

GENERAL NOTES

- 1. TRACT BOUNDARY, TOPOGRAPHY AND PLANIMETRICS DEPICTED HEREON SUPPLIED FROM A PROFESSIONAL SURVEY PREPARED BY THOMAS H. CREWS, INC. DATED DECEMBER 12, 2012 AND FROM EXISTING DEEDS AND PLANS OF RECORD.
2. VERTICAL DATUM IS REFERENCED TO NAD83 (FEET) PROJECT BENCHMARK NGS KV2050 STANDARD DISK IN CONCRETE. HORIZONTAL DATUM IS REFERENCED TO PA SPCS SOUTH ZONE (FEET) DEED BEARING + 6' 15' 33" = SPCS BEARING. AN EXISTING SANITARY MANHOLE NUMBERED 18A SHALL BE UTILIZED AS A LOCAL BENCHMARK. THE ELEVATION OF THE LID IS 584.58.
3. A WETLANDS EVALUATION WAS PERFORMED IN APRIL 2013 ON THE SUBJECT TRACT BY NOVA CONSULTANTS LTD. THE SITE CONTAINS NO WETLANDS BASED ON AN EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL.
4. THE SUBJECT TRACT CONTAINS NO FLOODPLAIN AS DELINEATED IN THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 42017C0169 F; EFFECTIVE DATE MAY 18, 1999.
5. THE PLAN HEREWITH HAS BEEN PREPARED UTILIZING THE CURRENT PLUMSTEAD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 95-4-18-2 THROUGH ORDINANCE 2004-07, AS AMENDED.
6. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLUMSTEAD TOWNSHIP STANDARDS.
7. ALL UTILITY LOCATIONS DEPICTED HEREON ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR LOCATION VERIFICATION PRIOR TO COMMENCEMENT OF ANY WORK.
8. PERMITS SHALL BE OBTAINED FROM PLUMSTEAD TOWNSHIP PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
9. GAS, ELECTRIC, TELEPHONE, CABLE TV AND OTHER UTILITIES FOR ANY PROPOSED USE SHALL BE PROVIDED BY UNDERGROUND SERVICE.
10. THE BUILDING FOOTPRINT DEPICTED HEREIN HAS BEEN TRANSPOSED FROM PRELIMINARY ARCHITECTURAL PLANS. FINAL BUILDING DIMENSIONS MAY VARY BUT SHALL ULTIMATELY CONFORM TO ALL ZONING SETBACKS, IMPERVIOUS SURFACE RATIOS, ETC.

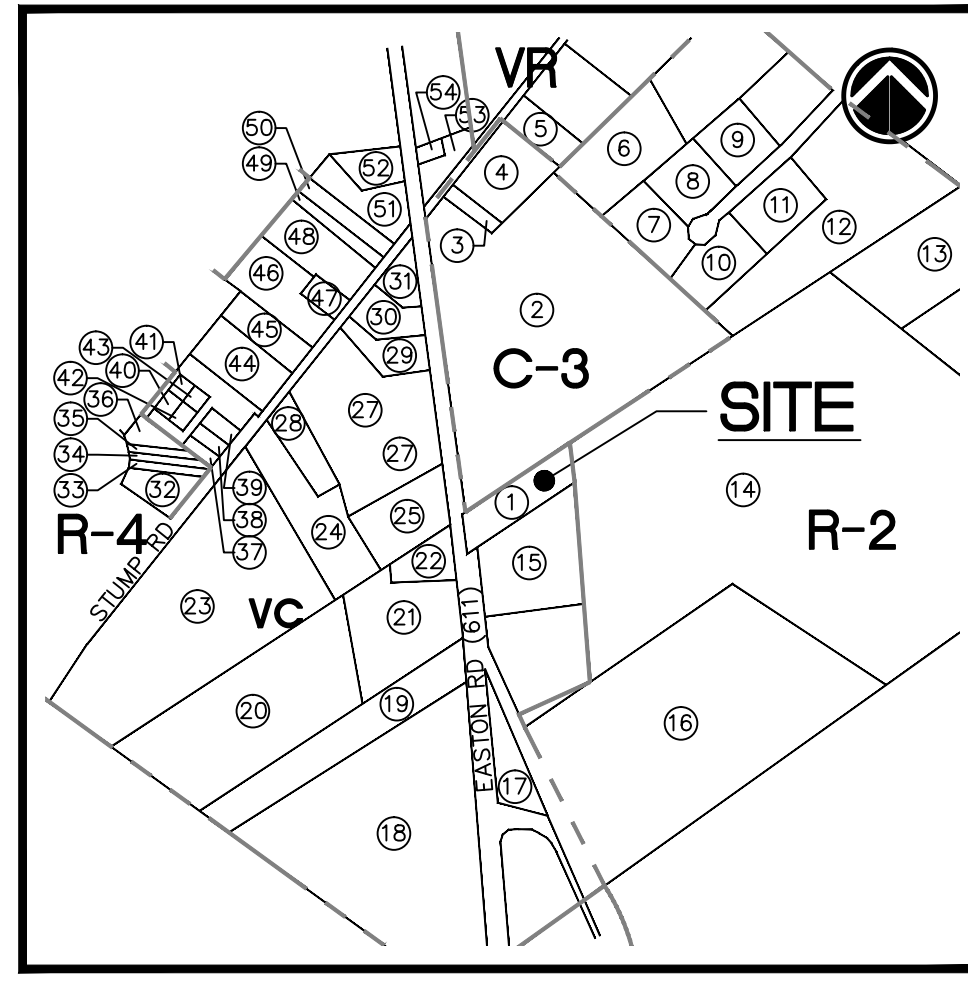
- 11. THE BUILDING SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING ADA REQUIREMENTS.
12. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
13. A.D.A. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS PLAN AND THE LATEST VERSION OF THE PENNDOT RC STANDARD DETAILS REGARDING CURB RAMPS AS WELL AS THE CURRENT REGULATIONS AS SET FORTH BY THE AMERICANS WITH DISABILITIES ACT GUIDELINES OR AS AMENDED.
14. THE DEVELOPER OR CONTRACTOR SHALL BE REQUIRED TO PROVIDE AN A.D.A. SURVEY OF ALL A.D.A. RAMPS AND ACCESSIBILITY ROUTES, SHOWING COMPLIANCE WITH APPLICABLE REGULATIONS AT THE TIME OF CONSTRUCTION. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL AS-BUILT INFORMATION INCLUSIVE BUT NOT LIMITED TO PLANS, DETAILS AND FORMS TO PENNDOT AND ALL OTHER ENTITIES HAVING JURISDICTIONAL AUTHORITY OVER A.D.A. RAMPS AND ROUTES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJUSTMENTS RESULTING TO A.D.A. RAMPS AND ACCESS ROUTES RESULTING FROM NON COMPLIANCE WITH APPLICABLE REGULATIONS.
16. THE PLANS HEREWITH SHALL COMPLY WITH THE NUISANCE REGULATIONS OUTLINED IN SECTIONS 27-2310 THROUGH 2314 OF THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE.
17. THE PLANS HEREWITH SHALL COMPLY WITH THE SIGNAGE REQUIREMENTS OUTLINED IN SECTION 26 OF THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE.
18. THE AREA BETWEEN THE LEGAL RIGHT OF WAY AND ULTIMATE RIGHT OF WAY OF EASTON ROAD AS SHOWN PER THIS PLAN IS HEREBY OFFERED FOR DEDICATION AS A RIGHT OF WAY EASEMENT TO PLUMSTEAD TOWNSHIP.

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for existing boundary, existing right-of-way, existing zoning line, existing road center, existing curb, ex. edge of pavement, existing driveway, existing pole, proposed building, and proposed curb.

ADJACENT OWNER LIST

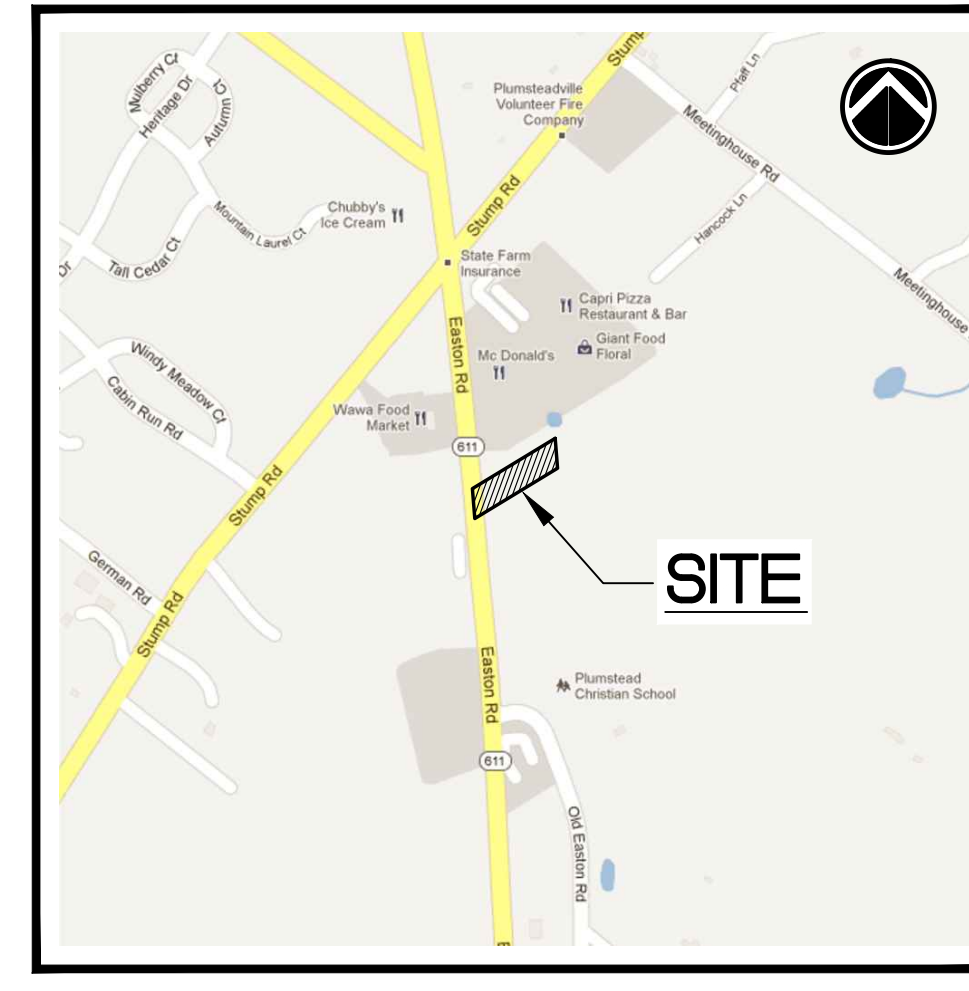
Table with 3 columns: Parcel #, Name, and Address. Lists 54 adjacent owners including Terence Froman, Bell Atlantic PA, Plumbsteadville Volunteer Fire Co, James L. & Laura A. Menzen, Steven T. & Brittany A. Nicholas, Brent G. & Margia G. Miller, etc.



ADJACENT OWNERS MAP 1"= 600'

PARKING SUMMARY

PROPOSED USE: 'G10' - EATING PLACE WITH DRIVE-THROUGH SERVICE
PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE PLUS 1 SPACE PER 2 SEATS
PROPOSED EMPLOYEES = 10 PLUS PROPOSED SEATS 75 = 10+38 = 48 SPACES
REQUIRED PARKING: 48 SPACES
PROPOSED USE: 'G24' - CAR WASH
PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE PLUS 3 SPACES PER BAY
PROPOSED EMPLOYEES = 4 PLUS PROPOSED BAYS 1 = 4+1 = 5 SPACES
REQUIRED PARKING: 5 SPACES
SHARED PARKING REDUCTION 20% = -10 SPACES
TOTAL REQUIRED PARKING FOR BOTH PARCELS = 43 SPACES
PROPOSED PARKING: 56 SPACES



SITE LOCATION MAP 1"= 800'

SITE STATISTICS

- 1. SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS: PLUMSTEAD TOWNSHIP TAX MAP PARCEL NO. 34-003-133 & 34-004-055-023
2. RECORDED DEED DATA IS AS FOLLOWS: AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS IN DEEDLESTOWN, PENNSYLVANIA IN DEED BOOK 6563, PAGES 1525, DATED 2010-11-10.
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT: TERENCE FROMAN, 26 WORMANSVILLE ROAD, PIPERSVILLE, PA 18947
4. ADDRESS OF THE SUBJECT TRACT: 5821 EASTON ROAD, PLUMSTEADVILLE, PA 18902
5. AREA STATISTICS: GROSS TRACT AREA = 144,371 S.F. (3.31 AC.) (TO DEED TITLE LINES); NET TRACT AREA = 124,888 S.F. (2.88 AC.) (TO ULT. R/W LINES)
6. WATER SERVICE: PLUMSTEAD TOWNSHIP
7. SANITARY SEWER SERVICE: BUCKS COUNTY WATER & SEWER

ZONING DATA

Table comparing zoning requirements for 'G10' and 'G24' against site characteristics. Columns include Minimum Lot Area, Maximum Lot Area, Minimum Lot Width, Maximum Density, Minimum Open Space, Minimum Impervious Surface Ratio, Base Site Area, Minimum Front Yard Setback, Minimum Side Yard Setback, Minimum Rear Yard Setback, Minimum Parking Spaces, and Maximum Building Height.

IMPERVIOUS COVER RATIO

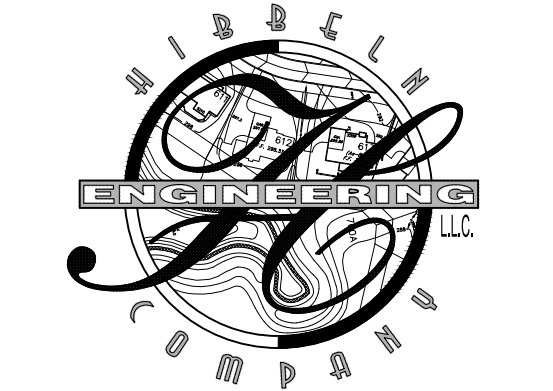
BASE SITE AREA: GROSS AREA (144,371 SF) - LEGAL R/W (11,339.09 SF) - SAN. SEWER EASEMENT (6639.52SF) = 126,392.39 SF. TOTAL IMPERVIOUS AREA = 56,813 S.F. IMPERVIOUS SURFACE RATIO = 56,813 S.F./126,392.39 SF x 100 = 44.89% (45% ALLOWABLE).
LOT AREA: GROSS AREA (144,371 SF) - ULT. R/W (19,337.65 SF) - BUFFER (7,797 SF) = 117,236.35 SF. TOTAL IMPERVIOUS AREA = 56,813 S.F. IMPERVIOUS SURFACE RATIO = 56,813 S.F./117,236.35 SF x 100 = 48.46% (50% ALLOWABLE).

RIGHT OF WAY DEDICATION

THE AREA BETWEEN THE LEGAL RIGHT OF WAY AND ULTIMATE RIGHT OF WAY OF EASTON ROAD AS SHOWN PER THIS PLAN IS HEREBY OFFERED FOR DEDICATION AS A RIGHT OF WAY EASEMENT TO PLUMSTEAD TOWNSHIP.

CONTRACTOR'S PA ONECALL DUTY

LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF THE PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. SERIAL NUMBER 2021XXXXXXX.

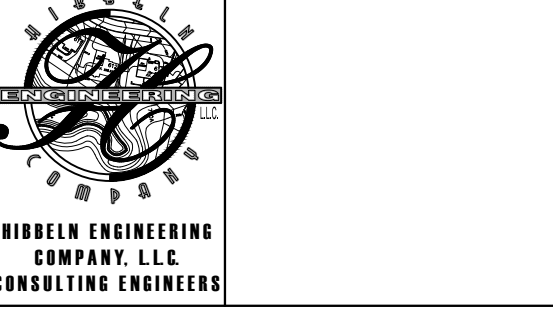


HIBBELN ENGINEERING COMPANY, L.L.C. CONSULTING ENGINEERS 215-619-9070 PA, NJ, MD & DE 593 Skippack Pike, Suite 300 Blue Bell, Pennsylvania 19422 www.hibbelnengineering.com

TOWNSHIP APPLICATION NO: 2021-xxxx

'G10' - EATING PLACE WITH DRIVE-THRU SERVICE and 'G24' - CAR WASH PREPARED FOR TERENCE FROMAN PLUMSTEAD TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

Table with columns for REVISIONS and PLAN ORIGINATOR DATE. Includes a grid for tracking revisions.



CONCEPTUAL SKETCH PLAN

FROMAN TRACT 5821 EASTON ROAD SITE SITUATE IN PLUMSTEAD TOWNSHIP BUCKS COUNTY, PENNSYLVANIA

Table with columns for PROJECT MANAGER, DRAFTED BY, PROJECT NUMBER, DRAWING FILE, PLAN SCALE, and PLAN SHEET NUMBER. Includes a graphic scale from 0 to 80 feet.