

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

2345 LINCOLN, LLC PROPOSED HOTEL

PARCEL NO. 22-040-026-008

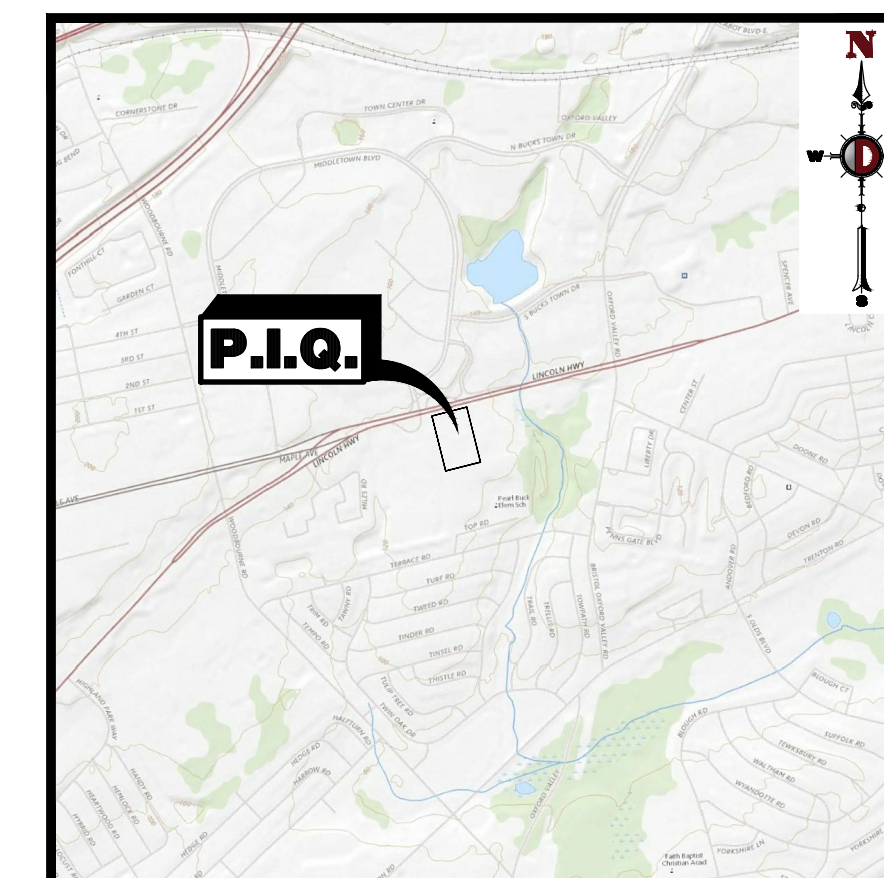
2345 EAST LINCOLN HIGHWAY (SR-2037)

TOWNSHIP OF MIDDLETOWN

BUCKS COUNTY, PENNSYLVANIA



AREA MAP
1" = 200'



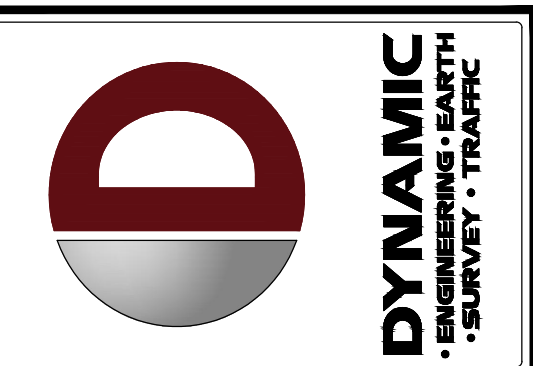
USGS MAP
1" = 2000'

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PREPARED BY
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[illegible]

THIS PLAN SET IS FOR PERMITTING PURPOSES
ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DATE: _____	ISSUED BY: _____	DATE: _____	ISSUED BY: _____
ERT _____	MTM _____	JAC _____	_____

PROJECT: **2345 LINCOLN, LLC**
PROPOSED HOTEL
1040-075-085
2345 RYAN, LINCOLN, OHIO
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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TITLE:
COVER SHEET

SCALE: (H) AS (V) SHOWN	DATE: 04/29/20
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PROJECT No: 3290-99-001

SHEET No: **1** OF 22

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY & TOPOGRAPHIC SURVEY
DPK CONSULTING, LLC
220 OLD NEW BRUNSWICK ROAD, SUITE 201
PISCATAWAY, NJ 08854
PROJECT NO: 18-8220
2. APPLICANT/OWNER: 2345 LINCOLN LLC
4569 SOUTH BROAD STREET, SUITE 2
YARDEVILLE, NJ 08620
3. PARCEL DATA: 2345 EAST LINCOLN HIGHWAY (SR-2037)
PARCEL NO. 22-040-026-008
MIDDLETOWN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
4. ZONE: OC (OFFICE CAMPUS) DISTRICT
5. EXISTING USE: CAR WASH (PERMITTED) (8500-2003)
6. PROPOSED USE: CAR WASH (PERMITTED) (8500-2003)
HOTEL (NON-PERMITTED) (VARANCE) (8500-2003)
7. SCHEDULE OF ZONING REQUIREMENTS (8500-2004)
- | ZONE REQUIREMENT | OC ZONE | EXISTING | PROPOSED |
|---|---------|---------------------------|---------------------------|
| MINIMUM LOT AREA | 10 AC | 5,084 AC (221,498 SF) (E) | 5,084 AC (221,498 SF) (E) |
| MINIMUM LOT FRONTAGE | 150 FT | 375 FT | 375 FT |
| MINIMUM FRONT YARD SETBACK (EAST LINCOLN HIGHWAY) | 100 FT | N/A | 66 FT (M) |
| MINIMUM REAR YARD SETBACK | 75 FT | 80.6 FT | 80.6 FT |
| MINIMUM SIDE YARD SETBACK | 75 FT | 45.9 FT (E) | 45.9 FT (E) |
| MINIMUM SPACE BETWEEN BUILDINGS | 50 FT | N/A | 102.3 FT |
| MAXIMUM BUILDING HEIGHT | 50 FT | 1-STORY | 50 FT |
| MAXIMUM IMPEVIOUS COVERAGE | 55% | 91.8% (203,346 SF) (E) | 88.4% (195,838 SF) (E) |
| MAXIMUM FLOOR AREA RATIO | 28% | 20.6% (45,756 SF) | 39.9% (88,320 SF) (M) |
| MINIMUM RESIDENTIAL BUFFER YARD | 75 FT | 18.6 FT (E) | 18.6 FT (E) |
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (M): VARIANCE
*SQUARE FOOTAGE EXCLUDES FLOOR AREA USED FOR HEATING, VENTILATION AND MECHANICAL EQUIPMENT.
8. PARKING REQUIREMENTS

A. WHITE OR YELLOW PAINT SHALL BE USED TO STRIPE ALL PARKING STALLS. ALL PARKING STALLS SHALL BE DELINEATED AND SEPARATED BY TWO (2) PARALLEL STRIPES WHICH ARE TWO (2) FEET APART, MEASURED FROM THE OUTSIDE EDGE OF EACH STRIPE. EACH STRIPE SHALL BE FOUR (4") INCHES IN WIDTH. (8500-2704.F(2))

B. NO ONE ROW OF OFF-STREET PARKING SPACES SHALL EXCEED TWELVE (12) SPACES. RAISED PLANTING BEDS SHALL BE AT INTERVALS NOT TO EXCEED TWELVE (12) SPACES WITH BEDS OFFSET ON ALTERNATING SIDES OF PARKING ROWS. PLANTING ISLANDS SHALL BE LOCATED AT EACH END. (8440-421.E1(1)) (M)

C. THE EDGE OF ANY PARKING AREA SHALL NOT BE CLOSER THAN FIFTEEN (15') FEET TO THE OUTSIDE WALL OF THE NEAREST STRUCTURE. THIS AREA SHALL BE USED FOR SIDEWALKS TO ENTRANCES AND FOUNDATION PLANTINGS. (8440-421.E4(1)) (M)

D. PARKING SPACES SHALL BE A MINIMUM OF NINE (9') FEET IN WIDTH BY EIGHTEEN (18') FEET IN LENGTH (8440-421.E1(3))

E. THE ASIDE PROVIDING ACCESS TO STALLS FOR ONE-WAY TRAFFIC SHALL BE AT LEAST TWENTY-FOUR (24') FEET IN WIDTH. (8440-421.E1(3))

F. NO LESS THAN A FIVE (5') FOOT RADIIUS OF CURVATURE SHALL BE PERMITTED FOR ALL CURB LINES IN ALL PARKING AREAS. (8440-421.E1(3))

G. EXCEPT AT ENTRANCE AND EXIT DRIVES, ALL PARKING AREAS SHALL BE SET BACK FROM THE FUTURE RIGHT-OF-WAY LINE AND ALL PROPERTY LINES AT LEAST FIFTEEN (15') FEET. THE DISTANCE BETWEEN THIS REQUIRED SETBACK AND THE CARPWAY SHALL BE MAINTAINED AS A PLANTING STRIP. (8440-421.E1(3)) (M)

H. PARKING AND DISPLAY AREAS ALONG ALTERNAL AND COLLECTOR ROADS SHALL BE SET BACK AT LEAST THIRTY (30') FEET FROM THE FUTURE RIGHT-OF-WAY OF SAID ROAD IN ORDER TO ACCOMMODATE ACCELERATION AND DECELERATION LINES AND MARGINAL ACCESS ROADS. (8440-421.E1(3)) (M)

I. THE CALCULATED OFF-STREET PARKING REQUIREMENT WILL BE PER 8500-2702.B

HOTELS: ONE (1) OFF-STREET PARKING SPACE PER GUEST ROOM

THEFORE:

(92 ROOMS) X (1 SPACE/PER ROOM) = 92 SPACES REQUIRED
= 104 SPACES PROPOSED (COMPLIES)
9. LOADING REQUIREMENTS

A. EVERY HOTEL WITH A GROSS FLOOR AREA OF THIRTY-FIVE-THOUSAND (35,000) SQUARE FEET OR MORE SHALL BE PROVIDED WITH AT LEAST ONE (1) OFF-STREET LOADING BERTH. (8500-2703.B)

B. EACH OFF-STREET LOADING SPACE SHALL BE NO LESS THAN FOURTEEN (14') FEET WIDE, FIFTY-FIVE (55') FEET LONG, AND FOURTEEN FEET AND SIX INCHES HIGH (14'5"), EXCLUSIVE OF DRIVE AND MANEUVERING SPACE, AND LOCATED ENTIRELY ON THE LOT BEING SERVED. (8440-426.A.1) (M)
10. BUFFER REQUIREMENTS

A. ALONG ANY ADJACENT LAND ZONED FOR OR IN RESIDENTIAL OR AGRICULTURAL USE, A BUFFER YARD SHALL BE PROVIDED WHICH SHALL NOT BE LESS THAN SEVENTY-FIVE (75') FEET IN WIDTH, MEASURED FROM THE SITE PROPERTY LINE OR SITE STREET LINE. (8500-2004.C) (E)

B. NO SCREEN SHALL BE REQUIRED ALONG ARTERIAL STREETS AND RAILROAD RIGHTS-OF-WAY WHICH FORM DISTRICT BOUNDARY LINES, PROVIDED THAT THE FRONT OF THE BUILDING FACES THE BOUNDARY LINE. (8500-260.E1(1))
11. FENCE REQUIREMENTS

A. HEIGHT OF FENCES FOR NONRESIDENTIAL USES SHALL BE NO MORE THAN EIGHT (8') FEET. (8500-2305.A)
12. LIGHTING REQUIREMENTS

A. ALL ARTIFICIAL LIGHTING USED TO ILLUMINATE ANY PARKING AREA SHALL BE SO DESIGNED THAT NO DIRECT RAYS SHALL FALL UPON ANY NEIGHBORING PROPERTY OR STREET. A MINIMUM LEVEL OF ONE (1 FC) FOOT-CANDLE OF LIGHT SHALL BE MAINTAINED. LIGHTING STANDARDS SHALL BE LOCATED NOT LESS THAN TWO (2') FEET FROM THE PAVING OF PARKING SPACES, DRIVES OR STREETS. (8440-421.F)
13. REFUSE REQUIREMENTS

A. ACCESSORY OUTSIDE STORAGE OR DISPLAY OF MATERIALS, GOODS OR REFUSE SHALL NOT BE PERMITTED WITHIN AN OFFICE CAMPUS. (8500-2003.H) (M)

B. OUTSIDE STORAGE AREAS SHALL BE SHELDED FROM VIEW FROM PUBLIC STREETS. (8500-2409.E)

C. COLLECTION STATIONS SHALL BE LOCATED TO AVOID BEING OFFENSIVE AND SHALL BE SCREENED FROM VIEW AND LANDSCAPED. (8440-426.(2))

14. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.

15. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

16. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.

17. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.

18. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.

19. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.

20. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

21. ALL DCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

22. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.

23. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS' COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR COI POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C., ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK. UPON RECEIVING THE EVIDENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EVIDENCE OF CONSTRUCTION IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

24. NEITHER THE PROFESSIONAL ENGINEERING CONSULTANTS, P.C., NOR THE PRECEDENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICES OF GENERAL LIABILITY INSURANCE.

25. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PREPARE ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

26. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.

27. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISIONS IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
28. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT HERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

29. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

30. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

31. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.

32. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFORMED WITHIN THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.

33. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "Y" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 4201704042J, WHICH BEARS AN REVISED DATE OF MARCH 16, 2015, BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

34. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

35. CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION AS REQUIRED BY PENNSYLVANIA ACT 172 (FORMER ACT 287), "CONTRACT PENNSYLVANIA ONE CALL AT (800) 242-1776 PRIOR TO BREAKING GROUND.

36. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MIDDLETOWN TOWNSHIP CODES AND SPECIFICATIONS AND PADOT PUBLICATION 408 LATEST REVISION, OR AS LATER AMENDED, UNLESS OTHERWISE NOTED.

37. DRIVING ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.

38. ANY WELL FOUND DURING CONSTRUCTION SHALL BE ABANDONED WITH THE WATER WELL DRILLERS LICENSE ACT AND CURRENT PADEP REQUIREMENTS, SECTION 3.3.5.11 OF THE PADEP "PUBLIC WATER SUPPLY" AND ANMA STANDARD A100-97 ON WATER WELLS.

39. ANY SEWAGE DISPOSAL SYSTEM FOUND DURING CONSTRUCTION SHALL BE ABANDONED IN ACCORDANCE WITH CURRENT PADEP AND BUCKS COUNTY HEALTH DEPARTMENT REQUIREMENTS.

40. THE TOWNSHIP ENGINEER AND BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED BY THE OWNER OR CONTRACTOR AT LEAST SEVENTY-TWO (72) HOURS IN ADVANCE OF THE COMMENCEMENT OF ANY WORK ON REQUIRED IMPROVEMENTS.
- SIGNAGE TABLE
- | SIGN (8500-283) | REQUIREMENTS | PROPOSED |
|------------------|-----------------------------------|----------|
| FREESTANDING | NUMBER OF SIGNS: | ONE (1) |
| | MAXIMUM SIGN AREA: | 40 SF |
| | MAXIMUM SIGN HEIGHT: | 12 FT |
| | MINIMUM SIGN SETBACK (R.O.W.): | 10 FT |
| | MINIMUM SIGN SETBACK (SIDE YARD): | 20 FT |
| BUILDING MOUNTED | NUMBER OF FACADE SIGNS: | ONE (1) |
| | MAXIMUM FACADE SIGN AREA: | 12 SF |
| | DIRECTIONAL | 2 SF |
| DIRECTIONAL | MAXIMUM SIGN AREA: | 8 FT |
| | MAXIMUM SIGN HEIGHT: | 8 FT |
- N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (M): VARIANCE
- DEMOLITION NOTES
1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.

2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

3. COMPLETE ALL DEMOLITION WORK BEFORE EACH FLOOR OR TEST BEFORE DESTROYING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.

4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.

5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOSTS, DERRICKS OR OTHER SUITABLE METHODS.

6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.

7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).

9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING, ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, SEWER SPACE OR ANY SUB-STRUCTURES SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.

10. DIRECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION, CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ADEQUATE PROTECTIVE BARRIERS AND TRAFFIC WAVERS, REQUIREMENT OF CONSTRUCTION.

13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

15. COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOLOGICAL REPORT, CONCRETE, STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRAMP, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF ALL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

16. REMOVE FROM THE DISCARDED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBER, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.

17. DISCONNECT, SHUT OFF AND SEAL ALL CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITON ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO ENSURE THE CONTINUATION OF SERVICE.

18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

19. UNDERGROUND AND ABOVE GROUND FEATURES TO REMAIN WITHIN LIMITS OF DEMOLITION SHALL BE IDENTIFIED AND MARKED IN THE FIELD PRIOR TO BEGINNING SITE DEMOLITION.

20. CONTRACTOR TO COORDINATE WITH SURVEYOR TO RESET SITE BENCHMARKS AS NECESSARY.
- NOTES
1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO PLACE A PA ONE CALL FOR DEMOLITION PURPOSES AND UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.

2. CONTRACTOR RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.

3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.

4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.
- LIST OF VARIANCES APPROVED:
- THE FOLLOWING VARIANCES WERE APPROVED BY THE MIDDLETOWN TOWNSHIP ZONING HEARING BOARD ON DECEMBER 12, 2018 FROM THE MIDDLETOWN TOWNSHIP ZONING ORDINANCE (ZO):
1. ZO 8500-2003: TO ALLOW A HOTEL USE IN THE OC (OFFICE CAMPUS DISTRICT) AND FOR THE HOTEL USE TO BE A SECOND PRINCIPAL USE WITH THE EXISTING CAR WASH USE ON THE PROPERTY.

2. ZO 8500-2004.B(3)(A): TO ALLOW A SIXTY-SIX (66') FOOT FRONT YARD SETBACK FOR THE HOTEL, WHEREAS THE ORDINANCE REQUIRES A ONE-HUNDRED (100') FOOT FRONT YARD SETBACK.

3. ZO 8500-2004.B(4): TO ALLOW A FORTY (40%) PERCENT FLOOR AREA RATIO FOR BOTH THE CAR WASH AND HOTEL USE, WHEREAS THE ORDINANCE ALLOWS FOR A TWENTY-EIGHT (28%) PERCENT MAXIMUM FLOOR AREA RATIO.

4. ZO 8500-2003.H: TO ALLOW EXTERIOR AREAS FOR STORAGE OR REFUSE.
- GRADING NOTES
1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED OR BE LOWER THAN 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PROPER GRADATION INFORMATION AND TO NOT INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLAND CUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DISCREPANCIES IS DONE SO AT THE CONTRACTORS OWN RISK.

3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 1.0% CUTTER OR INVERT SLOPE.

4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS 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).

5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.

6. IN CASES OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.

7. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES AND ADA ACCESS AISLES. CONTRACTOR TO ENSURE A MAXIMUM OF 3% RUNNING SLOPE AND 2% CROSS SLOPE ALONG ALL OTHER PORTIONS OF ACCESSIBLE ROUTE, WITH THE EXCEPTION OF RAMPS AND CURB RAMPS. CONTRACTOR SHALL CLARIFY ANY DISCREPANCY WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

8. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (800-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PLAN FOR THE BASHN BOTTOM SOILS AND ANY FILL MATERIALS WITH ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.

9. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACTED SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.

11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTORS PROPOSED MEANS AND METHODS TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE.

12. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.

13. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.
- ADA NOTES
- ALL SLOPES INDICATED ARE ACTUAL. CONTRACTOR TO REFER TO LATEST ADA GUIDELINES FOR SLOPE LIMITS. AT THE TIME OF PLAN DESIGN, THE SLOPE LIMITS ARE AS FOLLOWS:
- SIDEWALKS/ ACCESSIBLE ROUTES

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)

- CROSS SLOPE: 1:48 (2.08%) MAX., 1.0% MIN. (1.5% MAX. FOR NEW CONSTRUCTION)

- INTERSECTION SLOPE: 1:48 (2.08%) MAX. IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

- CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE BEVELED EDGE SLOPE OF 1:2 (50%) MAX.

- COPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

CURB RAMP

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)

- SIDE FLARE SLOPE: 1:10 (10%) MAX. (WHERE PEGS CROSS RAMP)

- BOTTOM LANDING: 48" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

- TOP LANDING: 36" MIN. LENGTH; WIDTH TO MATCH CURB RAMP; 1:48 MAX. (2.08%) CROSS SLOPE (1.5% MAX. FOR NEW CONSTRUCTION) AND 1:20 (5%) RUNNING SLOPE (4.5% MAX. FOR NEW CONSTRUCTION)

ACCESSIBILITY PARKING STALLS

- SPACE AND ACCESS AISLE SLOPE: 1:48 MAX. (2.08%) IN ALL DIRECTIONS (1.5% MAX. FOR NEW CONSTRUCTION)

CROSSINGS

- RUNNING SLOPE: 1:20 (5%) MAX. (4.5% MAX. FOR NEW CONSTRUCTION)

- CROSS SLOPE: 1:48 (2.08%) MAX. (1.5% MAX. FOR NEW CONSTRUCTION)

- CHANGE IN LEVELS: 1/4" MAX. HEIGHT OR 1/2" MAX. HEIGHT WITH BEVELED EDGE. BEVELED EDGE SLOPE OF 1:2 (50%) MAX.

- COPS: 1/2" MAX. WIDTH ELONGATED OPENINGS SHALL BE PLACED SO LONG DIMENSION IS PERPENDICULAR TO PATH OF TRAVEL

RAMPS

- SLOPE: 1:12 (8.3%) MAX. (7.4% MAX. FOR NEW CONSTRUCTION)

- EXISTING RAMPS: SLOPE: 1:10 (10%) MAX. FOR RISE OF 6"; 1:8 (12.5%) MAX. FOR MAX. RISE OF 3"

- MAX. RISE: 30"

- MIN. CLEAR WIDTH: 36"

- MIN. LANDING CLEAR LENGTH: 60"

- MAX. CROSS SLOPE: 1:48 (2.08%) (1.5% MAX. FOR NEW CONSTRUCTION)
- UTILITY NOTES
1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE IDENTIFIED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.

2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION BY AN ENGINEER REGISTERED IN THE STATE OF PENNSYLVANIA.

4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPROPRIATENESS REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.

5. ALL WATER MAIN SHALL BE CEMENT-IRON PIPE, UNLESS OTHERWISE DESIGNATED.

6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1" INCH.

7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL SEWER MAINS SHALL BE 30"-36" PVC PIPE UNLESS OTHERWISE DESIGNATED.

8. ALL SEWER PIPE SHALL BE CEMENT-IRON PIPE, UNLESS OTHERWISE DESIGNATED. ALL SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.

9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.

10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.

11. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.

12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.

13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-676, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS III-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C-880 TO BE UTILIZED TO PROVIDE A SLT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERIGHT AND CONFORM TO ASTM C-443.

15. HOPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477. HOPE PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HOPE PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

16. HP DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNUAL EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2736 (12"-30" PIPE) AND ASTM F2881 (36"-60" PIPE). PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 AND ASTM F477. FIELD WATERTIGHTNESS PERFORMANCE VERIFICATION MAY BE ACCOMPLISHED IN ACCORDANCE WITH ASTM F2487. HP PIPE SHALL BE FROM A MANUFACTURER WHO IS AN EASTERN STATES CONSORTIUM (ESC) QUALIFIED MANUFACTURER OF HP STORM PIPE AND INSTALLED IN ACCORDANCE WITH PIPE MANUFACTURE RECOMMENDATIONS.

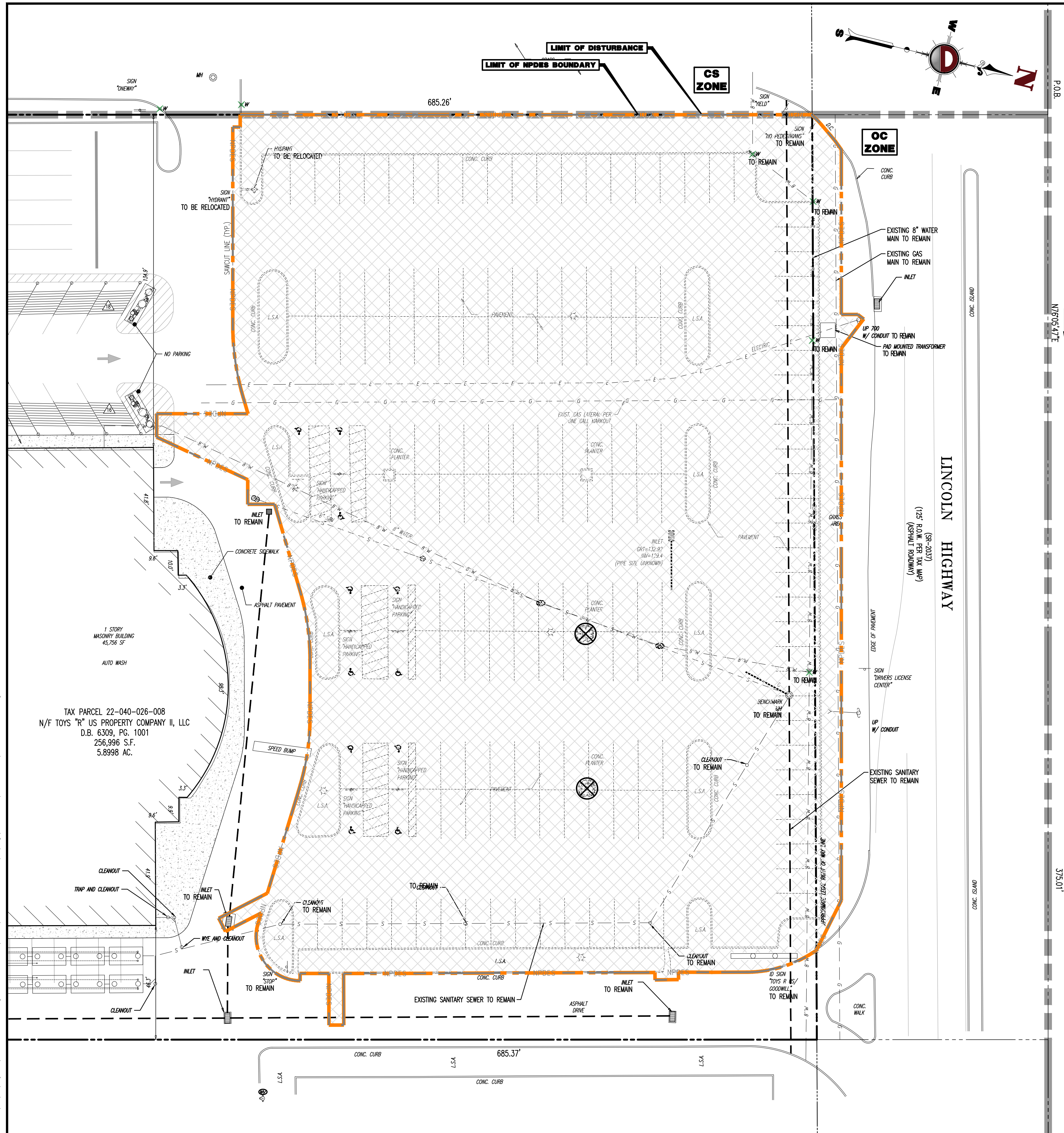
17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

18. CARE SHOULD BE TAKEN TO AVOID ANY DISTURBANCE TO THE EXISTING ELEVATED SAND MOUND ABSORPTION AREA DURING CONSTRUCTION, INCLUDING THE SOIL BERM AREAS.

19. ANY EXCAVATION AND REGRADING IN SEPTIC AREAS SHALL RECEIVE APPROVAL FROM THE SEWAGE ENFORCEMENT OFFICER PRIOR TO CONSTRUCTION.
- EXISTING UTILITY NOTES
- EXISTING WATER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING WATER SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING WATER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL WATER COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL WATER COMPANY PRIOR TO COMPLETION. IF THE EXISTING WATER SERVICE CAN NOT BE UTILIZED, THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL WATER COMPANY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- EXISTING GAS SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING GAS SERVICE CONNECTION IF FEASIBLE. OTHERWISE REMOVE EXISTING GAS SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL GAS COMPANY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL GAS COMPANY PRIOR TO COMPLETION. ANY NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL GAS COMPANY. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- SANITARY SEWER SERVICE NOTE: CONTRACTOR TO LOCATE AND UTILIZE EXISTING SEWER SERVICE CONNECTION IF OF ADEQUATE SIZE AND INTEGRITY AND ACCEPTABLE TO LOCAL SEWER AUTHORITY. OTHERWISE CONTRACTOR TO REMOVE EXISTING SEWER SERVICE LINE AND CAP AT MAIN IN R.O.W. IN ACCORDANCE WITH THE LOCAL SEWER AUTHORITY REQUIREMENTS. TERMINATION AT THE MAIN MUST BE APPROVED BY THE LOCAL SEWER AUTHORITY PRIOR TO COMPLETION. IF EXISTING SEWER SERVICE CAN NOT BE UTILIZED THEN THE NEW SERVICE IS TO BE COORDINATED AND VERIFIED FOR LOCATION WITH THE LOCAL SEWER AUTHORITY. CONTRACTOR SHALL OBTAIN ALL REQUIRED STREET OPENING PERMITS FOR REMOVAL OF EXISTING SERVICE AND INSTALLATION OF NEW SERVICE.
- APPROVAL OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN
- THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF MIDDLETOWN THIS ____ DAY OF _____, 20____.
- _____
(DATE)

(DATE)

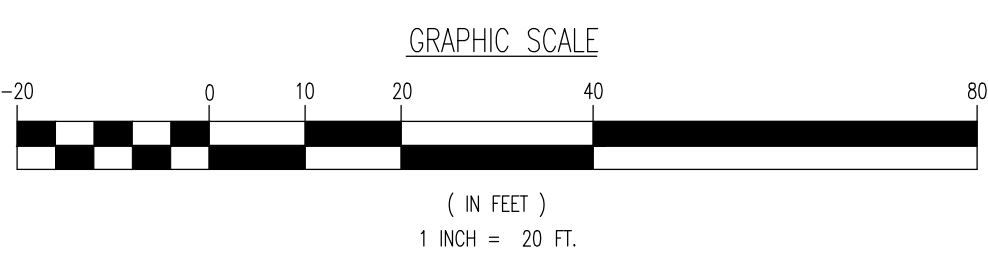
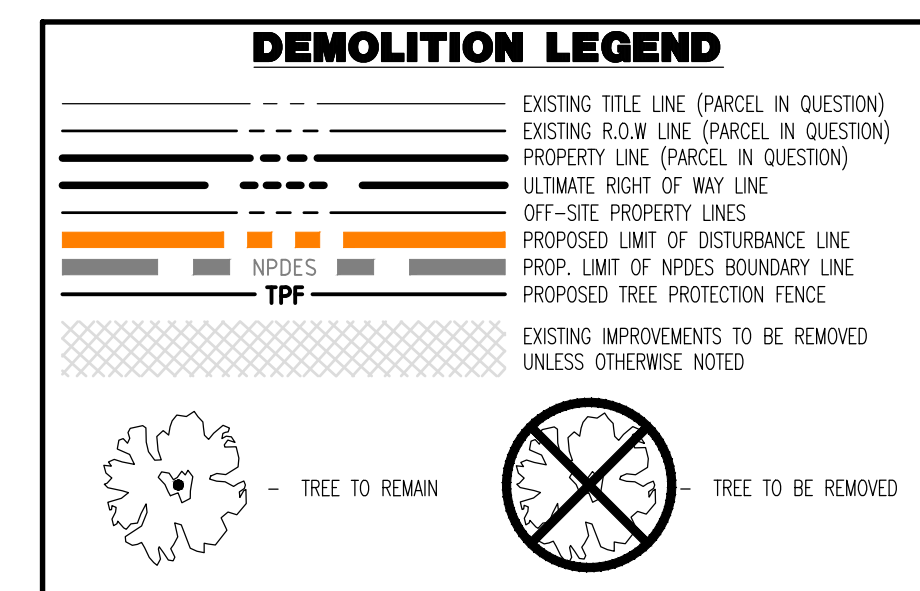
(DATE)
- CERTIFICATE OF COUNTY RECORDER OF DEEDS
- RECOR



SEE SHEET 3 OF 22 FOR DEMOLITION PLAN NOTES



LIMIT OF DISTURBANCE = 81,743 SF. (1.88 Ac.)

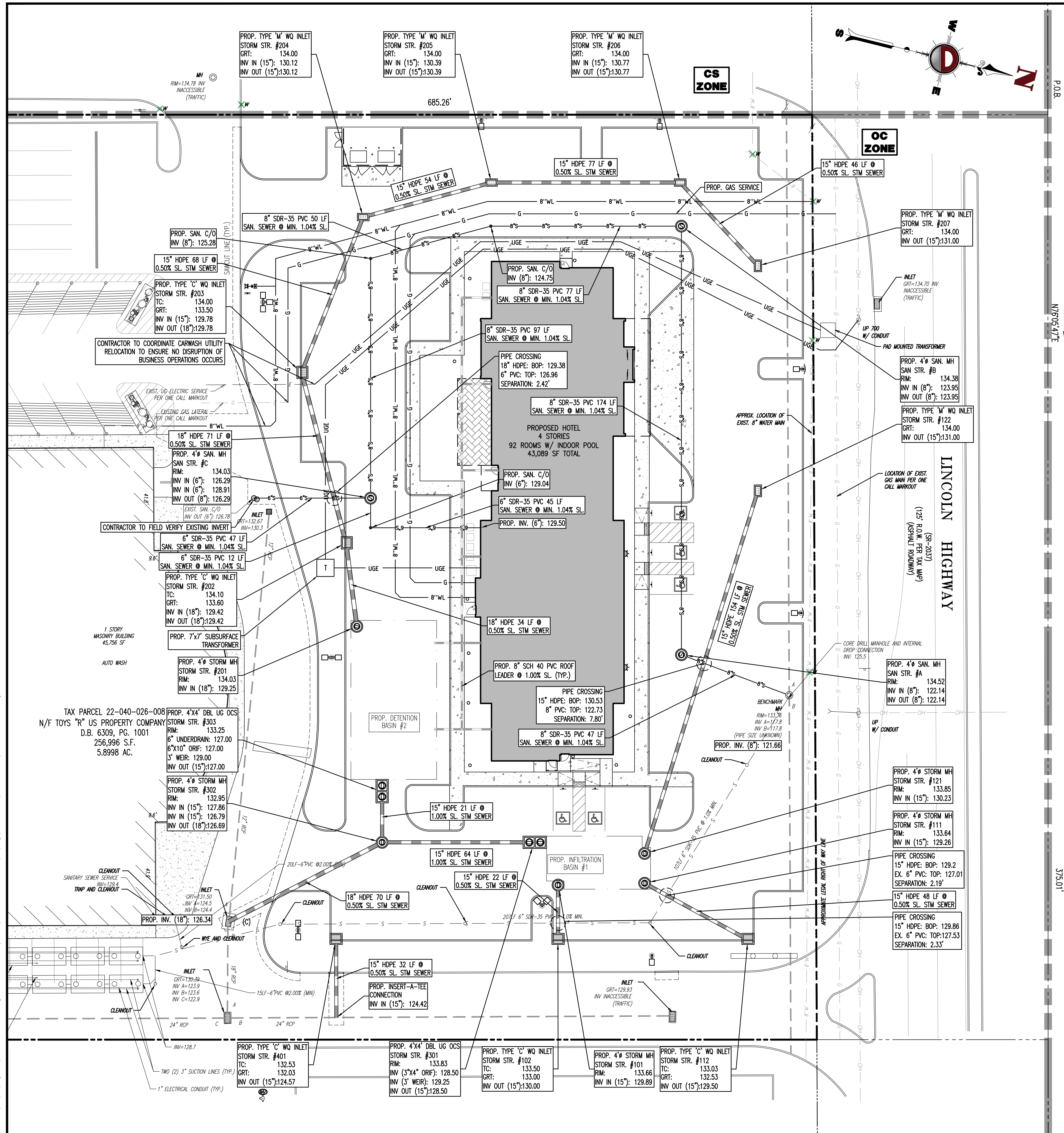
LIMIT OF NPDES BOUNDARY = 81,743 SF. (1.88 Ac.)[illegible]



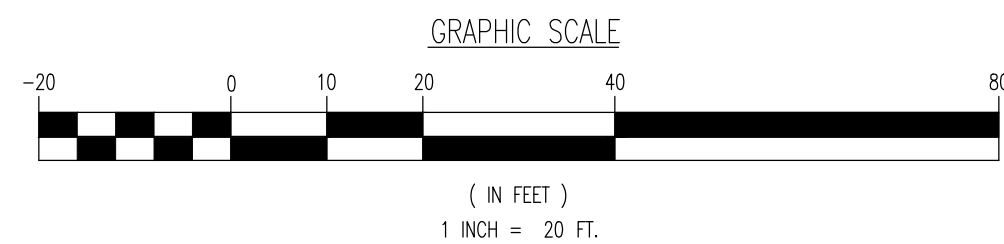
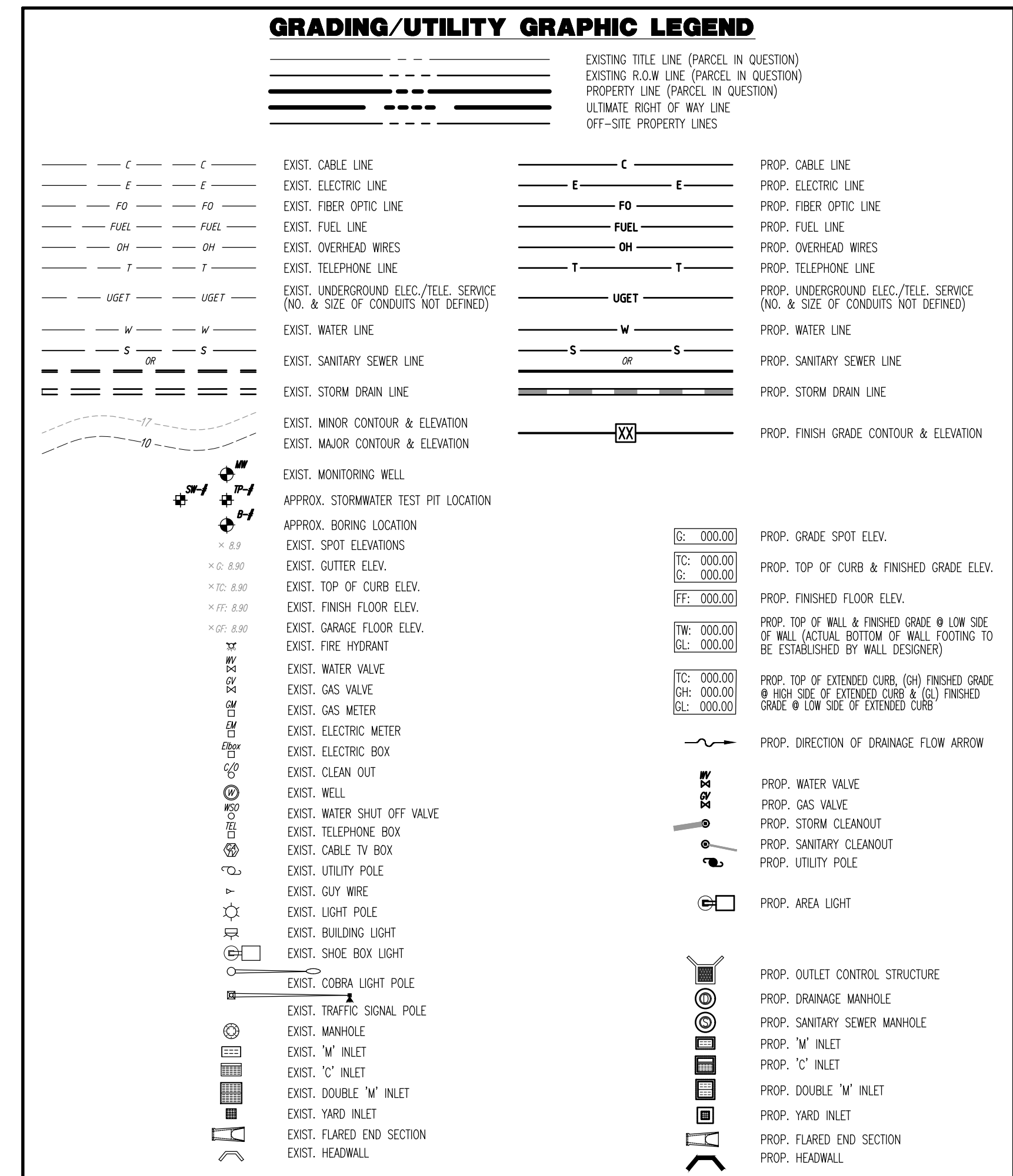
MY COMMISSION EXPIRES THE ____ DAY OF _____



Plotted: 04/28/2020 - 9:34 PM. By: etommon
File: P:\deep projects\2200 mercer management and development\99-001 middletown pa\dwg\Land Development Plans\032909001SU.dwg, ---> 08 DRAINAGE & UTILITY PLAN



SEE SHEET 3 OF 22 FOR UTILITY PLAN NOTES



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DESIGNED BY: JAG
CHECKED BY: MTM
DATE: 04/29/20

PROJECT: 2345 LINCOLN, LLC
TAX PARCEL 22-040-026-008
2345 EAST LINCOLN HIGHWAY (SR-2037)
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 77727

BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 77727

TITLE: **DRAINAGE & UTILITY PLAN**

SCALE: (H) 1" = 20'
(V) 1" = 20'

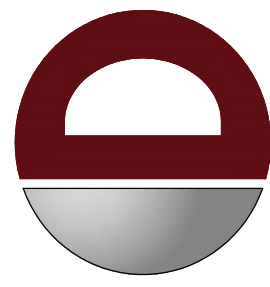
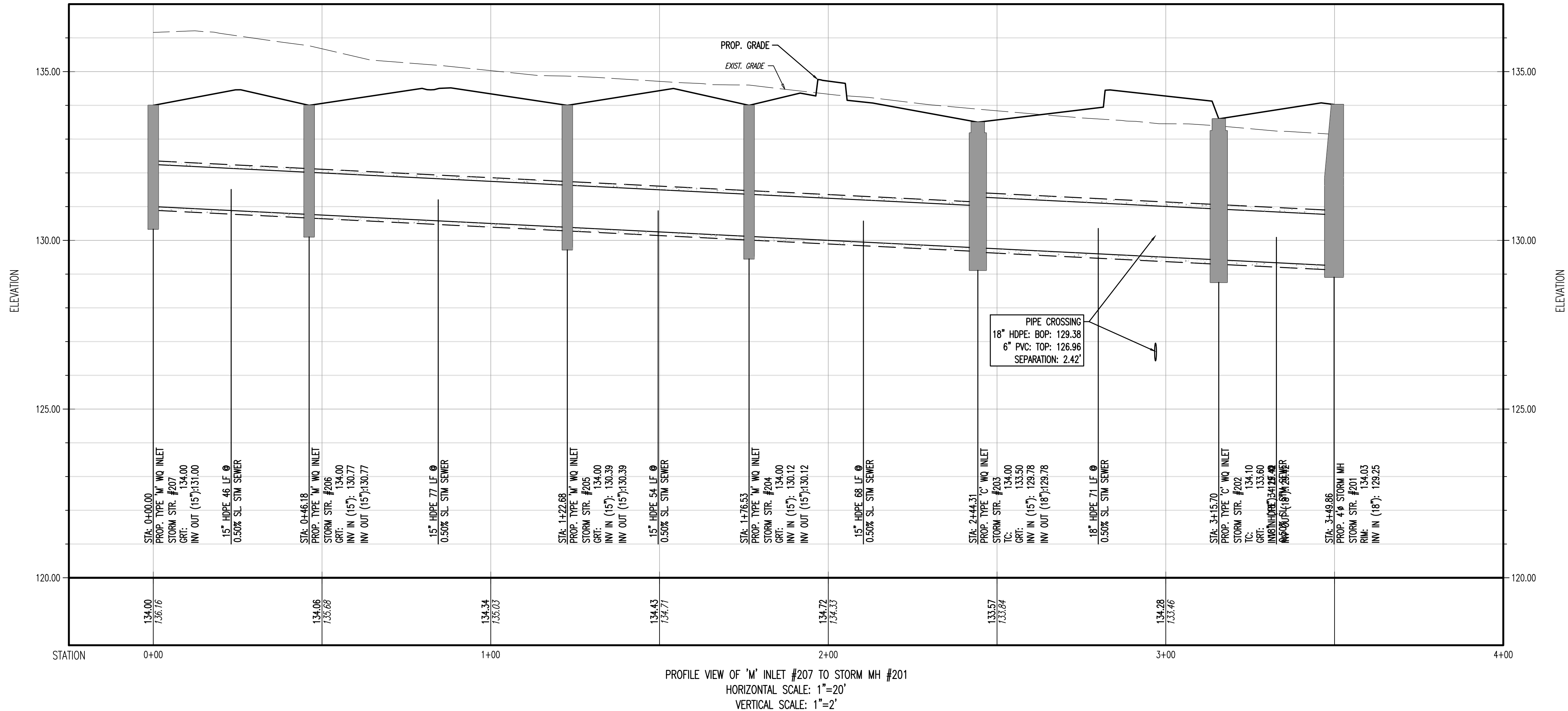
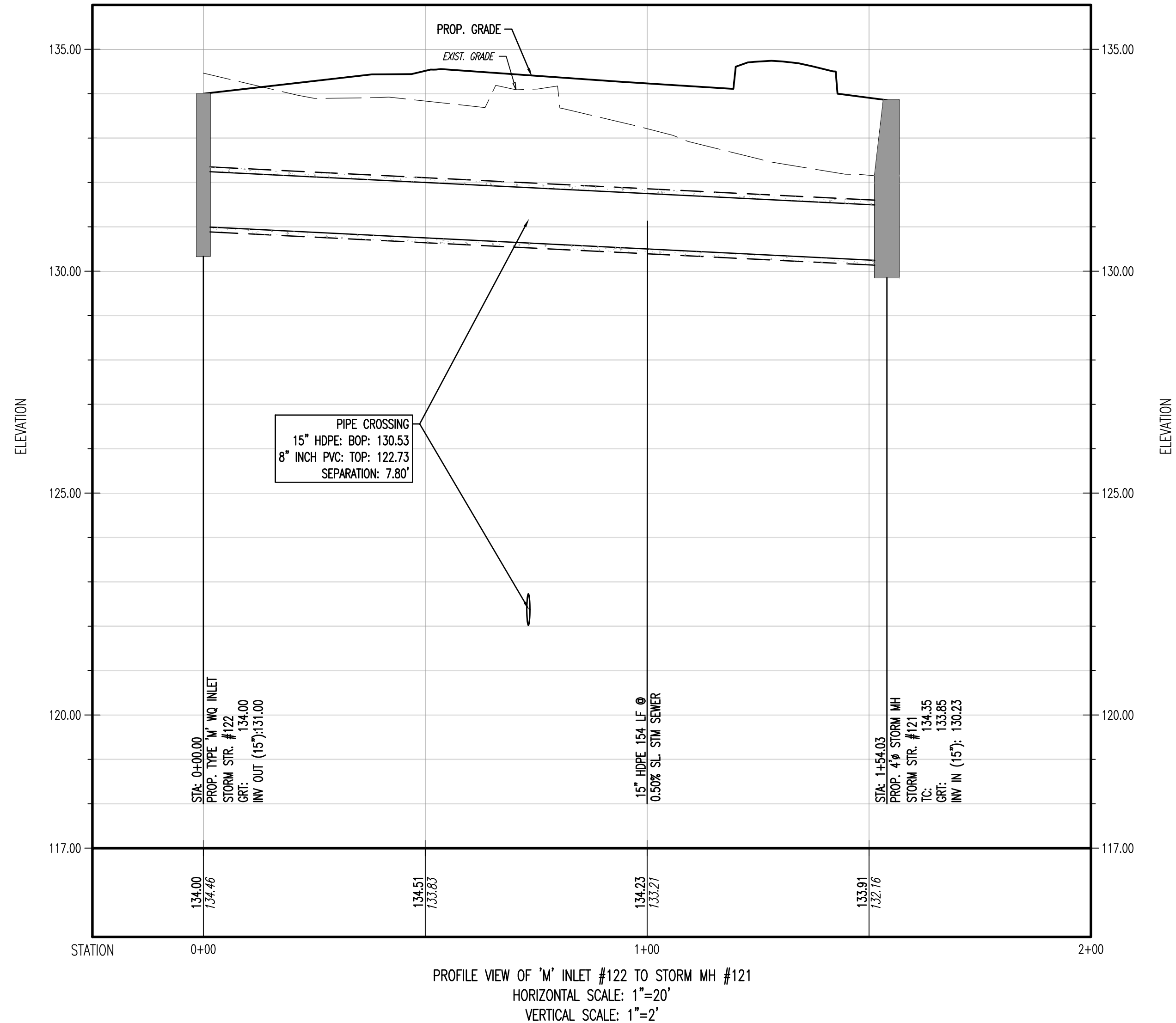
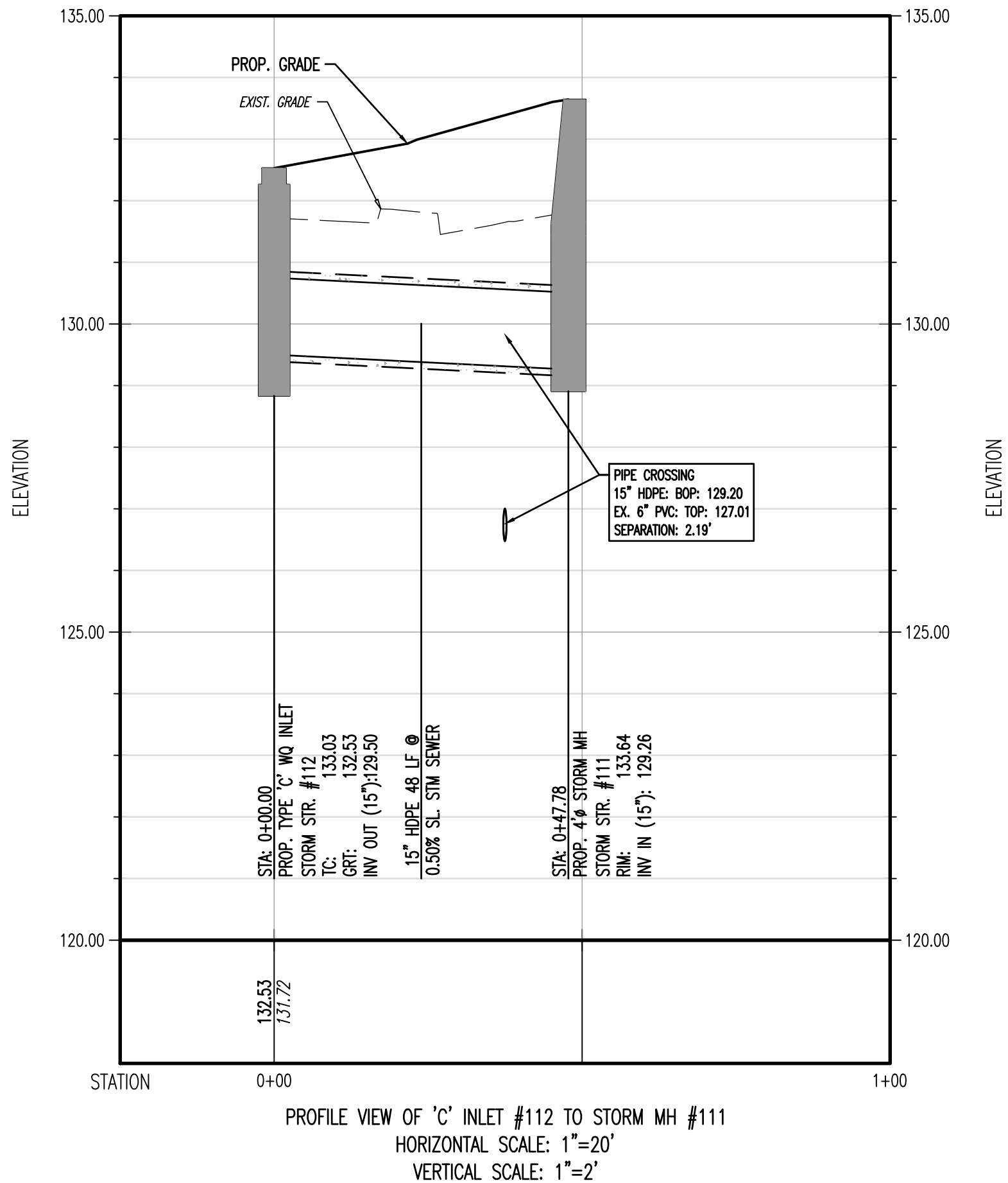
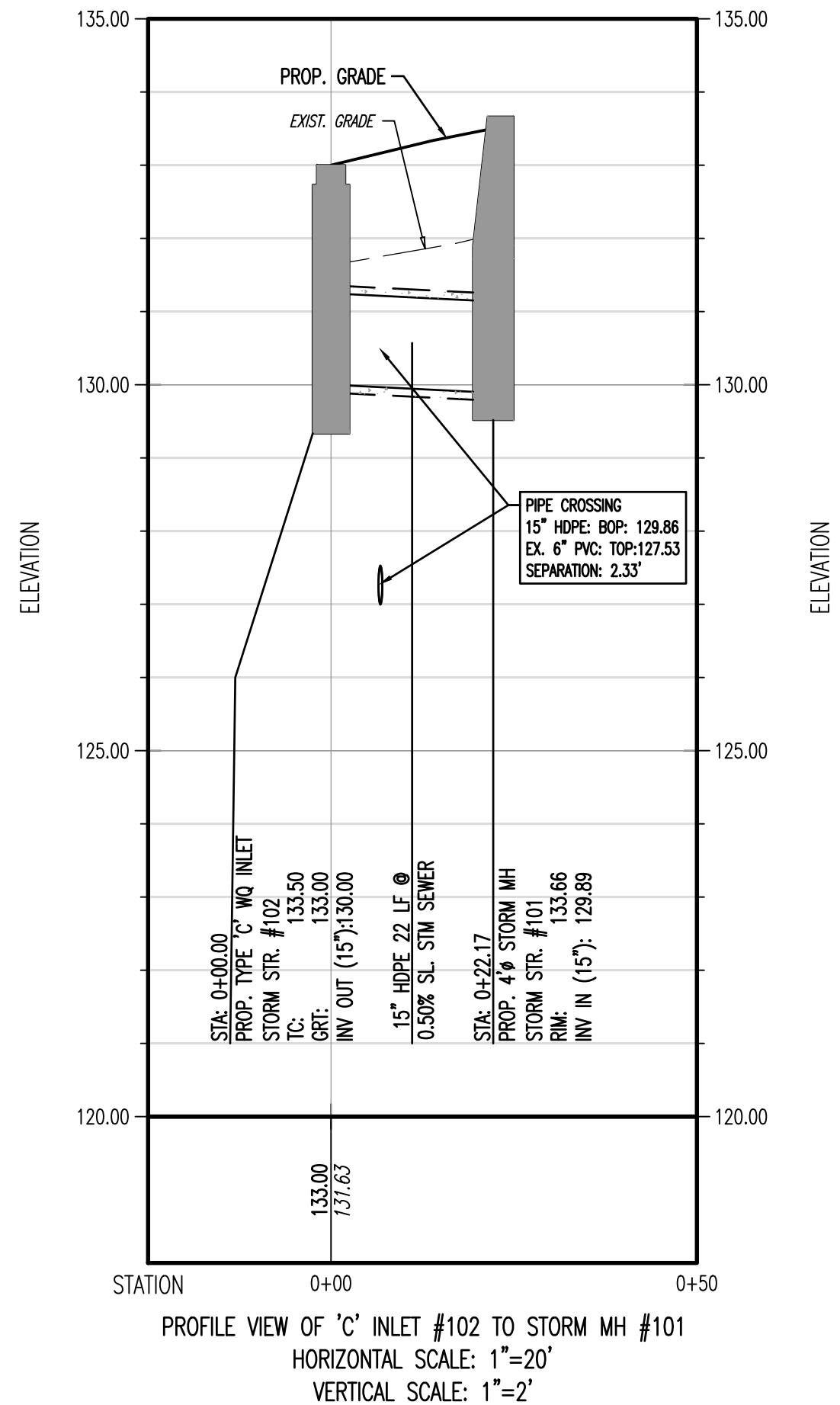
DATE: 04/29/20

PROJECT No: 3290-99-001

SHEET No: **8**

Rev. #: 0

Plotted: 04/28/20 - 9:34 PM. By: etolman
File: P:\deepc projects\3290 mercer management and development\99-001 middletown pa\09g\Land Development Plans\329099001EXP.dwg, ----> 09 UTILITY PROFILES



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DRAWN BY: A/JM/ERT
DESIGNED BY: MTM
CHECKED BY: JAG

PROJECT: **2345 LINCOLN, LLC**
PROPOSED HOTEL
TAX PARCEL 22-040-026-008
2345 EAST LINCOLN HIGHWAY (SR-2037)
MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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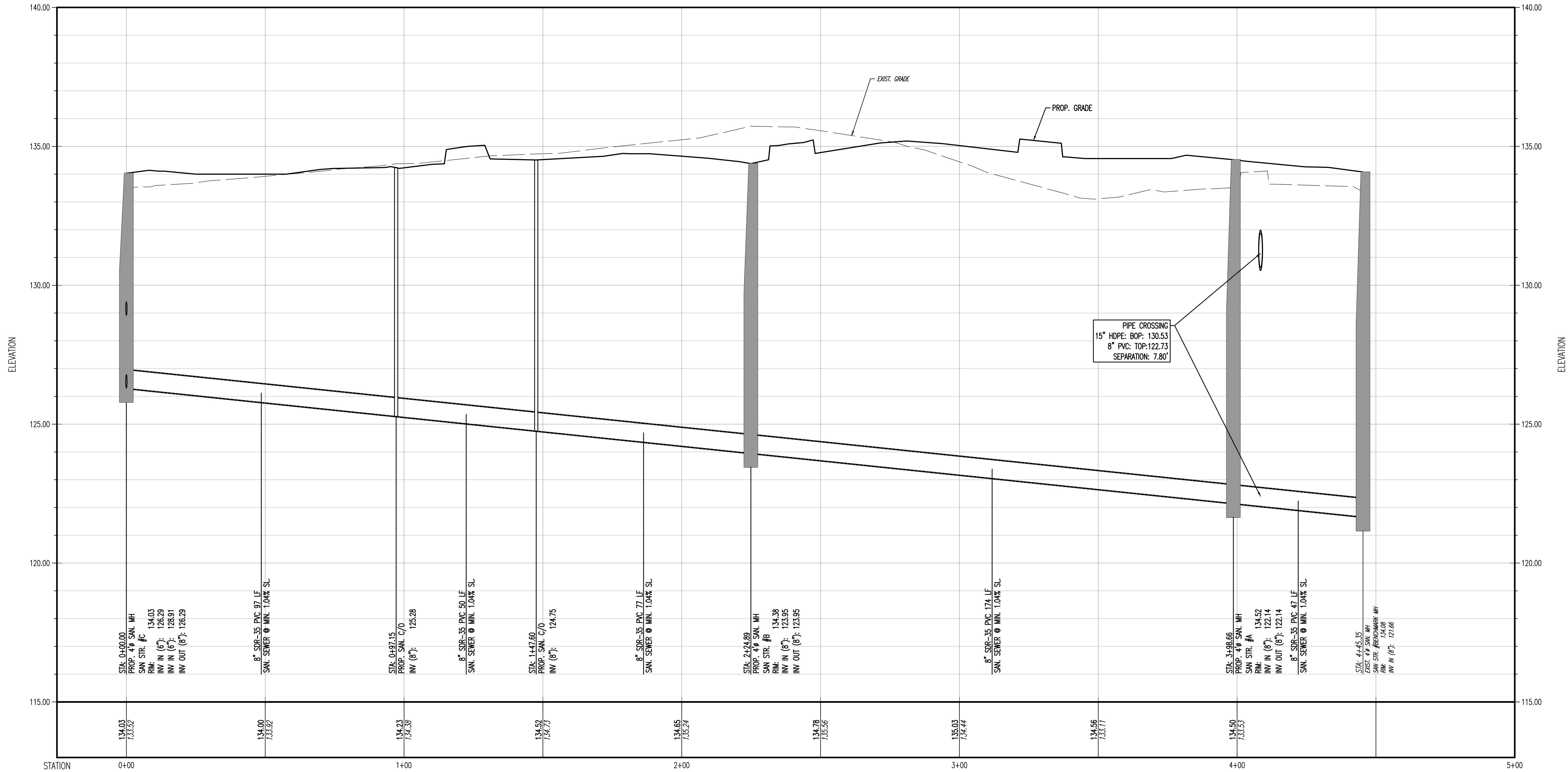
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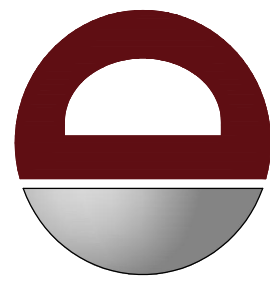
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PENNSYLVANIA LICENSE No. 77727

TITLE: **UTILITY PROFILES**
SCALE: (H) 1"=20'
(V) 1"=2'
DATE: 04/29/20
PROJECT No: 3290-99-001
SHEET No: **9**
Rev. #: 0
OF 22

Plotted: 04/28/20 - 9:34 PM. By: etolman
File: P:\deepc projects\3290 mercer management and development\99-001 middletown pa\Org\Land Development Plans\329099001EXP.dwg, ----> 11 UTILITY PROFILES



PROFILE VIEW OF SANITARY MH #C TO EX. BENCHMARK MH
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: 1"=2'



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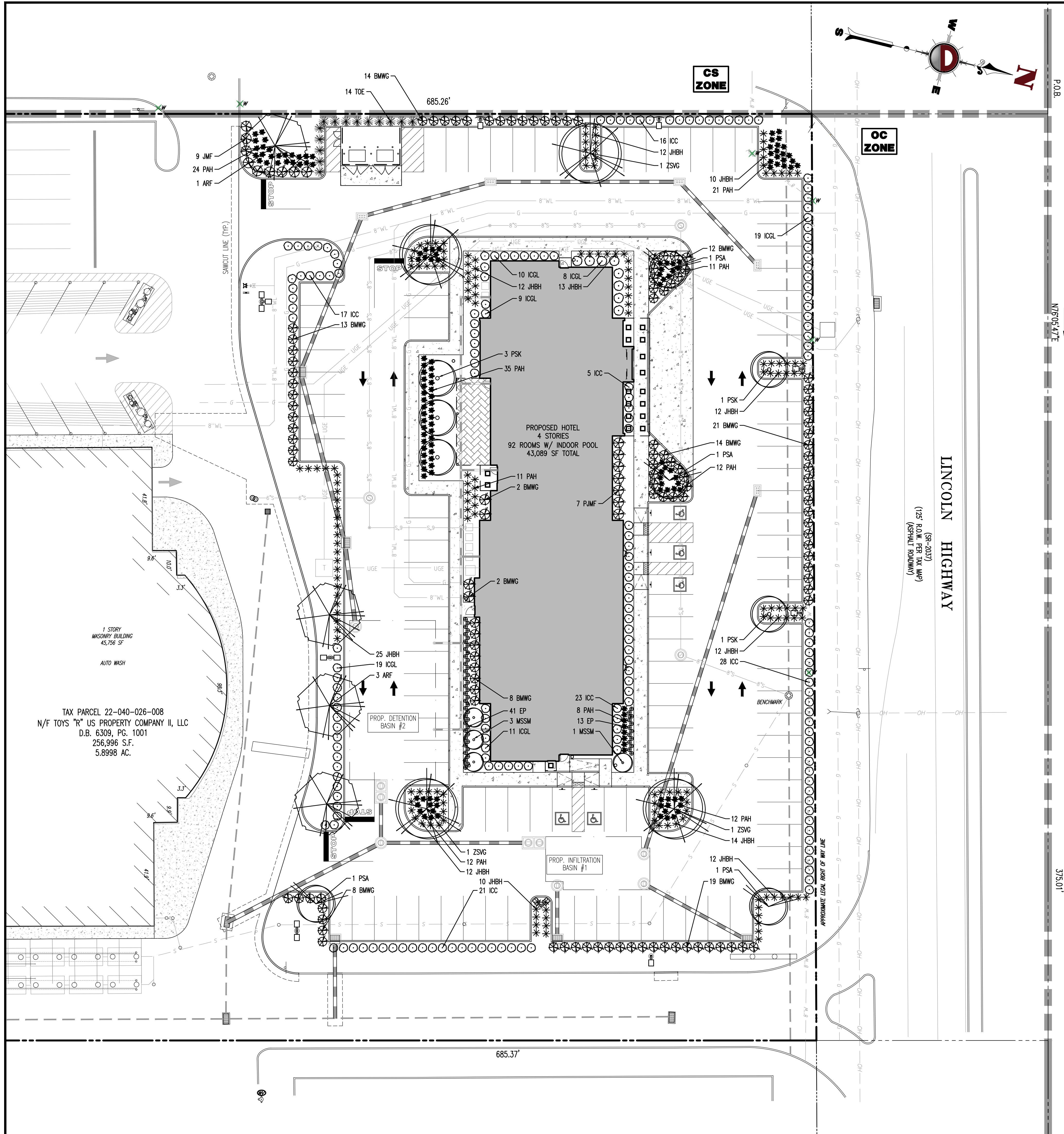
BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 77727

TITLE: **UTILITY PROFILES**

SCALE: (H) 1"=20'
(V) 1"=2'
DATE: 04/29/20
PROJECT No: 3290-99-001

SHEET No: **11**
Rev. #: 0
OF 22

Plotted: 04/28/20 - 9:34 PM. By: etolman
File: P:\deepc_projects\2290_mercer_management_and_development\99-001_middletown_pa\img\Land Development Plans\0329099001SLD.dwg. -----> 12 LANDSCAPE PLAN



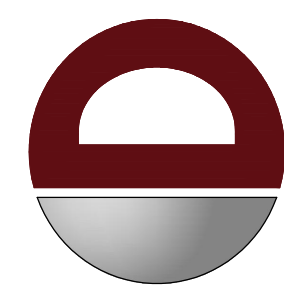
THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

SEE SHEET 13 OF 22 FOR LANDSCAPE PLAN NOTES & DETAILS

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARF	4	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 1/2-3' CAL.	B+B
ZSVG	8	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2 1/2-3' CAL.	B+B
ORNAMENTAL TREE(S)					
MSSM	4	MAGNOLIA STELLATA	STAR MAGNOLIA	4-5'	B+B
PSA	4	PRUNUS SUBHIRELLA VAR. AUTUMNALIS	AUTUMN FLOWERING CHERRY	2-2 1/2' CAL.	B+B
PSK	5	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2-2 1/2' CAL.	B+B
EVERGREEN SHRUB(S)					
BMWG	109	BOXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	B+B
ICC	110	ILEX CREMATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
ICGL	77	ILEX CREMATA 'GREEN LUSTER'	GREEN LUSTER HOLLY	24-30"	#3 CAN
PJMF	20	PIERIS JAPONICA 'MOUNTAIN FIRE'	MOUNTAIN FIRE JAPANESE ANDROMEDA	30-36"	B+B
TOE	14	THUJA OCCIDENTALIS 'EMERALD'	EMERALD GREEN ARBORVITAE	5-6'	B+B
GROUND COVER					
JHJH	170	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD.	#3 CAN
PERENNIAL(S)					
EP	54	ECHINACEA PURPUREA	PURPLE CONEFLOWER	2 GAL.	CONTAINER
ORNAMENTAL GRASS(ES)					
PAH	143	PENSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GAL.	CONTAINER

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.



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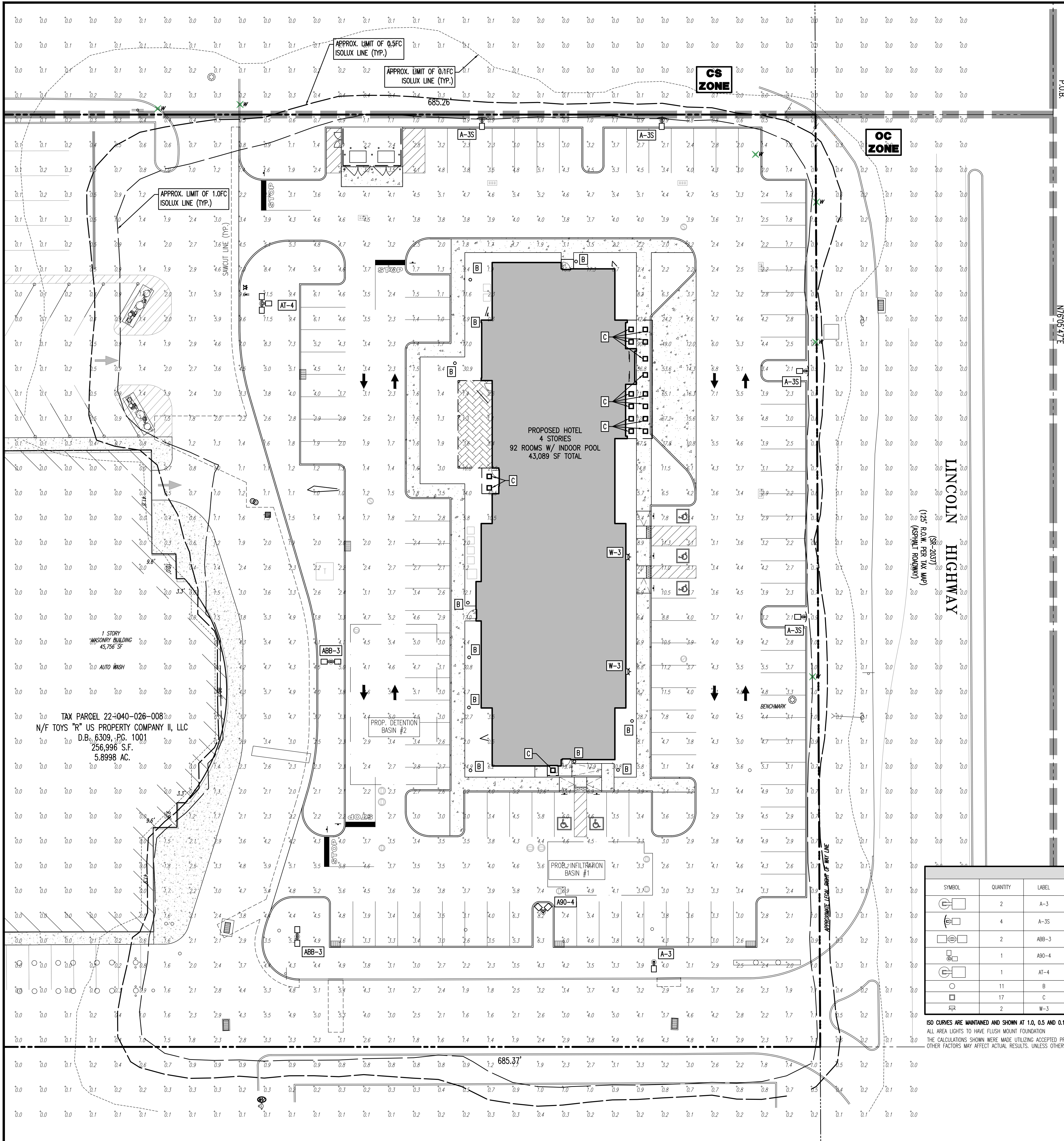
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TITLE: **LANDSCAPE PLAN**

SCALE: (H) 1" = 20'
(V) 1" = 20'
DATE: 04/29/20
PROJECT No: 3290-99-001

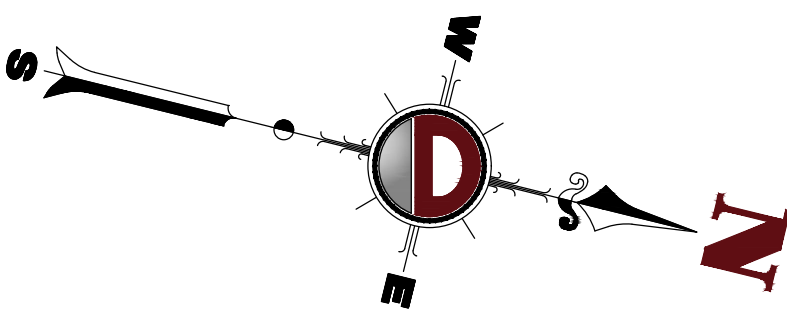
SHEET No: **12**
Rev. #1
OF 22

Plotted: 04/28/20 - 9:35 PM. By: etolman
File: P:\deep projects\3290 mercer management and development\09-001 middletown pa\09\Land Development Plans\032909001SD.dwg, ----> 14. LIGHTING PLAN



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

SEE SHEET 15 OF 22 FOR LIGHTING PLAN DETAILS



LIGHTING GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DERIVED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDELINE POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.

STATISTICAL AREA SUMMARY

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN	DESCRIPTION
ACCESS DRIVE	3.02	5.5	1	3.02	5.5	ACCESS DRIVE TO SR-2037
HOTEL PAVEMENT	4.66	67.2	1	4.66	67.2	
HOTEL SIDEWALK	14.84	128.2	1.2	12.37	106.83	
SHARED DRIVE	2.95	7	0.4	7.38	17.5	SHARED DRIVE BETWEEN HOTEL & EX. CAR WASH

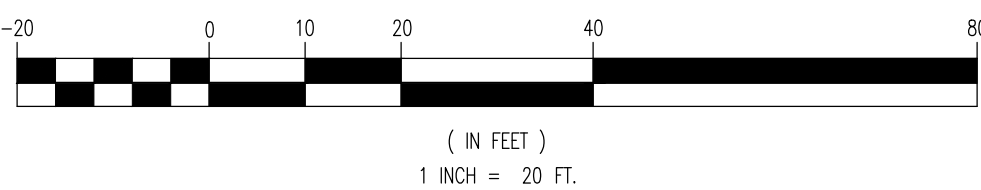
LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	2	A-3	25 FT	SINGLE	0.98	LSI INDUSTRIES INC.	TYPE 3 PATTERN LSI MIRADA MEDIUM AREA LIGHT	MRM-LED-18L-SL-3-50-70CRI-ies
	4	A-3S	25 FT	SINGLE	0.98	LSI INDUSTRIES INC.	TYPE 3 PATTERN LSI MIRADA MEDIUM AREA LIGHT W/ HSS	MRM-LED-18L-SL-3-50-70CRI-Lie
	2	ABB-3	25 FT	BACK-TO-BACK	0.98	LSI INDUSTRIES INC.	BACK TO BACK TYPE 3 PATTERN LSI MIRADA MEDIUM AREA LIGHT	MRM-LED-18L-SL-3-50-70CRI-ies
	1	ABO-4	25 FT	2 @ 90 DEGREES	0.98	LSI INDUSTRIES INC.	90 DEGREE DOUBLE HEAD TYPE 4 PATTERN LSI MIRADA MEDIUM AREA LIGHT	MRM-LED-18L-SL-FT-50-70CRI-ies
	1	AT-4	25 FT	3 @ 90 DEGREES	0.98	LSI INDUSTRIES INC.	90 DEGREE TRIPLE HEAD TYPE 4 PATTERN LSI MIRADA MEDIUM AREA LIGHT	MRM-LED-18L-SL-FT-50-70CRI-ies
	11	B	3 FT	SINGLE	0.98	LSI INDUSTRIES INC.	LSI MIRADA BOLLARD LIGHT	MRB-LED-30L-ACR-S-50-ies
	17	C	12 FT	SINGLE	0.98	LSI INDUSTRIES INC.	LSI WOP SERIES CANOPY LIGHT	WCP-10L-DA-W-50-ies
	2	W-3	12 FT	SINGLE	0.98	LSI INDUSTRIES INC.	TYPE 3 PATTERN LSI MIRADA WALL PACK	XWM-3-LED-12L-50-ies

ISO CURVES ARE MAINTAINED AND SHOWN AT 1.0, 0.5 AND 0.1 FC.

ALL AREA LIGHTS TO HAVE FLUSH MOUNT FOUNDATION
THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

GRAPHIC SCALE



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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 77727

TITLE: **LIGHTING PLAN**

SCALE: (H) 1" = 20'
(V) 1" = 20'


DATE: 04/29/20

PROJECT No: 3290-99-001

SHEET No: **14** OF 22

Rev. #:

Plotted: 04/28/2020 - 9:35 PM. By: etolman
File: P:\deepc_projects\3250_mercer_management_and_development\09-001_middletown_pa\Org\Land_Development_Plans\03250909001SD.dwg. -----> 15 LIGHTING DETAILS



WCP Series
LED Walkway Canopy

Features & Specifications (Cont.)

Stand Alone Controls

- The passive infrared motion sensor activates switching of luminaire light levels.

Construction

- Rugged aluminum die cast housing provides proven environmental protection for LED modules.
- Designed for commercial and industrial applications.
- Patent pending thermal stacking technology features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WCP series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 10.0 lbs in carton.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- CSA listed to UL 1598 and UL 8750.
- Luminaire is certified to UL/cUL Standards for Wet Locations.
- IDA Listed (3000K or warmer CCT)
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product DLC qualified. Check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Installation:

- Apertures for continuous wiring.
- Housing is hinged for quick and easy mounting and entrance.
- Can be pendant mounted using 1/2" threaded conduit fitting (by others).

Performance

	3000K			4000K			5000K		
Lumens	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
3L	3363	137.21	3363	137.21	3492	142.37	25		
5L	5462	134.50	5462	134.50	5628	138.25	40		
7L	7680	127.30	7680	127.30	7788	129.11	60		
10L	9891	121.78	9891	121.78	9821	121.11	80		


Energy Savings

	LED			HID		
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings	
25	\$11	50	72	\$52	\$41	
		70	90	\$59	\$48	
		100	129	\$77	\$66	
40	\$18	100	129	\$77	\$59	
		150	185	\$109	\$82	
		200	232	\$128	\$102	
60	\$26	250	285	\$150	\$124	
		400	458	\$226	\$200	
		200	232	\$128	\$93	
80	\$35	250	285	\$150	\$115	
		400	458	\$226	\$191	

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: WCP LED 3L DA W UNV DIM 30 BZA									
Family Prefix	Lumen Package	Lens Type	Distribution	Voltage	Dimming	Color Temp	Color Rendering	Options / Controls	Finishes
WCP LED - Walkway Canopy Series	3L - 3,000 Lumens 5L - 5,000 Lumens 7L - 7,000 Lumens 9L - 9,000 Lumens	DA - Diffused Acrylic CA - Clear Acrylic	W - Wide	UNV - Universal Voltage (120V-277V) HV - High Voltage (247V-480V)	DIM - Dim to 10% (0 to 10V) 10% 0 - 5000K	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	ALSC - AirLink Synapse Wireless Control System ALSCSI - AirLink Synapse Wireless Controller with Sensor (mounting 8 to 12 feet) ALSCSR - AirLink Synapse Wireless Controller with Sensor (mounting 12 to 20 feet) OCSE - Occupancy Sensor white housing 120 - 277V OCSEH - Occupancy Sensor white housing 480V Ext - 0-10V Dimming leads extended to housing exterior CW88 - Cold Weather Battery Backup 20°C to 50°C (-4°F to 122°F) (requires deeper housing) GP - Surge Protection	BZA - Bronze WHT - White
Footnotes: 1 - Consult factory for HV with AirLink Synapse Wireless Digital Controller. 2 - Not compatible with AirLink Wireless Controls.									

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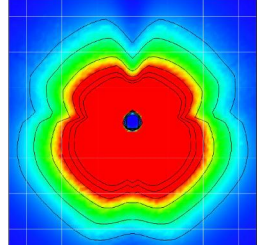
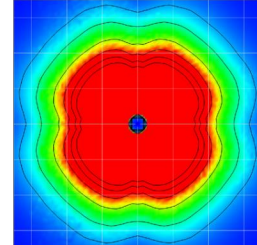
Mirada Bollard - MRB
LED Architectural Bollard

Performance

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	2700K	3000K	4000K	5000K	Wattage					
Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy					
25L ACR S	70	1713	56	2242	74	2156	71	2487	82	2485	81	30.5
30L ACR S	70	2110	55	2761	71.9	2655	69	3063	80	3061	80	36.4
25L ACR A	70	1327	58	1736	75.5	1670	73	1826	84	1825	84	23.0
30L ACR A	70	1634	56	2138	73.5	2056	71	2372	82	2370	81	29.1

*LED Chips are frequently updated therefore values are nominal.

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the (MRB) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.




SymmetricAsymmetric

Luminaire Ordering Information

TYPICAL ORDER EXAMPLE: MRB LED 30L ACR S UNV DIM 40 PC120 BB BRZ HSS												
Prefix	Source	Lumen Package	Lens	Distribution	Voltage	Driver						
MRB (Mirada Bollard)	LED	25L - 2,500 lm 30L - 3,000 lm	ACR - Acrylic	A - Asymmetric S - Symmetrical	UNV - Universal Voltage (120-277V) HV - High Voltage (247 - 480V)	DIM - 0-10V Dimming (10-100%)						
Color Temp	CRI	Controls (Choose one)		Battery Backup ¹	Finish	Options						
50 - 5,000K 40 - 4,000K 30 - 3,000K 27 - 2,700K	90	(Blank) - 70CRI		BB - Battery Backup	BRZ - Bronze BLK - Black WHT - White PLP - Platinum Plus SVE - Satin Verde Green GPT - Graphite MSV - Metallic Silver	N - XX (Specify Height) ² GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts RW - Roughneck Heavy Duty Mtg Plate HSS - House Side Shield						
Accessory Ordering Information³												
Description	Order Number											
HSS - House Side Shield	089105											
Galvanized anchor Bolt kit	085660											

FOOTNOTES:
1 - Consult Factory for availability.
2 - Standard height is 44". Non Standard heights are available in 6" increments. Minimum height is 26", 32" with battery backup option. Maximum height is 62".
3 - Accessories are shipped separately and field installed.
4 - Not available in HV Voltage.

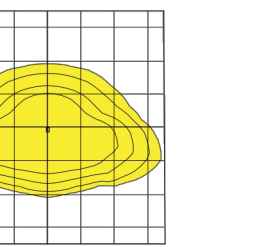
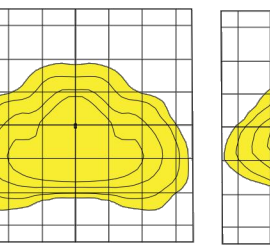
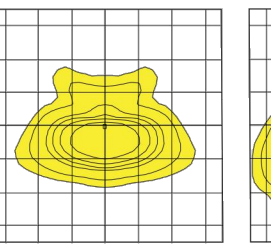
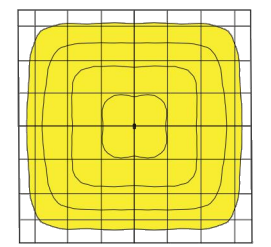
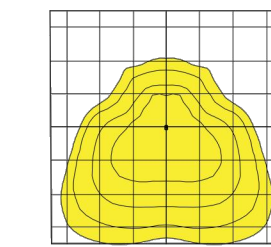
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Mirada Medium - MRM
Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.




FTSWFTAType 3Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL											
Luminaire Prefix	Light Source	Lumen Package ^a	Light Output	Distribution	Orientation ^a	Voltage	Driver				
MRM Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 15L - 15,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms	SIL - Silicone 2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FTA - Forward Throw FTA - Forward Throw Automotive	(Blank) - standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (247-480V)	DIM - 0-10V Dimming (0-10%)					
Color Temp 50 - 5,000 CCT ¹ 40 - 4,000 CCT ¹ 30 - 3,000 CCT ¹ 27 - 2,700 CCT ¹ AMB - Phosphor Converted Amber ²											
Color Rendering 70CRI - 70 CRI											
Controls (Choose One) (Blank) - None Wireless Controls System: ALSC - AirLink Synapse Control System 1 ALSCSI - AirLink Synapse Control System Host / Satellite ^{1a} ALSCSR - AirLink Synapse Control System Host / Satellite with 8-12" Motion Sensor ^{1a} ALSCSR - AirLink Synapse Control System Host / Satellite with 8-12" Motion Sensor ^{1a} ALSCSR - AirLink Synapse Control System Host / Satellite with 12-20" Motion Sensor ^{1a} ALSCSR - AirLink Synapse Control System Host / Satellite with 20-40" Motion Sensor ^{1a} ALSCSR - AirLink Synapse Control System Host / Satellite with 20-40" Motion Sensor ^{1a} Stand Alone Controls: EXT - 0-10V Dimming leads extended to housing exterior CRIP - 1-Pin Control Receptacle ANSI C136.41 ¹ IMSBT1 - Integral Bluetooth TM Motion and PhotoCell Sensor max 8-24" mounting height ¹ IMSBT2 - Integral Bluetooth TM Motion and PhotoCell Sensor max 25-40" mounting height ¹ Button Type PhotoCells: PC120 - 120V PC208-277 - 208-277V PC347 - 347V											
Finish BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVE - Satin Verde Green											
Options (Blank) - None IL - Integral Louver HSS											

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Mirada Wall Sconce - XWM
Outdoor LED Wall Sconce

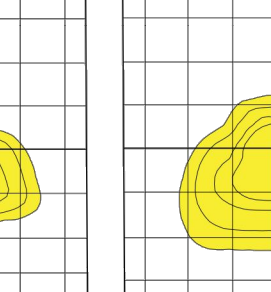
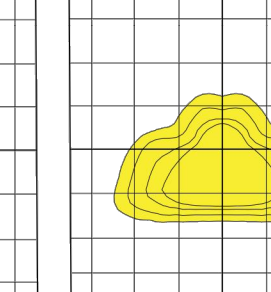
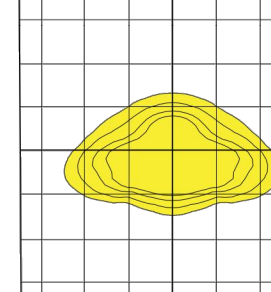
Performance (Cont.)

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K	3000K	4000K	5000K	Wattage								
Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage			
OSL	2	70	2703	120	B1-U0-G1	2822	125	B1-U0-G1	3088	137	B1-U0-G1	3144	139	B1-U0-G1	22.6
FT	70	2752	122	B1-U0-G1	2873	127	B1-U0-G1	3144	139	B1-U0-G1	3144	139	B1-U0-G1		
FT	70	2718	120	B1-U0-G1	2838	126	B1-U0-G1	3105	137	B1-U0-G1	3105	137	B1-U0-G1		
2	70	3548	120	B1-U0-G1	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5	
OAL	3	70	3610	122	B1-U0-G1	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
FT	70	3565	121	B1-U0-G1	3722	126	B1-U0-G1	4073	138	B1-U0-G1	4073	138	B1-U0-G1		
2	70	5274	118	B2-U0-G2	5506	123	B2-U0-G2	6025	135	B2-U0-G2	6025	135	B2-U0-G2	44.7	
OAL	3	70	5269	120	B1-U0-G1	5506	125	B1-U0-G1	6134	137	B1-U0-G2	6134	137	B1-U0-G2	
FT	70	5303	119	B1-U0-G2	5536	124	B1-U0-G2	6058	136	B1-U0-G2	6058	136	B1-U0-G2		
2	70	6996	113	B2-U0-G2	7304	118	B2-U0-G2	7993	129	B2-U0-G2	7993	129	B2-U0-G2	62.0	
3	70	7123	115	B1-U0-G2	7457	120	B1-U0-G2	8138	131	B2-U0-G2	8138	131	B2-U0-G2		
FT	70	7035	113	B1-U0-G2	7245	118	B2-U0-G2	8037	130	B2-U0-G2	8037	130	B2-U0-G2		
2	70	10516	103	B2-U0-G2	10979	107	B3-U0-G3	12014	118	B3-U0-G3	12014	118	B3-U0-G3	102.2	
3	70	10707	105	B2-U0-G2	11178	109	B2-U0-G2	12232	120	B2-U0-G2	12232	120	B2-U0-G2		
FT	70	10574	103	B2-U0-G3	11040	108	B2-U0-G3	12080	118	B2-U0-G3	12080	118	B2-U0-G3		

*LED Chips are frequently updated therefore values are nominal.


Photometrics

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada Wall Sconce (XWM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Type 2Type 3FT

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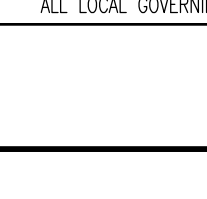


Area Light Foundation Detail

Area Light Foundation Detail

NOTE: BOLLARD TO BE ANCHORED TO FOUNDATION PER MANUFACTURER SPECIFICATIONS

NOT TO SCALE

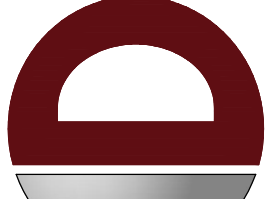


Light Bollard Foundation Detail

Light Bollard Foundation Detail

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CHECKED BY: MTM
ERD
DRAWN BY: JAG


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TAX PARCEL 22-040-026-008
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BRETT W. SKAPINETZ
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 77727

TITLE: LIGHTING DETAILS

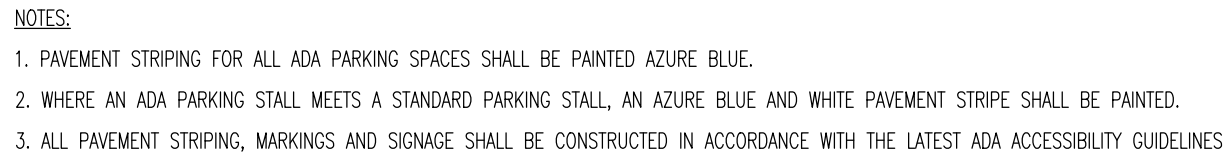
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PROJECT No: 3290-99-001

SHEET No: 15 OF 22

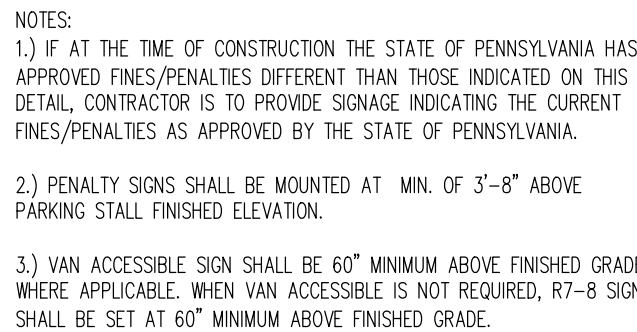
DATE: 04/29/20

Rev. #:

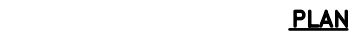
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1. MAX. CROSS SLOPE 1/4" PER FOOT PITCHED AWAY FROM BUILDING.
2. PROVIDE 1/2" WIDE PREMOLDED BITUMINOUS EXPANSION JOINT AT 20' INTERVALS, OPPOSITE EXPANSION JOINTS IN ADJACENT CURB, BETWEEN THE SIDEWALK AND CURB, AND BETWEEN THE SIDEWALK AND RIGID STRUCTURES.
3. FORM CONTRACTION JOINTS AT 5-FOOT INTERVALS, APPROXIMATELY 1/8" WIDE AND AT LEAST 1-INCH DEEP.
4. REFER TO SITE PLAN FOR SIDEWALK WIDTH.
5. PROVIDE A BROOM FINISH TO PROVIDE A SLIP RESISTANT WEARING SURFACE IN ACCORDANCE WITH A.D.A. REGULATIONS FINISH THE EDGES OF THE GROOVES USING AN EDGING TOOL WITH A 1/4" RADIUS.

NOT TO SCALE



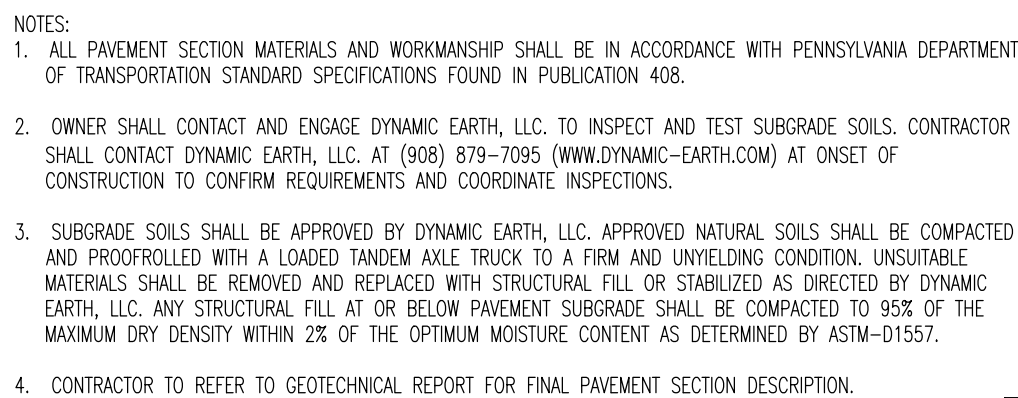
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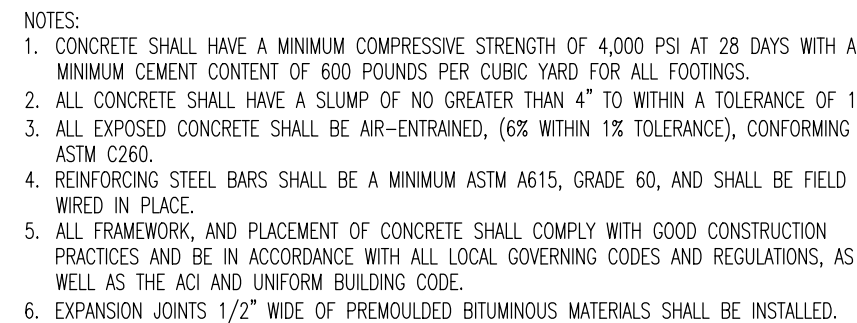
- NOTES:
1. ANY EXCAVATION BELOW DESIRED GRADE DUE TO OVER EXCAVATION OR WET SOIL CONDITIONS SHALL BE BACKFILLED WITH PENNDOT NO. 2A STONE. ALL SUBGRADES SHALL BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO POURING.
 2. TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20" 0" APART AND SHALL BE FILLED WITH PREFORMED, BITUMINOUS-IMPREGNATED FIBER JOINT FILLER, COMPLYING WITH THE REQUIREMENTS OF PENNDOT PUBLICATION 408, RECESSED 1/4" FROM THE FRONT FACE AND TOP OF THE CURB.
 3. DUNNY JOINTS (FORMED) SHALL BE INSTALLED MIDWAY BETWEEN EXPANSION JOINTS.
 4. WIDTH OF JOINT FILLER STRIP EQUAL TO THE THICKNESS OF THE PAVEMENT LESS 1/2".
 5. ANY CHANGE IN LEVELS SHALL BE $\frac{1}{2}$ " MAX. HEIGHT OR $\frac{1}{2}$ " MAX. HEIGHT WITH BEVELED EDGE SLOPE OF 1:2 (50%) MAX.



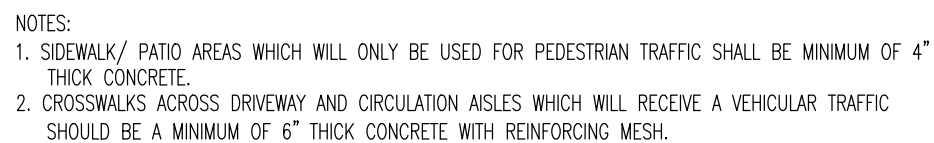
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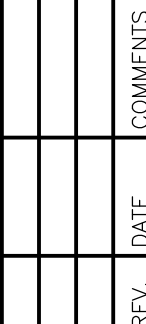
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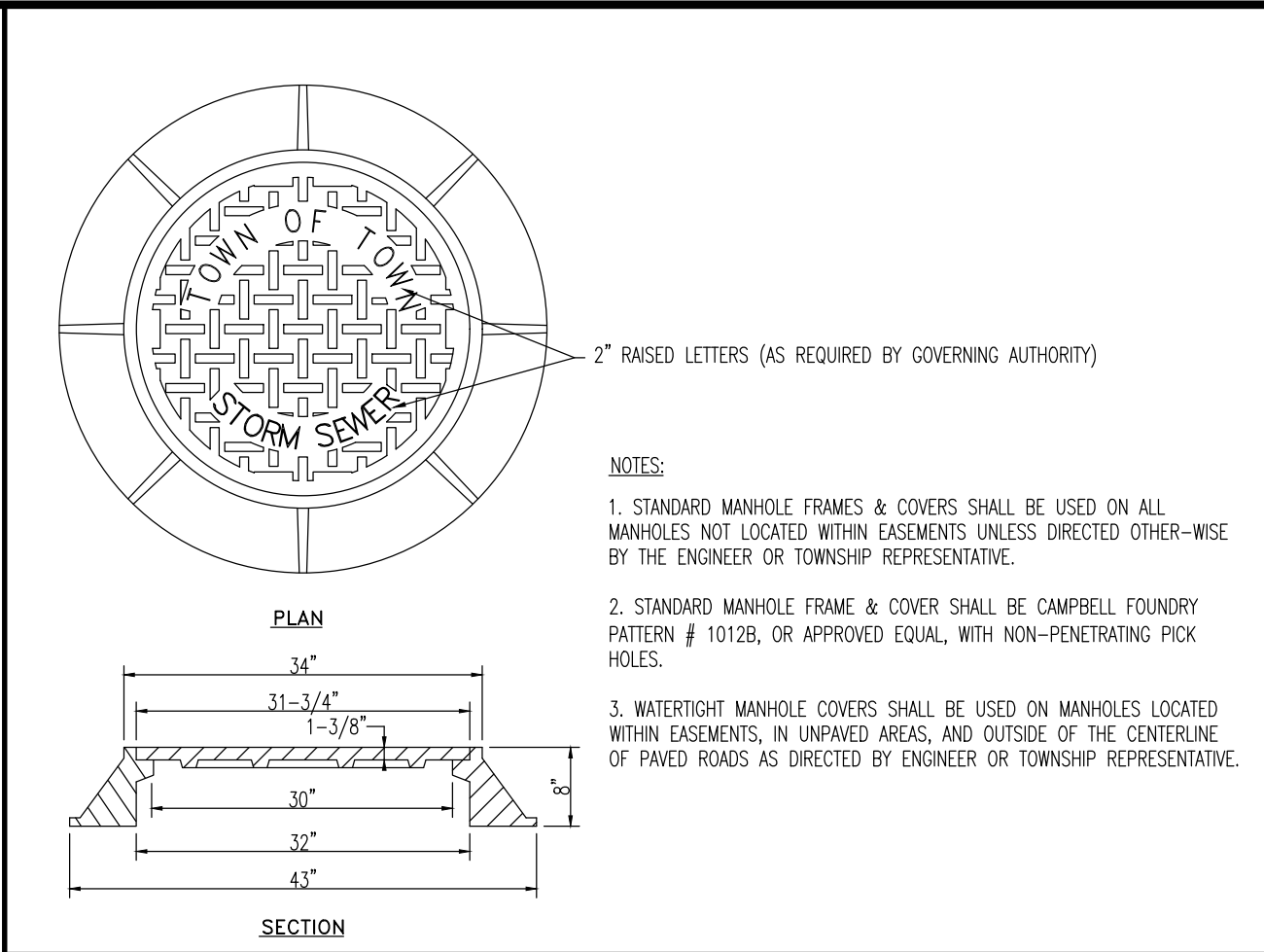


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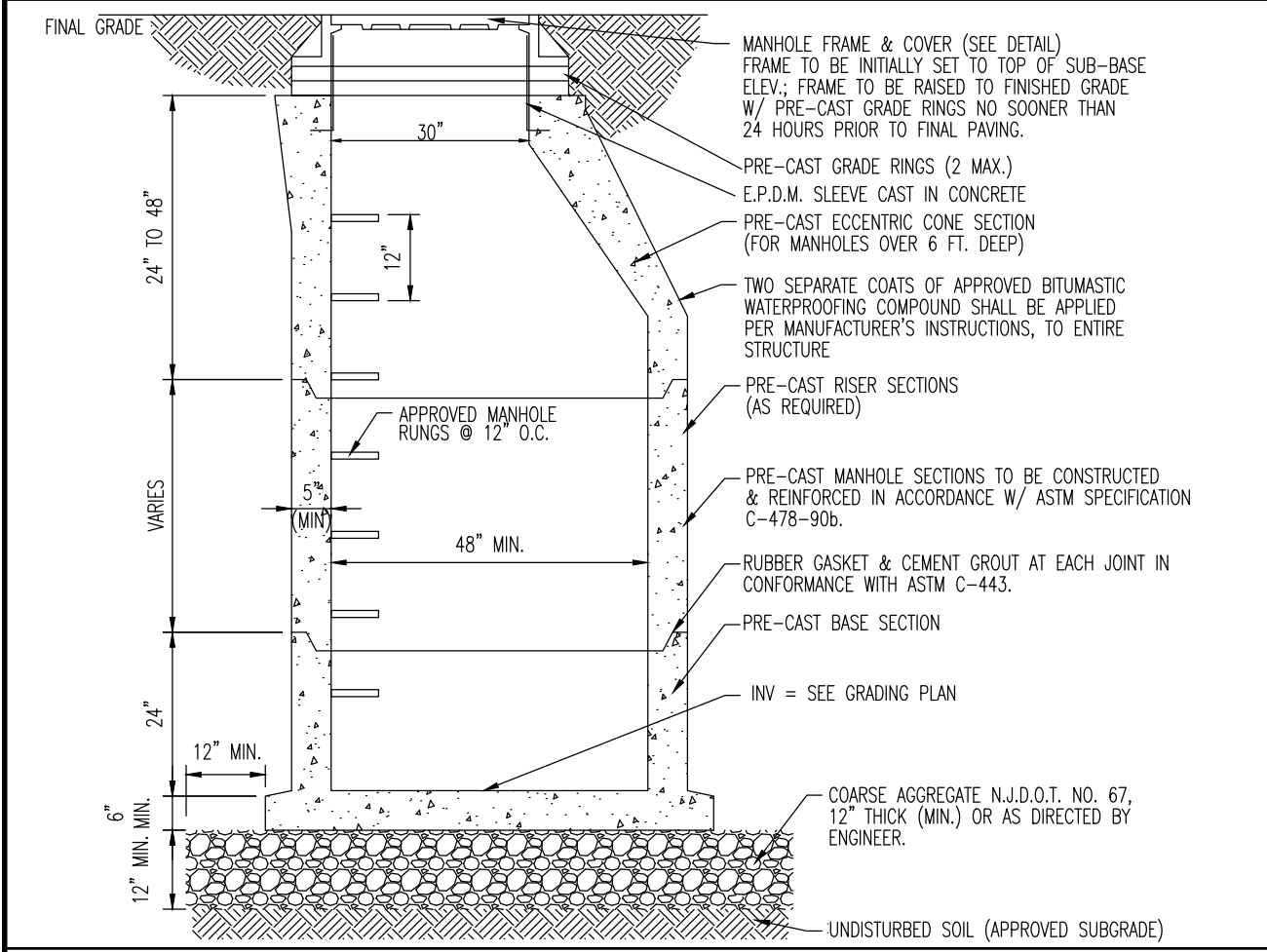
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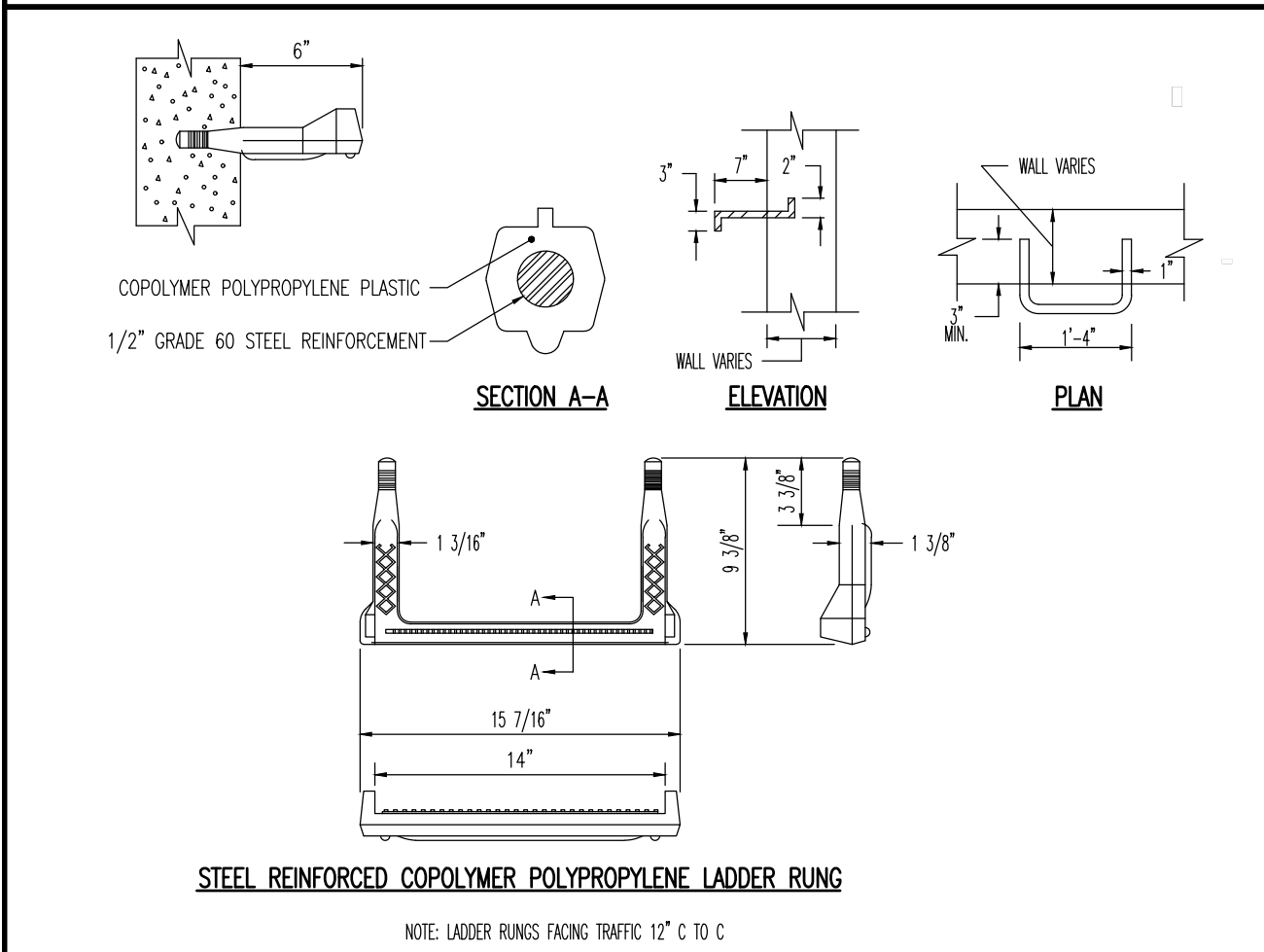
STORM MANHOLE FRAME DETAIL

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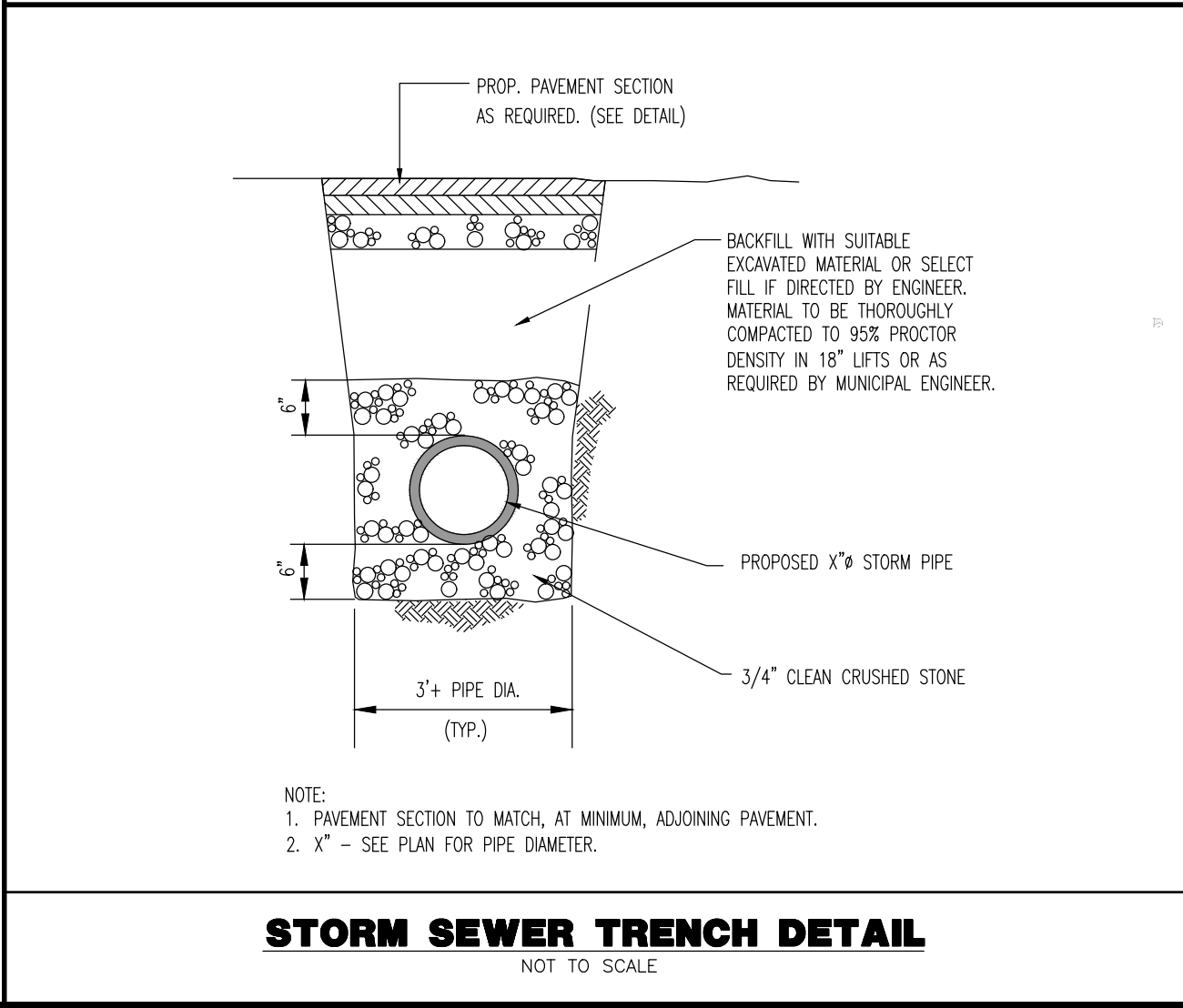
TYPICAL PRECAST STORM MANHOLE

NOT TO SCALE



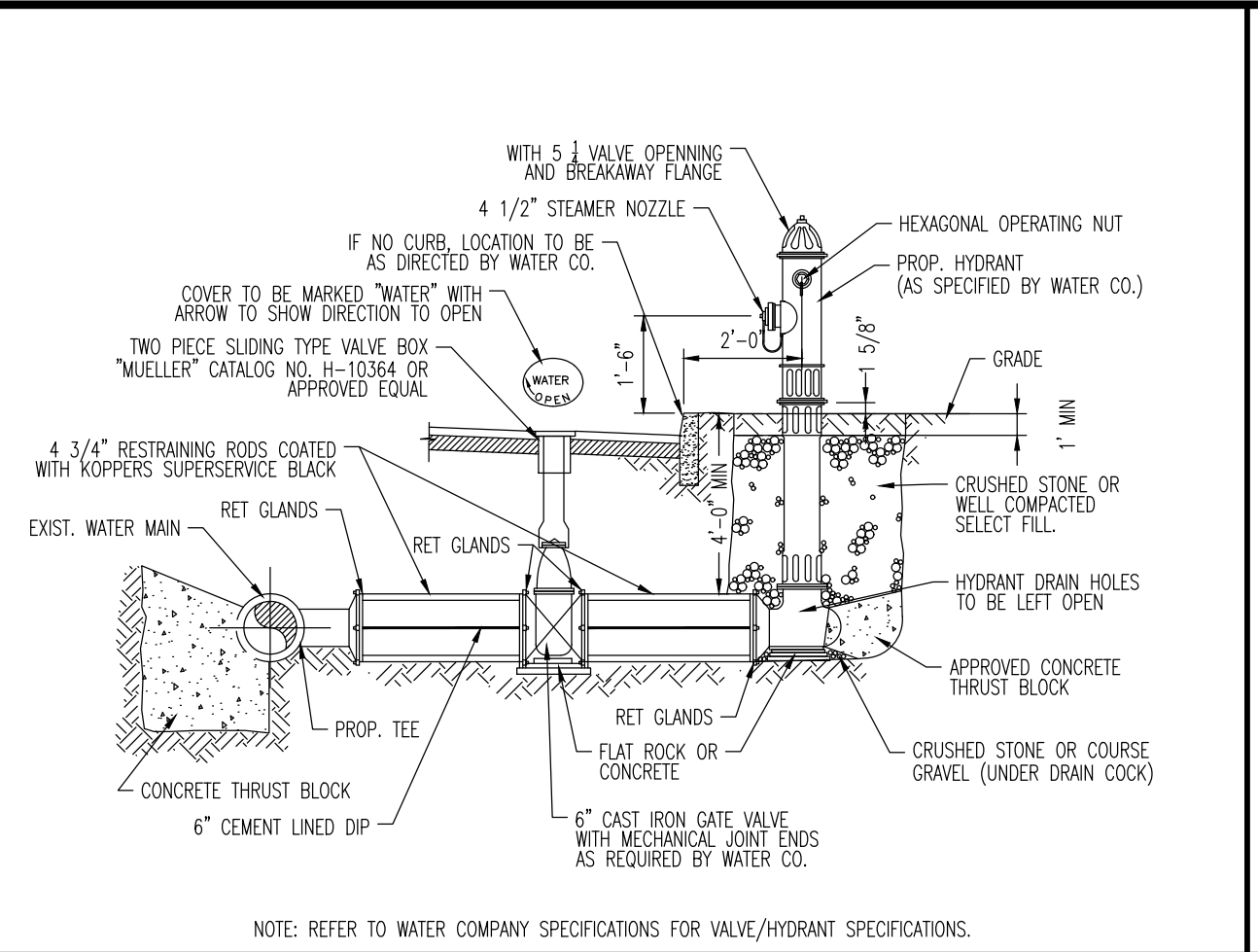
LADDER RUNG DETAIL

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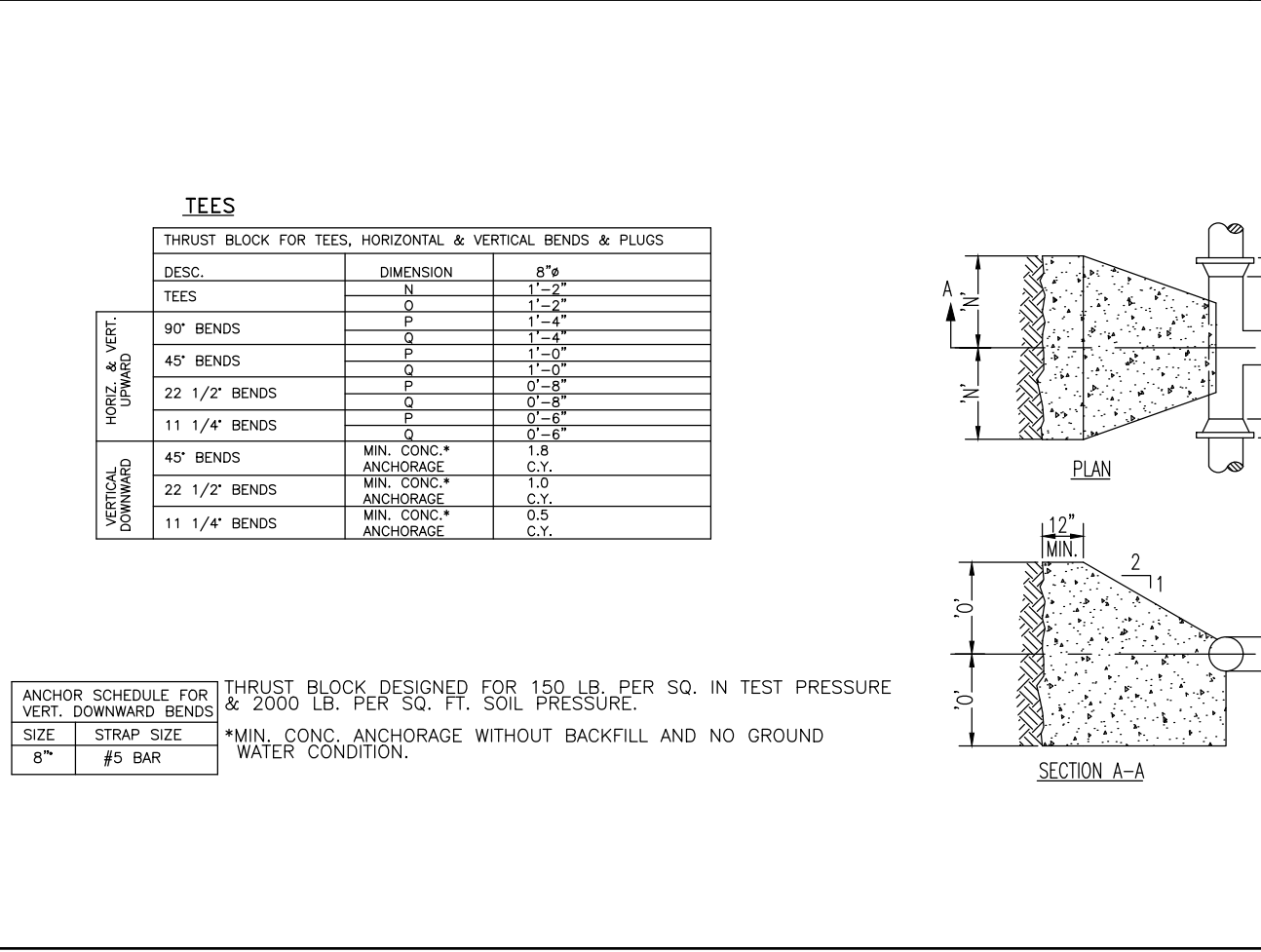
STORM SEWER TRENCH DETAIL

NOT TO SCALE



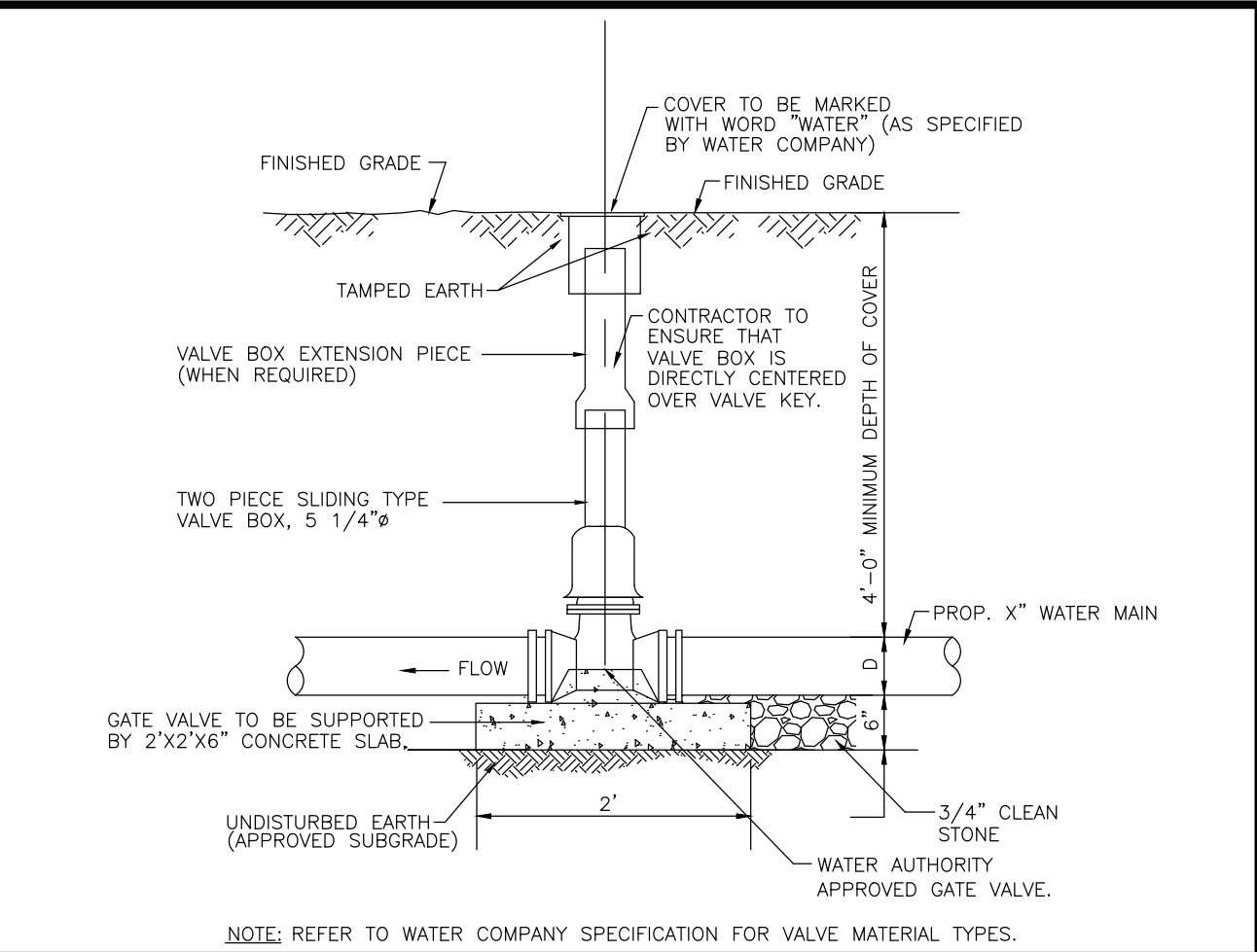
TYPICAL HYDRANT & VALVE INSTALLATION

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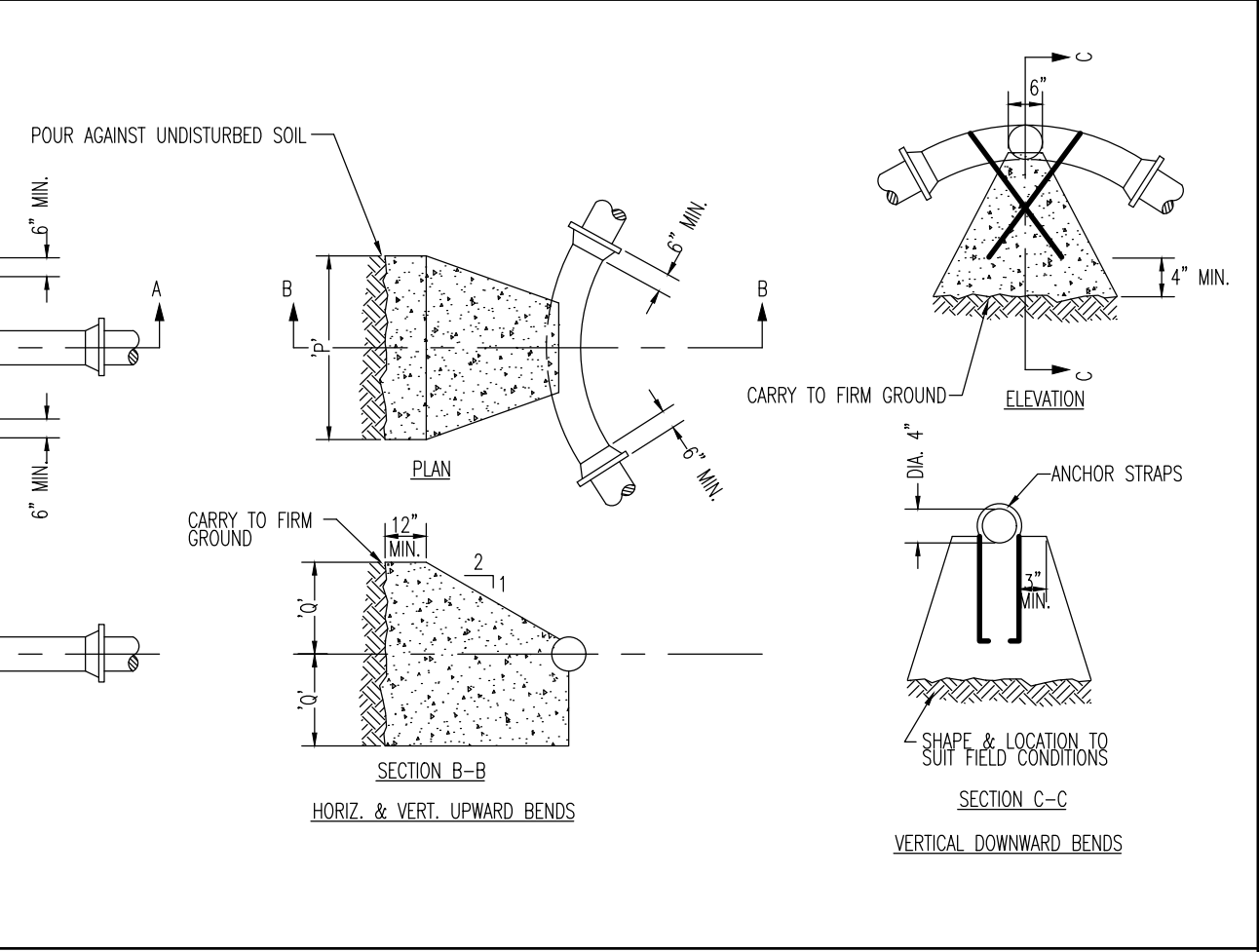
THRUST BLOCK DETAILS

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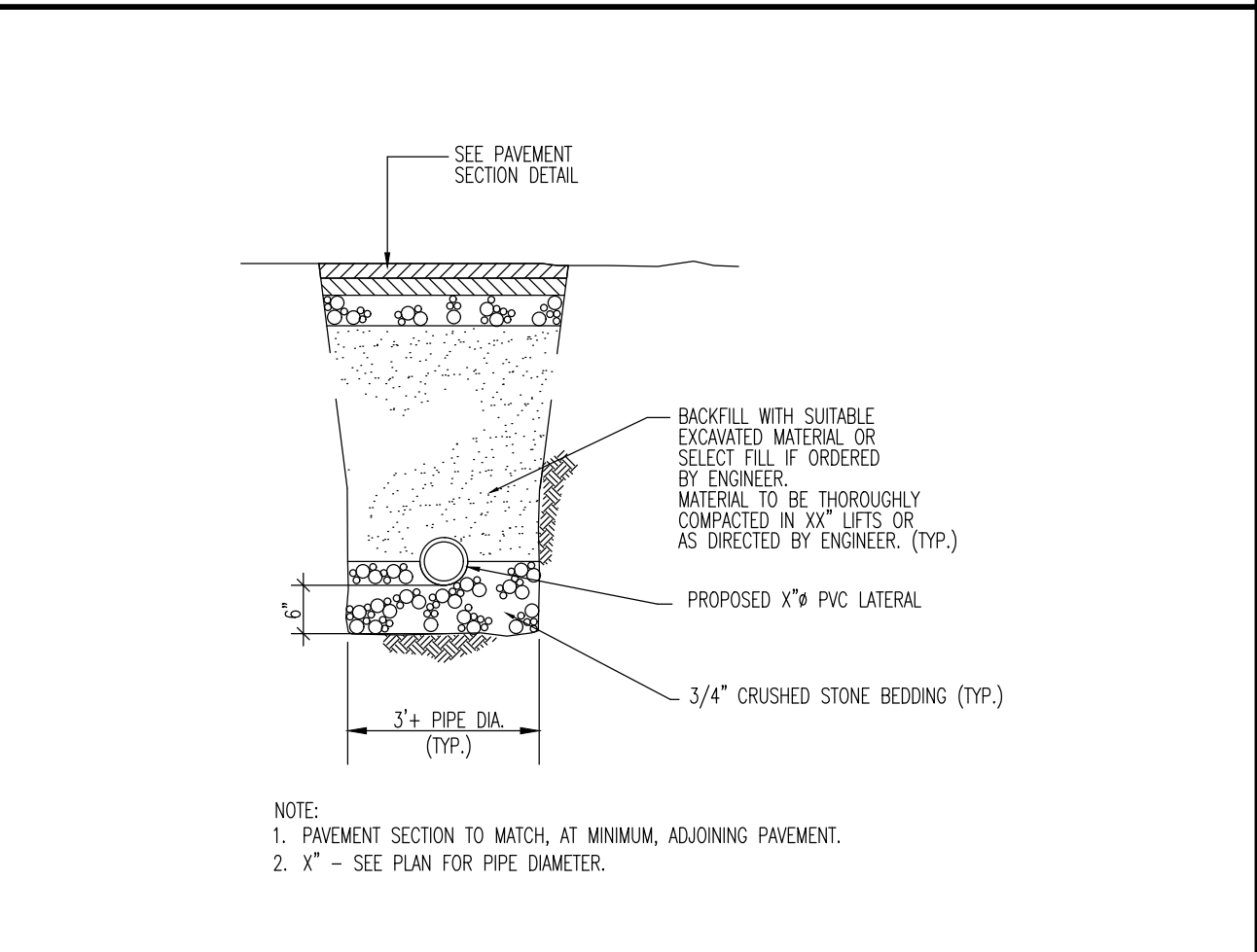
GATE VALVE AND BOX DETAIL

NOT TO SCALE



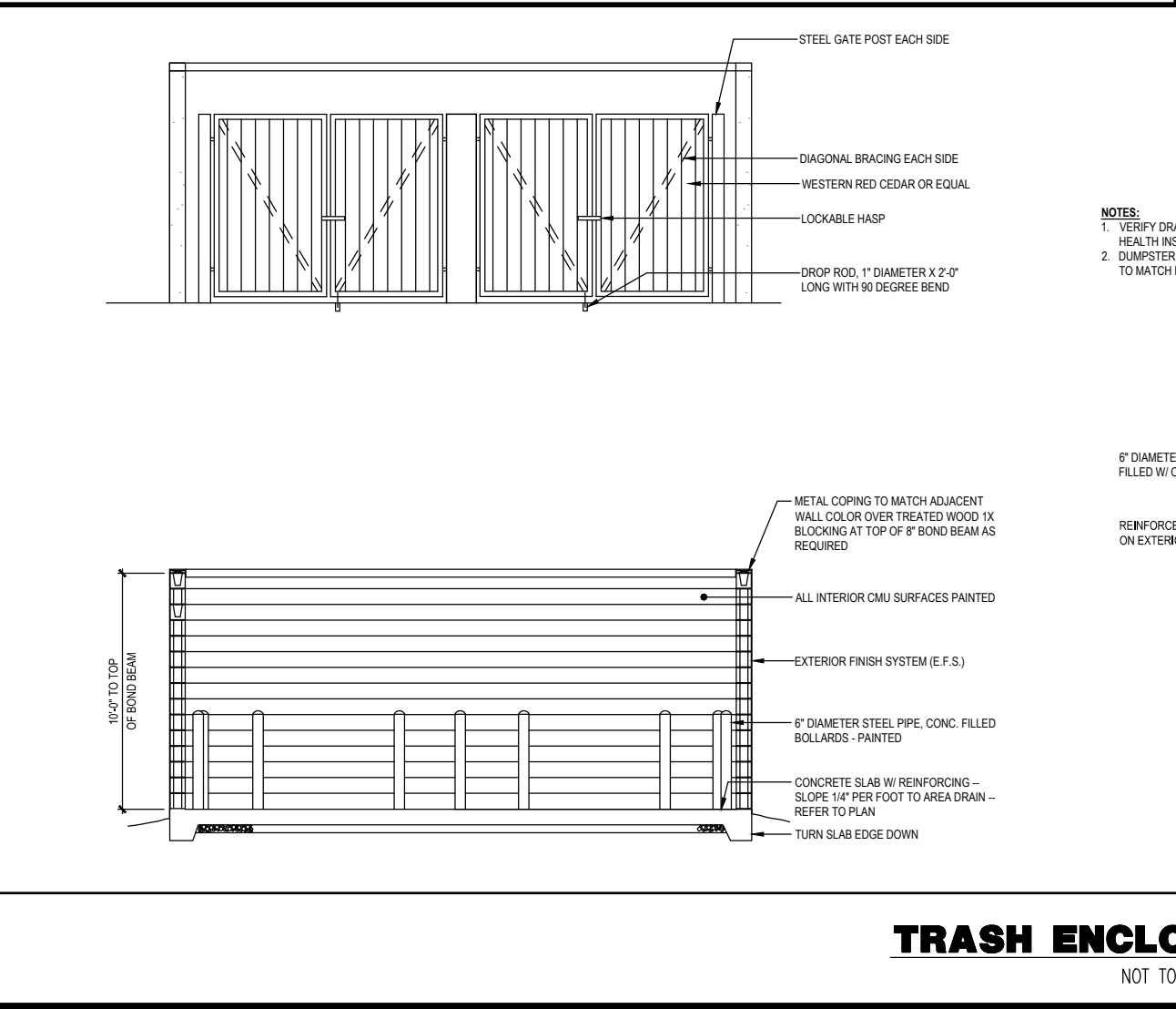
CLEANOUT DETAIL

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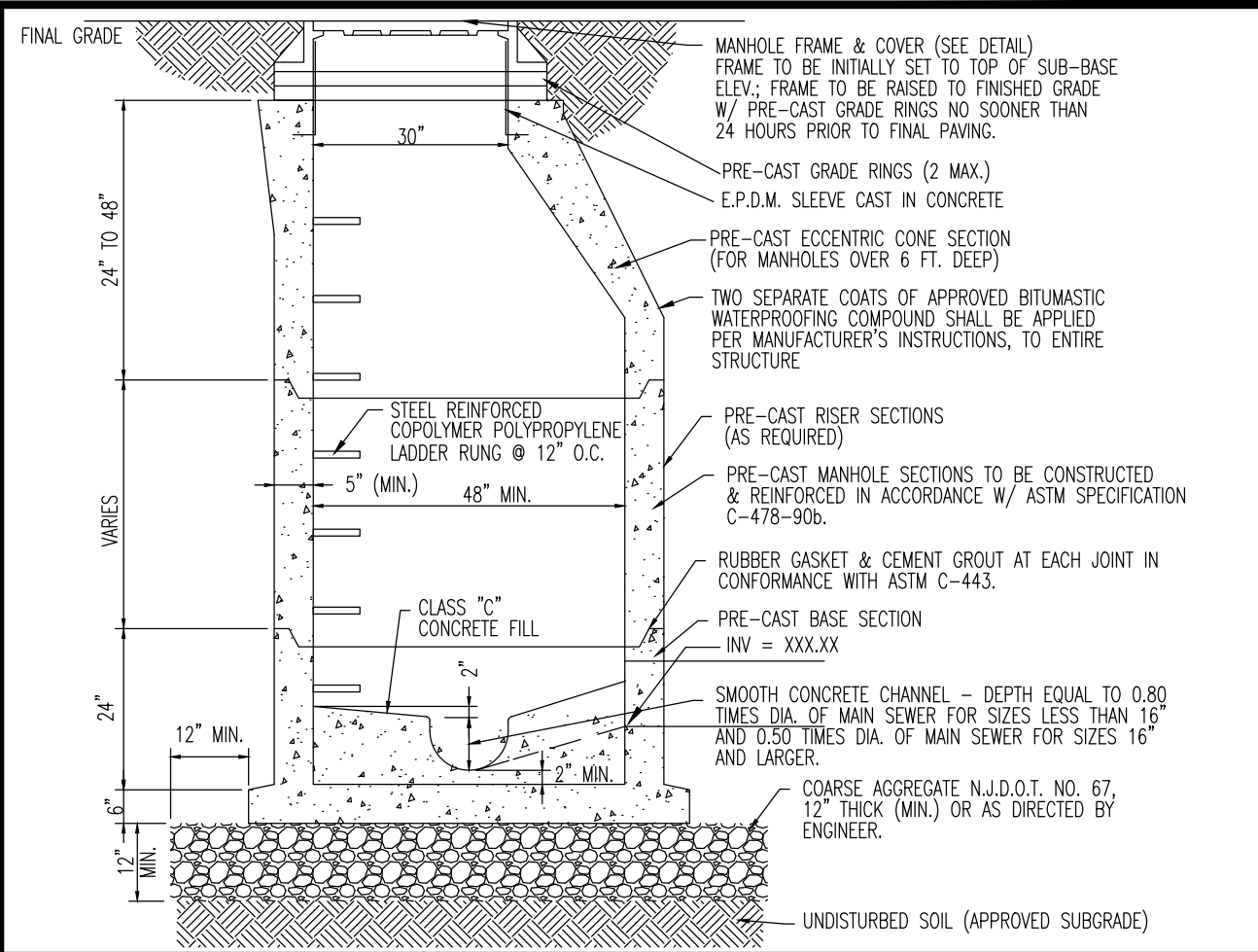
SANITARY SEWER TRENCH DETAIL

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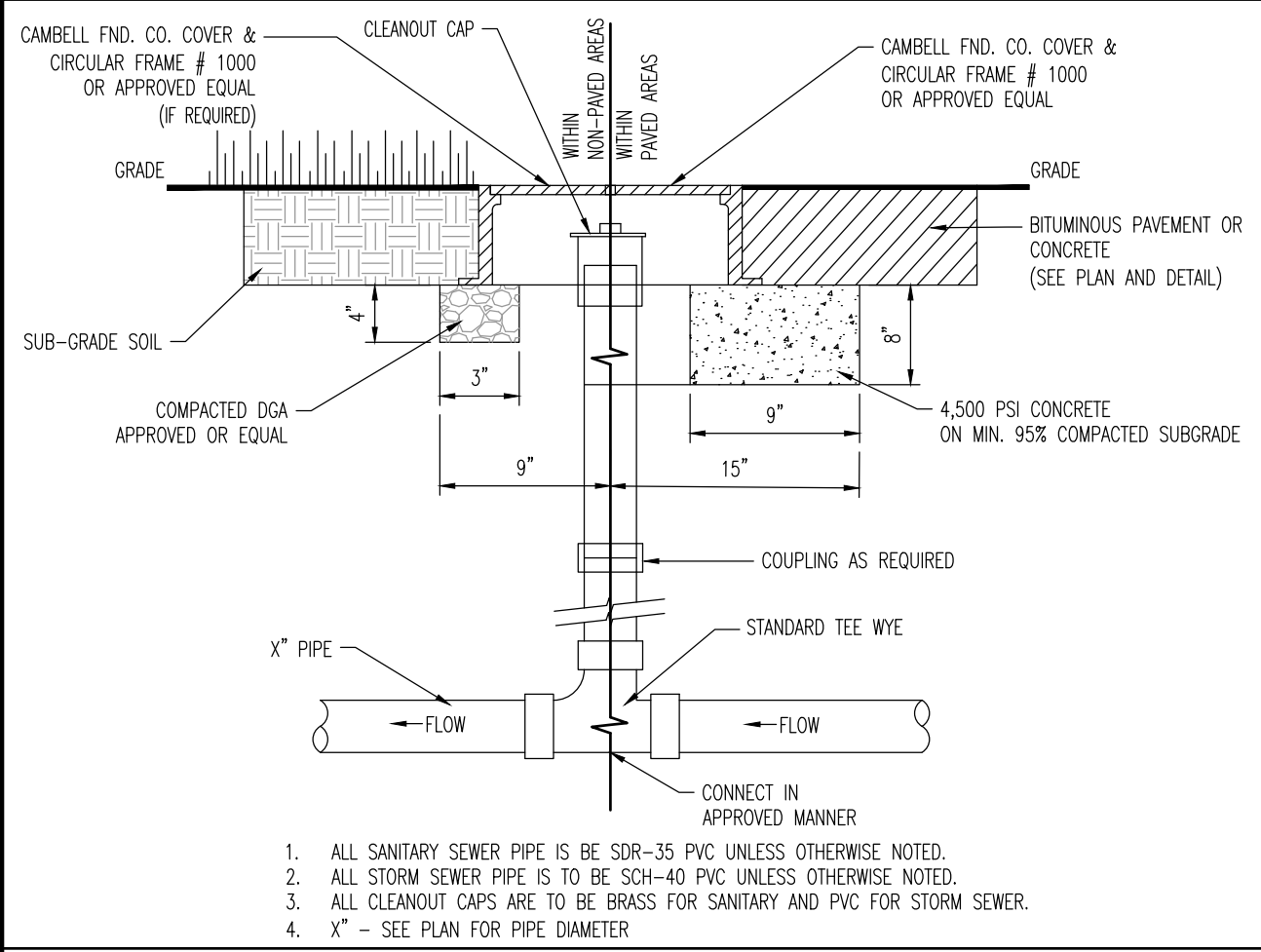
TRASH ENCLOSURE DETAIL

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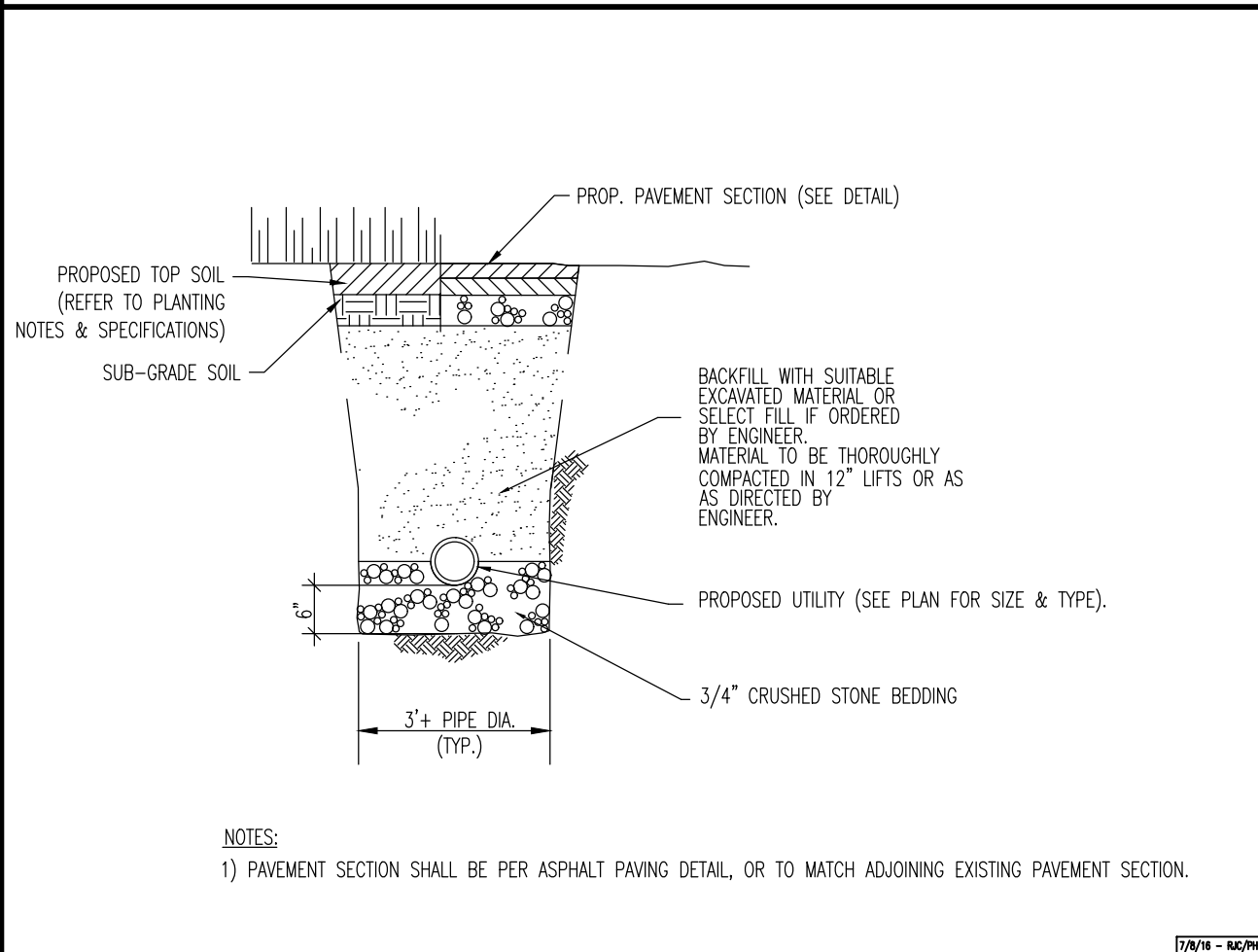
PRECAST SANITARY MANHOLE

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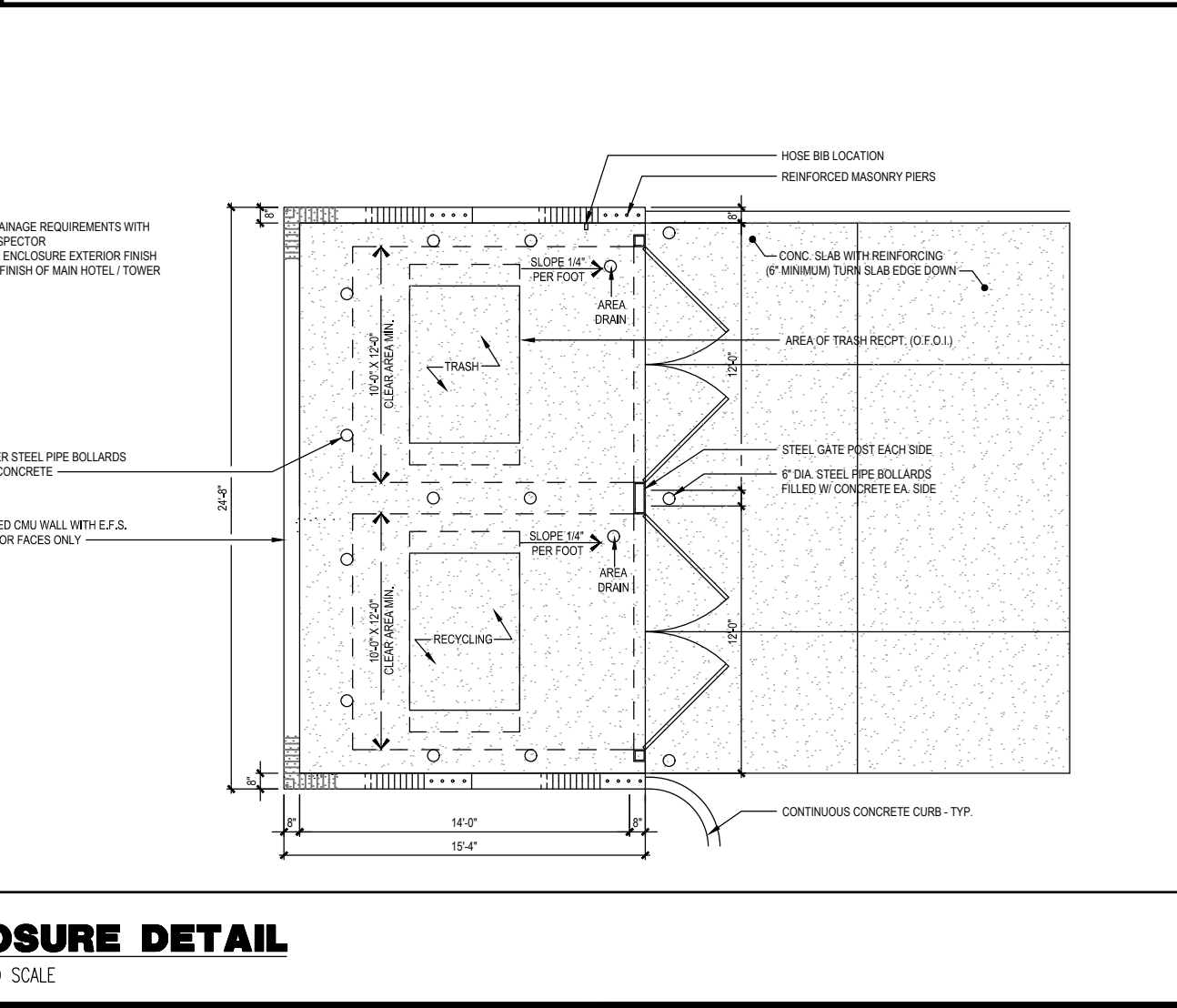
CLEANOUT DETAIL

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UTILITY SERVICE TRENCH DETAIL

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TRASH ENCLOSURE DETAIL

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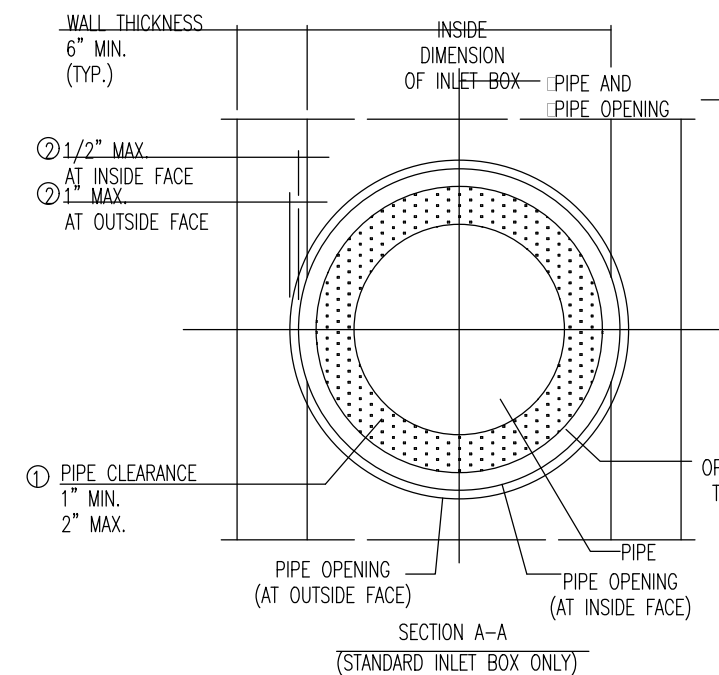
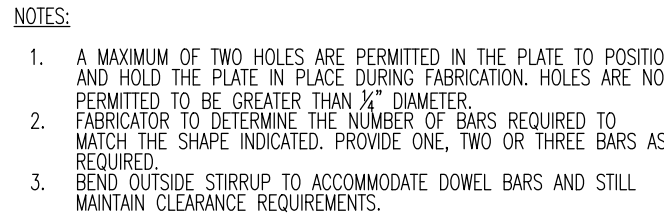
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PENNSYLVANIA LICENSE No. 77727

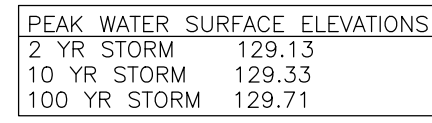
CONSTRUCTION DETAILS

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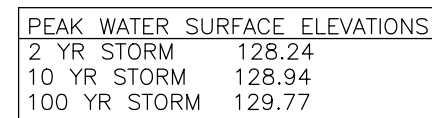
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PROPOSED HOTEL
TAX PARCEL 22-040-026-008
2345 EAST LINCOLN HIGHWAY (SR-2037)
MIDDLETOWN TOWNSHIP PICKS COUNTY PENNSYLVANIA



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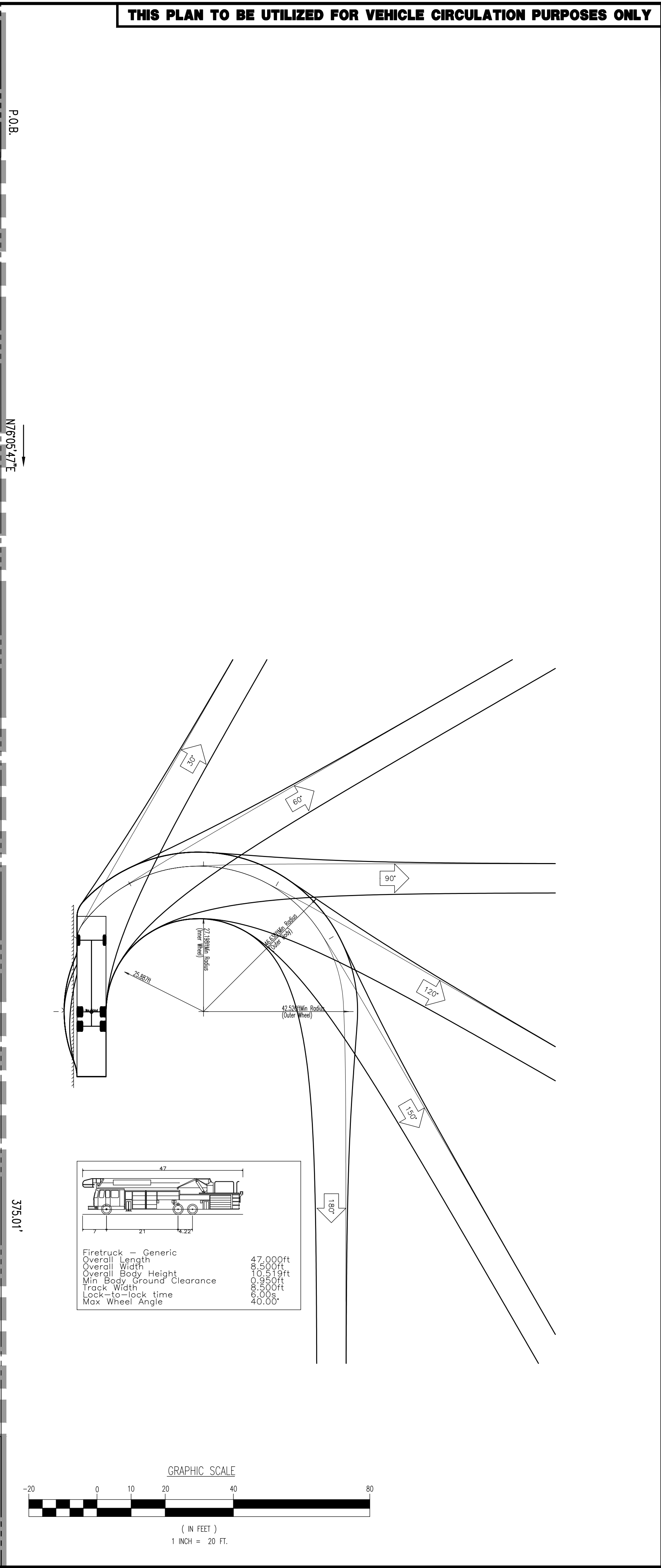
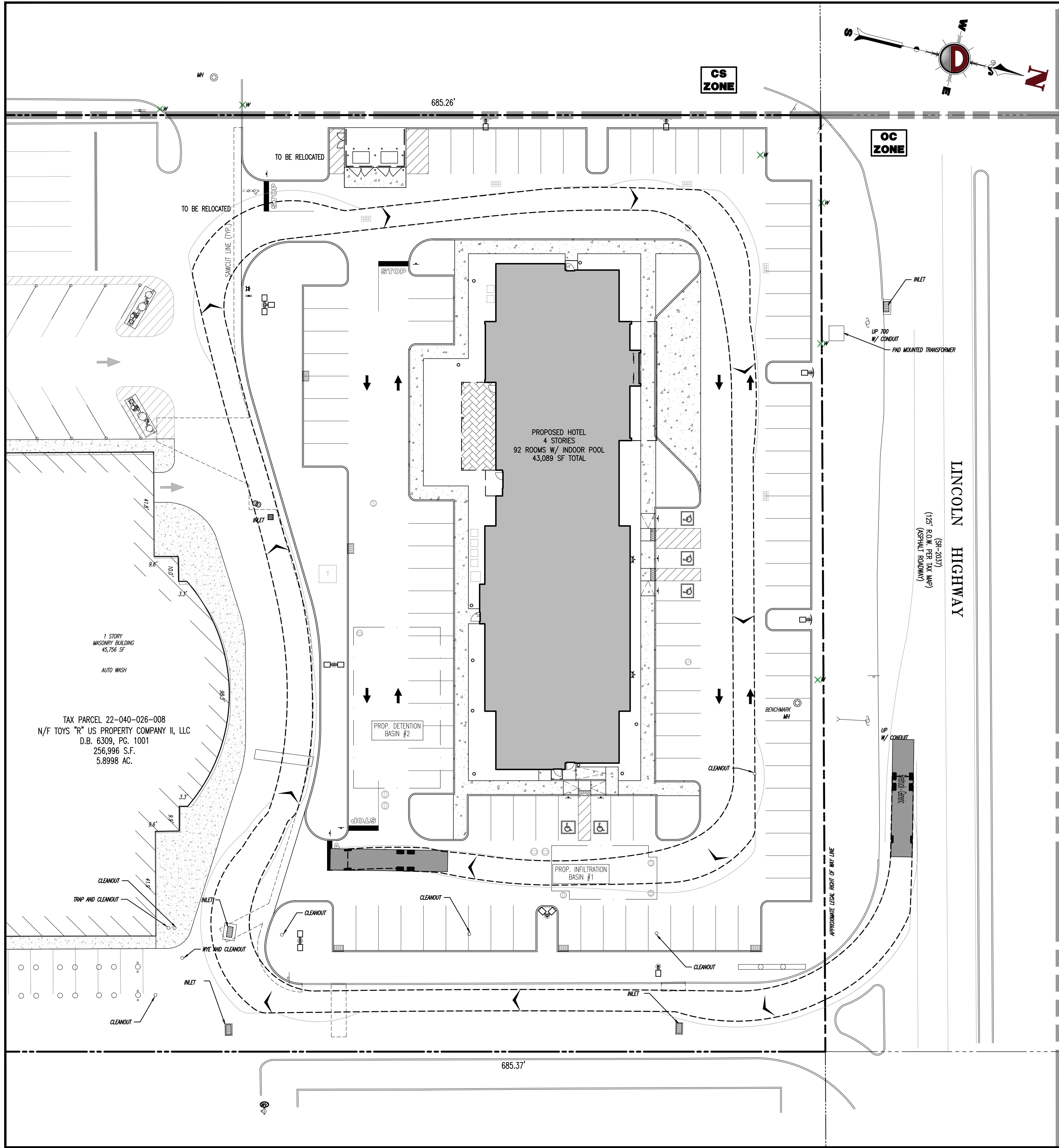
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TITLE: CC

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(V) S

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Plotted: 04/28/20 - 9:36 PM. By: etolman
File: P:\deepc projects\2290 mercer management and development\99-001 middletown pa\dwg\Land Development Plans\0329099001S10.dwg. ----> 20 VEHICLE CIRCULATION PLAN (FIRE)



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COMMENTS	

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DRAWN BY:	ERT	DESIGNED BY:	MTM	CHECKED BY:	JAG
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PROPOSED HOTEL
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PROFESSIONAL ENGINEER
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TITLE: **VEHICLE CIRCULATION PLAN (FIRE)**

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PROJECT No: 3290-99-001	Rev. #:

SHEET No: **20** OF 22

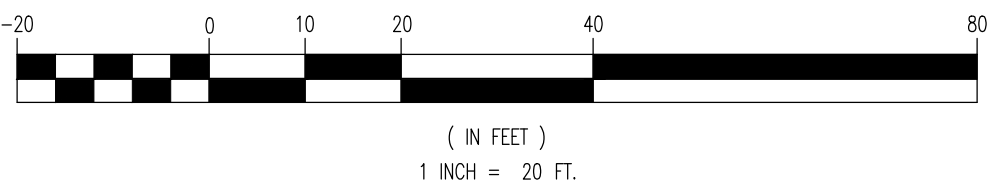
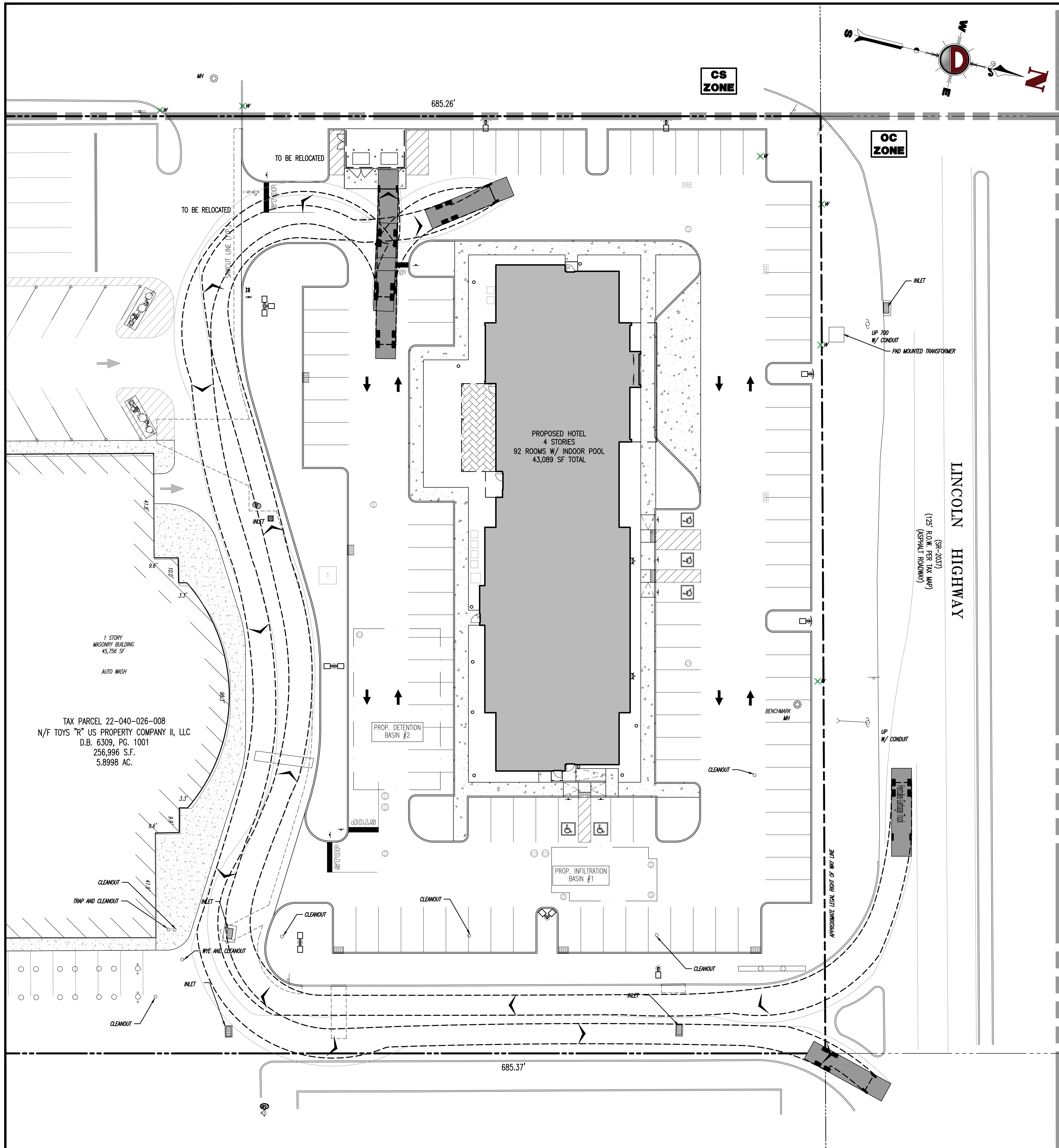


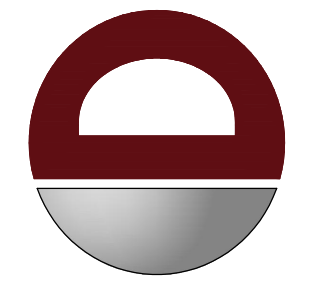
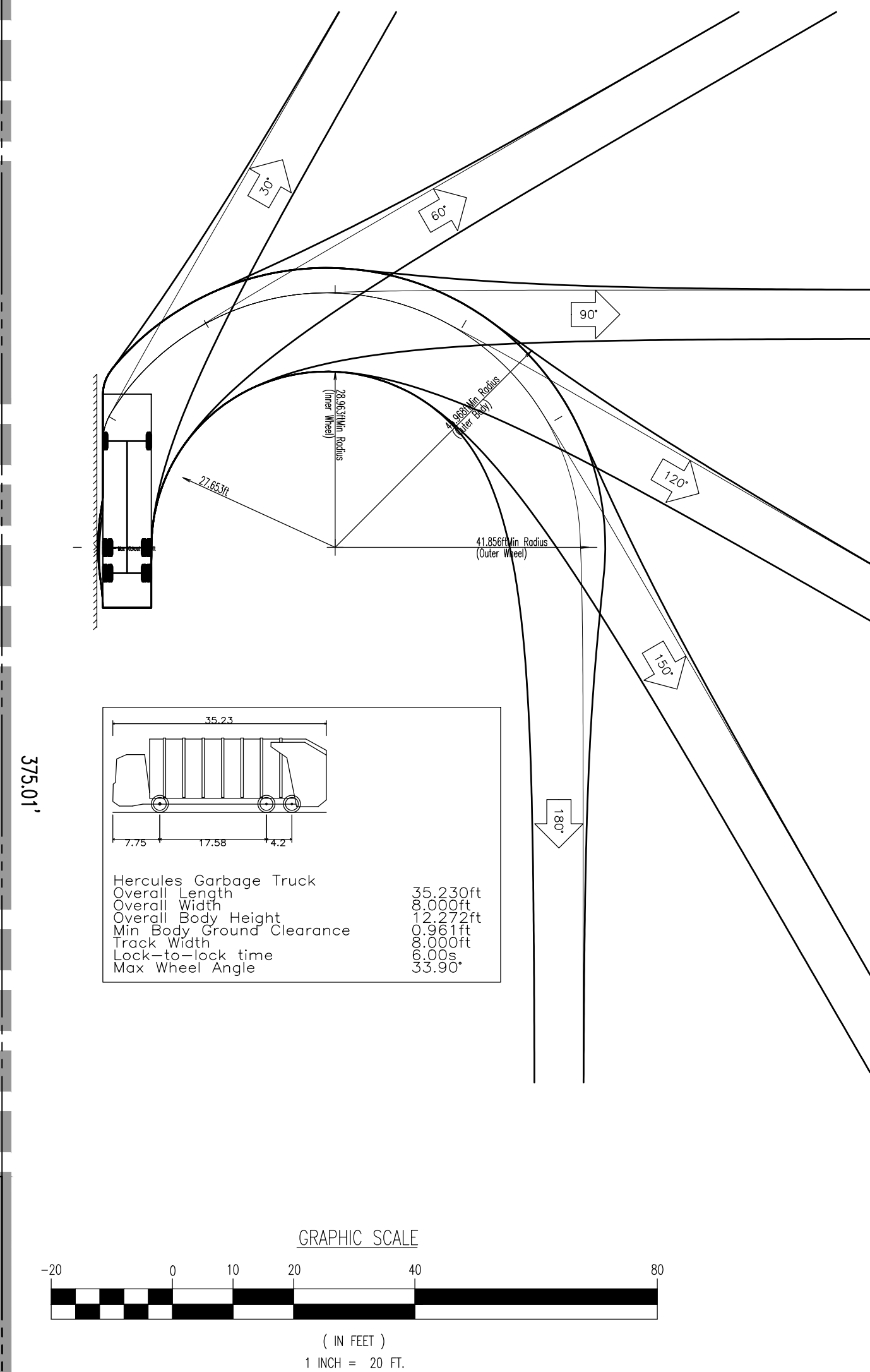
Diagram illustrating the geometry of a single-unit truck maneuvering through a 90-degree turn. The truck is shown at the start of the turn, with its path curving around a central point. Key dimensions and angles are labeled: 15°, 63°, 90°, 120°, 90°, 180°, 26.37 ft, 61.65 ft, 30 ft, 4 ft, 20 ft.

Parameter	Value
SU-30 - Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.36ft
Track Width	8.000ft
Lock-to-lock time	3.00s
Max Steering Angle (Virtual)	31.8°





THIS PLAN TO BE UTILIZED FOR VEHICLE CIRCULATION PURPOSES ONLY



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PROJECT: **2345 LINCOLN, LLC**
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TITLE:
VEHICLE CIRCULATION
PLAN (TRASH)

SCALE: (H) 1"=20' (V)	DATE: 04/29/20
PROJECT No: 3290-99-001	

SHEET No:	22	Rev. #:	0
	OF 22		