

#### **BENSALEM TOWNSHIP**

Building and Planning Department 2400 Byberry Road • Bensalem PA 19020 215-633-3644 • FAX 215-633-3653

Page 1 of 2

#### SUBDIVISION AND LAND DEVELOPMENT APPLICATION

SITE AND PLAN CHARACTERISTICS

CH	ECK ONE:	DATE OF SUBM	IISSIOI	V:		
	Sketch Plan	Tax Parcel #		02-030-0	09-002	
	Lot Line Change	Location		1240 Br	istol Pike	, Bensalem, PA 19020
П	Minor Subdivision	Zoning Classifica	ation	G-C Ge	neral Co	mmercial District
X	Minor Land Development	Proposed # of Lo	ots or L	easeholds		1
	Preliminary Subdivision	Area of Commer	cial Bld	g of Additi	on (sf)	no change
	Preliminary Land Development	Name of Develor	oment		McDona	ıld's Restaurant with Drive-Thru
	Final Subdivision	Proposed Use			McDona	ald's Restaurant with Drive-Thru
	Final Land Development	Site Area (ac)			.831 ac	(no change)
	Conditional Use	Development Are	ea (ac)		no chan	ge
		same to laisto	n@be	ensalem	PA.gov	
1.	Name, address & phone No. of App	licant:				. c/o Eileen Seeburger
	0 1			N. Carpe cago, IL 6		et
	Enlecu Schury	SP2		-206-538		
	Signature	)			Day	time Contact Number
2.	Name, address & phone No. of Atto (if other than applicant)	orney:	)··			squire / Matthew McHugh, Esquir Branzburg, LLP
	1-11111				-	ite 1400, Philadelphia, PA 19103
)	001/00	1	215	-569-4364	ļ	time Contact Number
/	Signature V	n 2.11	Mar	Damaldia C	•	
3.	Name, address & phone No. of Owi	Her.		Donald's C N. Carpe		······································
	C: 5-1.			cago, IL 6		
	Enlech Dochury				-	
	Signature		, D - l- l		•	time Contact Number
4.	Name, address & phone No. of Person	Designing Plan:		er ⊑ngine V. Broad∜		, LLC. c/o Michael Jeitner, P.E.
	11:115 0:1	4		ılehem, P		uite 300
	Michila C. Gert	nec		-709-9971		
	Signature				Dayt	time Contact Number
5.	Has parcel ever been subject to subdivi	ision or land devel	opmeni	t approval	? <u>Y</u>	es
	Plan Title					
	Recording Date					
	Plan Book				·	·
	Page					

6.	Has parcel ever received relief from the Zoning Hearing Board? Yes - copy attached
	If yes, list date of decision and attach copy of the decision.
7.	Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.  None
8.	List proposed improvements and utilities to be installed:  Proposed improvements include side-by-side drive-thru configuration, relocation of ADA parking facilities,
	new trash corral, minor changes to landscaping areas, removal of parking on non-DT of site.
	new trasm contai, million changes to lanuscaping areas, removal or parking on non-ס דס הוער סור אוני.
9.	List title of each plan, report and any other documents submitted:
10	List presence of floodplain, wetlands, steep slopes or any other environmental features on site:
11	List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:
	Parking variance and impervious coverage variance already approved
12	List all zoning changes, conditional uses and waivers that will be required for this application:
_	Waiver is requested from providing a traffic study as no additional traffic is anticipated
	from these improvements.
_	
NOT	TE: Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201
	FOR MUNICIPAL USE ONLY:
Date	e Received:
Appl	lication Fee:
Escr	

#### SECTION VIII SUBDIVISION & LAND DEVELOPMENT/ZONING HEARING BOARD

APPLICATION FEES	TWP ENG.	TWP SOL.	TRAF ENG.
A) SUBDIVISION PLANS - APPLICATION FEES &	ESCROWS		
1) Sketch Plan\$250	\$750.00	\$ 500.00	\$500.00
2) Residential - Preliminary Minor, Lot Line Change, 2 lots\$150 + \$50 per lot 3 to 10 lots\$250 + \$45 per lot over 2 11 to 20 lots\$425 + \$45 per lot over 11 21 to 40 lots\$1100 + \$40 per lot over 20 41 to 60 lots\$1900 + \$30 per lot over 40 61 to 80 lots\$2500 + \$20 per lot over 60	\$1400.00 \$1400.00 \$2000.00 \$3000.00 \$4000.00 \$5000.00	\$1000.00 \$1000.00 \$1200.00 \$1200.00 \$1200.00	NONE NONE NONE NONE NONE
<ul><li>81 or more lots-\$2900 + \$10 per lot over 80</li><li>3) Commercial/Industrial, Lot Line Change \$300 + \$50.00</li></ul>	\$6000.00 \$2000.00 plus \$1000.00 per lot addt'l	\$1200.00 \$1000.00 plus \$200.00 per lot addt'l	
4) Final Subdivision Plan\$150.00 3 to 10 lots Over 10 lots  B) Level Parallel Plane  The second Pl	\$1000.00 \$2000.00	\$ 750.00 \$1000.00	NONE NONE
B) Land Development Plans			
1) Sketch Plan\$250.00	\$1200.00	\$ 500.00	NONE
2) Preliminary Plan \$300.00 plus site area and Professional fees as follows.	\$50.00 per one-h	alf acre of prop	oosed developed
Up to .5 acre .6 to 1 acre 1.1 to 2 acres 2.1 to 5 acres 5.1 to 20 acres 20.1 or more acres	\$2000.00 \$2500.00 \$3500.00 \$5000.00 \$6500.00 \$10000.00	\$ 500.00 \$1500.00 \$2500.00 \$2500.00 \$5000.00 \$7500.00	\$3000.00 \$3000.00 \$3000.00 \$3000.00 \$3000.00

<sup>\*</sup>Escrow amounts are minimum amounts required. Additional amount may be required based upon the actual acreage and intensity of Development.

2b) Master Development Plan.....the same as a Preliminary Plan, and, in addition the applicant shall deposit an amount equal to One Hundred (\$100.00) Dollars per acre of gross site area in escrow. The escrow amount shall be used to pay the actual and reasonable expenses of outside consultants engaged by the Township to review the studies required by the Zoning Ordinance pertaining to Traffic Impact, Natural and Historic Resources, and Fiscal and Community Impact. Unused amounts shall be returned to the applicant, but no amount in addition to that described herein shall be required for those purposes.

3) Final Land Development Plan.....\$ 150.00

<u>Escrow</u> <u>Escrow</u> <u>Escrow</u> <u>Twp Eng.</u> <u>Twp Sol.</u> <u>Traffic Eng.</u>

One half of Preliminary Plan Escrows

4) If an applicant wishes to make application for a combined preliminary and final subdivision and/or land development plan approval, the applicant shall pay the appropriate fees and escrows for both the preliminary and final plans as listed in

Items (A) 2) & 3) and (B) 2) & 3) above. It is understood that Bensalem Township Council is under no obligation to grant a combined preliminary and final approval.

For all subdivision and land development plans - 10% of the Bucks County Planning Commission fee will be charged for administration costs.

- (C) All fees are for initial review only. Each time a plan is altered, corrected, amended, revised or modified and is resubmitted for review, a fee of fifty (50) percent of initial fee shall be paid with resubmitted plans together with additional escrow monies in an amount equal to 50% of the initial escrows.
- (D) Fees shall be submitted at the time of application of resubmission of subdivision or land development plan.
- (E) All fees for the Bucks County Planning Commission shall also be submitted at the time of application. Checks shall be made payable to the Bucks County Planning Commission in accordance with their fee schedule.
- (F) Escrows listed for the Solicitor, Township Engineer and Traffic Engineer are required to be paid with the application, and relate to the pre-approval process. Please note that these escrows are separate and apart from the cash and legal/engineer escrow to be posted after approval of any subdivision of land development plan.
- (G) Fees for the approved Planning Agency shall be billed separately in the event the Township finds it necessary to engage the professional services of a consultant. The fee will apply to all subdivisions, land developments and Rezoning petitions. (To be paid before final action taken by the Township Council).

#### (H) Conditional Use Application Fee:

All applicants for a conditional use shall pay an application fee \$300.00 and an Escrow of \$4,000.00 at the time of application. Fee is non-refundable. Reviews resubmitted is 50% of application fee.

#### (I) Application for Change of Zoning Classification:

Any person who shall petition the Council of Bensalem Township for change in or amendment to the Bensalem Ordinance of 1954 as supplemented and amended shall pay an application fee of \$300.00 and an Escrow of \$2,500.00.



Thomas E. Panzer, Esquire E-Mail: tpanzer@highswartz.com (215) 345-8888 www.highswartz.com Reply to Doylestown

July 10, 2023

VIA REGULAR MAIL & E-MAIL (mmchugh@klehr.com & laltieri@klehr.com)

Matthew J. McHugh, Esquire Leonard B. Altieri, III, Esquire Klehr Harrison Harvey Branzburg LLP 1835 Market Street, Suite 1400 Philadelphia, PA 19103

> **Bensalem Township Zoning Hearing Board** Re:

> > Application of McDonald's Corporation (Appeal No. 2023-1820)

Premises Address: 1240 Bristol Pike, Bensalem, PA 19020

Dear Counsel:

Enclosed you will find the written Decision of the Bensalem Township Zoning Hearing Board on the above referenced application.

Very truly yours,

THOMAS E. PANZER

TEP/rme Enclosure

Township Staff (via email) cc:

> **High Swartz LLP** Doylestown Norristown

#### ZONING HEARING BOARD OF BENSALEM TOWNSHIP BUCKS COUNTY, PA

Applicant: McDonald's Corporation

110 N. Carpenter Street

Chicago, IL 20817

Owner: Same as Applicant

**Appeal No.:** 2023-1820

Subject Property: Tax Parcel No. 02-030-009-002

1240 Bristol Pike Bensalem, PA 19020

Requested Relief: Applicant requests the following variances from the

Bensalem Township Zoning Ordinance to permit the construction of an additional drive-thru lane at an existing restaurant: (1) from §232-586, to permit 20 parking spaces where a minimum of 49 spaces are required; (2) from §232-381(2), to permit an impervious coverage of 79.5%, where a maximum of 60% is permitted; and (3) from §232-587, to not provide a loading/unloading space, where one (1) unloading

space is required.1

**Time & Place** June 1, 2023 at 7:00 P.M.

of Hearing: Bensalem Township Municipal Building

2400 Byberry Road Bensalem, PA 19020

**Appearances:** Applicant by: Matthew McHugh, Esq.

Leonard B. Altieri, III, Esq.

Klehr Harrison Harvey Branzburg, LLP

1835 Market Street, Suite 1400

Philadelphia, PA 19103

Mailing Date: July 10, 2023

-

<sup>&</sup>lt;sup>1</sup> During the course of the hearing held, Applicant made two amendments to the request for relief. First, based upon a memorandum prepared by Bensalem Township, dated June 1, 2023, identifying the lack of a loading space, the Township considered same a preexisting legal nonconformity (Exhibit T-1). Applicant requested that that request for relief be withdrawn. The second request was to amend the request for impervious surface coverage from 79.5% to 78.4% request consistent with the revised Site Plan, prepared by Bohler Engineering, dated September 20, 2022, last revised June 1, 2023.

#### **FINDINGS OF FACT**

- 1. The Applicant is the owner of the Subject Property, and has the requisite interest in the Subject Property to present the Application to the Zoning Hearing Board of Bensalem Township (the "Board").
- 2. The Board met the requirements of the Zoning Ordinance and the Pennsylvania Municipalities Planning Code as to the requisite legal notice of the hearing held on June 1, 2023.
- 3. The Subject Property is located in the G-C, General Commercial District pursuant to the Bensalem Township Zoning Map.
  - 4. The Board admitted into evidence the following exhibits:
  - B-1 ZHB letter of hearing to Applicant's Attorney
  - B-2 Proof of publication
  - B-3 Proof of posting
  - A-1 Application and any accompanying documents
  - A-2 Certificate of Service
  - A-3 Revised Site Plan, prepared by Bohler Engineering, dated September 20, 2022, last revised June 1, 2023
  - T-1 Memorandum prepared by Bensalem Township, dated June 1, 2023, identifying the lack of a loading space. The Township considered same a preexisting legal nonconformity
  - T-2 Zoning Hearing Board Decision issued March 1, 2007, following a hearing of February 1, 2007, regarding the Subject Property
- 5. The Subject Property is a 30,846 square foot lot located at 1240 Bristol Pike, Bensalem, PA 19020.
- 6. The Subject Property supports a McDonald's Restaurant with drive-thru service.
- 7. Through Decision issued March 1, 2007, following a hearing of February 1, 2007, Applicant was permitted to reduce the number of parking spaces on-site from the required 49 to the proposed 27.
- 8. Applicant comes before the Board requesting a further reduction in parking spaces to 20 and approval of impervious surface coverage of 79.5%, where a maximum of 60% is permitted. Both requests for relief are in conjunction with the Applicant proposing to add a second drive-thru lane.

- 9. Applicant offered testimony from Mr. Timothy Nielson, owner and operator of the McDonald's facility, and Ms. Kirsten Calabro, of Bohler Engineering.
- 10. In short, the Applicant seeks to add a second drive-thru lane because the nature of the fast food industry has changed such that fewer people eat in the restaurant and more people use the drive-thru. As a result, under current conditions, the drive-thru lane at times stacks onto Bristol Pike. Applicant's operational improvements including the double drive-thru lane will facilitate quicker service and less opportunity for the stacking issues which presently exist.
- 11. The Board engaged in rather considerable discussion regarding the location of a dumpster facility and the circulation of pedestrian versus vehicular traffic on-site. Following discussion, the Board determined that those issues may be best resolved at land development.
- 12. The Board finds that the Applicant has presented sufficient evidence to demonstrate that it is entitled to the Requested Relief from the provisions of the Bensalem Township Zoning Ordinance.
- 13. A Certification of Decision rendered by the Board on June 1, 2023 is attached hereto and incorporated herein as Exhibit "A".

#### **CONCLUSIONS OF LAW**

- 1. The Proposed Use is consistent with the spirit, purpose and intent of the Bensalem Township Zoning Ordinance.
- 2. The Proposed Use will not substantially injure or detract from the use of the neighboring property or from the character of the neighborhood and the use of property adjacent to the Subject Property is adequately safeguarded.
- 3. The Proposed Use will serve the best interest of the Township, the convenience of the community and the public welfare.
- 4. There are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the Subject Property.
- 5. The variance is necessary to enable the reasonable use of the Subject Property.
  - 6. Any unnecessary hardship has not been created by the Applicant.

- 7. The dimensional variance will not alter the essential character of the neighborhood or district in which the Subject Property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- 8. The dimensional variance represents the minimum variances that will afford relief and the least modification possible of the regulations at issue.

#### DISCUSSION

The Applicant proposes the construction of an additional drive-thru lane and requests the following variances: (1) from §232-586, to permit 20 parking spaces where a minimum of 49 spaces are required; (2) from §232-381(2), to permit an impervious coverage of 79.5%, where a maximum of 60% is permitted.

In considering an application for a variance, the Board is required to apply the provisions of Section 10910.2 of the Pennsylvania Municipalities Planning Code. Section 10910.2 provides that the Board has the authority to grant a variance if it finds that the Applicant has met his burden of proof with respect to the following five elements:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- (3) That such unnecessary hardship has not been created by the appellant.
- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.
- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

#### 53.P.S.§10910.2(a)

In determining whether the Applicant has established the existence of an unnecessary hardship, the Pennsylvania Supreme Court has stated that the Board may consider multiple factors including the economic detriment to the applicant if the variance was denied, the financial hardship created by any work necessary to bring the building into strict compliance with the zoning requirements and the characteristics of the surrounding neighborhood. Hertzberg v. Zoning Board of Adjustment of Pittsburgh, 721 A.2d 43, 50 (Pa.1998). In essence, when an applicant seek a dimensional variance, the proof required to establish an unnecessary hardship is less than where a use variance is sought. Id.

In the present case, the Board finds that the Applicant has presented sufficient evidence to demonstrate that it is entitled to the Requested Relief. The Board finds that there are unique physical characteristics involved with the Subject Property that cause an unnecessary hardship which is not self-created by the Applicant and prohibits use of the Subject Property in strict compliance with the provisions of the Zoning Ordinance. The Board also finds that the requested variance represents the least modification of the Zoning Ordinance and that the requested relief will not alter the essential character of the neighborhood. In addition, the Applicant presented testimony that by allowing the construction of the second drive-thru lane the present condition, which includes occasional stacking of traffic from the single drive-thru lane onto Bristol Pike, will be ameliorated.

Based upon the reasons set forth herein, the Board believes that the Applicant has met their burden to show that they are entitled to the Requested Relief.

DECISION AND ORDER ON FOLLOWING PAGE

#### **DECISION AND ORDER**

**AND NOW**, this 10th day of July, 2023, after public hearing held on June 1, 2023, and pursuant to a public vote, 4 members voting in favor, 0 voting against, and 1 members absent, the Zoning Hearing Board of Bensalem Township does hereby formally **ADOPT** the above **FINDINGS OF FACT** and **CONCLUSIONS OF LAW**. Specifically, the Board does hereby grant the following relief:

Variances from the Bensalem Township Zoning Ordinance to permit the construction of an additional drive-thru lane: (1) from §232-586, to permit 20 parking spaces where a minimum of 49 spaces are required; and, (2) from §232-381(2), to permit an impervious coverage of 79.5%, where a maximum of 60% is permitted.

This is not a building permit or a zoning permit. Building and zoning permits must be secured from the appropriate Township officials prior to construction or use of the premises.

The grant of the aforesaid variance does not relieve the Applicant from complying with all other requirements of the Bensalem Township Zoning Ordinance, the Bensalem Township Subdivision and Land Development Ordinance, the Bensalem Township Building Code and Fire Codes and all other applicable state, county and township ordinances and regulations.

On any Zoning Hearing Board Decision approving proposed construction of any type requiring a building permit, such building permit must be secured within twelve (12) months of the date of this Decision granting a use variance and twenty-four (24) months of the date of this Decision granting a dimensional variance or the Zoning Hearing Board's approval is automatically voided.

Any aggrieved person may appeal to the Court of Common Pleas of Bucks County within thirty (30) days of the date of this Decision.

SIGNATURES ON FOLLOWING PAGE

#### BENSALEM TOWNSHIP ZONING HEARING BOARD

JOANNE REDDING, CHAIRPERSON

ALBERT CHAMPION, VICE-CHAIR

GEORGE SEYMOUR, SECRETARY

HARRY RAMER, MEMBER

JOANNE FIELDS, MEMBER

## EXHIBIT A (CERTIFICATION OF DECISION)

#### ZONING HEARING BOARD OF BENSALEM TOWNSHIP, BUCKS COUNTY, PA CERTIFICATION OF DECISION

APPEAL NO.

2023-1820

TAX PARCEL NO.

02-030-009-002

**ADDRESS:** 1240 Bristol Pike Bensalem, PA 19020 APPELLANT: McDonald's Corporation OWNER: **McDonald's Corporation** This certifies that the Zoning Hearing Board of Bensalem Township held a hearing on June 1, 2023 at 7:00 p.m. in the Bensalem Township Municipal Building and considered the application for VARIANCE filed by the abovenamed Appellant to seek relief as stated on the advertised legal notice of appeal or application. More specifically, the Board considered and rendered a decision on a request for relief from the following provisions of the Township's Zoning Ordinance: VOTE **DESCRIPTION DECISION** SECTION 232-586 to permit 20 parking spaces where a minimum of 49 spaces are required. **GRANTED/DENIED** to permit an impervious coverage of **§232-381(2)** 79.5%, where a maximum of 60% is permitted. **GRANTED/DENIED** §232-587 to not provide a loading/unloading space, **GRANTED/DENIED** where one (1) unloading space is required. **GRANTED/DENIED** The Decision of the Board is subject to the following special conditions: GEORGE SEYMOUR JOANNE REDDING OANNE FIELDS ALBERT CHAMPION June 1, 2023 RAMER DATE

This is not a building or zoning permit. Such permits must be secured from the appropriate Township officials prior to construction or use of the premises. Zoning permits must be secured within six (6) months from the date of the granting of the special exception or variance or any approval by this Board is automatically voided. Applicant must comply with all other applicable township, county, state and federal laws, regulations and ordinances.

Findings of Fact and Conclusions of Law will be approved by the Zoning Hearing Board within forty-five days of the date of this Certification, and forwarded to the Appellant with the formal Decision and Order of the Board.

ATTORNEY: Matthew J. McHugh, Esquire & Leonard B. Altieri, III, Esquire

No. 750-8 CORPORATION DEED.

#### This Indenture Made the

Delaware 19803

in the year of our Lord one thousand nine

hundred and seventy-eight PANY, a Delaware

Between american stores concorporation, of One Rollins Plaza, Wilmington,

(hereinafter called the Grantor ), of the one part, and

FRANCHISE REALTY INTERSTATE CORPORATION, an Illinois corporation

(hereinafter called the Grantee ), of the other part,

Witnesseth.

That the said Grantor

for and in consideration of the sum of

One Hundred Sixty Thousand Dollars (\$160,000.00) money of the United States of America, unto it well and truly paid by the said Grantee . at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee , its successors end assigns, ALL THAT CERTAIN lot or parcel of land situate in the Township of Bensalem, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan made by Benjamin

C. Queen, Registered Surveyor, Fairless Hills, Pennsylvania, on August

BEGINNING at a corner of remaining lands now or late of Woodhaven Associates, Inc., in the middle of the Bristol Pike (60 feet wide), said point being North 52 degrees 35 minutes 37 seconds East along the middle of said Bristol Pike, 40.2 feet from a corner of lands known and laid out as Penn Manor; thence along lands now or late of said Woodhaven Associates Inc., North 31 degrees 44 minutes 08 seconds West 225.15 feet to a corner thence still by same, North 58 degrees 15 minutes 52 seconds East, 200.0 feet to a corner; thence still by same, South 31 degrees 44 minutes 08 seconds East, 205.29 feet to a corner in the middle of the said Bristol Pike; thence along same, South 52 degrees 35 minutes 37 seconds West 200.98 feet to the corner of lands now or late of Woodhaven Associates, Inc., and place of beginning.

CONTAINING 0.9888 acres of land more or less.

COUNTY PARCEL NUMBER: 2-30-9-2

23, 1971, as follows, viz:

D2286-517

BEING the same premises which Woodhaven Associates, Inc. (Pa. corp.) by Deed dated March 23, 1972 and recorded in Bucks County in Deed Book 2032 page 117, conveyed unto Acme Markets, Inc. (Delaware corp) in fee.

AND by Articles of Amendment to its Charter filed in the Department of State the name of said corporation has been changed to American Stores Company (Delaware corp.)



VALUE OF PREMISES AS DEFINED BY CROSS OF THE MIGGIN DO AND TAX

5.43

2.46

. 2 86-518

Institut with all and singular the buildings and Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever thereunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

Un little and in init the said lot or piece of ground above described, with the messuage or tenement thereon erected,
Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances,
unto the said Grantee, its successors
and Assigns, to and for the only proper use and behoof of the said Grantee, its successors
and Assigns, forever.

Atth the said Grantor, for itself, its successors and assigns

do by
these presents, covenant, grant and agree, to and with the said Grantee, its successors
and Assigns, that it the said Grantor, and its successors and assigns

Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, its successors

and Assigns, against it the said Grantor, its successors and assigns and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them . or any of them, shall and will WARRANT and forever DEFEND.

In Mitness Whereof , the party of the first part has hereunto set its corporate seal, the day and year first above written.

Sealed and Delivered In the presence of us:

AMERICAN STORES COMPANY

ttest Se 11 State

Secretary

Executive Vice President

The state stamps affixed represents the on full consideration including limes and encumbrances.

D2286-519

STATE OF DELAWARE ... County of New Castle , 19 78 , before me, On this, the 31st day of May the undersigned officer, Doris M. Ulrich personally appeared Thomas T. Oyler who acknowledged himself (herself) to be the Executive Vice President of American Stores Company a corporation, and that he as such Executive Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself thorself as Executive Vice President. IN WITNESS WHEREOF, I have hereunto set my hand and official seal: Notary Township of Bensalem, Bucks, and Common-Pennsylvania FRANCHISE REALTY INTERSTATE CORPORATION AMERICAN STORES COMPANY 1201 Chestnut St. Phila., Pa. 19107 563-5700 ដ of of Premises: Dunstan County BUCKS COUNTY SS:
RECORDED IN THE RECORDER'S
OFFICE OF SAID COUNTY IN
Deed BOOK 2286
AT PAGE 517 &c.
WITNESS MY HAND AND SEAL OF
OFFICE June 6th 19 32 H Lucille M Tunch RECORDER OF DEEDS D2286-520

1 2

#### State of Delaware

#### Office of the Secretary of State

PAGE 1

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF
DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
COPY OF THE CERTIFICATE OF OWNERSHIP, WHICH MERGES:

"FRANCHISE REALTY CORPORATION", A INDIANA CORPORATION,

"FRANCHISE REALTY INTERSTATE CORPORATION", A ILLINOIS CORPORATION,

"GOLDEN ARCH REALTY CORPORATION", A DELAWARE CORPORATION, WITH AND INTO "MCDONALD'S CORPORATION" UNDER THE NAME OF "MCDONALD'S CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FIRST DAY OF DECEMBER, A.D. 1979, AT 10 O'CLOCK A.M.



Edward J. Freel, Secretary of State

AUTHENTICATION: •

DATE: 8672450

09-26-97

CERTIFICATE OF OWNERSHIP AND MERGER
MERGING

FRANCHISE REALTY CORPORATION,
GOLDEN ARCH REALTY CORPORATION,

AND

FRANCHISE REALTY INTERSTATE CORPORATION
INTO

#### McDONALD'S CORPORATION

(Pursuant to Section 253 of the General Corporation Law of Delaware)

McDONALD'S CORPORATION, a corporation organized and existing under the laws of Delaware,

DOES HEREBY CERTIFY:

FIRST: That this corporation was incorporated on the 21st day of December, 1964, pursuant to the provisions of the General Corporation Law of the State of Delaware.

SECOND: That this corporation owns 100% of the capital stock of 1) Franchise Realty Corporation, a corporation incorporated on the 31st day of January, 1958 pursuant to the provisions of the General Corporation Act of the State of Indiana, 2) Golden Arch Realty Corporation, a corporation incorporated on the 30th day of August, 1967, pursuant to the provisions of the General Corporation Law of the State of Delaware, and 3) Franchise Realty Interstate Corporation, a corporation incorporated on the 14th day of December, 1960, pursuant to the Business Corporation Act of the State of Illinois.

THIRD: That this corporation, by the following resolutions of its Board of Directors, duly adopted at a meeting held on December 11, 1979, filed with the minutes of the Board, determined to merge into itself said Franchise Realty Corporation, Golden Arch Realty Corporation and Franchise Realty Interstate Corporation:

WHEREAS, at its regular meeting held on October 13, 1978, this Board authorized the merger of nine of its subsidiaries into itself; and

WHEREAS, it is now deemed advisable and in the best interests of this Corporation that the mergers of certain of the aforementioned subsidiaries be accomplished in the manner set forth in the "Plan of Merger" ... presented to the Board at this meeting;

NOW, THEREFORE, BE IT RESOLVED, That:

(an Illinois corporation), Franchise Realty Interstate Corporation (an Illinois corporation), Franchise Realty Corporation (an Indiana corporation) and Golden Arch Realty Corporation (a Delaware corporation) into this Corporation is hereby approved and authorized and the Plan of Merger presented to this meeting is approved and adopted, substantially in the form presented to this meeting with such changes therein as Richard J. Boylan, Senior Executive Vice President, and Donald P. Horwitz, Executive Vice President, (the "Appropriate Officers") deem necessary and proper. The Appropriate Officers, or either of them, and Robert B. Ryan, Vice President and Assistant Secretary, and Burton D. Cohen, Assistant Vice President and Assistant Secretary, (the "Attesting Officers") or either of them, are hereby authorized, empowered and directed in the name and on behalf of this Corporation and under its seal to execute said Plan and to cause the same to be filed in the offices of the Secretaries of State of Delaware, Illinois and Indiana.

(3) The Appropriate Officers and the Attesting Officers are hereby authorized and directed to execute, in the name and on behalf of this Corporation and under its corporate seal or otherwise, and to deliver any and all agreements, certificates, applications, or other instruments and to take from time to time any and all such other action necessary or desirable to carry out the purposes of the foregoing resolutions.

IN WITNESS WHEREOF, said McDONALD'S CORPORATION has caused this certificate to be signed by Donald P. Horwitz, its Executive Vice President and attested by Burton D. Cohen, its Assistant Secretary, this <a href="tel:14th">14th</a> day of <a href="December">December</a>, 1979.

McDONALD'S CORPORATION

Executive Vice President

ATTEST:

Assistant Secretary

#### PLAN OF MERGER

plan of Merger made this 14th day of <u>December</u>, 1979, by and between McDonald's Corporation, a Delaware corporation, hereinafter called the "Surviving Corporation", and FRANCHISE REALTY CORPORATION, an Indiana corporation; FRANCHISE REALTY INTERSTATE CORPORATION, an Illinois corporation; and GOLDEN ARCH REALTY CORPORATION, a Delaware corporation, hereinafter called the "Merging Corporations".

The Surviving Corporation owns all of the outstanding stock of the Merging Corporations and such corporations are desirous of simplifying their business procedures, bookkeeping and administrative structure and of eliminating duplicative functions.

FIRST: The Merging Corporations shall merge into the Surviving Corporation and upon the effective date of such merger, as hereinafter specified, the Merging Corporations shall cease to exist and shall no longer exercise their powers, privileges and franchises subject to the laws of the States of their incorporation.

The Surviving Corporation shall succeed without further act or deed, to all the property, rights, privileges, franchises, patents, trademarks, licenses, registrations and other assets of every kind and description of the Merging Corporations, and shall assume and be liable for all of the debts and liabilities, if any, of the Merging Corporations.

SECOND: This merger shall become effective on January 1, 1980, at 12:01 a.m., except in the State of Illinois. In Illinois, January 1, 1980, at 12:01 a.m., shall be the effective date of the merger for accounting purposes only.

Realty Interstate Corporation each have a capitalization of 100 shares of Common Stock, without par value, of which 100 shares are issued and outstanding. Golden Arch Realty Corporation has a capitalization of 5,000 shares of common stock, without par value, of which 952 shares are issued and outstanding.

The shares of the Merging Corporations shall not be converted into shares of the Surviving Corporation, but shall be cancelled and the authorized capital stock of the Surviving Corporation shall not be changed, but shall be and remain the same as before the merger.

poration is and will remain the State of Delaware. The Certificate of Incorporation of the Surviving Corporation, as heretofore amended and as in effect on the date of the merger hereinabove specified, shall continue in full force and effect as the Certificate of Incorporation of the corporation surviving this merger.

FIFTH: The by-laws of the Surviving Corporation as they shall exist on the effective date of this merger shall be and remain the by-laws of the corporation surviving this merger until the same shall be altered, amended or repealed as therein provided.

SIXTH: The directors and officers of the Surviving Corporation shall continue in office until the next annual meeting of stockholders and until their successors shall have been elected and qualified.

SEVENTH: The Merging Corporations and the Surviving Corporation shall take, or cause to be taken, all action, or do or

cause to be done, all things necessary, proper or advisable under the laws of the State of Delaware, and the laws of the States of incorporation of the Merging Corporations, to consummate and make effective the merger.

This Plan has been duly authorized by the respective Boards of Directors of the Surviving Corporation, in accordance with the laws of the State of Delaware, and of the Merging Corporations, in accordance with the laws of the States of incorporation of the Merging Corporations, and is signed and sealed by the duly authorized officers of each corporation as of the day and year first written above.

ATTEST:

Assistant Secretary

.

FRANCHISE REALTY CORPORATION

ATTEST:

Assistant Secretary

ERANCHISE REALTY INTERSTATE CORPORATION

Ву\_

Vice Président

ATTEST:

Assistant Secretary

GOLDEN ARCH REALTY CORPORATION

By

Vice President

ATTEST:

Secretary



#### State of DELAWARE

Source of the second

Office of SECRETARY OF STATE

J. Glenn C. Kenton Secretary of State of the State of Delaware, to hereby certify that the above and foregoing is a true and correct copy of Certificate of Ownership of the "McDONALD'S CORPORATION", a corporation organized and existing under the laws of the State of Delaware, merging "FRANCHISE REALTY CORPORATION", a corporation organized and existing under the laws of the State of Indiana, "GOLDEN ARCH REALTY CORPORATION", a corporation organized and existing under the laws of the State of Delaware and "FRANCHISE REALTY INTERSTATE CORPORATION", a corporation organized and existing under the laws of the State of Illinois, pursuant to Section 253 of the General Corporation Law of the Delaware, as received and filed in this office the twenty-first day of December, A.D. 1979, at 10 o'clock A.M.

In Testimony	Whereof, J have	hereunto set my hand
and official se	eal at Dover this _	twenty-first day
of	December	in the year of our Love
/		l andseventy-nine.



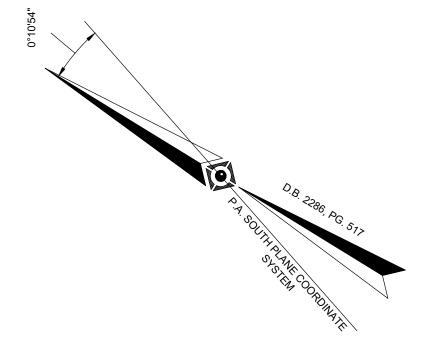
RECEIVED FOR RECORD

DEC 21 1979

LEO J. DUGAN, Jr., Recorder -

Mem C. Kenton

Glenn C. Kenton, Secretary of State



DEPRESSED CURB

EDGE OF PAVEMENT

MASONRY BLOCK WALL

FIRE DEPARTMENT CONNECTION

EDGE OF CONC.

LANDSCAPED AREA

FWD FILLED WITH DEBRIS

TYPICAL

HEIGHT

HANDICAP

BFPA BUILDING FOOTPRINT AREA

UNKNOWN TERMINUS

DEED BEARING

SB STOP BAR

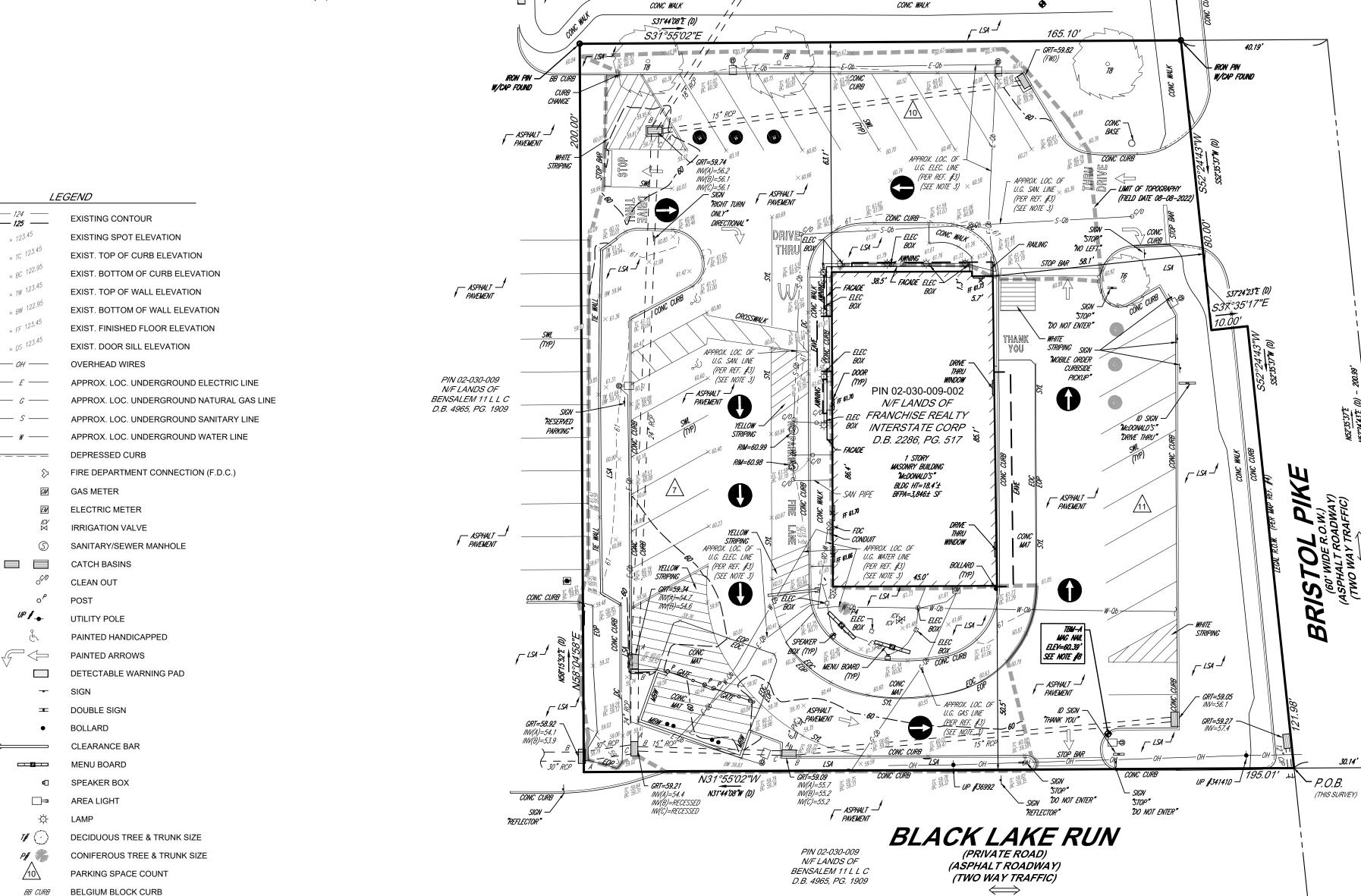
BLDG BUILDING

SWL SOLID WHITE LINE

SOLID YELLOW LINE

(TYP)

HCP



# VICINITY MAP NOT TO SCALE

- 1. PROPERTY KNOWN AS PIN 02-030-009-002 AS IDENTIFIED ON THE TAX MAP OF BENSALEM TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- 2. AREA = 36,221 SQUARE FEET OR 0.832 ACRE.
- 3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR

A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THE SURVEY.

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE
- 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD
- 8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS
  - OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET:

TBM-A: MAG NAIL SET IN CONC WALK, ELEVATION= 61.18' TBM-B: MAG NAIL SET IN CONC CURB, ELEVATION= 60.39'

PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.

9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

10. THERE ARE A TOTAL OF 28 DESIGNATED PARKING SPACES, INCLUDING 2 HANDICAP SPACES.

11. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.

12. A PARTIAL SUBSURFACE UTILITY MARKOUT WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC. TO ASSIST IN THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE MARKED AND FIELD LOCATED ON

#### REFERENCES:

08-30-2022 DATE

- 1. THE OFFICIAL TAX ASSESSOR'S MAP OF BENSALEM TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- 2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 504 OF 532", MAP NUMBER 42017C0504K, EFFECTIVE DATE: MARCH 21, 2017.
- 3. MAP ENTITLED "1240 BRISTOL PIKE BENSALEM PA" PROVIDING UNDERGROUND UTILITY LOCATIONS AS PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/8/2022.
- 4. MAP ENTITLED " DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE L.R. 150 SECTION M01 IN BUCKS COUNTY" SHEETS 1-4 OF 16 AS PROVIDED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.

#### UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED INFORMATION REGARDING THE LOCATION OF UNDERGROUND FACILITIES AFFECTING AND SÉRVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20222162625

**UTILITY COMPANY** AQUA PENNSYLVANIA INC. BENSALEM TOWNSHIP **BUCKS COUNTY WATER & SEWER** 

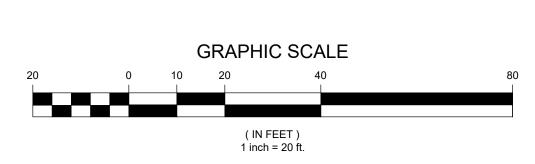
COMCAST CABLEVISION

VERIZON

PECO

PHONE NUMBER 570-226-1548 215-633-3630 215-750-0585 215-673-6600 215-345-9300 215-963-6000





HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. 22-05

NOT VALID UNLESS SEALED IN RED INK

PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250

08-08-2022 FIELD BOOK NO FIELD BOOK I

**BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY** 1240 BRISTOL PIKE

Mc<u>Do</u>nald<u>'s</u>® PIN 02-030-009-002 BENSALEM TOWNSHIP, BUCKS COUNTY L/C #37-0330 COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT T.Z.\D.H. ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210

CHALFONT, PA 18914 215.712.9800 - 215.712.9802 FAX WWW.CPASURVEY.COM REVIEWED: PPROVED: DWG. NO. 3.A.R./D.P. 08-30-2022 1" = 20' 02-030034-05 1 OF

## PRELIMINARYIFINAL MINOR LAND DEVELOPMENT PLANS

— FOR ———

## McDONALD'S RESTAURANT NO.37-0330

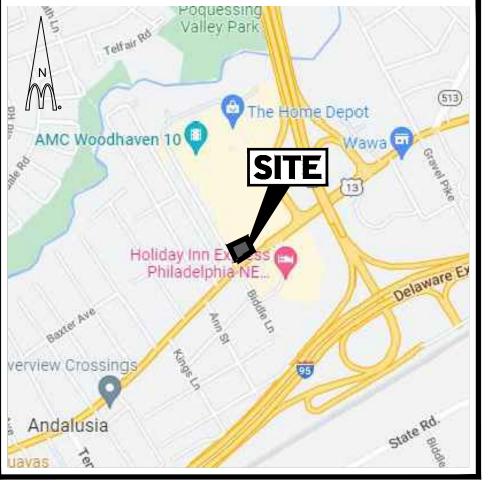
**PROPOSED** 

## SITE IMPROVEMENTS FOR RESTAURANT W/ DRIVE-THRU

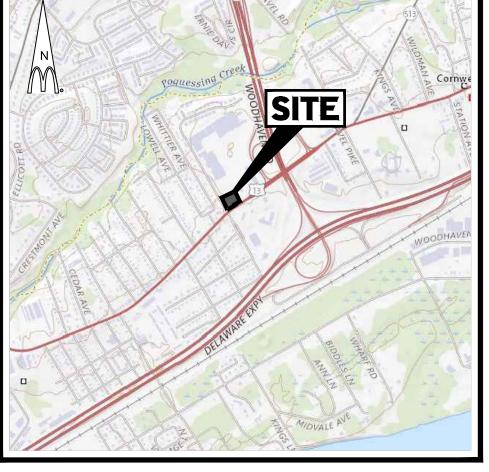
**LOCATION OF SITE 1240 BRISTOL PIKE** 

TOWNSHIP OF BENSALEM

BUCKS COUNTY, PENNSYLVANIA







**USGS MAP** SCALE: 1" = 1,500'

#### SIGN PERMIT NOTE

APPLICANT MUST APPLY FOR SIGN PERMIT FOR BUILDING CODE REVIEW AND AN APPROVED PERMIT IS REQUIRED FOR ALL PROPOSED SIGN PER THE TOWNSHIP OF BENSALEM ZONING ORDINANCE SECTION 232-713(a).

#### VARIANCES GRANTED FROM THE BENSALEM TOWNSHIP **ZONING HEARING BOARD ON JUNE 1, 2023**

FROM SECTION 232-586 - TO PERMIT 20 PARKING SPACES IN LIEU OF THE REQUIRED MINIMUM 49

FROM SECTION 232-381(2) - TO PERMIT AN IMPERVIOUS COVERAGE OF 79.5% IN LIEU OF THE

#### DRAWING SHEET INDEX

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SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
SITE PLAN	C-301
SIGNAGE PLAN	C-302
GRADING / UTILITY PLAN	C-401
SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN	C-601
SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES	C-602
SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS	C-603
DETAILS SHEET	C-901

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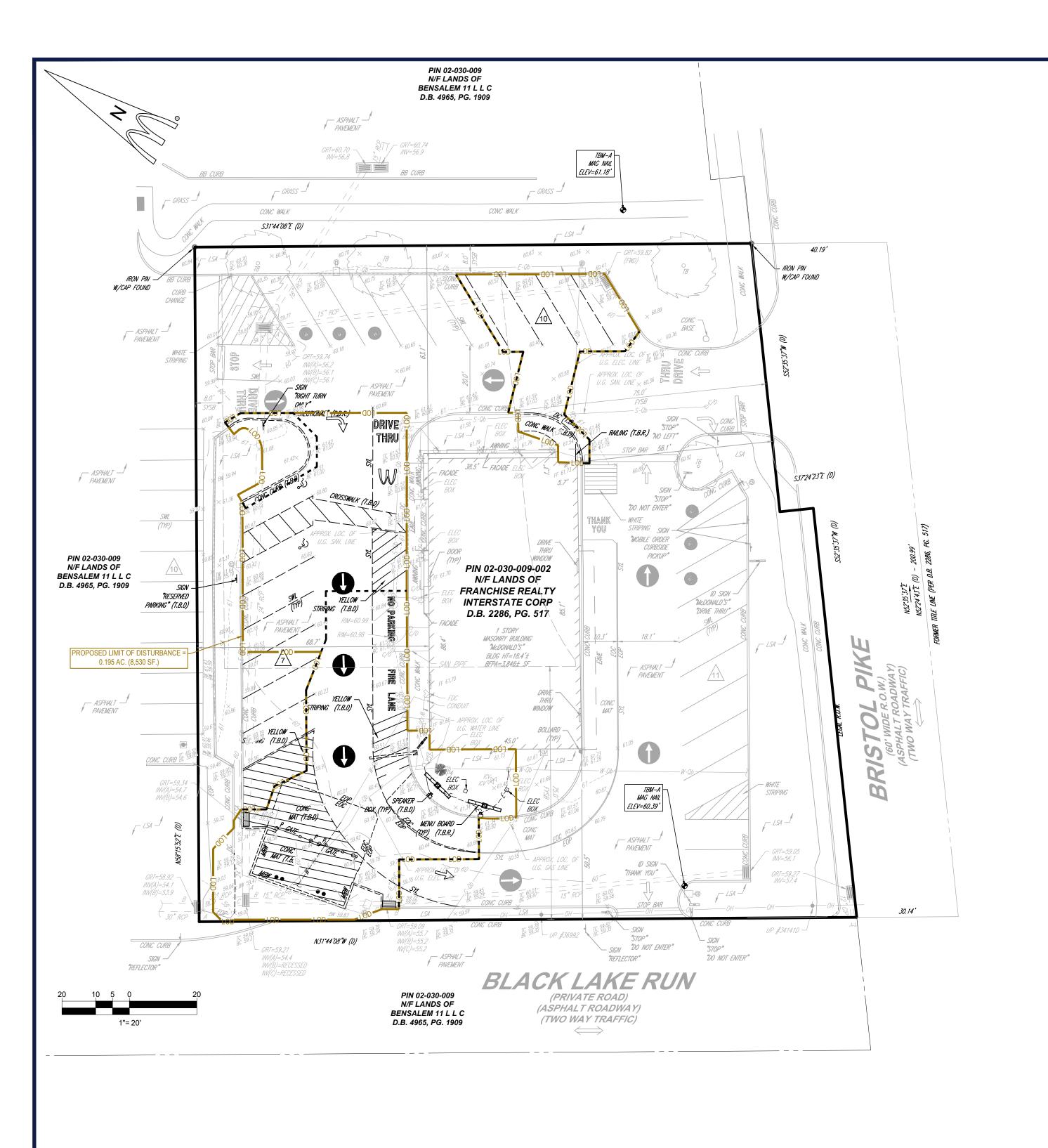
PREPARED BY BOHLER/

				PLAN AP	SIGNATUR			CO-SIGN SI
BOHLER/	Know what's below.	PRELIMINARY/FINAL MINOR L	AND DEVELOPMENT PLANS AS NOTED	_		GR.	S DEPT.	٥
74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018 Phone:(610) 709-9971	Call before you dig.  PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  1-800-242-1776  www.pa1call.org 20222162625	STREET A		-		REGIONAL M	OPERATIONS REAL ESTAT	C FO & G FINO
Fax: (610) 709-9976  www.BohlerEngineering.com	WEAT TO THE REAL PROPERTY OF THE PERSON OF T	TOWNSHIP BENSALEM	STATE PA		STAT	TUS NARY	9/20/20	
SITE CIVIL AND CONSULTING ENGINEERING  LAND SURVEYING  PROGRAM MANAGEMENT  LANDSCAPE ARCHITECTURE	M.E. JETNER	COUNTY BUCKS		-	N CH	IECKED	9/20/20 XXXX	
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES	PROFESSIONA SNGMEEN  PENNSYLVANIA LICE SEN DECESSION  NEW JERSEY LICENSE No. 18313	REGIONAL DWG. NO  LC# 37-0330	PLAN DESCRIPTION COVER SHEET				101	 1

DELAWARE LICENSE No. 18313

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN

SHEET



LEGEI	VD.
EXISTIN	G
PROPERTY LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
CONTOUR	123
CONCRETE MONUMENT/ IRON PIN	· •
SIGN	
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	<b>(</b> ) (3)
WATER/GAS VALVES	₩V GV
ROOF DRAIN/CLEANOUT	o <sup>RD</sup> o <sup>CO</sup>
UTILITY POLE	
OVERHEAD UTILITY WIRES	——-ОН
ELECTRIC LINE	——— E-Qb
GAS LINE	G-Qb
WATER LINE	W-Qb
SANITARY SEWER	S-Qb
STORM PIPE	

LEGE	ND
TO BE REM	MOVED
RETAINING WALL	
CONCRETE CURB	
ACCESSIBLE SYMBOL	مل
SIGN	<del>-v</del> -
PARKING COUNT	<u>/10\</u>
DRAINAGE INLET	
WATER LINE	W
ELECTRIC LINE	——-E———

LEGE	ND
PROPOS	SED
LIMIT OF DISTURBANCE	LOD —
SAWCUT	

#### **SURVEY NOTES**

PROPERTY KNOWN AS PIN 02-030-009-002 AS IDENTIFIED ON THE TAX MAP OF BENSALEM

OWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. AREA = 36,221 SQUARE FEET OR 0.832 ACRE.

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WAS LOCATED PRIOR TO FILLING.

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QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS

SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE

REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS. QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL

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- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS
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- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.)
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- 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
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- 12 A PARTIAL SUBSURFACE UTILITY MARKOUT WAS PERFORMED BY CONTROL POINT

11. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING

ASSOCIATES, INC. TO ASSIST IN THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES WERE MARKED AND FIELD LOCATED ON 08-08-2022

#### SITE SPECIFIC NOTES

THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES;

CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 02-030034-05

DATED: 08-30-2022

2. PROPERTY OWNER: FRANCHISE REALTY INTERSTATE CORPORATION 1210 OLD YORK ROAD, SUITE 101 WARMINSTER, PA 18974

APPLICANT: MCDONALD'S USA, LLC C/O EILEEN SEEBURGER 6903 ROCKLEDGE DRIVE, SUITE 1100, BETHESDA, MD 20817 216-206-5386

- 4. EXISTING PROPERTY INFORMATION: PIN 02-030-009-002 1240 BRISTOL PIKE, BENSALEM, PA 19020
- ZONED: G-C GENERAL COMMERCIAL DISTRICT 5. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 6. ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS. AS NEEDED.
- 7. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- 8. FEATURES TO BE REMOVED ARE NOTED (TBD).
- 9. FEATURES TO BE RELOCATED ARE NOTED (TBR)
- 10. ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR REMOVED.
- 11. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

#### **DEMOLITION NOTES**

ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.

- THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION
- WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY. THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC
- CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO
- IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED. REMOVED, AND/OR TO REMAIN. A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE

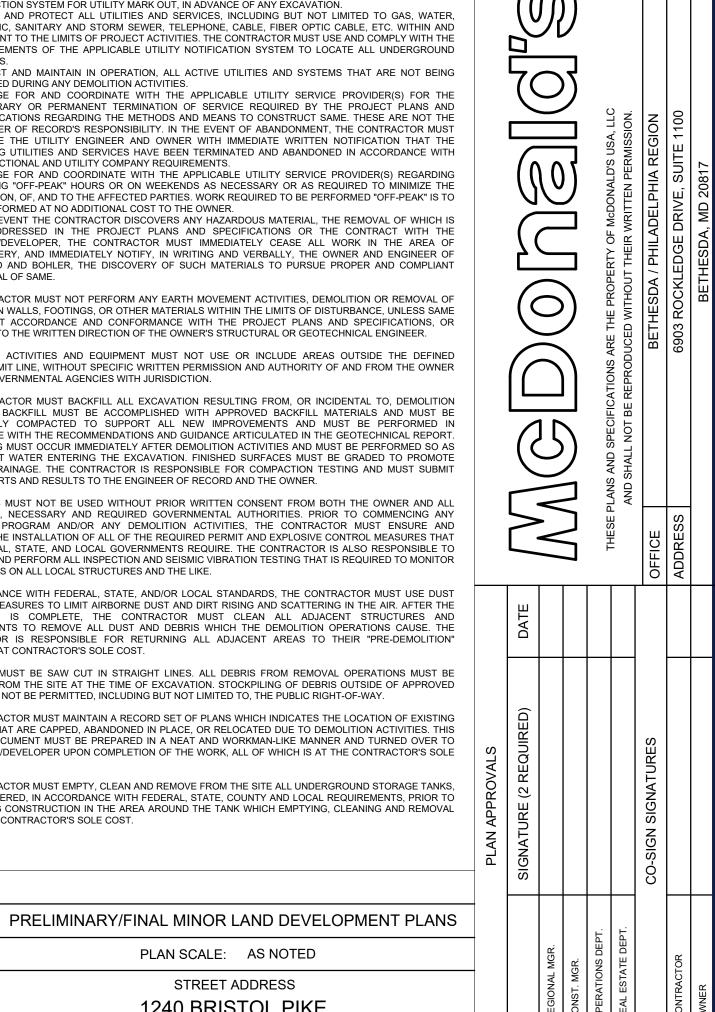
DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE

- B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS. METHODS. SEQUENCING. TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES. REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE
- ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME. TO OR NEAR THE DEMOLITION AREA.
- 8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED. REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- 10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST: A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
- B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK. . INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE
- DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT. IN ADVANCE OF ANY EXCAVATION. E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE
- REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES. G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE
- TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE FXISTING LITILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL. THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER, THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
- 11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- 12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
- 13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
- 14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL. STATE. AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
- 15. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- 16. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED. INCLUDING BUT NOT LIMITED TO. THE PUBLIC RIGHT-OF-WAY
- 17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE
- 18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST

PLAN SCALE: AS NOTED

STREET ADDRESS

1240 BRISTOL PIKE



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BOHLER/ 74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018 Phone: (610) 709-9971 Fax: (610) 709-9976 www.BohlerEngineering.com SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING **PROGRAM MANAGEMENT** LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES

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NEW JERSEY LICENSE N

PROFESSION ENGINEER PENNSYI VANIA I

DELAWARE LICENSE No. 18313

TOWNSHIP BENSALEM COUNTY BUCKS REGIONAL DWG. NO

LC# 37-0330

CAD FILE: PY210306-SPPD-1A

PLAN DESCRIPTION **EXISTING CONDITIONS DEMOLITION PLAN** 

STATE

**AS-BUILT** XXXX XXXX

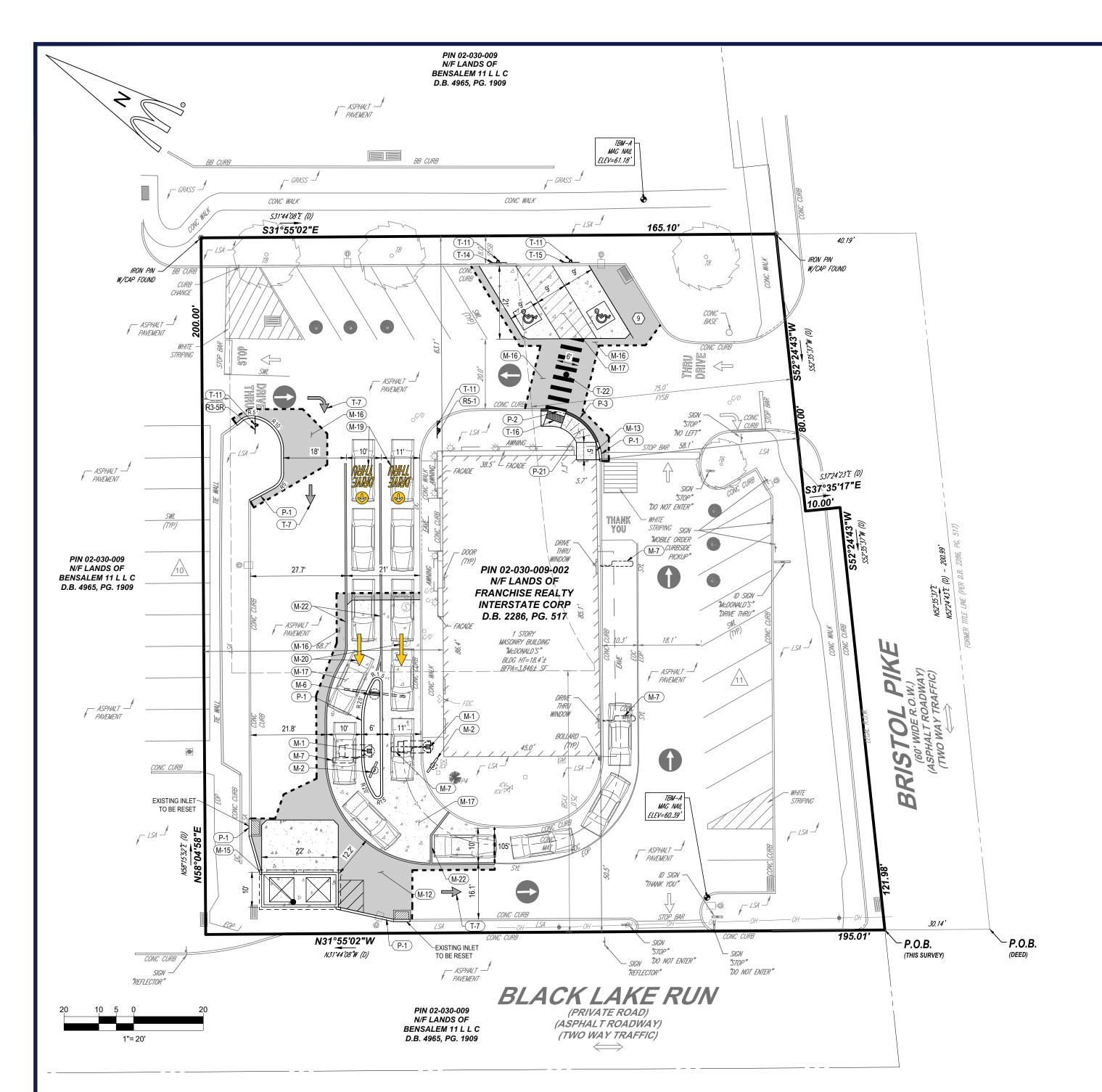
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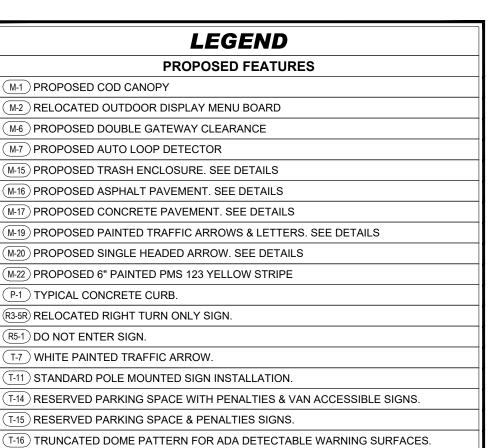
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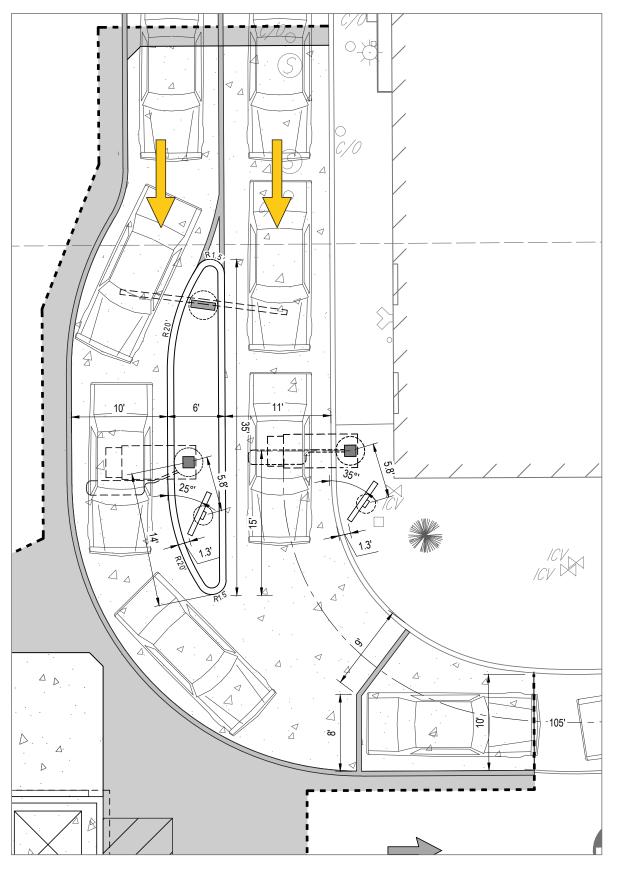
STATUS

PRELIMINARY





HIGH VISIBILITY CROSSWALK (PERPENDICULAR TO INTERSECTION).



#### DRIVE-THRU ENLARGEMENT



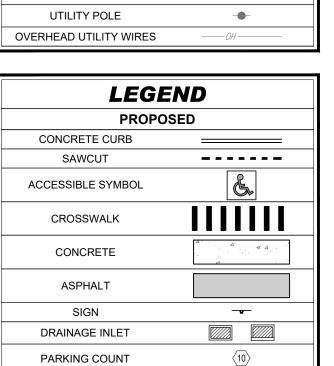
#### SITE SPECIFIC NOTES

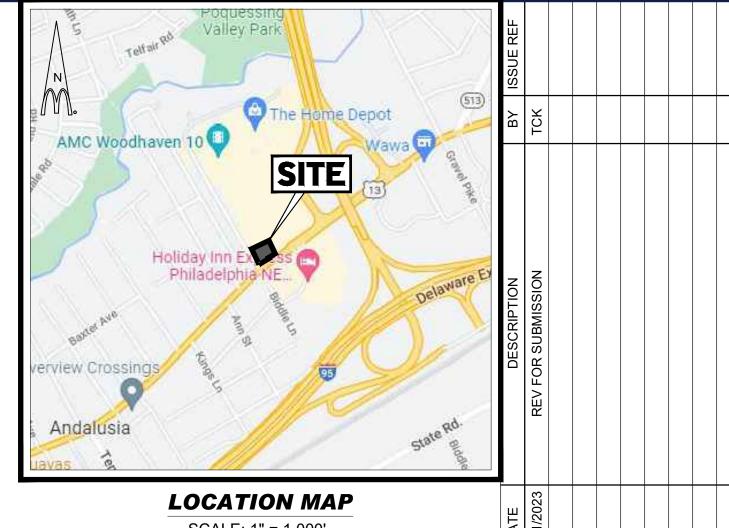
- 1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES;
- CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210
- CHALFONT, PA 18914
- PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 02-030034-05 DATED: 08-30-2022
- 2. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 3. ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- 4. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- 5. FEATURES TO BE REMOVED ARE NOTED (TBD).
- 6. FEATURES TO BE RELOCATED ARE NOTED (TBR).
- 7. ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR
- 8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

#### SITE LAYOUT NOTES

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- 2. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
- 3. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
- 4. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

	ND
EXISTI	NG
PROPERTY LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
CONCRETE MONUMENT/ IRON PIN	· •
SIGN	<del>-v-</del>
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	<b>(2) (5)</b>
WATER/GAS VALVES	WV GV
ROOF DRAIN/CLEANOUT	o <sup>RD</sup> o <sup>CO</sup>
UTILITY POLE	
OVERHEAD UTILITY WIRES	——ОН-——





SCALE: 1" = 1,000'

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REV	-					
FINAL PLAN SIGNATURES		2	C. C.	0/0		
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USE: R	ZONE: G-C GENERAL C	OMMERCIAL DISTRICT E THRU (PERMITTED BY RIGHT)	<b></b>	
AF	PPLICANT	OWNER IN	FORMATION	
PROPERTY OWNER:		FRANCHISE REALTY IN 1210 OLD YORK WARMINST		
APPLICANT:		MCDONAL 6903 ROCKLEDGE BETHESD		
В	ULK REQU	JIREMENTS		
ITEM	CODE	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	232-381(1)	7,200 SF. (0.165 AC.)	36,221 SF (0.831 AC.)	NO CHANGE
MIN. LOT WIDTH	232-381(1)	60.0'	117.0'	NO CHANGE
MIN. YARD SETBACKS				
FRONT YARD (BRISTOL PIKE) 232-381(3)(a)		75.0'	58.1' <b>(ENC)</b>	NO CHANGE
FRONT YARD (BLACK LAKE RUN)	232-381(3)(a)	75.0'	50.5' <b>(ENC)</b>	NO CHANGE
SIDE YARD	232-381(3)(b)	8.0'	68.7' / 63.1'	NO CHANGE
REAR YARD	232-381(3)(c)	35.0'	N/A	N/A
MAX. BUILDING AREA	232-381(2)	35.0%	10.6% (3,846 SF.)	NO CHANGE
MAX. IMPERVIOUS COVERAGE	232-381(2)	60.0%	78.0% (28,257 SF) <b>(ENC)</b>	78.4% (28,404 SF) <b>(V-A)</b>
MAX.BUILDING HEIGHT	232-381(4)	45.0'	18.4'	NO CHANGE

**ENC - EXISTING NON-CONFORMITY** V-A - VARIANCE APPROVED

#### **PARKING REQUIREMENTS**

RESTAURANT WITH DRIVE-THRU -

REQUIRED = 1 SPACE FOR EVERY 2 SEATS OR 1 SPACE FOR EVERY 50 SF. DEVOTED TO PATRON USE, WHICHEVER IS GREATER, PLUS 1 SPACE PER EMPLOYEE = (74 SEATS / 2) + 12 EMPLOYEES

= 49 SPACES REQUIRED EXISTING = 28 SPACES (EXISTING NON-CONFORMING) PROPOSED = 20 SPACES (VARIANCE APPROVED) NET LOSS = 8 SPACES

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		DATE								
	PLAN APPROVALS	SIGNATURE (2 REQUIRED)					CO-SIGN SIGNATURES			
NT PLANS	•					Т.				
			- MGR.	GR.	NS DEPT	ATE DEP		TOR		
			REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.		CONTRACTOR	OWNER	
STATE	STATUS					DA	ΓЕ	В	Υ	

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WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 www.pa1call.org 2022216262 PROFESSION ENGINEER REGIONAL DWG. NO PENNSYI VANIA I IN NEW JERSEY LICENSE No. 24GE04493300 DELAWARE LICENSE No. 18313 THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLAN PLAN SCALE: AS NOTED STREET ADDRESS 1240 BRISTOL PIKE TOWNSHIP BENSALEM COUNTY

CAD FILE: PY210306-SPPD-1A

**BUCKS** 

PLAN DESCRIPTION SITE PLAN LC# 37-0330

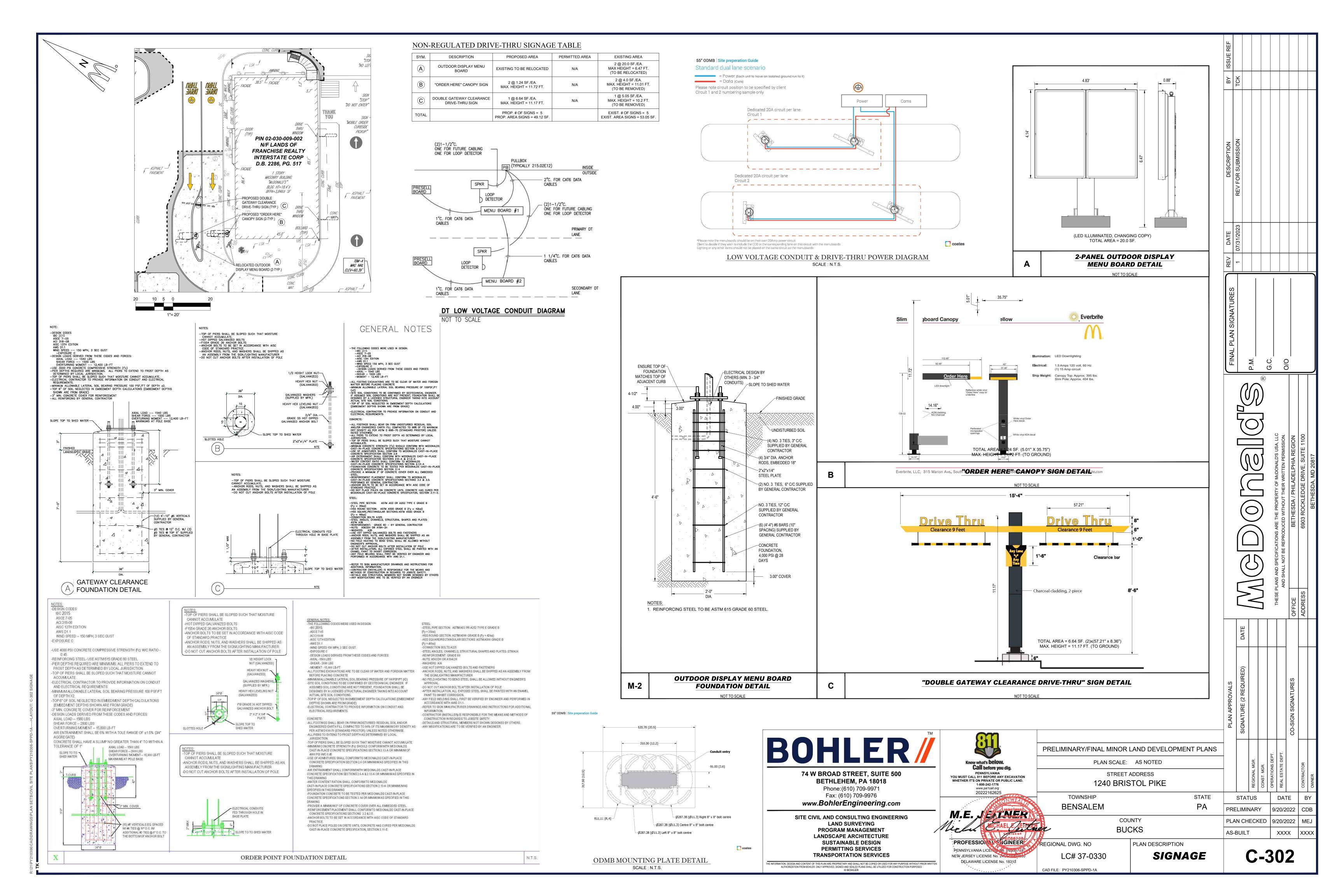
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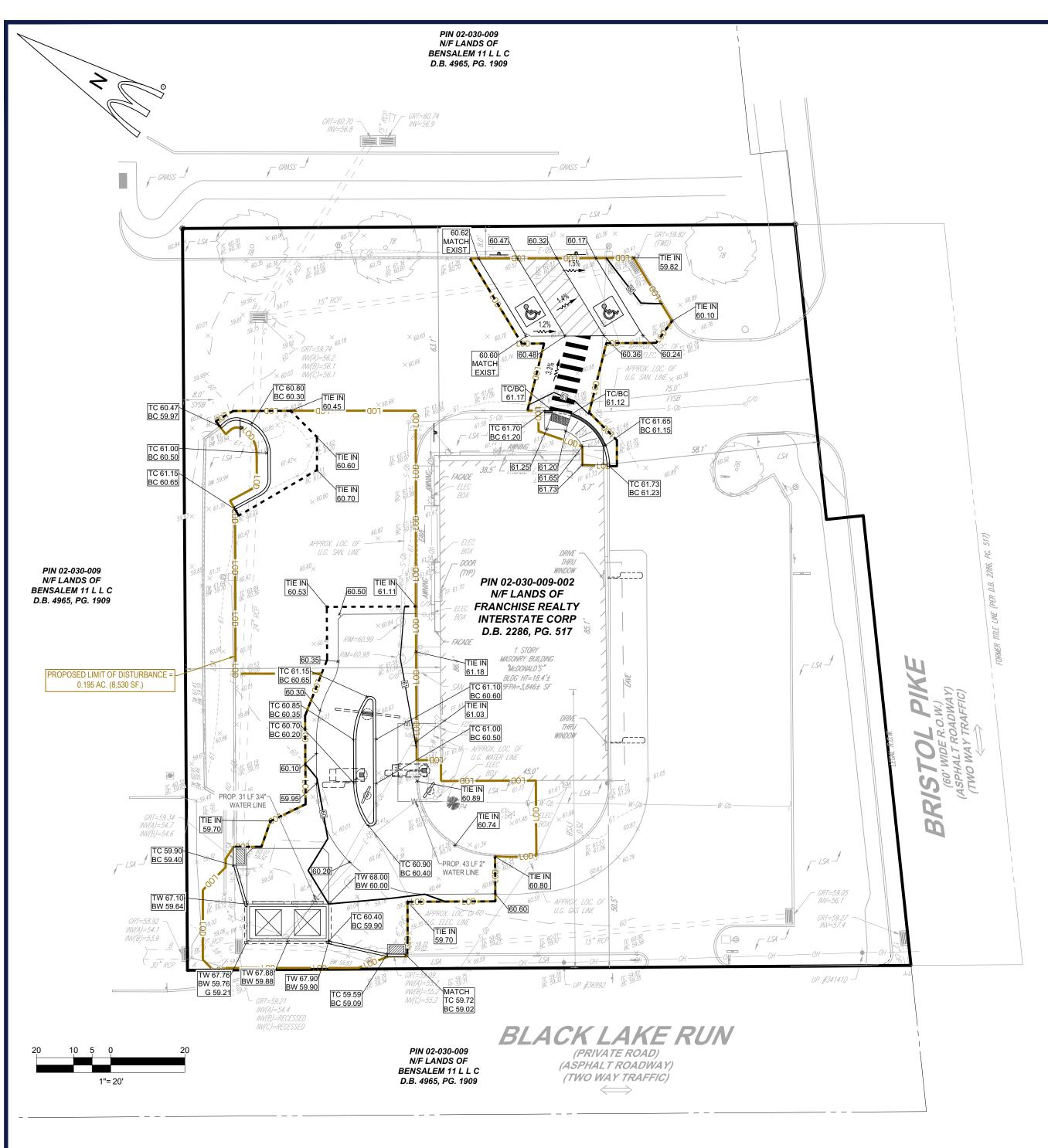
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PRELIMINARY

AS-BUILT





**GRADING NOTES** (Rev. 2/2021)

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- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY 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 SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT, SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES)
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
- 8. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.

SITE SPECIFIC

- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.
- 10. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT. THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES
- ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED. UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT.

**ACCESSIBILITY DESIGN GUIDELINES** 

REGULATIONS AND THE ACCESSIBLE GUIDELINES.

- (Rev. 1/2020) 1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS WERE
- 2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
- 3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE <u>NOT</u> LIMITED TO THE FOLLOWING:
- A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
- B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED), OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES OF UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDES A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
- ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30-INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HAND RAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
- D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%). WHERE FLARED SIDES ARE PROVIDED, THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDING MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERATIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
- F DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED BY CODE).
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES. THE CONTRACTOR MUST VERIFY ALL EXISTING FLEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE
- G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
- 4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION

**DRAINAGE AND UTILITY NOTES** 

- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN. AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS
- 2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD. PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING. TO THE ENGINEER OF RECORD
- 3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY
- 4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH PRIOR TO COMMENCEMENT OF CONSTRUCTION

EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE

CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.

- 5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS; GREASE TRAP REQUIREMENTS; AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALI IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST RESOLVE SAME.
- 6 ALL FILL COMPACTION AND BACKELL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS.
- 7. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE ASJNSTALLED LOCATIONS OF ALL LINDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY
- 8. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

#### SITE-SPECIFIC

- 9. STORM AND SANITARY PIPE LENGTHS INDICATED IN THE PLANS ARE NOMINAL AND ARE MEASURED FROM THE CENTERS OF INLETS AND MANHOLES
- 10. VARIOUS ASPECTS OF THE UTILITY DESIGNS DEPICTED ON THE PLANS ARE SCHEMATIC IN ORDER TO PROVIDE PLAN CLARITY OR TO CONVEY A DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY CONFIGURE ALL STRUCTURES IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL, SERVICE PROVIDER, OR MANUFACTURER REQUIREMENTS IN ORDER TO ACHIEVE PROPER SITING, OPERATION, CONNECTIONS, SEPARATIONS, AND ACCESSES. THE CONTRACTOR SHALL REVIEW THE PLAN SPECIFICATIONS AND PREPARE STRUCTURE DESIGNS THAT INCORPORATE ANY AND ALL INTEGRAL COMPONENTS, SUCH AS TRASH RACKS, GATES, VALVES, INTERNAL OR EXTERNAL LININGS, WATER QUALITY DEVICES, SUMPS, RESTRAINTS, STEPS, FRAMES AND GRATES, PIPE/CONDUIT CONNECTIONS, MATERIALS, ETC. SHOULD DISCREPANCIES OR CONFLICTS ARISE UPON THE DESIGN OF THESE STRUCTURES OR INCORPORATION OF THE VARIOUS ELEMENTS, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OR BOHLER IN WRITING.

- 11. WATER SERVICE SHALL BE PROVIDED BY AQUA PA AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH AQUA PA STANDARD SPECIFICATIONS.
- 12. ALL WATER MAINS AND SERVICE LINES SHALL HAVE A MINIMUM COVER OF FOUR FEET (4'), AS MEASURED FROM THE TOP OF THE PIPE TO THE
- 13. WATER MAINS AND LATERALS SHALL BE HORIZONTALLY SEPARATED FROM STORM STRUCTURES BY A MINIMUM OF FOUR FEET (4'). A MINIMUM OF 18" OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER MAIN AND STORM SEWER.

LEGEND **EXISTING** PROPERTY LINE ADJACENT PROPERTY LINE BUILDING RETAINING WALL CONCRETE CURB FLUSH CURB FENCE CONTOUR CONCRETE MONUMENT IRON PIN SIGN **AREA LIGHT** TREE DRAINAGE INLET STORM/SANITARY MANHOLE WATER/GAS VALVES ROOF DRAIN/CLEANOUT UTILITY POLE OVERHEAD UTILITY WIRES ELECTRIC LINE GAS LINE WATER LINE SANITARY SEWER

(Rev. 2/2021)

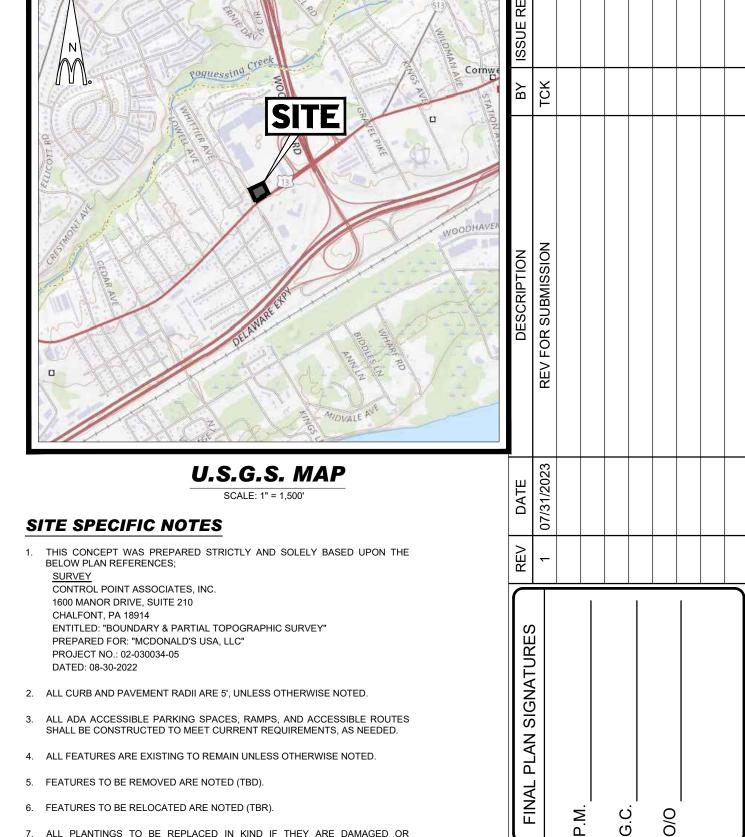
AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PU © BOHLER

LEGEND					
PROPOSED					
LIMIT OF DISTURBANCE	LOD				
CONCRETE CURB					
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DRAINAGE INLET					
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WATER LINE	———W——				
SPOT ELEVATION	TC 123.50 BC 123.00				

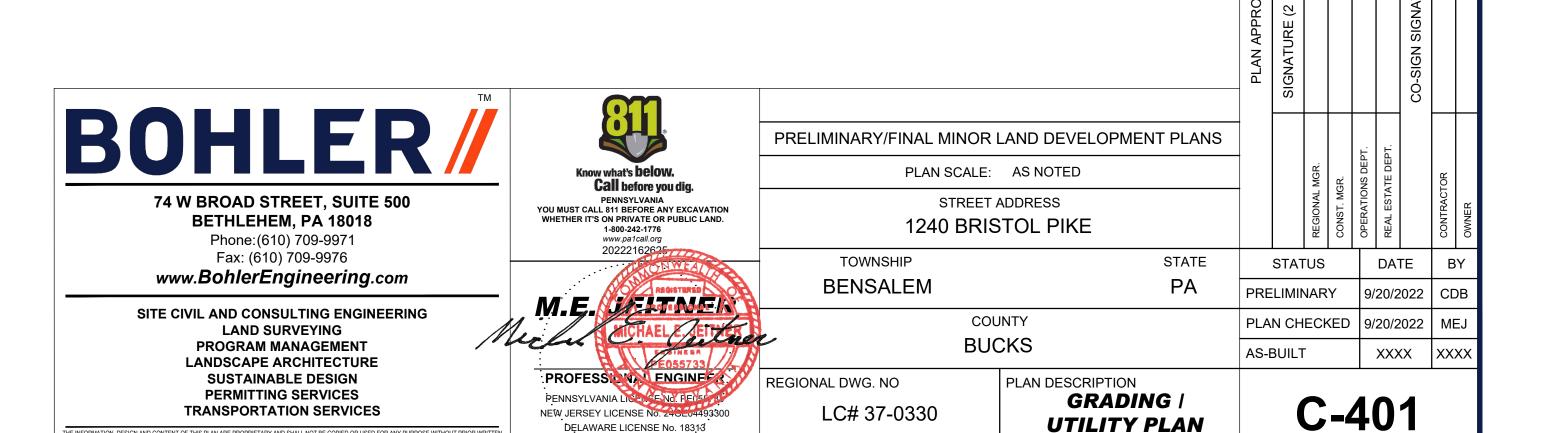
STORM PIPE



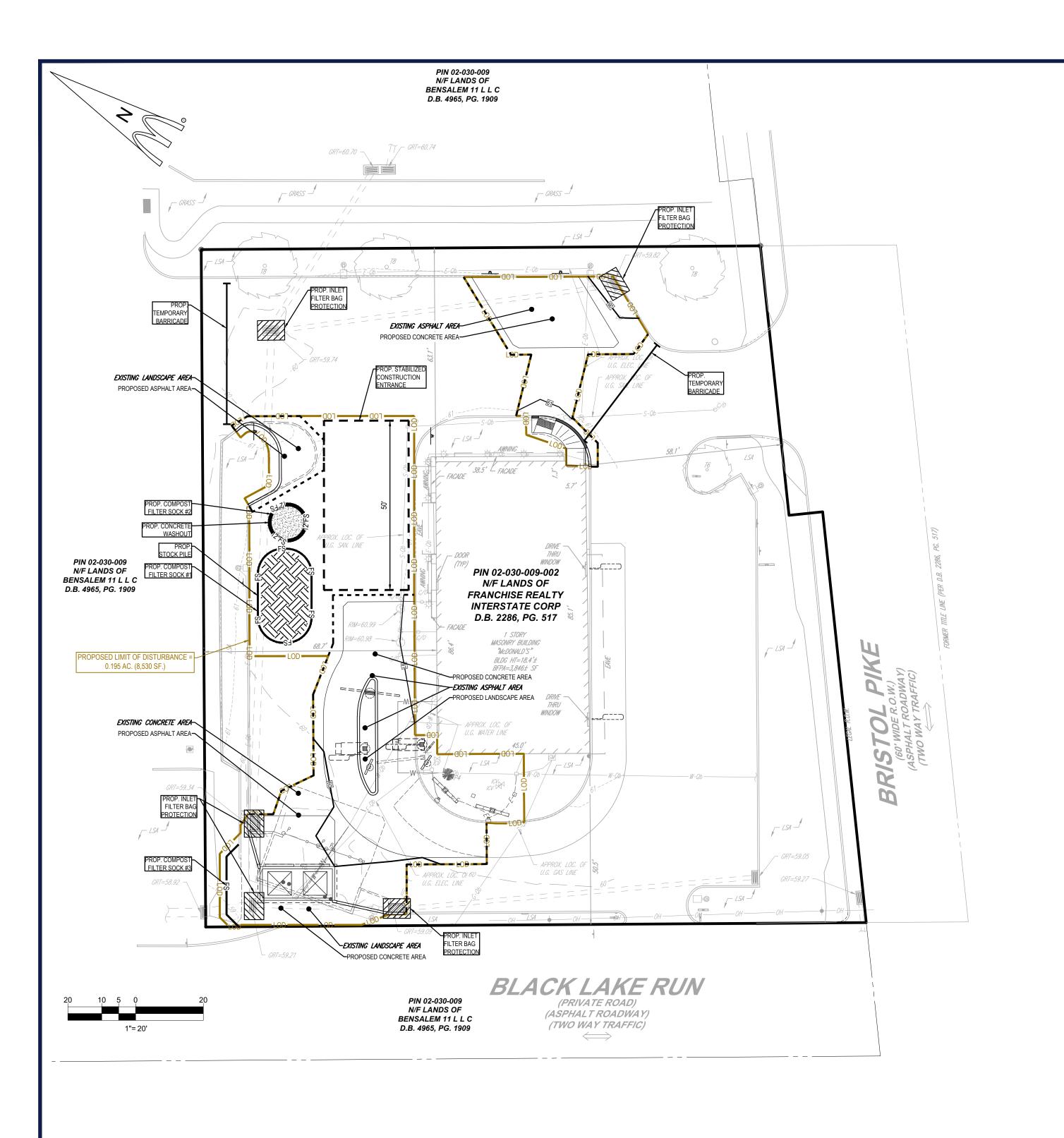
- 7. ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR
- 8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

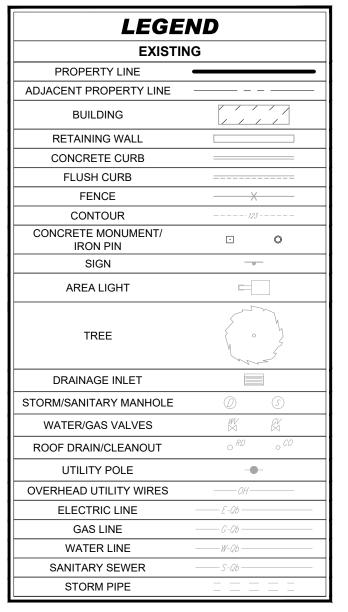


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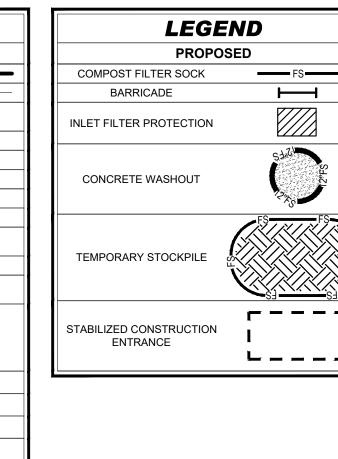


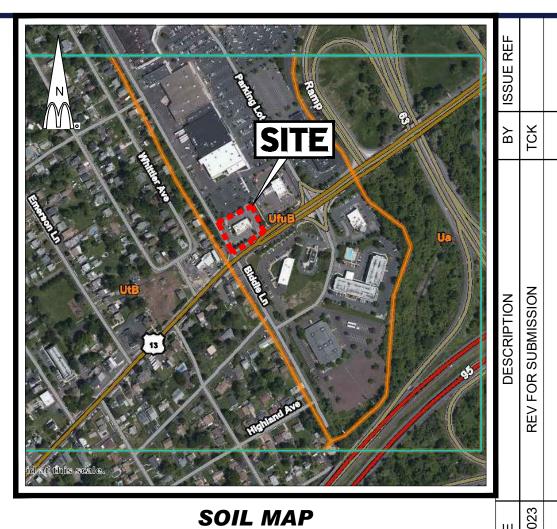
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LEGEND							
PROPOSED							
LIMIT OF DISTURBANCE	LOD						
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DRAINAGE INLET							
CONTOUR							
WATER LINE	W						





#### SITE SPECIFIC NOTES

- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES;
- CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210
- CHALFONT, PA 18914 ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 02-030034-05 DATED: 08-30-2022
- 2. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 3. ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- 4. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- 5. FEATURES TO BE REMOVED ARE NOTED (TBD).
- 6. FEATURES TO BE RELOCATED ARE NOTED (TBR).
- 7. ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR
- 8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

#### **SEQUENCE OF CONSTRUCTION**

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES. THE OPERATOR SHALL CONTACT ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES. THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENTATION CONTROL PLAN PREPARER, AND A REPRESENTATIVE OF THE BUCKS COUNTY CONSERVATION DISTRICT TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BUCKS COUNTY CONSERVATION DISTRICT.

THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 E. SEQ. AND 287.1 ET SEQ. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR MUST

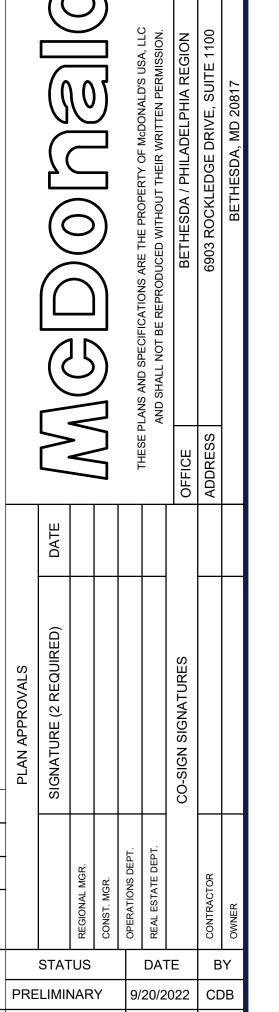
ASSURE THAT EACH SPOIL OR BORROW AREA HAS AN EROSION AND SEDIMENT CONTROL PLAN

1. INSTALL PERIMETER COMPOST FILTER SOCKS, ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SOIL STOCKPILE, INLET FILTER PROTECTION, AND TEMPORARY

APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT, AND WHICH IS BEING IMPLEMENTED AND MAINTAINED ACCORDING TO CHAPTER 102 REGULATIONS.

- BARRICADES. PROVIDE IMMEDIATE STABILIZATION FOR STOCKPILE
- 2. DEMOLISH EXISTING TRASH ENCLOSURE, CURBING, AND PAVEMENT. 3. ROUGH GRADE SITE AND PROVIDE TEMPORARY STABILIZATION.
- 4. EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING TRASH ENCLOSURE, CURBING AND PERFORM FINAL SITE GRADING.
- 5. INSTALL STONE BASE COURSE. INSTALL BITUMINOUS PAVING AND CONCRETE.
- 6. INSTALL FINAL VEGETATION INCLUDING SOD AND LANDSCAPING. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN A SAFE AND LAWFUL MANNER.
- 7. UPON SITE STABILIZATION (ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT PERENNIAL/VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION) AND BEFORE ANY TEMPORARY BMP'S ARE REMOVED, THE BUCKS COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED. UPON APPROVAL FROM THE BUCKS COUNTY CONSERVATION DISTRICT, REMOVE ALL TEMPORARY EROSION & SEDIMENT CONTROL FACILITIES AND DEMOBILIZE. IMMEDIATELY REPAIR AND STABILIZE ANY DISTURBANCE ASSOCIATED WITH SEDIMENT CONTROL REMOVAL.

AS SOON AS SLOPES AND OTHER DISTURBED AREAS REACH FINAL GRADE THEY MUST BE STABILIZED. UPON COMPLETION OR TEMPORARY CESSATION OF ALL EARTH DISTURBANCE ACTIVITIES OF AT LEAST FOUR (4) DAYS, WILL REQUIRE TEMPORARY STABILIZATION.



G

CHAPTER 93 RECEIVING WATERSHED AND STREAM CLASSIFICATION: POQUESSING CREEK: WWF, MF

THIS PLAN IS FOR SOIL EROSION & SEDIMENT POLLUTION CONTROL PURPOSES ONLY



TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES

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Call before you dig. PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 2022216262 PROFESSIONA ENGINEE PENNSYLVANIA LICENTA No. PE NEW JERSEY LICENSE No. 240. DELAWARE LICENSE No. 18313

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS PLAN SCALE: AS NOTED STREET ADDRESS 1240 BRISTOL PIKE TOWNSHIP BENSALEM COUNTY BUCKS

CAD FILE: PY210306-SPPD-1A

PLAN DESCRIPTION **SOIL EROSION &** REGIONAL DWG. NO LC# 37-0330 SEDIMENT POLLUTION

AS-BUILT XXXX XXXX C-601

PLAN CHECKED | 9/20/2022 | MEJ

STATE

CONTROL PLAN

#### **GENERAL CONSERVATION NOTES AND SPECIFICATIONS**

#### I. GENERAL INFORMATION

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE. B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST
- BEING PROPERLY FILTERED ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY. EITHER TEMPORARILY OR PERMANENTLY. INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS. MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE
- PROTECTION. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS, STEEP SLOPES. LINTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY
- MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN
- TO CORRECT THE PROBLEMS THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS,
- WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND
- LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN

APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.

THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

#### II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT. A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES
- AND FULL SLOPES A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. 3. INSTALLATION REQUIREMENTS
- TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF
- B.2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS
- REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION. B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.

#### III. STANDARD FOR UTILITY TRENCH EXCAVATION

B.5. (SEE I. D.)

- A. LIMIT ADVANCE CLEARING AND GRUBBING OPERATIONS TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY, DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE
- PLACEMENT AND/OR BACKFILLING BEGINS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED
- AREAS WILL BE DONE IMMEDIATELY. WORK CREWS AND FOUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE
- RESTORATION AND STABILIZATION OPERATIONS. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- IV. STANDARD FOR TEMPORARY STABILIZATION

**SEEDING SPECIFICATIONS** 

AND PURITY RATING (SEE ITEM #3 BELOW)

I. NURSE CROP (SELECT ONE):

BASED ON THE PLS RATING OF THE SEED.

YFAR BEYOND THE LABEL DATE.

(%PURE X %GERMINATION) / 100 )

I. DRILL SEEDING

SEED MIX #1)

ANNUAL RYE (40 POUNDS / ACRE PLS)

ANNUAL RYE (10 POUNDS / ACRE PLS)

OR SPRING OATS (64 POUNDS / ACRE PLS)

OR WINTER RYE (56 POUNDS / ACRE PLS)

TALL FESCUES (60 POUNDS / ACRE PLS)

OR FINE FESCUE (35 POUNDS / ACRE PLS)

OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS)

POUNDS. WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE

PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION)

INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:

ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).

DAY UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER)

ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.

A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15. . SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.

IL BROADCAST SEEDING (TWO DIRECTIONS)

I. TEMPORARY STABILIZATION WITH STRAW:

III. HYDROSEEDING (TWO DIRECTIONS)

OR SPRING OATS (96 POUNDS / ACRE PLS

OR WINTER RYE (168 POUNDS / ACRE PLS)

THAN OCTOBER 15TH.

GROWING SEASON

FOLLOWS:

1 SEEDING DATES

- A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING
- NON-GERMINATION PERIODS. A.2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.
- A.3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. A.4. PROTECTIVE MATERIALS TO BE USED:
- A 4 a UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS
- IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS

A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER

B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE

RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE

SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS

AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT

OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED

(POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION

A. TEMPORARY SEÈD MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE

DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS

(REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND".

(REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4,

(REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4,

B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:

OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS)

PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED

A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND

PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 (

REQUIRED. AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE

REQUIRED RATE IS 64 POUNDS PLS, AND THE SEED IS RATED AT 35% PLS, DIVIDE 64 BY 0.35 TO GET 182.9

APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND

SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL

SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED

1. STRAW MULCH SHALL BE APPLIED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER

1 MATTING/BLANKETS SHALL BE INSTALLED IN AREAS AS NOTED ON THE EROSION & SEDIMENT CONTROL

PLAN OR WITHIN 50 FEET OF PONDS. STREAMS OR WETLANDS. THE PRODUCT SHALL BE INSTALLED

AND STAPLED ON TOP OF THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. 2. AREAS WITH MATTING/BLANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.

B. MATTING/BLANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS

FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION.

E. ONCE SEED HAS BEEN SET. VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED

IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/2" TWICE A

2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN

D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS

II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/BLANKETS (WHERE

C. DETERMINING THE ACTUAL SEED RATE. SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS.

B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE

PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1)

#### B STANDARD FOR TEMPORARY STARILIZATION WITH SEED B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED

- WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY
- ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTLY 3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR SEEDBED PREPARATION FOR TEMPORARY SEEDING B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE 3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4)
- C. SEEDING: SEE SEEDING SPECIFICATIONS
- V. STANDARD FOR PERMANENT STABILIZATION
- A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER SITE PREPARATION A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE. A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE
- APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES. A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE
- A 2 APPLYING TOPSOIL A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING
- SOIL STRUCTURE. A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE BENSALEM TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE
- COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE. SEEDBED PREPARATION A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS. A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.
- A.3.c. SOIL MODIFICATIONS: A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER 1000 SQUARE FEET, OR AS DIRECTED BY SQUITEST.
- A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000 SQUARE FEET. OR AS DIRECTED BY SOIL TEST. A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.
- A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS OR OTHER UNSUITABLE MATERIAL.
- A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.
- SEEDING: SEE SEEDING SPECIFICATIONS SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG: HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.
- B. STANDARD FOR PERMANENT STABILIZATION WITH SOD
- METHODS AND MATERIALS B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR OTHER HIGH QUALITY CULTIVATED SOD. B 1 b SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.
- B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH. PLUS OR MINUS 1/4 INCH. AT TIME OF CUTTING. (EXCLUDES TOP GROWTH) B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN
- PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED. B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED. DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS.
- SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM V.A. ABOVE) SOD PLACEMENT B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR. NEVER UP AND DOWN THE SLOPE, STARTING AT
- THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES. THE USE OF LADDERS WILL FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD. B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE
- FROSION B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.
- B.3.d. ON SLOPES GREATER THAN 3 TO 1. SECURE SOD TO SURFACE SOIL WITH WOOD PEGS. WIRE STAPLES OR A BIODEGRADABLE FASTENER. B.3 e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND
- UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK B 3 f IMMEDIATELY FOLLOWING INSTALLATION SOD SHOULD BE WATERED UNTIL MOISTURE
- PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM MOISTURE FOR AT LEAST TWO WEEKS.
- FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED.

Spring oats (spring), or

Winter wheat (fall), or

Kentucky bluegrass, plus

irdsfoot trefoil, plus

Reed canarygrass

Crownvetch, plus

Perennial ryegras

Annual ryegras:

Birdsfoot trefoil, plu

serecia lespedeza, pl

Crownvetch, plus

all fescue

latpea, plus

Tall fescue, or

Tall fescue, or

Vinter rye (fall)

all fescue, or

Fine fescue, or

Redtop4, or

all fescue

Annual ryegrass (spring or fall), or

**TABLE 11.4** 

Recommended Seed Mixtures

Seeding Rate - Pure Live Seed

#### **BUCKS COUNTY SOIL CONSERVATION DISTRICT E&S NOTES**

- 1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1
- 2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- 4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF
- 5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. 8 AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED TEMPORARY FROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE

EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE

- 9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY. THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY FARTH DISTURBANCE ACTIVITY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS
- 10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS
- 1 DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- 12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- 13. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S). A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- 14. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES. WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN
- 5. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL FROSION CONTROL BMPS AFTER FACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND REONETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS. OR MODIFICATIONS OF THOSE INSTALLED. WILL BE REQUIRED.
- 6. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- 17. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

#### MAINTENANCE PROGRAM

§102.4(b)(5)(x)

THE FOLLOWING MAINTENANCE PROGRAM HAS BEEN DEVELOPED TO PROVIDE FOR THE INSPECTION OF BMPs ON A WEEKLY BASIS AND AFTER EACH MEASURABLE RUNOFF EVENT, AND TO INCLUDE THE REPAIR OF THE BMPs TO ENSURE THEIR EFFECTIVE AND

UNTIL THE SITE IS STABILIZED AND DURING CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY THE CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK INCLUDING CLEAN-OUT REPAIR REPLACEMENT REGRADING RESERVING REMULCHING. AND RENETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES. PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST

• COMPOST FILTER SOCK - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/4 THE ABOVE GROUND SOCK. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE LOCAL STATE AND FEDERAL REGULATIONS. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER SIX (6) MONTHS; PHOTODEGRADABLE SOCKS AFTER ONE (1) YEAR. UPON STABILIZATION OF THE 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 MUI CH SPREAD AS A SOIL SUPPLEMENT

• INLET PROTECTION (FILTER BAGS) - INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS AND/OR AFTER EACH RUNOFF EVENT. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED AFTER EACH RUNOFF EVENT. THE SEDIMENT SHALL BE DISPOSED OF ON SITE AND/OR IN ACCORDANCE WITH APPLICABLE STATE REGULATIONS. DAMAGED FILTER BAGS SHOULD BE REPLACED.

- CONSTRUCTION ENTRANCES LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. EXITS SHALL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT THE RELEASE OF SEDIMENT FROM VEHICLES LEAVING THE SITE. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY THROUGHOUT THE DAY OR AT THE END OF EVERY DAY AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS. SEDIMENT TRACKED ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END. OF FACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEPT INTO ANY ROAD SIDE DITCH, STORM SEWER OR SURFACE WATER.
- INSPECTIONS SHALL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM OR DISCHARGING FROM THE SITE. IF NECESSARY THE MATERIALS MUST BE COVERED OR ORIGINAL COVERS MUST BE REPAIRED OR SUPPLEMENTED. ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED WITH HYDRO-STRAW IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED IF NEEDED IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS
- GRASSED AREAS SHALL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY OR GREATER IN ACCORDANCE WITH PERMIT REQUIREMENTS. THE VEGETATIVE DENSITY MUST BE MAINTAINED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS REQUIREMENT.
- ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING DISCHARGE OF SEDIMENT FROM THE SITE OR IMPACTS TO RECEIVING WATERS.

#### **E&S - GENERAL NOTES:**

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

2. THE OWNER/CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE OWNER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.

3. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE

4. ANY DRY FILL HAULED OFFSITE MUST BE TAKEN TO A LOCATION WITH AN EROSION AND SEDIMENTATION CONTROL PLAN WHICH HAS BEEN REVIEWED BY THE COUNTY CONSERVATION DISTRICT FOR ADEQUACY.

5. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN TRIBUTARY AREAS OF THOSE CONTROLS

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

7. NO CHANGES SHALL BE MADE IN THE CONTOUR OF THE LAND. NO GRADING, EXCAVATING, REMOVAL OR DESTRUCTION OF THE TOPSOIL, TREES OR OTHER VEGETATIVE COVER OF THE LAND SHALL BE COMMENCED WITHIN A PROPOSED SUBDIVISION OR LAND DEVELOPMENT TRACT UNTIL SUCH TIME THAT A PLAN FOR SEDIMENTATION CONTROL AND MINIMIZING FROSION HAS BEEN REVIEWED AND FOLIND SATISFACTORY BY THE COLINTY CONSERVATION DISTRICT AND REVIEWED AND APPROVED BY THE TOWNSHIP, OR THERE HAS BEEN A DETERMINATION BY THE TOWNSHIP, UPON RECOMMENDATION BY THE COUNTY CONSERVATION DISTRICT, THAT SUCH PLANS ARE NOT NECESSARY.

8. BEFORE INITIATING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE COUNTY CONSERVATION DISTRICT.

9. THE OPERATOR SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED. APPROVED BY THE COUNTY CONSERVATION DISTRICT, AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.

10. CONTRACTOR SHALL USE TREADED MACHINERY AND MINIMIZE SOIL COMPACTION WHEREVER POSSIBLE

#### **ANTICIPATED CONSTRUCTION WASTES NOTES**

THE OPERATOR SHALL REMOVE FROM SITE RECYCLE OR DISPOSE OF ALL BUILDING MATERIAL AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE AND BUILDING MATERIAL OR WASTE AT THIS SITE. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION WASTES, BU

- CONCRETE CURB & SIDEWALK
- MISC. DEMOLITION MATERIALS E&S BMP - COMPOST FILTER SOCKS

E&S BMP - FILTER BAG INLET PROTECTION

NOT LIMITED TO THE LISTED MATERIALS BELOW:

#### TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS §102.4(b)(5)(ii)

#### SOIL DESCRIPTIONS

SOIL DESCRIPTION SOIL GROUP -URBAN LAND, 0 TO 8 PERCENT SLOPES N/A

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT. 1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING

VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL. 2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE

STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION. RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING: SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH

AS: NITRPGEN, PHOSPHOROUS, POTASSIUM, SULFER, MAGNESIUM, CALCIUM, IRON, MANGANESE, BORON, CHLORINE, ZINC, COPPER AND MOLYBDENUM, LIMIT VEGETATION STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC SOIL FERTILITY RESOLUTIONS: INCORPORATING SOIL NUTRIENTS CONSISTENT WITH RATES DETERMINED BY SOIL

TESTING; SELECTIVE VEGETATIVE SPECIES TOLERANT TO LOW FERTILITY SOIL CONDITIONS, AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE. 4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER

THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING. DECREASING CHANNEL GRADE INCREASING CHANNEL WIDTH SELECTING VEGETATIVE WITH GREATER RETARDANCE SELECTING PERMANENT LININGS OTHER THAN GRASSES. AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

5. WET SOIL TYPES HAVE EXCESSIVE ROOT ZONE AND SOIL MOISTURES. SOME SOIL SURVEYS INDICATE WETNESS, HIGH WATER TABLE AND ELOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE. RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS. AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY THE PENN STATE.

6. DRY SOIL TYPES LACK SUFFICIENT ROOT ZONE SOIL MOISTURES. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO DRY CONDITIONS, IRRIGATING VEGETATED

AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE LIMITATIONS ON LOCATING RESERVOIR AREAS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS RESOLUTIONS: LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LINING RESERVOIR AREAS WITH IMPERMEABLE LINNINGS, LIMITING STANDING WATER DEPTHS, LIMITING RETENTION TIMES AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

8. SOIL TYPES THAT EXHIBIT INSTABILITY IN POND EMBANKMENTS OR SUSCEPTIBILITY TO PIPING AND SEEPING POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS. RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES LOCATING THOSE FACILITIES ON OTHER SOIL TYPES, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

9. SOIL THAT ARE DIFFICULT TO COMPACT, UNSUITABLE FOR WINTER GRADING, OR SUSCEPTIBLE TO FROST ACTION POSE LIMITATIONS ON PLANNING EMBANKMENTS OF SEDIMENT BASINS, SEDIMENT TRAPS, STORMWATER RETENTION BASINS AND STORMWATER DETENTION BASINS. RESOLUTIONS: IMPORTING OTHER SOIL FOR EMBANKMENT OF THOSE FACILITIES, LOCATING THOSE FACILITIES ON OTHER SOIL TYPES. NOT CONSTRUCTING EMBANKMENTS DURING PERIODS PRONE TO

10. SUSCEPTIBILITY FOR THE DEVELOPMENT OF SINKHOLE WITHIN IDENTIFIED SOILS. RESOLUTIONS: IN THE EVENT THAT PRESENCE OF A SINKHOLE IS DETECTED DURING THE COURSE OF WORK, CORRECTIVE MEASURES SHALL BE PERFORMED UNDER THE OBSERVATION AND GUIDANCE OF THE OWNER'S GEOTECHNICAL CONSULTANT. EXCAVATE THE LOOSE, WET SOILS SURROUNDING THE SINKHOLE TO EXPOSE THE SINKHOLE "THROAT (THE OPENING IN THE ROCK) AND THE ADJACENT STABLE SOILS/ROCK WHERE POSSIBLE, THE EXCAVATION SHALL EXTEND A MINIMUM OF TWO FEET (2') BEYOND THE STABLE SOILS OR TO THE ROCK SURFACE, WHICHEVER IS ENCOUNTERED FIRST

FILL THE EXPOSED SINKHOLE "THROAT" WITH LEAN CONCRETE TO BLOCK THE MIGRATION OF THE UPPER LAYERS OF SOIL THROUGH THE ROCK OPENING. AFTER CONCRETE HAS CURED OVERNIGHT BACKFILL THE REMAINDER OF THE EXCAVATION WITH CLAYEY SOILS TO PROVIDE A LOW PERMEABILITY BARRIER. THE CLAYEY SOILS SHALL BE PLACED IN 8" LIFTS AND EACH LIFT COMPACTED BY REPEATED PASSES OF THE COMPACTION EQUIPMENT UNTIL STABLE. CARE

SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE EDGES OF THE EXCAVATION ARE WELL COMPACTED.

#### **ENVIRONMENTAL DUE DILIGENCE NOTE**

1 CLEAN FILL IS DEFINED AS: LINCONTAMINATED NON-WATER SOLUBLE NON-DECOMPOSABLE. INERT. SOLID MATERIAL. THE TERM INCLUDES SOIL. ROCK STONE DREDGED MATERIAL LISED ASPHALT AND BRICK BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE).

FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

- 2. CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TARLES EP-14 AND EP-18 FOLIND IN THE DEPARTMENT'S POLICY "MANAGEMENT OF FILL". ANY PERSON PLACING CLEAN FILL THAT HAS BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE MUST USE FORM FP-001 TO CERTIFY THE ORIGIN OF THE FILL MATERIAL AND THE RESULTS OF THE ANALYTICAL TESTING TO QUALIFY THE MATERIAL AS CLEAN FILL FORM FP-001 MUST BE RETAINED BY THE OWNER OF THE PROPERTY RECEIVING THE FILL. A COPY OF FORM FP-001 CAN BE FOUND AT THE END OF THESE INSTRUCTIONS.
- 3. ENVIRONMENTAL DUE DILIGENCE: THE APPLICANT MUST PERFORM ENVIRONMENTAL DUE DILIGENCE TO DETERMINE IF THE FILL MATERIALS ASSOCIATED WITH THE PROJECT QUALIFY AS CLEAN FILL. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES. REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE DEPARTMENT'S
- 4. FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH THE DEPARTMENT'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTERS 287 RESIDUAL WASTE MANAGEMENT OR 271 MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

CAD FILE: PY210306-SPPD-1A

POLICY "MANAGEMENT OF FILL".

### BOHLER// 74 W BROAD STREET, SUITE 500 BETHLEHEM. PA 18018

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Call before you dig.

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS PLAN SCALE: AS NOTED STREET ADDRESS 1240 BRISTOL PIKE

**TOWNSHIP** STATE **BENSALEM** COUNTY BUCKS

REGIONAL DWG. NO PLAN DESCRIPTION **SOIL EROSION & SEDIMENT** LC# 37-0330 **POLLUTION CONTROL** NOTES

STATUS

PLAN CHECKED

PRELIMINARY

**AS-BUILT** 

DATE

9/20/2022 | CDB

9/20/2022 | ME

XXXX XXXX

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Characteristics	uegrauable	uegradable	uegi adable	uegrauable	uegrauable		
	100	12"	12"	12"	12"		
Sock	12"	18"	18"	18"	18"		
Diameters	18"	24"	24"	24"	24"		
		32"	32"	32"	32"		
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"		
Tensile Strength		26 psi	26 psi	44 psi	202 psi		
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.		
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years		
Lewwww.wee-in-thirten	TRILLIAN TO THE	Two-pl	y systems				
i sammanammana			22 Mar.	HDPE biaxial n			
	Inner Containment Netting			Continuously wound Fusion-welded junctures			
Inner C							
			3/4"	'X 3/4" Max. aper	ture size		
Outer Filtration Mesh			Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)				

Compost Standards ORGANIC MATTER CONTENT 25%-100% (DRY WEIGHT BASE) FIRROUS AND ELONGATED ORGANIC PORTION 5.5-8.5 MOISTURE CONTENT 30%-60% 30%-50% PASS THROUGH 3/8 PARTICLE SIZE SIEVE SOLUBLE SALT 5.0 dS/m (mmhos/cm) MAXIMUM CONCENTRATION

## Compost Sock Fabric Minimum Specifications Material Type 3 mil HDPE 5 mil HDPE 5 mil HDPE Multi-Filament Multi-Filamen

#### Tall fescue, plus Tall fescue, plus Fine fescue Birdsfoot trefoil Switchgrass, or Big Bluestem, plus rdsfoot trefoil Orchardgrass, or Smooth bromegrass, plus Birdsfoot trefoil Penn State. "Erosion Control and Conservation Plantings on Noncropla Bulk densities Bulk densities Ideal Bulk that may afffect that restrict re densities root growth growth g/cm3 g/cm3 g/cm3 <1.60</td> 1.69 1.8

1.49

dame (co to to ola	7)	10	1.0		
Clays (>45% clay)	<1.	10 1.3	39 1.4	.7	
Source:	Protecting L	Irban Soil Quality,	USDA-NRCS		
	Soil Amend	TABLE 11.2 ment Application R	ate Equivalents		
	Perm				
Soil Amendment	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. yd.	Notes	
Agricultural lime	6 tons	240 lb.	2,480 lb.	Or as per soil test; may not be required in agricultural fields	
10-20-20 rtilizer	1,000 lb.	25 lb.	210 lb.	Or as per soil test; may not be required in agricultural fields	
	Temp	orary Seeding App	lication Rate		
Agricultural lime	1 ton	40 lb.	410 lb.	Typically not required for topsoil stockpiles	
10-10-10 fertilizer	500 lb.	12.5 lb.	100 lb.	Typically not required for topsoil stockpiles	

<1.10

loams (35-45% clav)

3/16" Max. aperture size
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

TABLE 4.2

