



March 26, 2024 Via FedEx Priority & Via Email (lalston@bensalemPA.gov)

Bensalem Township 2400 Byberry Road Bensalem, PA 19020

Attention: Ms. Loretta Alston RE: McDonald's Drive-Thru Upgrade

1240 Bristol Pike Bensalem Township Bucks County, PA PY210306

Dear Ms. Alston:

On behalf of McDonald's USA, LLC, Bohler is hereby submitting a Minor Land Development Application for the project referenced above. Please find the following enclosed:

- Three (3) Packets Containing the Following:
 - Comment Response Letter dated 03/26/2024
 - o Waiver Letter Dated 03/26/2024
 - Preliminary/Final Minor Land Development Plans dated 09/20/2022, Revision 2 dated 3/26/24, Sheets C-101 – C-902 (13 Sheets).

We are in receipt of the Traffic Planning and Design Plan Review No. 1 dated 8/30/23 and the Traffic Planning & Design Preliminary & Final Land Development Traffic Review No. 1 dated 8/30/23. We offer the following responses:

Traffic Planning & Design Preliminary & Final Land Development Plan Traffic Review No. 1 dated 8/30/23:

GENERAL COMMENTS

1. The development may increase the number of trips in the PM Peak hour. If there is an increase, an impact fee will be necessary and will be included in future review letters after a traffic study is submitted.

Response: Per a coordination with the Township Traffic Engineer, a traffic study is not required. However, a trip generation will be provided to the Township under separate cover.

2. A traffic study should be submitted for review and approval. Due to the possible increase in traffic due to the additional drive through lane, the traffic study should use traffic information (trip generation, drive through queuing, parking needed) from three similar size restaurants in similar locations that were converted from one lane to two lane drive through operation.

Response: Per a coordination with the Township Traffic Engineer, a traffic study is not required. However, a trip generation will be provided to the Township under separate cover.

3. It is recommended that the property obtain a Highway Occupancy Permit from PennDOT if one is not already in place. Please submit all documents and plans sent to the Department for our review and approval if the site does not have a permit.

Response: Will Comply – An application to PennDOT will be submitted and approval will be forwarded to the Township upon receipt.



4. Provide queuing data within the above mentioned traffic study to ensure the stacking proposed is sufficient.

Response: Per a coordination with the Township Traffic Engineer, a traffic study is not required. However, a trip generation will be provided to the Township under separate cover.

5. Provide a connection from the surrounding sidewalk to the building entrance.

Response: Sheet C-301 has been revised to provide a pedestrian connection from the surrounding sidewalk to the building entrance at the east corner of the site.

6. Upgrade ADA curb ramps and crossings along Bristol Pike to current industry standards. This includes the two at the access and one at the Black Lake Run intersection.

Response: Sheet C-401 has been revised to provide upgraded curb ramps at the Bristol Pike access and the Black Lake Run intersection. Additionally, a crosswalk is proposed at the Bristol Pike access.

7. Provide pedestrian crossing warning signs from the building entrance to the Mobile Order Pickup parking spaces.

Response: Sheet C-301 has been updated to include pedestrian crossing warning signs from the building to the Mobile Order Pickup parking spaces.

8. Update site signing to current standards. Example, Stop signs and Do Not Enter signs should be placed on separate posts with space between the posts.

Response: Sheet C-301 has been revised to include separated signs to reflect current standards.

9. Review existing site vegetation to ensure this is not blocking sight lines at existing access points and at the Black Lake Run intersection.

Response: Sheet C-301 has been revised to include sight triangles and sight distances for both access locations.

- 10. Truck turning templates should be provided for the following:
 - a. Townships largest emergency vehicle.

Response: Sheet C-303 has been revised to include Fire Truck Circulation.

b. Largest vehicle to utilize site.

Response: Sheet C-303 has been revised to include a WB-62 Delivery Truck Circulation.

c. Trash truck turning templates to confirm dumpster location is appropriate.

Response: Sheet C-303 has been revised to include Trash Truck Circulation.



11. The spacing between the drive through and the trash enclosure should be increased. Note, this should allow for vehicles to navigate this area without encroaching on the drive through area.

Response: Sheet C-301 has been revised to provide 19.8' of separation between the drive through and the trash enclosure.

12. Crosswalk and ADA ramp details should meet PennDOT standards. Provide appropriate ramp details from PennDOT's Pub 72, RC-67.

Response: Sheet C-902 has been revised to include curb ramp details.

- 13. The following general notes should be included on the plan:
 - "All proposed pedestrian facilities reflected on these plans shall be constructed to comply with the following standards:
 - i. PennDOT Design Manual 2, Chapter 6.

Response: Sheet C-301 has been updated to include the above note.

ii. PennDOT Standards for Roadway Construction, Publication 72M, RC-67M.

Response: Sheet C-301 has been updated to include the above note.

iii. U.S. Access Board, Public Right of Way Accessibility Guidelines (PROWAG) and ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

Response: Sheet C-301 has been updated to include the above note.

14. It is recommended to increase the size and clarity of the details for readability of the plans when printed.

Response: Sheet C-901 and C-902 have been revised to increase the size of the details.

Traffic Planning & Design Preliminary and Final Land Development Plan Review No. 1 – 8/30/2023

PROJECT DESCRIPTION AND PROPOSED IMPROVEMENTS

The applicant is proposing to modify the drive-thru area, changing it from a single lane to a side-by-side drive thru configuration, relocate the ADA parking facilities, trash enclosure area, remove parking from the non-drive thru side (northwestern) of the site and make changes to the landscaping areas.

Due to the proposed improvements, the development may increase the number of trips in the PM Peak hour. If there is an increase, an impact fee will be necessary and will be included in future review letters after a traffic study is submitted.

The traffic study should be submitted for review and approval. Due to the possible increase in traffic due to the additional drive through lane, the traffic study should use traffic information (trip generation, drive through queuing, parking needed) from three similar size restaurants in similar locations that were converted from one lane to two lane drive through operation.

Response: Per a coordination with the Township Traffic Engineer, a traffic study is not required. However, a trip generation will be provided to the Township under separate cover.



ZONING ORDINANCE COMMENTS

The following are comments related to the Township's Zoning ordinances:

- 1. Sec. 232-381. Area regulations.
 - a. The impervious area shall not be greater than sixty (60) percent. The existing developed site is 78% and the proposed is 78.4%. A variance was granted at Zoning Hearing Board meeting held on June 1, 2023.

Response: Sheet C-101 and sheet C-301 have been revised to note the variance approval.

b. The requirement is to have one front yard no less than seventy-five (75) feet. The front yard along Bristol Pike measures at 58.1 feet. The site is a corner lot and as such has a second front yard along Black Lake Run, of 50.5 feet, also an existing non-conforming condition.

Response: No response necessary.

c. The property is required to have one 35-foot rear yard. In this case the rear yard is the yard opposite of the Bristol Pike frontage and measures 68.7 feet. This should be updated on the zoning table where it currently is annotated as "N/A"

Response: Sheet C-301 has been updated to include a rear yard of 35 feet. The zoning table has also been revised to include the 35-foot rear yard setback.

- 2. Sec. 232-385. Fire lanes.
 - a. Fire lanes shall be provided and marked in accordance with Bensalem Township Fire Prevention Ordinance. The proposed by-pass lane is 12.2 feet wide, whereas the required width for the fire lane is 18 feet.

Response: Sheet C-301 has been revised to provide a minimum of 18 feet for the bypass lane

- 3. Sec. 232-586. Off-street parking.
 - a. The existing developed site provides 49 parking spaces. The proposed improvements proposed 20 parking spaces. A variance was granted at Zoning Hearing Board meeting held on June 1, 2023.

Response: Sheet C-101 and sheet C-301 have been revised to note the variance approval.

- 4. Sec. 232-587. Loading and unloading space.
 - a. The development in its existing and proposed configuration does not provide for a loading/unloading space. A variance was granted at Zoning Hearing Board meeting held on June 1, 2023. Add a note to the plans that this variance was granted.

Response: Sheet C-101 has been updated to include the granted variance to permit no loading/unloading space.



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE COMMENTS

The following are comments related to the Township's SALDO ordinances:

- 1. Sec. 201-41. Preliminary plan requirements.
 - a. All land development applications shall be accompanied with a traffic study. This particular development is changing the traffic patterns to the establishment. The applicant is requesting a waiver to not be required to submit a traffic study. The applicant shall provide a trip generation review in lieu of a full traffic study.

Response: Per coordination with the Township Traffic Engineer, a full traffic study is not required. However, a trip generation will be provided to the Township under separate cover for review.

b. The label for the parcel to the north of the subject land development should be updated to include the current use and zoning district.

Response: Sheet C-301 has been revised to include use and zoning district for the parcel to the north of the site.

c. The location, size, run and slope of all ramps should be provided. The curb ramp at the intersection of Bristol Pike and Black Lake Run should be provided.

Response: Sheet C-401 has been updated to include slopes for all curb ramps on site.

- 2. Sec. 201-62. Submission.
 - a. The applicant is required to submit the final plans and make application to the following agencies:
 - i. Bucks County Conservation District Erosion and Sedimentation Control Plan.

Response: Will Comply – An application to Bucks County Conservation District shall be filed, and approval will be forwarded to the Township upon receipt.

- 3. Sec. 201-106. Environmental protection and open space preservation.
 - a. No proposed gradings shall be permitted within three (3) feet of any site property line. The proposed curb at the western end of the site is three feet from the property line. A
 - b. for these activities is required; this office supports this waiver.

Response: The above waiver has been added to the waiver letter which is included with this submission.

c. A landscaping plan should be provided illustrating the existing and proposed conditions. i. A total of thirteen (13) trees should be provided; ten (10) trees per acre of gross site area plus one (1) tree for every five (5) parking spaces.

Response: The above waiver has been added to the waiver letter which is included with this submission.



ii. The existing landscaping area surrounding the trash enclosure is proposed to be modified; details of the proposed area should be provided.

Response: Will Comply – Landscaping to be provided by the Owner Operator. Coordination is underway to determine landscaping modifications regarding the trash enclosure, and upon receipt will be incorporated in the plans.

- 4. Sec. 201-111. Sidewalks.
 - a. All sidewalks shall meet all applicable standards for access by handicapped persons. The curb ramps at the two-way entrance from Bristol Pike and at the corner of Bristol Pike and Black Lake Run are in poor condition and do not meet ADA requirement and should be brought into conformance with ADA requirements.

Response: Sheet C-301 has been revised to provide a pedestrian connection from the surrounding sidewalk to the building entrance at the east corner of the site.

- 5. Sec. 201-112. Motor vehicle parking facilities.
 - a. Applicant shall provide a lighting plan with isolumin footprints for each fixture.

Response: The above waiver has been added to the waiver letter which is included with this submission.

- 6. Sec. 201-114. Nonresidential developments.
 - a. The trash collection area shall be screened and landscaped on three (3) sides; A wall is proposed with a double swing gate. However, the plans should be updated to provide landscaping on three (3) sides.

Response: Will Comply – Landscaping to be provided by the Owner Operator. Coordination is underway to determine landscaping modifications regarding the trash enclosure, and upon receipt will be incorporated in the plans.

STORMWATER MANAGEMENT ORDINANCE COMMENTS

The site is in the Poquessing Creek Watershed and as such the post-development runoff must be controlled to the pre-development runoff for the 2-year, 5-year, 10-year, 25-year, 50-year and 100-year design storms. Based on the Stormwater Management Report provided, the pre- and post-development runoff peak runoff rates have not been provided by the applicant.

Response: Per coordination with the Township Engineer, pre and post drainage area plans have been included with the plan set. A volume calculation showing the decrease in impervious coverage from pre to post is provided on both plans. The decrease in impervious coverage will result in a reduced runoff rate from the project site.



The following are comments related to the Township's Stormwater Management ordinances:

- 1. Sec. 196-6. Exemptions.
 - a. The regulated activities of reconstructing the driveways and parking lots creates 5,300 square feet of impervious surface therefore the project is required to provide a Stormwater management site plan for volume and peak rate control.

Response: Per a conversation with the Township Engineer, pre and post development drainage area plans have been included in the set and a calculation showing the decrease in impervious from pre to post is included on the sheets. Thus, a rate and volume decrease has been met from pre to post.

- 2. Sec. 196-33. Erosion and sedimentation control during regulated earth disturbance activities.
 - Please submit Erosion & Control Plans to Bucks County Conservation District for review and approval.

Response: Will Comply – An application to Bucks County Conservation District shall be filed, and approval will be forwarded to the Township upon receipt.

b. Regulated activities with earth disturbance over 5,000 square feet are subject to permit requirement by DEP; provide a copy of the approved permit.

Response: Will Comply – An application to Bucks County Conservation District shall be filed, and approval will be forwarded to the Township upon receipt.

c. Evidence of any necessary permit(s) for regulated earth disturbance activities from the appropriate DEP regional office or the Bucks County Conservation District must be provided to the Township. The issuance of an NPDES stormwater permit for construction activities or permit under the Statewide General Permit (PAG-2) satisfies the requirements of subsection (a).

Response: Will Comply – An application to Bucks County Conservation District for an E&S Permit shall be filed, and approval will be forwarded to the Township upon receipt.

- 3. Sec. 196-34. Volume Control.
 - a. The applicant must demonstrate how the required volume is controlled through stormwater best management practices (BMPs) which shall provide the means necessary to capture, reuse, evaporate, transpire, or infiltrate the total runoff volume. Please provide the appropriate calculations indicating compliance.

Response: Per a conversation with the Township Engineer, pre and post development drainage area plans have been included in the set and a calculation showing the decrease in impervious from pre to post is included on the sheets. Thus, a volume decrease has been met from pre to post.

- 4. Sec.196-35. Stormwater peak rate control and management districts.
 - a. Proposed conditions rates of runoff from any regulated activity shall not exceed the peak release rates of runoff from existing conditions for the design storms specified on the stormwater management district watershed map (Ordinance Appendix D) and in this section of the chapter. Provide peak rate control calculations indicating compliance.



Response: Per a conversation with the Township Engineer, pre and post development drainage area plans have been included in the set and a calculation showing the decrease in impervious from pre to post is included on the sheets. Thus, a rate decrease has been met from pre to post.

- 5. Sec. 196-47. SWM site plan requirements.
 - a. A SWM site plan should be submitted to the Township Engineer.

Response: Per coordination with the Township Engineer, Sheet C-402 and C-403 have been provided to show pre and post development drainage areas, which include a volume calculation showing the impervious area decrease from pre to post.

GRANTED VARIANCES

The following is a list of variances granted on June 1, 2023:

1. Sec. 232-381.(2) – To permit 78.4% impervious where the max allowable is 60%.

Response: Comment Acknowledged

2. Sec. 232-586. – To permit 20 parking spaces where 49 is the minimum required.

Response: Comment Acknowledged

3. Sec. 232-587 – To not require a loading/unloading space.

Response: Comment Acknowledged

WAIVERS

The following is a list of requested waivers from the applicant:

1. Sec. 201-41. – A waiver to not conduct a traffic study.

Response: Waiver is no longer requested per coordination with Township Traffic Engineer.

2. Sec. 201-106.(2)a.6. – A waiver to grade within three (3) feet of the property line.

Response: Comment Acknowledged



It is the intent with this submission that the application be placed on the April 29th Council Meeting Agenda. Should you have any questions or require additional information, please contact our office at 610-709-9971 or via email at mieitner@bohlereng.com.

Sincerely,

BOHLER ENGINEERING PA, LLC

Michael Jeitner, PE

Principal

CC: Nicole Kahn, Sr. Mun. Engineer, TPD (via email)

William Zadrovicz, PE, TPD (via email)

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74 W. Broad Street, Suite 500 Bethlehem, PA 18018 610,709,9971

March 26, 2024 Via FedEx Priority Via Email (lalston@bensalemPA.gov)

Bensalem Township 2400 Byberry Road Bensalem, PA 19020

Attention: Council Members Re: McDonald's Drive Thru Upgrade

1240 Bristol pike Bensalem Township Bucks County, PA PY210306

On behalf of McDonald's USA, LLC., Bohler is hereby requesting the following Waivers from the Bensalem Township Council along with any others that the Board deem necessary, for the project referenced above.

Waivers

• From SALDO Section 201-106.(2)a.6. - to permit proposed grading within 3' of the site property line

The proposed grading within proximity to the property line is minor in nature, therefore a waiver has been requested.

- From SALDOSection 201-106.(2)c.(9) to waive the requirement to provide a landscape plan
 Due to the minor nature of the project, a waiver is requested to not provide a Landscape Plan and Details.
- From SALDO Section 201-112(o) to waive the requirement to provide a lighting plan

Due to the minor nature of the project and no proposed changes to the existing lighting, a waiver is requested to not provide a Lighting Plan and Details.

Should you have any questions or require any additional information, please do not hesitate to contact me at 610-709-9971 or via email at justin.klee@bohlereng.com.

Sincerely,

BOHLER ENGINEERING PA, LLC

Justiv Kliv

Justin Klee, Project Manager

PRELIMINARYIFINAL MINOR LAND DEVELOPMENT PLANS

— FOR ———

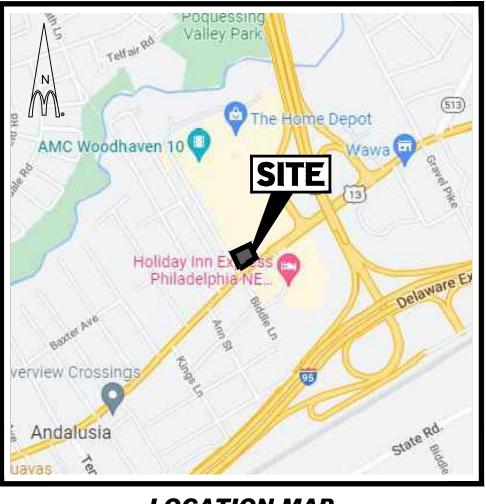
McDONALD'S RESTAURANT NO.37-0330

PROPOSED

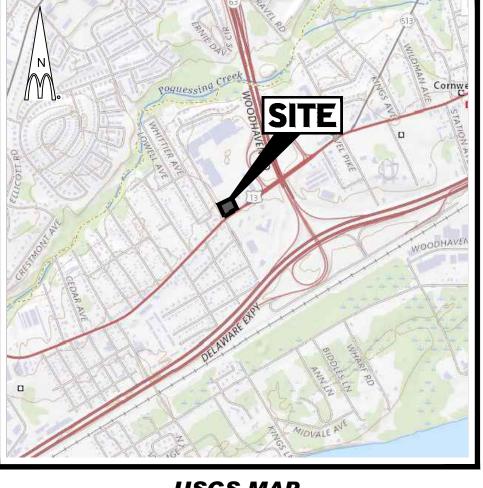
SITE IMPROVEMENTS FOR RESTAURANT W/ DRIVE-THRU

LOCATION OF SITE 1240 BRISTOL PIKE TOWNSHIP OF BENSALEM

BUCKS COUNTY, PENNSYLVANIA







USGS MAP SCALE: 1" = 1,500'

SIGN PERMIT NOTE

ORDINANCE SECTION 232-713(a).

ONE (1) SPACE.

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

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

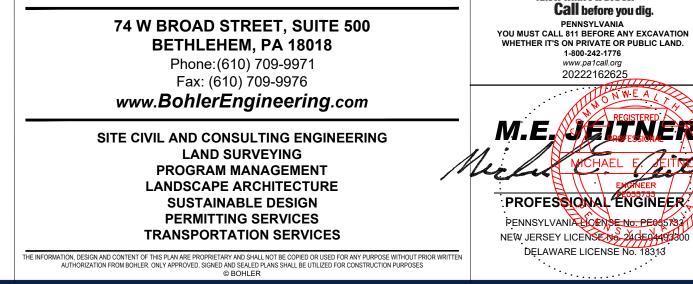
FROM SECTION 232-381(2) - TO PERMIT AN IMPERVIOUS COVERAGE OF 79.5% IN LIEU OF THE

FROM SECTION 232-586 - TO PERMIT 20 PARKING SPACES IN LIEU OF THE REQUIRED MINIMUM 49 FROM SECTION 232-587 - TO PERMIT NO LOADING/UNLOADING SPACE IN LIEU TO THE REQUIRED

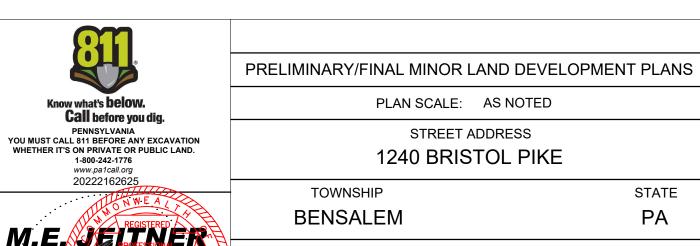
WAIVERS REQUESTED FROM THE BENSALEM TOWNSHIP COUNCIL

FROM SALDO SECTION 201-106.(2)a.6. - TO PERMIT PROPOSED GRADING WITHIN 3' OF THE SITE FROM SALDOSECTION 201-106.(2)c.(9) - TO WAIVE THE REQUIREMENT TO PROVIDE A LANDSCAPE FROM SALDO SECTION 201-112(o) - TO WAIVE THE REQUIREMENT TO PROVIDE A LIGHTING PLAN

> PREPARED BY BOHLER/



BOHLER//



DRAWING SHEET INDEX

SHEET TITLE

COVER SHEET

SIGNAGE PLAN

DETAILS SHEET

TRUCK TURN PLAN

GRADING / UTILITY PLAN

SITE PLAN

EXISTING CONDITIONS/DEMOLITION PLAN

PRE DEVELOPMENT DRAINAGE AREA PLAN

POST DEVELOPMENT DRAINAGE AREA PLAN

DELAWARE LICENSE No. 18313

SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN

SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES

SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS

COUNTY **BUCKS**

PLAN DESCRIPTION **COVER** REGIONAL DWG. NO LC# 37-0330 SHEET

SHEET NUMBER

C-201

C-301

C-302

C-303

C-401

C-402

C-403

C-601

C-602

C-603

C-901-902

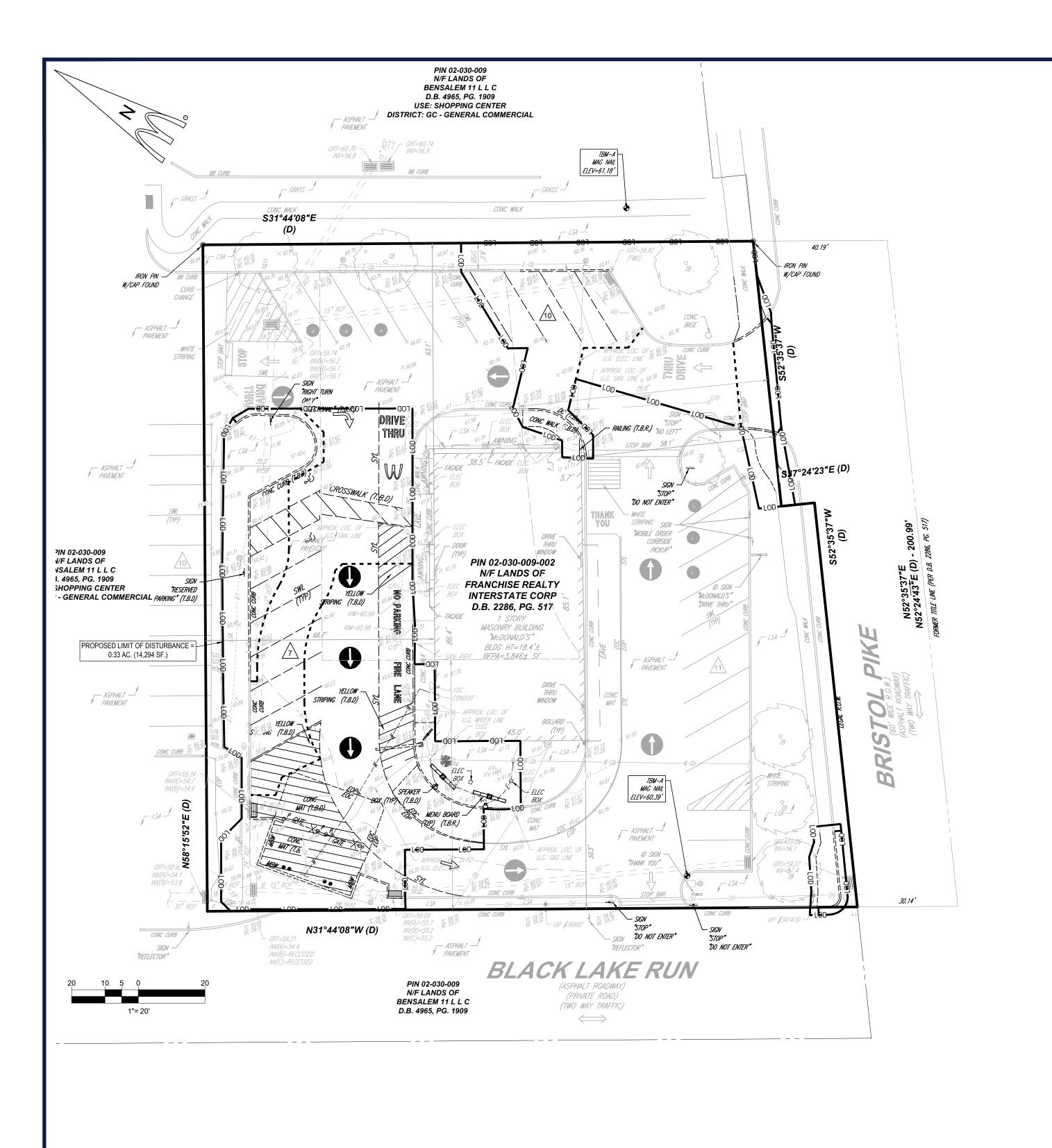


DATE STATUS PRELIMINARY 9/20/2022 | CDB PLAN CHECKED | 9/20/2022 | ME.

C-101

XXXX XXXX

AS-BUILT



LEGE	ND
EXISTIN	IG
PROPERTY LINE	
ADJACENT PROPERTY LINE	
SETBACK LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
CONTOUR	123
CONCRETE MONUMENT/ IRON PIN	· •
SIGN	-v
PARKING COUNT	10
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	(2) (5)
WATER/GAS VALVES	₩V GV
ROOF DRAIN/CLEANOUT	○ RD
UTILITY POLE	
OVERHEAD UTILITY WIRES	OH
ELECTRIC LINE	——— E-Qb
GAS LINE	G-Qb
WATER LINE	W-Qb
SANITARY SEWER	S-Qb
STORM PIPE	

LEGEND					
TO BE REMOVED					
RETAINING WALL					
CONCRETE CURB					
ACCESSIBLE SYMBOL	فلر				
SIGN	-				
PARKING COUNT	<u>/10\</u>				
DRAINAGE INLET					
WATER LINE	W				
ELECTRIC LINE	—-E				

LEGEND						
PROPOSED						
LIMIT OF DISTURBANCE	LOD					
SAWCUT						

SURVEY NOTES

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

FOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

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

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.

- 4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT, A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS
- 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT O 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
- 6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.)
- 7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.

8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED

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

ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).

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

- 9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- 10. THERE ARE A TOTAL OF 28 DESIGNATED PARKING SPACES, INCLUDING 2 HANDICAP 11. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING
- 12 A PARTIAL SUBSURFACE UTILITY MARKOUT WAS PERFORMED BY CONTROL POINT ASSOCIATES, INC. TO ASSIST IN THE LOCATION OF UNDERGROUND UTILITIES. UTILITIES

WERE MARKED AND FIELD LOCATED ON 08-08-2022.

SITE SPECIFIC NOTES

DATED: 08-30-2022

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

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

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

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

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

DEMOLITION NOTES

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

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

A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE

IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED. REMOVED, AND/OR TO REMAIN.

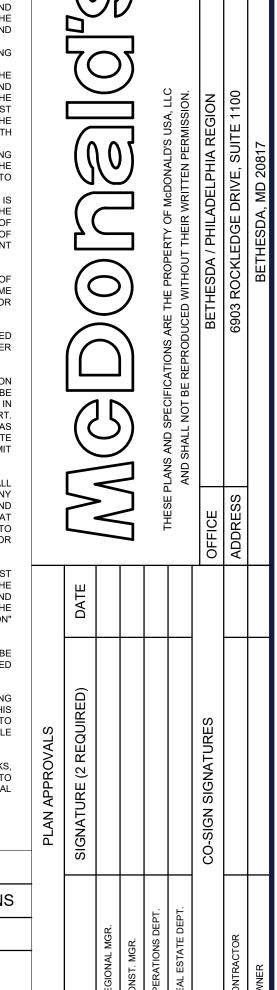
- B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS. METHODS. SEQUENCING. TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS
- THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES. REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE

NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.

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

LC# 37-0330

CAD FILE: PY210306-SPPD-2A



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Phone:(610) 709-9971	1-800-242-1776 www.pa1call.org
Fax: (610) 709-9976	20222162625
www.BohlerEngineering.com	PECISTERED A
SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT	M.E.JELTNE
LANDSCAPE ARCHITECTURE	ENGINEER
SUSTAINABLE DESIGN	PROFESSIONAL ENGINE
PERMITTING SERVICES	PENNSYLVANIA LICENSE No. PEOCS
TRANSPORTATION SERVICES	NEW JERSEY LICENSE 19 24 GEO 449
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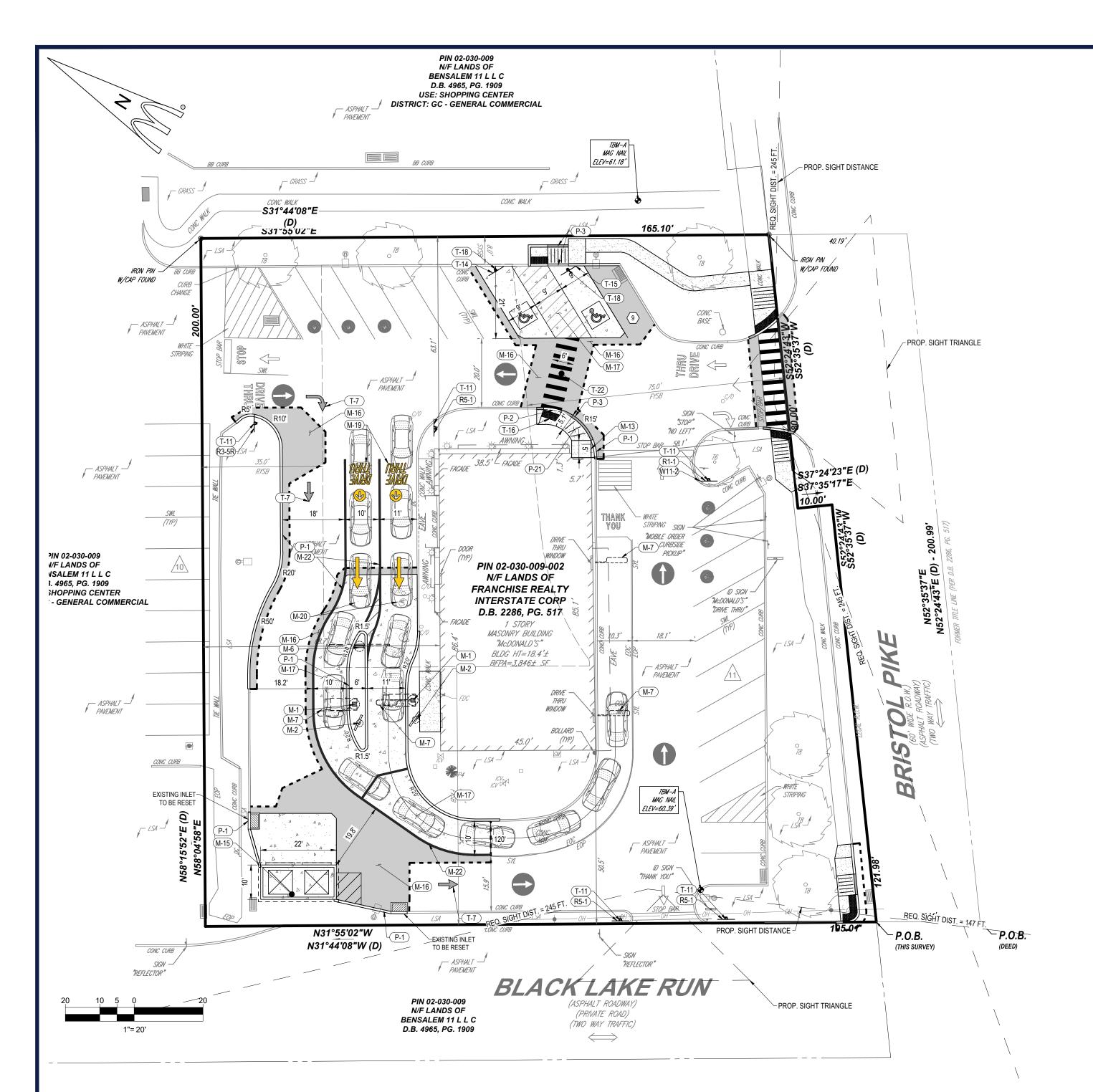
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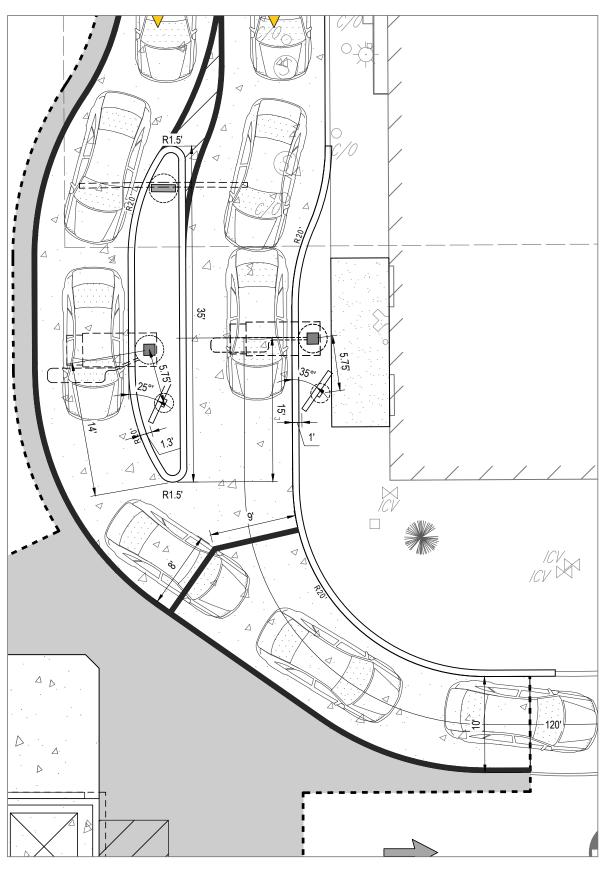
ONAL ENGINEER

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS PLAN SCALE: AS NOTED STREET ADDRESS 1240 BRISTOL PIKE TOWNSHIP STATE DATE STATUS BENSALEM PRELIMINARY 9/20/2022 | CDB COUNTY PLAN CHECKED | 9/20/2022 | ME. BUCKS **AS-BUILT** XXXX XXXX REGIONAL DWG. NO PLAN DESCRIPTION

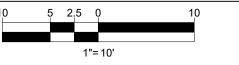
EXISTING CONDITIONS DEMOLITION PLAN



PROPOSED FEATURES M-1 PROPOSED COD CANOPY M-2 RELOCATED OUTDOOR DISPLAY MENU BOARD M-6 PROPOSED DOUBLE GATEWAY CLEARANCE
M-1 PROPOSED COD CANOPY M-2 RELOCATED OUTDOOR DISPLAY MENU BOARD
M-2 RELOCATED OUTDOOR DISPLAY MENU BOARD
I (M-6) PROPOSED DOUBLE GATEWAY CLEARANCE
(M-7) PROPOSED AUTO LOOP DETECTOR
(M-13) PROPOSED MCDONALD'S HANDRAIL
(M-15) PROPOSED TRASH ENCLOSURE. SEE DETAILS
M-16 PROPOSED ASPHALT PAVEMENT. SEE DETAILS
M-17 PROPOSED CONCRETE PAVEMENT. SEE DETAILS
M-19 PROPOSED PAINTED TRAFFIC ARROWS & LETTERS. SEE DETAILS
M-20 PROPOSED SINGLE HEADED ARROW. SEE DETAILS
M-22 PROPOSED 6" PAINTED PMS 123 YELLOW STRIPE
P-1 TYPICAL CONCRETE CURB.
P-2 TYPICAL FLUSH CONCRETE CURB.
P-3 TAPERED CONCRETE CURB.
(W11-2) PEDESTRIAN CROSSING SIGN
R1-1) STOP SIGN SIGN.
R3-5R) RELOCATED RIGHT TURN ONLY SIGN.
R5-1 DO NOT ENTER SIGN.
T-7 WHITE PAINTED TRAFFIC ARROW.
(T-11) STANDARD POLE MOUNTED SIGN INSTALLATION.
T-14 RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS.
T-15 RESERVED PARKING SPACE & PENALTIES SIGNS.
T-16 TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES.
T-18 RESERVED PARKING SIGN WITHIN BOLLARD
T-22) HIGH VISIBILITY CROSSWALK (PERPENDICULAR TO INTERSECTION).



DRIVE-THRU ENLARGEMENT



SITE SPECIFIC NOTES

- 1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON THE BELOW PLAN REFERENCES;
- CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210

DATED: 08-30-2022

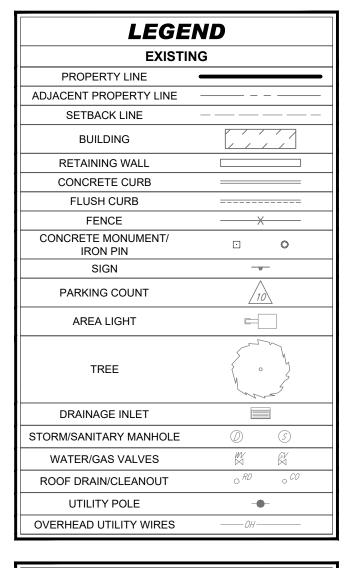
- CHALFONT, PA 18914
- PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 02-030034-05
- 2. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 3. ALL ADA ACCESSIBLE PARKING SPACES, RAMPS, AND ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET CURRENT REQUIREMENTS, AS NEEDED.
- 4. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- 5. FEATURES TO BE REMOVED ARE NOTED (TBD).
- 6. FEATURES TO BE RELOCATED ARE NOTED (TBR).
- 7. ALL PLANTINGS TO BE REPLACED IN KIND IF THEY ARE DAMAGED OR
- 8. ALL ADA STRIPING IMPROVEMENTS SHALL USE THERMOPLASTIC PAINT.

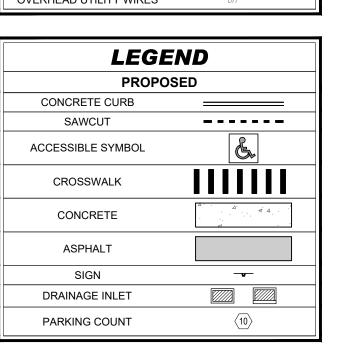
SITE LAYOUT NOTES

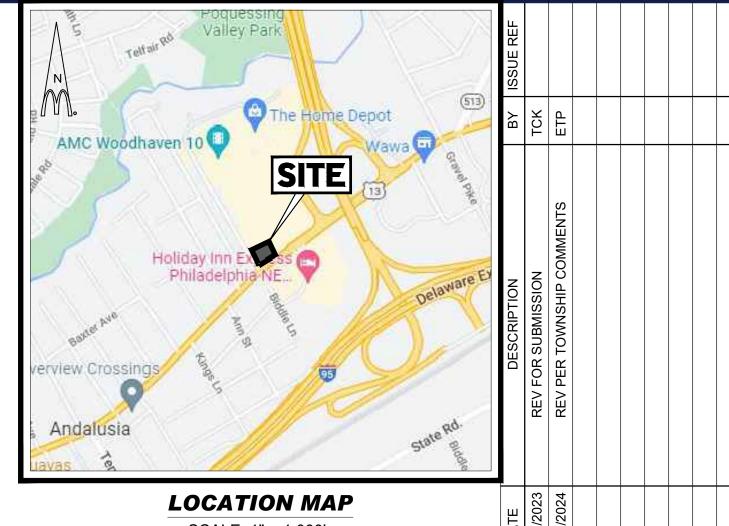
- 1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE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

GENERAL SITE NOTES

- ALL PROPOSED PEDESTRIAN FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE FOLLOWING STANDARDS:
- PENNDOT DESIGN MANUAL 2, CHAPTER 6.
- PENNDOT STANDARDS FOR ROADWAY CONSTRUCTION, PUBLICATION 72M,RC-67M
- U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)







SCALE: 1" = 1,000'

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C-301

	ZC	NING TAB	LE		
USE: F	ZONE: G-C GENERAL CORESTAURANT WITH DRIVE PIN: 02-030	THRU (PERMITTED BY RIGHT)			
Al	PPLICANT	OWNER IN	FORMATION		
PROPERTY OWNE	R:	1210 OLD YORK	ERSTATE CORPORATION ROAD, SUITE 101 ER, PA 18974		
APPLICANT:		6903 ROCKLEDGE	D'S USA, LLC : DRIVE, SUITE 1100 A, MD 20817		
В	ULK REQU	IIREMENTS			
ITEM	CODE	REQUIRED	EXISTING	PROPOSED	
OT AREA	232-381(1)	7,200 SF. (0.165 AC.)	36,221 SF (0.831 AC.)	NO CHANGE	
OT WIDTH	232-381(1)	60.0'	117.0'	NO CHANGE	
'ARD SETBACKS					
T YARD (BRISTOL PIKE)	232-381(3)(a)	75.0'	58.1' (ENC)	NO CHANGE	
T YARD (BLACK LAKE RUN)	232-381(3)(a)	75.0'	50.5' (ENC)	NO CHANGE	
YARD	232-381(3)(b)	8.0'	63.1'	NO CHANGE	
YARD	232-381(3)(c)	35.0'	68.7'	NO CHANGE	
BUILDING AREA	232-381(2)	35.0%	10.6% (3,846 SF.)	NO CHANGE	
IMPERVIOUS COVERAGE	232-381(2)	60.0%	78.0% (28,257 SF) (ENC)	77.9% (28,220 SF) V-A	
BUILDING HEIGHT	232-381(4)	45.0'	18.4'	NO CHANGE	

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

PARKING REQUIREMENTS

RESTAURANT WITH DRIVE-THRU -

NET LOSS = 8 SPACES

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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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

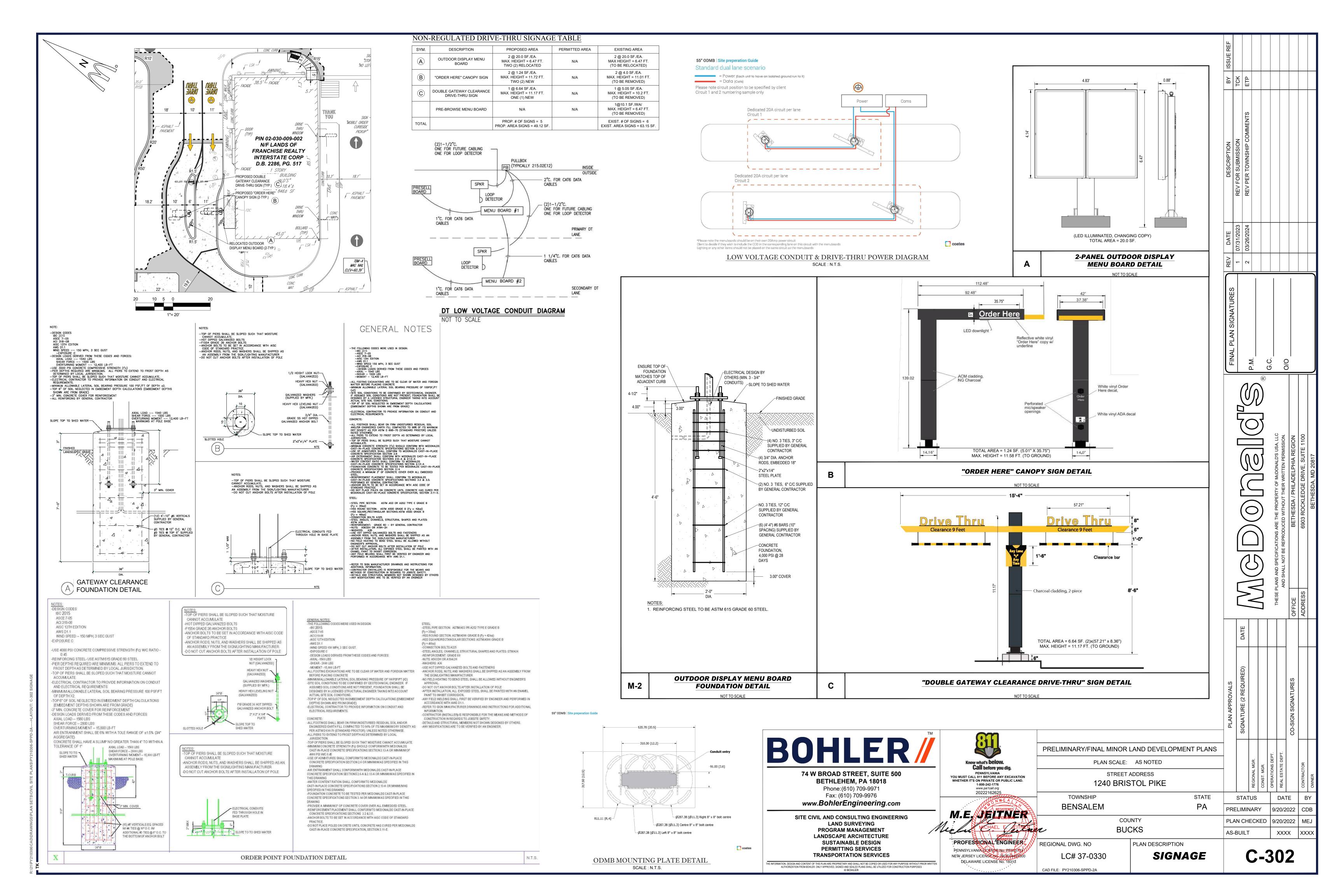
= (74 SEATS / 2) + 12 EMPLOYEES = 49 SPACES REQUIRED EXISTING = 28 SPACES (EXISTING NON-CONFORMING) PROPOSED = 20 SPACES (VARIANCE APPROVED)

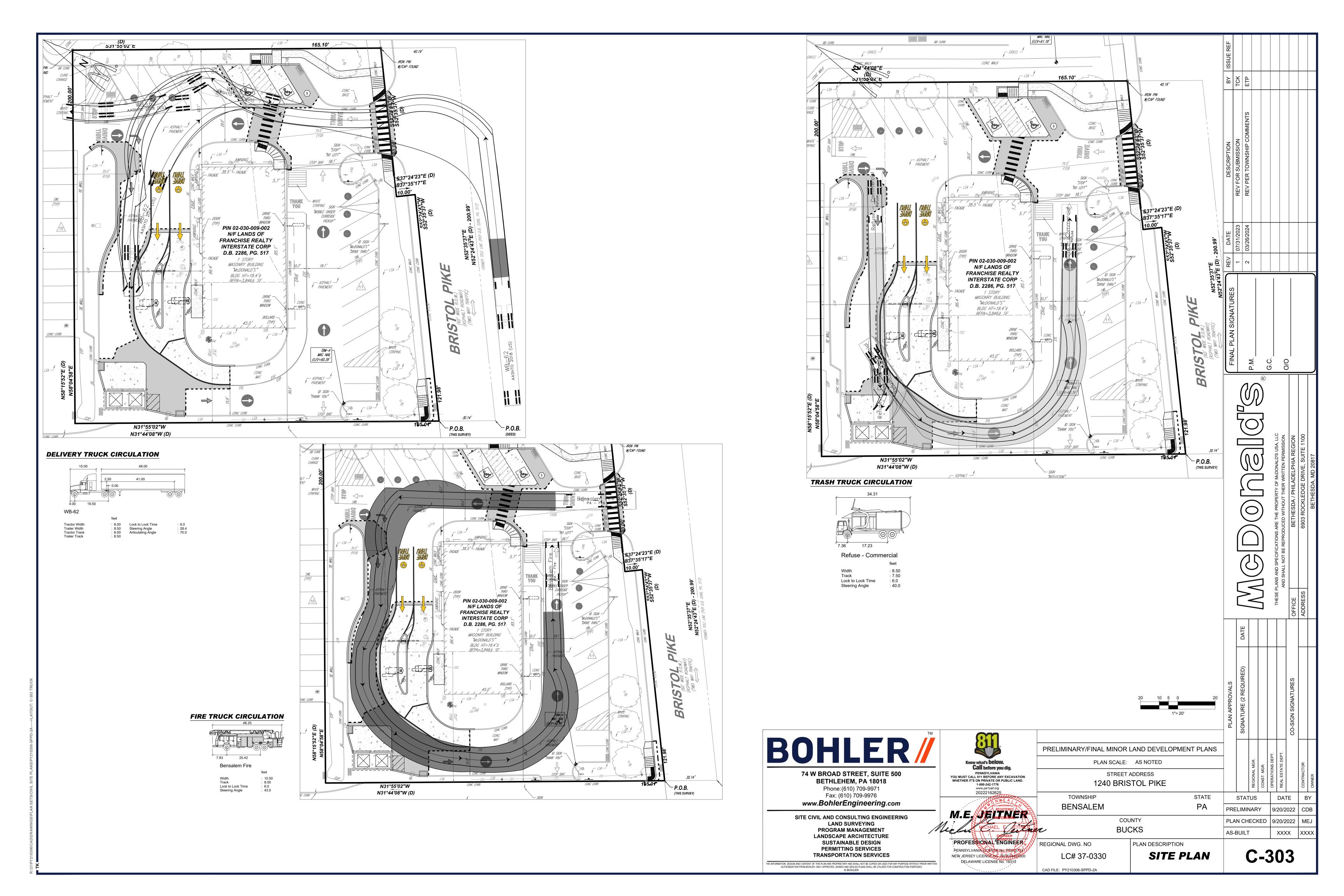
PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS PLAN SCALE: AS NOTED Call before you dig. PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND. STREET ADDRESS 1240 BRISTOL PIKE 1-800-242-1776 TOWNSHIP STATE DATE STATUS

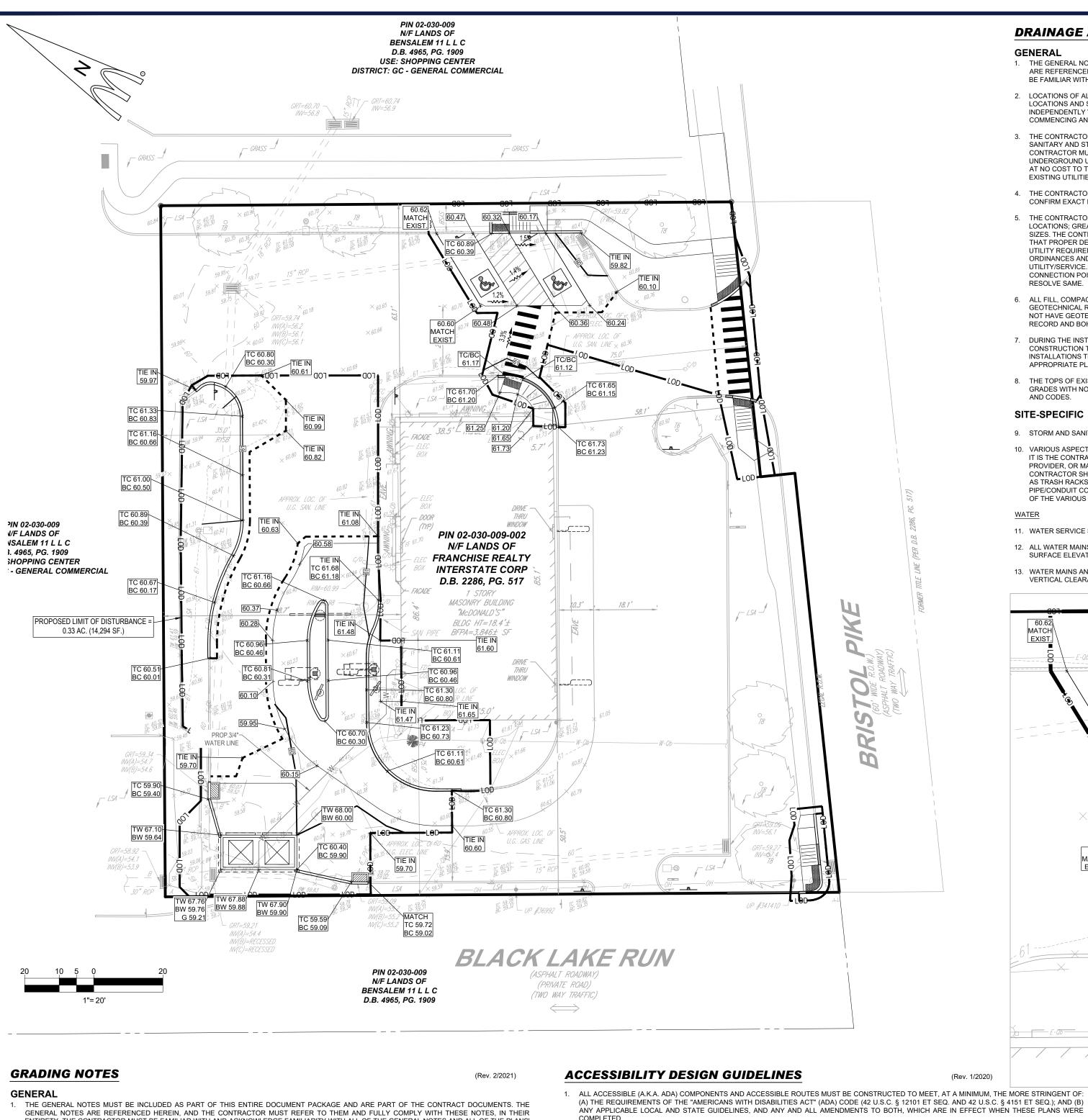
20222162625 M.E. JELTHER PROFESSIONAL ENGINEER

BENSALEM PRELIMINARY 9/20/2022 CDB COUNTY PLAN CHECKED | 9/20/2022 | MEJ BUCKS AS-BUILT XXXX XXXX PLAN DESCRIPTION

REGIONAL DWG. NO PENNSYLVANIA PENSON PENSON SITE PLAN LC# 37-0330 NEW JERSEY LICENSE No. 24 CE04493300 DELAWARE LICENSE No. 18313 THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © BOHLER CAD FILE: PY210306-SPPD-2A







SITE SPECIFIC

ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS'

- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS. RULES. STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT, SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES)
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.
- 8 PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE IS PROVIDED IN BOTH PAVED AND LAWN AREAS AFTER CONSTRUCTION. THE MINIMUM SLOPES FOR IMPROVEMENTS ARE 1% ON ALL CONCRETE SURFACES, 1.5% MINIMUM IN ASPHALT (EXCEPT WHERE ADA LIMITS SLOPE), AND 2% IN LAWN AREAS. ANY LOCALIZED DEPRESSIONS MUST BE ELIMINATED.
- 10. THE CONTRACTOR MUST ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES. WHERE THE GRADING ALONG AND ADJACENT TO A BUILDING ARE SCHEMATIC DUE TO A GENERIC BUILDING FOOTPRINT. THE GRADES MUST BE ADJUSTED BASED ON FINAL ARCHITECTURAL PLANS TO PROVIDE THE MINIMUM REVEAL AS REQUIRED BY THE ARCHITECT AND TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. ALL GRADING AND MINIMUM SLOPES AND SEPARATIONS MUST COMPLY WITH THE LATEST LOCAL AND STATE BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES, AND CODES
- ALL DISTURBED TOPSOIL ON THE SITE IS TO BE REDISTRIBUTED ON SITE IN AREAS NOT COVERED BY IMPERVIOUS SURFACES. REMOVAL OF TOPSOIL IS NOT ALLOWED. UNLESS OTHERWISE SPECIFIED BY THE SITE GEOTECHNICAL ENGINEER DUE TO THE SOIL'S UNSUITABILITY FOR PLACEMENT.

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

DRAINAGE AND UTILITY NOTES

GENERAL

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.

(Rev. 2/2021)

BOHLER/

74 W BROAD STREET, SUITE 500

BETHLEHEM, PA 18018

Phone:(610) 709-9971

Fax: (610) 709-9976

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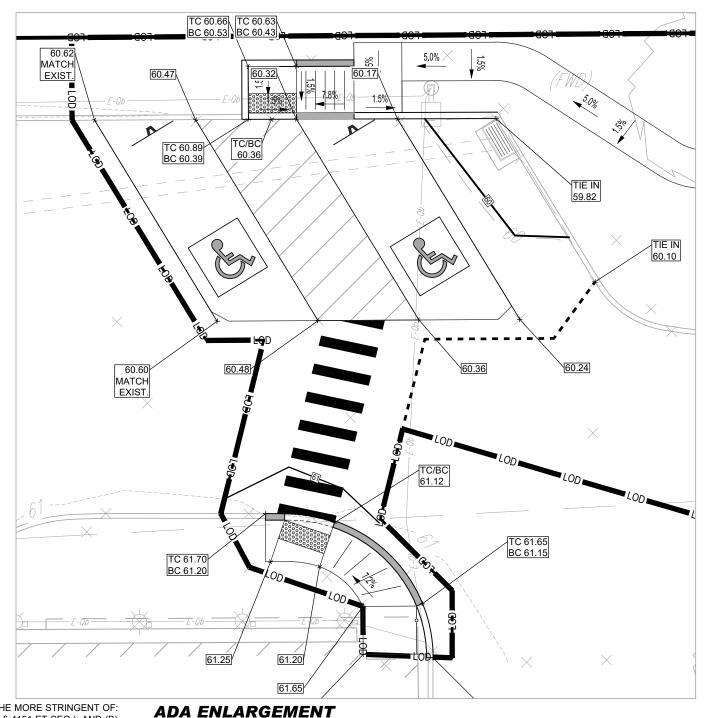
AUTHORIZATION FROM BOHLER. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PUR © BOHLER

- L. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
- 3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
- 4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 5 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING LITHLITY CONNECTION LOCATIONS: GREASE TRAP REQUIREMENTS: AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING, THE ARCHITECT WILL DETERMINE THE LITH ITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS. OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, MUST
- 6. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS. FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS
- 7. DURING THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S), WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
- 8. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES

SITE-SPECIFIC

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

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

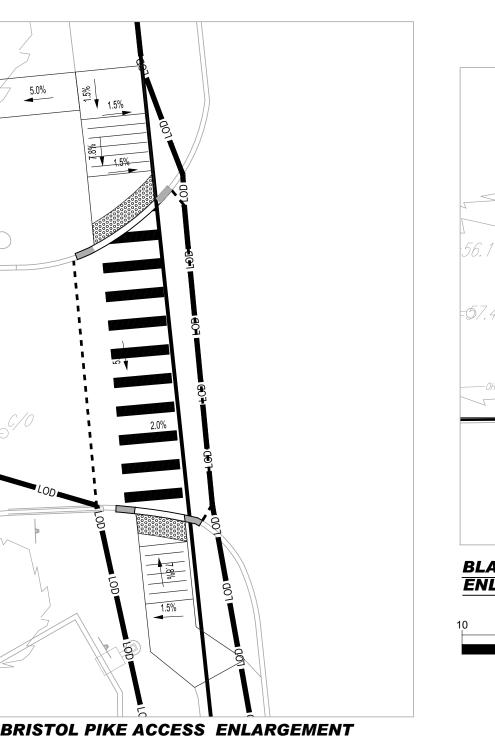


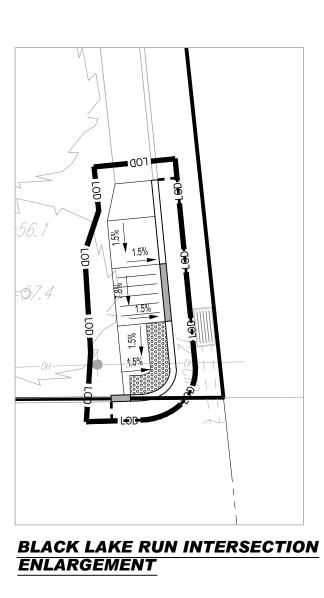
LEGEND EXISTING PROPERTY LINE ADJACENT PROPERTY LINE BUILDING RETAINING WALL CONCRETE CURB FLUSH CURB FENCE CONTOUR CONCRETE MONUMENT IRON PIN SIGN **AREA LIGHT** TREE DRAINAGE INLET STORM/SANITARY MANHOLE WATER/GAS VALVES ROOF DRAIN/CLEANOUT UTILITY POLE OVERHEAD UTILITY WIRES ELECTRIC LINE GAS LINE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

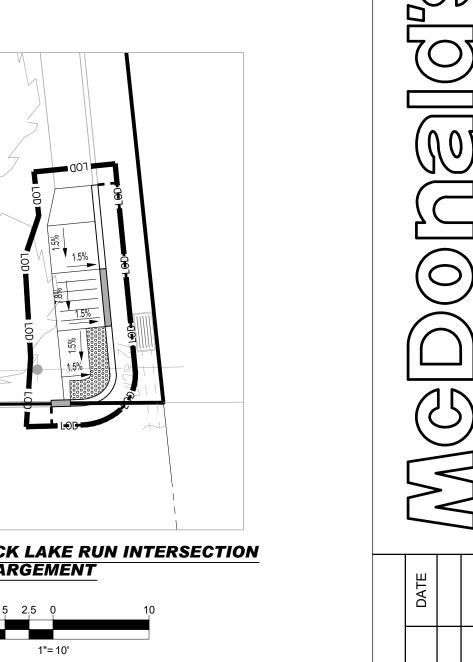
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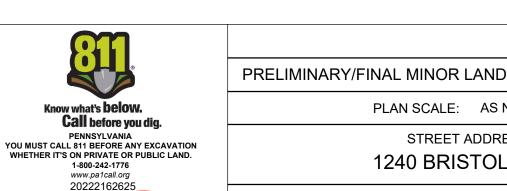


- CONTROL POINT ASSOCIATES, INC.
- 1600 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914
- ENTITLED: "BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY" PREPARED FOR: "MCDONALD'S USA, LLC" PROJECT NO.: 02-030034-05 DATED: 08-30-2022
- 2. ALL CURB AND PAVEMENT RADII ARE 5', UNLESS OTHERWISE NOTED.
- 3. ALL ADA ACCESSIBLE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









PROFESSIONAL ENGINEER PENNSYLVANIA BOKENO PEOSTOS NEW JERSEY LICENSE No. 24GE04493300

DELAWARE LICENSE No. 18313

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

PLAN DESCRIPTION

UTILITY PLAN

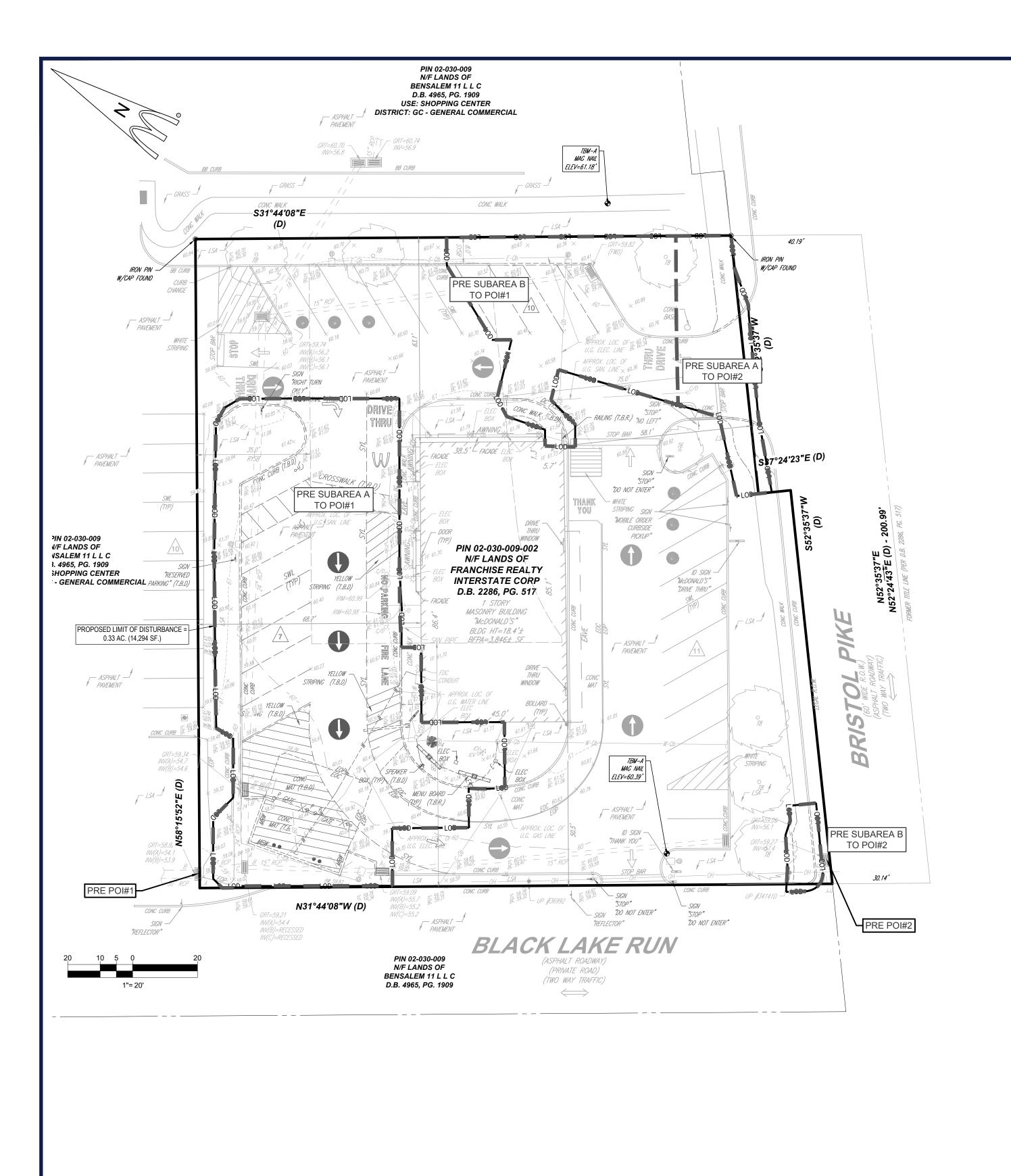
BENSALEM

COUNTY **BUCKS** REGIONAL DWG. NO LC# 37-0330

CAD FILE: PY210306-SPPD-2A

STATUS DATE PRELIMINARY 9/20/2022 | CDB PLAN CHECKED | 9/20/2022 | ME **AS-BUILT** XXXX XXXX GRADING |

G



PLAN NOTES

DRAINAGE ANALYSIS PERFORMED BASED ON PROPOSED SITE CONDITIONS ANTICIPATED TO BE REQUIRED AS A RESULT OF THE BENSALEM COUNCIL MEETING

Existing Conditions *			
		Area	Area
Cover Type/Condition	Soil Type	(sf)	(Ac)
Open Space (Lawns), Good Condition	D	3,802	0.09
Impervious	D	10,488	0.24
Developed Conditions			
		Area	Area
Cover Type/Condition	Soil Type	(sf)	(Ac)
Open Space (Lawns), Good Condition	D	3,859	0.09
Impervious	D	10,431	0.24
Total Impervious Red	luction	57	SF
· · · · · · · · · · · · · · · · · · ·			

SITE SPECIFIC NOTES

- 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
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EXISTIN	G
PROPERTY LINE	•
ADJACENT PROPERTY LINE	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	X
CONTOUR	123
CONCRETE MONUMENT/ IRON PIN	· 0
SIGN	-v
AREA LIGHT	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	Ø
WATER/GAS VALVES	WV GV ⋈ ⋈
ROOF DRAIN/CLEANOUT	o RD o ^{CO}
UTILITY POLE	
OVERHEAD UTILITY WIRES	——ОН———
ELECTRIC LINE	——— E-Qb
GAS LINE	G-Qb
WATER LINE	W-Qb
SANITARY SEWER	S-Qb
STORM PIPE	

				•	
	REV	DATE	DESCRIPTION B	BY ISSUE REF	REF
	1	07/31/2023	REV FOR SUBMISSION TCK	×	
	2	03/26/2024	REV PER TOWNSHIP COMMENTS ETP	0	
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				THESE BLANS AND SPECIEICATIONS ARE THE BROREDTY OF MADONAL PISTLING LISALLS	AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.	OFFICE BETHESDA / PHILADELPHIA REGION	ADDRESS 6903 ROCKLEDGE DRIVE, SUITE 1100	
	DATE							



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M.E.JEITHER PROFESSIONAL ENGINEER

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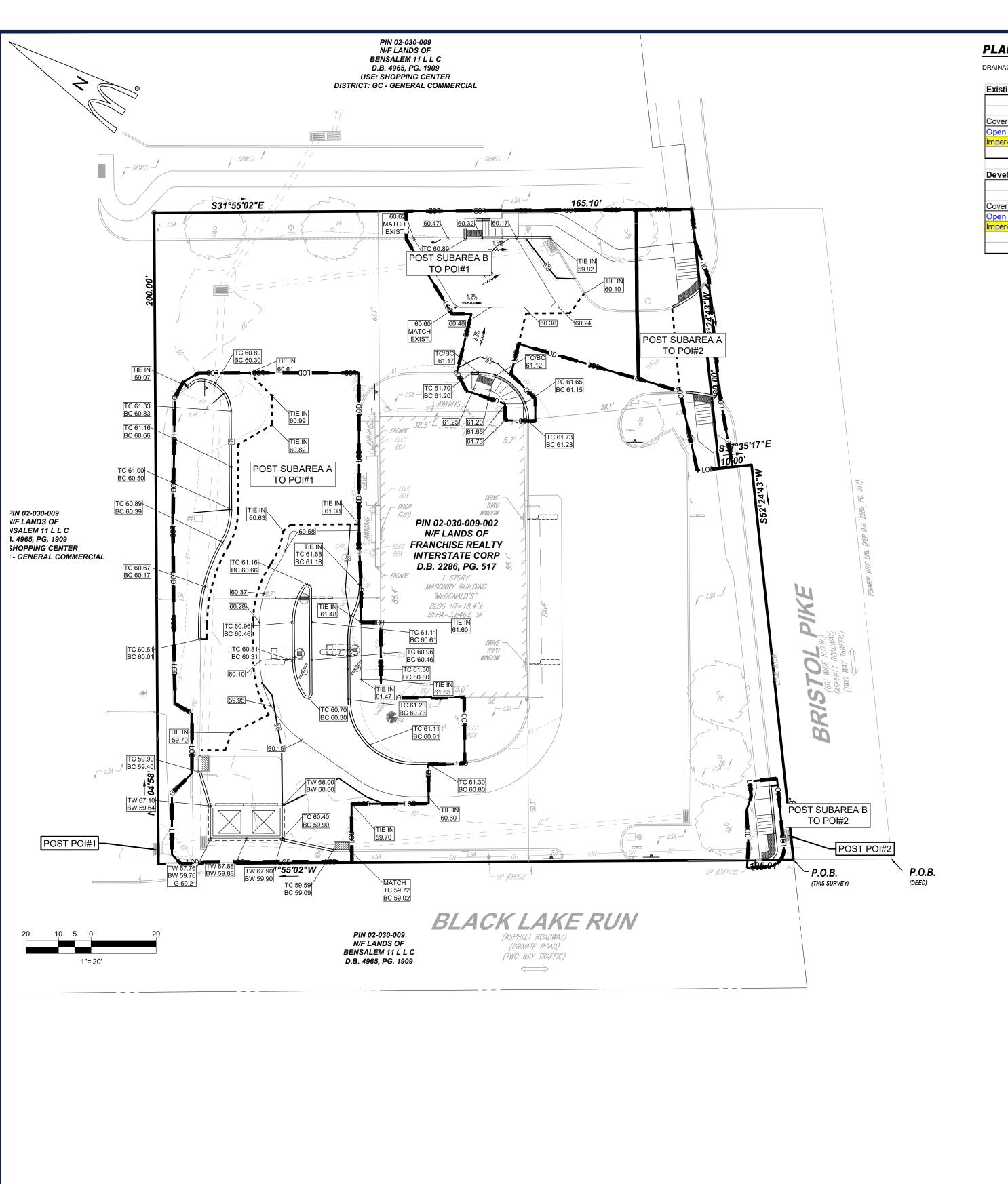
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COUNTY		PLAN CHECKED		ŒD		
BUCKS		AS-E	BUILT			

REGIONAL DWG. NO PLAN DESCRIPTION PRE DEVELOPMENT DRAINAGE AREA PLAN LC# 37-0330

DATE

9/20/2022 CDB

XXXX XXXX



PLAN NOTES

DRAINAGE ANALYSIS PERFORMED BASED ON PROPOSED SITE CONDITIONS ASSUMED TO BE APPROVED PER BENSALEM TOWNSHIP

(Rev. 2/2021)

Existing Conditions	*				
				Area	Area
Cover Type/Condition			Soil Type	(sf)	(Ac)
Open Space (Lawns)), Good Conditi	on	D	3,802	0.09
Impervious			D	10,488	0.24
Developed Conditio	ns				
				Area	Area
Cover Type/Condition			Soil Type	(sf)	(Ac)
Open Space (Lawns)), Good Conditi	on	D	3,859	0.09
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Total Impervious Reduct			uction	57	SF
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CONTROL POINT ASSOCIATES, INC.

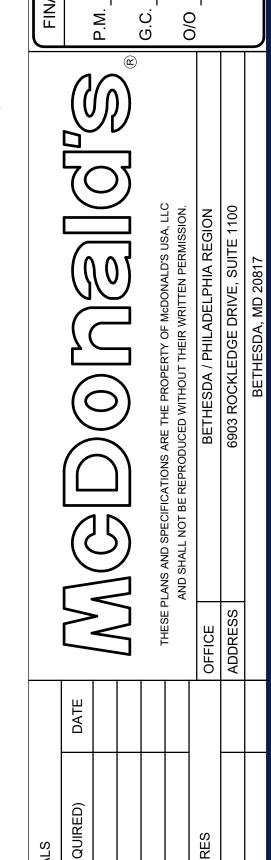
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LEGEND				
EXISTING				
PROPERTY LINE				
ADJACENT PROPERTY LINE				
BUILDING				
RETAINING WALL				
CONCRETE CURB				
FLUSH CURB				
FENCE	X			
CONTOUR	123			
CONCRETE MONUMENT/ IRON PIN	· •			
SIGN	_v_			
AREA LIGHT				
TREE				
DRAINAGE INLET				
STORM/SANITARY MANHOLE	(5)			
WATER/GAS VALVES	₩V GV			
ROOF DRAIN/CLEANOUT	o RD o CO			
UTILITY POLE				
OVERHEAD UTILITY WIRES	OH			
ELECTRIC LINE	——— E-Qb			
GAS LINE	G-Qb			
WATER LINE	W-Qb			
SANITARY SEWER	S-Qb			
STORM PIPE				

REV DATE DESCRIPTION BY 1 07/31/2023 REV FOR SUBMISSION TCK 2 03/26/2024 REV PER TOWNSHIP COMMENTS ETP 6 FINAL STATE ST
REV 2

LEGEND			
PROPO	SED		
LIMIT OF DISTURBANCE	LOD		
CONCRETE CURB			
SAWCUT			
ACCESSIBLE SYMBOL	E		
CROSSWALK			
SIGN	-v -		
DRAINAGE INLET			
CONTOUR			
WATER LINE	———W——		
SPOT ELEVATION	TC 123.50 BC 123.00		





SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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20222162625 M.E. JEITNER PROFESSIONAL ENGINEER PENNSYLVANIA PICENSE No. PEOST'S

NEW JERSEY LICENSE No. 24 CE04493300 DELAWARE LICENSE No. 18313

Know what's **below. Call** before you dig.

PRELIMINARY/FINAL MINOR LAND DEVELOPMENT PLANS PLAN SCALE: AS NOTED STREET ADDRESS 1240 BRISTOL PIKE TOWNSHIP BENSALEM COUNTY BUCKS REGIONAL DWG. NO PLAN DESCRIPTION

PRELIMINARY 9/20/2022 CDB PLAN CHECKED 9/20/2022 MEJ AS-BUILT C-403

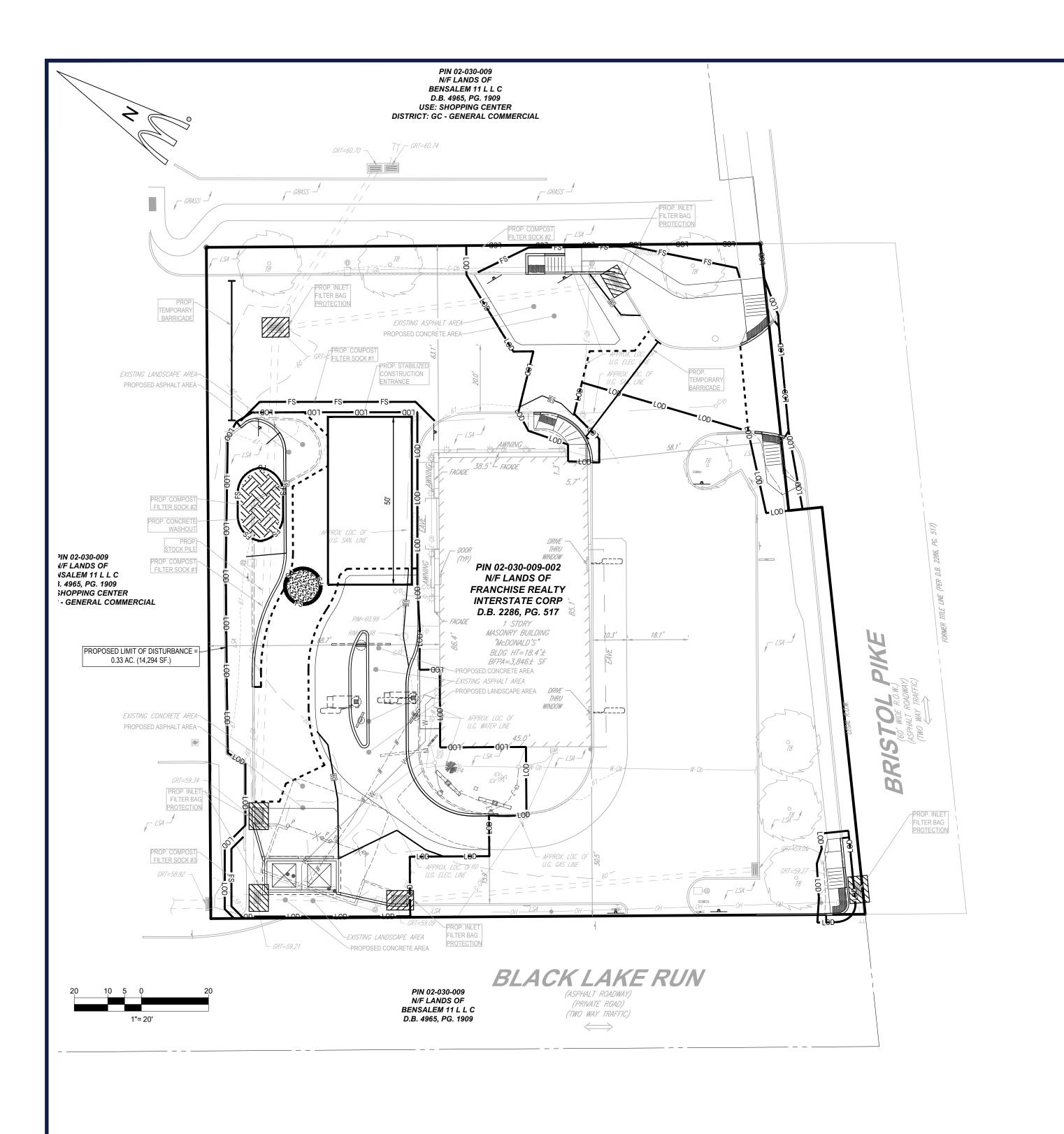
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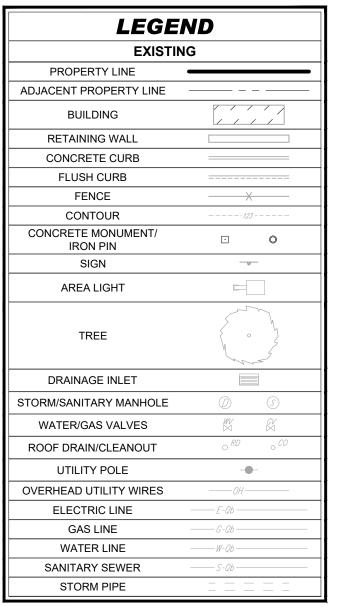
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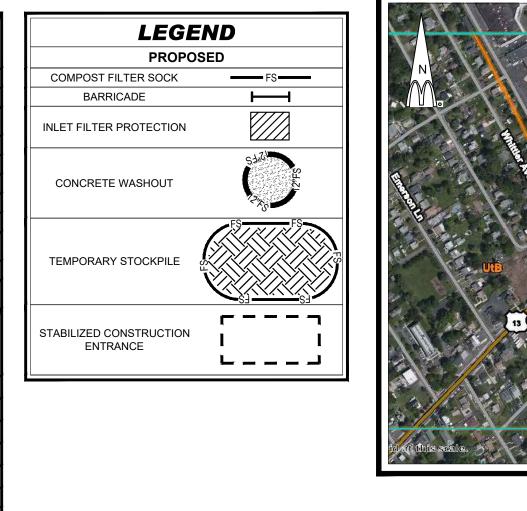
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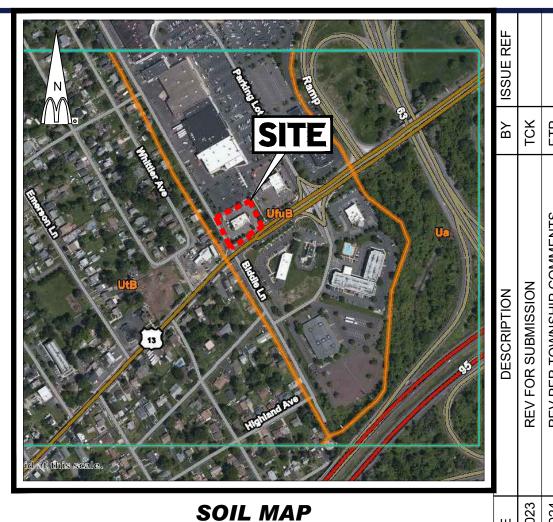
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LEGEND				
PROPOSED				
LIMIT OF DISTURBANCE	LOD			
CONCRETE CURB				
SAWCUT				
SIGN	-v-			
DRAINAGE INLET				
CONTOUR				
WATER LINE	———W——			





SITE SPECIFIC NOTES

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

SEQUENCE OF CONSTRUCTION

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

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

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

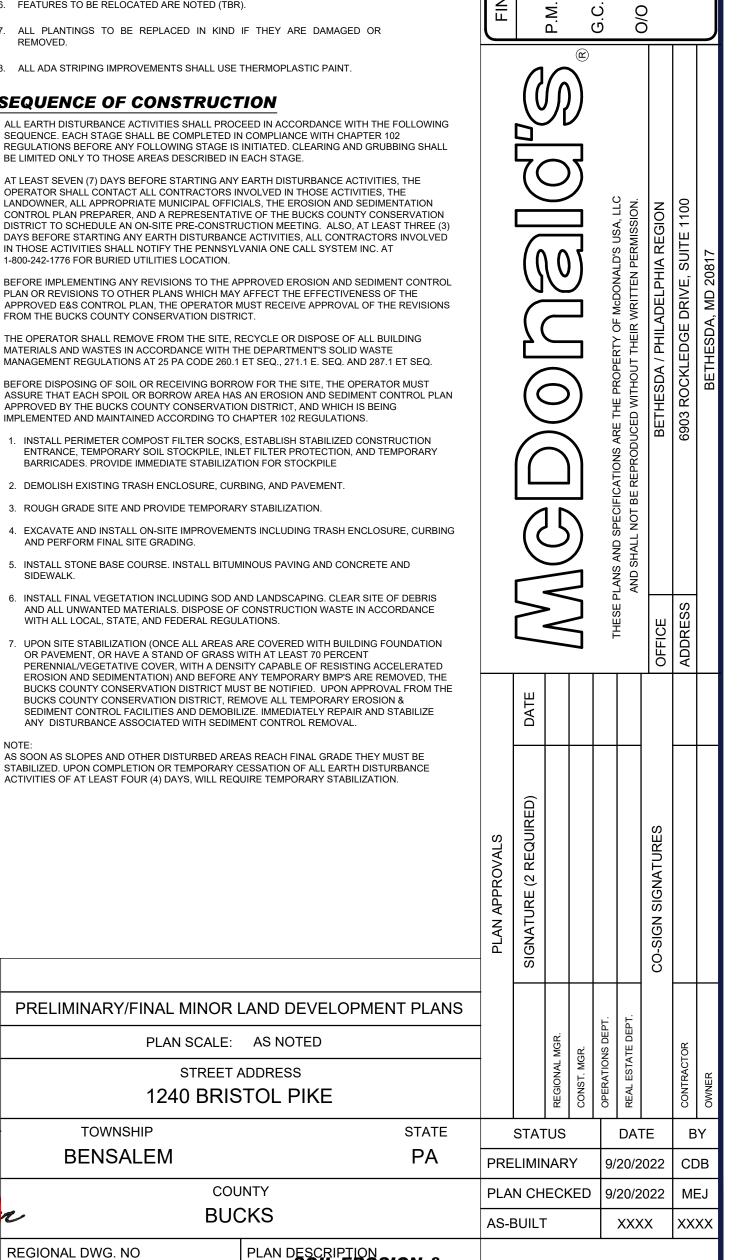
THE OPERATOR SHALL REMOVE FROM THE SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET SEQ., 271.1 E. SEQ. AND 287.1 ET SEQ. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE OPERATOR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

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

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

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

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



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

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



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YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND. 1-800-242-1776 20222162625 PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PEOS 5733

NEW JERSEY LICENSE No. 24GE04493200

DELAWARE LICENSE No. 18313

CAD FILE: PY210306-SPPD-2A

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

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

CONTROL PLAN

C-601

GENERAL CONSERVATION NOTES AND SPECIFICATIONS

- A. THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE AVAILABLE AT THE SITE. B. NO SEDIMENT OR SEDIMENT LADEN WATER MUST BE ALLOWED TO LEAVE THE SITE WITHOUT FIRST
- BEING PROPERLY FILTERED ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE CLEANED OFF BEFORE THE END OF THE
- DISTURBED AREAS ON WHICH EARTHMOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY. EITHER TEMPORARILY OR PERMANENTLY. INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DURING NON-GERMINATION PERIODS. MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE
- PROTECTION. AREAS THAT FAIL TO GERMINATE MUST BE RE-SEEDED OR MULCHED.
- WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND
- AREAS OF CONCENTRATED FLOWS, STEEP SLOPES. LINTIL THE SITE IS STABILIZED ALL EROSION AND SEDIMENTATION MUST BE MAINTAINED PROPERLY MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING, AND RE-NETTING, MUST BE PERFORMED IMMEDIATELY. IF AT ANY TIME PRIOR TO SITE STABILIZATION ANY

E&SP PROBLEMS OCCUR WHICH REQUIRE ADDITIONAL CONTROLS, IMMEDIATE ACTION MUST BE TAKEN

- TO CORRECT THE PROBLEMS THE CONTRACTOR MUST DEVELOP AND COORDINATE WITH OWNER AND HAVE APPROVED BY THE COUNTY CONSERVATION DISTRICT, A SEPARATE EROSION AND SEDIMENT POLLUTION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE PERMITTED PLANS,
- WHETHER LOCATED WITHIN OR OUTSIDE OF THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE COUNTY CONSERVATION DISTRICT OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE
- ALL MATERIALS TO BE RECYCLED OR DISPOSED OF MUST DO SO IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL REGULATIONS. STOCKPILES TO BE HAULED OFF SITE MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AT THE DESTINATION LOCATION.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN SOIL STABILIZATION THROUGHOUT CONSTRUCTION. ADDITIONAL MEASURES REQUIRED TO ENSURE ON-SITE AND OFF-SITE STABILIZATION IN AND ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE AT NO COST TO THE OWNER. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE OWNER AND ENGINEER SHOULD ADDITION STABILIZATION MEASURES BE NECESSARY; IN ACCORDANCE WITH THE NPDES AND/OR SWPPP REQUIREMENTS FOR THE PROJECT.

II. STANDARD FOR LAND GRADING

- A. DEFINITION: RESHAPING THE GROUND SURFACE BY GRADING TO PLAN GRADES, WHICH ARE DETERMINED BY TOPOGRAPHIC SURVEY AND LAYOUT. A.1. PROVISIONS SHALL BE MADE TO SAFELY CONDUCT SURFACE WATER TO STORM DRAINS OR SUITABLE WATER COURSES AND TO PREVENT SURFACE RUNOFF FROM DAMAGING CUT FACES
- AND FULL SLOPES A.2. ADJOINING PROPERTY SHALL BE PROTECTED FROM EXCAVATION AND FILLING OPERATIONS. B. INSTALLATION REQUIREMENTS TIMBER, LOGS, BRUSH, RUBBISH, ROCKS, STUMPS AND VEGETABLE MATTER WHICH WILL
- INTERFERE WITH THE GRADING OPERATION OR AFFECT THE PLANNED STABILITY OR FILL AREAS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH STANDARD FOR DISPOSAL OF
- B.2. FILL MATERIAL IS TO BE FREE OF BRUSH, RUBBISH, TIMBER, LOGS, VEGETATIVE MATTER AND STUMPS IN AMOUNTS THAT WILL BE DETRIMENTAL TO CONSTRUCTING STABLE FILLS. ALL FILLS SHALL BE COMPACTED SUFFICIENTLY FOR THEIR INTENDED PURPOSE AND AS
- REQUIRED TO REDUCE SLIPPING, EROSION OR EXCESS SATURATION. B.4. ALL DISTURBED AREAS SHALL BE LEFT WITH A NEAT AND FINISHED APPEARANCE AND SHALL BE PROTECTED FROM EROSION.
- B.5. (SEE I. D.) 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.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY, DAILY BACKFILLING OF THE TRENCH MAY BE DELAYED FOR A MAX. OF SIX DAYS FOR CERTAIN CASES REQUIRING TESTING OF THE INSTALLED PIPE. WATER WHICH ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING TO
- PLACEMENT AND/OR BACKFILLING BEGINS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL CONTOURS AND APPROPRIATE TEMPORARY EROSION AND SEDIMENT POLLUTION CONTROL MEASURES / FACILITIES WILL BE INSTALLED. SEEDING AND MULCHING OF ALL DISTURBED

A FACILITY FOR REMOVAL OF SEDIMENT (SEDIMENT FILTER BAG, SEE DETAIL) BEFORE PIPE

- AREAS WILL BE DONE IMMEDIATELY. WORK CREWS AND FOUIPMENT FOR TRENCHING, PLACEMENT OF PIPE, PLUG CONSTRUCTION AND BACKFILLING WILL BE SELF CONTAINED AND SEPARATE FORM CLEARING AND GRUBBING AND SITE
- RESTORATION AND STABILIZATION OPERATIONS. ALL SOIL EXCAVATED FROM THE TRENCH WILL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
- IV. STANDARD FOR TEMPORARY STABILIZATION
- A. STANDARD FOR TEMPORARY STABILIZATION WITH FIBERMULCH A.1. MULCHING IS MOST APPLICABLE TO THOSE AREAS SUBJECT TO PERIODIC DISTURBANCE AND REWORKING IN ADDITION, STABILIZATION WITH FIBER MULCH SHALL BE USED DURING

PROTECTION BUREAU OF WATER QUALITY PROTECTION (MOST RECENT EDITION)

INDUSTRY PRACTICES, UNLESS SPECIFICALLY NOTED OTHERWISE ON THESE PLANS:

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

ACCORDANCE WITH THE PRODUCT MANUFACTURER'S SPECIFICATIONS.

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

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

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

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

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

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

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

FUNCTIONING PROPERLY, IS HELD FAST TO THE SOIL SURFACE AND IS IN GOOD CONDITION. E. ONCE SEED HAS BEEN SET. VEHICULAR TRAFFIC OR OTHER SOURCES OF COMPACTION SHALL BE AVOIDED

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

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

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

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

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

IL BROADCAST SEEDING (TWO DIRECTIONS) III. HYDROSEEDING (TWO DIRECTIONS)

I. TEMPORARY STABILIZATION WITH STRAW:

I. DRILL SEEDING

NON-GERMINATION PERIODS. A.2. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO THE SLOPE.

B STANDARD FOR TEMPORARY STARILIZATION WITH SEED

A. SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT VEGETATIVE COVER

A.1.a. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR

A.1.c. IMMEDIATELY PRIOR TO TOPSOIL DISTRIBUTION, THE SURFACE SHOULD BE SCARIFIED OR

SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND ANCHORING, AND MAINTENANCE.

APPLIED TO BRING SOIL PH TO BETWEEN 5.5 AND 7 AND INCORPORATED INTO THE SOIL AS NEARLY

A.1.b. SUBSOIL SHOULD BE TESTED FOR LIME REQUIREMENT AND LIMESTONE, IF NEEDED, SHOULD BE

OTHERWISE LOOSENED TO A DEPTH OF 3-5 INCHES TO PROVIDE A GOOD BOND WITH THE

A.2.a. TOPSOIL SHOULD BE HANDLED ONLY WHEN IT IS DRY ENOUGH TO WORK WITHOUT DAMAGING

A.2.b. ALL DISTURBED TOPSOIL ON-SITE IS TO BE REDISTRIBUTED ON-SITE IN AREAS NOT COVERED BY

IMPERVIOUS SURFACES. NO REMOVAL OF TOPSOIL IS ALLOWED UNLESS APPROVED BY THE

BENSALEM TOWNSHIP. UNIFORM APPLICATION TO A DEPTH OF 6-8 INCHES (UNSETTLED) IS

RECOMMENDED. SOILS WITH A PH OF 4.0 OR LESS OR CONTAINING IRON SULFIDE SHALL BE

A.3.a. A SOIL TEST SHALL BE CONDUCTED TO ACCURATELY DETERMINE NECESSARY SOIL AMENDMENTS.

A.3.c.1. APPLY 10-20-20 RATED FERTILIZER AT A RATE OF 1000 POUNDS PER ACRE OR 25 POUNDS PER

COVERED WITH A MINIMUM DEPTH OF 12 INCHES OF SOIL HAVING A PH OF 5.0 OR MORE.

A.3.c.2. APPLY AGRICULTURAL LIME AT A RATE OF 6 TONS PER ACRE OR 240 POUNDS PER 1000

A.3.f. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE

CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM FINE SEEDBED IS PREPARED.

SEED BED AREAS SHALL ALSO BE STABILIZED USING AN APPROVED METHOD (EG:

B 1 b SOD SHOULD BE FREE OF WEEDS AND UNDESIRABLE COARSE WEEDY GRASSES.

PADS OR TORN AND UNEVEN ENDS WILL NOT BE ACCEPTABLE

A.3.d. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES

A.3.e. REMOVE FROM THE SURFACE ALL STONES ONE INCH (1") OR LARGER IN ANY DIMENSION, REMOVE

B.1.a. CULTIVATED SOD IS PREFERRED OVER NATIVE OR PASTURE SOD. SPECIFY "CERTIFIED SOD," OR

B.1.c. SOD SHOULD BE OF UNIFORM THICKNESS, APPROXIMATELY 5/8 INCH. PLUS OR MINUS 1/4 INCH. AT

WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP FROM THE UPPER 0% OF THE STRIP. BROKEN

B.1.d. SOD SHOULD BE VIGOROUS AND DENSE AND BE ABLE TO RETAIN ITS OWN SHAPE AND WEIGHT

B.1.e. A SOD OF KENTUCKY 31 TALL FESCUE WITH BLUEGRASS, OR A FESCUE BLEND IS PREFERRED.

B.1.f. ONLY MOIST, FRESH UNHEATED SOD SHOULD BE USED. SOD SHOULD BE HARVESTED. DELIVERED

SITE PREPARATIONS: SEE SPECIFICATION FOR SEEDING & SOIL TREATMENT FOR PERMANENT

B.3.a. SOD STRIPS SHOULD BE LAID ON THE CONTOUR. NEVER UP AND DOWN THE SLOPE, STARTING AT

FACILITATE THE WORK AND PREVENT DAMAGE TO THE SOD. DURING PERIODS OF HIGH

TEMPERATURE, LIGHTLY IRRIGATE THE SOIL IMMEDIATELY PRIOR TO LAYING THE SOD.

B.3.c. ROLL OR TAMP SOD IMMEDIATELY FOLLOWING PLACEMENT TO INSURE SOLID CONTACT OF ROOT

B.3.d. ON SLOPES GREATER THAN 3 TO 1. SECURE SOD TO SURFACE SOIL WITH WOOD PEGS. WIRE

UNDERCUTTING OF SOD. THE SAME TECHNIQUE CAN BE USED TO ANCHOR SOD IN

MAT AND SOIL SURFACE. DO NOT OVERLAP SOD. ALL JOINTS SHOULD BE BUTTED TIGHTLY IN

BUT A CAPPING STRIP OF HEAVY JUTE OR PLASTIC NETTING, PROPERLY SECURED, ALONG THE

CROWN OF THE SLOPE AND EDGES WILL PROVIDE EXTRA PROTECTION AGAINST LIFTING AND

B.3.b. PLACE SOD STRIPS WITH SNUG EVEN JOINTS THAT ARE STAGGERED. OPEN SPACES INVITE

ORDER TO PREVENT VOIDS, WHICH WOULD CAUSE DRYING OF THE ROOTS.

THE BOTTOM OF THE SLOPE AND WORKING UP. ON STEEP SLOPES. THE USE OF LADDERS WILL

ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS

A.3.b. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE.

1000 SQUARE FEET, OR AS DIRECTED BY SQUITEST.

SQUARE FEET. OR AS DIRECTED BY SOIL TEST.

AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

HYDROMULCHING) AS OUTLINED IN ITEM IV.A. HEREIN.

SEEDING: SEE SEEDING SPECIFICATIONS

B. STANDARD FOR PERMANENT STABILIZATION WITH SOD

OTHER HIGH QUALITY CULTIVATED SOD.

TIME OF CUTTING. (EXCLUDES TOP GROWTH)

AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

VEGETATIVE COVER (ITEM V.A. ABOVE)

STAPLES OR A BIODEGRADABLE FASTENER.

C. SEEDING: SEE SEEDING SPECIFICATIONS

V. STANDARD FOR PERMANENT STABILIZATION

AS PRACTICAL TO A DEPTH OF 4 INCHES.

SITE PREPARATION

APPLYING TOPSOIL

SOIL STRUCTURE.

A.3.c. SOIL MODIFICATIONS:

SEEDBED PREPARATION

OR OTHER UNSUITABLE MATERIAL.

METHODS AND MATERIALS

SOD PLACEMENT

FROSION

- 1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1 B.1. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN TWELVE (12) MONTHS MUST BE SEEDED AND MULCHED IMMEDIATELY WITH A TEMPORARY 2. THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED
- EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. ALL AREAS TO BE PERMANENTLY SEEDED SHALL ALSO RECEIVE TEMPORARY SEEDING CONCURRENTI Y 3. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR SEEDBED PREPARATION FOR TEMPORARY SEEDING
- ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT B.3.A. PERFORM ALL CULTURAL OPERATIONS AT RIGHT ANGLES TO SLOPE. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) TO ELIMINATE THE POTENTIAL FOR B.3.B. APPLY AGRICULTURAL LIME AT A RATE OF 1 TONE PER ACRE 3.C. APPLY 10-10-10 FERTILIZER A RATE OF 500 POUNDS PER ACRE ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. B.3.D. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF FOUR (4)
 - 4. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF

BUCKS COUNTY SOIL CONSERVATION DISTRICT E&S NOTES

- 5. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- 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 FROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPS MUST BE
- 9. AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY. THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY. THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY FARTH DISTURBANCE ACTIVITY ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS
- 10. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY, DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- 1 DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- 12. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- 13. UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S). A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- 14. AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOD DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES. WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN
- 5. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL FROSION CONTROL BMPS AFTER FACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND REONETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPS FAIL TO PERFORM AS EXPECTED. REPLACEMENT BMPS. OR MODIFICATIONS OF THOSE INSTALLED. WILL BE REQUIRED.
- 6. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY B.3 e. SURFACE WATER CANNOT ALWAYS BE DIVERTED FROM FLOWING OVER THE FACE OF THE SLOPE 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.,

MAINTENANCE PROGRAM

§102.4(b)(5)(x)

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

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

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

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

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

E&S - GENERAL NOTES:

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

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

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

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

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

6. STOCKPILES MUST BE STABILIZED IMMEDIATELY.

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

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

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

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

ANTICIPATED CONSTRUCTION WASTES NOTES

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

CONCRETE CURB & SIDEWALK

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

SOIL DESCRIPTIONS

SOIL DESCRIPTION SOIL GROUP N/A

-URBAN LAND, 0 TO 8 PERCENT SLOPES

SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS, THAT RENDER THE SOIL TYPES POORLY, SUITED AS TOPSOIL. 2. ACIDIC SOIL TYPES EXHIBITING PH REACTION VALUES LOWER THAN ABOUT 5.5, LIMIT VEGETATIVE

RESOLUTIONS: APPLYING LIME CONSISTENT WITH RATES DETERMINED BY SOIL TESTING: SELECTING VEGETATIVE SPECIES TOLERANT TO ACIDIC SOIL CONDITIONS; AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE. 3. LOW FERTILITY SOIL TYPES LACKING IN SUFFICIENT AMOUNTS OF ESSENTIAL PLANT NUTRIENTS SUCH

STABILIZATION. SOIL TESTS MIGHT BE NECESSARY TO DETERMINE SITE SPECIFIC PH REACTION.

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 NONCROPLAND PUBLISHED BY PENN STATE.

4. ERODIBLE SOIL TYPES EXHIBITING K VALUES GREATER THAN 0.36 OR PLASTICITY INDEX VALUES LOWER THAN 10, LIMIT VEGETATIVE STABILIZATION OF CHANNELS. RESOLUTIONS: TEMPORARY CHANNEL LINING, PROVIDING PERMANENT CHANNEL LINING. DECREASING CHANNEL GRADE INCREASING CHANNEL WIDTH SELECTING VEGETATIVE WITH GREATER RETARDANCE SELECTING PERMANENT LININGS OTHER THAN GRASSES, AND IMPLEMENTING COMBINATION OF THESE AND/OR METHODS. VEGETATIVE RETARDANCE INFORMATION IS PROVIDED IN TABLES 6 AND 7 OF THE EROSION AND SEDIMENT POLLUTION CONTROL MANUAL PUBLISHED BY PADEP.

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

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

AREAS AND IMPLEMENTING COMBINATION OF THESE AND/OR OTHER METHODS. SPECIFIC TOLERANCE INFORMATION IS PROVIDED IN TABLE 1 OF THE EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND PUBLISHED BY PENN STATE. 7. SOIL TYPES SUSCEPTIBLE TO SINKHOLE AND SOLUTION CHANNEL/CHAMBER FORMATION POSE

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

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

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

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

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

ENVIRONMENTAL DUE DILIGENCE NOTE

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

FROST AND IMPLEMENTING COMBINATIONS OF THESE AND/OR OTHER METHODS

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

densities root growth growth g/cm3 g/cm3 g/cm3 <1.60 1.69 1.8

	S. Princello I. San California	TABLE 11.2 Iment Application R anent Seeding Appl		I
Soil Amendment	Per Acre	Per 1,000 sq. ft.	Per 1,000 sq. vd.	Notes
Agricultural lime	6 tons	240 lb.	2,480 lb.	Or as per soil test; may not be required in agricultural field
0-20-20 rtilizer	1,000 lb.	25 lb.	210 lb.	Or as per soil test; may not be required in agricultural field
	Temp	orary Seeding App	lication Rate	
Agricultural lime	1 ton	40 lb.	410 lb.	Typically not required for topsoil stockpile
				Typically not

10-10-10 fertilizer 500 lb. 12.5 lb. 100 lb.

danted from Penn State "Erosion Control and Conservation Plantings on Noncropland"

			Minimum Spe		Heavy Duty
Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Multi-Filamen Polypropylene (HDMFPP)
Material	Photo-	Photo-	Bio-	Photo-	Photo-
Characteristics	degradable	degradable	degradable	degradable	degradable
	The second	12"	12"	12"	12"
Sock	12"	18"	18"	18"	18"
Diameters	18"	24"	24"	24"	24"
		32"	32"	32"	32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
SAMORAMOS SIII III III	Taller (V	Two-pl	y systems		
				HDPE biaxial n	
				Continuously wo	
Inner Containment Netting Fusion-welded junctures					
out of the last of the last				" X 3/4" Max. apert	
Composite Polypropylene Fabr (Woven layer and non-woven file Outer Filtration Mesh mechanically fused via needle pu		oven fleece			
				3/16" Max. apertur	
Sock fabric	e composed o	Fhudan may he		cts lasting 6 mont	

TABLE 4.1

	TABI	LE 4.2	
t ·	Compost Standards		
6	ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASI	
	ORGANIC PORTION	FIBROUS AND ELONGATED	
	рН	5.5-8.5	
	MOISTURE CONTENT	30%-60%	
	PARTICLE SIZE	30%-50% PASS THROUGH 3/8 SIEVE	
	SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMU	



SITE CIVIL AND CONSULTING ENGINEERING LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE SUSTAINABLE DESIGN PERMITTING SERVICES

TRANSPORTATION SERVICES

HE 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
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1-800-242-1776 20222162625 PROFESSIONAL ENGINEER PENNSYLVANIA LICENSE No. PEOS5732 NEW JERSEY LICENSE No. 24GE04493300 DELAWARE LICENSE No. 18313

Call before you dig.

PENNSYLVANIA YOU MUST CALL 811 BEFORE ANY EXCAVATION

WHETHER IT'S ON PRIVATE OR PUBLIC LAND

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

BENSALEM COUNTY BUCKS REGIONAL DWG. NO

LC# 37-0330

CAD FILE: PY210306-SPPD-2A

PLAN DESCRIPTION **SOIL EROSION & SEDIMENT POLLUTION CONTROL** NOTES

DATE

9/20/2022

9/20/2022 | CDB

XXXX XXXX

STATUS

PLAN CHECKED

PRELIMINARY

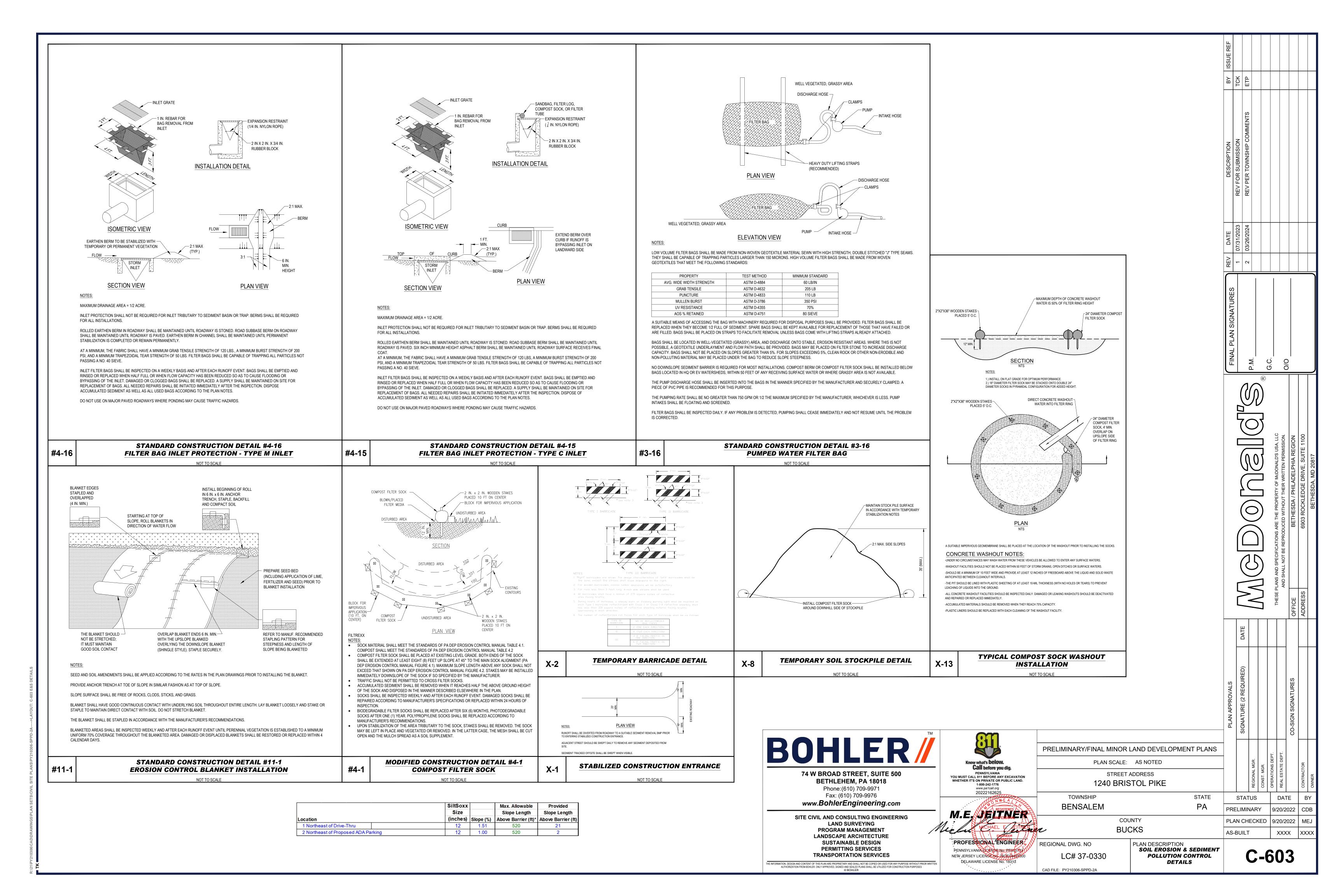
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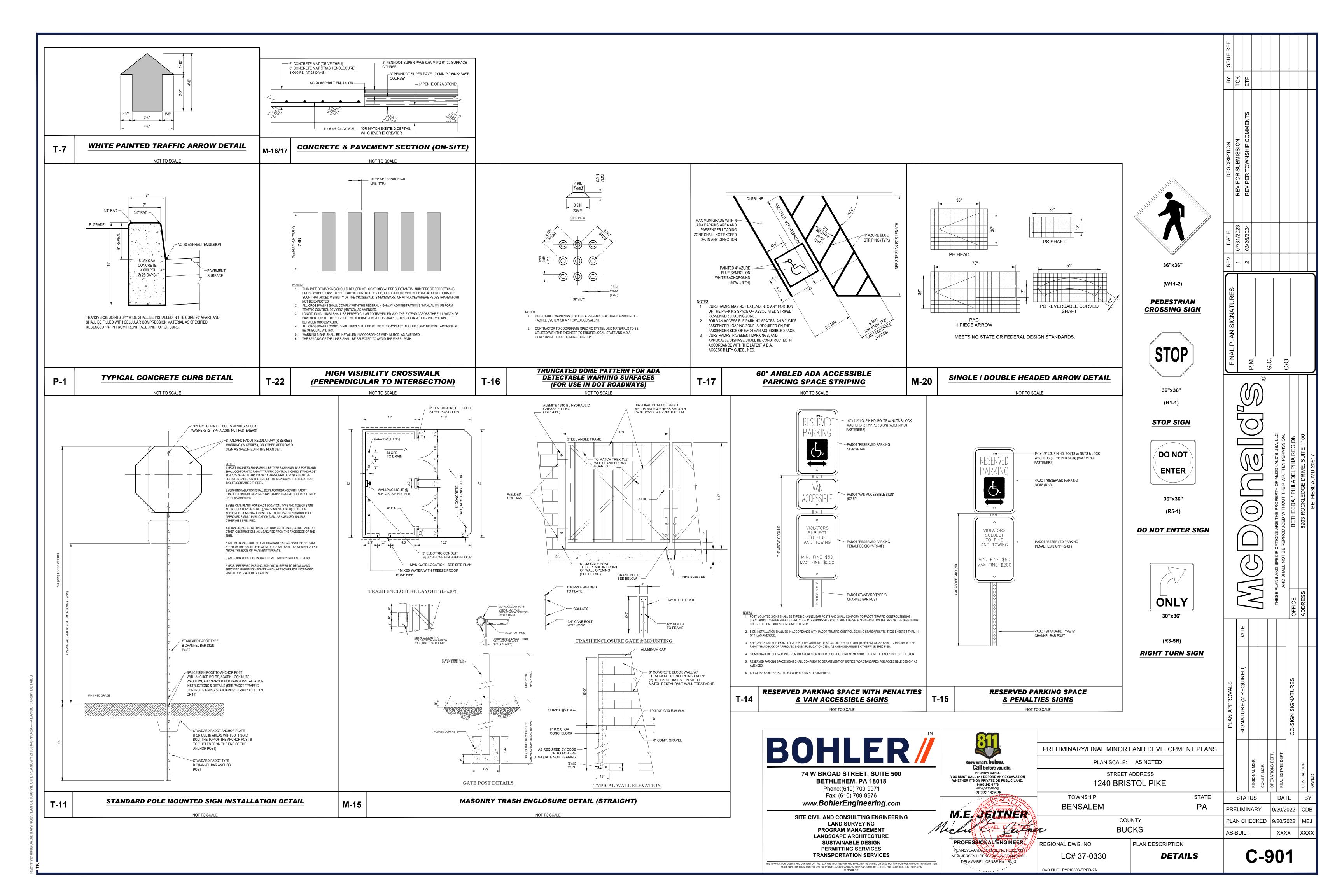
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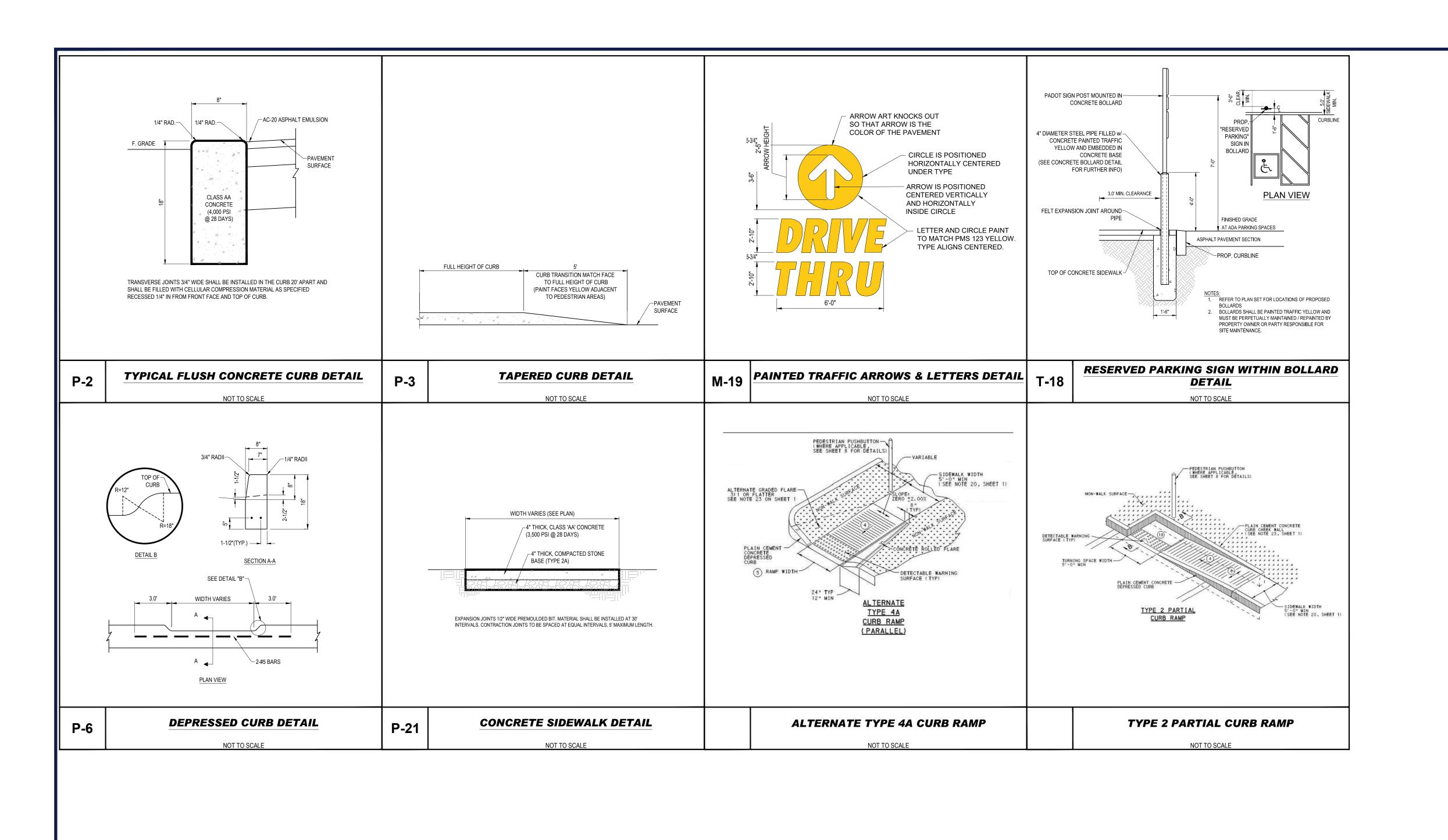
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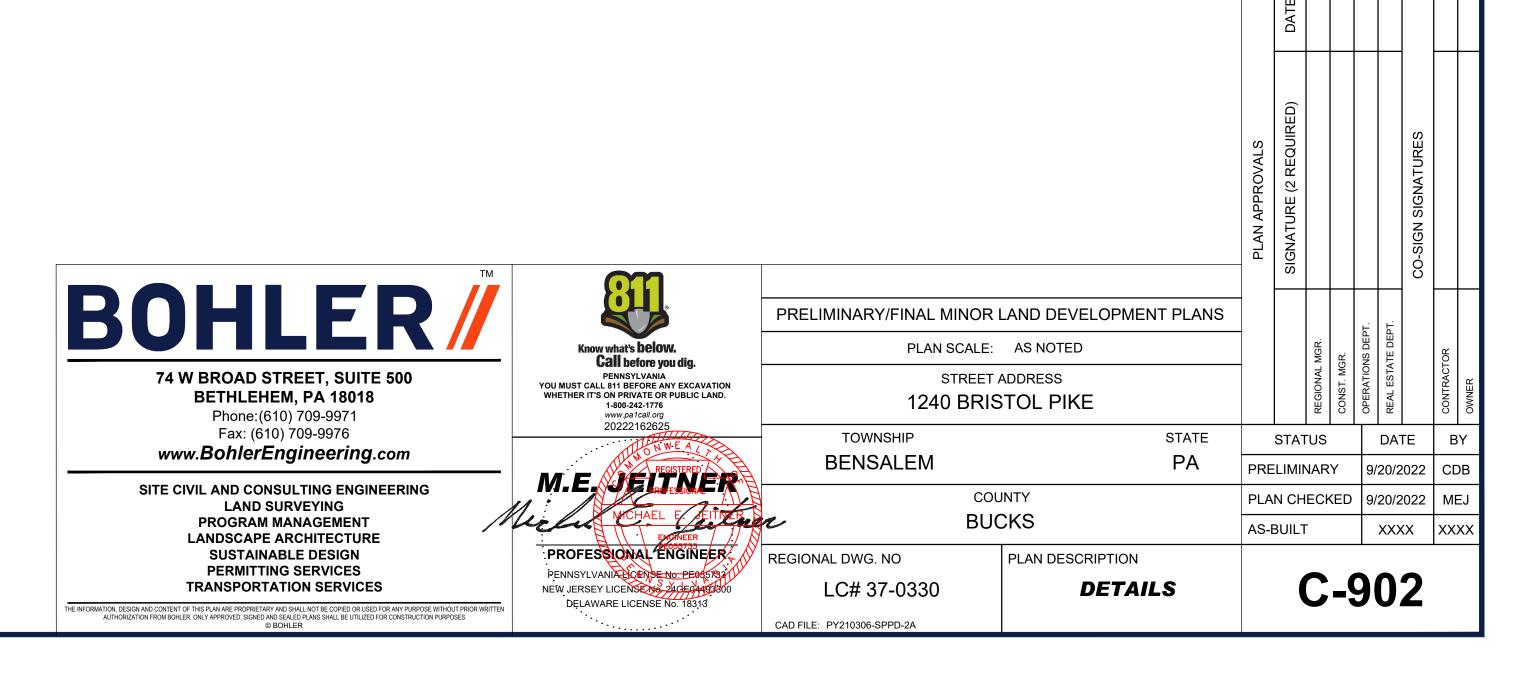
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WATER-CARRYING CHANNELS AND OTHER CRITICAL AREAS. WIRE STAPLES MUST BE USED TO ANCHOR NETTING IN CHANNEL WORK AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO B 3 f IMMEDIATELY FOLLOWING INSTALLATION SOD SHOULD BE WATERED UNTIL MOISTURE A.3. GRADE AS NEED AND FEASIBLE. SEE STANDARD FOR LAND GRADING. BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, A.4. PROTECTIVE MATERIALS TO BE USED: PENETRATES THE SOIL LAYER BENEATH SOD TO A DEPTH OF 4 INCHES. MAINTAIN OPTIMUM A 4 a UNROTTED SMALL-GRAIN UN-CHOPPED STRAW OR HAY AT 3.0 TONS PER ACRE (4 TONS PER ACRE DUMPED, OR DISCHARGED AT THE SITE. MOISTURE FOR AT LEAST TWO WEEKS. FOLLOW-UP INSPECTION: AFTER THE FIRST GROWING SEASON, THE SOD SHOULD BE INSPECTED BETWEEN NOVEMBER 1 AND MARCH 1) SPREAD UNIFORMLY AND ANCHORED WITH LIQUID MULCH BINDER. BINDER PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRODUCT TO DETERMINE IF ADDITIONAL FERTILIZATION OR LIMING IS NEEDED. MANUFACTURER'S SPECIFICATIONS A.4.b. HYDROMULCHER. USE IS LIMITED TO FLATTER SLOPES AND DURING OPTIMUM SEEDING PERIODS IN SPRING AND FALL. LIQUID MULCH BINDERS: APPLY IMMEDIATELY AFTER PLACEMENT OF HAY OR STRAW MULCH TO MINIMIZE LOSS BY WIND OR WATER. PRODUCTS TO BE INSTALLED AT A RATE OF 1 TON PER ACRE (MINIMUM) OR PER MANUFACTURER'S SPECIFICATIONS **TABLE 11.4** Recommended Seed Mixture Seeding Rate - Pure Live Seed **SEEDING SPECIFICATIONS** Spring oats (spring), or 1 SEEDING DATES Annual ryegrass (spring or fall), or A. SEEDING SHALL OCCUR BETWEEN MARCH 1ST AND MAY 15TH OR BETWEEN AUGUST 15TH AND NO LATER Winter wheat (fall), or THAN OCTOBER 15TH. B. IF SEEDING CANNOT BE CONDUCTED DURING THE TIMEFRAMES NOTED ABOVE, THE CONTRACTOR SHALL BE Vinter rye (fall) RESPONSIBLE FOR COORDINATING WITH THE LOCAL CONSERVATION DISTRICT AND ALL APPROPRIATE all fescue, or AGENCIES TO DETERMINE AN ACCEPTABLE MEANS IN WHICH TO STABILIZE THE SITE THROUGH THE NEXT Fine fescue, or GROWING SEASON Kentucky bluegrass, plus SEED MIXTURES: SEED MIXTURE TO BE USED ON THIS SITE SHALL CONSIST OF THE FOLLOWING UNLESS Redtop4, or OTHERWISE NOTED ON THE PLANS. RATES ARE IN THE FORM OF POUNDS PER ACRE (LB/A) PER PURE LIVE SEED (POUNDS / ACRE PLS). CONTRACTOR WILL NEED TO ADJUST ACCORDINGLY BASED ON THE SEED GERMINATION NOT LIMITED TO THE LISTED MATERIALS BELOW: AND PURITY RATING (SEE ITEM #3 BELOW) A. TEMPORARY SEÈD MIXTURES: DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE all fescue irdsfoot trefoil, plus DISTURBED AGAIN WITHIN TWELVE (12) MONTHS MUST BE SEEDED WITH A TEMPORARY SEED MIXTURE AS FOLLOWS: Reed canarygrass ANNUAL RYE (40 POUNDS / ACRE PLS) MISC. DEMOLITION MATERIALS Crownvetch, plus E&S BMP - COMPOST FILTER SOCKS OR SPRING OATS (96 POUNDS / ACRE PLS Tall fescue, or OR WINTER RYE (168 POUNDS / ACRE PLS) E&S BMP - FILTER BAG INLET PROTECTION (REFERENCE: PENN STATE "EROSION CONTROL & CONSERVATION PLANTINGS ON NONCROPLAND". Perennial ryegras B. PERMANENT SEEDING SHALL CONSIST OF A NURSE CROP PLUS A PERMANENT SEED MIXTURE, AS FOLLOWS: Annual ryegras: I. NURSE CROP (SELECT ONE): Birdsfoot trefoil, plu ANNUAL RYE (10 POUNDS / ACRE PLS) Crownvetch, plus OR SPRING OATS (64 POUNDS / ACRE PLS) all fescue OR WINTER RYE (56 POUNDS / ACRE PLS) latpea, plus (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, Tall fescue, or SEED MIX #1) TALL FESCUES (60 POUNDS / ACRE PLS) serecia lespedeza, pl OR FINE FESCUE (35 POUNDS / ACRE PLS) Tall fescue, plus OR KENTUCKY BLUEGRASS (25 POUNDS / ACRE PLS) PLUS REDTOP (3 POUNDS / ACRE PLS) OR PERENNIAL RYEGRASS (15 POUNDS / ACRE PLS) Tall fescue, plus (REFERENCE: PA DEP EROSION AND SEDIMENT CONTROL PROGRAM MANUAL, LATEST EDITION, TABLE 11.4, Fine fescue 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. Birdsfoot trefoil A. SEED USED FOR THE PURPOSE OF PERMANENT STABILIZATION SHALL BE LABELED WITH GERMINATION AND Switchgrass, or PURITY PERCENTAGES. UNLABELED SEED WILL BE REJECTED. SEED SHALL NOT BE USED MORE THAN ONE (1) Big Bluestem, plus YFAR BEYOND THE LABEL DATE. rdsfoot trefoil B. DETERMINING THE PERCENT PURE LIVE SEED (PERCENT PLS) OF A LABELED SEED: MULTIPLY BY THE Orchardgrass, or PERCENTAGE OF PURE SEED BY THE PERCENTAGE OF GERMINATION AND DIVIDE THE RESULT BY 100 (Smooth bromegrass, plus (%PURE X %GERMINATION) / 100) C. DETERMINING THE ACTUAL SEED RATE. SIMPLY DIVIDE THE PERCENT PLS RATING OF THE SEED INTO THE PLS. Birdsfoot trefoil REQUIRED, AS NOTED ABOVE. THE RESULT IS THE POUNDS OF SEED REQUIRED. FOR EXAMPLE: IF THE Penn State. "Erosion Control and Conservation Plantings on Noncropla 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. Bulk densities Bulk densities APPLICATION OF SEED: SEEDING SHALL BE APPLIED AND ESTABLISHED IN ACCORDANCE WITH THE "EROSION AND Ideal Bulk that may afffect that restrict re SEDIMENT POLLUTION CONTROL PROGRAM MANUAL" AS PUBLISHED BY THE DEPARTMENT OF ENVIRONMENTAL









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