



# 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

CHECK ONE:	DATE OF SUBMISSION:
<input type="checkbox"/> Sketch Plan	Tax Parcel # 02-030-009-002
<input type="checkbox"/> Lot Line Change	Location 1240 Bristol Pike, Bensalem, PA 19020
<input type="checkbox"/> Minor Subdivision	Zoning Classification G-C General Commercial District
<input checked="" type="checkbox"/> Minor Land Development	Proposed # of Lots or Leaseholds 1
<input type="checkbox"/> Preliminary Subdivision	Area of Commercial Bldg of Addition (sf) no change
<input type="checkbox"/> Preliminary Land Development	Name of Development McDonald's Restaurant with Drive-Thru
<input type="checkbox"/> Final Subdivision	Proposed Use McDonald's Restaurant with Drive-Thru
<input type="checkbox"/> Final Land Development	Site Area (ac) .831 ac (no change)
<input type="checkbox"/> Conditional Use	Development Area (ac) no change

**SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT  
or email same to [lalston@bensalemPA.gov](mailto:lalston@bensalemPA.gov).**

1. Name, address & phone No. of Applicant:

Eileen Seeburger  
Signature

McDonald's USA, LLC. c/o Eileen Seeburger  
110 N. Carpenter Street  
Chicago, IL 60607  
215-206-5386  
Daytime Contact Number

2. Name, address & phone No. of Attorney:  
(if other than applicant)

Leonard B. Altieri, III  
Signature

Leonard B. Altieri, III, Esquire / Matthew McHugh, Esquire  
Klehr Harrison Harvey Branzburg, LLP  
1835 Market Street, Suite 1400, Philadelphia, PA 19103  
215-569-4364  
Daytime Contact Number

3. Name, address & phone No. of Owner:

Eileen Seeburger  
Signature

McDonald's Corporation  
110 N. Carpenter Street  
Chicago, IL 60607  
Daytime Contact Number

4. Name, address & phone No. of Person Designing Plan:

Michael E. Jeitner  
Signature

Bohler Engineering PA, LLC. c/o Michael Jeitner, P.E.  
74 W. Broad Street, Suite 500  
Bethlehem, PA 18018  
610-709-9971  
Daytime Contact Number

5. Has parcel ever been subject to subdivision or land development approval?

Yes

If Yes: Date of Approval \_\_\_\_\_  
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.
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.

**NOTE:** Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201

FOR MUNICIPAL USE ONLY:	
Date Received:	_____
Application Fee:	_____
Escrow:	_____

<b>SECTION VIII SUBDIVISION &amp; LAND DEVELOPMENT/ZONING HEARING BOARD</b>
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<u>APPLICATION FEES</u>	<u>TWP ENG.</u>	<u>TWP SOL.</u>	<u>TRAF ENG.</u>
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**A) SUBDIVISION PLANS - APPLICATION FEES & ESCROWS**

1) Sketch Plan-----\$250	\$750.00	\$ 500.00	\$500.00
2) <u>Residential - Preliminary</u>			
Minor, Lot Line Change, 2 lots---\$150 + \$50 per lot	\$1400.00	\$1000.00	NONE
3 to 10 lots---\$250 + \$45 per lot over 2	\$1400.00	\$1000.00	NONE
11 to 20 lots---\$425 + \$45 per lot over 11	\$2000.00	\$1200.00	NONE
21 to 40 lots---\$1100 + \$40 per lot over 20	\$3000.00	\$1200.00	NONE
41 to 60 lots---\$1900 + \$30 per lot over 40	\$4000.00	\$1200.00	NONE
61 to 80 lots---\$2500 + \$20 per lot over 60	\$5000.00	\$1200.00	NONE
81 or more lots-\$2900 + \$10 per lot over 80	\$6000.00	\$1200.00	NONE
3) Commercial/Industrial, Lot Line Change \$300 + \$50.00	\$2000.00 plus \$1000.00 per lot add't'l	\$1000.00 plus \$200.00 per lot add't'l	NONE
4) Final Subdivision Plan---\$150.00			
3 to 10 lots	\$1000.00	\$ 750.00	NONE
Over 10 lots	\$2000.00	\$1000.00	NONE

**B) Land Development Plans**

1) Sketch Plan-----\$250.00	\$1200.00	\$ 500.00	NONE
2) Preliminary Plan. . . . . \$300.00 plus \$50.00 per one-half acre of proposed developed site area and Professional fees as follows.			
Up to .5 acre	\$2000.00	\$ 500.00	\$3000.00
.6 to 1 acre	\$2500.00	\$1500.00	\$3000.00
1.1 to 2 acres	\$3500.00	\$2500.00	\$3000.00
2.1 to 5 acres	\$5000.00	\$2500.00	\$3000.00
5.1 to 20 acres	\$6500.00	\$5000.00	\$3000.00
20.1 or more acres	\$10000.00	\$7500.00	\$3000.00

**\*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>
	<b>One half of Preliminary Plan Escrows</b>		

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.





**HIGH SWARTZ**  
ATTORNEYS AT LAW  
EST. 1914

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

July 10, 2023

**VIA REGULAR MAIL & E-MAIL ([mmchugh@klehr.com](mailto:mmchugh@klehr.com) & [laltieri@klehr.com](mailto: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

**Re: Bensalem Township Zoning Hearing Board  
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  
cc: Township Staff (*via email*)

**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.<sup>1</sup>

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

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<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 or 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 seeks 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

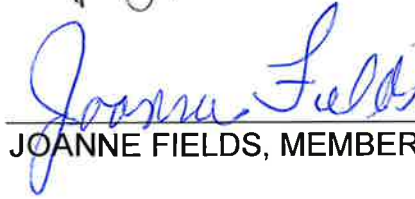


ALBERT CHAMPION, VICE-CHAIR

GEORGE SEYMOUR, SECRETARY



HARRY KRAMER, 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**

**OWNER: McDonald's Corporation**

**APPELLANT: 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 above-named 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:

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>DECISION</u>	<u>VOTE</u>
232-586	to permit 20 parking spaces where a minimum of 49 spaces are required.	GRANTED/DENIED	
§232-381(2)	to permit an impervious coverage of 78.4% 79.5%, where a maximum of 60% is permitted.	GRANTED/DENIED	
§232-587	to not provide a loading/unloading space, where one (1) unloading space is required.	GRANTED/DENIED	w/d
	Provisional Letter Non-Compliance	GRANTED/DENIED	

The Decision of the Board is subject to the following special conditions:

\_\_\_\_\_  
JOANNE REDDING

\_\_\_\_\_  
ALBERT CHAMFION

\_\_\_\_\_  
HARRY KRAMER

\_\_\_\_\_  
GEORGE SEYMOUR

\_\_\_\_\_  
JOANNE FIELDS

\_\_\_\_\_  
June 1, 2023

\_\_\_\_\_  
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**

**This Indenture Made the 31st**

day of May in the year of our Lord one thousand nine hundred and seventy-eight

**Between** AMERICAN STORES COMPANY, a Delaware corporation, of One Rollins Plaza, Wilmington, Delaware 19803

(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) lawful 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 and 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 23, 1971, as follows, viz:

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.

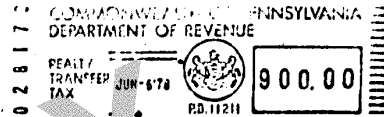
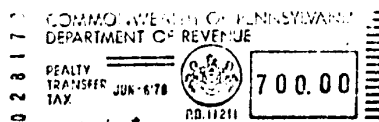
CONTAINING 0.9888 acres of land more or less.

COUNTY PARCEL NUMBER: 2-30-9-2

6-6-78  
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  
COMMONWEALTH OF PENNSYLVANIA AND TAX  
PAID BY  
COMMONWEALTH OF PENNSYLVANIA INSURANCE COMPANY  
BY: *[Signature]*

2 86-518

**Together** 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.

**To have and to hold** 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.

**And** 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 all and singular the 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 Witness 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:

Attest

*John W. Edson*  
Secretary

AMERICAN STORES COMPANY

By

*Thomas J. Glick*  
Executive Vice President



The state stamps affixed represent  
tax on full consideration including  
liens and encumbrances.

D2286-519

STATE OF DELAWARE

County of New Castle

On this, the 31st day of May, 1978, before me,

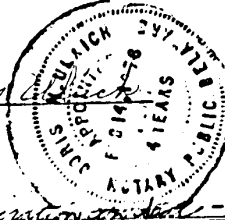
Doris M. Ulrich

the undersigned officer,

personally appeared Thomas T. Oyler who acknowledged himself (himself) 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 ~~therein~~ as Executive Vice President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal:

Notary



017854

COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

25-58622

DEED.

AMERICAN STORES COMPANY

to

FRANCHISE REALTY INTERSTATE  
CORPORATION

Premises: Township of Bensalem,  
County of Bucks, and Common-  
wealth of Pennsylvania

790-S John C. Clark Co., Phila. 1977  
Dunstan McNichol, Esquire  
1201 Chestnut St. - 11th Fl.  
Phila., Pa. 19107  
563-5700

February 14, 1980

JUN 6 11 32 AM '78

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 1978

Luella M. Trench  
RECORDER OF DEEDS

The address of the above-named Grantee

is 605 Broad St. Del. 60521  
On behalf of the Grantee  
with full power to execute

D2286-520



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.



A handwritten signature in cursive script, reading "Edward J. Freel", is written over a horizontal line.

Edward J. Freel, Secretary of State

AUTHENTICATION:

0619321 8100M

DATE: 8672450

971318857

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 exist-  
ing 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 reso-  
lutions 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:

(1) The merger of 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 14th day of December, 1979.

McDONALD'S CORPORATION

By [Signature]  
Executive Vice President

ATTEST:

By [Signature]  
Assistant Secretary



PLAN OF MERGER made this 14th day of December, 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.

THIRD: Franchise Realty Corporation and Franchise 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.

FOURTH: The State of incorporation of the Surviving Corporation 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:

By

Assistant Secretary

MCDONALD'S CORPORATION

By

Vice President

ATTEST:

By

Assistant Secretary

FRANCHISE REALTY CORPORATION

By

Vice President

ATTEST:

By

Assistant Secretary

FRANCHISE REALTY INTERSTATE CORPORATION

By

Vice President

ATTEST:

By

Assistant Secretary

GOLDEN ARCH REALTY CORPORATION

By

Vice President





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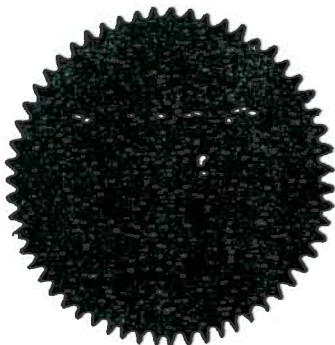
# State of DELAWARE



Office of SECRETARY OF STATE

*I, Glenn C. Kenton Secretary of State of the State of Delaware,*  
*Do 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, I have hereunto set my hand*  
*and official seal at Dover this* twenty-first *day*  
*of* December *in the year of our Lord*  
*one thousand nine hundred and* seventy-nine.



RECEIVED FOR RECORD

DEC 21 1979

LEO J. DUGAN, Jr., Recorder

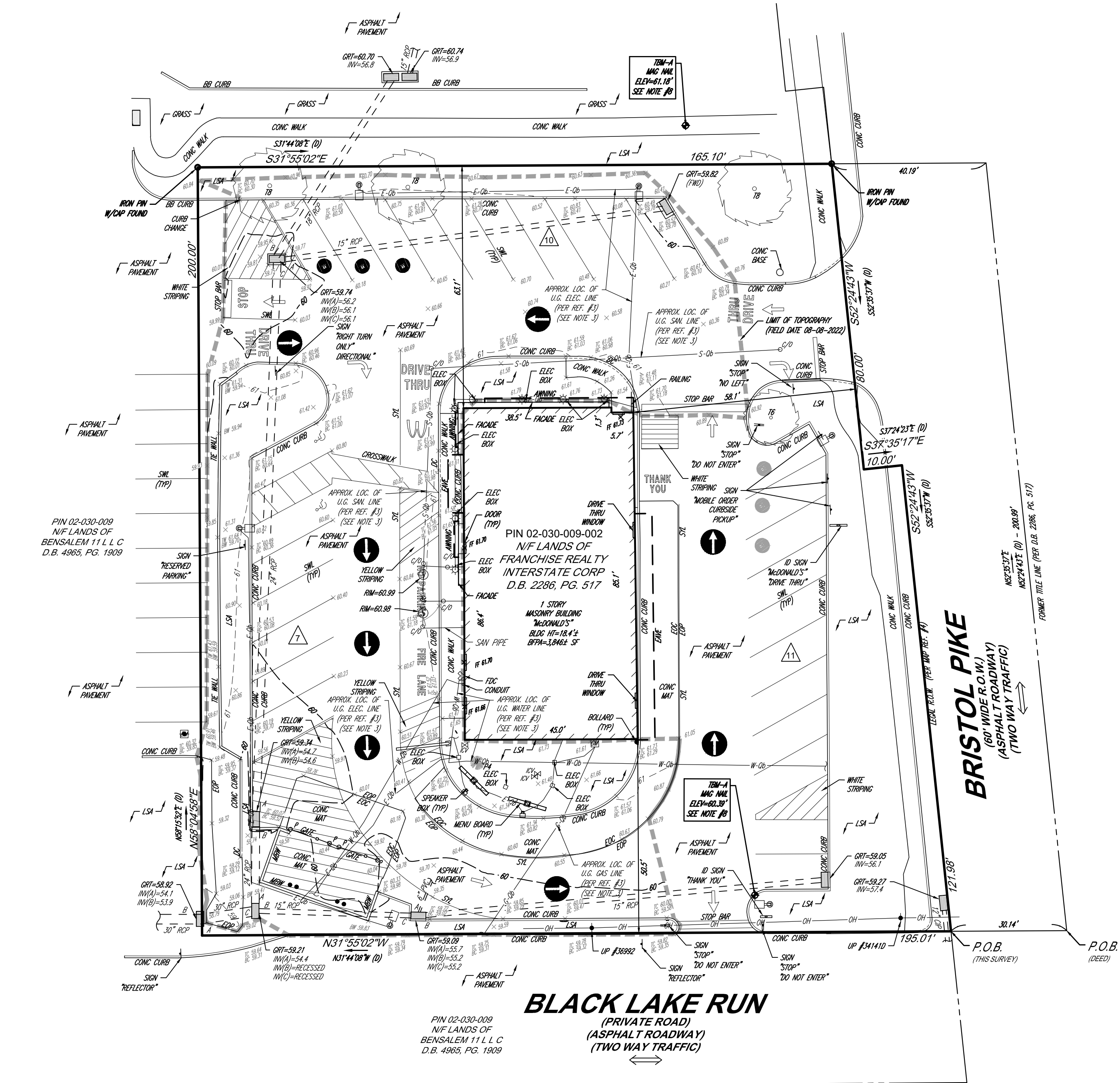
*Glenn C. Kenton*

Glenn C. Kenton, Secretary of State



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED.  
THIS DOCUMENT IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

LEGEND	
---	EXISTING CONTOUR
+ 123.45	EXISTING SPOT ELEVATION
+ TC 123.45	EXIST. TOP OF CURB ELEVATION
+ BC 123.45	EXIST. BOTTOM OF CURB ELEVATION
+ TW 123.45	EXIST. TOP OF WALL ELEVATION
+ BW 123.45	EXIST. BOTTOM OF WALL ELEVATION
+ FF 123.45	EXIST. FINISHED FLOOR ELEVATION
+ DS 123.45	EXIST. DOOR SILL ELEVATION
---	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
S	APPROX. LOC. UNDERGROUND SANITARY LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
---	DEPRESSED CURB
◇	FIRE DEPARTMENT CONNECTION (F.D.C.)
⊠	GAS METER
⊠	ELECTRIC METER
⊠	IRRIGATION VALVE
⊠	SANITARY/SEWER MANHOLE
⊠	CATCH BASINS
⊠	CLEAN OUT
⊠	POST
⊠	UTILITY POLE
⊠	PAINTED HANDICAPPED
⊠	PAINTED ARROWS
⊠	DETECTABLE WARNING PAD
⊠	SIGN
⊠	DOUBLE SIGN
⊠	BOLLARD
⊠	CLEARANCE BAR
⊠	MENU BOARD
⊠	SPEAKER BOX
⊠	AREA LIGHT
⊠	LAMP
⊠	DECIDUOUS TREE & TRUNK SIZE
⊠	CONIFEROUS TREE & TRUNK SIZE
⊠	PARKING SPACE COUNT
⊠	BELGIUM BLOCK CURB
⊠	DEPRESSED CURB
⊠	EDGE OF CONC.
⊠	EDGE OF PAVEMENT
⊠	LANDSCAPED AREA
⊠	MASONRY BLOCK WALL
⊠	FIRE DEPARTMENT CONNECTION
⊠	FILLED WITH DEBRIS
⊠	TYPICAL
⊠	SOLID WHITE LINE
⊠	SOLID YELLOW LINE
⊠	HEIGHT
⊠	STOP BAR
⊠	HANDICAP
⊠	BUILDING
⊠	BUILDING FOOTPRINT AREA
⊠	DEED BEARING
⊠	UNKNOWN TERMINUS



#### UTILITIES:

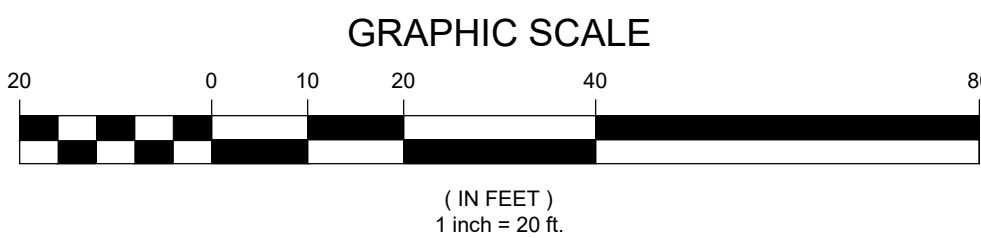
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED INFORMATION REGARDING THE LOCATION OF UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS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

UTILITY COMPANY  
AQUA PENNSYLVANIA INC.  
BENSLEM TOWNSHIP  
BUCKS COUNTY WATER & SEWER  
COMCAST CABLEVISION  
PECO  
VERIZON

PHONE NUMBER  
570-226-1548  
215-633-3630  
215-750-0585  
215-673-6800  
215-345-9300  
215-963-6000



THE COMMONWEALTH OF PENNSYLVANIA REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



#### NOTES:

- PROPERTY KNOWN AS PIN 02-030-009-002 AS IDENTIFIED ON THE TAX MAP OF BENSALEM TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- AREA = 36,221 SQUARE FEET OR 0.832 ACRE.
- 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 ABANDONED.

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 FIELD VERIFIED.
- 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.
- 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 RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- 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).
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- 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.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THERE ARE A TOTAL OF 28 DESIGNATED PARKING SPACES, INCLUDING 2 HANDICAP SPACES.
- BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
- 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 08-08-2022.

#### REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF BENSALEM TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- 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.
- MAP ENTITLED "1240 BRISTOL PIKE BENSALEM PA" PROVIDING UNDERGROUND UTILITY LOCATIONS AS PREPARED BY CONTROL POINT ASSOCIATES, INC. DATED 8/8/2022.
- 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.

I 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.

FIELD DATE  
08-08-2022

FIELD BOOK NO.  
22-05

FIELD BOOK PG.  
56

FIELD CREW  
T.Z.D.H.

DRAWN:  
P.V.

REVIEWED:  
K.W.



BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY  
**McDONALD'S USA, LLC**  
1240 BRISTOL PIKE  
PIN 02-030-009-002  
BENSALEM TOWNSHIP, BUCKS COUNTY  
COMMONWEALTH OF PENNSYLVANIA



DRAWN:  
P.V.

REVIEWED:  
K.W.

APPROVED:  
B.A.R./D.P.S.

DATE  
08-30-2022

SCALE  
1" = 20'

FILE NO.  
02-030034-05

DWG. NO.  
1 OF 1

**JAMES C. WEED**  
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #75250

NOT VALID UNLESS SEALED IN RED INK

08-30-2022  
DATE



STATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_ SS: \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE \_\_\_\_\_ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION / LAND DEVELOPMENT PLAN THEREOF WAS MADE AT THIS / ITS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS / ITS ACT AND PLAN \_\_\_\_\_, AND THAT ALL STREETS \_\_\_\_\_

SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE

(SIGNATURE & SEAL OF NOTARY)

MY COMMISSION EXPIRES \_\_\_\_\_, 20\_\_\_\_

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BENSALEM TOWNSHIP SUBDIVISION / LAND DEVELOPMENT REGULATIONS, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY. THE PERIMETER MONUMENTS HAVE BEEN ACCURATELY PLACED AS REQUIRED BY ARTICLE V, SECTION 502.9.

(DATE) \_\_\_\_\_ (SEAL) \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BENSALEM TOWNSHIP SUBDIVISION / LAND DEVELOPMENT REGULATIONS, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

(DATE) \_\_\_\_\_ (SEAL) \_\_\_\_\_

I HEREBY CERTIFY THAT THE PLANS SHOWN AND DESCRIBED HEREON, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE BENSALEM TOWNSHIP SUBDIVISION / LAND DEVELOPMENT REGULATIONS, AND WERE PREPARED BY BY A REGISTERED PROFESSIONAL ENGINEER.

(DATE) \_\_\_\_\_

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE BENSALEM TOWNSHIP COUNCIL BY A FORMAL MOTION, APPROVED THE FINAL PLAN OF THE LAND DEVELOPMENT AT 1930 STREET ROAD, AS SHOWN HEREON.

(SIGNATURES OF TOWNSHIP COUNCIL)

(SIGNATURES OF TOWNSHIP COUNCIL)

(SIGNATURES OF TOWNSHIP COUNCIL) (SEAL)

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

EXECUTIVE DIRECTOR

**LOCATION MAP**  
SCALE: 1" = 1,000'

[illegible]

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

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).

FROM SECTION 232-586 - TO PERMIT 20 PARKING SPACES IN LIEU OF THE REQUIRED MINIMUM 48 SPACES

**FROM SECTION 232-381(2) - TO PERMIT AN IMPERVIOUS COVERAGE OF 79.5% IN LIEU OF THE MAXIMUM OF 60%**

**BOHLER //**

DRAWING SHEET INDEX	
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

[illegible]

<b>McDonald's</b> ®	
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	
<b>OFFICE</b>	BETHESDA / PHILADELPHIA REGION
<b>ADDRESS</b>	6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817




[illegible]

**C-101**

<div><h1>BOHLER</h1><p>74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018 Phone: (610) 709-9971 Fax: (610) 709-9976 <a href="http://www.BohlerEngineering.com">www.BohlerEngineering.com</a></p><p>SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES</p><p><small>THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER, INC. ANY COPIED, SIGNED AND REPRODUCED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES ONLY BY BOHLER.</small></p></div> <div><p>Know what's below. Call before you dig.</p><p>PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-244-1776 <a href="http://www.pa811.org">www.pa811.org</a> 20222162625</p><p><i>Michael J. Etnier</i> <b>M.E. Etnier</b> PROFESSIONAL ENGINEER PENNSYLVANIA NEW JERSEY LICENSE # 18378 DELAWARE LICENSE # 18378</p></div>	PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS	
	PLAN SCALE: AS NOTED	
	STREET ADDRESS 1240 BRISTOL PIKE	
	TOWNSHIP BENSALEM	STATE PA
	COUNTY BUCKS	PLAN DESCRIPTION <b>COVER SHEET</b>





<b>LEGEND</b>	
<b>PROPOSED</b>	
LIMIT OF DISTURBANCE	 LOD 
SAWCUT	

## BEIHESDA, MD 20817

# C-201

**811**  
Call before you dig.

Know what's below.

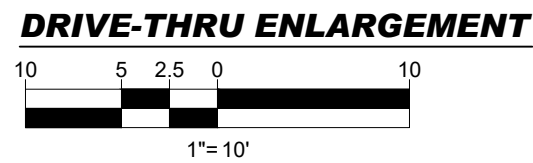
YOU MUST CALL 811 BEFORE ANY EXCAVATION  
WHETHER IT'S ON PRIVATE OR PUBLIC LAND

1-800-242-1778  
[www.pa811.com](http://www.pa811.com)  
20222 162625

**M.E. LITNER**  
MICHAEL E. LITNER  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE 1003435012  
NEW JERSEY LICENSE 1003435012  
DELAWARE LICENSE NO. 18313








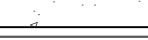

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS	
PLAN SCALE: AS NOTED	
STREET ADDRESS 1240 BRISTOL PIKE	
TOWNSHIP BENSALEM	STATE PA
COUNTY BUCKS	
REGIONAL DWG. NO LC# 37-0330	PLAN DESCRIPTION <b>EXISTING CONDITIONS DEMOLITION PLAN</b>
CAD FILE: PY210306-SPPD-1A	



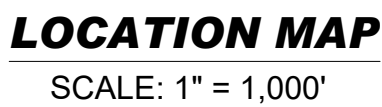


- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLANNING REFERENCES:
- SURVEY  
CONTROL POINT ASSOCIATES, INC.  
1600 MANOR DRIVE, SUITE 210  
CHALFONT, PA 18814  
ENTITLED "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY"  
PREPARED FOR "MC DONALD'S USA, LLC"  
PROJECT NO. 02-030034-05  
DATED: 08-02-2002
2. ALL CURB AND PAVEMENT RADI 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 REMOVED.
8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

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 THROUGHOUT THE SPECIFICATIONS AND SHALL BE FULLY COMPLIANT WITH THESE GENERAL 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 REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTARY 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 THE LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. THE LOCATION 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. STATE OUT OF LOCATIONS, EXCEPT FOR THE POLY LINE, SHALL BE DETERMINED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

<b>LEGEND</b>	
<b>PROPOSED</b>	
CONCRETE CURB	
SAWCUT	
ACCESSIBLE SYMBOL	
CROSSWALK	
CONCRETE	
ASPHALT	
SIGN	
DRAINAGE INLET	
PARKING COUNT	

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



<div>PLAN APPROVALS</div> <table><tr><td>SIGNATURE (2 REQUIRED)</td><td>DATE</td></tr><tr><td>REGIONAL MGR.</td><td></td></tr><tr><td>CONST. MGR.</td><td></td></tr><tr><td>OPERATIONS DEPT.</td><td></td></tr><tr><td>REAL ESTATE DEPT.</td><td></td></tr></table>		SIGNATURE (2 REQUIRED)	DATE	REGIONAL MGR.		CONST. MGR.		OPERATIONS DEPT.		REAL ESTATE DEPT.		<div>CO-SIGN SIGNATURES</div> <table><tr><td>CONTRACTOR</td><td>OWNER</td></tr><tr><td></td><td></td></tr></table>		CONTRACTOR	OWNER			<div>McDonald's®</div> <div>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S USA, LLC AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.</div> <table><tr><td>OFFICE</td><td>BETHESDA / PHILADELPHIA REGION</td></tr><tr><td>ADDRESS</td><td>6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817</td></tr></table>		OFFICE	BETHESDA / PHILADELPHIA REGION	ADDRESS	6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817	<div>FINAL PLAN SIGNATURES</div> <table><tr><td>P.M.</td><td></td></tr><tr><td>G.C.</td><td></td></tr><tr><td>O/O</td><td></td></tr></table>		P.M.		G.C.		O/O		REV	DATE	DESCRIPTION	BY	ISSUE REF.
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**C-302**





9. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
10. 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 LAWNS AND ANY LOCAL DRAINAGE.
11. 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 BUILDING AND ADJACENT AREAS WITH POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING SHALL COMPLY WITH THE CITY OF CHICAGO SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES.
12. ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY TOPSOIL SUBSTITUTIONS. REMOVAL OF TOPSOIL IS NOT TO BE THE SITE GEOLOGICAL ENGINEER DUE TO THE SOILS UNSUITABILITY OR PLACEMENT.

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 (42 U.S.C. 42101 ET SEQ. AND 42 U.S.C. 41511 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE, ORDINANCES, AND ANY AND ALL AMENDMENTS THERETO, WHICHEVER ADOPTS IN EFFECT WHEN THESE PLANS BEING COMPLETED.


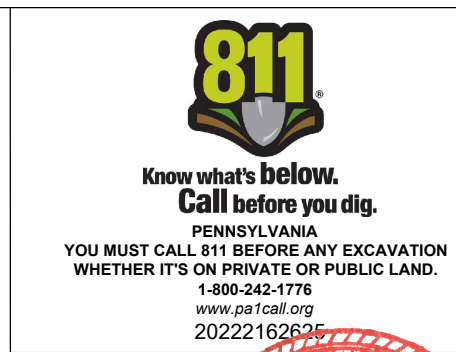

2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.

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 STATIONS, AND BUS STOP AREAS TO THE BUILDING ENTRANCE OR ENTRANCES MUST COMPLY WITH THE ACCESSIBILITY GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT 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 ROUTES OF TRAVEL ARE GREATLY IMPAIRED. WHERE ACCESSIBLE RAMPS MUST BE PROVIDED, ALONG THE ACCESSIBLE PATH OF TRAVEL, THE SLOPE OF THE RAMPS AND OPENINGS MUST NOT EXCEED 1:20 INCH IN HORIZONTAL, VERTICAL CHANGES UP TO 1/2-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT GREATER THAN 1:20 INCH IN HORIZONTAL, VERTICAL CHANGES OVER 1/2-INCH ARE PERMITTED.
- C. 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 EACH RAMP. LEVEL LANDINGS MUST PROVIDE A MINIMUM CLEARANCE OF 60-INCHES 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 (9.1%) SLOPE. LEVEL LANDINGS MUST PROVIDE A MINIMUM CLEARANCE OF 60-INCHES (48-INCHES PREFERRED), IN ALL DIRECTIONS, WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
- E. 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 GREATER THAN 60-INCHES BY 60-INCHES. 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 STANDARD FOR WHICH IS SHOWN ON THE PLANS BEFORE COMMENCING ANY CONSTRUCTION. THE CONTRACTOR SHALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE DESIGN REGULATIONS AND THE ACCESSIBLE GUIDELINES.
- F. 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 ELEVATIONS SHOWN ON THE PLANS. NOTE THAT FIGURE 2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN CERTAIN INSTANCES. 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 STANDARD FOR WHICH IS SHOWN ON THE PLANS BEFORE COMMENCING ANY CONSTRUCTION. THE CONTRACTOR SHALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE DESIGN REGULATIONS AND THE ACCESSIBLE GUIDELINES.
- G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-COMFORMANCE 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 ANY CONCRETE FORMING COMPONENTS.









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.

1

 <p><b>BOHLER</b> <i>Engineering</i></p> <p>74 W BROAD STREET, SUITE 500 BETHLEHEM, PA 18018 Phone: (610) 709-9971 Fax: (610) 709-9976 <a href="http://www.BohlerEngineering.com">www.BohlerEngineering.com</a></p> <p>SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES</p>	 <p><b>M.E. WEITNER</b> MICHAEL E. WEITNER PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE NO. 1565733 NEW JERSEY LICENSE NO. 25000043000 DELAWARE LICENSE NO. 18318</p>	 <p>Know what's below. Call before you dig.</p> <p>PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-245-1776 <a href="http://www.pa1call.org">www.pa1call.org</a> 20222163049</p>	PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS  PLAN SCALE: AS NOTED  STREET ADDRESS <b>1240 BRISTOL PIKE</b>  TOWNSHIP BENSALEM  COUNTY BUCKS	REGIONAL DWG. NO <b>LC# 37-0330</b>  CAD FILE: PY210306-SPPD-1A	PLAN DESCRIPTION <b>GRADING / UTILITY PLAN</b>	REGIONAL MGR. CONST. MGR. OPERATIONS DEPT. REAL ESTATE DEPT.	STATUS PRELIMINARY PLAN CHECKED AS-BUILT	DATE 9/20/2022 9/20/2022 XXXX	BY CDB MEJ XXXX
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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			<b>C-401</b>						





<b>LEGEND</b>	
<b>PROPOSED</b>	
LIMIT OF DISTURBANCE	 LOD
CONCRETE CURB	
SAWCUT	
SIGN	
DRAINAGE INLET	 
CONTOUR	 12.5
WATER LINE	 W

LE:  $1^* = 500^*$

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES:  
SURVEY  
 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 REMOVED.

8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE. 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 COUNTY ENGINEER, THE DISTRICT SUPERVISOR, THE DISTRICT OFFICE OF THE CONSERVATION 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 SUBMIT A LETTER TO THE DISTRICT OF PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

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

3. INSTALL PERIMETER COMPOST FILTER SODS. ESTABLISH STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SOD STOCKPILE, INLET FILTER PROTECTION, AND TEMPORARY BARRICADES. PROVIDE IMMEDIATE STABILIZATION FOR STOCKPILE.
4. DEMOLISH EXISTING TRASH ENCLOSURE, CURBING, AND PAVEMENT.
5. ROUGH GRADE SITE AND PROVIDE TEMPORARY STABILIZATION.
6. EXCAVATE AND INSTALL ON-SITE IMPROVEMENTS INCLUDING TRASH ENCLOSURE, CURBING, AND PERFORM FINAL SITE GRADING.
7. INSTALL STONE BASE COURSE, INSTALL BITUMINOUS PAVING AND CONCRETE.
8. INSTALL FINAL VEGETATION INCLUDING SODS AND LANDSCAPING. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. DISPOSAL SHALL BE IN A SAFE AND LAWFUL MANNER.
9. UPON SITE STABILIZATION (ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT), OR HAVE A STAIN OF GRASS WITH AT LEAST 70 PERCENT PERENNIAL/VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND MINOR WEAR, AND BEFORE ANY TEMPORARY BMPs ARE REMOVED, THE BUCKS COUNTY CONSERVATION DISTRICT MUST BE NOTIFIED. UPON APPROVAL FROM THE BUCKS COUNTY CONSERVATION DISTRICT, REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL, FILTERS AND BARRICADES. REPAIR AND STABILIZE ANY DISTURBANCE ASSOCIATED WITH SEDIMENT CONTROL REMOVAL.

NOTE:  
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.

**811**  
Know what's below.  
**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.pa-call.com  
202.221.1629.22

**M.E. LITNER**  
*Michael E. Litner*  
**MICHAEL E. LITNER**  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. 24653 NEW JERSEY LICENSE NO. 24653 DELAWARE LICENSE NO. 18313

FINAL PLAN SIGNATURES	<p>P.M. _____</p> <p>G.C. _____</p> <p>O/O _____</p>
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# McDonald's

ICE	BETHESDA / PHILADELPHIA REGION
RESS	6903 ROCKLEDGE DRIVE, SUITE 1100 BETHESDA, MD 20817

STATUS	PLAN APPROVALS		
	REGIONAL MGR.	SIGNATURE (2 REQUIRED)	DATE
AS-BUILT	CONST. MGR.		
	OPERATIONS DEPT.		
	REAL ESTATE DEPT.		
	CO-SIGN SIGNATURES		
DATE	CONTRACTOR	OWNER	BY
PRELIMINARY	9/20/2022		CDB
PLAN CHECKED	9/20/2022		MEJ
AS-BUILT	XXXX		XXXX

**C-601**



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-LOADED WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
- C. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE DAY.
- D. DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE RESEED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADE PERIMETER AREAS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
- E. AREAS THAT FAIL TO GERMINATE MUST BE RESEED OR MULCHED.
- F. 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.
- G. UNTIL 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 EROSION PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROL. IMMEDIATE ACTION MUST BE TAKEN TO CORRECT THE PROBLEMS.
- H. 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 SOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS, WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION.
- I. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
- J. 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 EROSION AND SEDIMENT CONTROL PLAN IN PLACE TO PREVENT EROSION AND SEDIMENTATION.
- K. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN ACCORDANCE WITH CONSTRUCTION ACTIVITY TO PREVENT EROSION AND SEDIMENTATION SHALL BE REQUIRED. THE CONTRACTOR SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITIONAL STABILIZATION MEASURES BE NECESSARY. IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EROSION AND SEDIMENT CONTROL PLAN FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAIN GRADES, WHICH ARE DETERMINED BY GEOGRAPHIC SURVEYING AND CONSTRUCTION.
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 FILL SLOPES.
2. ADDITIONAL PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS.
- B. 1. 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 MATERIALS.
2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE A HAZARD TO THE STABILITY OF THE FILL.
3. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION.
4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
5. (SEE D. 1.)

III. STANDARD FOR UTILITY TRENCH EXCAVATION

- 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.
- B. LIMIT ADVANCE TRENCH EXCAVATION TO THE LENGTH OF PIPE INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAXIMUM OF TWO DAYS. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER (ITEM A. ABOVE).
- C. 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 BACKFILL 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, THE SOIL MUST BE IMMEDIATELY IRRIGATED TO PREVENT DRYING OF THE ROOTS.
- D. 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.
- E. WORK CREWS ENGAGED FOR TRENCHING, PLACEMENT OF PIPE, PLUS CONSTRUCTION AND BACKFILLING WILL BE SELF-CONTAINED AND SEPARATE FROM CLEARING AND GRUBBING AND SITE RESTORATION AND STABILIZATION OPERATIONS.
- F. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

IV. STANDARD FOR TEMPORARY STABILIZATION

- A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH
1. MULCHING IS MOST APPLICABLE TO PERIODIC DISTURBANCE AND REWORKING IN AN OPEN, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING NON-GERMINATION PERIODS.
2. REFORM ALL CULTURAL PLANTINGS AT RIGHT ANGLES TO THE SLOPE.
3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING.
4. PROTECTIVE MATERIALS TO BE USED:
- a. 1. ANCHORED SMALL-GRAIN CORN STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT MANUFACTURERS SPECIFICATIONS.
- a.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS APPLY IMMEDIATELY AFTER 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.

SEEDING SPECIFICATIONS

1. SEEDING DATES
- A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER THAN OCTOBER 15TH.
- 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 AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT GROWING SEASON.
2. SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LBA) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION AND PURITY RATING (SEE ITEM 4) BELOW.
- A. TEMPORARY SEED MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS:
- ANNUAL RYE (40 POUNDS / ACRE PLS) OR SPRING OATS (6 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR WINTER RYE (16 POUNDS / ACRE PLS) (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPPLAND", TABLE 9)
- B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS:
1. NURSE CROP (SELECT ONE)
- ANNUAL RYE (10 POUNDS / ACRE PLS) OR SPRING OATS (64 POUNDS / ACRE PLS) OR WINTER RYE (54 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX 4)
2. PERMANENT SEED MIX:
- TALL FESCUE (60 POUNDS / ACRE PLS) OR FINE FESCUE (36 POUNDS / ACRE PLS) OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS) (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, SEED MIX 4)
3. PURE LIVE SEED: MINIMUM PLS RATING ACCEPTED SHALL BE 85% PLS. SEED RATE MAY NEED TO BE ADJUSTED BASED ON THE PLS RATING OF THE SEED.
- A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) YEAR BEYOND THE LABEL DATE.
- B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 (PURE LIVE SEED = (GERMINATION) X (PLS) / 100)
- C. DETERMINING THE ACTUAL SEED RATE: SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS 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 POUNDS, WHICH IS THE AMOUNT OF THAT SEED REQUIRED PER ACRE.
4. 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 PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION).
- A. SEEDING SHALL TAKE PLACE BETWEEN MARCH 15 - OCTOBER 15.
- B. SEED SHALL BE APPLIED IN A NON-COMPACTED, ROUGHENED TOPSOIL.
- C. SEED MAY BE APPLIED THROUGH ANY OF THE FOLLOWING MEANS AND METHODS, OR OTHER ACCEPTED INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS.
- I. DRILL SEEDING
- II. BROADCAST SEEDING (TWO DIRECTIONS)
- III. HYDROSEEDING (TWO DIRECTIONS)
- D. ALL SEED SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED UNTIL A 70% PERENNIAL COVER IS ACHIEVED.
- I. TEMPORARY STABILIZATION WITH STRAW:
1. STRAW MULCH SHALL BE LAYED ON TOP OF THE FRESHLY SEEDED AREAS AT A RATE OF 3 TONS PER ACRE (4 TONS PER ACRE BETWEEN NOVEMBER 1ST AND MARCH 1ST).
2. STRAW SHALL BE STABILIZED WITH A WOOD OR PAPER FIBER MULCH AND TACKIFIER SOLUTION IN ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.
- II. TEMPORARY/PERMANENT STABILIZATION WITH EROSION CONTROL MATTING/LANKETS (WHERE SPECIFIED):
1. MATTING/LANKETS 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 TO THE SEEDING IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. AREAS WITH MATTING/LANKETS SHALL NOT BE TRACKED (CATWALKED) AFTER INSTALLATION.
2. MATTING/LANKETS SHALL BE VISUALLY INSPECTED DAILY TO ENSURE THAT THE PRODUCT IS FUNCTIONING PROPERLY. IT SHOULD FAST TO THE SOIL SURFACE AND BE IN GOOD CONTACT.
- E. ONCE SEED HAS BEEN SET, VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED
5. IRRIGATION: NEW SEED APPLICATIONS SHOULD BE SUPPLIED WITH ADEQUATE WATER, A MINIMUM OF 1/2" TWICE A DAY, UNTIL VEGETATION IS WELL ESTABLISHED (A MINIMUM OF 75% COVER).

TABLE 11.4 Recommended Seed Mixtures

Mixture Number	Species	Seeding Rate - Pure Live Seed Most Sites	Adverse Sites
1	Spring oats (spring), or Annual ryegrass (spring or fall), or Winter wheat (fall), or Winter rye (fall)	64 10 90 56	96 15 120 112
2	Tall fescue, or Fine fescue, or Kentucky bluegrass, plus Redtop, or Perennial ryegrass	60 35 25 3	65 40 30 3
3	Birdsfoot trefoil, plus Tall fescue	6 30	10 35
4	Road cutgrass, plus Crownvetch, plus Tall fescue, or Perennial ryegrass	10 10 20	15 25 25
5	Annual ryegrass	10	25
6	Birdsfoot trefoil, plus Crownvetch, plus Tall fescue	6 10 20	10 15 30
7	Flatpea, plus Tall fescue, or Perennial ryegrass	10 20 20	15 25 30
8	Sericea lespedeza, plus Tall fescue, plus Redtop	10 20 40	20 35 60
9	Tall fescue, plus Fine fescue	10 10	15 20
10	Deertongue, plus Birdsfoot trefoil	15 6	20 10
11	Switchgrass, or Big Bluestem, plus Birdsfoot trefoil	15 15 6	20 20 10
12	Orchardgrass, or Smooth bromegrass, plus Birdsfoot trefoil	20 25 6	30 35 10

Penn State "Erosion Control and Conservation Plantings on Noncroppland"

Soil Texture	Ideal Bulk densities that may affect root growth	Bulk densities that restrict root growth
Sands, loamy sands	g/cm3 1.60	g/cm3 1.8
Sandy loams, loams	1.40	1.65
Sandy clay loams, silty clay loams	<1.40	1.6
Silt, silty loams	<1.30	1.6
Sandy clays, silty clays (35-45% clay)	<1.10	1.49
Clays (>45% clay)	1.10	1.39

TABLE 11.2 Soil Amendment Application Rate Equivalents

Soil Amendment	Per Acre Per 1,000 sq. ft.	Per 1,000 sq. yd.	Notes
Agricultural lime	6 tons	240 cu. yd.	may not be required for topsoil stockpiles
10-20-20 fertilizer	1,000 lb.	25 cu. yd.	may not be required for topsoil stockpiles

Agricultural lime	1 ton	40 cu. yd.	410 cu. yd.	Notes
10-10-10 fertilizer	500 lb.	12.5 cu. yd.	100 cu. yd.	Typically not required for topsoil stockpiles

Assigned from Penn State "Erosion Control and Conservation Plantings on Noncroppland"

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 (ORP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE ORP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
4. THE ORP 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 THEIR LOCATIONS.
5. ALL PUMPING OF SEDIMENT-LOADED WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
6. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
7. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
8. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED, AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE ORP 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 EARTH 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 ORP 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.
11. 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 BUFFER ZONES.

15. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND RE-NETTING 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.
16. 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)(i)(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 EFFICIENT OPERATION:

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, RESEEDING, RE-MULCHING, AND RE-NETTING 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 1/2 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 MANUFACTURERS 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 MULCH 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 SWEEP 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 TRACKING ONTO ANY ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORKDAY AND DISPOSED AS A MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED OR SWEEPED INTO ANY ROAD SIDE, 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 WITHIN THE DRAINAGE PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDDED 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.

- GRASSSED 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 REGULATIONS. THE VEGETATIVE DENSITY MUST BE RE-EVALUATED TO BE CONSIDERED STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEED 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 EROSION HAS BEEN REVIEWED AND FOUND SATISFACTORY BY THE COUNTY 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 DUMP OR DISCHARGE AND BUILDING MATERIAL OR WASTE AT THIS SITE. THE FOLLOWING IS A LIST OF POTENTIAL CONSTRUCTION WASTES, BUT NOT LIMITED TO THE LISTED MATERIALS BELOW:

- CONCRETE CURB & SIDEWALK
- ASPHALT
- MISC. DEMOLITION MATERIALS
- E&S BMP - COMPOST FILTER SOCKS
- E&S BMP - FILTER BAG INLET PROTECTION

TYPES, DEPTH, SLOPE, LOCATIONS, AND LIMITATIONS OF THE SOILS

\$102.4(b)(5)(ii)

SOIL DESCRIPTIONS	SOIL GROUP
UrbH - 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 LIMIT PLANT GROWTH.
- 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 NONCROPPLAND PUBLISHED BY PENN STATE.

3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH AS: NITROGEN, PHOSPHOROUS, POTASSIUM, SULFUR, 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 NONCROPPLAND 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, AND/OR GRASSING CHANNELS WITH GRASSES HAVING GREATER RETARDANCE THAN GRASSES USED IN OTHER METHODS. SPECIFIC TOLERANCE 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 FLOODING. THIS INDICATOR IS AFFECTED BY SOIL DISTURBANCE.
- RESOLUTIONS: SELECTING VEGETATIVE SPECIES TOLERANT TO WET CONDITIONS, TILING VEGETATIVE AREAS, AND/OR GRASSING AREAS WITH GRASSES HAVING GREATER RETARDANCE THAN GRASSES USED IN OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPPLAND PUBLISHED BY 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/OR GRASSING AREAS WITH GRASSES HAVING GREATER RETARDANCE THAN GRASSES USED IN OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPPLAND PUBLISHED BY PENN STATE.

7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SEDIMENT 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 LININGS, 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, LIMITING EMBANKMENT SLOPE STEEPNESS AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS.

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 OWNERS GEOTECHNICAL CONSULTANT.
- EXCAVATE THE LOOSE SOIL 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 SOBS TO PROVIDE A LOW PERMEABLE BARRIER. BACKFILL SHALL BE PLACED IN 8" LIFTS USING 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.

11. 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 OWNERS GEOTECHNICAL CONSULTANT.
- EXCAVATE THE LOOSE SOIL 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.
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