

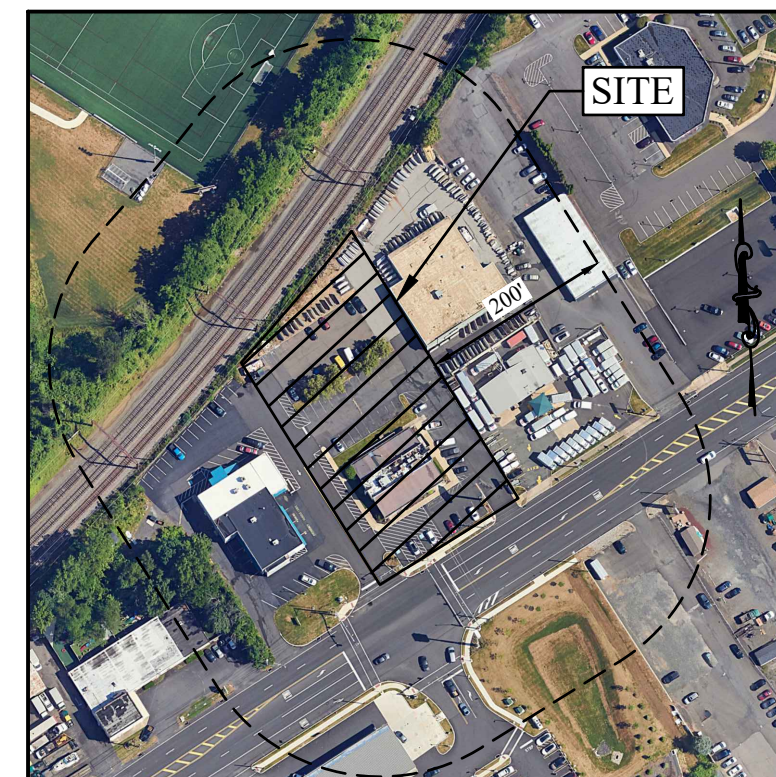
LANGHORNE TACO BELL
PRELIMINARY/FINAL MAJOR LAND DEVELOPMENT PLAN

APN 22-041-026

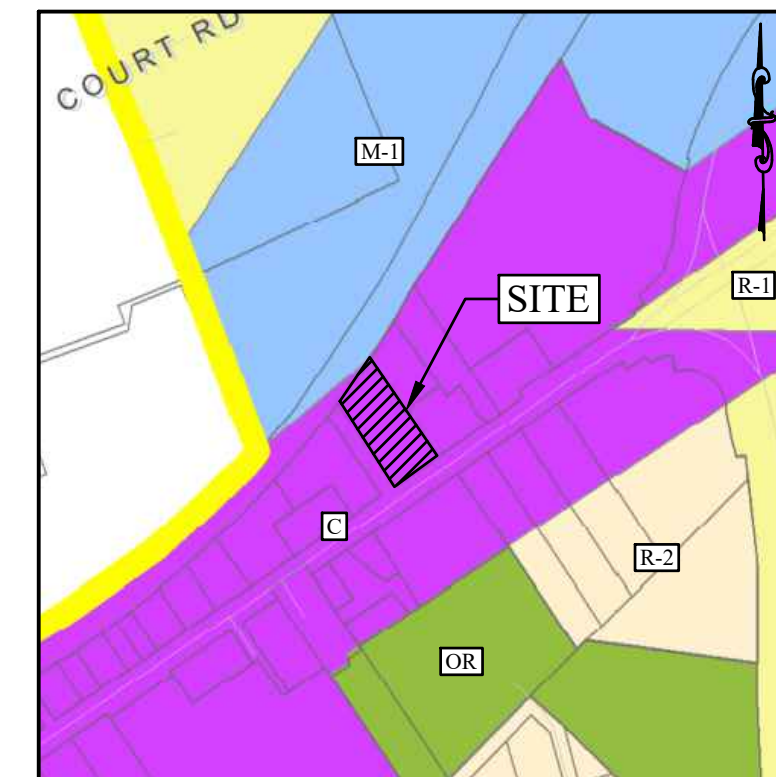
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA



U.S.G.S. QUAD MAP
SCALE: 1" = 800'



AERIAL MAP
SCALE: 1" = 200'



ZONING MAP
NOT TO SCALE

PREPARED FOR:

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

PREPARED BY:



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Engineering • Architecture • Planning

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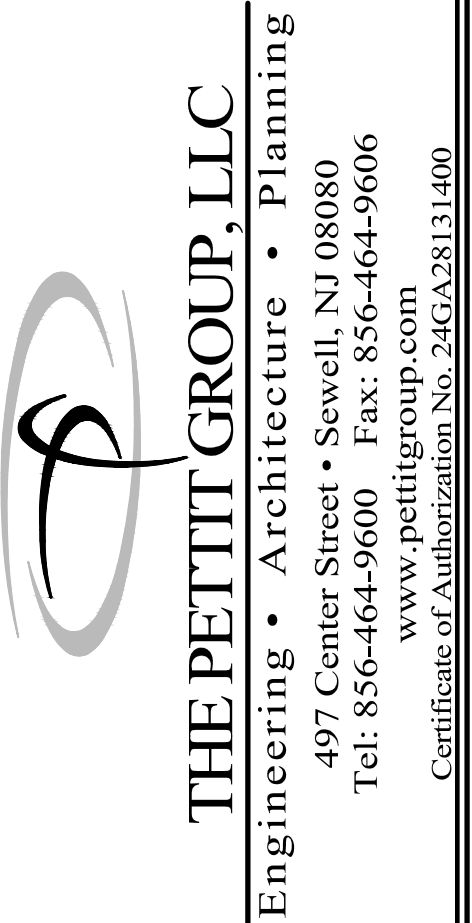


640 E LINCOLN HIGHWAY
APN 22-041-026
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA
FOR
ANGHORNE INVESTORS, LLC
P.O. BOX 429
CONSHOHOCKEN, PA 19428



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COVER SHEET

[illegible]

FOR APPROVAL
PURPOSES ONLY

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

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE NOT NEARLY 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: NOT TO SCALE



SCALE 1" = 20' FEET

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1. LANDSCAPER SHALL INSTALL DRIP IRRIGATION IN BEDS AROUND THE BUILDING.
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).

PART ONE - COMMERCIAL DISTRICT

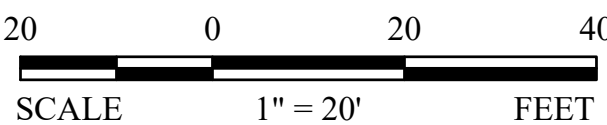
RESTAURANT HAVING DRIVE-IN OR TAKE-OUT IS A PERMITTED AS A SPECIAL EXCEPTION USE \$500-1502.DQ2

ITEM	REQUIRED	PROPOSED
LOT REQUIREMENTS		
MIN. LOT AREA (SF)	20,000	50,850
MIN. LOT WIDTH (FT)	100	
BUILDING SETBACKS & HEIGHT:		
MIN. FRONT YARD (FT)	50	
MIN. SIDE YARD (FT)	15	
MIN. REAR YARD (FT)	20	
MAX. BLDG HEIGHT (FT)	50	
MAX. BUILDING COVERAGE (%)	30	53.1
MAX. IMPERVIOUS COVERAGE (%)	60	81.6
SIGNAGE:		
FREESTANDING SIGNS		
MIN. SETBACK FROM ULTIMATE R.O.W. (FT)	10	
MIN. SETBACK FROM SIDE YARD (FT)	20	
MAX. NUMBER OF SIGNS	1	
MAX. SIGN AREA (SF)	90	
MAX. HEIGHT (FT)	24	
FAÇADE SIGNS		
MAX. NUMBER OF SIGNS PER FAÇADE	1	
MAX. SIGN AREA FOR SIGNS FRONTING A ROAD (SF)	10% FAÇADE OR 100 SF	4.6
MAX. SIGN AREA FOR ALL OTHER SIGNS (SF)	5% FAÇADE OR 60 SF	1.2
PARKING REQUIREMENTS		
PARKING:		
MIN. NUMBER OF SPACES FOR RESTAURANTS	1 PER 50 SF GFA	
TOTAL NUMBER OF SPACES	54	
* DENOTES DECREASE IN EXISTING NON-CONFORMING FEATURE		
** DENOTES VARIANCE REQUIRED		
OWNER'S CERTIFICATE OF INTENT		
I, _____ DAY OF _____, 20____, BEFORE ME, _____,		
SUBSCRIBER, A NOTARY PUBLIC, RESIDING IN PENNSYLVANIA, KNOWFULLY APPEARED ROBERT J. NASUTI, WHO ACKNOWLEDGES THAT HE IS THE AUTHORIZED REPRESENTATIVE OF LANGHORNE INVESTORS, LLC, AND THAT SUCH AUTHORIZED SIGNATORY, BEING _____, AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY _____, THAT THE SAID LIMITED LIABILITY COMPANY IS THE DESIGNATED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS SUBMITTED THEREON, AND THAT SAID LIMITED LIABILITY COMPANY IS REQUESTING THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO THE PROVISIONS OF THE ZONING ORDINANCES OF THE TOWNSHIP OF BUCKS COUNTY, PENNSYLVANIA.		
WITNESS WHEREOF, SAID LIMITED LIABILITY COMPANY HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS AUTHORIZED SIGNATORY, THIS _____ DAY OF _____, 20____.		
T: _____		
FORBORN INVESTORS, LLC		

ROBERT J. NASUTI, AUTHORIZED REPRESENTATIVE		
SS MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, 20____.		
BY PUBLIC) _____		
COMMISSION EXPIRES THE _____ DAY OF _____, 20____.		

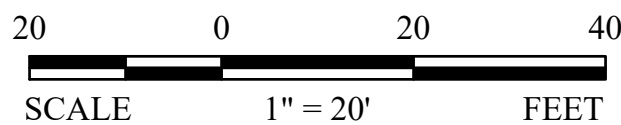
NOTARIAL WAIVERS:		
COMMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:		
§440-303.D(3)(g) - FROM PROVIDING PLANS AND PROFILES OF STORMWATER AND SOIL EROSION MEASURES.		
COMMISSION WAIVERS ARE REQUESTED FROM THE FOLLOWING:		
§440-406.G (1) - TO PERMIT THE WATER QUALITY STORM EVENT TO DISCHARGE IN LESS THAN 24 HOURS.		
§440-406.M(2) - TO PERMIT 12" STORM PIPES WHERE 15" IS REQUIRED.		
§440-417 - FROM PROVIDING STREET TREES.		
§440-421.E(16) - TO PERMIT 2 DRIVEWAYS. (EXISTING CONDITION).		
§440-421.E(17) - TO PERMIT AN ACCESS DRIVEWAY WITHIN 12' OF A PROPERTY LINE. (EXISTING CONDITION).		
§440-421.E(19) - FROM PROVIDING A 30' PARKING SETBACK TO THE ULTIMATE R.O.W. (EXISTING OR REMAINS).		
§440-421.G - TO PERMIT GRADES IN EXCESS OF 3%. (EXISTING CONDITION).		
§440-421.J - FROM PROVIDING AN OFF-STREET LOADING SPACE.		
APPROVED BY THE MIDDLETON TOWNSHIP COMMISSION		
MEMBER _____		
MEMBER _____		
REVIEWED BY THE MIDDLETON TOWNSHIP ENGINEER		
ENGINEER _____		
APPROVED BY RESOLUTION OF THE TOWNSHIP BOARD OF COMMISSIONERS AT A MEETING HELD ON THE _____ DAY OF _____, 20____.		
B.C.P.C NO. _____		
PROCESSSED AND REVIEWED, RECOMMENDED, INFORMATION, AND BELIEF, REQUIREMENTS OF ALL ORDINANCES DEVELOPMENT, EXCEPT NOTED I		
STANDARD WATER MANAGEMENT		
I, ROBERT J. NASUTI, ON THIS DATE, THAT THE STORMWATER CONFIGURATIONS THAT CAN BE ALTERED APPROVAL BY THE TOWNSHIP ENGINEER.		
OWNER/APPLICANT		
DRAINAGE PLAN APPROVAL		
I HEREBY CERTIFY THAT THE WATERSHED ACT 167 STORMWATER		

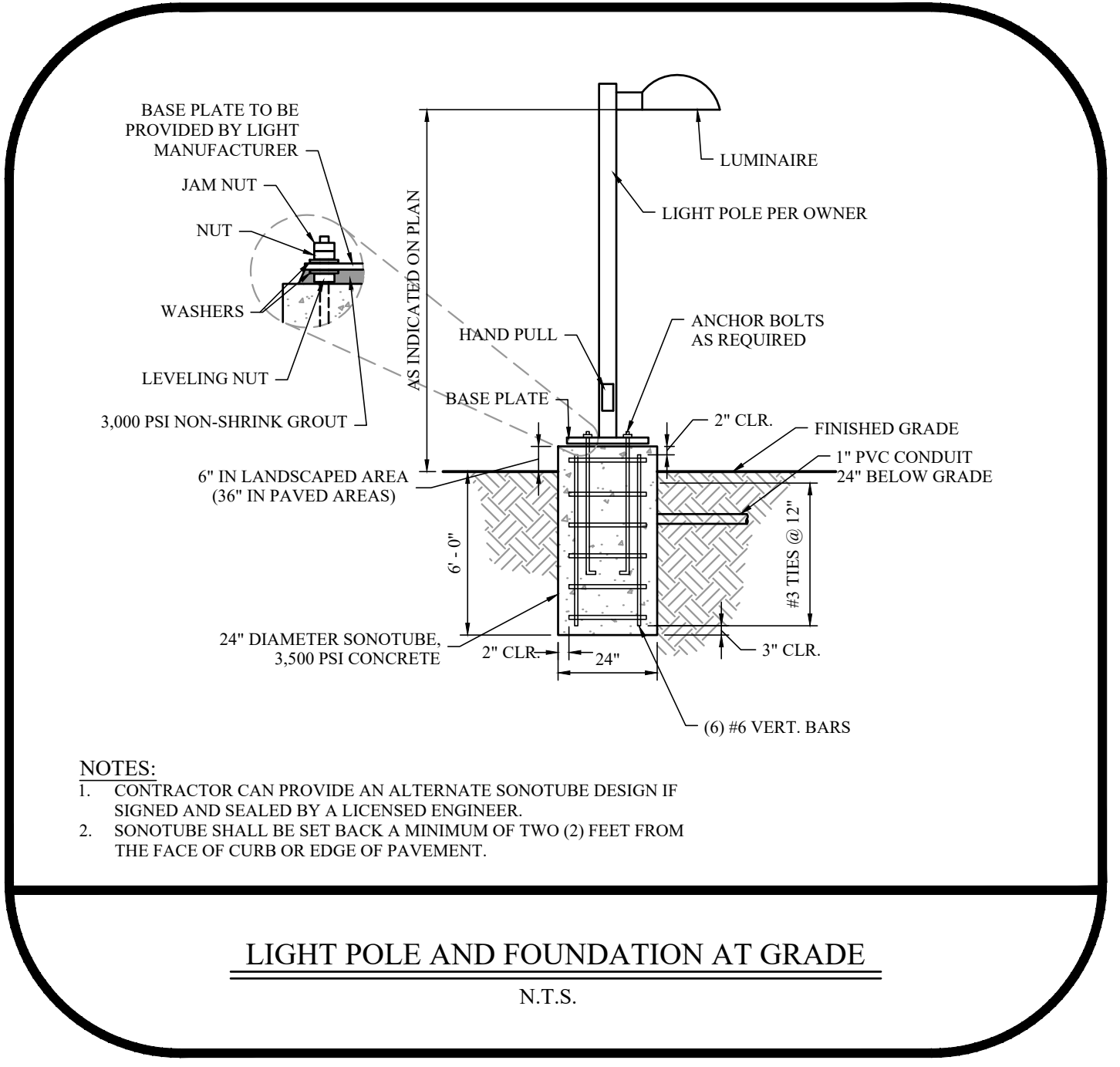
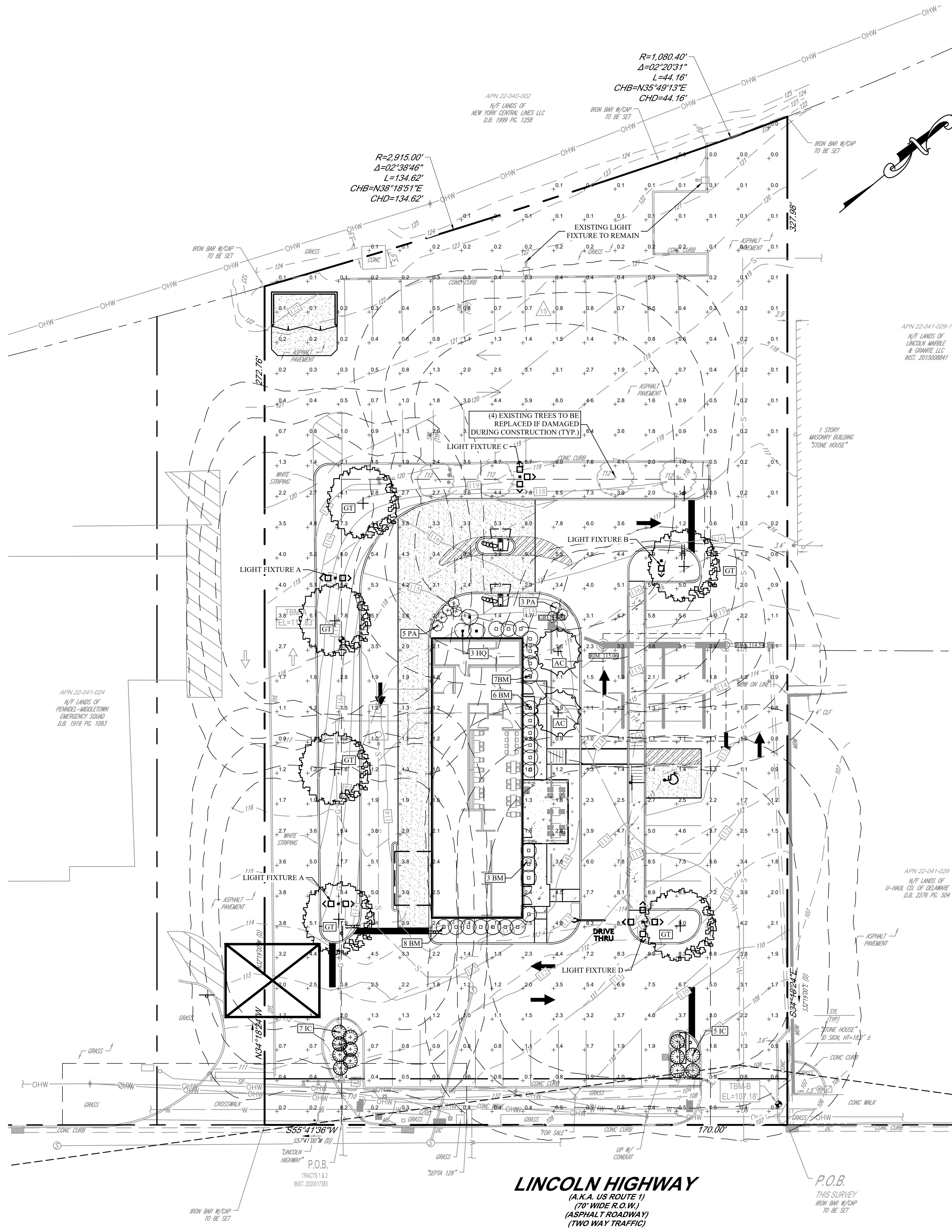
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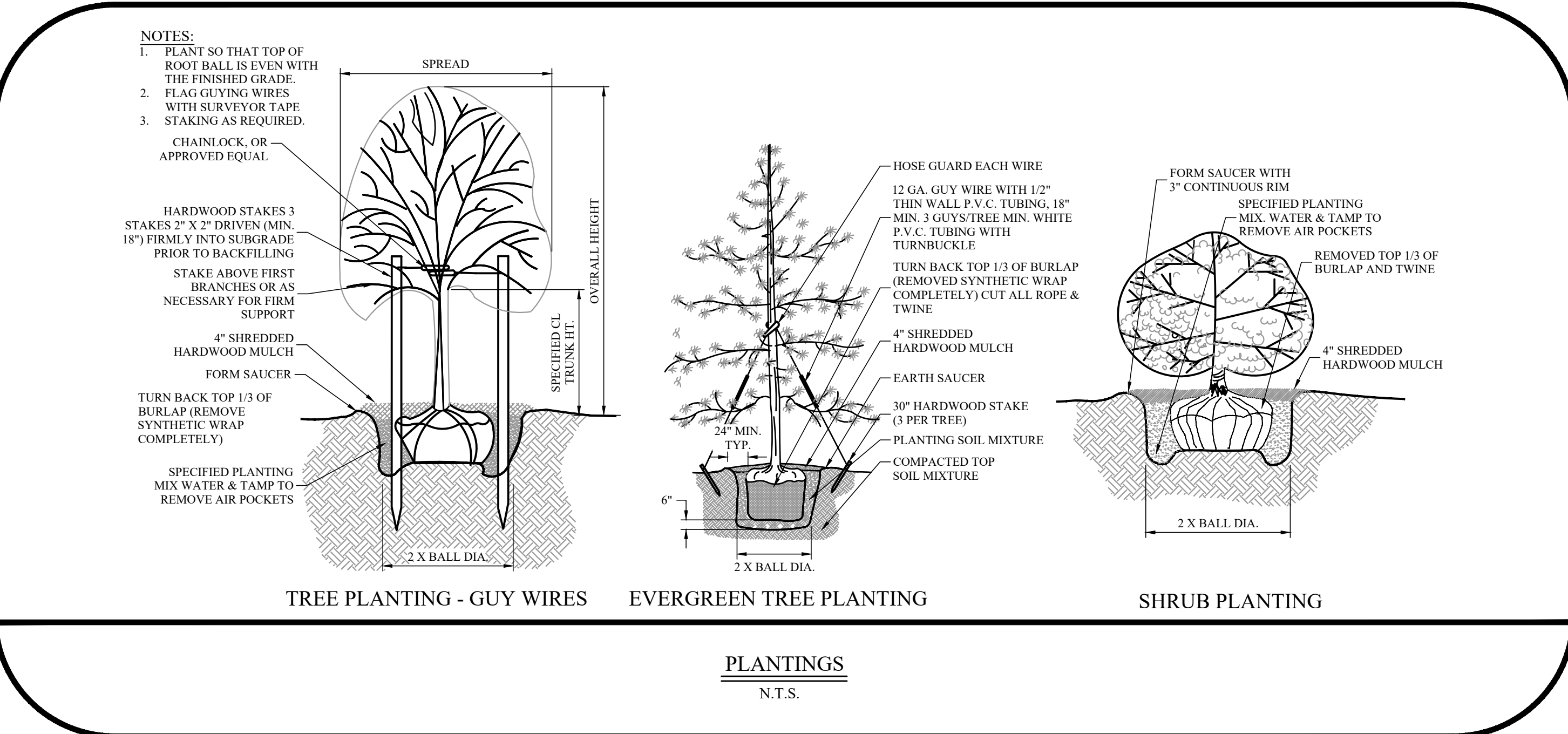
CONTRACTOR SHALL VERIFY INVERT ELEVATIONS, AND OTHER CRITICAL DIMENSIONS, LISTED ON THESE DRAWINGS WHERE UTILITY TIE-INS ARE TO BE MADE. VERIFICATION SHALL BE COMPLETED PRIOR TO INSTALLATION OF NEW UTILITIES. ANY SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER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

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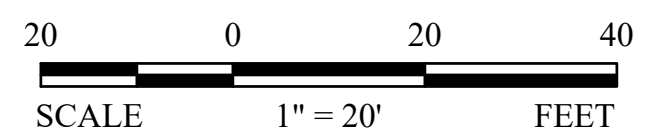
Schedule										
Symbol	Label	QTY	Height (FT)	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A	2	20	RAB LIGHTING INC.	ALEDM3TN	78W/10,000 lm @ 4000K	1	10765	1	152
	B	1	20	RAB LIGHTING INC.	ALEDM4TN	78W/10,000 lm @ 4000K	1	10750	1	74.8
	C	1	20	RAB LIGHTING INC.	ALEDM4TN	78W/10,000 lm @ 4000K	1	10750	1	224.4
	D	1	20	RAB LIGHTING 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 ft	11.2 ft	0.0 ft	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.	-	Cms	Evergreen Shrub
GT	6	Gleditsia tricanthos nemis	Thornless Honeylocust	13' to 15'	2 1/2" to 3"	B & B	Deciduous Tree
HQ	3	Hydrangea quercifolia	Oakleaf Hydrangea	18" to 24"	-	Cms	Deciduous Shrub
IC	12	Ilex crenata "Green Lustre"	Green Lustre Japanese Holly	24" to 30"	-	Cms	Evergreen Shrub
PA	8	Pennisetum alopecuroides	Dwarf Fountain Grass	2 gal	-	Cms	Ornamental Grass



- LANDSCAPE NOTES:**
- 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).
 - 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".
 - LOCATION OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED IN FIELD BY THE LANDSCAPE CONTRACTOR ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
 - ALL SHADE TREES SHALL BE PLANTED IN A DORMANT STATE.
 - 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.
 - ALL PLANT MATERIAL SHALL BE WATERED UNTIL SOAKED IMMEDIATELY AFTER PLANTING.
 - ALL MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH COMMONLY ACCEPTED HORTICULTURAL PRACTICES.
 - SEE SOIL EROSION PLAN(S) FOR GRASS SEEDING MIXTURE, RATES OF APPLICATION AND/OR SOD COMPOSITION.
 - 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.
 - SHOULD A SPECIES BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT OR APPROVING ENGINEER.
 - IN THE EVENT THAT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLANT LIST AND AS INDICATED ON THE PLAN, THE PLANT QUANTITIES ON THE PLAN SHALL GOVERN.
 - 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 ABOVE.
 - 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.
 - 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.
 - 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:**
- THIS PLAN ILLUSTRATES LUMINAIRE LOCATIONS AND ILLUMINATION LEVELS ONLY. REFER TO ELECTRICAL ENGINEERING PLANS FOR CIRCUITRY DESIGN AND SPECIFICATIONS.
 - ALL SUBSTITUTIONS TO THE FIXTURES SPECIFIED MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE FIXTURES IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.



THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
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Certificate of Authorization No. 246A28131400

REVISIONS		
NO.	DESCRIPTION	DATE

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

TACO BELL
LAND DEVELOPMENT PLANS

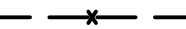






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LANDSCAPING & LIGHTING PLAN

1. ALL EARTH DISTURBANCE 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 WILL BE ADVISED 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 OPERATOR SHALL NOTIFY THE PROJECT CONTACTS, 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 5 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED BY THE E&S PLAN, THE OPERATOR SHALL BE NOTIFIED AT 176-242-176 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.
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 COME IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE ARE IN PLACE AND THE OPERATOR SHALL COMPLY WITH THE SEQUENCE DESCRIBED IN THE E&S PLAN.
7. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT 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 LOCATIONS SPECIFIED ON THE PLAN DRAWINGS. TOPSOIL SHALL BE USED TO COMPLETE THE FINISH GRADING OF ALL AREAS OF THE SITE 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, SEDIMENT POLLUTION OR OTHER 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 BEST MANAGEMENT PRACTICES SET FORTH IN THE E&S PLAN. ALL E&S PLAN, TFL, AND 176-242-176 BUILDING MATERIALS, WASTES OR UNUSABLE 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 INSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORMS OF E&S PLAN, TFL, AND 176-242-176 SHALL BE MAINTAINED ON SITE. ALL FILL MATERIAL, INCLUDING BUT NOT LIMITED TO A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL BE 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 UNDISTURBED 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. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
16. 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 SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR OTHER WATERWAY.
17. 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 A STOCKPILE UNTIL IT CAN BE REUSED.
18. 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 OUTCROPS SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
19. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER DAMAGE. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUIITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILL.
22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO ANY FILL.
23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
25. 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 SEEDING RATE OF THE DISTURBED AREA.
26. 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, FINISH OR OTHER PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FULL GRADH WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED BY COMPACTING IMMEDIATELY. THE TEMPORARY STABILIZATION SPECIFIC TO THAT AREA SHALL BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST AGRICULTURAL EROSION, CUT AND FILL. THE SEDIMENT CONTROL APPLICABLE TO THE DISTURBED AREA SHALL BE STABILIZED IMMEDIATELY.
28. EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED, AND MAINTAINED 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.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OPERATOR AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
30. 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 OF EROSION OR SEDIMENT DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, OR OTHER EQUIPMENT MUST BE REMOVED IMMEDIATELY. ALL TEMPORARY CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
31. 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 REMOVE THE SEDIMENT CONTROL BMPs.
32. 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. PENALTIES FOR VIOLATIONS OF THE E&S PLAN, TFL, AND 176-242-176 SHALL BE \$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.
33. 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.
34. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
35. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE 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.
36. THE E&S CONTROL PLAN MAPPING MUST DISPLAY A PA ONE CALL SYSTEM INCORPORATED SYMBOL, INCLUDING THE SITE IDENTIFICATION NUMBER. (THIS IS A NUMBERED SYMBOL NOT A NOTE).
37. AT STREAM CROSSINGS, 50' BUFFER AREAS SHOULD BE MAINTAINED. ON BUFFERS, CLEARING, SOIL DISTURBANCES, EXCAVATION, AND EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITIES SUCH AS STOCKPILING, GRUBBING, OR DISCHARGING RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, OR REFUELING AND MAINTAINING EQUIPMENT SHOULD BE ACCOMPLISHED OUTSIDE OF BUFFERS.
38. ALL WETLANDS MUST BE DELINEATED AND PROTECTED WITH ORANGE SAFETY FENCE PRIOR TO ANY EARTHMOVING ACTIVITY.
39. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, NOT CHOPPED OR FINELY BROKEN.
40. 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.
41. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL NOTIFY THE PROJECT CONTACTS, 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.



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

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	SEEDING RATE		SEEDING DATES
	<u>PER ACRE</u>	<u>PER 1,000 SF</u>	<u>ZONE 6a-7b</u>
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 (6b) 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 (6b)
GERMAN OR HUNGARIAN MILLET *	30 LBS.	0.7 LBS.	MAY 15 - AUG. 15 (6b)
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

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 WHEN DIRECTED BY EITHER THE TOWNSHIP OR COUNTY CONSERVATION DISTRICT AS CONSTRUCTION PROGRESSES.

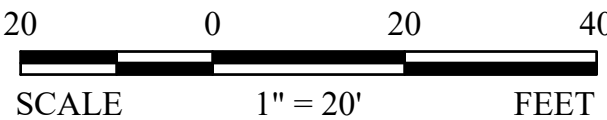
SITE SOILS		
NAME	SYMBOL	DESCRIPTION
DUNCANNON SILT LOAM	DuB	3 TO 8 PERCENT SLOPES
URBAN LAND	UfuB	0 TO 8 PERCENT SLOPES

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

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

TOPSOIL REPLACEMENT DEPTH OF 4 INCHES

TALL FESCUE	
% PURE LIVE SEED:	76
APPLICATION RATE:	60 LB / ACRE
PERENNIAL RYEGRASS	
% PURE LIVE SEED:	80.75
APPLICATION RATE:	15 LB / ACRE
10-20-20 FERTILIZER	
APPLICATION RATE:	1,000 LB / ACRE
AGRICULTURAL LIME	
APPLICATION RATE:	6 TONS / ACRE
STRAW OR HAY MULCH **	
APPLICATION RATE:	3 TONS / ACRE



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NO.	DESCRIPTION	DATE
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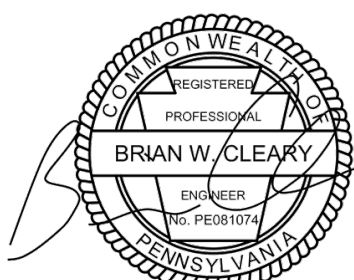
THE CONTRACTOR MUST VERIFY ALL DIMENSIONS OF THE WORK TO PROCEEDING WITH THE WORK AND NOTIFY THE OWNER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL UNDERSTAND THAT THE LOCATION OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS IMPORTANT TO NOTE THAT NOT ALL UTILITIES MAY BE SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UTILITIES (AERIAL AND BURIED) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A UTILITY LOCATING SERVICE (CALL 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'



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

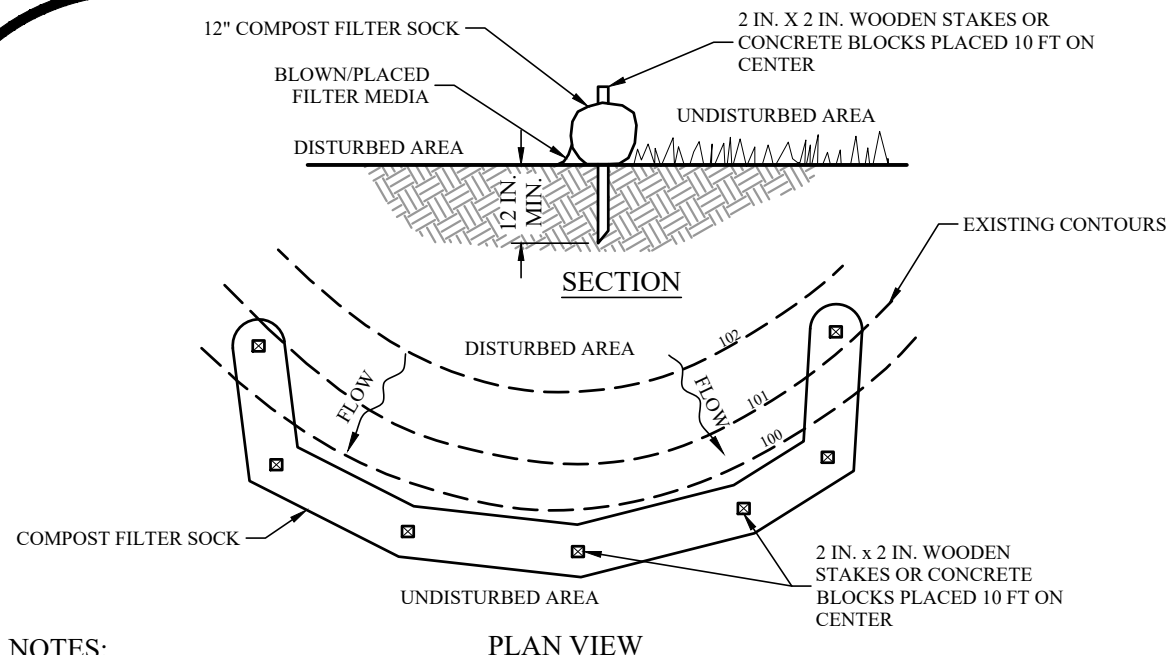
FOR
 ANGHORNE INVESTORS, LL
 P.O. BOX 429
 CONSHOHOCKEN, PA 19428



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

SOIL EROSION AND SEDIMENT CONTROL PLAN

6 of 9



NOTES:

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 THE SOCKS TO HELP HOLD THE SOCK IN PLACE.

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 BioSox™	5 mil High Density Polyethylene (HDPE)	5 mil High Density Polyethylene (HDPE)	Multi-Filament Polypropylene (MPPP, previously HDPP)	Multi-Filament Polypropylene SafftySox™	Multi-Filament Polypropylene DuraSox®	Multi-Filament Polypropylene (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

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 ODOORS 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.

FILTER SOCK

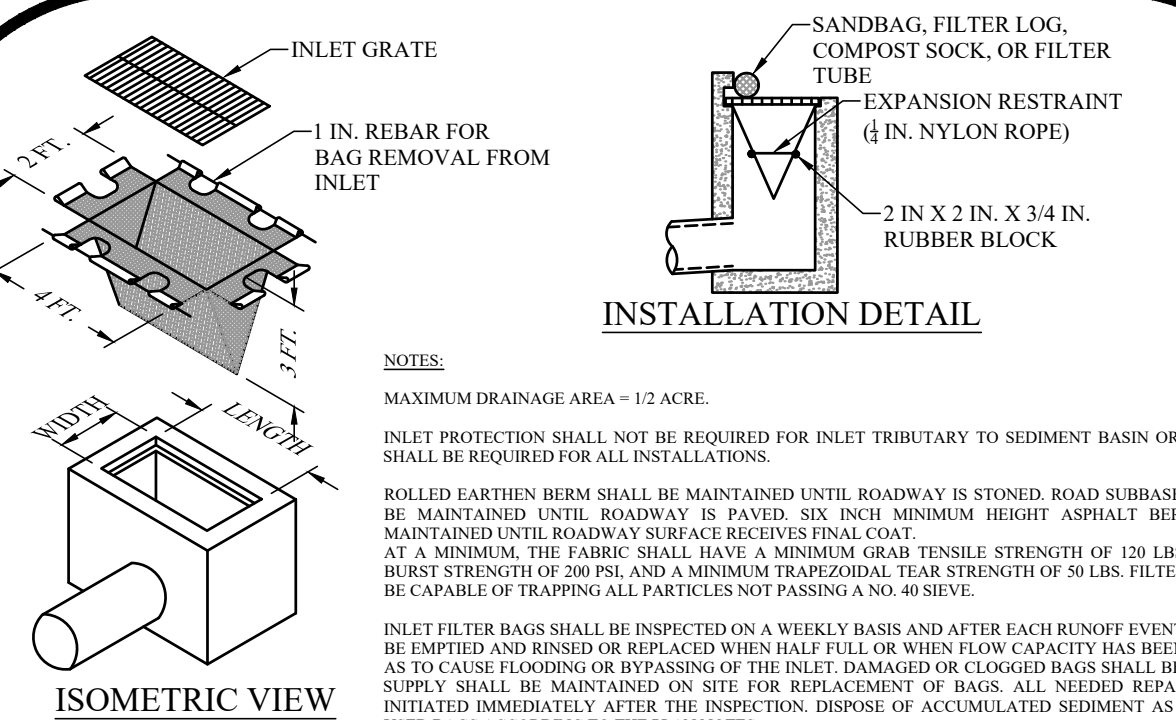
N.T.S.

TREE PROTECTION DURING CONSTRUCTION

N.T.S.

CONCRETE WASH AREA

N.T.S.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

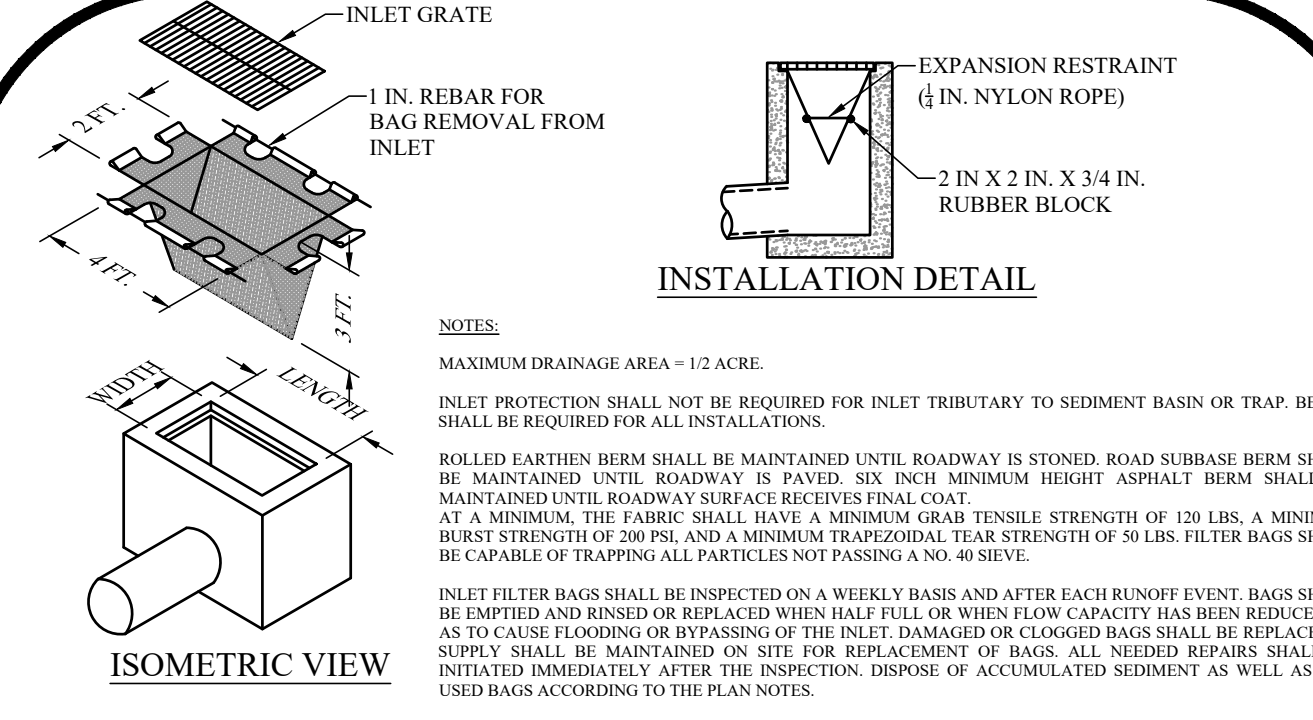
INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS. A MINIMUM BURST STRENGTH OF 300 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 120 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

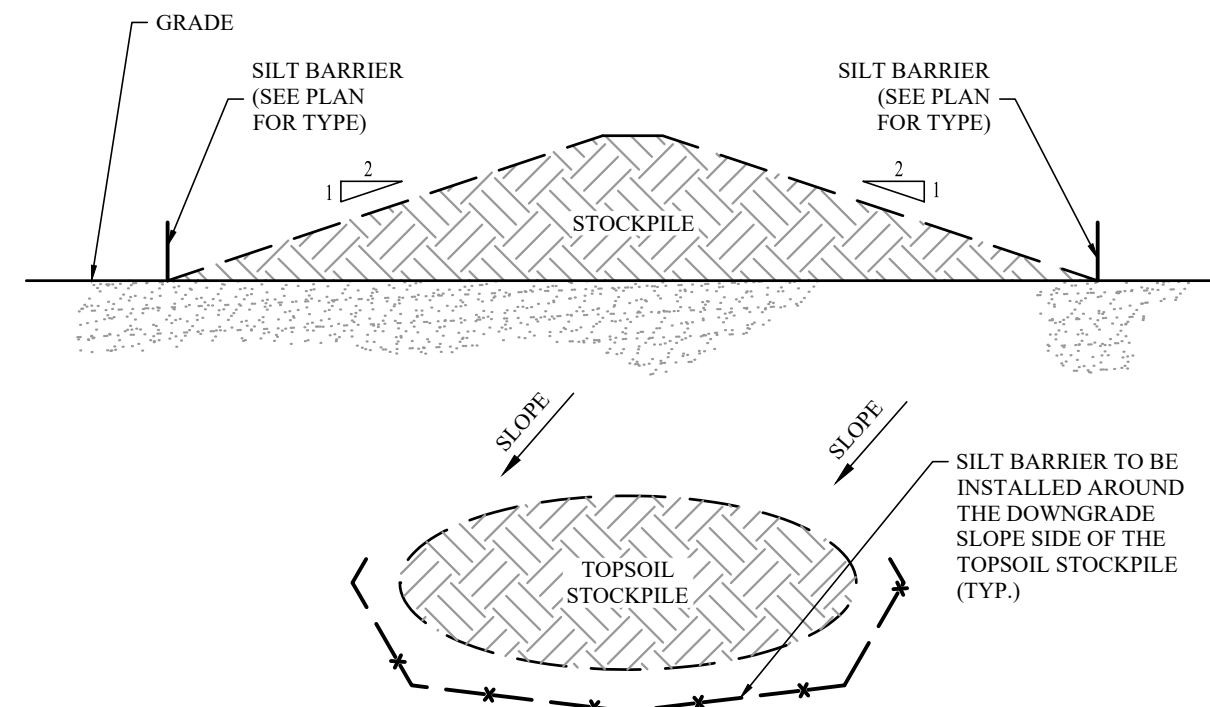
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DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

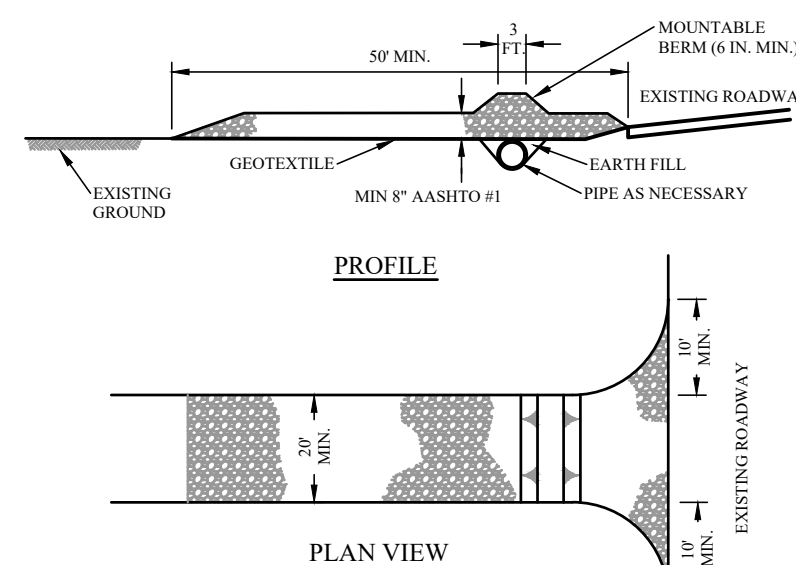


NOTES:

1. STOCKPILE WILL BE STABILIZED WITH GRASS SEED COVERED WITH STRAW MULCH.
2. ACCESS TO STOCKPILE SHALL BE LIMITED TO THE UP SLOPE SIDE.
3. MAXIMUM HEIGHT NOT TO EXCEED FIVE (5) FEET.

TOPSOIL STOCKPILE

N.T.S.



NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

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 MARKING SERVICE (1-800-372-0000) PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO REPAIR (AT HIS EXPENSE) ALL DAMAGED UTILITIES RESULTING FROM HIS WORK.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK, WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ROCK CONSTRUCTION ENTRANCE

N.T.S.

ANTICIPATED CONSTRUCTION SCHEDULE

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, 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.

PHYSICALLY DELINEATE THE LIMIT OF DISTURBANCE 1 DAY

INSTALLATION OF CONSTRUCTION ENTRANCE, INLET PROTECTION DEVICES ON EXISTING DRAINAGE STRUCTURES, TREE PROTECTION FENCES, 1 DAY

COMPOST SOCK & SILT FENCE, AND STABILIZATION OF THE STAGING AREA. 1 DAY

SITE CLEARING AND SELECTIVE CLEARING OF OBSTRUCTIONS LOCATED IN AND/OR ADJACENT TO GENERAL CONSTRUCTION AREA. 30 DAYS

INSTALLATION 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 PRIOR TO PERMANENT STABILIZATION. PROVIDE A PHYSICAL DEMARCATION OF THE INFILTRATION FOOTPRINT TO PROHIBIT COMPACTION OF INFILTRATION FOOTPRINT. 10 DAYS

ROUGH GRADE SITE AND INSTALL STONE SUBBASE IN PARKING AREA. 5 DAYS

CONSTRUCTION OF BUILDING AND ASPHALT PARKING LOT, AND ADD PERMANENT SEEDING PER THE SPECIFICATIONS. 60 DAYS

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. 5 DAYS

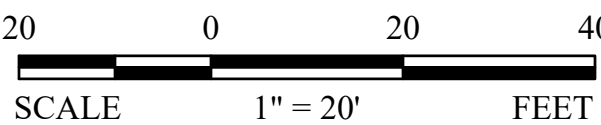
CONSTRUCTION SEQUENCE:

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 UNDERGROUND UTILITIES.

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.



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REVISIONS		
NO.	DESCRIPTION	DATE

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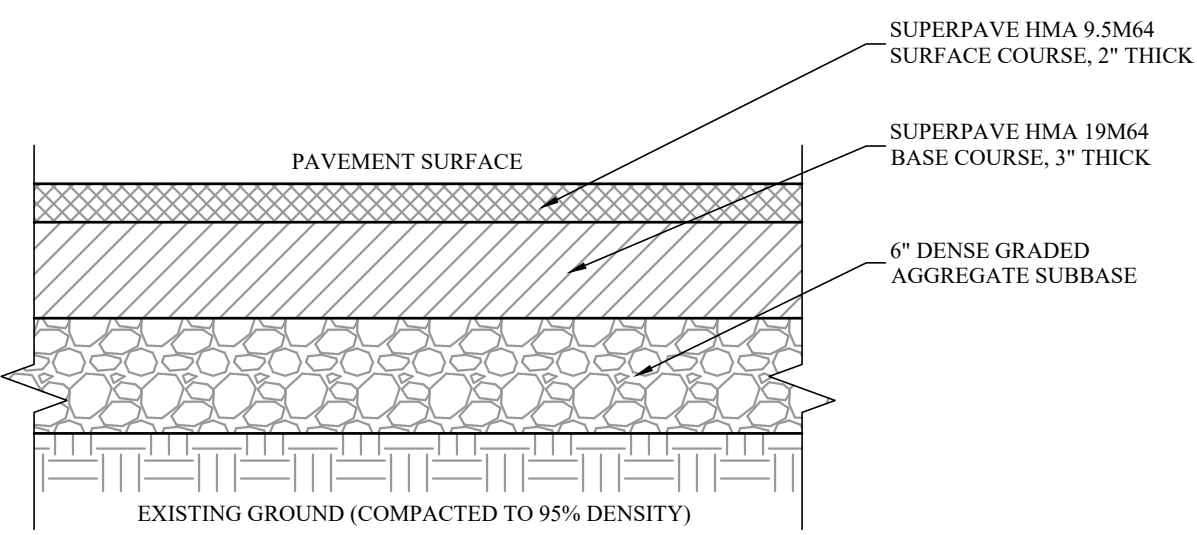
DESIGNED BY: BWC	JOB NO.: 1061-358
DRAWN BY: BWC	DATE: 06/10/25
CHECKED BY: BWC	SCALE: NOT TO SCALE

TACO BELL
LAND DEVELOPMENT PLANS

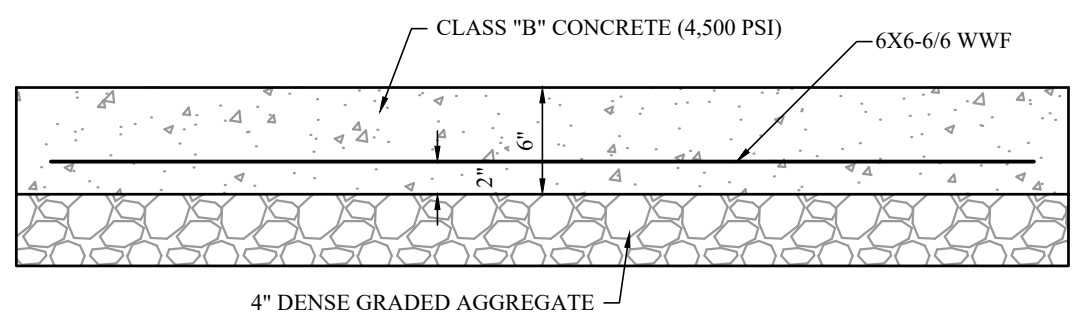
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APN 22-041-026
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PA
FOR
LANGHORNE INVESTORS, LLC
P.O. BOX 429
CONSHOHOCKEN, PA 19428

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

SESC NOTES & DETAILS

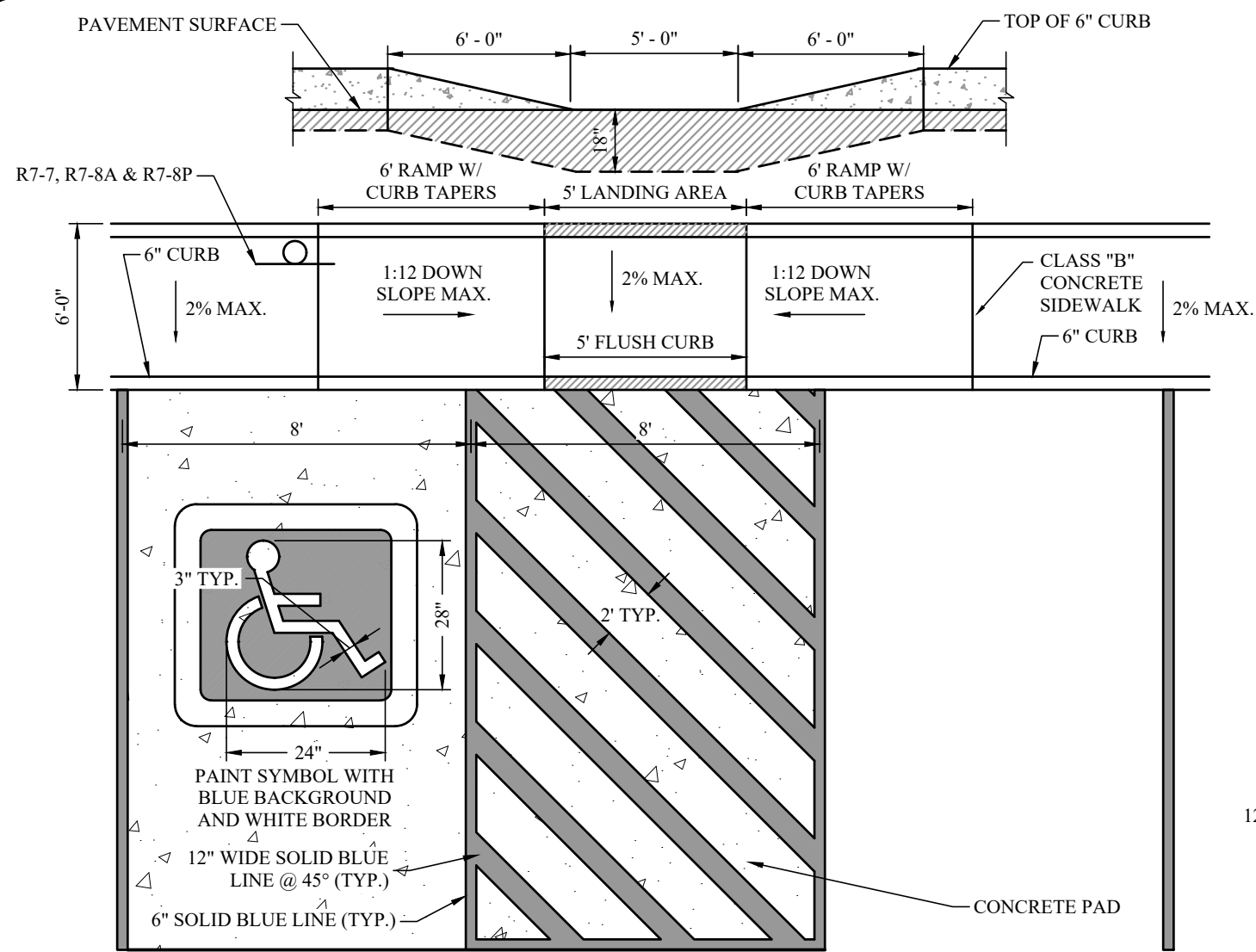


PAVEMENT

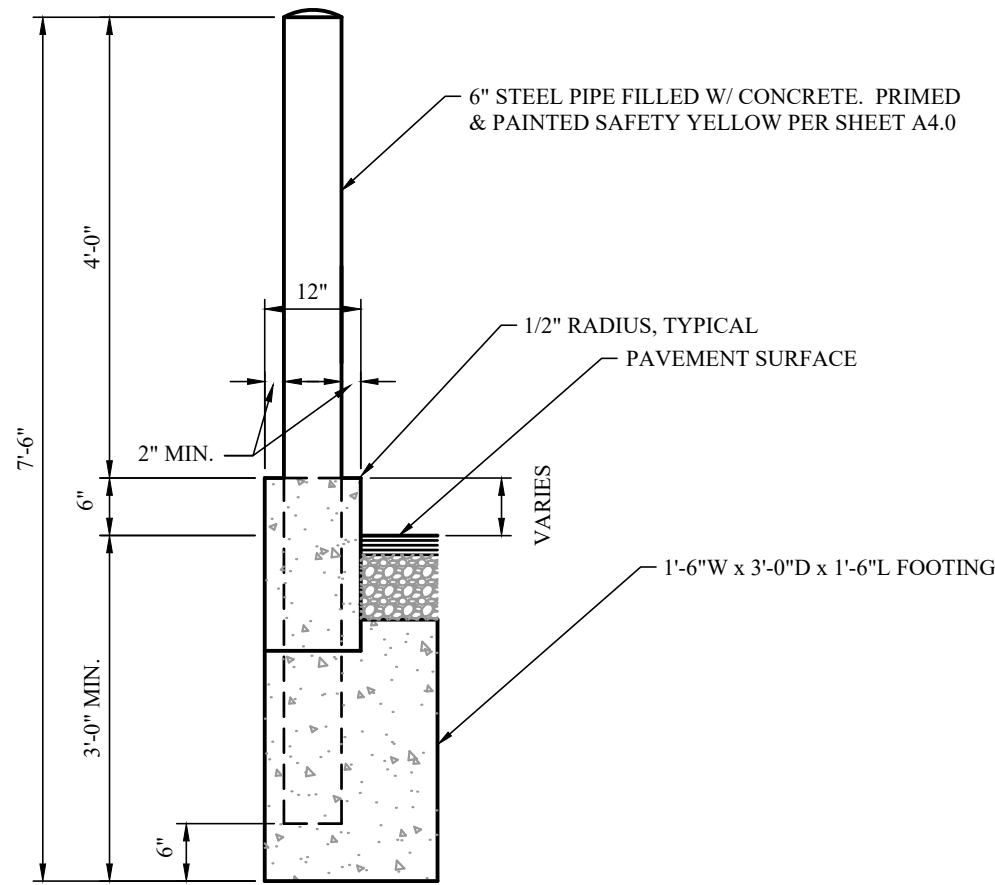
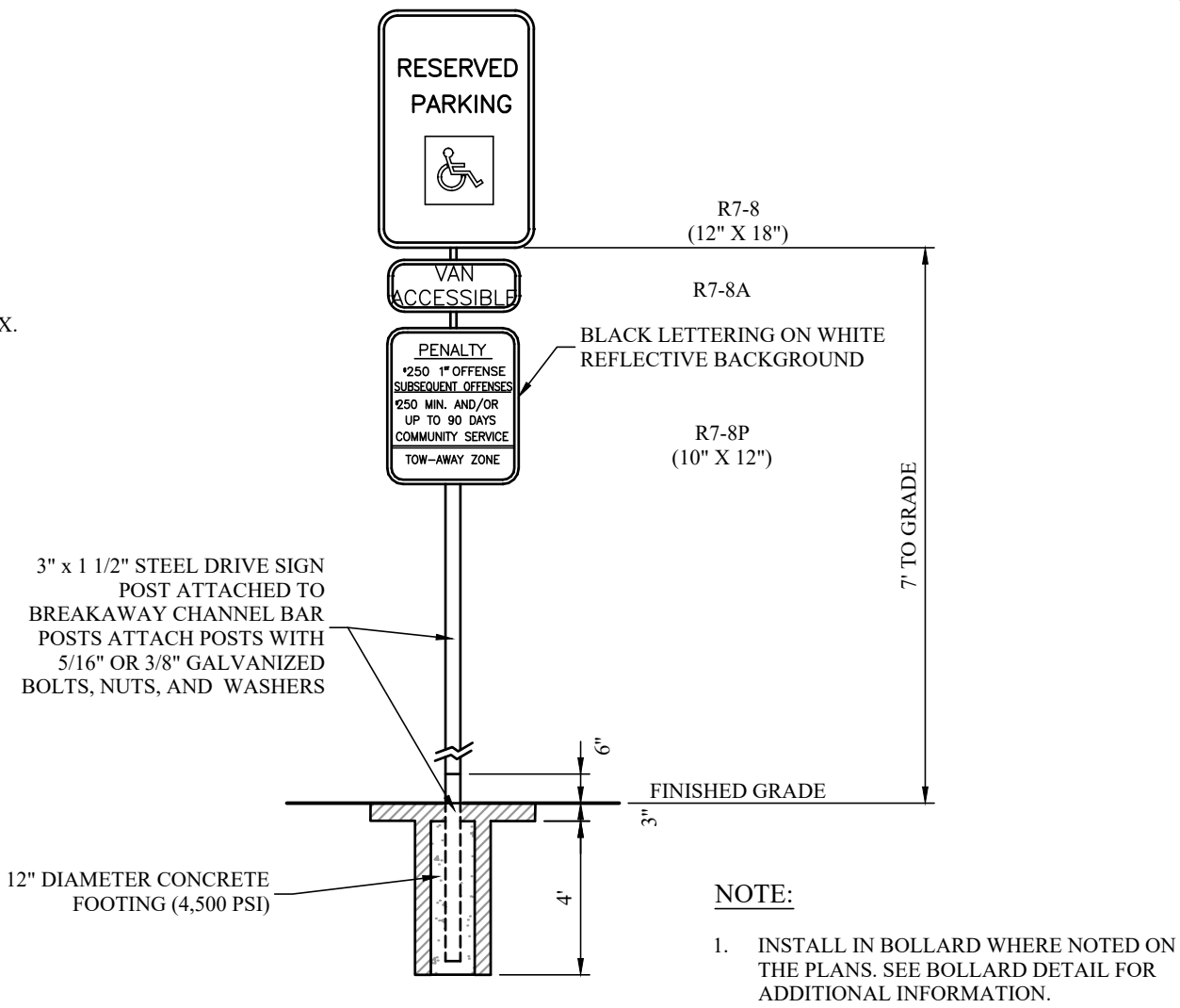


CONCRETE PAD

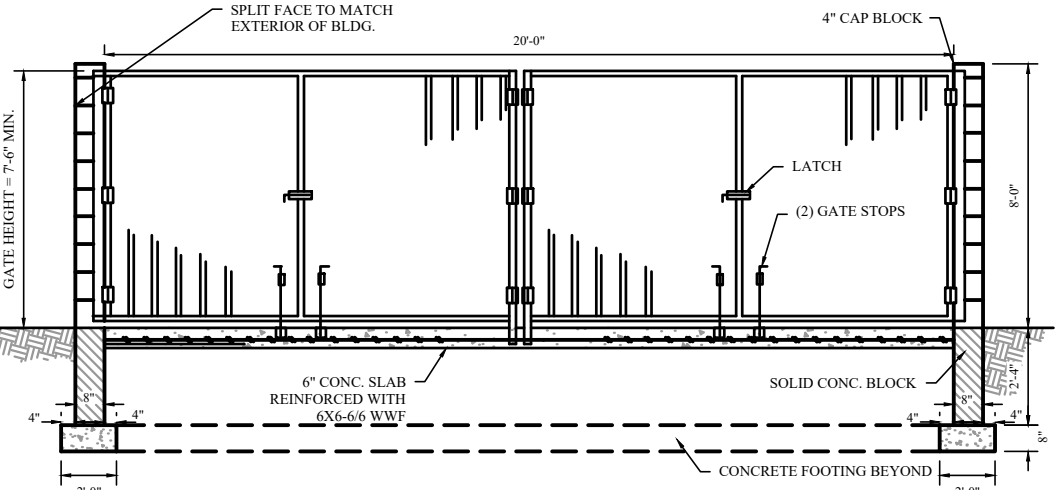
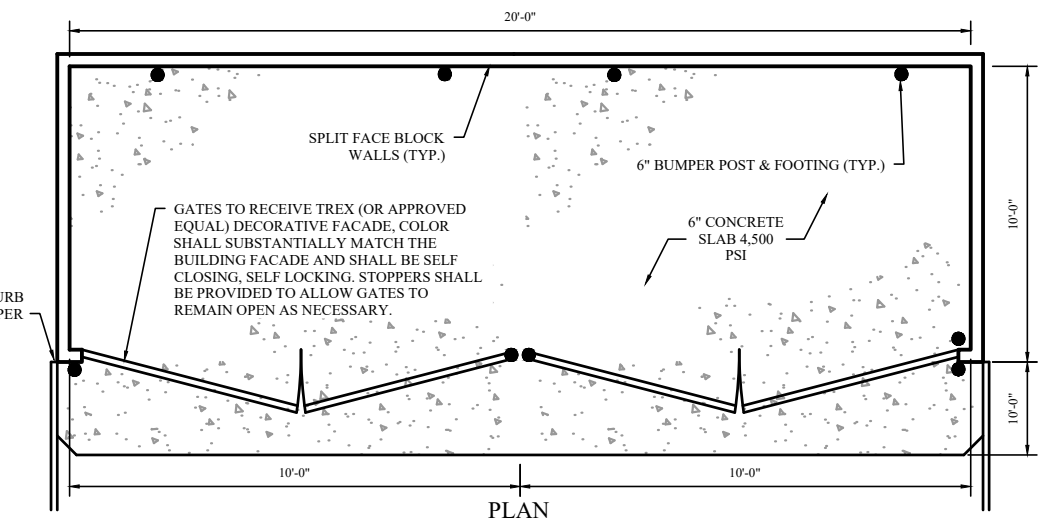
PAVEMENT
N.T.S.



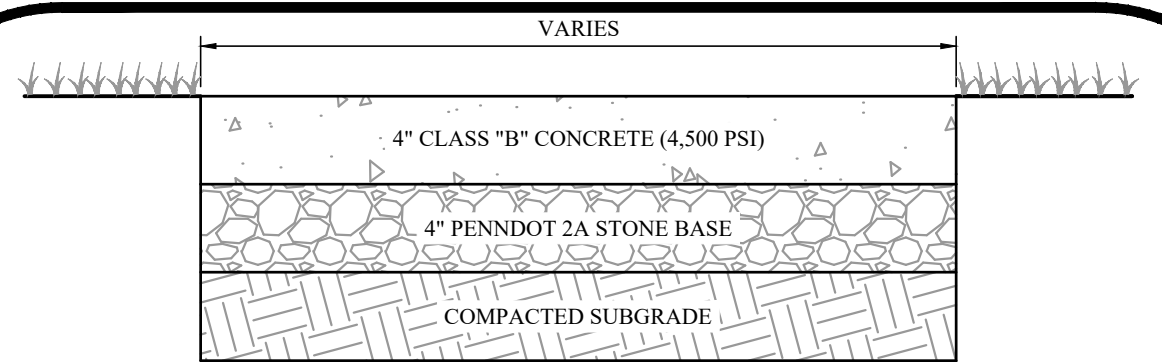
ADA PARKING LAYOUT
N.T.S.



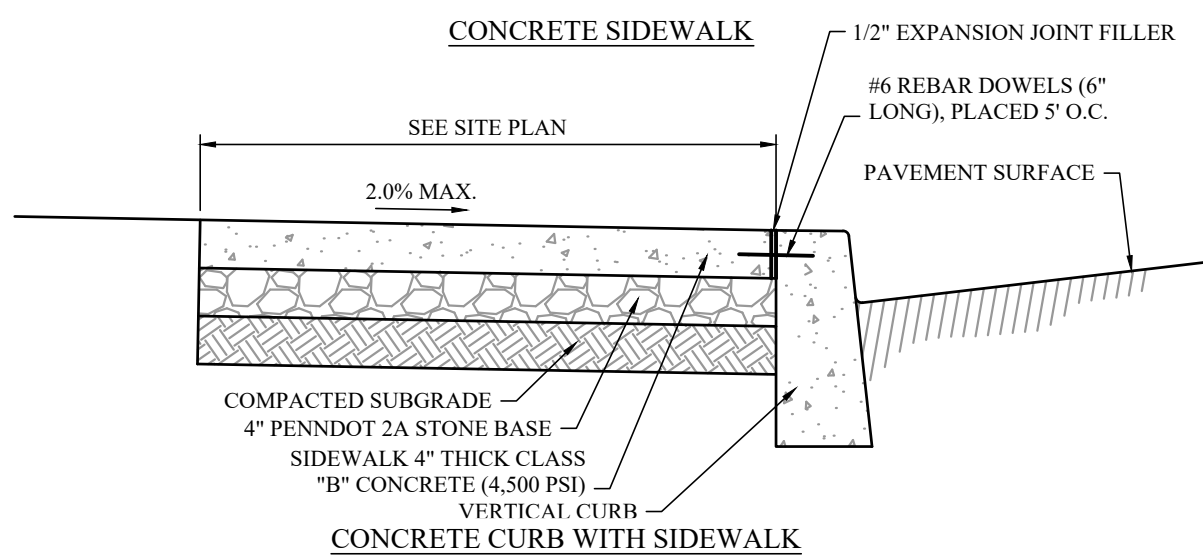
BOLLARD IN CURB
N.T.S.



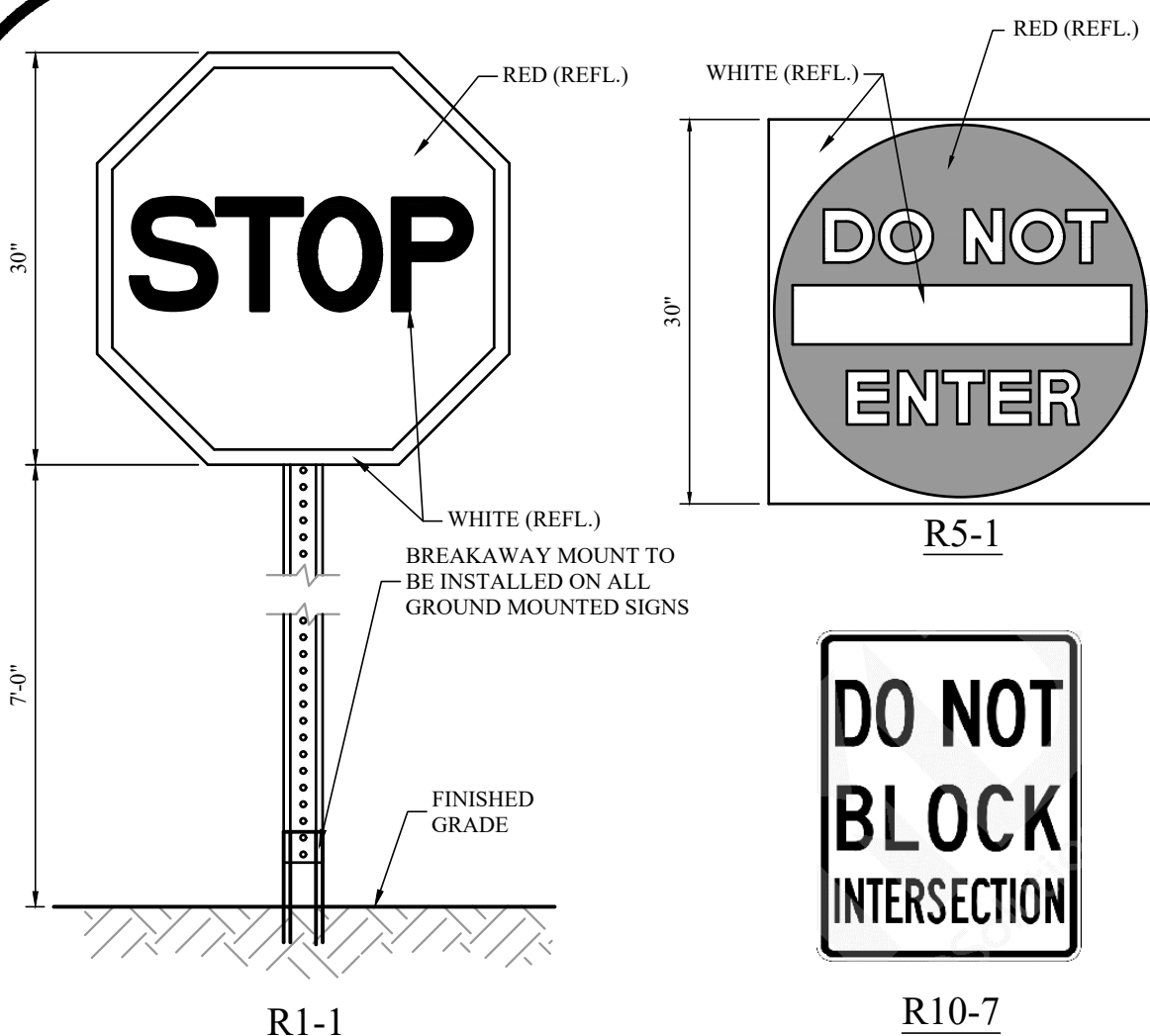
BLOCK WALL DOUBLE TRASH ENCLOSURE
N.T.S.



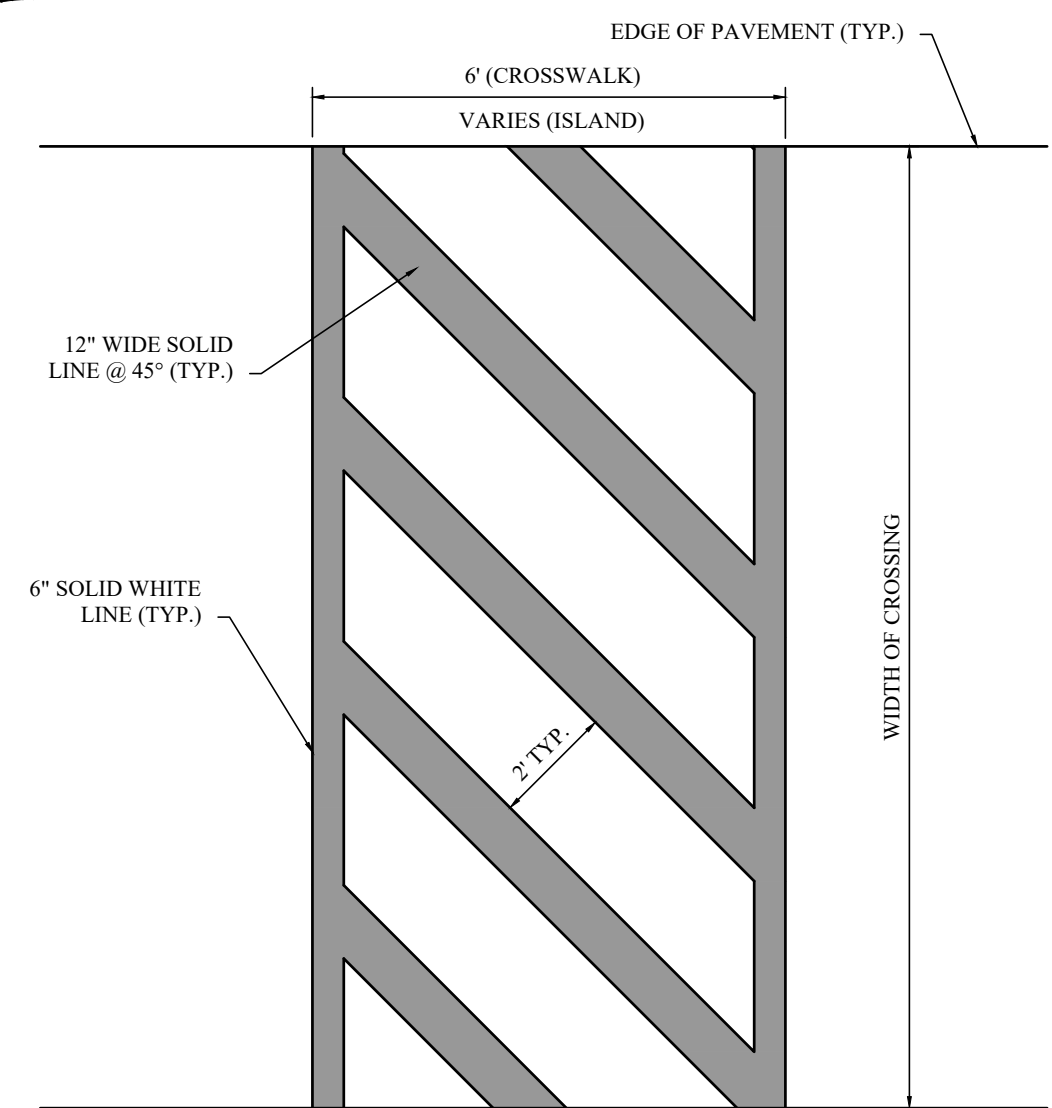
- NOTES:
1. FULL DEPTH EXPANSION JOINTS TO BE AT 20 FT C.C.
 2. 1/4\"/>
 3. CONCRETE SHALL BE 6\"/>
 4. SIDEWALK TO BE SLOPED AT 2.0% MAX. TOWARDS PAVED AREAS AND AWAY FROM BUILDINGS.



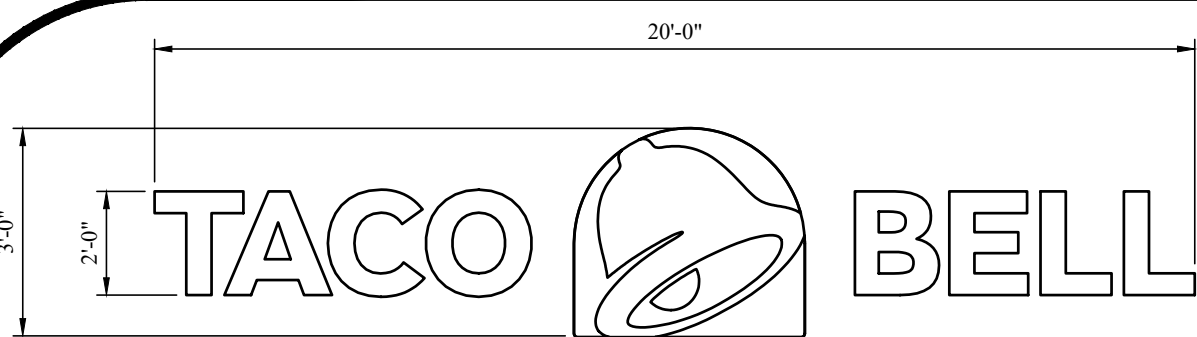
CONCRETE SIDEWALK
N.T.S.



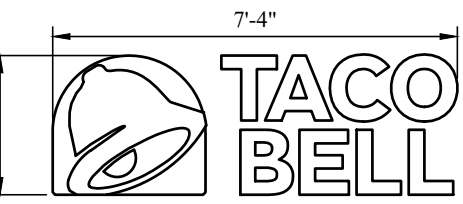
TRAFFIC CONTROL SIGNS W/BREAKAWAY MOUNT
N.T.S.



PAINTED CROSSWALK & ISLAND
N.T.S.



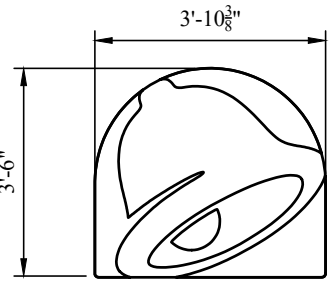
RIGHT AND LEFT FACADE SIGN (60 SF)



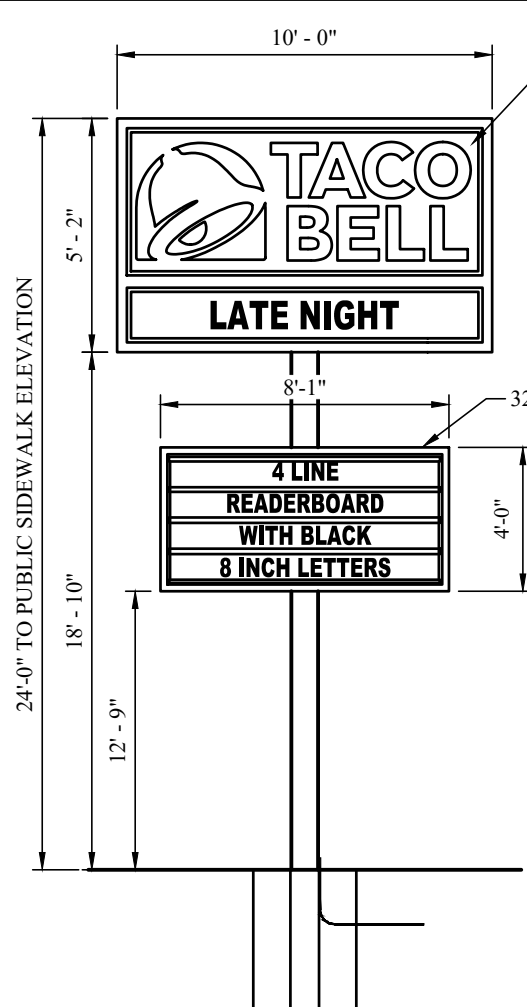
REAR FACADE SIGN (19 SF)



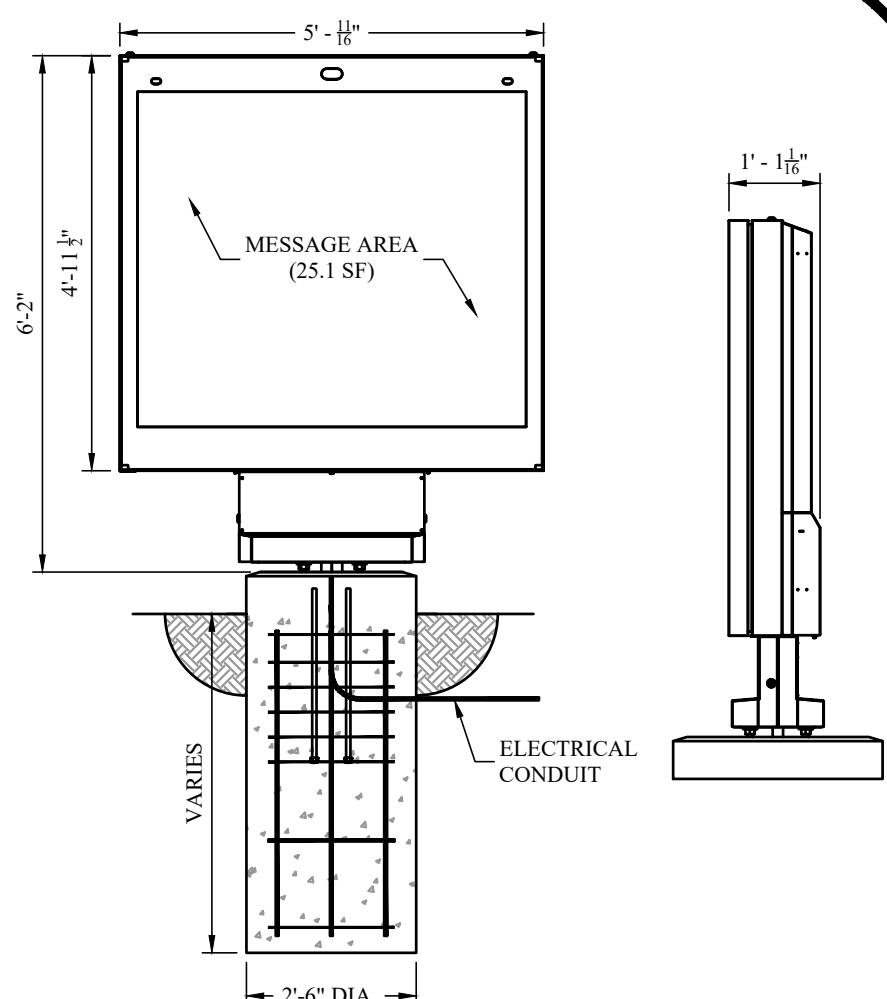
MOBILE PICKUP SIGNS



FRONT FACADE SIGN (13.6 SF)

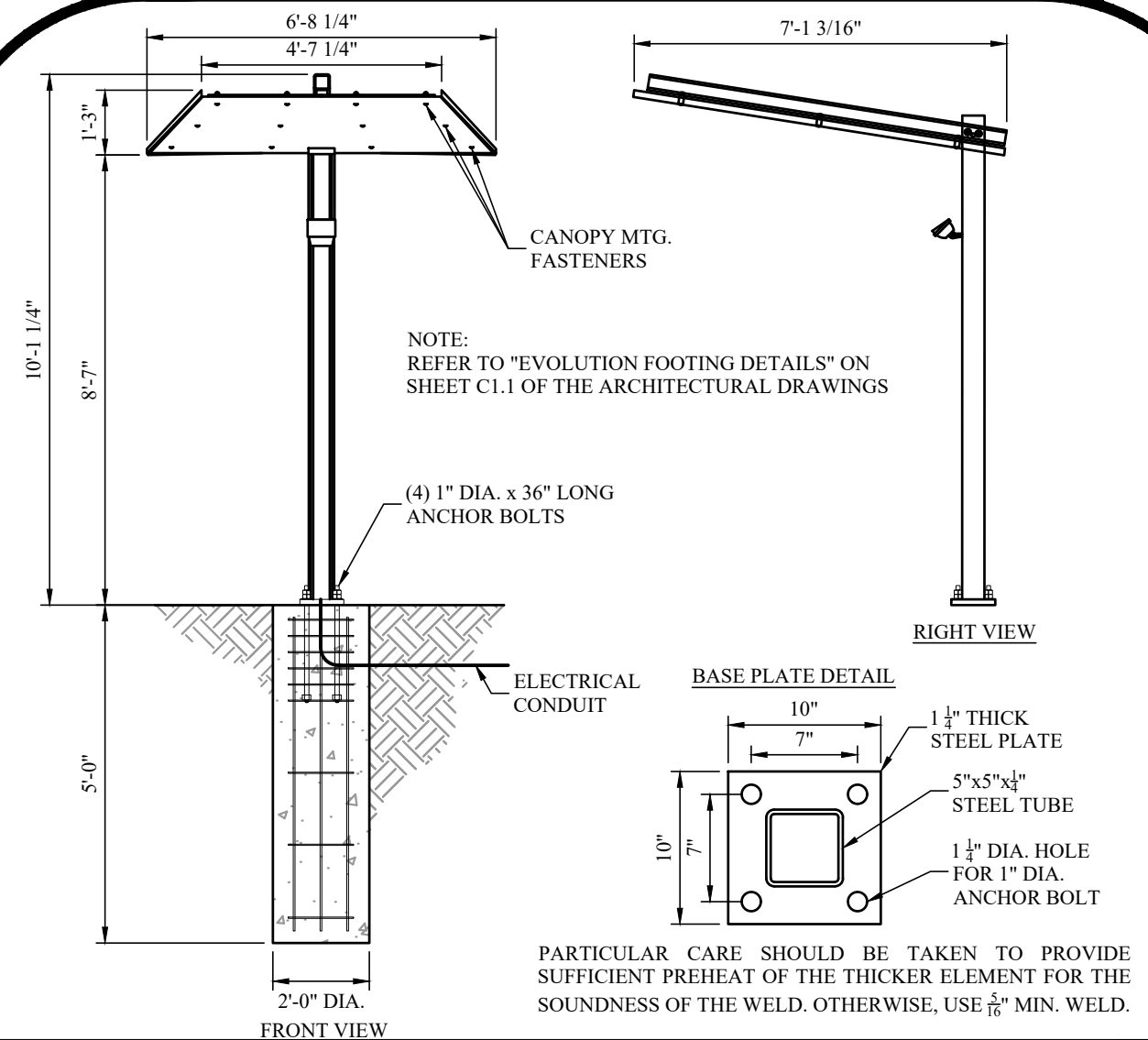


PYLON SIGN

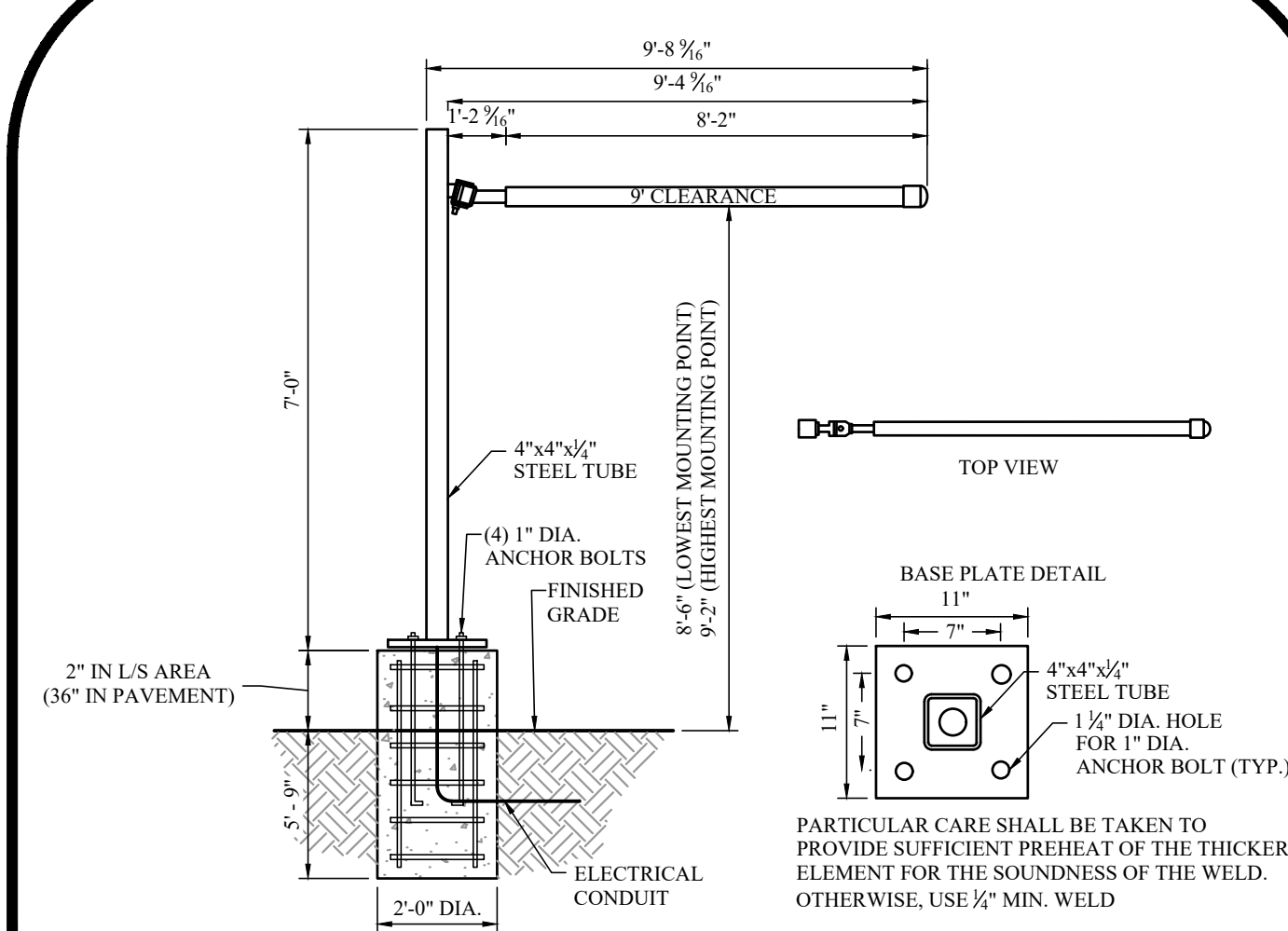


DIGITAL MENU BOARD

TACO BELL SIGNAGE
N.T.S.



DRIVE THRU CANOPY
N.T.S.



DRIVE THRU CLEARANCE BAR
N.T.S.

REVISIONS		
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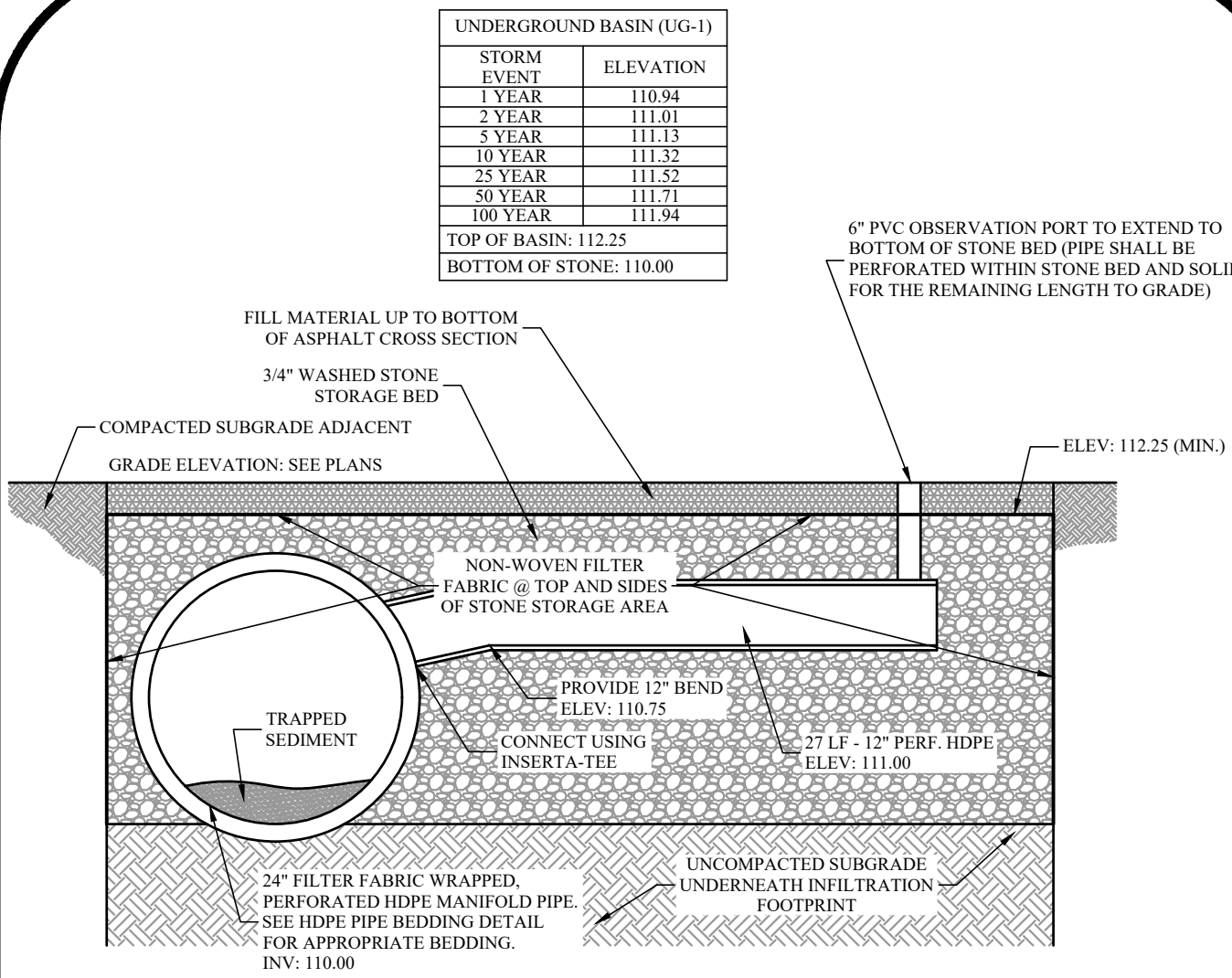
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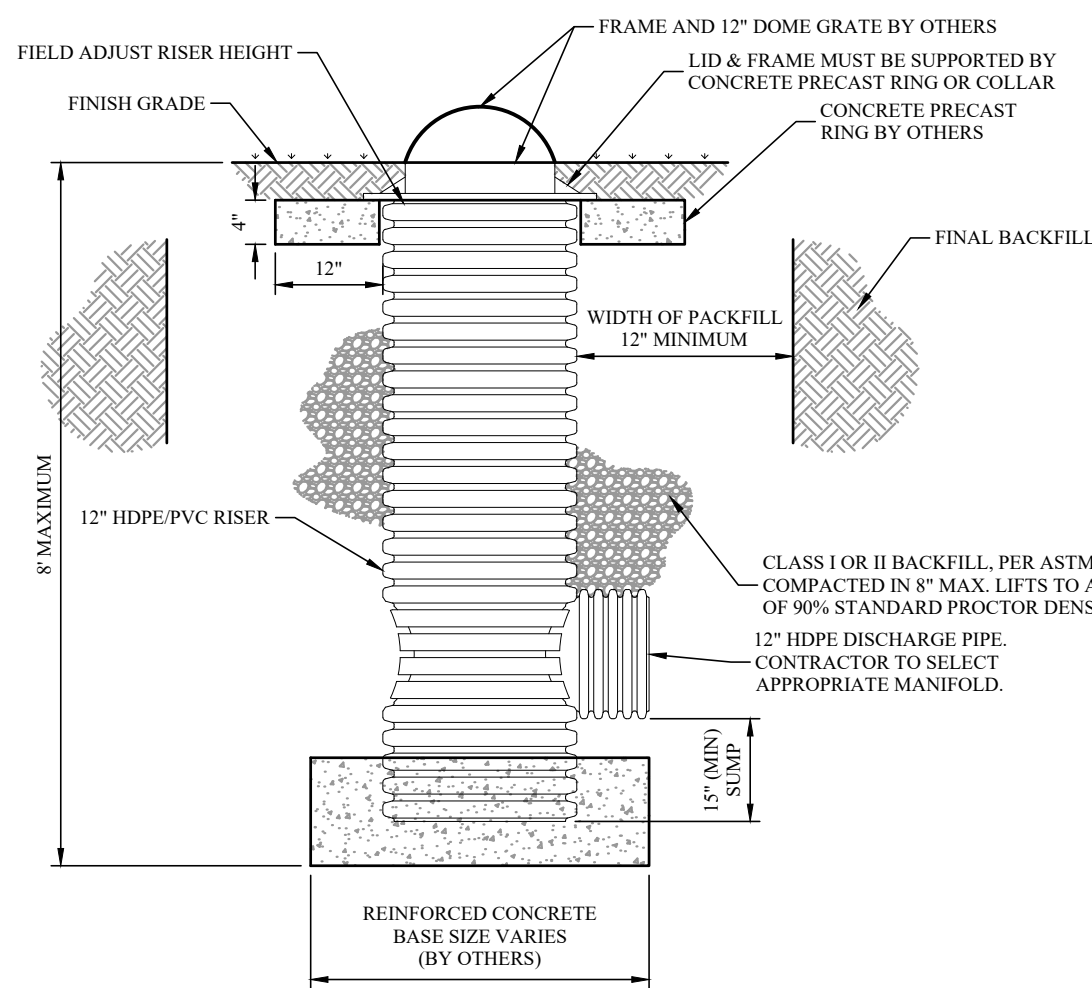
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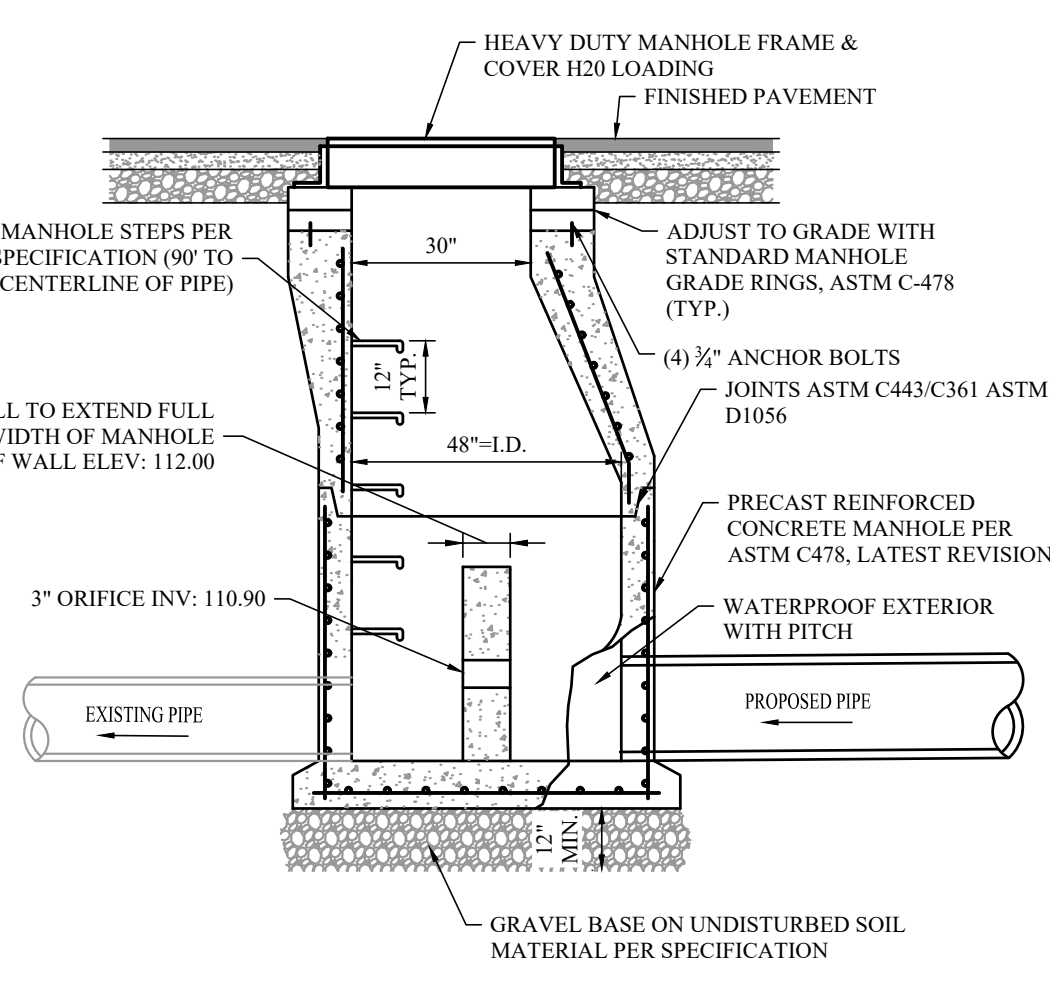
**CONSTRUCTION
DETAILS**



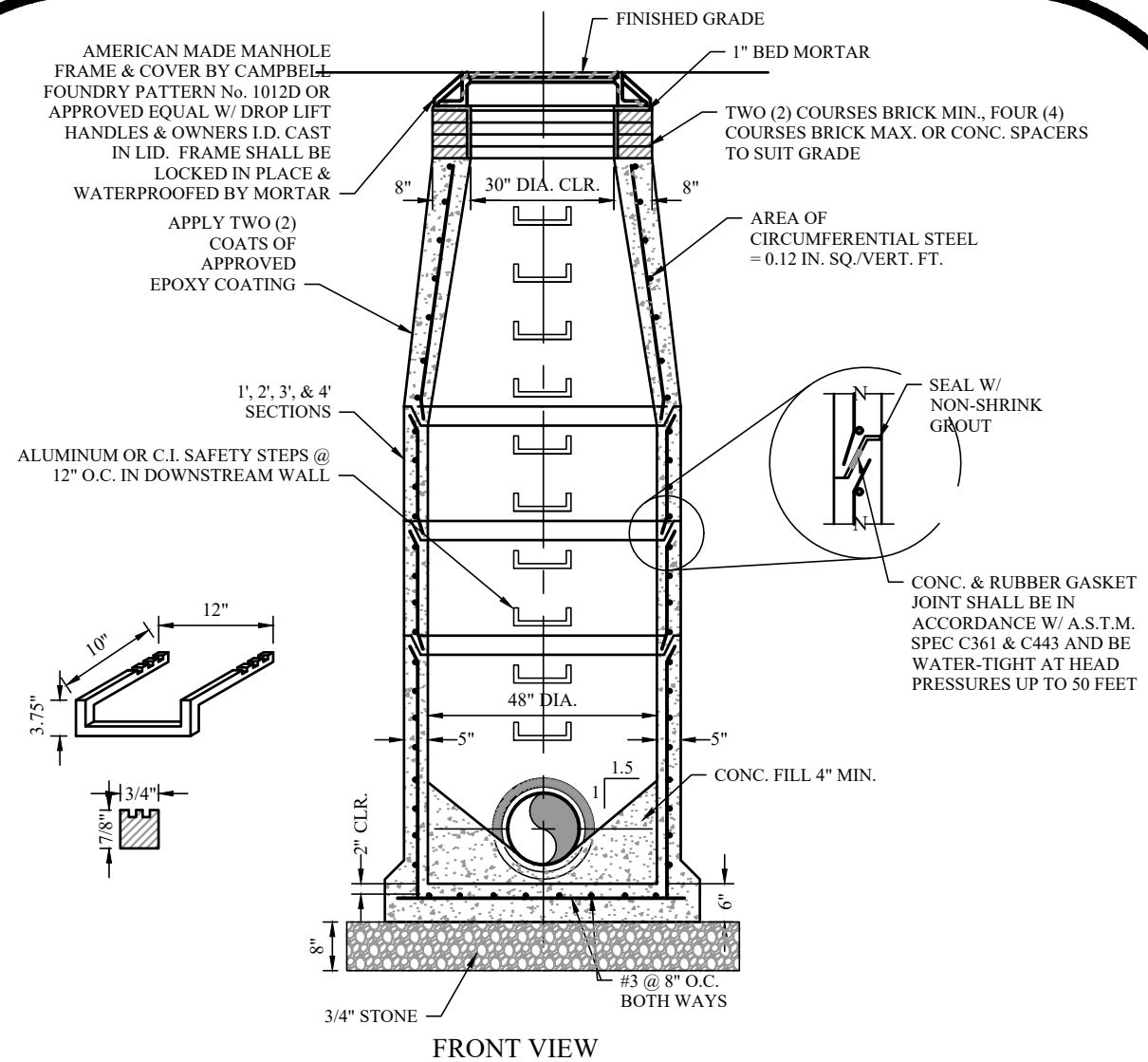
UNDERGROUND INFILTRATION BED (UG-01)
N.T.S.



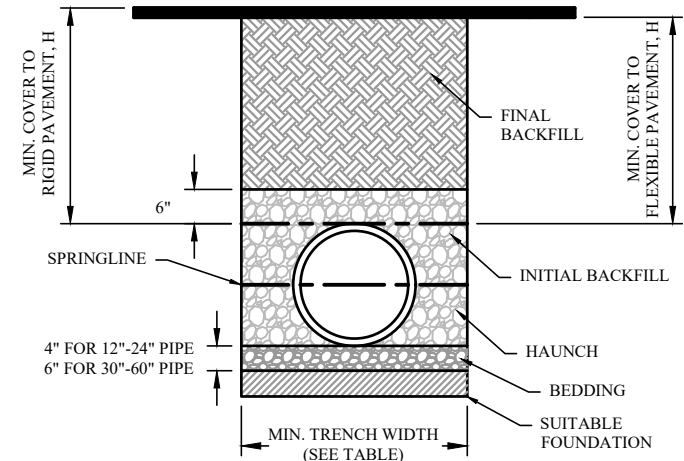
YARD INLET
N.T.S.



DOGHOUSE MANHOLE
N.T.S.



48\"/>



NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS". LATEST ADDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: COMPACTED AASHTO #67 AGGREGATE, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4\"/>

PIPE DIAM. MIN. TRENCH WIDTH	
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	55"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS		
	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

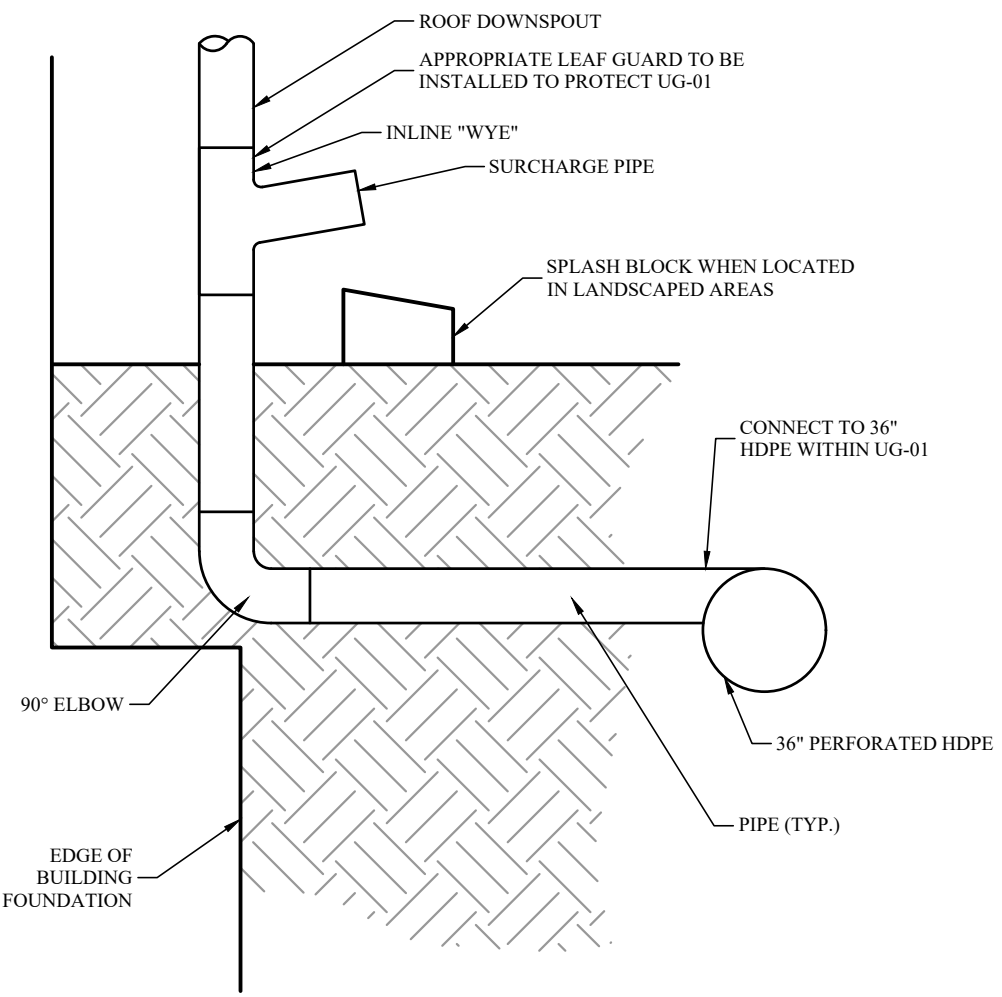
VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED
ON RAILWAY LOADING CONDITIONS

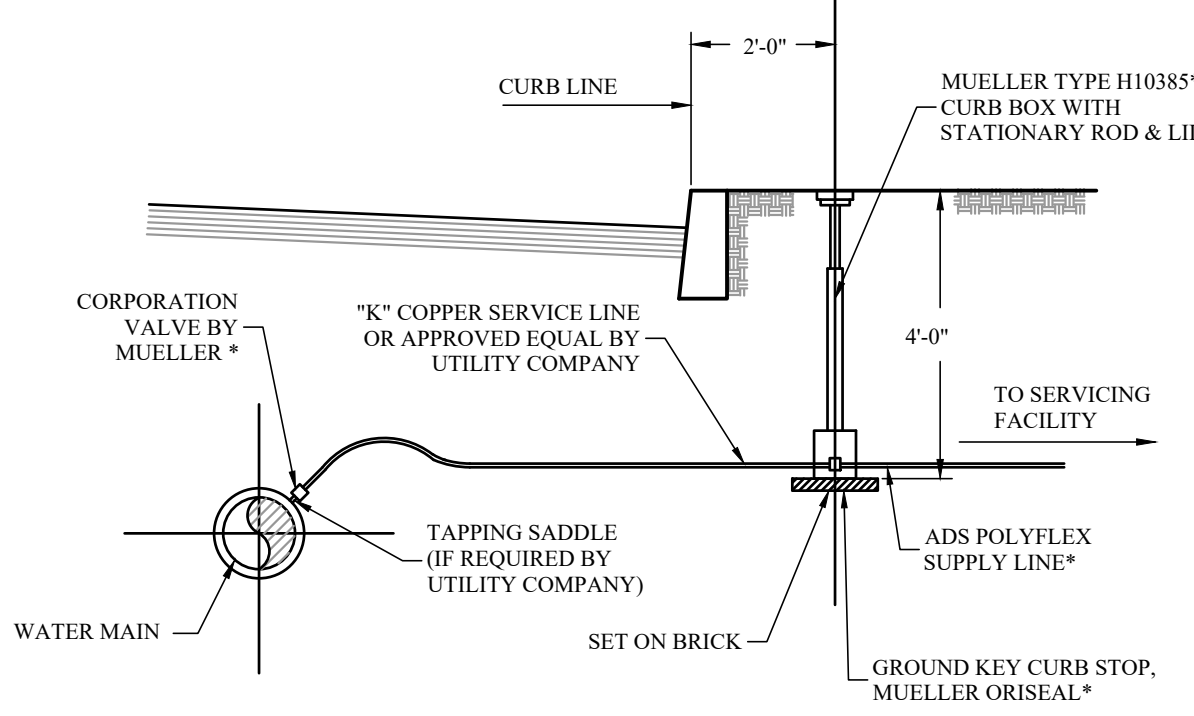
PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE

HDPE PIPE BEDDING
N.T.S.



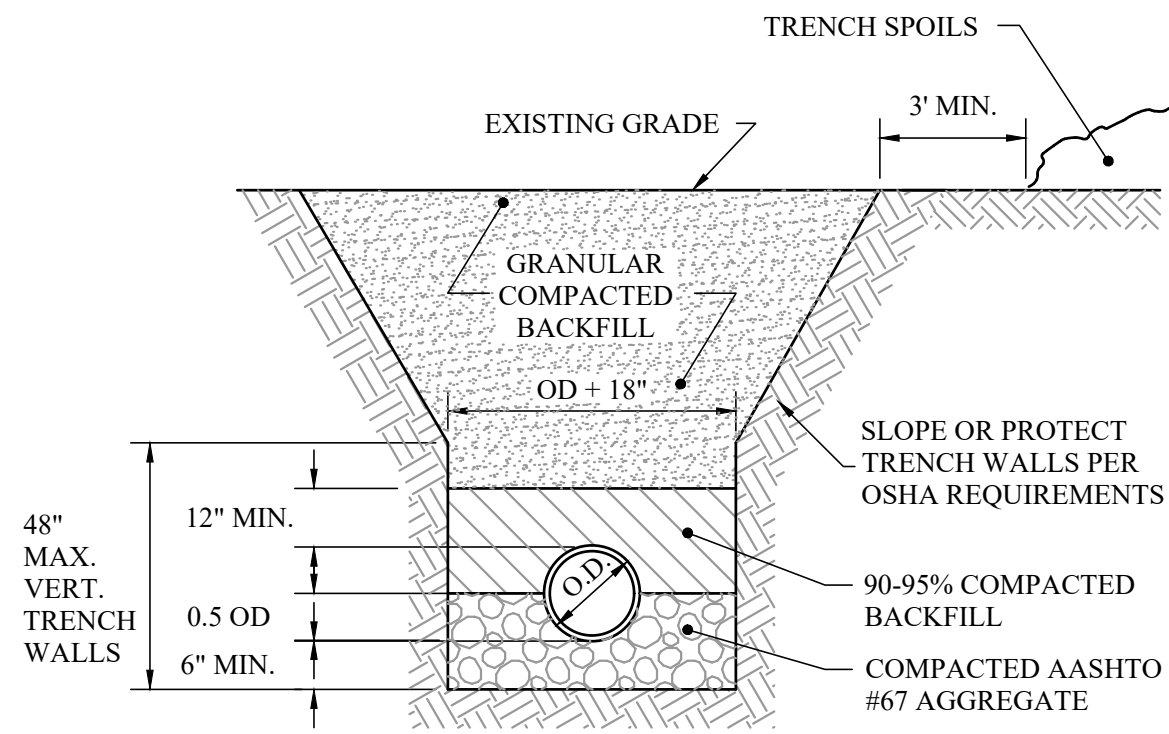
ROOF DRAIN
N.T.S.



NOTES:

1. CONTRACTOR SHALL SELECT PROPER VALVE CONNECTION FITTINGS FOR THE TYPE OF PIPE BEING UTILIZED.
2. *OR APPROVED EQUAL.

WATER SERVICE CONNECTION
N.T.S.

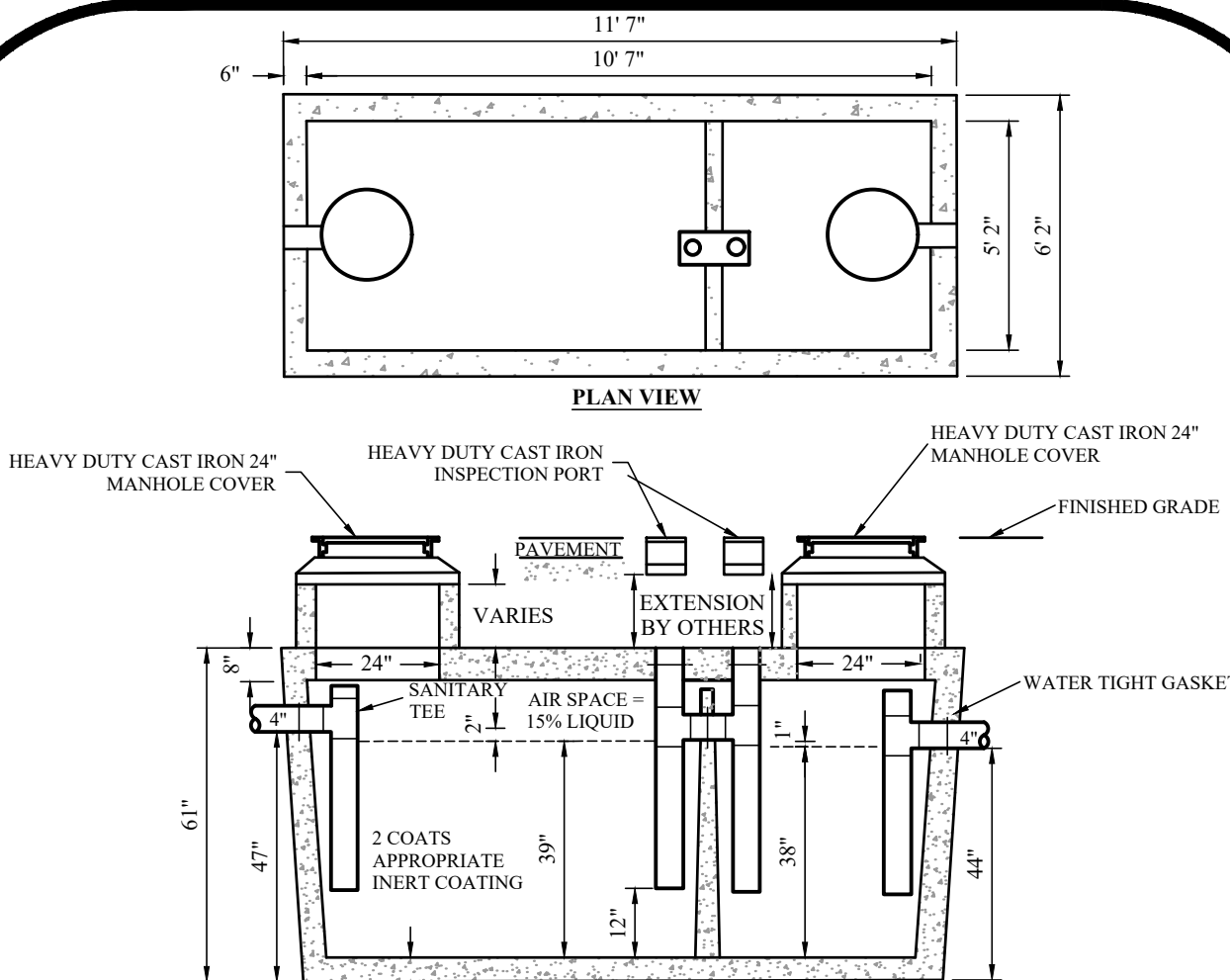


NOTES:

TRENCHING OPERATIONS SHALL CONFORM TO ALL OSHA REQUIREMENTS. IF THE PIPE DIAMETER EXCEEDS 48", THE MINIMUM 12" COVER SHALL STILL APPLY. THIS TRENCH IS SUITABLE FOR USE UNDER WET OR UNSTABLE SOIL CONDITIONS.

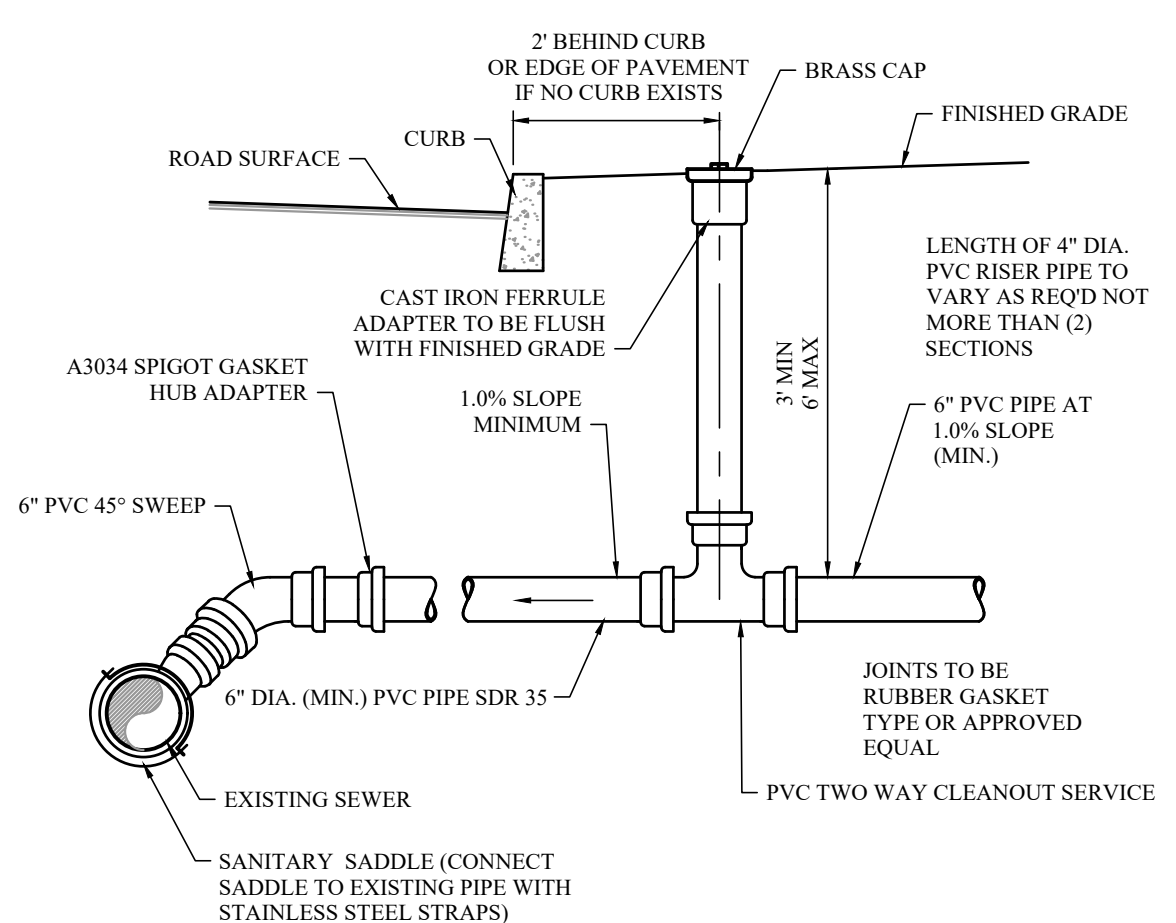
(USED FOR PVC PIPE)

TRENCH W/CLASS B BEDDING
N.T.S.

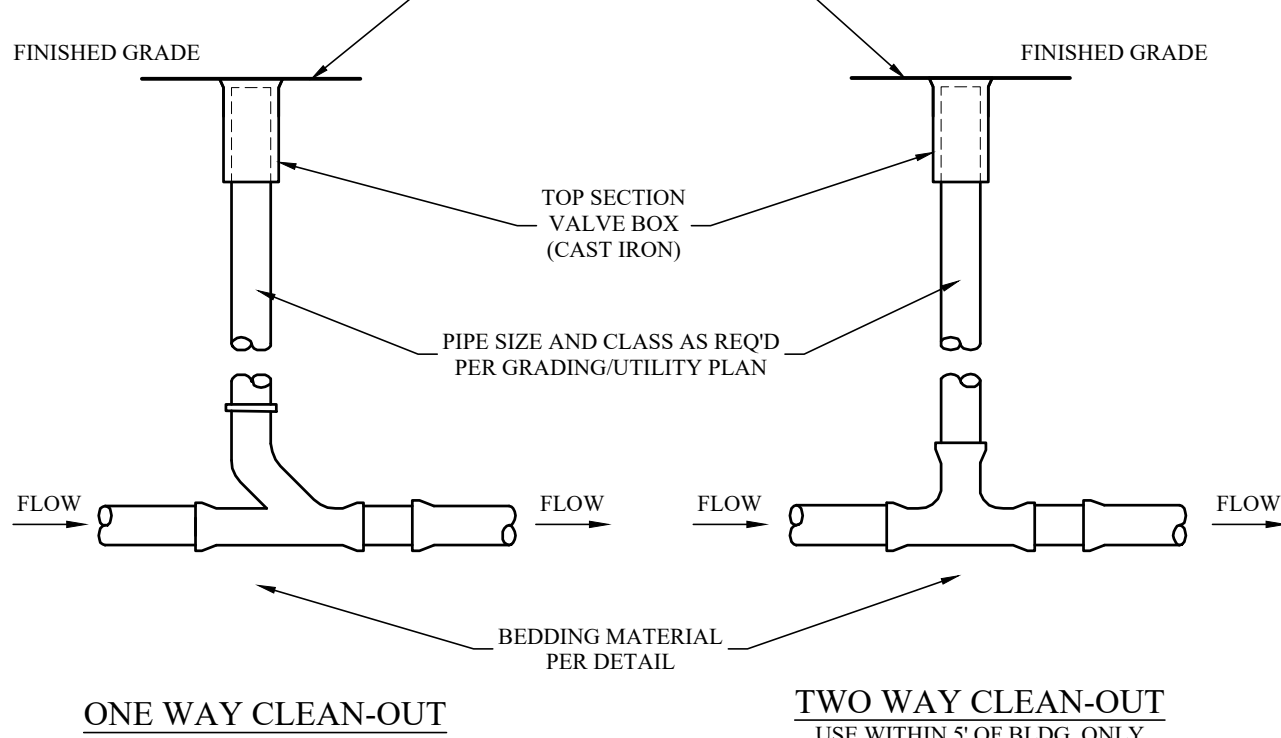


NOTE: OBTAIN APPROVAL OF SHOP DRAWINGS FROM LOCAL OFFICIAL PRIOR TO ORDERING GREASE TRAP. SHOP DRAWINGS SHALL INCLUDE CAPACITY, DESIGN, AND MATERIAL OF GREASE TRAP.

1,250 GALLON GREASE TRAP
N.T.S.



SERVICE LATERAL
N.T.S.



CLEAN-OUT INSTALLATIONS
N.T.S.

THE PETTIT GROUP, LLC
Engineering • Architecture • Planning
497 Center Street • Sewell, NJ 08080
Tel: 856-464-9600 Fax: 856-464-9606
www.pettitgroup.com
Certificate of Authorization No. 246A28131400

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