots during construction. Hand grading around mature trees to minimize damage to tree roots is highly recommended.

 The contractor is responsible for any damage to existing trees. Damage to vegetation shall be repaired according to the specifications. Any damage outside the limit of work shall be repaired by the contractor at no additional cost to the owner.

 No work or storage of materials or equipment will be permitted outside the limit of work or within the dripline of any trees to remain without written consent by the Landscape Architect. The penalty for not observing this note, the contractor shall aerate and feed the entire root zone of the effected tree.

 Remove and or prune any plant material that is dead, diseased, broke and damaged within the limit of work area as directed by the Landscape Architect.

- Stripped native soils shall be stockpiled as directed by the Landscape Architect. No Stripping of native soil will be allowed in any location where grades are to be altered 6" or less. No native soil or fine borrow shall be spread within 36" of the base of existing vegetation
- Staging, stockpile and disposal areas shall be as directed by the owner or owners representative
- Staging, stockpile and disposal areas shall be as directed by the owner or owners representative.
 Contractor shall secure all permits that may be required from all jurisdictions affected by this work.
 Excavation required within proximity of existing utility lines shall be done by hand. Contractor shall repair any damage to existing utility lines or structures incurred during construction operations at no cost to the owner.
 Contractor to Stake locations of all proposed plant materials for approval by Landscape Architect prior to the beginning of planting operations.
 All plant materials shown in groups shall have a mulched planting bed formed around the mass.
 All disturbed areas shall be restored to law unless otherwise indicated.
 Contractor to run minimum 2" diameter conduit under hard surfaces as needed.

Hedge Maple October Glory Red Maple Green Mountain Sugar M Heritage River Birch Acer campestre
Acer rubrum 'October Glory'
Acer saccharum 'Green Mour
Betula nigra 'Heritage'
Carpinus betulus
Liquidambar styraciffua 'Rotu
Liriodendron tulipifera
Nussa subustina 3"-3,5" cal 3"-3,5" cal 8'-10 ht. 25"-3" cal 35"-4" cal 35"-4" cal 35"-4" cal European Hombeam Seedless Sweetgum Tulip Tree Black Tupelo Liriodendron tulipifera
Nyssa sylvatica
Piatanus x acerifolia 'Bloodgood'
Querous acculissima
Querous alba
Querous palustris
Custrous palustris
Custrous phellog Willow Oak Red Oak Weeping Willow Delaware American Elm EVERGREEN TREES
EV-01 Illex opaca
EV-02 Juniperus virgini ana
EV-03 Picea abites
EV-05 Picea omorika American Holly Eastern Red Cedar Norway Spruce White Spruce Serbian Spruce White Pine 9'-10' ht. FLOWERING TREES FLOWENNG TREES
FLO1 Amelanchier canadomsis
FFLO2 Amelanchier canadomsis
FFLO3 Catalpas specioss
FFLO4 Cercis canadomsis
FFLO4 Cercis canadomsis
FFLO5 Chroamflus verginicus
FFLO6 Cornus Knitgen Colestari
FFLO6 Cornus X Ritgen Colestari
FFLO6 Cornus X Ritgen Colestari
FFLO6 Cornus X Ritgen Colestari
FFLO7 Colestari
Section Colestari
FFLO7 Colestari
Section Coles Shadblow Serviceberr Autumn Brilliance Shadb Northern Catalpa Eastern Redbud 2"-2.5" cal. Eastern Redbud
Fringe Tree
Flovering Dogwood
Consistation Flowering Dogwo
Consistation Dogwood
Stellar Pirk Dogwood
Amodis Promise Witch Hazel
Dane Witch Hazel
Dane Witch Hazel
Donald Wyman Crabapple
Prairiffre Crabapple
Snowdrift Crabapple
Zumi Calocarpa Crabapple
American Hombeem
Ivory Bilk Jepensee Lilec B&B B&B B&B 24" ht. Cont. 2 gal. 7-9' 4'-5' ht. B & B B & B B & B Cont.
Cont.
Cont.
Cont.
Cont.
Cont.
B & B
B & B Pallida Witchhazel
Annabelle Hydrangea
Annabelle Hydrangea
Inkberry Holly
Winterberry (male)
Harvest Red Winterberry (female)
Blue Boy Holly
Blue Girl Holly
Virinia sweetsnire Illex x meservese 'Blue Gri'
Iteta vitigrica
Myrica pensykenica
Myrica pensykenica
Myrica pensykenica
Philadelphus 'Minnesota Showliske'
Rhus a romatica
Spirea nipponica Snowmound
Spirea punifolia
Spirea x bumidda 'Anthony Waterer'
Spirea x bumidda 'Anthony Waterer'
Spirea x wateround
Spirea x bumidda 'Anthony Waterer'
Spirea x valence of the spirea x valence
Spirea x valence of the spirea x valence
Spiringa xulgaris
Syringa xulgaris
Syringa xulgaris
Vaccinium corymbosum
Vaccinium negustrátium Blue Girl Holly
Virginia sweetspire
Nothern Beryberry
Code's Girdous' Mock-orange
Minnesota Snowfake Mocko
Fragrant Suma
Snowmound Spires
Snowmound Spires
Varinoutil Spires
Varinoutil Spires
Varinoutil Spires
Varinoutil Spires
Varinoutil Spires
Senesation Lilac
Highbush Blueberry
Korsen Spice Väturnurn
Korsen Spice Väturnurn 18"-24" ht. 18" - 24" ht. 4'-5' ht. Cont. 4.5" o.c. 3.5'-4' ht. 3 gal. 4'-5' ht. 12" ht. 4' ht. Cont. B & B Arrowwood Vibun Linden Vibumum Vöbunum diletatum
Vöbunum diletatum Errie'
Vöbunum plicatum ternerlosum
Vöbunum plicatum var. tonentosum Sil
Vöbunum pranfollum
Vöbunum pranfollum
Vöbunum x thytidophyllum
Vöbunum x thytidophyllu Linden Vibumum
Erie Linden Vibumum
Doublefile Vibumum
Shasta Doublefile Vibumum
Slastas Doublefile Vibumum
Leatherleaf Vibumum
Leatherleaf Vibumum
Allegheny Leatherleaf Vibum
American Cranberrybush
Alexandra Weigela 42" ht. 30"-36" ht. B & B 24"-36" ht. Cont. PERENNIALS / GROUND COVERS INALS / GROUND COVEI
Achillea varieties
Andripogon vertetes
Asseleplas tuberosa
Asseleplas tuberosa
Baptisia varieties
Baptisia varieties
Baptisia varieties
Baptisia varieties
Chrysanthenum leucau
Corespisia varieties
Echinacea purpurea
Festuca elation
Matricartia varieties
Monarcia fistulosa
Priox varieties
Rudbeckia hirta
Solidano varieties Black Eyed Susar **PROGRESS PRINT**

3178 York Road Development LANDSCAPE SCHEDULE
BOTANICAL NAME

Notes:

1. Due to timing of construction, all plantings shall be selected from the plant species listed in the Landscape Schedule. The plants listed conform to the recommended list provided by Buckingham Township and suggested plant material that are more resistant to describe the provision.

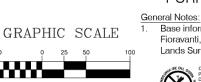
(IN FEET)

1 inch = 50 ft.

FOR DISCUSSION **PURPOSES ONLY**

Base information provided by Fioravanti, Inc. Civil Engineers & Lands Surveyors.





Sheet No. 1 of 8 L-1

Scale:

Road

County PA Real Estate,

Voice: Fax: Web:

40 Garden All Doylestown, F 18901-4325

SIZE

3178 York F
Preliminary L
3178 York Boad
Buckingham Towns
Prepared for GOLA

1" = 50' - 0"

36 OF 43