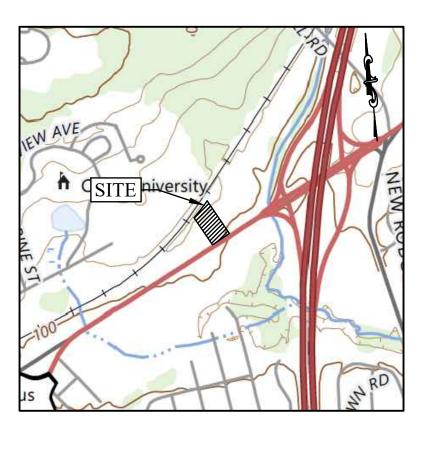
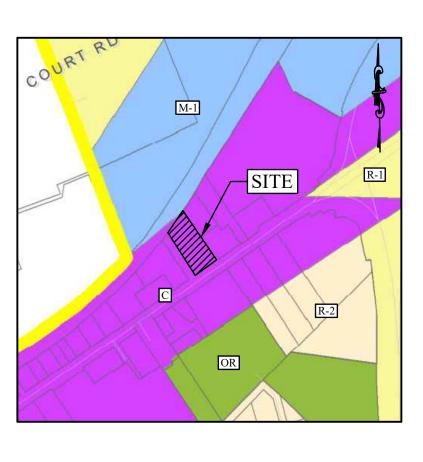
LANGHORNE TACO BELL PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN

APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA



 $\frac{\text{U.S.G.S. QUAD MAP}}{\text{SCALE: } 1" = 800'}$





ZONING MAP
NOT TO SCALE

PREPARED FOR:

LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428

PREPARED BY:



497 Center Street • Sewell, NJ 08080 Tel: 856-464-9600 Fax: 856-464-9606 www.pettitgroup.com

INDEX OF DRAWINGS

COVER SHEET & INDEX OF DRAWINGS EX. CONDITIONS & DEMOLITION PLAN SITE PLAN GRADING & UTILITY PLAN

LANDSCAPING & LIGHTING PLAN SOIL EROSION & SEDIMENT CONTROL PLAN

SESC NOTES AND DETAILS CONSTRUCTION DETAILS

CONSTRUCTION DETAILS CONSTRUCTION DETAILS

	REVISIONS	
NO.	DESCRIPTION	DATE

E CONTRACTOR MUST VERIFY ALL DIMEN

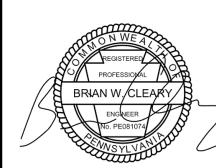
Y APPROXIMATE. IT IS IMPORTANT TO NOTE

BWC	1061-358
DRAWN BY: BWC	DATE: 06/10/25
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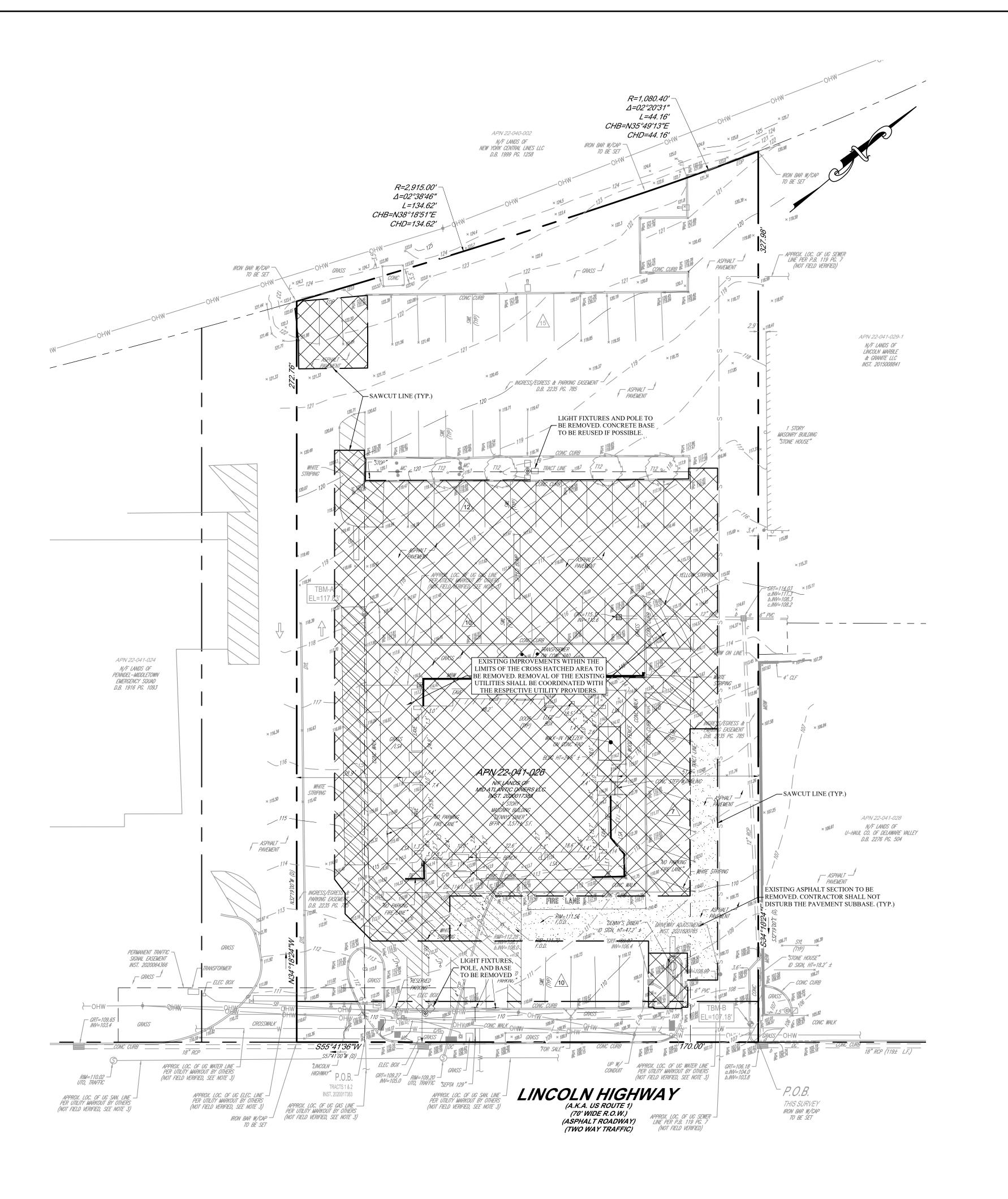
640 E LINCOLN HIGHWAY APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428



BRIAN W. CLEARY, PE <u>Professional Engineer</u> Pennsylvania • License # PE081074

COVER SHEET

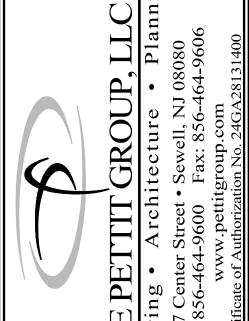


DEMOLITION & STRUCTURAL FILL NOTES:

- 1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN TAKEN FROM VARIOUS SOURCES AND IS SHOWN FOR DESIGN AND ESTIMATING PURPOSES ONLY. ACTUAL LOCATIONS OF UTILITIES SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES OR APPARENT CONFLICTS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER FOR INTERPRETATION. ANY/ALL DISCREPANCIES SHALL BE REPORTED TO ENGINEER IN WRITING PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS & UTILITIES. A WRITTEN NOTICE SHALL BE FORWARDED TO THE OWNER SETTING FORTH THE DATE OF CONTACT. CONTRACTORS ARE ADVISED TO CALL 1-800-272-1000 BEFORE COMMENCING FOR A MARKOUT OF EXISTING UTILITIES.
- 2. CONTRACTOR SHALL REVIEW ALL PLAN SHEETS TO DETERMINE IF THE EXTENT OF IMPROVEMENTS TO BE REMOVED, AS INDICATED ON THIS PLAN, IS CORRECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER DURING THE BID PHASE.
- 3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO DEMOLITION.
- 4. CONTRACTOR TO COORDINATE ALL UTILITY REMOVAL(S) AND SHUT-OFF(S). (TYPICAL)
- 5. CONTRACTOR TO COORDINATE WITH ALL APPLICABLE AGENCIES DURING THE DEMOLITION OF EXISTING BUILDINGS.
- 6. TEST PITS SHALL BE EXCAVATED PRIOR TO CONSTRUCTION TO LOCATE UNDERGROUND UTILITIES.
- 7. ANY REQUIRED UTILITY POLE RELOCATIONS FOR THE PROPOSED IMPROVEMENTS SHALL BE COMPLETED AT NO EXTRA COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ARRANGEMENTS FOR UTILITY POLE RELOCATION.
- 8. THE CONTRACTORS ARE ADVISED THAT ANY REQUIRED UNDERGROUND UTILITY RELOCATIONS INCLUDING GAS MAINS AND SERVICES, WATER MAINS AND SERVICES, SEWER MAINS AND SERVICES, ELECTRIC AND TELEPHONE LINES SHALL BE COMPLETED AT NO COST TO THE OWNER UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9. EXISTING UTILITIES INCLUDING VALVE BOXES, CLEAN OUTS, CURB STOPS, MANHOLES, ETC., SHALL BE ADJUSTED TO MATCH PROPOSED FINISHED GRADE. STORM DRAINAGE STRUCTURES SHALL NOT BE ADJUSTED UNLESS SPECIFICALLY CALLED FOR. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- 10. SUPPORT AND STABILIZATION OF REMAINING STRUCTURES SHALL CONFORM TO THE MOST RECENT VERSION OF THE IBC ADOPTED BY THE MUNICIPALITY.
- 11. ALL DEMOLITION TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 12. NO DISTURBANCES SHALL BE PERMITTED BEYOND THE PROJECT PROPERTY LINE WITHOUT THE WRITTEN PERMISSION OF THE PROPERTY OWNER(S) DIRECTLY AFFECTED.
- 13. CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AFFECTED BY DEMOLITION, CONTRACTOR TO RETURN ADJACENT AREAS TO CONDITIONS EXISTING PRIOR TO START OF WORK.
- 14. THE CONTRACTOR SHALL PROPERLY DISPOSE OF SPOILS AND EXCAVATED MATERIALS. NO CONSTRUCTION DEBRIS, CUT VEGETATION, TREE STUMPS, OR ANY OTHER SOLID WASTE EXISTING ON SITE IS TO BE BURIED ON SITE. NO ON SITE BURIAL OR BURNING OF CONSTRUCTION DEBRIS IS PERMITTED. ALL WASTE MUST BE PROPERLY REMOVED AND DISPOSED OFF SITE. ALL MATERIALS REMOVED FROM SITE ARE TO BE DISPOSED OF AT AN APPROVED FACILITY.
- 15. EXISTING TOPSOIL ONSITE IS TO BE PROTECTED. NO TOPSOIL IS TO BE SOLD OR REMOVED FROM THE SITE OR USED AS SPOIL UNLESS APPLICATION IS MADE TO THE APPROVING AUTHORITY AND APPROVAL IS GRANTED.
- 16. PROJECT SITE TO BE CLEARED ONLY AS REQUIRED. EXISTING TREES SHALL BE PROTECTED ALONG WITH ALL EXCAVATION AND CONSTRUCTION LIMITS.
- 17. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIAL SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
- 18. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION, CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DESIGNATED DEMOLITION THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY APPLICABLE UTILITY COMPANIES TO ENSURE
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION OF ALL UTILITIES TO BE REMOVED. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH LOCAL MUNICIPAL & MUA SPECIFICATIONS.

CONTINUATION OF SERVICE.

- 20. IF NOTED TO BE REMOVED, EXISTING BUILDING SHALL BE DEMOLISHED INCLUDING ALL BASEMENT FOOTINGS AND FOUNDATION WALLS & MATERIALS. (BASEMENT MATERIAL SHALL BE REMOVED FROM SITE AND NOT USED FOR FILL).
- 21. THE ON-SITE SOILS WHICH ARE EXCAVATED FOR SITE GRADING MAY BE USED AS STRUCTURAL FILL FOR SUPPORT OF SLAB-ON-GRADE AND PAVEMENT. HOWEVER, THESE SOILS CONTAIN AN APPRECIABLE AMOUNT OF FINES AND WILL BE MOISTURE SENSITIVE. THEREFORE, USAGE OF THE ON-SITE SOIL WILL BE LIMITED TO PERIODS OF WARM AND/OR DRY WEATHER. IF OFF-SITE MATERIALS ARE REQUIRED FOR FILL, CRUSHED STONE OR RECYCLED CRUSHED CONCRETE MEETING THE REQUIREMENTS OF PADOT COURSE AGGREGATE NO. 2A SHOULD BE
- 22. STRUCTURAL FILL SHOULD BE PLACED IN HORIZONTAL LIFTS NOT MORE THAN 6 INCHES IN LOOSE THICKNESS. WITHIN THE BUILDING AREA, THE FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557. ALTERNATIVELY, EACH LIFT OF IMPORTED CRUSHED STONE SHOULD BE COMPACTED TO AT LEAST 85 PERCENT RELATIVE DENSITY AS DETERMINED BY ASTM D 4253 / 4254, OR THE US ARMY CORPS OF ENGINEERS MODIFIED PROVIDENCE VIBRATED DENSITY TEST. THE RELATIVE DENSITY METHOD IS USED FOR FREE-DRAINING SOILS WHICH TO NOT EXHIBIT A WELL-DRAINED PEAK IN THE PROCTOR TEST, OR WHICH BREAK DOWN EXCESSIVELY UNDER THE TEST RAMMER. STRUCTURAL FILL SHOULD BE COMPACTED USING A SELF-PROPELLED, VIBRATORY ROLLER WHICH IMPARTS A TOTAL DYNAMIC FORCE OF AT LEAST 300 POUNDS PER INCH IF DRUM LENGTH. IN CONFINED AREAS, WHERE SMALLER ROLLERS OR MANUALLY OPERATED TAMPERS ARE USED, THE LIFT THICKNESS SHOULD BE REDUCED TO 6 INCHES.
- 23. BACKFILL AROUND THE EXTERIOR OF THE BUILDING, AND FILL IN PAVEMENT AREAS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. ON-SITE SOIL MAY BE USED FOR EXTERIOR BACKFILL.



REVISIONS					
NO.	DESCRIPTION	DATE			

FOR APPROVAL PURPOSES ONLY

ARE INSTRUMENTS OF SERVICE IN RESPECT TO TH PROJECT. THEY ARE NOT INTENDED OR REPRESENTEI TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OF EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT ANY REUSE WITHOUT WRITTEN PERMISSION BY TH PETTIT GROUP, LLC FOR THE SPECIFIC PURPOS INTENDED WILL BE AT THE OWNERS SOLE RISK ANI WITHOUT LIABILITY OR LEGAL EXPOSURE TO TH PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

BWC	1061-358
DRAWN BY: BWC	DATE: 06/10/25
CHECKED BY: BWC	SCALE: 1" = 20'

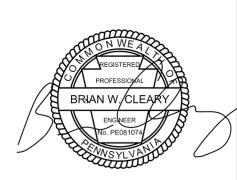
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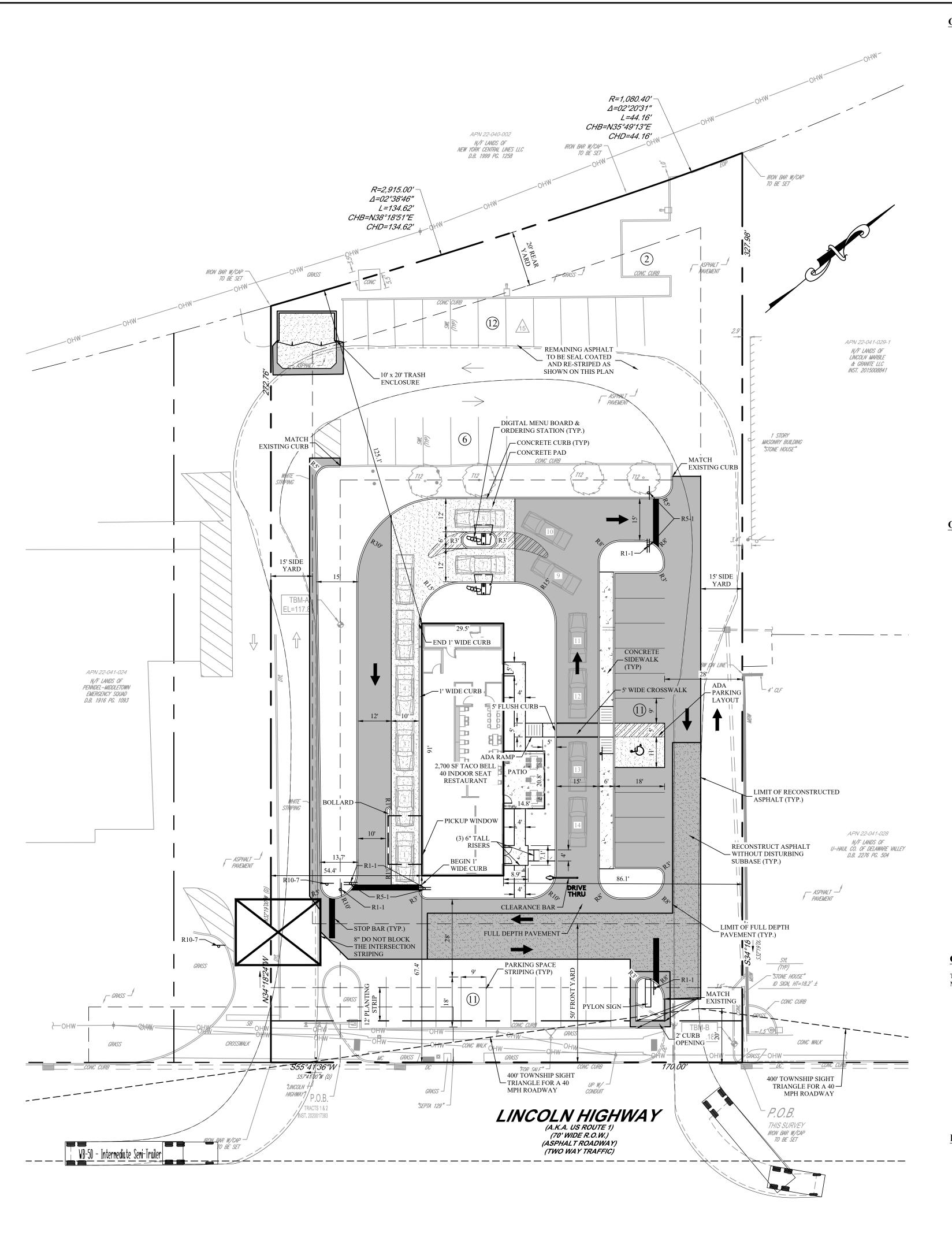
BRIAN W. CLEARY, PE

Professional Engineer
Pennsylvania • License # PE081074

EX. CONDITIONS
& DEMOLITION
PLAN

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GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE MUNICIPAL, COUNTY OR STATE REGULATIONS, WHICHEVER TAKES PRECEDENCE.
- 2. THE MUNICIPAL ENGINEER'S OFFICE SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE THE START OF WORK ON ANY IMPROVEMENTS UNDER ITS JURISDICTION.
- 3. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, INCLUDING THE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE START OF CONSTRUCTION AND AS NECESSARY THROUGH PROJECT COMPLETION.
- 4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INDIVIDUALLY AND SHALL NOTIFY THE UNDERGROUND UTILITIES NOTIFICATION SERVICE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY EXCAVATION BY CALLING 1-800-272-1000.
- 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY.
- 6. ALL CONCRETE USED FOR SITE WORK SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. OR AS REQUIRED BY THE APPROVAL AUTHORITY.
- ALL TRENCHES IN PAVEMENT AREAS TO REMAIN ARE TO BE SAW CUT.
 ALL EXISTING PAVEMENT TO REMAIN SHALL BE SAW CUT TO MEET ALL
 NEW OR RECONSTRUCTED PAVEMENT AREAS.
 WHERE NEW PAVEMENT IS PROPOSED ADJACENT TO EXISTING
- PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAWCUT ONE (1) FOOT FROM THE EDGE TO PROVIDE A NEAT LINE AGAINST WHICH TO PAVE.
- 9. ALL TRAFFIC CONTROL SIGNAGE AND MARKINGS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- 10. ALL SITE IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PENNDOT STANDARD SPECIFICATIONS.
- 11. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANIC AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- 12. THE OWNER, OR HIS REPRESENTATIVE, IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS.
- 13. TRAFFIC ARROWS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY UNLESS SPECIFICALLY STATED OTHERWISE.
- 14. A 36" (MIN.) BAND OF RIVER ROCK, WITH METAL EDGING, SHALL BE INSTALLED IN ALL LANDSCAPED AREAS AROUND PERIMETER OF BUILDING (3" AVG. ROCK ON PERMEABLE WEED BARRIER).
- 15. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY REGARDING THE PLACEMENT OF A MAILBOX.
- 16. CONTRACTOR SHALL INSTALL AN AIR CONDITIONER CONDENSATE DRAIN ADJACENT TO THE COOLER. CONDENSATE DRAIN SHALL CONNECT TO THE ROOF LEADER SYSTEM.

GENERAL NOTES

1. OWNER

MID ATLANTIC DINERS, LLC 3550 MOWRY AVENUE, SUITE 301 FREMONT, CA 94538

2. APPLICANT:
WINTERSTAR CORPORATION
P.O. BOX 429
CONSHOHOCKEN, PA 19428

- 3. EXISTING CONDITIONS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY, 640 EAST LINCOLN HIGHWAY, APN 22-041-026, MIDDLETOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA," BY CONTROL POINT ASSOCIATES, INC.
- 4. APPLICANT SEEKS LAND DEVELOPMENT APPROVAL SO AS TO PERMIT DEMOLITION OF THE EXISTING 3,660± SF DENNY'S RESTAURANT AND CONSTRUCTION OF A NEW 2,700 SF TACO BELL RESTAURANT WITH DRIVE-THROUGH FACILITY AND ASSOCIATED SITE IMPROVEMENTS. STORMWATER FACILITIES WILL CONSIST OF AN UNDERGROUND INFILTRATION/DETENTION BASIN TO MEET THE REQUIREMENTS OF THE STORMWATER ORDINANCE. EROSION AND SEDIMENT CONTROL MEASURES WILL INCLUDE A ROCK CONSTRUCTION ENTRANCE, FILTER SOCK, INLET FILTER BAGS, CONCRETE WASH AREA, AND A TOPSOIL STOCKPILE TO MITIGATE EROSION DURING CONSTRUCTION. THE DEVELOPMENT WILL TAKE APPROXIMATELY 3 MONTHS, AND IT IS ANTICIPATED THAT CONSTRUCTION WILL START IN SPRING/SUMMER
- 5. PROPOSED BUILDINGS TO BE SERVICED WITH THE EXISTING SERVICES.
- 6. NEW UTILITY LINES (GAS, ELECTRIC) ARE PROPOSED TO SERVICE THE BUILDINGS. ALL ELECTRIC, TELEPHONE, AND CABLE SERVICE LINES SHALL BE UNDERGROUND.
- 7. ELEVATION DATUM IS NAVD88.
- 8. NO FRESHWATER WETLANDS EXIST ON THIS SITE, AS REFERENCED FROM THE NATIONAL WETLANDS INVENTORY MAP.
- 9. THE PROPERTY DOES NOT FALL WITHIN A FLOOD PLAIN ZONE ACCORDING TO THE MOST RECENT FEMA FIRM MAP NO. 42017C0442J, EFFECTIVE DATE 03/16/15.
- 10. REQUIRED OUTSIDE AGENCY REVIEW/APPROVALS:
- BUCKS COUNTY PLANNING BOARD
 BUCKS COUNTY SOIL CONSERVATION DISTRIC
- b. BUCKS COUNTY SOIL CONSERVATION DISTRICTc. PENNSYLVANIA DEP (SEWER PLANNING)d. PENNDOT (PREEMPTION BUTTON INSTALLATION)
- GRANTED ZONING RELIEF:

THE FOLLOWING ZONING RELIEF WAS GRANTED BY THE ZONING BOARD AT A

- MEETING HELD ON MAY 14, 2025.

 1. SPECIAL EXCEPTION WAS GRANTED FROM THE FOLLOWING:
 - a. §500-1502.D(2) TO PERMIT A FAST-FOOD RESTAURANT IN THE COMMERCIAL DISTRICT.
- 2. VARIANCES WERE GRANTED FROM THE FOLLOWING:
- a. §500-2702.D MINIMUM NUMBER OF PARKING SPACES 54 REQUIRED; 22 PROPOSED
- b. §500-1503.D MAXIMUM IMPERVIOUS COVER
- 60% PERMITTED; 78.4% PROPOSED
- 85.1% EXISTING
 c. \$500-2804.A MINIMUM SIGN SETBACK FROM ULTIMATE R.O.W.
 10' REQUIRED; 5' PROPOSED
 2' EXISTING

IRRIGATION NOTES:

- 1. LANDSCAPER SHALL INSTALL DRIP IRRIGATION IN BEDS AROUND THE
- 2. LANDSCAPER SHALL INSTALL SPRAY IRRIGATION IN OUTER BEDS.
- 3. SYSTEM SHALL HAVE A BACK FLOW PREVENTER AND A RAIN SENSOR
- 4. SYSTEM SHALL BE DESIGNED TO RUN ON 1" SERVICE.
- 5. SYSTEM SHALL RUN DURING OFF HOURS.
- 6. SYSTEM SHALL BE DESIGNED SO THAT ZONES ARE ADEQUATE FOR A 1.5" WATER SERVICE (MORE ZONES MAY BE REQUIRED).

MIDDLETOWN TOWNSHIP ZONING SCHEDULE

ZONE C - COMMERCIAL DISTRICT
RESTAURANT HAVING DRIVE-IN OR TAKE-OUT IS A PERMITTED AS A SPECIAL EXCEPTION USE \$500-1502.D(2)

<u>ITEM</u>	REQUIRED	PROPOSED	<u>ORDINANCE</u>
LOT REQUIREMENTS:			
MIN. LOT AREA (SF)	20,000	50,854 (1.167 AC.)	§500-1503.A
MIN. LOT WIDTH (FT)	100	170	§500-1503.B
BUILDING SETBACKS & HEIGHT:			
MIN. FRONT YARD (FT)	50	67.4	§500-1503.F(1)
MIN. SIDE YARD (FT)	15	54.4	§500-1503.F(2)
MIN. REAR YARD (FT)	20	123.3	§500-1503.F(3)
MAX. BLDG HEIGHT (FT)	50	24	§500-1503.E
MAX. BUILDING COVERAGE (%)	30	5.3 (2,700 SF)	§500-1503.C
MAX. IMPERVIOUS COVERAGE (%)	60	81.6 (41,519 SF) *	§500-1503. D
SIGNAGE:			
FREEST ANDING SIGNS			
MIN. SETBACK FROM ULTIMATE R.O.W. (FT)	10	5 *	§500-2804.A
MIN. SETBACK FROM SIDE YARD (FT)	20	30	§500-2804.F
MAX. NUMBER OF SIGNS	1	1	§500-2811.B(2)(a)[1]
MAX. SIGN AREA (SF)	90	85	§500-2811.B(2)(b)(a)
MAX. HEIGHT (FT)	24	24	§500-2811.B(2)(b)(a)
FACADE SIGNS			
MAX. NUMBER OF SIGNS PER FAÇADE	1	1	§500-2811.B(3)(a)
MAX. SIGN AREA FOR SIGNS FRONTING A ROAD (SF)	10% FAÇADE OR 100 SF	4.6% OR 19 SF	§500-2811.B(3)(c)
MAX. SIGN AREA FOR ALL OTHER SIGNS (SF)	5% FAÇADE OR 60 SF	1.2% OR 60 SF	§500-2811.B(3)(c)

PARKING REQUIREMENTS

PARKING:			
MIN. NUMBER OF SPACES FOR RESTAURANTS	1 PER 50 SF GFA	2,700 S F	§500-2702.D
TOTAL NUMBER OF SPACES	54	22 **	§500-2702.D

* DENOTES DECREASE IN EXISTING NON-CONFORMING FEATURE

** DENOTES VARIANCE REQUIRED

OWNER'S CERTIFICATE OF INTENT

IN WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED SIGNATORY AND THE SAME TO BE ATTESTED BY ITS AUTHORIZED SIGNATORY, THIS _________DAY OF______

ATTEST:

LANGHORNE INVESTORS, LLC

ROBERT J. NASUTI, AUTHORIZED REPRESENTATIVE
WITNESS MY HAND AND NOTORIAL SEAL THIS

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____

REQUESTED WAIVERS:

- 1. SUBMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:
- a. §440-303.D(3)(j) FROM PROVIDING PLANS AND PROFILES OF
- 2. DESIGN WAIVERS ARE REQUESTED FROM THE FOLLOWING:

STORMWATER AND SOIL EROSION MEASURES.

- a. §440-406.G (1) TO PERMIT THE WATER QUALITY STORM EVENT TO DISCHARGE IN LESS THAN 24 HOURS.
- b. §440-406.M(2) TO PERMIT 12" STORM PIPES WHERE 15" IS REQUIRED.c. §440-406.M(3)(d) TO PERMIT THE WATER QUALITY STORM EVENT TO
- d. §440-417 FROM PROVIDING STREET TREES.

DISCHARGE IN LESS THAN 24 HOURS.

- e. §440-421.E(16) TO PERMIT 2 DRIVEWAYS. (EXISTING CONDITION).
- f. §440-421.E(17) TO PERMIT AN ACCESS DRIVEWAY WITHIN 12' OF A PROPERTY LINE. (EXISTING CONDITION).
 g. §440-421.E(19) FROM PROVIDING A 30' PARKING SETBACK TO THE
- ULTIMATE R.O.W. (EXISTING O REMAIN).

 . \$440-421.G TO PERMIT GRADES IN EXCESS OF 3%. (EXISTING
- h. §440-421.G TO PERMIT GRADES IN EXCESS OF 3%. (EXISTING CONDITION).
- i. §440-421.J FROM PROVIDING AN OFF-STREET LOADING SPACE.

APPROVED BY THE MIDDLETOWN TOWNSHIP PLANNING COMMISSION

MEMBER DATE

MEMBER DATE

REVIEWED BY THE MIDDLETOWN TOWNSHIP ENGINEER.

APPROVED BY RESOLUTION OF THE SUPERVISORS OF MIDDLETOWN TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, AT A MEETING HELD ON THE ______ DAY OF ______.

B.C.P.C NO.

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS
COUN TY PLANNING COMMISSION IN ACCORDANCE WITH THE

EXECUTIVE DIRECTOR DATE

MUNICIPALITIES CODE. CERTIFIED THIS DATE,

PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS LAND DEVELOPMENT, EXCEPT NOTED IN THE LIST OF APPROVED WAIVERS.

BRIAN W. CLEARY, PE (PE081074) DATE

STORMWATER MANAGEMENT BMP ACKNOWLEDGEMENT

1, ROBERT J. NASUTI, ON THIS DATE ACKNOWLEDGES
THAT THE STORMWATER CONTROLS AND BMPs ARE PERMANENT
FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER WRITTEN
APPROVAL BY THE TOWNSHIP DESIGNEE, UPON RECOMMENDATION OF
THE TOWNSHIP ENGINEER.

OWNER/APPLICANT DATE

DRAINAGE PLAN ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE.

BRIAN W. CLEARY, PE (PE081074) DATE

40

THE PETTIT GROUP

agineering • Architecture • 497 Center Street • Sewell, NJ 08

Tel: 856-464-9600 Fax: 856-464

www.pettitgroup.com

REVISIONS

NO. DESCRIPTION DATE

FOR APPROVAL PURPOSES ONLY

PROJECT. THEY ARE NOT INTENDED OR REPRESENTE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OF EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETITIT GROUP, LLC FOR THE SPECIFIC PURPOS INTENDED WILL BE AT THE OWNERS SOLE RISK AN WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETITIT GROUP, LLC AND OWNER SHALL INDEMNIF AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

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DESIGNED BY:

JOB NO:

1061-358

Y APPROXIMATE. IT IS IMPORTANT TO NOTE '

BWC 1061-358

DRAWN BY: DATE: 06/10/25

CHECKED BY: SCALE: BWC 1" = 20'

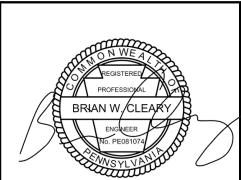


PLANS

640 E LINCOLN HIGHWAY
APN 22-041-026

MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA

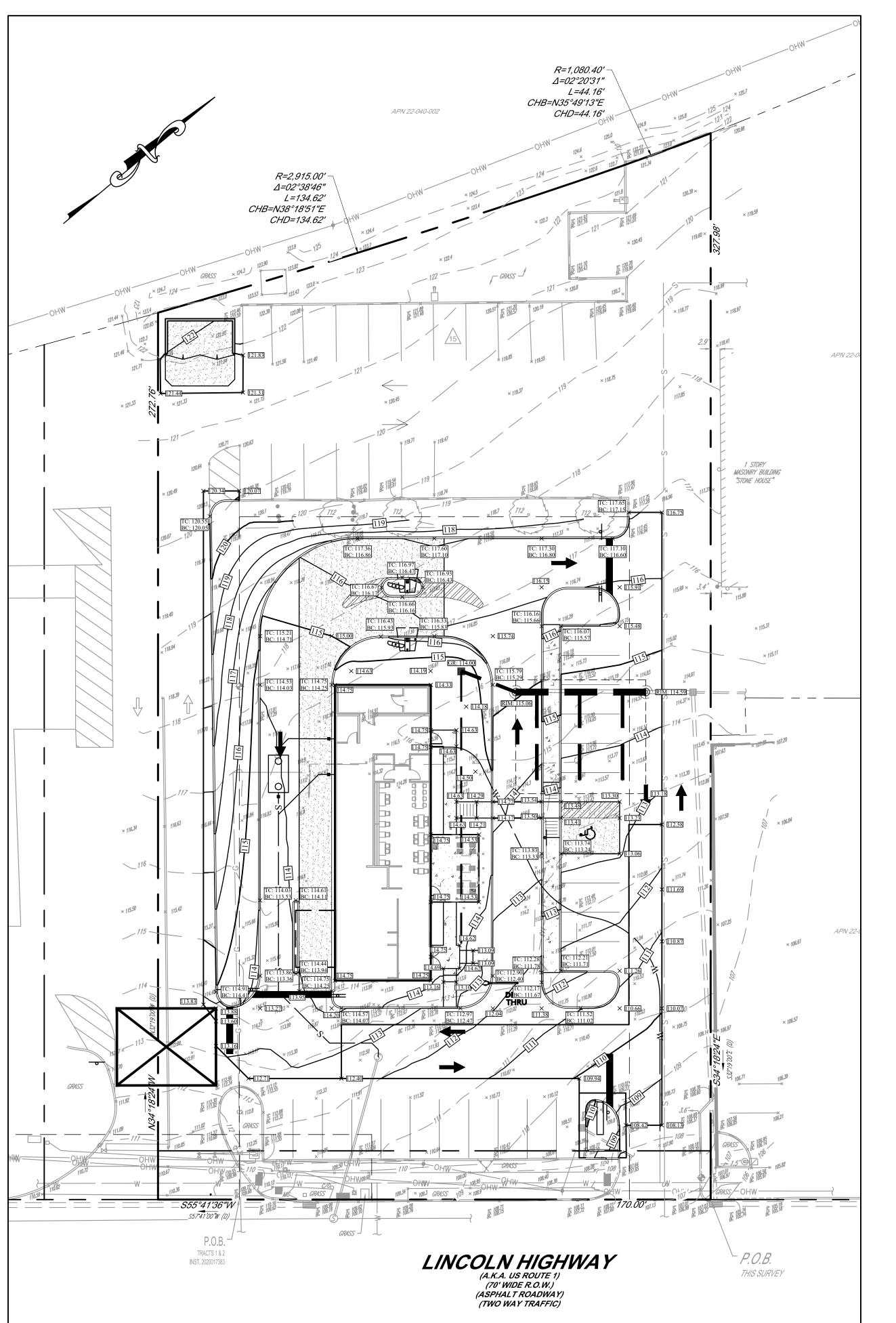
FOR
LANGHORNE INVESTORS, LLC
P.O. BOX 429
CONSHOHOCKEN, PA 19428



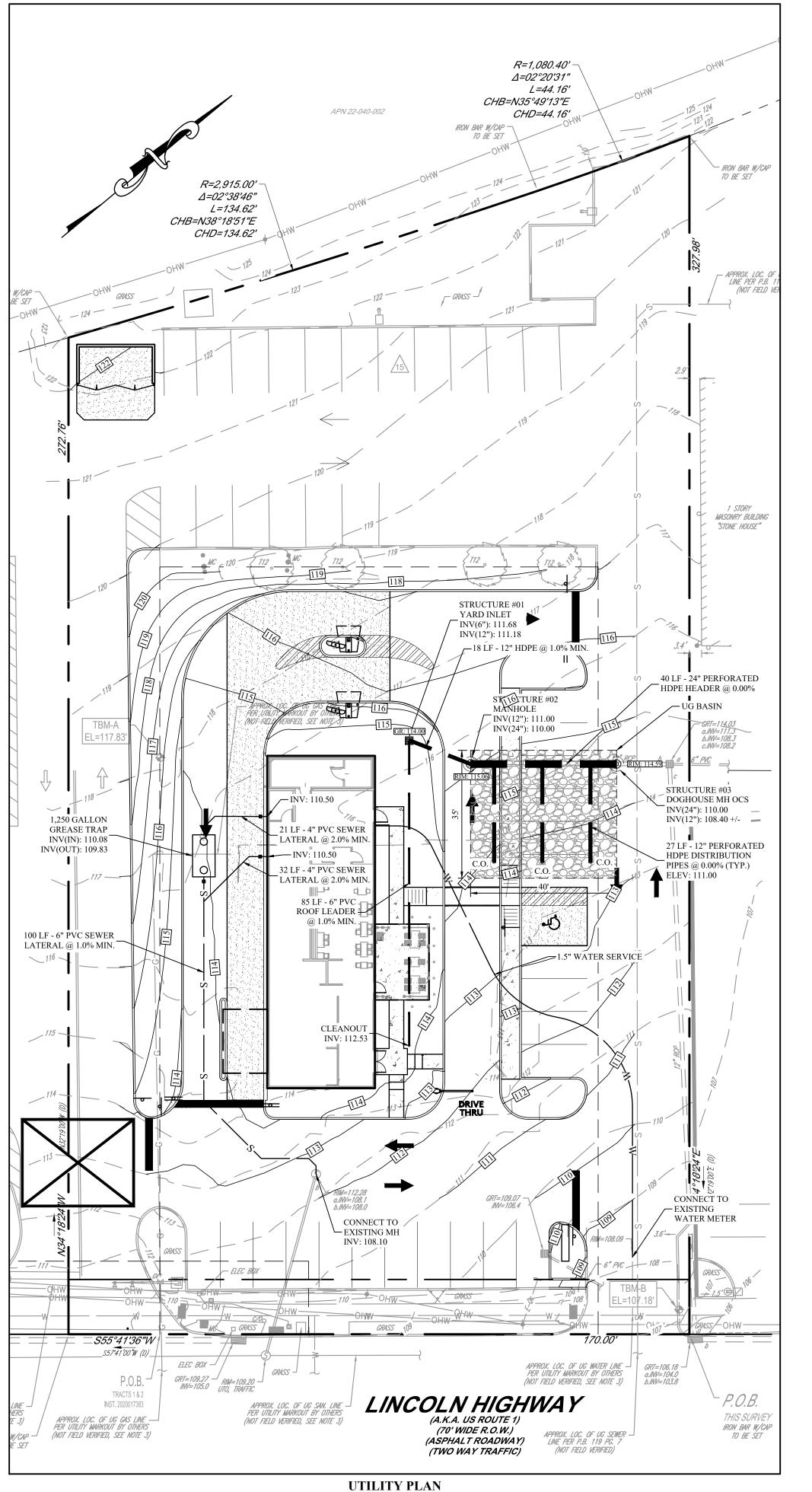
BRIAN W. CLEARY, PE

SITE PLAN

3 of **Q**



GRADING PLAN



GRADING & UTILITY NOTES:

- 1. ALL GRADING SHALL PROMOTE POSITIVE DRAINAGE FROM BUILDINGS AND STRUCTURES TO DRAINAGE FACILITIES WITHOUT LOW SPOTS THAT CAUSE PONDING.
- 2. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHALL NOT BE LESS THAN 0.75%.
- 3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN. THE CONTRACTOR SHALL EMPLOY ALL MEANS NECESSARY, INCLUDING TEST PITS, TO LOCATE AND AVOID DAMAGE TO ALL EXISTING UTILITIES WITHIN THE VICINITY OF THE PROPOSED IMPROVEMENTS. SHOULD ANY EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL REPORT THE CONFLICT TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
- 4. ALL ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND OTHER PUBLIC UTILITY LINES SHALL BE INSTALLED UNDERGROUND. MINIMUM HORIZONTAL CLEARANCE BETWEEN PUBLIC UTILITY LINES AND WATER OR SEWER MAINS SHALL BE THREE (3)
- 5. THE CONTRACTOR SHALL BACKFILL HIS TRENCH AND PROTECT THE PUBLIC FROM THE WORK AREA AT THE END OF EACH WORKING DAY. NO TRENCHES SHALL REMAIN OPEN OVERNIGHT.
- 6. ALL GRAVITY SANITARY SEWER MAIN AND LATERALS SHALL BE PVC PIPE, SDR-35 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS, UNLESS OTHERWISE SPECIFIED. MINIMUM COVER OVER PVC AND DUCTILE IRON SANITARY SEWER MAINS AND LATERALS SHALL BE THREE (3) FEET. ALL SEWERS SHALL BE CONSTRUCTED WITH BEDDING AS DETAILED.
- 7. WATER MAINS AND SANITARY SEWER SHALL BE SEPARATED BY 10 FEET HORIZONTALLY WHEREVER POSSIBLE. OTHERWISE, THE SEWER AND WATER SHALL BE IN SEPARATE TRENCHES WITH THE SEWER 18" BELOW THE BOTTOM OF THE WATER MAIN. AT WATER AND SEWER CROSSINGS, THE SEWER SHALL BE 18" MINIMUM BELOW THE WATER OR SEWER MAIN SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET MINIMUM ON EACH SIDE OF THE CROSSING. WHERE SANITARY SEWER CROSS OVER OR WITHIN 18" UNDER A STORM PIPE, THE SANITARY SEWER SHALL BE C.L.D.I.P. WITH SLIP-ON JOINTS AND ENCASED IN CONCRETE FOR 10 FEET EACH SIDE OF THE CROSSING.
- 8. ANY PLASTIC PIPING, WHICH DOES NOT HAVE ANY SURFACE MARKINGS DENOTING THEIR PATH, SHALL HAVE TRACER WIRE INSTALLED.
- 9. REINFORCED CONCRETE PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- 10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
- 11. CLEAN OUTS AND CURB BOXES WITHIN THE PAVED AREAS MUST HAVE TRAFFIC LOADING FRAMES AND COVERS.
- 12. ALL INLET GRATES SHALL BE BICYCLE-SAFE GRATES.
- 13. BACKFILL AROUND ALL PROPOSED UTILITIES, AND ASSOCIATED STRUCTURES, SHALL BE COMPACTED TO 90 PERCENT, MINIMUM, OF THE MAXIMUM DRY DENSITY DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST, ASTM D 1557.
- **14.** ADA GRADING NOTE: ADA PARKING SPACES SHALL BE GRADED WITH A 2% MAXIMUM SLOPE IN ANY DIRECTION. ADA WALKWAYS SHALL BE GRADED WITH A MAXIMUM CROSS SLOPE OF 2% AND MAXIMUM RUNNING SLOPE OF 5%.

SHOULD THESE PLANS NOT DEPICT THE PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE DESIGNS, THE CONTRACTOR SHALL COORDINATE THE SCOPE OF THE PROPOSED UTILITY SERVICE DESIGNS IN CONSULTATION WITH THE RESPECTIVE UTILITY PROVIDERS AND SHALL ENSURE THAT THE INSTALLATION OF ELECTRIC, GAS, AND TELECOMM UTILITY SERVICES ARE ADDRESSED WITHIN THE SCOPE OF THEIR BID.

SHOULD THESE PLANS DEPICT FEASIBLE LOCATIONS FOR PROPOSED ELECTRIC, GAS, AND TELECOMM UTILITY SERVICE CONNECTIONS, THEY SHALL ONLY BE UTILIZED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL NOTE THAT THE FINAL UTILITY SERVICE DESIGNS MUST BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS AND THEREFORE, ARE SUBJECT TO CHANGE BASED UPON THE PREFERENCE OF THE UTILITY PROVIDER.

CONTRACTOR SHALL VERIFY INVERT ELEVATIONS, AND OTHER CRITICAL DIMENSIONS, LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE.



REVISIONS					
NO.	DESCRIPTION	DATE			

FOR APPROVAL PURPOSES ONLY

ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OF EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT OR ANY OTHER PROJECT OR ANY OTHER PROJECT OR ANY REUSE WITHOUT WRITTEN PERMISSION BY THE PETTIT GROUP, LLC FOR THE SPECIFIC PURPOS INTENDED WILL BE AT THE OWNERS SOLE RISK ANI WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE PETTIT GROUP, LLC AND OWNER SHALL INDEMNIFF AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

IE CONTRACTOR MUST VERIFY ALL DIMEN

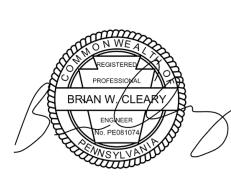
THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

BWC	1061-358
DRAWN BY: BWC	DATE: 06/10/25
CHECKED BY: BWC	SCALE: 1" = 20'



640 E LINCOLN HIGHWAY APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

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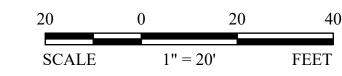


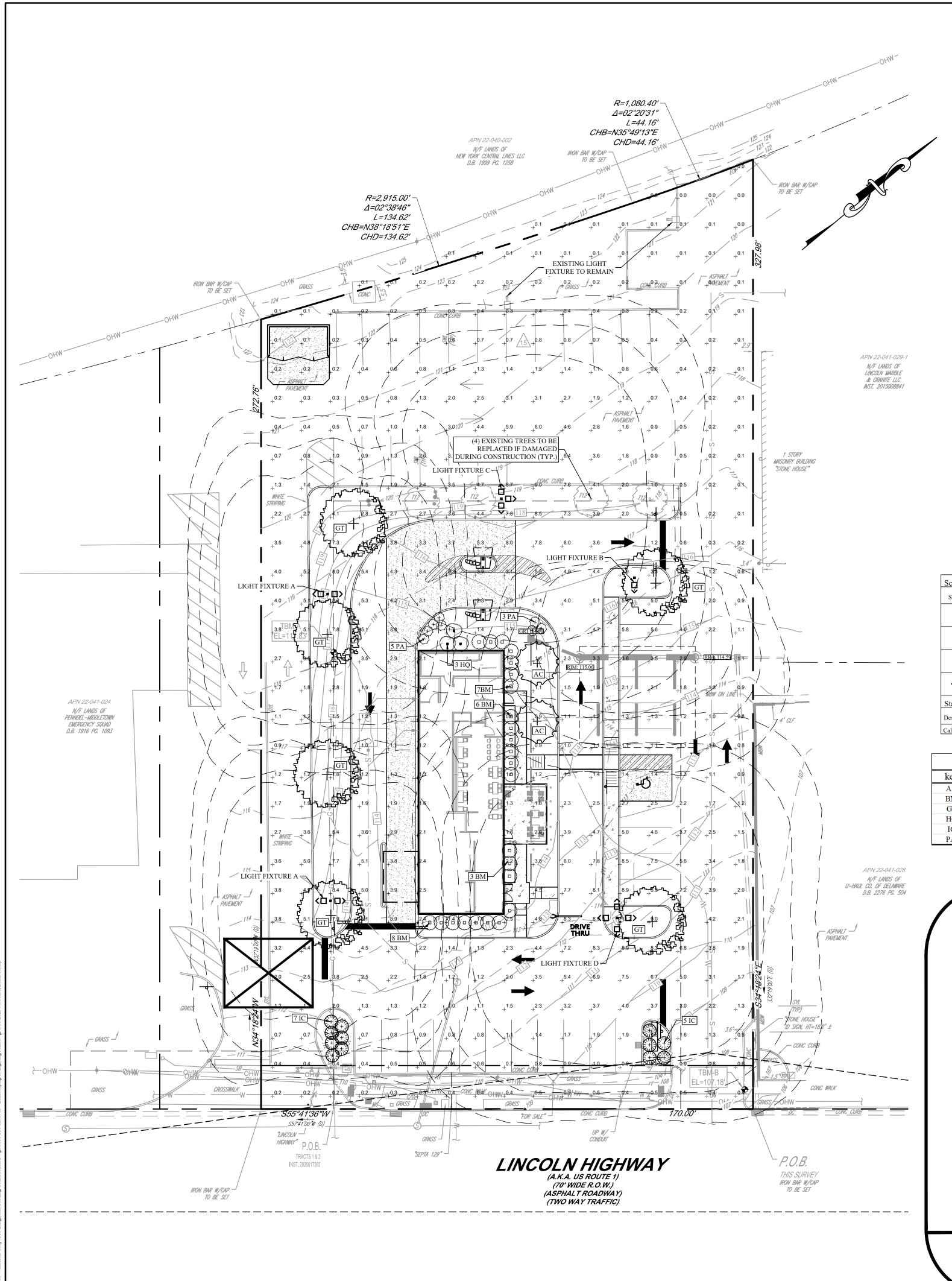
BRIAN W. CLEARY, PE

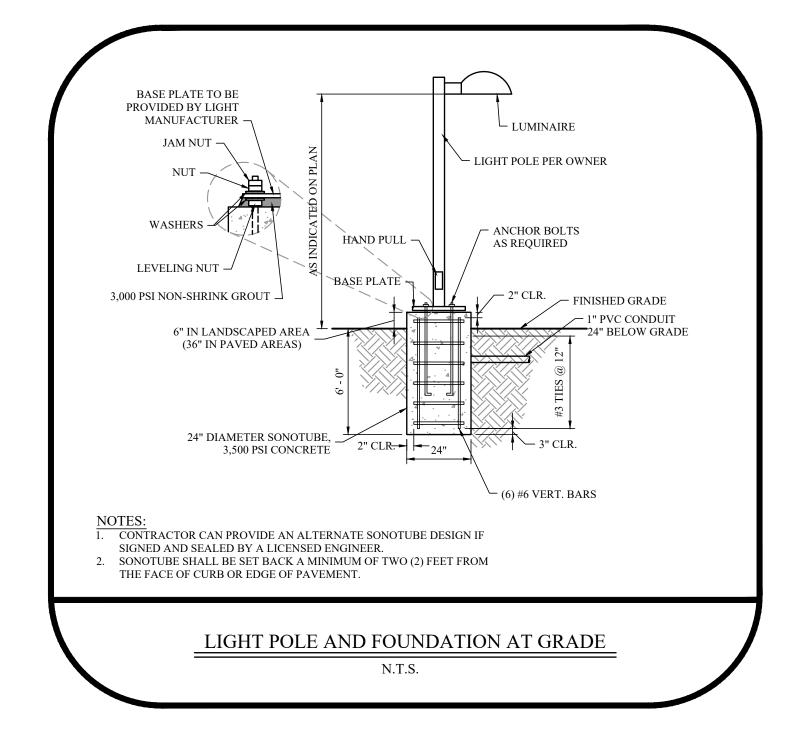
Professional Engineer
Pennsylvania • License # PE081074

GRADING & UTILITY PLAN

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Schedule												
Symbol	Label	QTY	Heig (F		Manufacturer		Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
\alpha \alpha \cdot	A	2	2	0	RAB LIGHTIN	G INC.	ALEDM3TN	78W/10,000 lm @ 4000K	1	10765	1	152
	В	1	2	0	RAB LIGHTIN	G INC.	ALEDM4TN	78W/10,000 lm @ 4000K	1	10750	1	74.8
	С	1	2	0	RAB LIGHTIN	G INC.	ALEDM4TN	78W/10,000 lm @ 4000K	1	10750	1	224.4
(D • D)	D	1	2	0	RAB LIGHTIN	G INC.	ALEDM4TN	78W/10,000 lm @ 4000K	1	10750	1	299.2
Statistics			•					•	•		•	•
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min						
Calc Zone	+	2.3 fc	11.2 fc	0.0 fc	N/A	N/A						

LANDSCAPE SCHEDULE							
key	quantity	botanical name	common name	size	caliper	root	comments
AC	2	Amelanchier canadensis	Downy Shadblow	8' to 10'	-	B & B, Heavy	Deciduous Tree
BM	24	Buxus microphylla "japonica"	Green Beauty Boxwood	24" min.	-	Cans	Evergreen Shrub
GT	6	Gledits ia tricanthos inermis	Thomless Honeylocust	13' to 15'	2 1/2" to 3"	B & B	Deciduous Tree
HQ	3	Hy drangea quercifolia	Oakleaf Hydrangea	18" to 24"	-	Cans	Deciduous Shrub
IC	12	Ilex crenata "Green Luster"	Green Luster Japanese Holly	24" to 30"	-	Cans	Evergreen Shrub
PA	8	Pennis etum alopecuroides	Dwarf Fountain Grass	2 gal	-	Cans	Ornamental Grass

COMPLETELY)

LANDSCAPE NOTES:

- 1. ALL DISTURBED AREAS ARE TO BE STABILIZED WITH 6" OF TOPSOIL IN ADDITION TO BEING SEEDED WITH THE SEED MIXTURE NOTED ON THE SOIL EROSION PLAN(S) (AFTER FINAL GRADING).
- 2. ALL SEEDED AREAS SHALL BE LIMED AND FERTILIZED AT THE RATE DETERMINED BY SOIL ANALYSIS AND APPROVED BY THE MUNICIPAL ENGINEER OR THE SOIL CONSERVATION DISTRICT, OR AT THE RATES SPECIFIED ON THE "SOIL EROSION AND SEDIMENT CONTROL AND DRAINAGE AREA PLAN".
- 3. LOCATION OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED IN FIELD BY THE LANDSCAPE CONTRACTOR ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
- 4. ALL SHADE TREES SHALL BE PLANTED IN A DORMANT STATE.
- 5. THE PLANTING HOLE BACKFILL MIX SHALL CONSIST OF 2 PARTS TOPSOIL, 1 PART PEAT MOSS, EXCEPT IN WET SOILS WHERE SAND WILL REPLACE THE PEAT MOSS.
- 6. ALL PLANT MATERIAL SHALL BE WATERED UNTIL SOAKED IMMEDIATELY AFTER PLANTING.
- 7. ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH COMMONLY ACCEPTED HORTICULTURAL PRACTICES.
- 8. SEE SOIL EROSION PLAN(S) FOR GRASS SEEDING MIXTURE, RATES OF APPLICATION AND/OR SOD COMPOSITION.
- 9. ALL PLANTS AND PLANTING STANDARDS SHALL CONFORM TO OR SURPASS MINIMUM QUALITY STANDARDS AS DEFINED BY THE CURRENT EDITION OF AMERICAN STANDARD FOR NURSERY STOCK
- PUBLISHED BY AMERICANHORT. 10. SHOULD A SPECIES BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE
- LANDSCAPE ARCHITECT OR APPROVING ENGINEER. 11. IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT LIST AND AS INDICATED ON THE
- 12. ALL PAVING AND SUBBASE MATERIAL, INDICATED TO BE REMOVED, SHALL BE ENTIRELY REMOVED AND REPLACED WITH CLEAN FILL AND TOPSOIL. TOPSOIL SHALL BE INSTALLED TO A DEPTH AS STATED

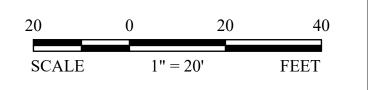
PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.

- 13. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR TWO (2) YEARS FROM DATE OF INSTALLATION AND SHALL BE IN A HEALTHY AND VIGOROUS CONDITION. ANY PLANT MATERIAL WHICH DIES WITHIN THAT PERIOD SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF PLANT MATERIAL DURING THE NEXT GROWING SEASON.
- 14. ALL SHADE TREES TO BE PLANTED IN A MULCHED PLANTING RING. SHRUBS, EVERGREEN TREES, AND ORNAMENTAL TREES SHALL BE PLANTED IN PLANTING BEDS. MULCHING SHALL BE LIMITED TO THE EXTENTS SHOWN IN THE CONSTRUCTION DETAILS TO THE MAXIMUM EXTENT PRACTICABLE. ANY ADDITIONAL MULCHING SHALL BE APPROVED BY THE DEVELOPER.
- 15. IF LANDSCAPING IS PROPOSED WITHIN THE SIGHT TRIANGLE, ALL TREES SHALL BE LIMBED UP TO SEVEN (7) FEET ABOVE GRADE, AND ALL SHRUBS SHALL BE TRIMMED SO AS TO NOT EXCEED THIRTY (30) INCHES IN HEIGHT.

LIGHTING NOTES:

ABOVE.

- 1. THIS PLAN ILLUSTRATES LUMINAIRE LOCATIONS AND ILLUMINATION LEVELS ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
- 2. ALL SUBSTITUTIONS TO THE FIXTURES SPECIFIED MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.





DRAWN BY:

HECKED BY:

640 E LINCOLN HIGHWAY APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

REVISIONS

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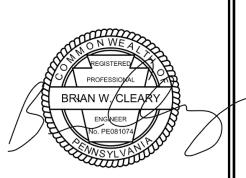
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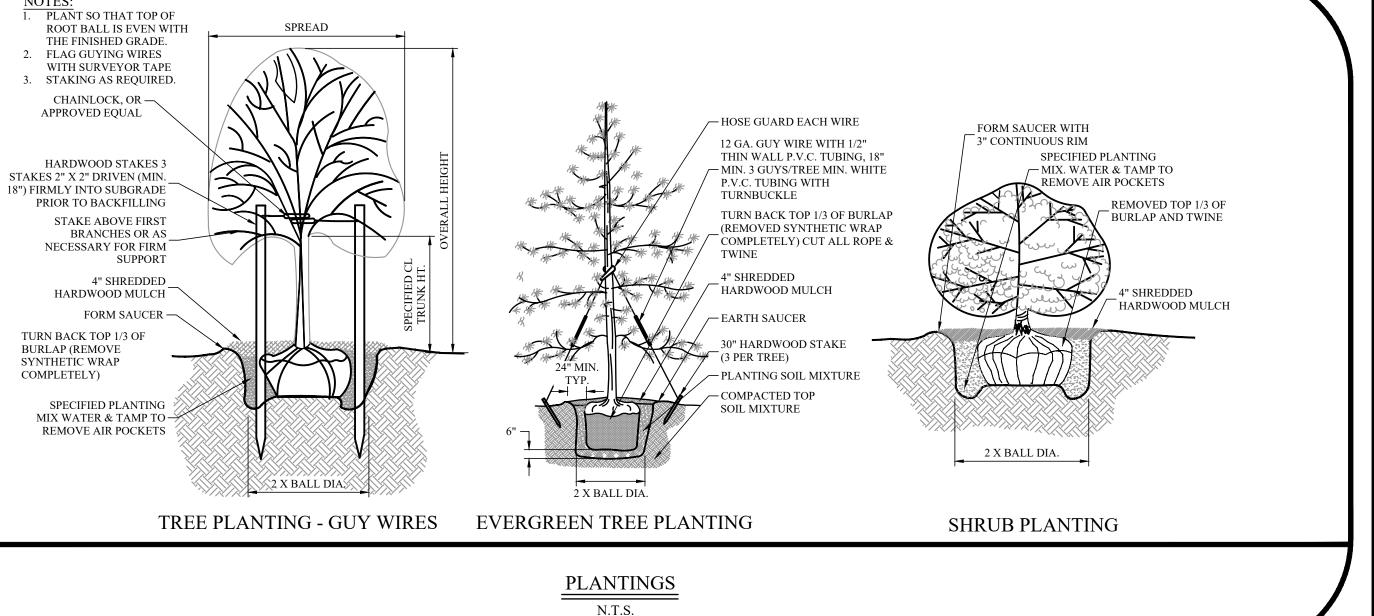
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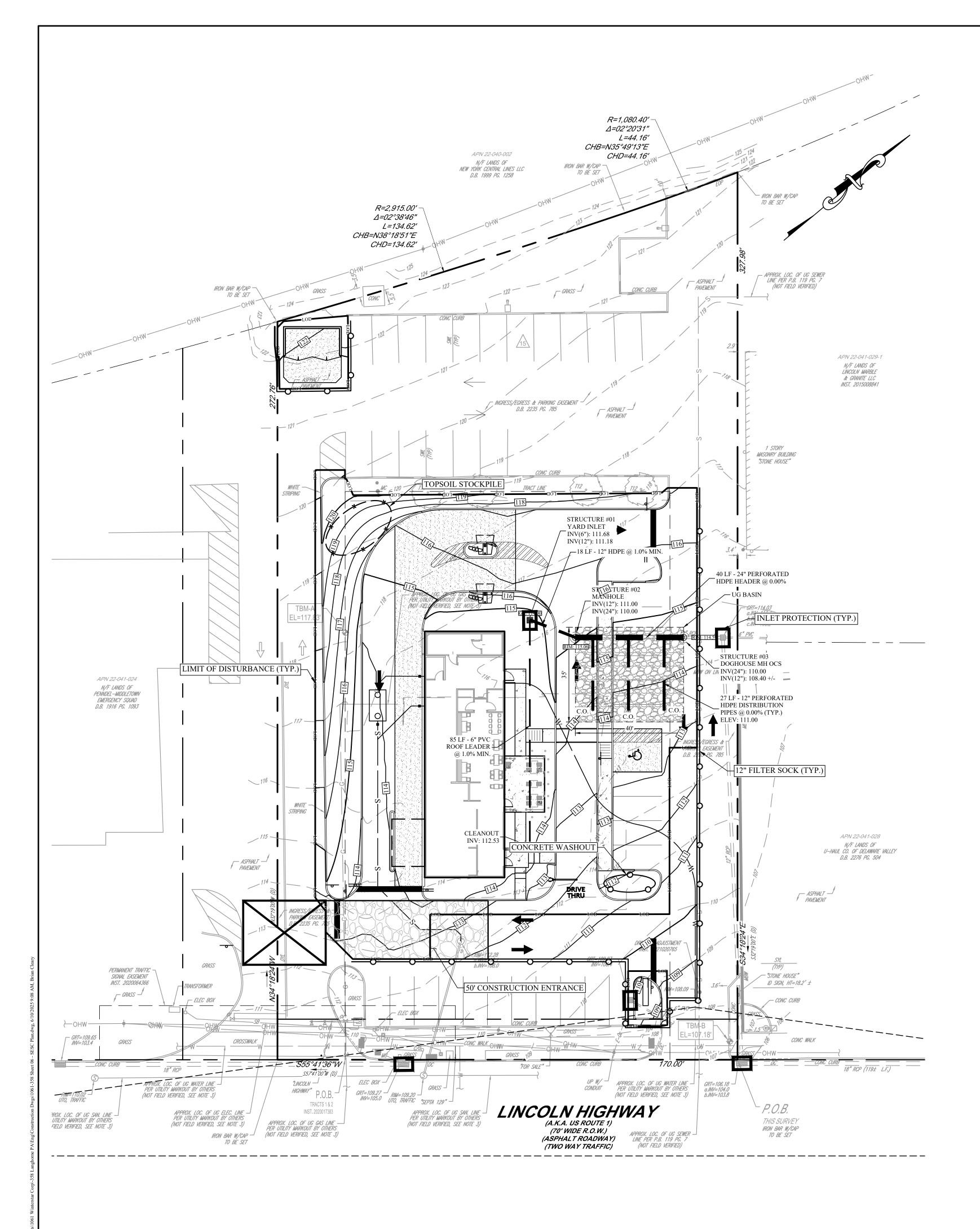
LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428



BRIAN W. CLEARY, PE <u>Professional Engineer</u> Pennsylvania • License # PE081074

LANDSCAPING & LIGHTING





STANDARD EROSION AND SEDIMENT CONTROL PLAN NOTES:

- 1. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- 5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPS SPECIFIED BY THE BMP SEQUENCE

FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.

- 7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- 8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- 9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- 10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THIS SITE.
- 11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- 13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER NON-DISTURBED AREAS.
- 14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM THE SUBJECT PROPERTY ONTO ROUTE 462 OR COLUMBIA AVENUE. VEHICLES AND EQUIPMENT MAY ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA A STABILIZED ROCK CONSTRUCTION ENTRANCE.
- 15. UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. THE OPERATOR WILL MAINTAIN AND MAKE AVAILABLE TO LANCASTER COUNTY CONSERVATION DISTRICT COMPLETE, WRITTEN INSPECTION LOGS OF ALL THOSE INSPECTIONS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- 16. A LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- 17. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- 18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED, OR PLACED IN TOPSOIL STOCKPILES.
- 19. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES 6 TO 12 INCHES ON COMPACTED SOILS PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 20. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 22. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILL.
- 23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- 26. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- 27. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR OTHER PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR MOTHER MOVEMENTS.

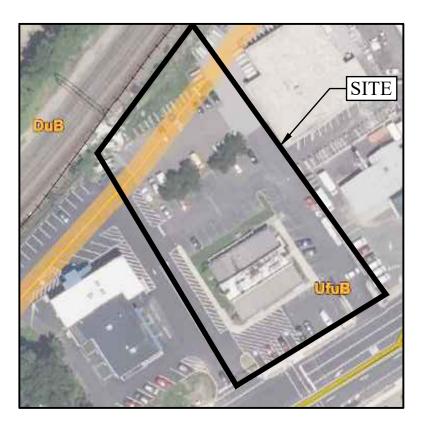
 29. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE REGINS WITHIN THE TRIBLITARY AREAS OF THOSE BMPS. EAS BMPS SHALL REMAIN FUNCTIONAL

28 PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM PERENNIAL 70% VEGETATIVE COVER OR OTHER

- 29. EROSION AND SEDIMENT BMPS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPS. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
- 31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- 32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 33. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- 34. IN THE EVENT OF SINKHOLE DISCOVERY A PROFESSIONAL GEOLOGIST OR ENGINEER WILL BE CONTACTED CONCERNING MITIGATION. ADDITIONALLY, THE LANCASTER COUNTY CONSERVATION DISTRICT WILL BE MADE AWARE OF THE SINKHOLE DISCOVERY IMMEDIATELY.
- 35. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND
- 36. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
- THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL NOT A NOTE.)
- 38. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOD DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.
- 39. ALL WETLANDS MUST BE DELINEATED AND PROTECTED WITH ORANGE SAFETY FENCE PRIOR TO ANY EARTHMOVING ACTIVITY.

37. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL INCLUDING

- 40. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN
- 41. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- 42. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL PROVIDE NOTICE IN WRITING TO THE LANCASTER COUNTY CONSERVATION DISTRICT THAT EARTH DISTURBANCE ACTIVITIES WILL BE COMMENCING.



SOILS MAP

LEGEND				
	SILT FENCE			
	FILTER SOCK			
LOD	LIMIT OF DISTURBANCE			
	CONSTRUCTION ENTRANCE			
	TOPSOIL STOCKPILE			
	INLET PROTECTION			
	CONCRETE WASHOUT			

TEMPORARY SEEDING SELECTIONS AND OPTIMUM SEEDING DATES

TEMPORARY SEEDING SHALL BE APPLIED ACCORDING TO THE ENCLOSED CHART. THE CONTRACTOR SHALL ADHERE TO THE RECOMMENDED SEEDING DATES WHEN SELECTING TEMPORARY SEED TYPES. FERTILIZE, LIME, AND MULCH IN ACCORDANCE WITH RATES AND MATERIALS INDICATED ABOVE.

SEED SELECTION	SEEDI	NG RATE	SEEDING DATES	
	PER ACRE	PER 1,000 SF	ZONE 6a-7b	
SPRING OATS	86 LBS.	2 LBS.	MAR 1 - MAY 15 (6b AUG. 15 - OCT. 1 (6b	
PERENNIAL RYE GRASS	100 LBS.	1 LBS.	MAR 1 - MAY 15 (6b AUG. 15 - OCT. 1 (6b	
WINTER BARLEY	96 LBS.	2.2 LBS.	AUG. 15 - OCT. 1 (6b	
ANNUAL RYE GRASS	100 LBS.	1 LBS.	MAR. 15 - JUNE 1 (6) AUG. 1 - SEP. 15 (6b	
WINTER CEREAL RYE	112 LBS.	2.8 LBS.	AUG 1 - NOV. 15 (6b	
PEARL MILLET *	20 LBS.	0.5 LBS.	MAY 15 - AUG. 15 (6)	
GERMAN OR HUNGARIAN MILLET *	30 LBS.	0.7 LBS.	MAY 15 - AUG. 15 (6)	
LIME	1 TON			
FERTILIZER (10-10-10)	500 LBS.			
MULCH	3 TONS			

* MAY BE PLANTED THROUGHOUT SUMMER IF SOIL MOISTURE IS ADEQUATE OR CAN BE IRRIGATED

EROSION AND SEDIMENT CONTROL PLAN NOTES:

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

SITE SOILS				
NAME	SYMBOL	DESCRIPTION		
DUNCANNON SILT LOAM	DuB	3 TO 8 PERCENT SLOPES		
URBAN LAND	UfuB	0 TO 8 PERCENT SLOPES		

TOTAL AREA OF DISTURBANCE: 0.52 ACRES (22,812 SF)

PERMANENT STABILIZATION

DUST CONTROL SHALL BE ACCOMPLISHED BY PERIODIC SPRINKLING OF DISTURBED AREAS WITH WATER AS REQUIRED.

MATERIAL

TOPSOIL REPLACEMENT DEPTH OF 4 INCHES

TALL FESCUE

% PURE LIVE SEED: 76

PERENNIAL RYEGRASS
% PURE LIVE SEED: 80.75

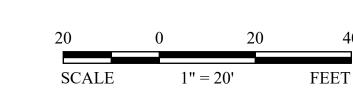
APPLICATION RATE: 60 LB / ACRE

APPLICATION RATE: 15 LB / ACRE

10-20-20 FERTILIZER
APPLICATION RATE: 1,000 LB / ACRE

AGRICULTRUAL LIME
APPLICATION RATE: 6 TONS / ACRE

STRAW OR HAY MULCH **
APPLICATION RATE: 3 TONS / ACRE





REVISIONS		
NO.	DESCRIPTION	DATE
		· ·

FOR APPROVAL PURPOSES ONLY

ALL DOCUMENTS PREPARED BY THE PETTIT GROUP, LL
ARE INSTRUMENTS OF SERVICE IN RESPECT TO TH
PROJECT. THEY ARE NOT INTENDED OR REPRESENTEL
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OF
EXTENSIONS OF THE PROJECT OR ANY OTHER PROJECT
ANY REUSE WITHOUT WRITTEN PERMISSION BY THE
PETTIT GROUP, LLC FOR THE SPECIFIC PURPOS
INTENDED WILL BE AT THE OWNERS SOLE RISK AN
WITHOUT LIABILITY OR LEGAL EXPOSURE TO TH
PETTIT GROUP, LLC AND OWNER SHALL INDEMNIF
AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM
CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING
OUT OF OR RESULTING THEREFROM.

THE CONTRACTOR MUST VERIFY ALL DIMENSION
PRIOR TO PROCEEDING WITH THE WORK AND NOTHE

OWNER OF ANY DISCREPANCIES.

CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONTACT THE UNDERGROUND UTILITY MARK OUT SERVICE (1-800-272-1000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

DESIGNED BY: BWC	JOB NO: 1061-358
DRAWN BY: BWC	DATE: 06/10/25
CHECKED BY: BWC	SCALE: 1" = 20'

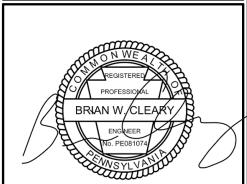


LAND DEVELOPMENT
PLANS

640 E LINCOLN HIGHWAY

APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA FOR

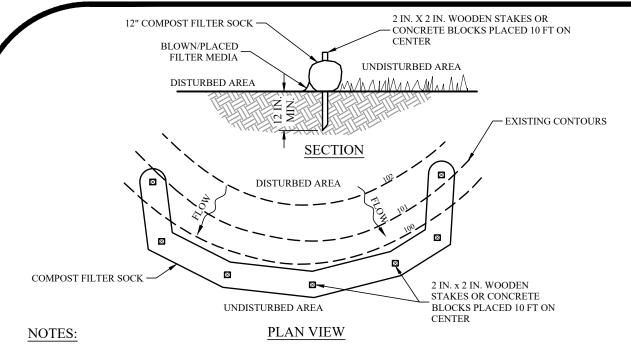
LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428



BRIAN W. CLEARY, PE
Professional Engineer

SOIL EROSION
AND SEDIMENT

6 of 6



COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT, MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHOULD BE USED IMMEDIATELY DOWNSLOPE OF

TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION

BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS: PHOTODEGRADABLE SOCKS AFTER 1

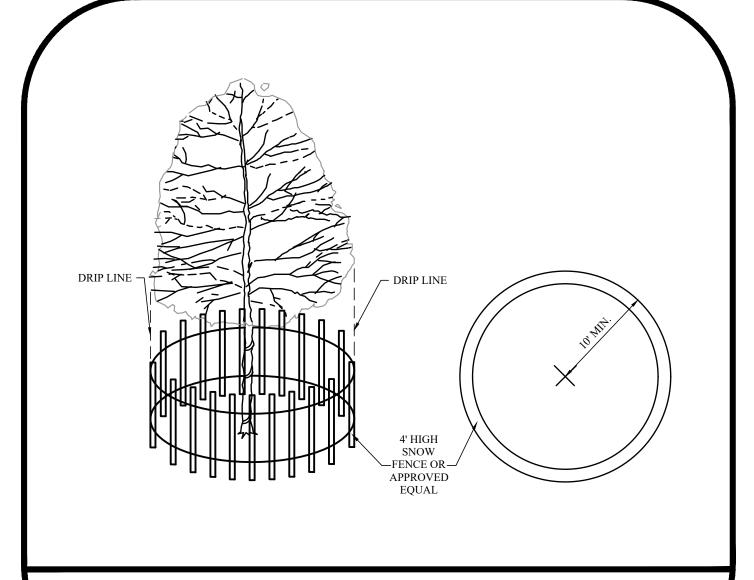
YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

Material Type	Cotton BioSoxx™	5 mil High Density Polyethylene (HDPE)	5 mil High Density Polyethylene (HDPE)	Multi-Filament Polypropylene (MFPP, previously HDPP)	Multi-Filament Polypropylene SafteySoxx™	Multi-Filament Polypropylene DuraSoxx®	Multi-Filament Polypropylene DuraSoxx® (Heavy Duty)
Material Characteristic	Biodegradable	Oxo-degradable	Photodegradable	Photodegradable	Photodegradable	Photodegradable	Photodegradable
Design Diameters	8 in (200mm), 12 in (300mm)	8 in (200mm), 12 in (300mm), 18 in (400mm)	5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (400mm)	8 in (200mm), 12 in (300mm), 18 in (400mm), 24 in (600mm), 32 in (800mm)	8 in (200mm), 12 in (300mm), 18 in (400mm)	8 in (200mm), 12 in (300mm), 18 in (400mm), 24 in (600mm), 32 in (800mm)	5 in (125mm), 8 in (200mm), 12 in (300mm), 18 in (400mm)
Mesh Opening	1/8 in (3mm)	3/8 in (10mm)	3/8 in (10mm)	3/8 in (10mm)	1/8 in (3mm)	1/8 in (3mm)	1/8 in (3mm)
Tensile Strength	44 psi	26 psi	26 psi	44 psi	202 psi	202 psi	242 psi
% Original Strength from Ultraviolet Exposure (ASTM G-155)	ND	ND	23% at 1000 hr	100% at 1000 hr	100% at 1000 hr	100% at 1000 hr	100% at 1000 hr
Functional Longevity/ Project Duration***	up to 12 months**	6 mo-3.5 yr	9 mo-4 yr	1-4 yr	2-5 yr	2-5 yr	2-5 yr

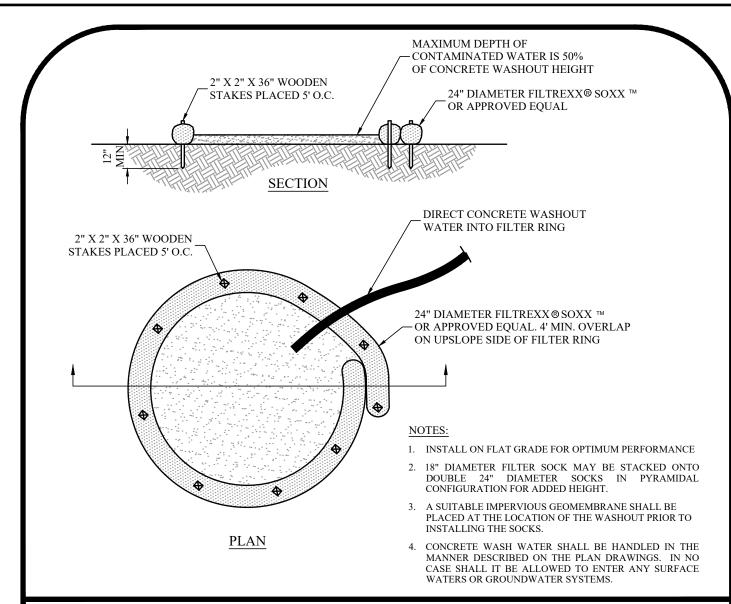
TABLE 4.2 Compost Standards		
Organic Matter Content	80% - 100% (dry weight basis)	
Organic Portion	Fibrous and elongated	
pH	5.5 - 8.0	
Moisture Content	35% - 55%	
Particle Size	98% pass through 1" screen	
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum	

N.T.S.

COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURE, FOOD, STUMP GRINDINGS, AND YARD OR WOOD/BARK ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX. THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PENNDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE

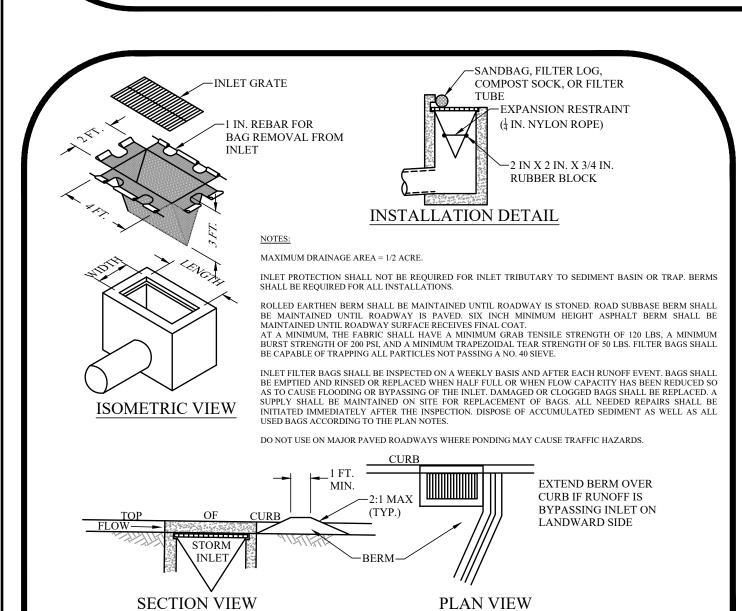


TREE PROTECTION DURING CONSTRUCTION

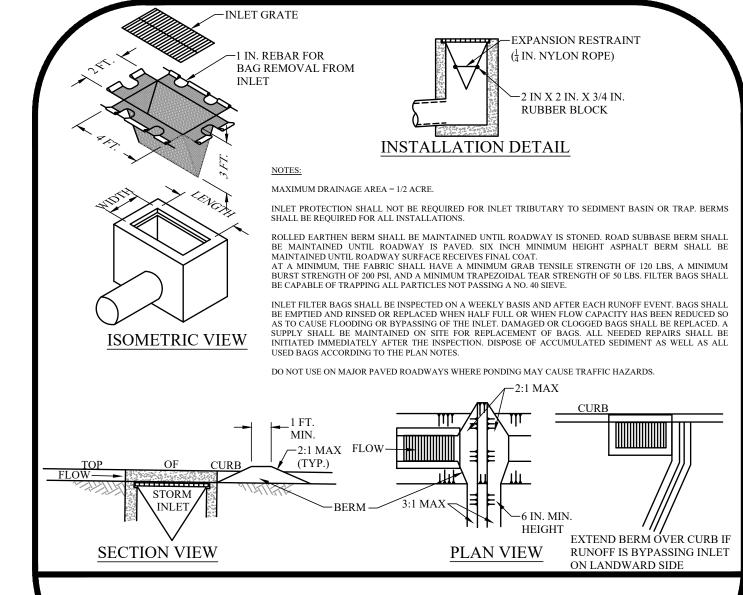


CONCRETE WASH AREA

N.T.S.

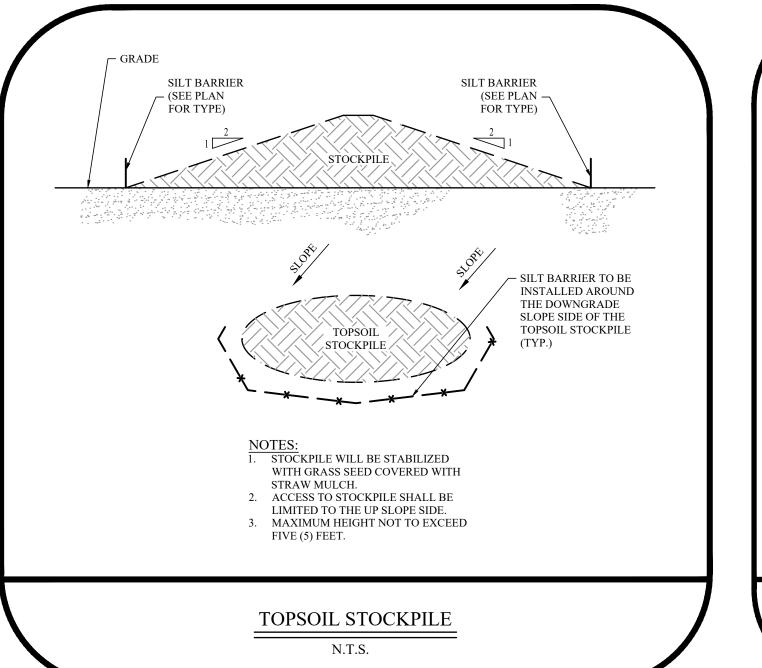


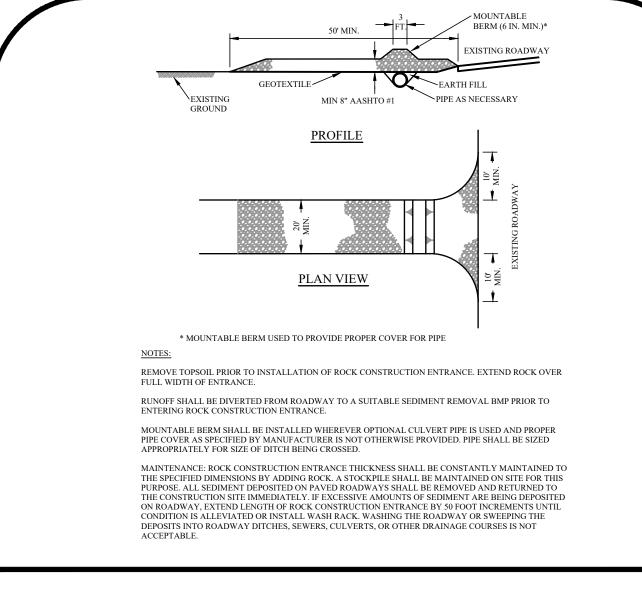
FILTER BAG INLET PROTECTION - TYPE C INLET N.T.S.



FILTER BAG INLET PROTECTION - TYPE M INLET

N.T.S.





ROCK CONSTRUCTION ENTRANCE

N.T.S.

ANTICIPATED CONSTRUCTION SCHEDULE

AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARNING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRATORS, THE LANDOWNER, ALL ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, AND A REPRESENTATIVE OF THE COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.

AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. PHYSICALLY DELINEATE THE LIMIT OF DISTURBANCE 1 DAY INSTALLATION OF CONSTRUCTION ENTRANCE, INLET PROTECTION DEVICES 4. ON EXISTING DRAINAGE STRUCTURES, TREE PROTECTION FENCES, COMPOST SOCK & SILT FENCE, AND STABILIZATION OF THE STAGING AREA. SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS LOCATED IN 30 DAYS

AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA. CONSTRUCTION OF UTILITIES AND INFILTRATION BED AND INSTALLATION OF INLET PROTECTION DEVICES ON NEW STRUCTURES. SEAL OFF STRUCTURE 1 (I.E. PLUGS OR PLYWOOD & MASTIC) TO PREVENT DISCHARGE 10 DAYS PRIOR TO PERMANENT STABILIZATION. PROVIDE A PHYSICAL

DEMARCATION OF THE INFILTRATION FOOTPRINT TO PROHIBIT COMPACTION OF INFILTRATION FOOTPRINT. 7. ROUGH GRADE SITE AND INSTALL STONE SUBBASE IN PARKING AREA. CONSTRUCTION OF BUILDING AND ASPHALT PARKING LOT, AND ADD PERMANENT SEEDING PER THE SPECIFICATIONS.

UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION IN ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMP'S.

CONSTRUCTION SEQUENCE:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING AND TOPSOIL STRIPPING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. ANY DEVIATION FROM THE FOLLOWING SEQUENCE MUST BE APPROVED IN WRITING FROM THE LANCASTER COUNTY CONSERVATION DISTRICT.

2. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN. AND A REPRESENTATIVE OF THE LANCASTER COUNTY CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.

3. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING

4. ALL PROPERTY OWNERS WITHIN 200 FEET OF THE SUBJECT PROPERTY SHALL BE NOTIFIED BY FIRST CLASS MAIL THAT CONSTRUCTION ON THE SUBJECT PROPERTY IS ABOUT TO COMMENCE. THIS NOTIFICATION SHALL BE SENT SEVEN (7) DAYS PRIOR TO THE BEGINNING STAGES OF REMOVAL OF TREES, UNDERBRUSH, INSTALLATION OF STORM SEWER AND THE LIKE OR PRIOR TO ANY WORK THAT NECESSITATES THE INSTALLATION OF SOIL AND EROSION CONTROL DEVICES, WHICHEVER OCCURS FIRST.



RAWN BY:

HECKED BY:

REVISIONS

FOR APPROVAL

PURPOSES ONLY

OJECT. THEY ARE NOT INTENDED OR REPRESE

TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS EXTENSIONS OF THE PROJECT OR ANY OTHER PROJE

NY REUSE WITHOUT WRITTEN PERMISSION BY ETTIT GROUP, LLC FOR THE SPECIFIC PURPOS TENDED WILL BE AT THE OWNERS SOLE RISK AN

AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM

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TILITY MARK OUT SERVICE (1-800-272-1000) PRIOR

THE START OF CONSTRUCTION. THE CONTRACTOR

PONSIBLE TO REPAIR (AT HIS EXPENSE)
AGED UTILITIES RESULTING FROM HIS WORK.

1061-358

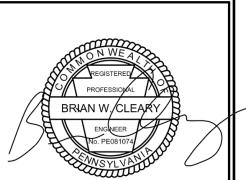
06/10/25

T OF OR RESULTING THEREFROM

PLANS 640 E LINCOLN HIGHWAY APN 22-041-026

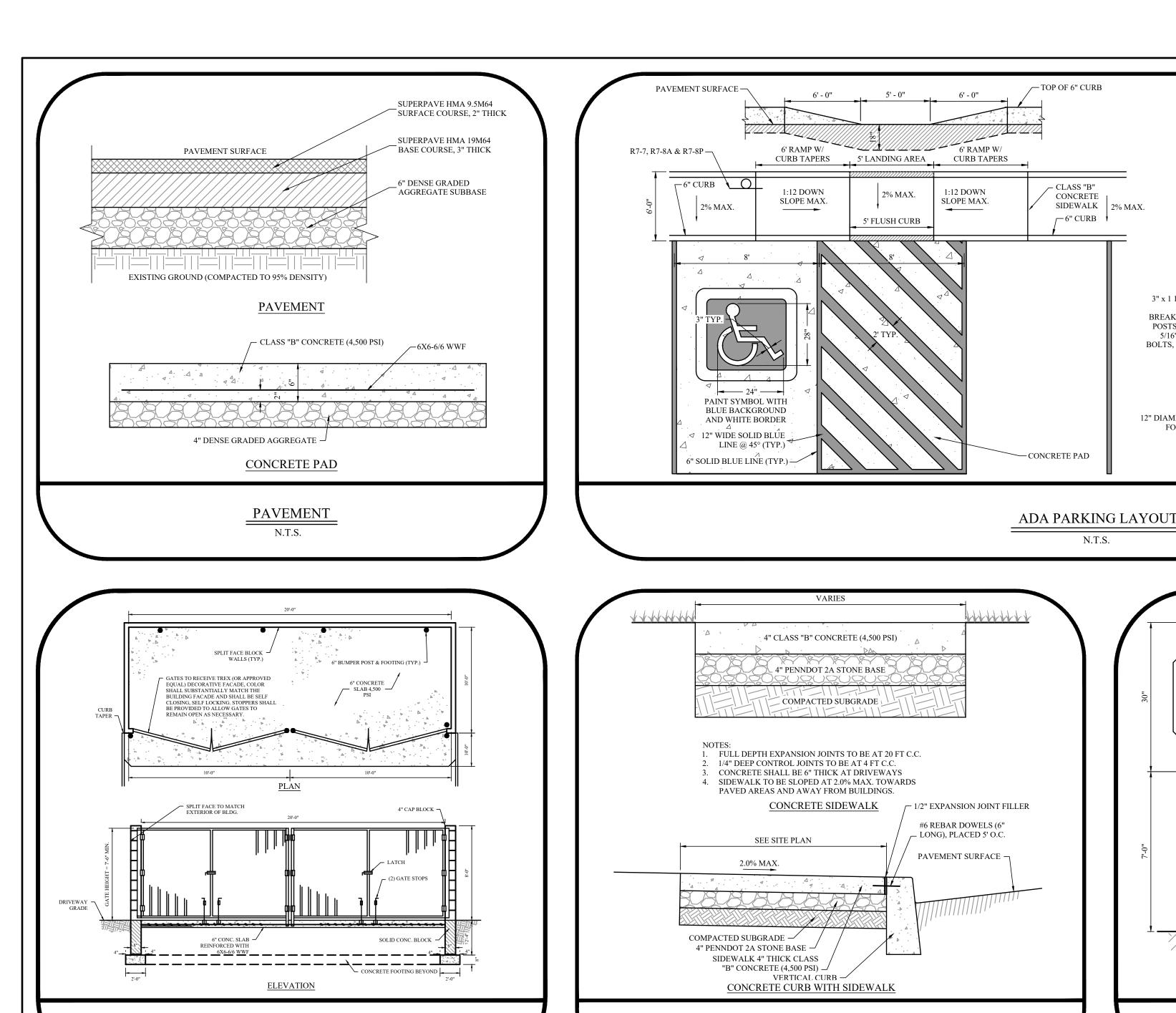
MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

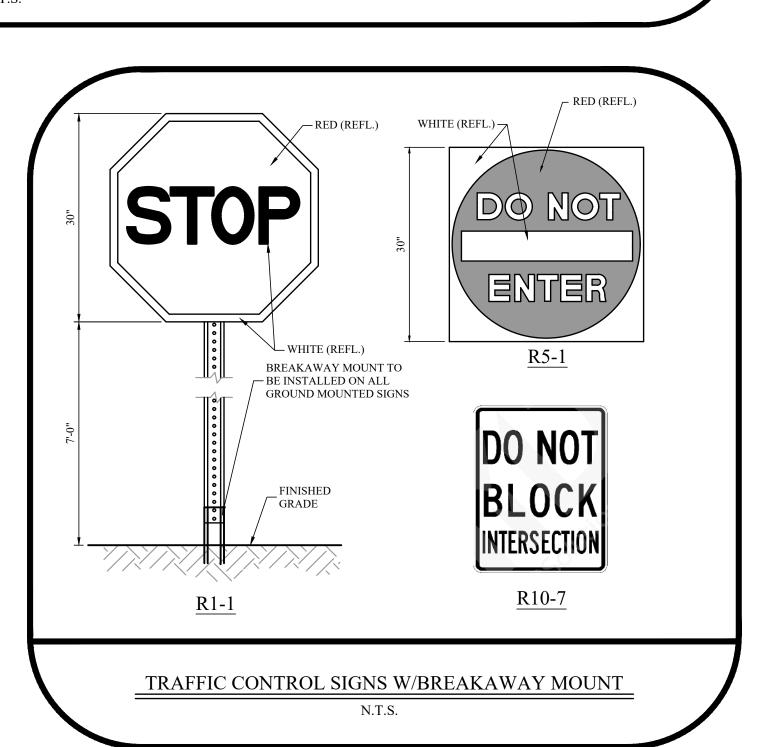
LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428



BRIAN W. CLEARY, PE Professional Engineer
Pennsylvania • License # PE081074

SESC NOTES & **DETAILS**





RESERVED

PARKING

3" x 1 1/2" STEEL DRIVE SIGN

5/16" OR 3/8" GALVANIZED

BOLTS, NUTS, AND WASHERS

12" DIAMETER CONCRETE

FOOTING (4,500 PSI)

POST ATTACHED TO BREAKAWAY CHANNEL BAR POSTS ATTACH POSTS WITH (12" X 18")

R7-8A

BLACK LETTERING ON WHITE

REFLECTIVE BACKGROUND

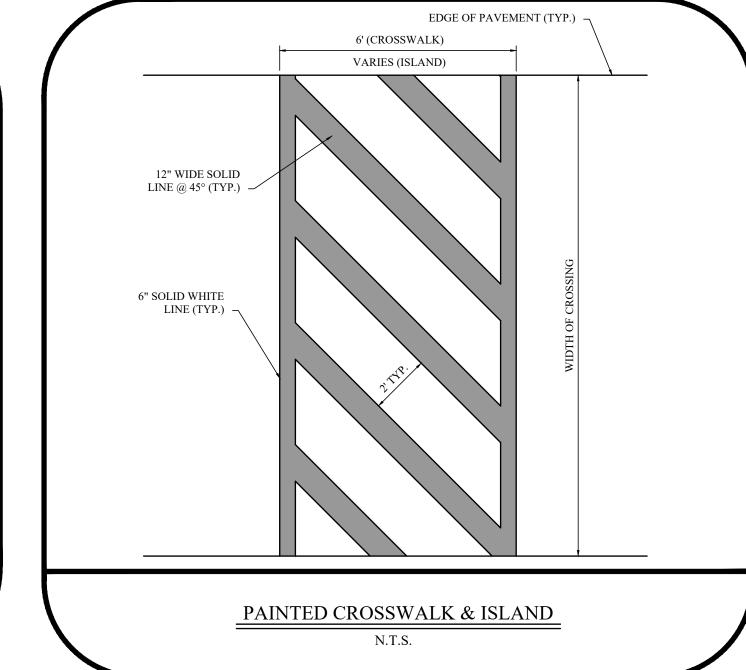
R7-8P

(10" X 12")

. INSTALL IN BOLLARD WHERE NOTED ON

ADDITIONAL INFORMATION.

THE PLANS. SEE BOLLARD DETAIL FOR



BOLLARD IN CURB

N.T.S.

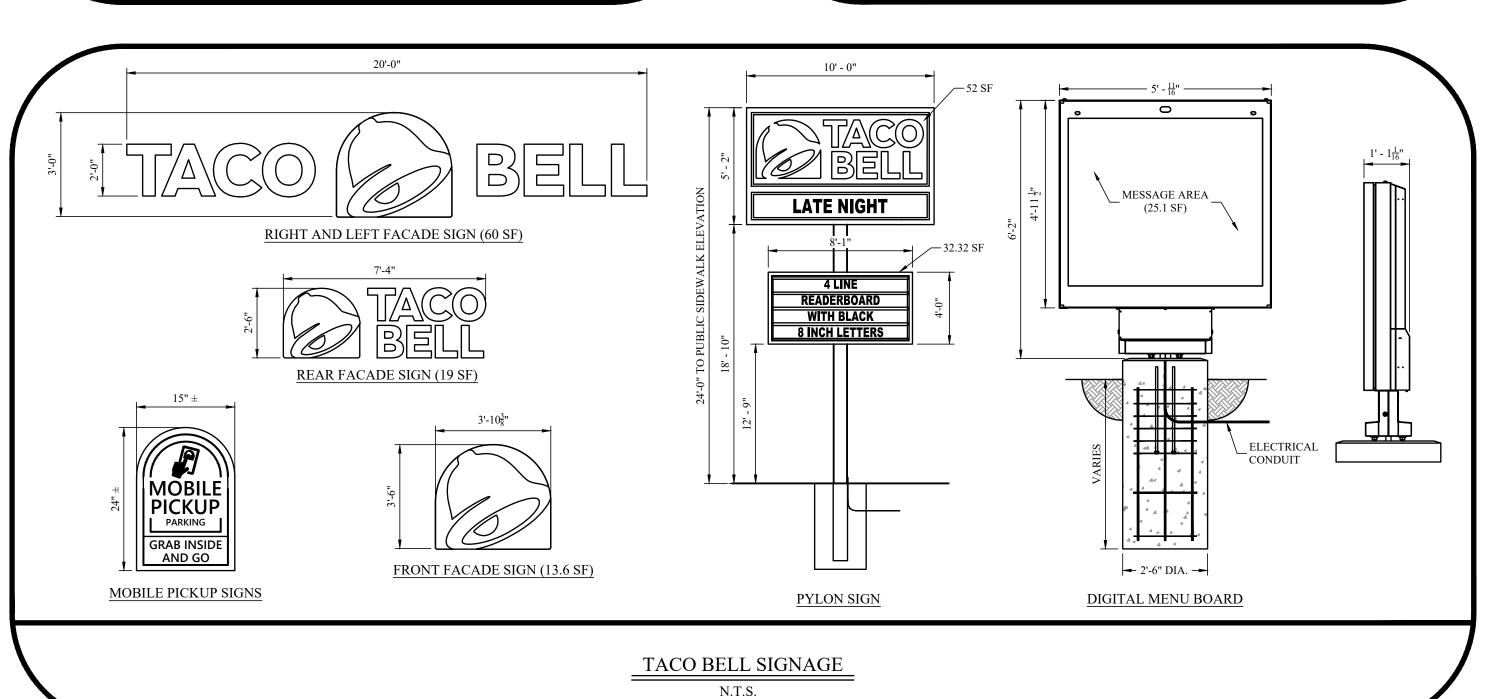
- 6" STEEL PIPE FILLED W/ CONCRETE. PRIMED & PAINTED SAFETY YELLOW PER SHEET A4.0

- PAVEMENT SURFACE

___ 1'-6"W x 3'-0"D x 1'-6"L FOOTING

← 1/2" RADIUS, TYPICAL

2" MIN. -

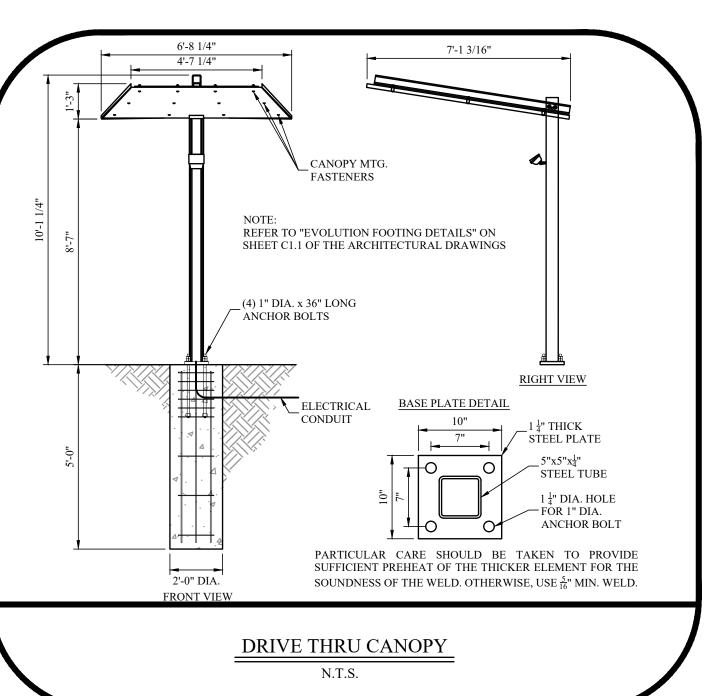


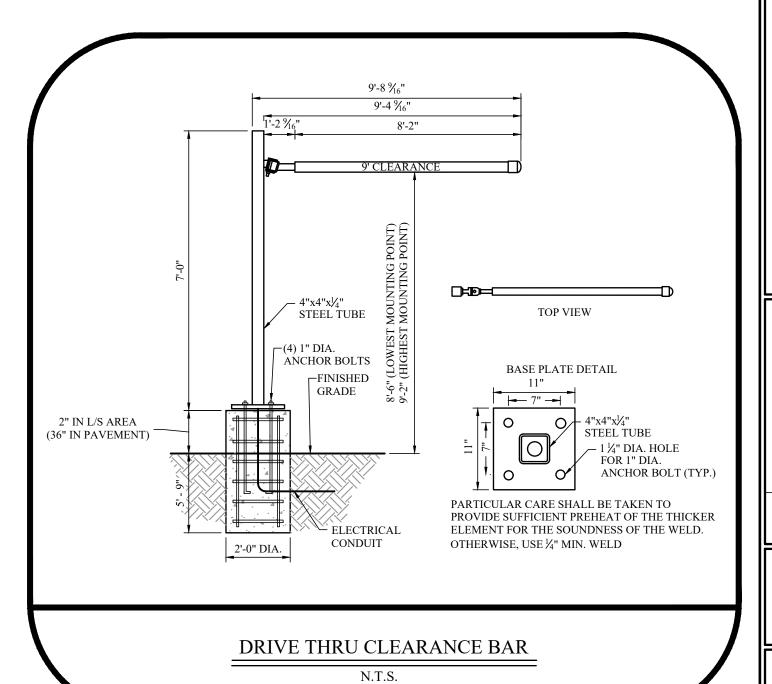
BLOCK WALL DOUBLE TRASH ENCLOSURE

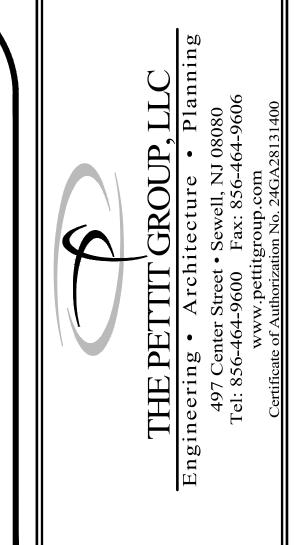
N.T.S.

CONCRETE SIDEWALK

N.T.S.







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		·

REVISIONS

DESCRIPTION

FOR APPROVAL **PURPOSES ONLY**

ROJECT. THEY ARE NOT INTENDED OR REPRESE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS EXTENSIONS OF THE PROJECT OR ANY OTHER PROJE NY REUSE WITHOUT WRITTEN PERMISSION BY TH ETTIT GROUP, LLC FOR THE SPECIFIC PURPOS ITENDED WILL BE AT THE OWNERS SOLE RISK ANI AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM THE CONTRACTOR MUST VERIFY ALL DIMENSI PRIOR TO PROCEEDING WITH THE WORK AND NOT THE OWNER OF ANY DISCREPANCIES. ONTRACTOR SHALL UNDERSTAND THAT T OCATION OF UTILITIES SHOWN ON THE PLANS A NLY APPROXIMATE. IT IS IMPORTANT TO NOTE TH ALL UTILITIES MAY BE SHOWN ON THE PLANS. E RESPONSIBILITY OF THE CONTRACTOR TO LOC.

SIGNED BY:	JOB NO:
BWC	1061-358
AWN BY: BWC	DATE: 06/10/25
ECKED BY:	SCALE:
BWC	NOT TO SCALE

PONSIBLE TO CONTACT THE UNDERGROU

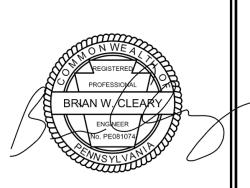
TILITY MARK OUT SERVICE (1-800-272-1000) PRIOR THE START OF CONSTRUCTION. THE CONTRACTOR

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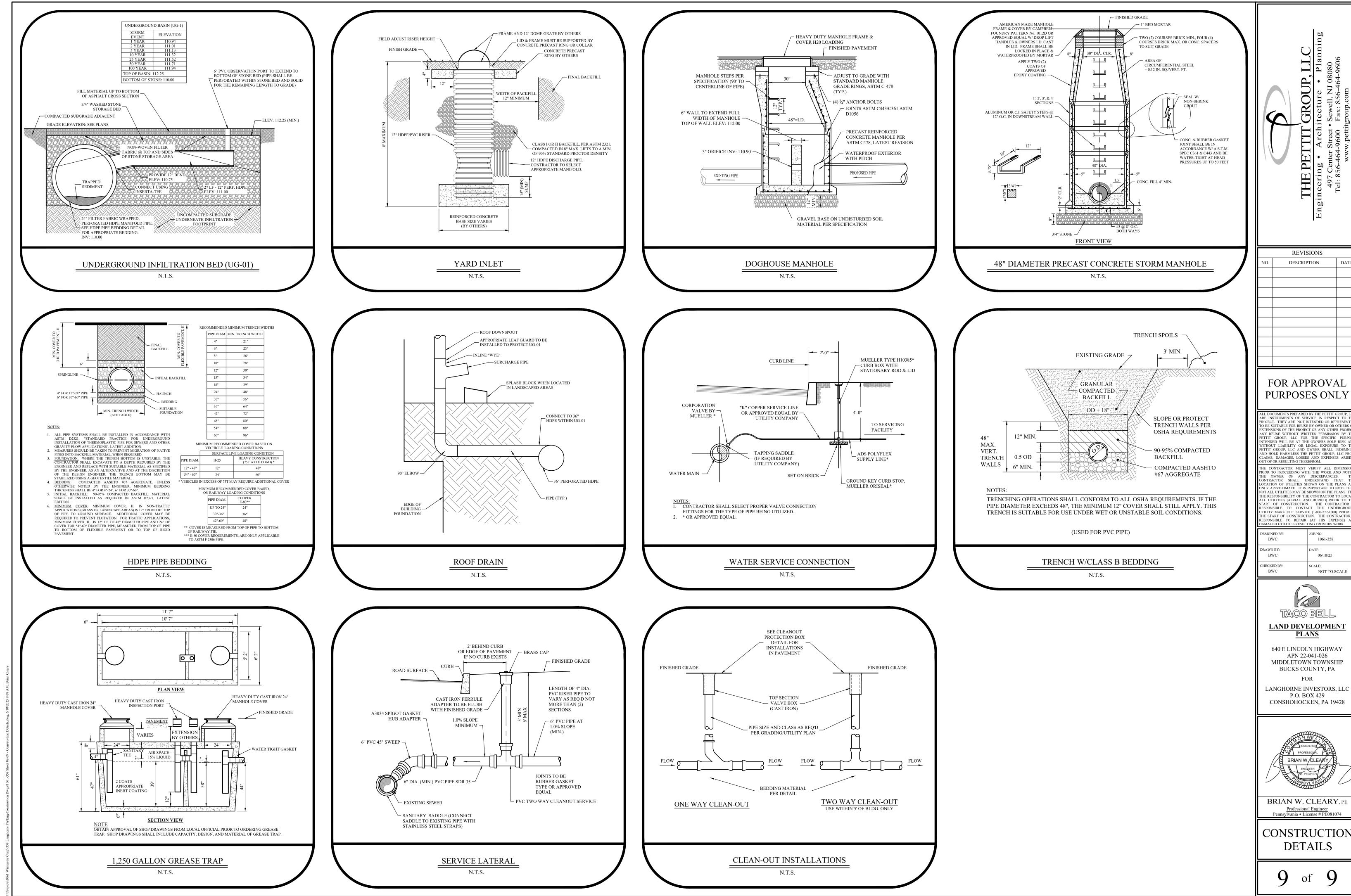
640 E LINCOLN HIGHWAY APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

FOR LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428



BRIAN W. CLEARY, PE Professional Engineer
Pennsylvania • License # PE081074

CONSTRUCTION **DETAILS**



REVISIONS

FOR APPROVAL **PURPOSES ONLY**

PROJECT. THEY ARE NOT INTENDED OR REPRESE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS EXTENSIONS OF THE PROJECT OR ANY OTHER PROJE NY REUSE WITHOUT WRITTEN PERMISSION BY TETTIT GROUP, LLC FOR THE SPECIFIC PURPOS.

STENDED WILL BE AT THE OWNERS SOLE RISK ANI VITHOUT LIABILITY OR LEGAL EXPOSURE TO TETTIT GROUP, LLC AND OWNER SHALL INDEMN AND HOLD HARMLESS THE PETTIT GROUP, LLC FROM UT OF OR RESULTING THEREFROM. THE CONTRACTOR MUST VERIFY ALL DIMENSIC PRIOR TO PROCEEDING WITH THE WORK AND NOT THE OWNER OF ANY DISCREPANCIES. T ONTRACTOR SHALL UNDERSTAND THAT TO OCATION OF UTILITIES SHOWN ON THE PLANS A ONLY APPROXIMATE. IT IS IMPORTANT TO NOTE T ALL UTILITIES MAY BE SHOWN ON THE PLANS. IE RESPONSIBILITY OF THE CONTRACTOR TO LOCA L UTILITIES (AERIAL AND BURIED) PRIOR TO T ART OF CONSTRUCTION. THE CONTRACTOR

PONSIBLE TO REPAIR (AT HIS EXPENSE) AGED UTILITIES RESULTING FROM HIS WORK. 1061-358 RAWN BY: 06/10/25 HECKED BY: SCALE:

NOT TO SCALE

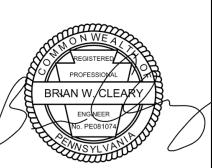
LAND DEVELOPMENT

PLANS

640 E LINCOLN HIGHWAY APN 22-041-026 MIDDLETOWN TOWNSHIP BUCKS COUNTY, PA

LANGHORNE INVESTORS, LLC P.O. BOX 429 CONSHOHOCKEN, PA 19428

FOR



BRIAN W. CLEARY, PE Professional Engineer
Pennsylvania • License # PE081074

CONSTRUCTION **DETAILS**