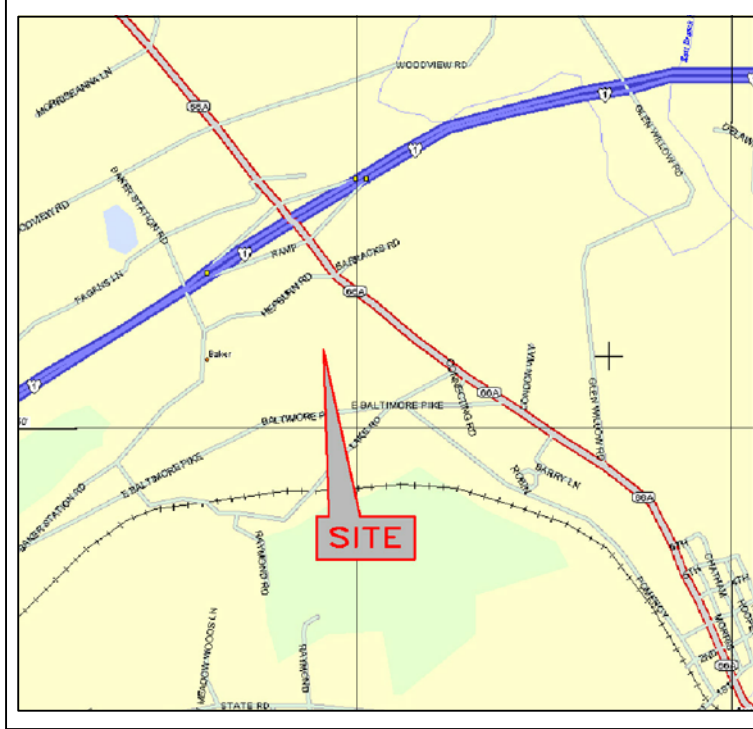


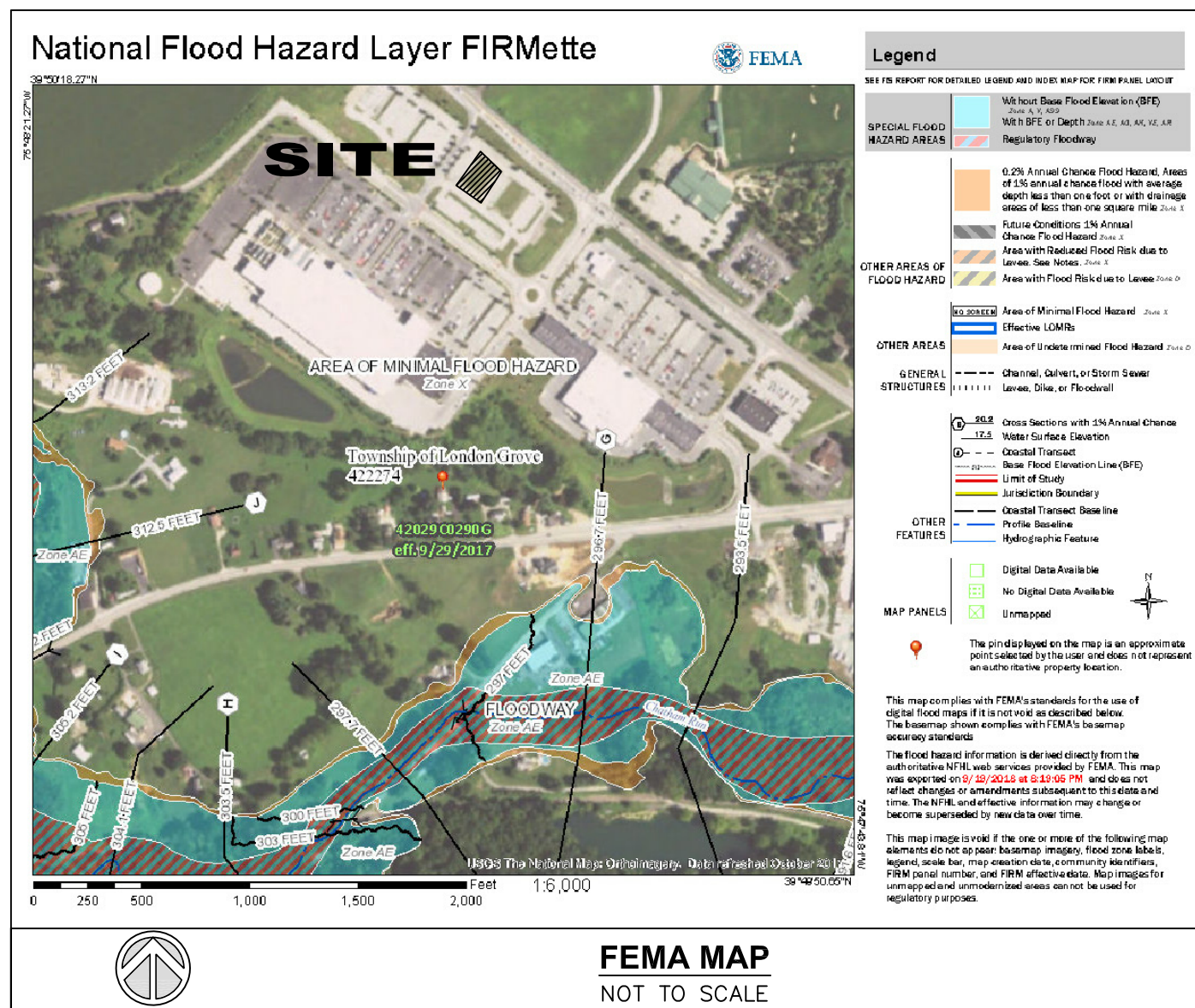
SITE DEVELOPMENT PLANS FOR BURGER KING - LONDON GROVE SITE



P.A. STATE RT 41
London Grove Township
Chester County
State of Penn



VICINITY MAP
NOT TO SCALE



FEMA MAP
NOT TO SCALE

ZONING DATA

OWNER: LONDON GROVE NORTH LP
234 N. JAMES STREET
WILMINGTON, DE 19804

DEVELOPER: GPS HOSPITALITY
2100 RIVEREDGE PARKWAY
SUITE 850
ATLANTA, GA 30328

SITE IS ZONING: IC INTERSTATE COMMERCIAL

BUILDING SETBACK: F: 20'
S: 20'
R: 20'

MAXIMUM BUILDING HEIGHT = 30'

MAXIMUM BLDG. LOT COVERAGE: 25% (TOTAL AREA OF PROPERTY)
2,800 S.F. ALLOWED FOR PER-APPROVED PLAN (LOT 2-G)
2,716 S.F. PROPOSED, THEREFORE CRITERIA MET

MAXIMUM IMPERVIOUS COVERAGE: 60% (TOTAL AREA OF PROPERTY)
69.5% PER APPROVED PLAN
LEASE AREA PER APPROVED PLAN = 0.44 ACRES @ 19,256.32 S.F.
LEASE AREA PER PROPOSED PLAN = 0.42 ACRES @ 18,285.20 S.F.
THEREFORE CRITERIA MET

PARKING STANDARDS:
REQUIRED SIZE: 10' x 20' & 9' x 10' (NOT TO EXCEED 20%)
PROPOSED SIZE: 10' x 10'. THEREFORE ARTICLE 27-2009 IS MET

REQUIRED: 1 PER 4 SEATS + 1 PER EMPLOYEE
PROPOSED: 8 EMPLOYEES + 8 SPACES
60 SEATS = 60 SPACES
30+ = 38 SPACES TOTAL REQUIRED
38 SPACES PROVIDED, THEREFORE ARTICLE 27-2009 IS MET

TOTAL SITE SIZE: PARENT TRACT (LOT #1) = 9.46 ACRES
TOTAL LEASE SIZE: 0.483 ACRES
TOTAL DISTURBED AREA: 0.560 ACRES

LOT 2-G IMPERVIOUS COVERAGE CALCULATIONS
LEASE AREA - 0.483 ACRES OR 21,024 S.F.

EXISTING CONDITIONS
IMPERVIOUS AREA: 16,662.29 s.f.
PERVIOUS AREA: 4,361.71 s.f.

PROPOSED CONDITIONS
IMPERVIOUS AREA: 17,880.32 s.f.
PERVIOUS AREA: 3,343.88 s.f.

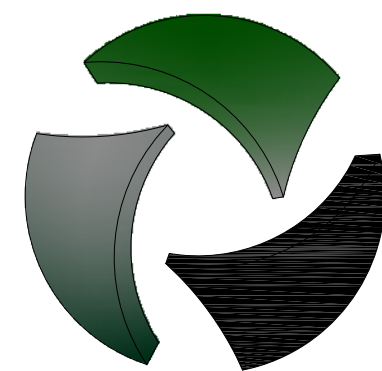
PROJECT DESCRIPTION:

THE PROJECT WILL CONSIST OF SINGLE STORY OSR RESTAURANT WITH ITS ASSOCIATED PARKING. THE STAGES WILL INCLUDE GRADING, BUILDING, INSTALLATION OF UTILITIES, INSTALLING AND MAINTAINING EROSION CONTROL MEASURES, ETC.

ITEM	BMP INSTALLATION	CONSTRUCTION SCHEDULE 2018												
		SEPT	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	
PHASE I INSTALL EROSION CONTROL	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb	█												
PHASE II DEMOLITION/ROUGH GRADING BUILDING PAD	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb SI, S02-F, RL, Ds3, Mb, Su	█	█	█	█	█	█	█	█	█	█	█	█	█
PHASE II CONSTRUCT BUILDING & HARDSCAPES	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb SI, S02-F, RL, Ds3, Mb, Su		█	█	█	█	█	█	█	█	█	█	█	█
PHASE II SIDEWALKS & OTHER HARDSCAPES	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb SI, S02-F, RL, Ds3, Mb, Su													
PHASE II PAVING/UTILITIES	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb SI, S02-F, RL, Ds3, Mb, Su													
PHASE III FINE GRADING	Co. S01-C, F1, Du, Ds1, Ds2, C0-Hb SI, S02-F, RL, Ds3, Mb, Su													
PHASE III INSTALL PERMANENT LANDSCAPE	Co. S01-C, S02-F, RL, F1, C0-Hb Du, Ds3													
ALL PHASES MAINTAIN ALL BMPs														
AFTER PHASE III REMOVE ALL BMPs	Co. S01-C, S02-F, RL, F1, C0-Hb													

REFERENCE DOCUMENTS

ITEM	FIRM	ORIGINAL ISSUE DATE
SURVEY	KELLY ENGINEERS	7/26/2018
GEOTECHNICAL	ATC	7/28/2018
LIGHTING PLAN	CREE	7/20/2018



Omni
Consulting Services
Atlanta Tallahassee
Jacksonville Washington D.C.
16104 Indus Drive
Woodbridge, VA 22191
main: 678-436-3834
direct: 703-216-9029
fax: 678-436-3834



Know what's below.
Call before you dig.
Dial 811
Or Call 800-242-1776

SHEET INDEX

C 1.0	COVER
SHT 1 of 1	LEASE SURVEY (by others)
C 1.1	GENERAL NOTES
C 2.0	PHASE I EROSION CONTROL & DEMO PLAN
C 3.0	SITE PLAN
C 4.0	GRADING & POST CONSTRUCTION STORM WATER PLAN
C 5.0	PHASE II & FINAL EROSION CONTROL PLAN
C 6.0	UTILITY PLAN
C 7.0	CONSTRUCTION DETAILS
C 7.1	CONSTRUCTION DETAILS
SD 1	BK DUMPSTER DETAILS
L 1.0	LANDSCAPE PLAN
L 1.1	LIGHTING PLAN (by others)
8B of 33	OVERALL FILTRATION PLAN (by others)



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fax: 678-436-3834

DESIGN OFFICE:

Construction Documents
PREPARED FOR:



2100 Riveredge Parkway
Suite 850
Atlanta, GA 30328
770-933-5023

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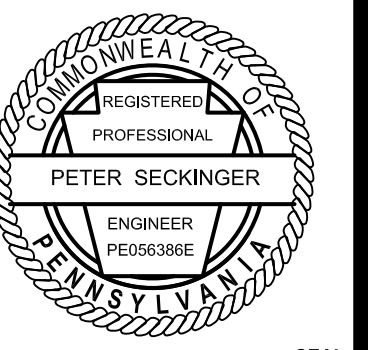
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Burger King
London Grove
Township, PA

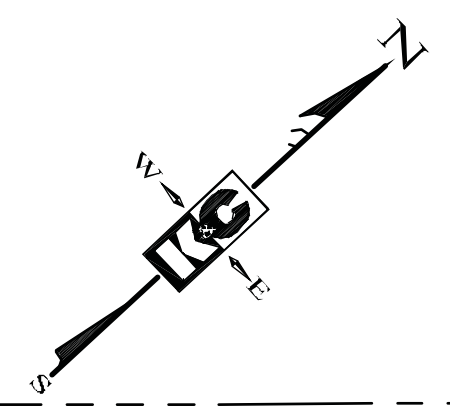
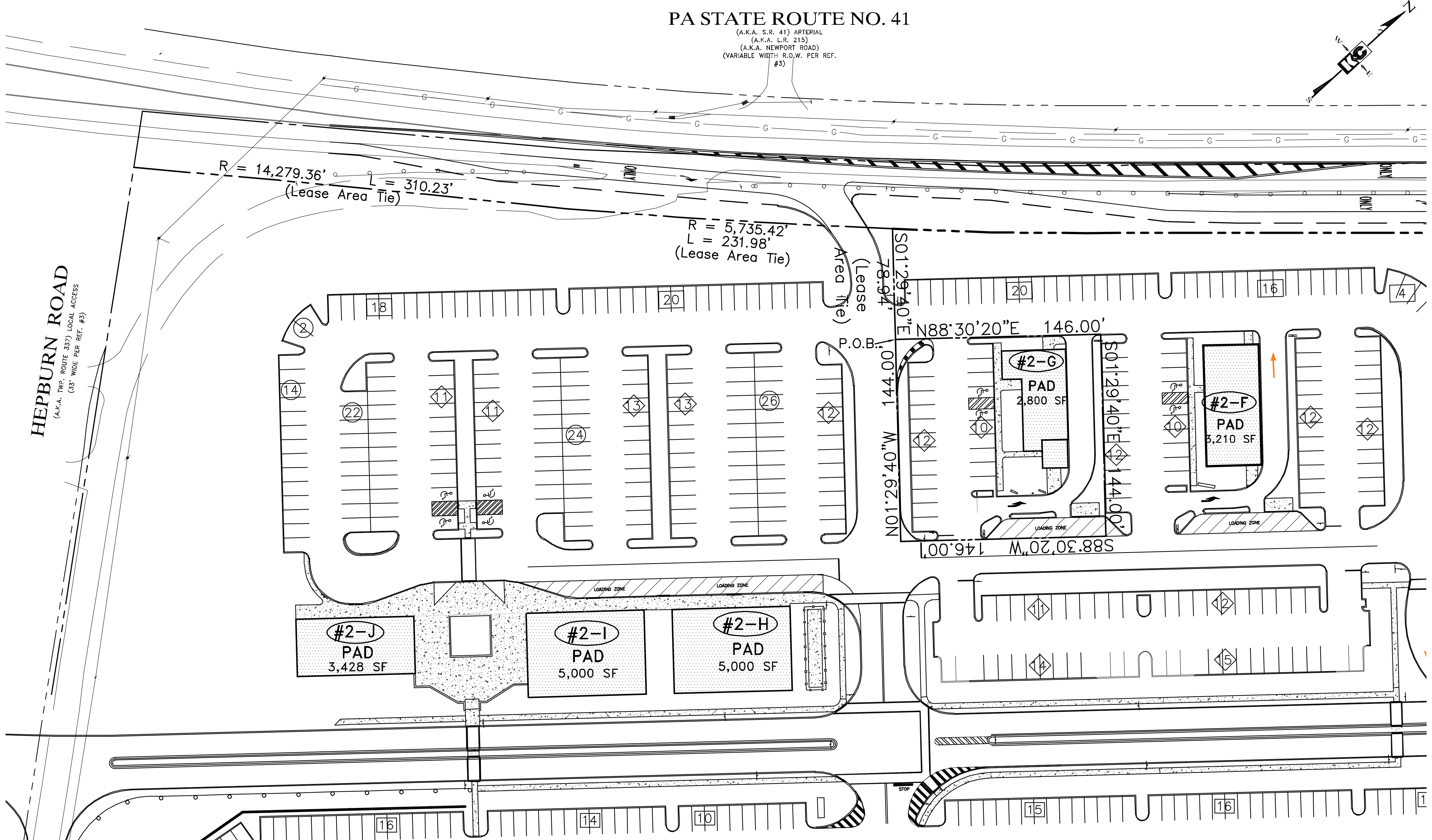
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PROJECT



Date: 6/26/2018
PROJECT NO. 18106.01
DWG FILE = A:\work\18106.dwg
SCALE: AS SHOWN

COVER SHEET
C 1.0
SHEET



K & C
KELLY & CLOSE ENGINEERS
 CONSULTING ENGINEERS & SURVEYORS
 The Summit at Brandywine
 1786 Wilmington Pike/Suite 300
 Glen Mills, Pennsylvania 19342
 610.358.9363 fax 610.358.9376

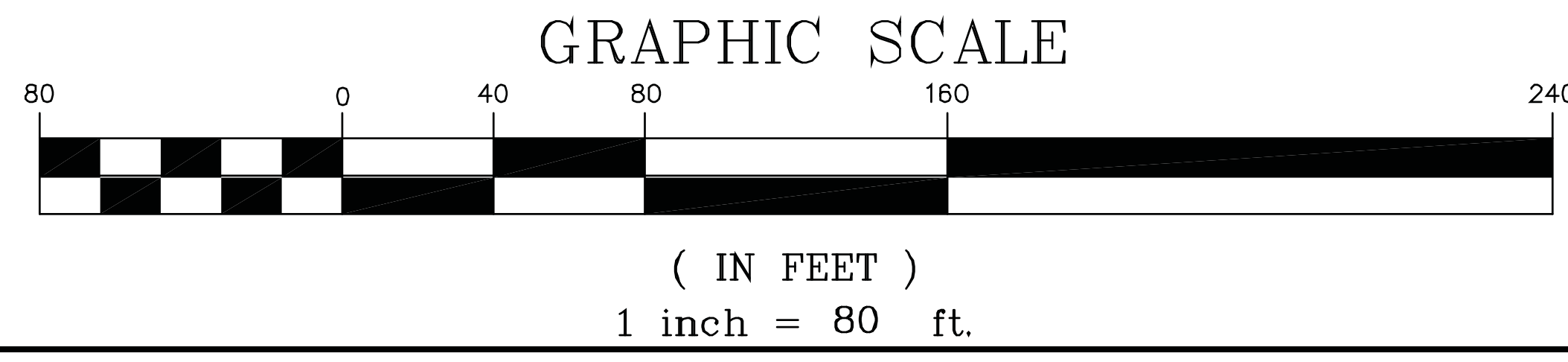
date:	05-31-2018
scale:	1" = 80'
drawn by:	L.W.F.
checked by:	R.J.S.
dwg. name:	F-Survey.dwg
project no.:	2003-043H

LEASE AREA PLAN
 PROPOSED BURGER KING SITE
 LONDON GROVE VILLAGE
 LONDON GROVE TOWNSHIP
 CHESTER COUNTY, PENNSYLVANIA

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SURVEY NOTES:

1. THE PURPOSE OF THIS PLAN IS TO BE A SUPPLEMENT TO THE LEGAL DESCRIPTION FOR THE PROPOSED LEASE AREA SHOWN FOR BURGER KING PAD SITE.
2. REFER TO AMENDED FINAL RECORD PLAN FOR LONDON GROVE VILLAGE, BEING SHEET 4R₃ OF 33, PREPARED BY KELLY ENGINEERS, DATED OCTOBER 1, 2004 AND LAST REVISED SEPTEMBER 30, 2015 FOR OVERALL BOUNDARY INFORMATION.



SHEET
1
 of 1

GENERAL NOTES

- TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY KELLY & CLOSE ENGINEERS, INC. 1786 WILMINGTON PIKE, SUITE 300, GLEN MILLS, PENN 19342
- KELLY & CLOSE ENGINEERS, INC IS RESPONSIBLE FOR THE ACCURACY OF THE SURVEY PER THEIR SURVEY DATED JULY 28, 2018
- ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PA.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS. NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.
- SAFETY NOTICE TO THE CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON, OR NEAR THE CONSTRUCTION SITE.
- NO WORK SHALL EXTEND ONTO THE ADJACENT RIGHT OF WAY WITHOUT WRITTEN PERMISSION FROM THE PADOT BEYOND THAT DESCRIBED WITHIN THESE PLANS.
- CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE ENGINEER INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THE PROJECT PRIOR TO PURCHASE OF MATERIALS AND CONSTRUCTION.
- THESE ENGINEERING DRAWINGS MAY NOT SHOW ALL OF THE COUNTY/STATE STANDARD DETAILS REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT THE CONSTRUCTION BE IN ACCORDANCE WITH ALL CURRENT PA.D.O.T. STANDARD DETAILS AND SPECIFICATIONS WHEN REQUIRED, THE CONTRACTOR SHALL OBTAIN A COPY OF THE PENN DEPARTMENT OF TRANSPORTATION STANDARD DETAILS AND SPECIFICATIONS FROM THE DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONTRACTORS SHALL FURNISH "AS-BUILTS" AS REQUIRED BY THE PERMITTING JURISDICTION. THE COST OF AS-BUILT SERVICES SHALL BE INCLUDED AS PART OF THE CONSTRUCTION COSTS. THE CONTRACTOR SHALL COORDINATE THE PROCESSING OF "AS-BUILT" DRAWINGS WITH THE ENGINEER AND THE PERMITTING JURISDICTION. "AS BUILTS" SHALL BE PREPARED BY A LICENSED LAND SURVEYOR IN THE STATE OF PENN. ALL "AS-BUILTS" SHALL BEAR THE REGISTERED LAND SURVEYOR'S SEAL TO BE ACCEPTED.
- CONTRACTOR TO SUPPLY THE CITY COMPLETE AS-BUILT LIGHTING AND ELECTRICAL WIRING DIAGRAMS TO THE CITY'S TRAFFIC UNIT UPON COMPLETION OF THE PROJECT.

TERMS AND CONDITIONS OF WORK

THE CONTRACTOR AND TRADE CONTRACTORS AGREE TO THE FOLLOWING TERMS AND CONDITIONS OF WORK AS NOTED HEREIN:

- THE CONTRACTOR IS ADVISED THAT NO WORK SHALL PROCEED UNTIL THE APPROPRIATE CONSTRUCTION PERMITS HAVE BEEN ISSUED BY THE LOCAL AUTHORITY. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL REQUIREMENTS AND CONDITIONS OF SAID PERMITS. THE CONTRACTOR SHALL BRING ANY CONFLICTS BETWEEN THE CONSTRUCTION PLANS/SPECIFICATIONS AND THE PERMIT REQUIREMENTS/CONDITIONS TO THE IMMEDIATE ATTENTION OF THE OWNER/DEVELOPER AND THE ENGINEER FOR CLARIFICATION.
- ALL PERMITS SHALL BE POSTED AT THE JOB SITE BY THE CONTRACTOR AND MADE READILY ACCESSIBLE THROUGHOUT THE DURATION OF THE PROJECT.
- DO NOT CONSTRUE THESE PLANS TO BE COMPLETE AND WHOLE UNTIL ALL APPLICABLE AGENCIES HAVE PERMITTED THESE PLANS.
- THE ORDER OF IMPORTANCE OF CONFLICTING ELEMENTS WITHIN THE CONSTRUCTION DOCUMENTS, OR GOVERNING ORDER OF DOCUMENTS SHALL BE AS SET FORTH BELOW WITH NO.1 CARRYING THE GREATEST WEIGHT OF IMPORTANCE THROUGH NO.6 (C) CARRYING THE LEAST WEIGHT OF IMPORTANCE.
 - SPECIAL PROVISIONS
 - SUPPLEMENTAL SPECIFICATIONS, ADDENDUM AND MODIFICATION DOCUMENTS
 - TECHNICAL SPECIFICATIONS AND PROVISIONS
 - PADOT ROADWAY DESIGN, STRUCTURES AND TRAFFIC STANDARDS
- THE PLAN NOTES
- THE PLANS
 - PLAN TEXT
 - PLAN ILLUSTRATIONS OR THE DRAWINGS
 - PLAN SCALE
- CONTRACTOR IS ADVISED THAT CONSTRUCTION PLANS ARE PROVIDED AS A SINGLE DOCUMENT. SEPARATION OF PLANS FOR PRICING OR OTHER PURPOSES DOES NOT RELIEVE THE CONTRACTOR FROM "ALL" PROVISIONS OF THE PLANS SPECIFICATIONS.

GEOMETRY NOTES

- ALL SURVEY DATA USED AND CONDITIONS PRESENTED TO BE PRESENT PREPARATION OF THESE PLANS WAS PROVIDED BY THE OWNER.
- THE CONTRACTOR SHALL VERIFY AND LOCATE ALL VERTICAL AND HORIZONTAL CONTROL POINTS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES SHOULD BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SURVEYOR OF THE CONDITION IN WRITING PRIOR TO COMMENCING HIS CONSTRUCTION ACTIVITIES.
- ALL PAVEMENT OFFSETS, RADII AND DIMENSIONS SHOWN ARE TO PROPOSED FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. ANY PROBLEMS OR QUESTIONS WITH THE GEOMETRY GIVEN THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION.

PAVING AND GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE LATEST EDITION OF THE PENN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND CITY, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS.
- THE CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITING IF ANY APPARENT DISCREPANCIES ARE FOUND.
- ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL SODDED AREAS WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE RESODDED. SLOPES STEEPER THAN 3:1 SHALL BE SODDED. ALL OTHER DISTURBED AREAS ARE TO BE FERTILIZED, SEEDDED AND MULCHED UNLESS OTHERWISE NOTED. THESE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A SATISFACTORY STAND OF GRASS IS ESTABLISHED.
- ALL FILL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
- THE CONCRETE COMPRESSIVE STRENGTH FOR CURB AND GUTTER SHALL BE 3,000 PSI AT
- THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION (UNDER THE DIRECTION OF A PENN REGISTERED LAND SURVEYOR).
- THE CONTRACTOR SHALL ENSURE THAT ALL PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK.
- ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ROADWAY MARKINGS AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH PADOT STANDARDS. STRIPING SHALL BE COORDINATED WITH THE INSPECTORS AND THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL PROVIDE FLAGMAN AND OTHER TRAFFIC MEASURES NECESSARY TO PROTECT AND FACILITATE TRAFFIC MOVEMENT DURING CONSTRUCTION.

DEMOLITION NOTES

ALL MATERIALS TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED PROPERLY OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY PITS OR BURN PITS SHALL BE ALLOWED.

ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.

STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND CONTRACTOR PRIOR TO COMMENCING.

SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF WORK. IT IS THE INTENT THAT THESE ITEMS BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE AND THAT THE DEMOLITION WILL INCLUDED BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE EXISTING CONDITIONS AND VERIFY THE DEMOLITION SCOPE PRIOR TO SUBMITTAL OF THE BID AND SHALL NOTE ANY DEVIATIONS OR ADDITIONS.

REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, WALLS, SLABS, TERMINATED EXISTING UTILITIES, CONCRETE, ASPHALT, DEBRIS AND ETC.

REFER TO LANDSCAPE PLAN FOR ALL TREE SAVE AREAS PRIOR TO BEGINNING DEMOLITION.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.

THE CONTRACTOR SHALL PROVIDE ALL THE NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.

ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE GAS UTILITY COMPANY.

ALL BUILDING ELECTRICAL LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH THE ELECTRICAL UTILITY COMPANY.

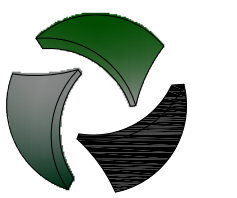
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING 811 DIG, THE LOCAL AUTHORITIES ENGINEERING AND INSPECTION DEPARTMENT A MIN OF 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF CHESTER COUNTY, PA.D.O.T., LONDON GROVE TOWNSHIP, AND THE STATE OF PENNSYLVANIA D.E.P.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- SUCH MATERIALS, FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THESE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN (15) FIFTEEN CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.

DRAINAGE NOTES

- ALL CONSTRUCTION SHALL CONFORM TO, AND SHALL BE INSTALLED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE PADOT AND PERMITTING JURISDICTION UNLESS STATED OTHERWISE IN THE SPECIFICATIONS, OR ON THE PLANS.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AT PROPOSED CROSSINGS AND POINTS OF CONNECTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY UTILITY CONFLICTS OR DISCREPANCIES.
- ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, PLANS AND RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER (AS APPLICABLE).
- ALL DISTURBED AREAS AND SWALES ARE TO BE SODDED.
- WHEN TRENCH EXCAVATION EXCEEDS (5) FIVE IN DEPTH:
 - CONTRACTOR SHALL CONFORM TO OSHA STD. 29CFR. SECTION 1926.650
 - THE CONTRACTOR SHALL PROVIDE WRITTEN ASSURANCE OF COMPLIANCE WITH THIS LAW.
 - TRENCH SAFETY SYSTEM SHALL BE DESIGNED BY THE CONTRACTOR.
- ALL DRAINAGE PIPING SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL DRAINAGE PIPES ARE REINFORCED CONCRETE PIPE, CLASS III, UNLESS OTHERWISE NOTED.
- DRAINAGE STRUCTURE TOP ELEVATION REFERS TO TOP OF FINISHED STRUCTURE.
- THE CONTRACTOR SHALL ENSURE THAT PERMITS FOR CONSTRUCTION ARE OBTAINED PRIOR TO STARTING WORK.
- ALL DISTURBED AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING WITH SOD AND/OR SEED AND MULCH.



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CLIENT

#	DATE & BY



Burger King
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PROJECT

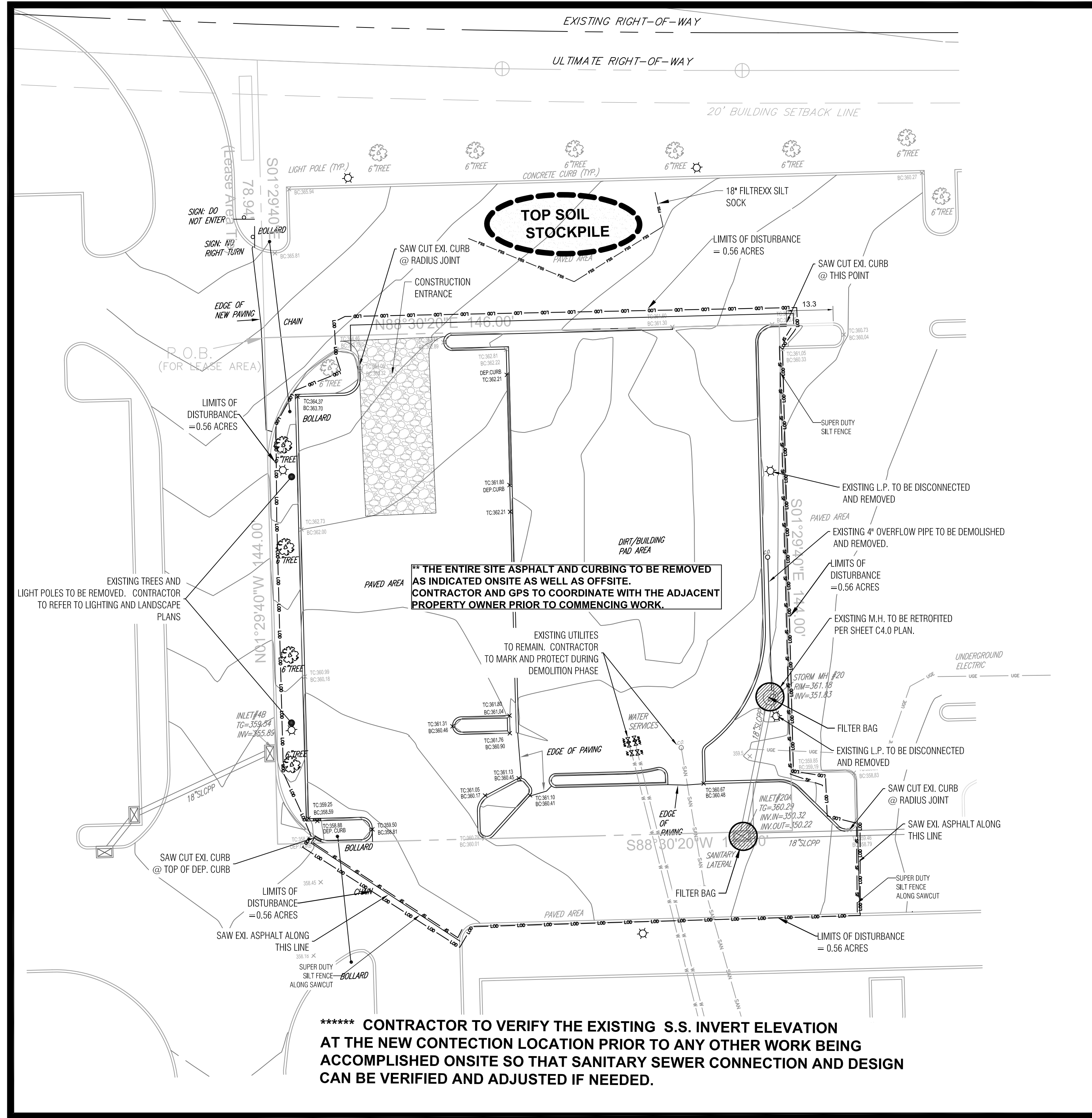


SEAL

Date: 6/26/2018
PROJECT NO. 18106.01
DWG FILE - Associate Master.dwg
SCALE: AS SHOWN

NOTES
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***** CONTRACTOR TO VERIFY THE EXISTING S.S. INVERT ELEVATION AT THE NEW CONECTION LOCATION PRIOR TO ANY OTHER WORK BEING ACCOMPLISHED ONSITE SO THAT SANITARY SEWER CONNECTION AND DESIGN CAN BE VERIFIED AND ADJUSTED IF NEEDED.

SEQUENCE NOTES

- At least 7 days prior to starting any earth disturbance activities (including clearing and grubbing), the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S Plan preparer, the post construction stormwater management plan preparer, and a representative from the Local Conservation District to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the Local Conservation District or by DEP prior to implementation.
- The limits of disturbance (LOD), streams and wetlands should be marked prior to disturbance activities (i.e. survey stakes, posts & rope, construction fence, etc.).
- Per new NPDES requirements, "Upon the installation or stabilization of all perimeter sediment control BMPs and at least 3 days prior to proceeding with the bulk earth disturbance activities, the permittee or co-permittee shall provide notification to the department or authorized conservation district."
- After final site stabilization has been achieved, temporary E&S BMPs must be removed or converted to permanent post construction stormwater management BMPs. Areas disturbed during removal or conversion of the BMPs must be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal/conversions should be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Local Conservation District for an inspection prior to removal/conversion of the E&S BMPs.
- Per new NPDES requirements, "within 30 days after the completion of earth disturbance activities authorized by this permit, including the permanent stabilization of the site and proper installation of PCSM BMPs in accordance with the approved PCSM Plan, or upon submission of the NOT if sooner, the permittee shall file with the department or authorized conservation district a statement signed by a licensed professional and by the permittee certifying that work has been performed in accordance with the terms and conditions of this permit and the approved E&S and PCSM Plans. Completion certificates are needed to ensure that all work is performed in accordance with the terms and conditions of the permit and the approved E&S and PCSM Plans."

SEEDING & STABILIZATION

THE CONTRACTOR SHALL PLACE TOPSOIL, TO A MINIMUM OF 6 INCHES, IN THOSE AREAS WHICH HAVE BEEN DISTURBED BY WORK. IT SHALL BE RAKED AND TRIMMED TO TRUE LINES, AND SHALL BE FREE FROM UNSIGHTLY VARIATIONS. IF SEEDING IS NOT POSSIBLE, SHOALS AND ALL OTHER DISTURBED AREAS THAT WOULD NORMALLY BE SEEDING MUST BE COVERED WITH JUTE MATTING UNTIL SEEDING IS EFFECTIVE.

IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.

TEMPORARY SEEDING

- SEEDBED PREPARATION - LOOSEN UPPER 3 INCHES BY DISCING, RAKING, OR OTHER ACCEPTABLE MEANS.
- SEEDING - FOR THE PERIOD OF MARCH 1 THRU OCTOBER 31 APPLY 10 LBS./1,000 SQ. YDS. "FAST GROW" ANNUAL RYEGRASS AND FOR THE PERIOD OF NOVEMBER 1 THRU FEBRUARY 28 APPLY 10 LBS./1,000 SQ.YDS. WINTER RYEGRASS.
- APPLY LIME, FERTILIZER, AND MULCH AS FOLLOWS: PULVERIZED AGRICULTURAL LIMESTONE, 1 TON/ACRE; 5-5-5 COMMERCIAL ANALYSIS FERTILIZER, 1,000 lbs/ACRE; MULCH, 3 TONS/ACRE.

PERMANENT SEEDING & MULCHING

- SITE PREPARATION
 - INSTALL EROSION CONTROL PRACTICES SHOWN ON PLAN.
 - GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, ANCHORING AND MAINTENANCE.
- SEEDBED PREPARATION
- SOL AMENDMENTS
- SEEDING

SEED MIXTURE	SOY HEIGHT	PURITY	GERMINATION
MARGIS KENTUCKY BLUEGRASS	50	98	85
HEMER PERENNIAL RYEGRASS	30	98	85
PENNLAMP RED FESCUE	20	98	85

WHENEVER SEEDING IS TO BE DONE ON SLOPES STEEPER THAN 3:1, SEED MIXTURES SHOULD BE SELECTED THAT ARE APPROPRIATE FOR STEEP SLOPES. TABLE 4 IN THE EROSION CONTROL & CONSERVATION PLANTING ON NONCROPS AND TABLE A (SECTION 804.2(d)) IN PADOT PUBLICATION 208 IDENTIFY SEED MIXTURES SUITABLE FOR STEEP SLOPE CONDITIONS.

PA DOT FORMULA D IN AREAS OF THE STORMWATER DETENTION BASIN. APPLY SEED AT A MINIMUM OF 20 LBS. PER 1,000 S.F. SPECIFIC SEED MIX TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. PERMANENT SEEDING TO BE DONE BETWEEN MARCH 15 AND OCTOBER 15 AND PREFERRED PERIODS ARE MARCH 15 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15.

NOTE: EQUIVALENT SEED MIXTURES AND APPLICATION RATES MAY BE USED PROVIDED THEY ARE APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

- MULCHING
 - CLEAN HAY OR STRAW. APPLY MULCH UNIFORMLY AT A MINIMUM RATE OF 3 TONS/ACRE FOR TEMPORARY AND PERMANENT SEEDING. PROPERLY ANCHOR THE MULCH. MULCHING ALSO SHOULD BE PROVIDED FOR THE STABILIZATION OF DISTURBED AREAS DURING THE NON-GROWING SEASON.
 - IRRIGATION
- MAINTENANCE
 - IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDLINGS WITH ADEQUATE WATER FOR PLANT GROWTH UNTIL THEY ARE FIRMLY ESTABLISHED. IF FEASIBLE, THIS IS ESPECIALLY TRUE FOR SEEDINGS MADE LATE IN THE PLANTING SEASON IN ANORMALLY DRY OR HOT SEASONS OR ON ADVERSE SITES.
 - IRRIGATION - IF SOIL MOISTURE BECOMES DEFICIENT, IRRIGATE TO PREVENT LOSS OF STAND OF PROTECTIVE VEGETATION, IF FEASIBLE.
 - REPAIRS - INSPECT ALL SEED AREAS FOR FAILURES AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON, IF POSSIBLE.
 - IF STAND IS INADEQUATE FOR EROSION CONTROL, OVERSEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY APPLIED.
 - IF STAND IS OVER 60% DAMAGE, RE-ESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, SEEDBED PREPARATION AND SEEDING RECOMMENDATIONS.

- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 271.1 et seq., AND 287.1 et seq. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, CUMBERED, OR DISCHARGED AT THE SITE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED EROSION CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE OR FEDERAL REGULATIONS.
- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 271.1 et seq., AND 287.1 et seq. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, BURNED, CUMBERED, OR DISCHARGED AT THE SITE.
- THE PERMITTEE AND CO-PERMITTEE SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR THE ENVIRONMENT.
- IF FUEL OR OTHER DANGEROUS CHEMICALS ARE STORED ON SITE, THEN A PREHARNESS, PREVENTION, AND CONTINGENCY (PPC) PLAN MUST BE DEVELOPED AND KEPT ON SITE.
- PRIOR TO THE COMMENCEMENT OF EARTH DISTURBANCE ACTIVITIES FOR ADDITIONAL PHASE OR PORTION OF THE PROJECT, THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR EACH ADDITIONAL PHASE OR PORTION OF THE PROJECT FOR REVIEW AND AUTHORIZATION BY THE DISTRICT.

SEEDING AND SOIL SUPPLEMENTS TABLE (FROM SECTION 804.2(d), PADOT 408 MANUAL)

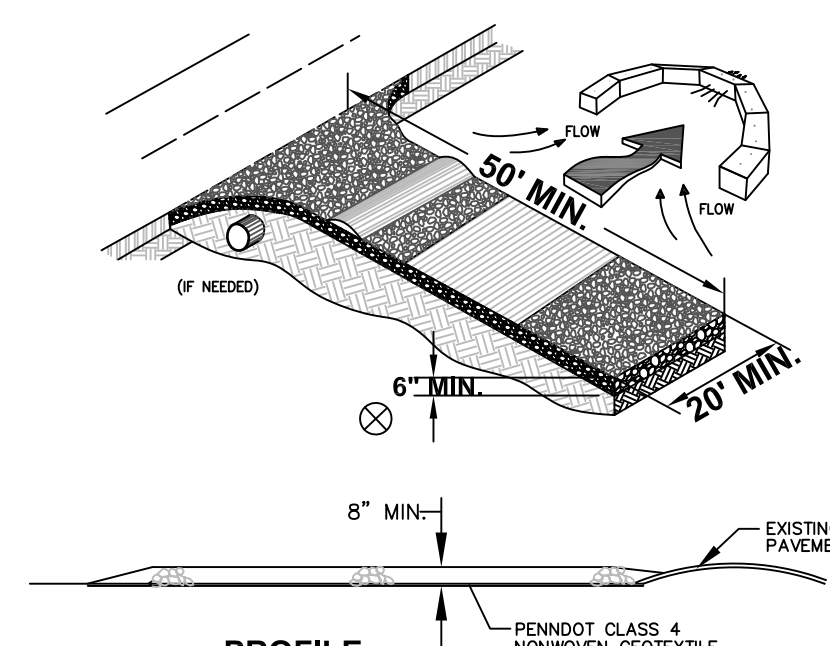
FORMULA AND SPECIES	% BY WEIGHT	MINIMUM % PURITY	MINIMUM % GERMINATION	MAX. % WEED SEED	SEEDING RATE LBS. PER 1000 SQ. YD.
FORMULA D - MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 15					21.0 TOTAL
TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	70	98	85	0.15	15.0
CREEPING RED FESCUE OR CHEWINGS FESCUE	30	98	85	0.15	6.0

EROSION NOTES

- 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 YORK COUNTY CONSERVATION DISTRICT.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES INCREASING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION AND NOTIFY THE YORK COUNTY CONSERVATION DISTRICT.
- INSTALL EROSION & SEDIMENT CONTROLS PER THE CONSTRUCTION DETAILS AND LOCATIONS PROVIDED ON THE PLAN.

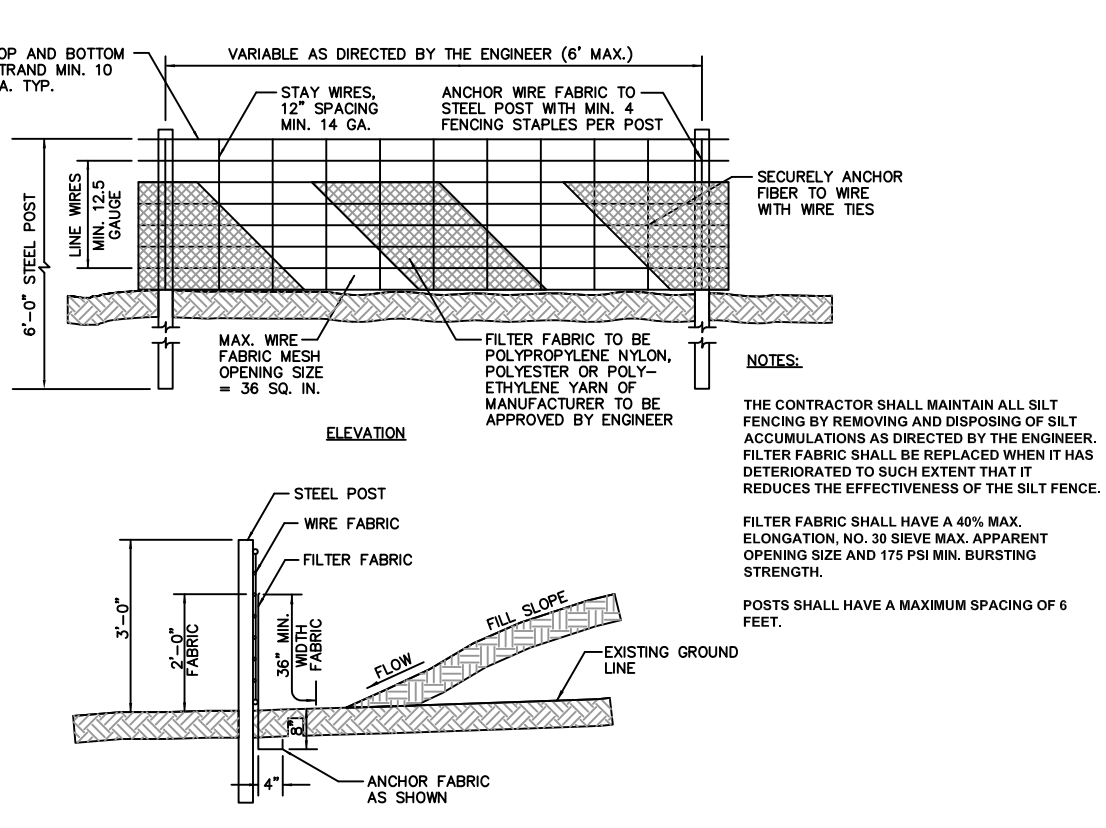
STABILIZATION SPECIFICATIONS

- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS DURING NON-GERMINATING PERIODS. MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE REDISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET WILL BE INSTALLED ON ALL DISTURBED SLOPES STEEPER THAN 3:1, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50' OF WATERS OF THE COMMONWEALTH.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDING, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.
- TRACKING SLOPES IS DONE BY RUNNING TRACKED MACHINERY UP AND DOWN THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR. (NOTE: IF A BULLDOZER IS USED, THE BLADE SHALL BE UP.) CARE SHOULD BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.



- CONSTRUCTION NOTES:**
- STONE SIZE - AASHTO NO. 1 ROCK.
 - LENGTH - AS REQUIRED BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
 - GEOTEXTILE - PENNDOT CLASS 4 NONWOVEN GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND/OR REMOVAL OF ROCK CONTAMINATED WITH SEDIMENT. ALL SEDIMENT SHOULD BE WASHED OR TRACKED ONTO PUBLIC ROADS MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO THE SEDIMENTATION BASIN.
 - INSPECTION AND ANY REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ROCK CONSTRUCTION ENTRANCE



SUPER DUTY SILT FENCE

Omni Consulting Services
Atlanta Tallahassee
Jacksonville Washington D.C.

16104 Indus Drive
Woodbridge, VA 22191
phone: 678-436-3834
direct: 703-216-9029
fax: 678-436-3834

Construction Documents
PREPARED FOR:

GPSHOSPITALITY
2100 Riveredge Parkway
Suite 500
Atlanta, GA 30328
770-933-5023

#	DATE & BY

Burger King
London Grove
Township, PA

P.A. STATE RT 41
London Grove Township
Chester County
State of Penn

NORTH

GRAPHIC SCALE

0 20 40
1 INCH = 20 FT.

24-HOUR LOCAL EROSION, SEDIMENTATION & POLLUTION CONTROL (ESPC) CONTACT:

TED BRENNEN
PHONE NO.: (770)-712-3000

OWNER/DEVELOPER
GPS HOSPITALITY GROUP
2100 RIVEREDGE PARKWAY
SUITE 500
ATLANTA, GA 30328
(770) 933-5023

PLANS PREPARED BY:
OMNI CONSULTING SERVICES, INC.
16104 Indus Drive
Woodbridge, VA 22191
direct: 703-216-9029
Peter Seckinger, PE # 056386E
Cleve Dryden, PE

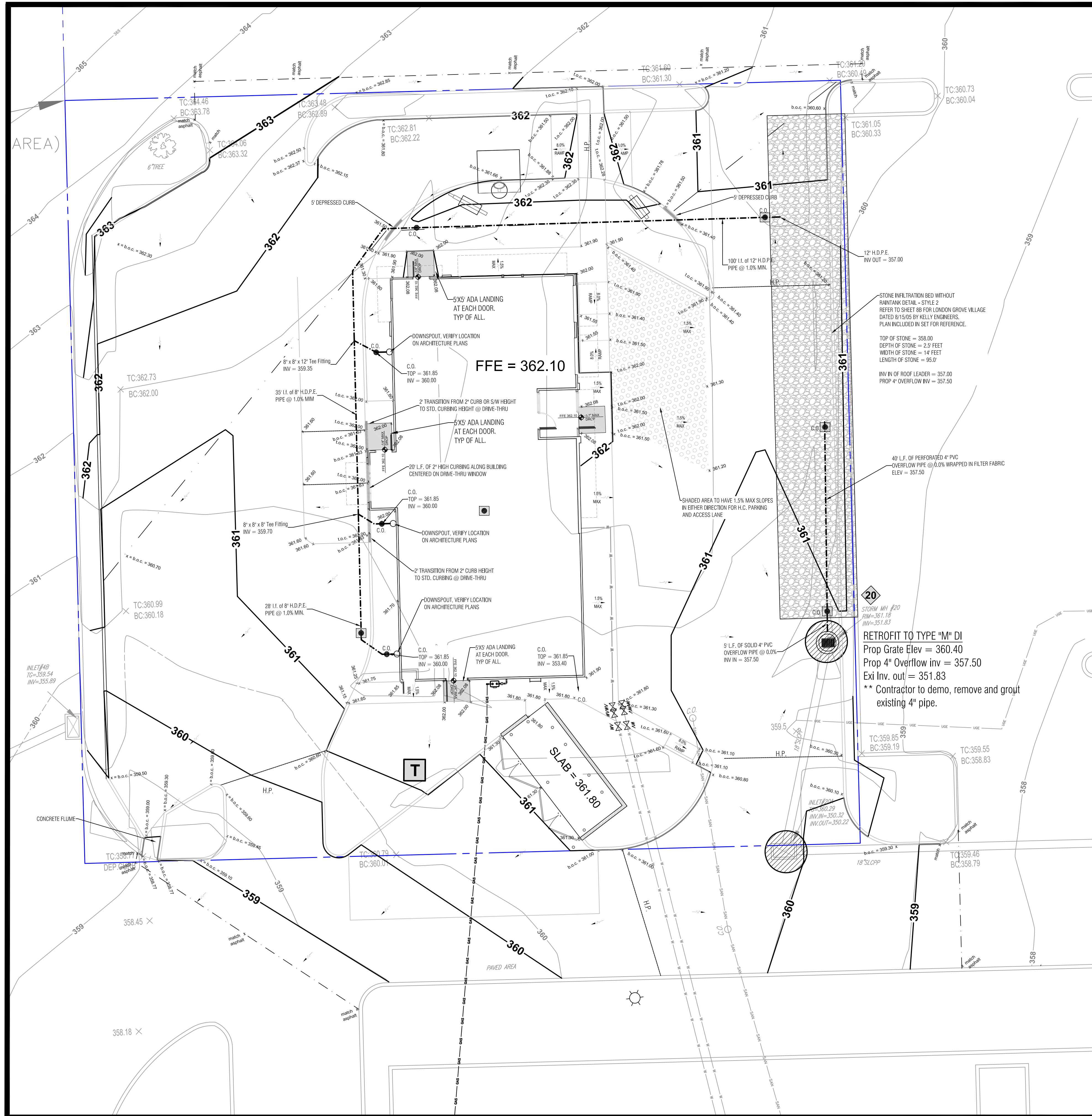
TOTAL LOT LEASE AREA = 0.483 ACRES
TOTAL DISTURBED AREA = 0.560 ACRES

811 Know what's below.
Call before you dig.
Dial 811
Or Call 800-242-1776

PHASE I EROSION CONTROL & DEMO PLAN

C 2.0

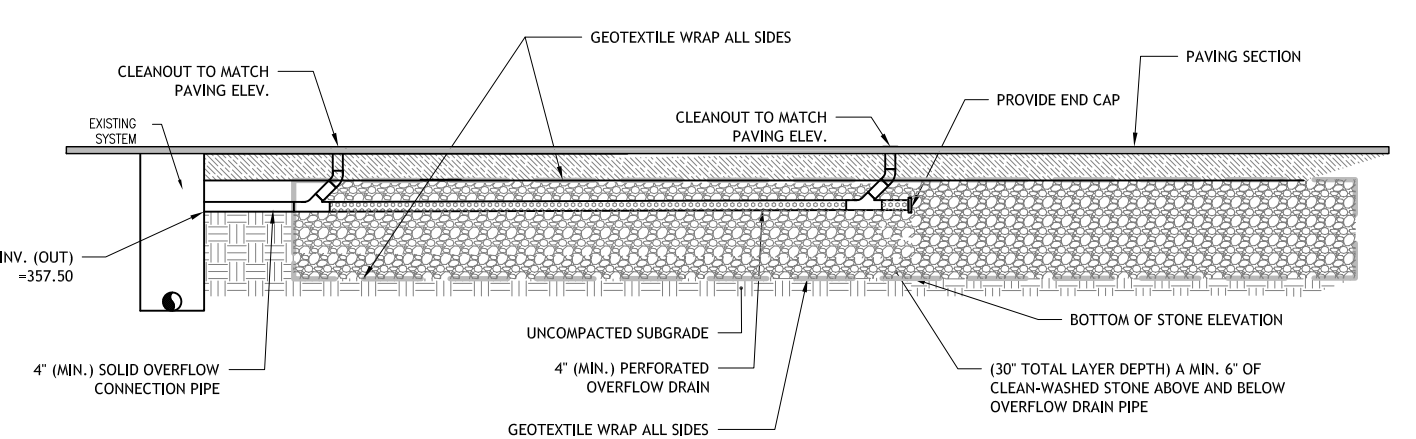
SHEET



IMPERVIOUS DATA
LOT 2-G IMPERVIOUS COVERAGE CALCULATIONS
 LEASE AREA - 0.483 ACRES OR 21,024 S.F.

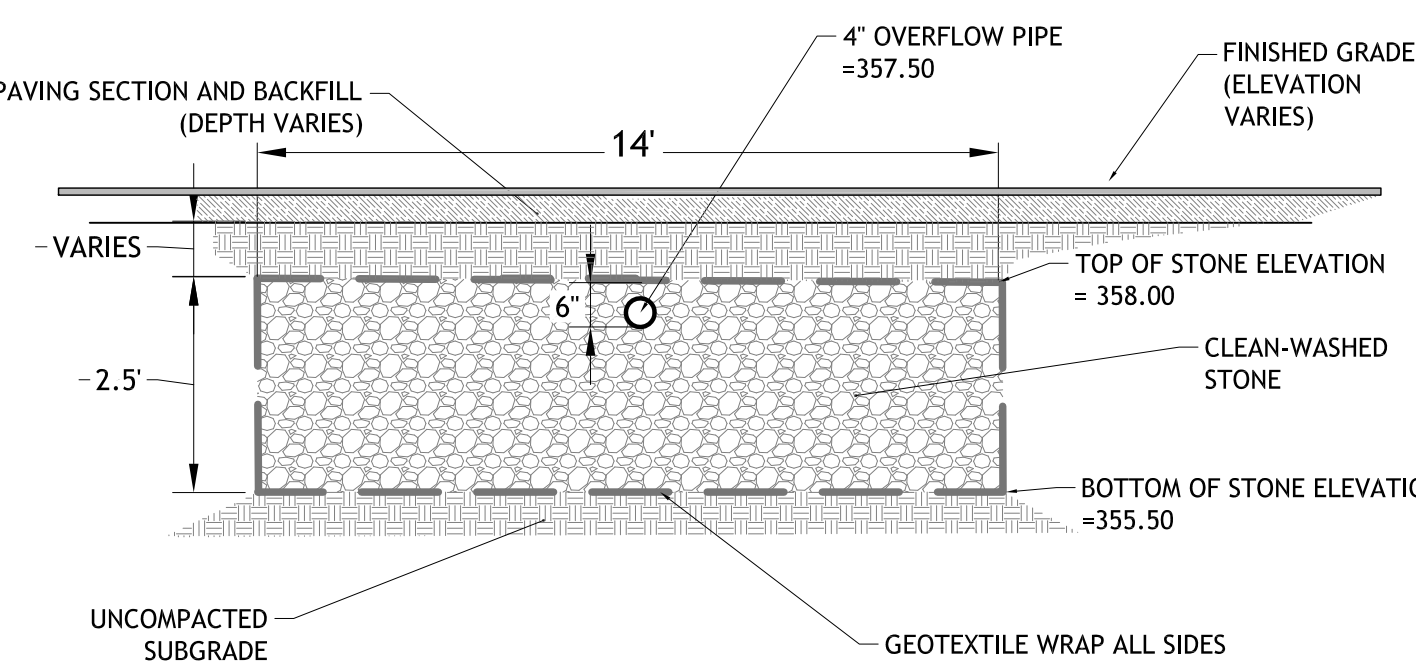
EXISTING CONDITIONS
 IMPERVIOUS AREA: 16,662.29 s.f.
 PERVIOUS AREA: 4,361.71 s.f.

PROPOSED CONDITIONS
 IMPERVIOUS AREA: 17,680.32 s.f.
 PERVIOUS AREA: 3,343.68 s.f.



- NOTES:**
- ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH-LOST TEST.
 - GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 GRAB TENSILE STRENGTH (ASTM-D4632) > OR = 120 LBS.
 MULLEN BURST STRENGTH (ASTM-D3783) > OR = 225 LBS.
 FLOW RATE (ASTM-D4911) > OR = 95 GAL./MIN./FTF
 UV RESISTANCE AFTER 500 HRS. (ASTM-D4355) > OR = 70%
 HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED

1 INFILTRATION TRENCH OVERFLOW PIPE SECTION
 N.T.S.



- NOTES:**
- ALL AGGREGATE WITHIN THE STONE STORAGE BED SHALL BE CLEAN-WASHED, DEFINED AS HAVING LESS THAN 0.5% WASH LOSS, BY MASS, WHEN TESTED PER THE AASHTO T-11 WASH-LOST TEST.
 - GEOTEXTILE SHALL CONSIST OF POLYPROPYLENE FIBERS AND MEET THE FOLLOWING SPECIFICATIONS:
 GRAB TENSILE STRENGTH (ASTM-D4632) > OR = 120 LBS.
 MULLEN BURST STRENGTH (ASTM-D3783) > OR = 225 LBS.
 FLOW RATE (ASTM-D4911) > OR = 95 GAL./MIN./FTF
 UV RESISTANCE AFTER 500 HRS. (ASTM-D4355) > OR = 70%
 HEAT-SET OR HEAT CALENDARED FABRICS ARE NOT PERMITTED

2 INFILTRATION BED SECTION - STYLE 2
 N.T.S.



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 Jacksonville Washington D.C.

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 Woodbridge, VA 22191
 main: 678-436-3834
 direct: 703-216-9029
 fax: 678-436-3834

DESIGN OFFICE:

Construction Documents
 PREPARED FOR:



2100 Riveredge Parkway
 Suite 850
 Atlanta, GA 30328
 770-933-5023

CLIENT

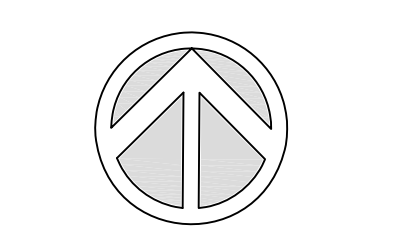
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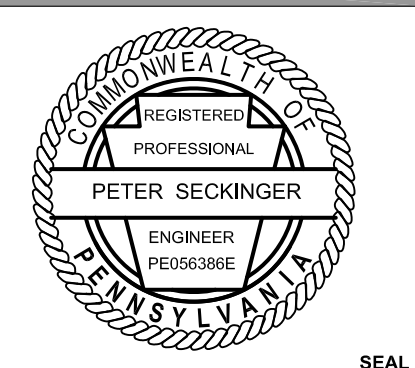
Burger King
 London Grove
 Township, PA

P.A. STATE RT 41
 London Grove Township
 Chester County
 State of Penn

PROJECT



NORTH
 GRAPHIC SCALE
 0 10 20
 1 INCH = 10 FT.

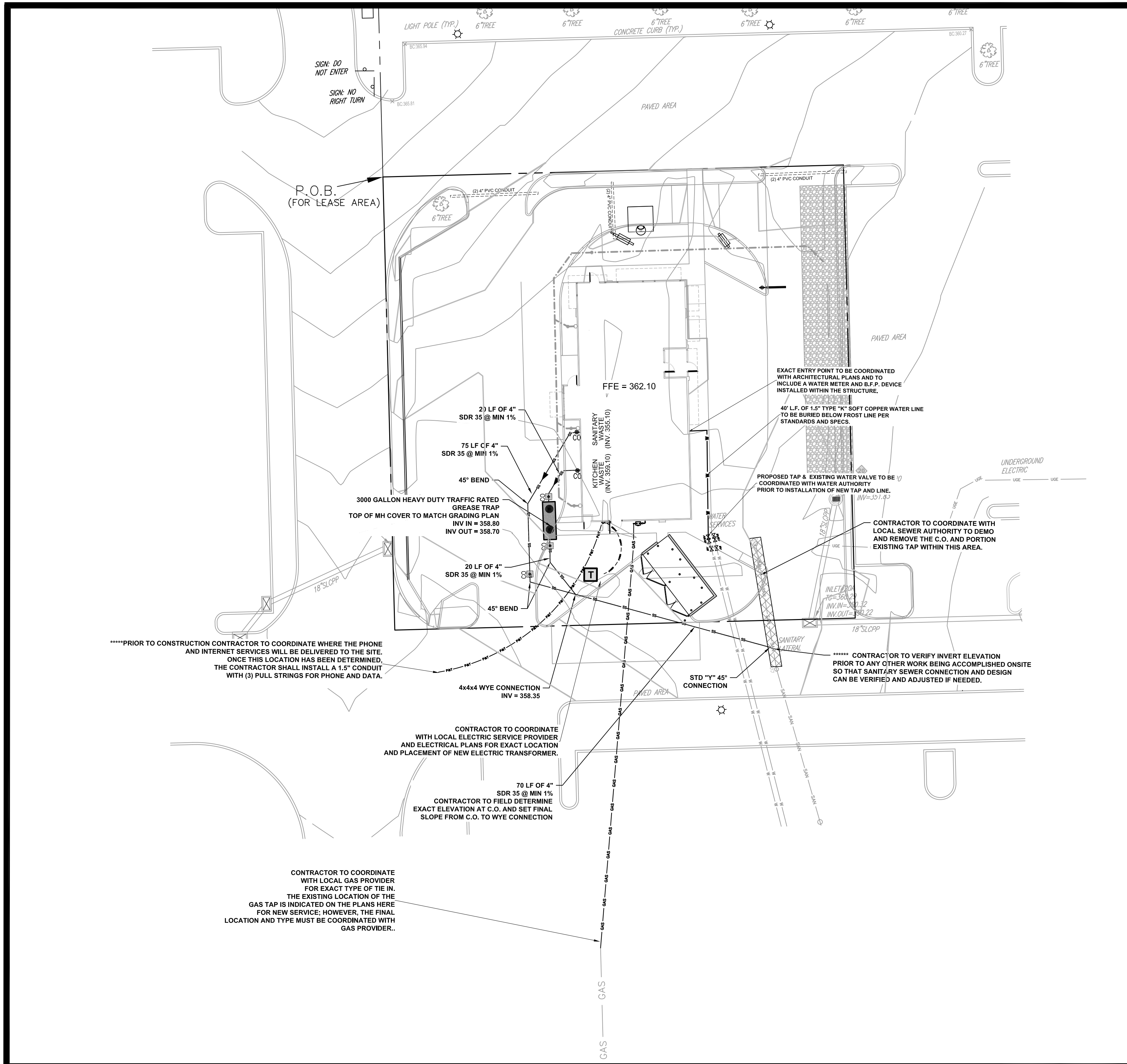


Date: 6/26/2018
 PROJECT NO. 18106.01
 DWG FILE: As-built Master.dwg
 SCALE: AS SHOWN

GRADING & POST
 CONSTRUCTION
 STORM WATER PLAN
C 4.0



SHEET



VICINITY MAP
NOT TO SCALE

GREASE INTERCEPTOR CALCULATIONS:

PROPOSED LAND USE: DRIVE THRU RESTAURANT
 SEATS: 80
 HOURS OF OPERATION: 16 HOURS
 (S) x (25) x (16) x (1.0) / (12) = gallons required
 80 x 25 x 16 x 1.0 x 12 =
 = 2,660.00 gallons

THEREFORE, USE (1) 3,000 GALLON GREASE INTERCEPTOR

WATER DESIGN USAGE CALCULATIONS:

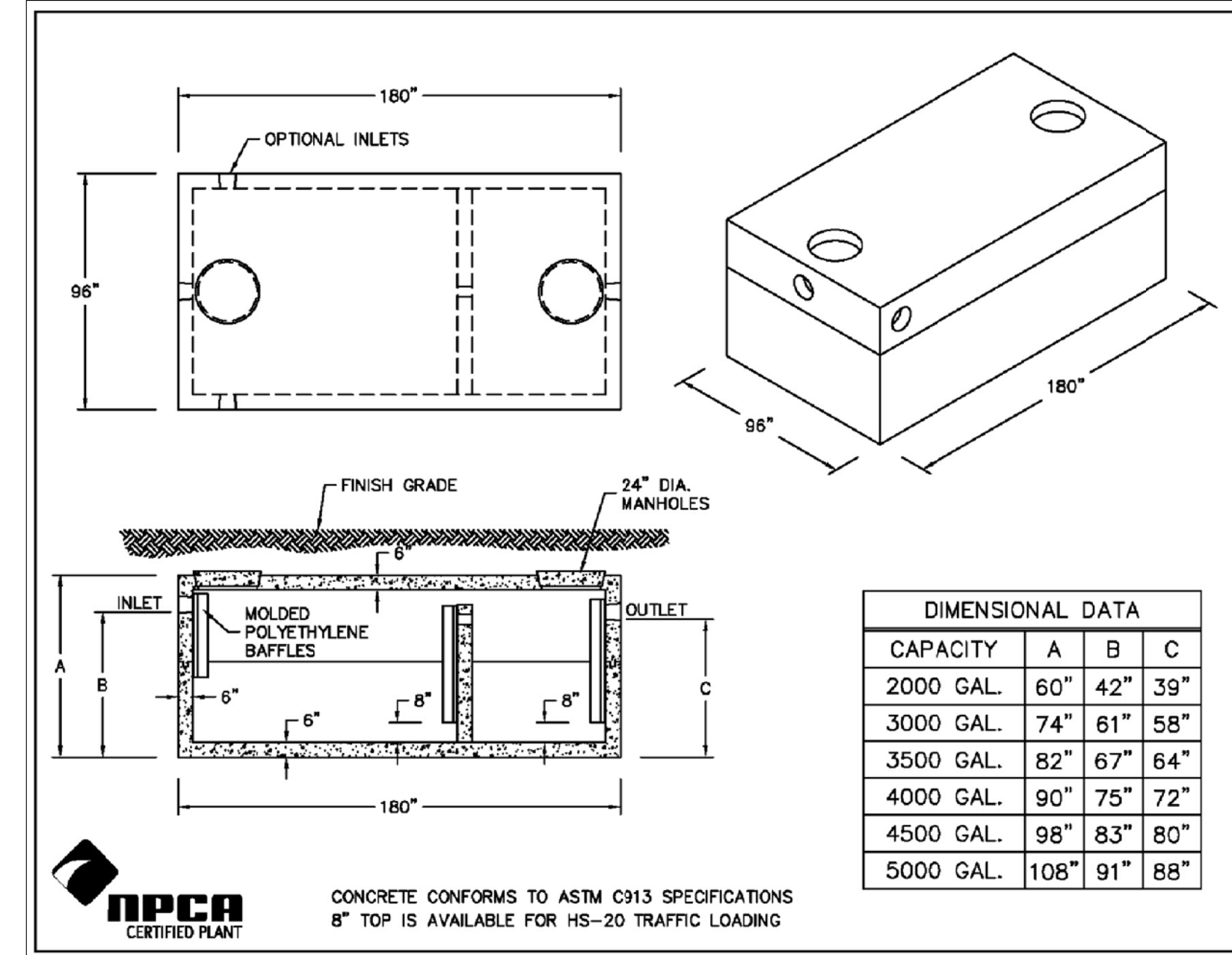
DESIGN WATER USE = 900 gallons

UTILITY LEGEND

- S --- EXISTING SEWER SERVICE
- W --- EXISTING WATER SERVICE
- SANITARY SEWER
- NEW CLEANOUT IN LANDSCAPE AREA
- NEW CLEANOUT IN PAVED AREA
- NEW WATER SERVICE
- NEW HOT WATER SERVICE
- POWER
- NEW UNDERGROUND ELECTRIC SERVICE
- P&T
- NEW PHONE AND INTERNET SERVICE
- NEW GAS SERVICE
- EXISTING S.S.M.H.
- EXISTING W.M.
- EXISTING W.L.
- EXISTING F.A.
- NEW F.A.
- EXISTING POWER/UTILITY POLE
- EXISTING TRAFFIC POLE
- NEW POWER POLE
- NEW SITE LIGHT
- NEW S.S.M.H.
- NEW W.M.

- NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY SERVICES AND LOCATIONS WITH EACH UTILITY SERVICE PRIOR TO COMMENCING CONSTRUCTION
 - CONTRACTOR TO BE RESPONSIBLE FOR STREET BONE, IF REQUIRED BY LOCAL AUTHORITY.

Note: The City's Plumbing Requirements (IPC Standards) has primacy for on-site plumbing improvements, minus the water meter and backflow device.



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DESIGN OFFICE:

Construction Documents
 PREPARED FOR:

GPSHOSPITALITY

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CLIENT

#	DATE & BY



Burger King
 London Grove Township, PA

P.A. STATE RT 41
 London Grove Township
 Chester County
 State of Penn

NORTH
 GRAPHIC SCALE
 0 20 40
 1 INCH = 20 FT.

REGISTERED PROFESSIONAL
 PETER SECKINGER
 ENGINEER
 PENNSYLVANIA

Date: 6/26/2018
 PROJECT NO. 18106.01
 DWG FILE - Asst.dwg
 SCALE: AS SHOWN

UTILITY PLAN
C 6.0



Omni Consulting Services
Atlanta Tallahassee
Jacksonville Washington D.C.

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fax: 678-436-3834

DESIGN OFFICE

Construction Documents
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770-933-5023

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DATE & BY

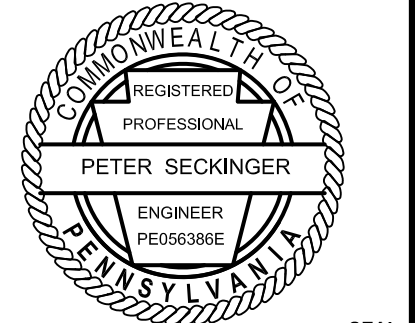
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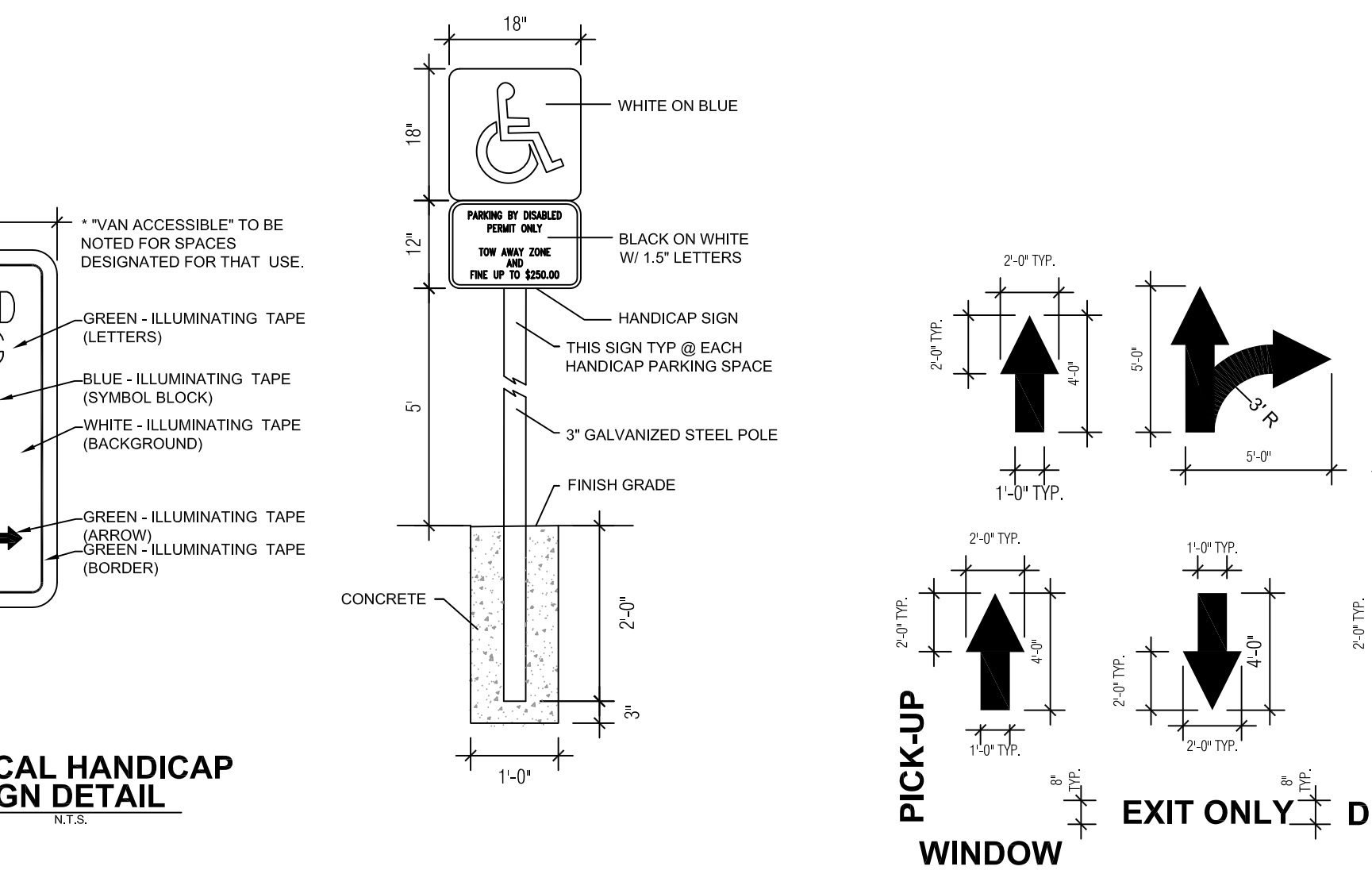
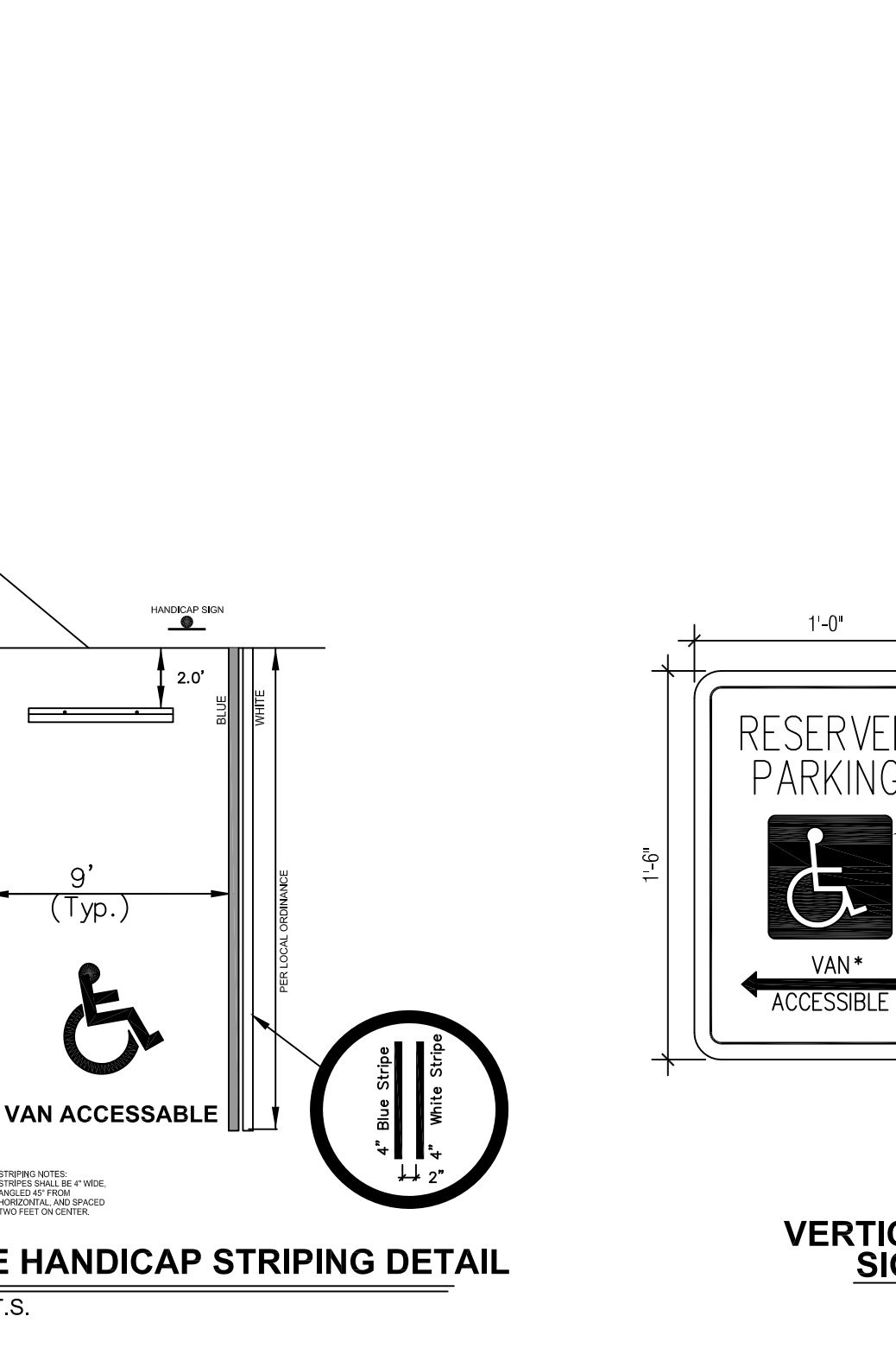
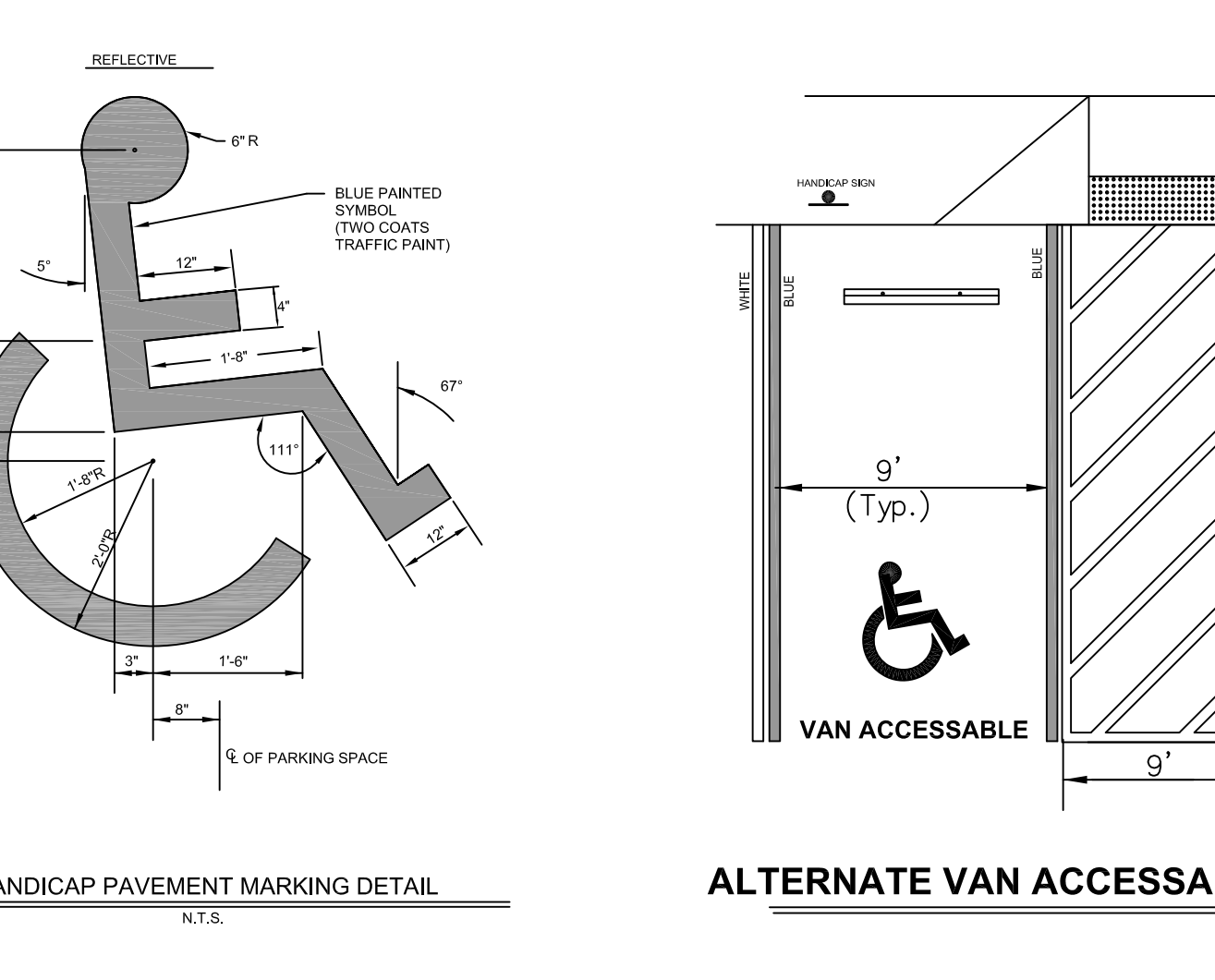
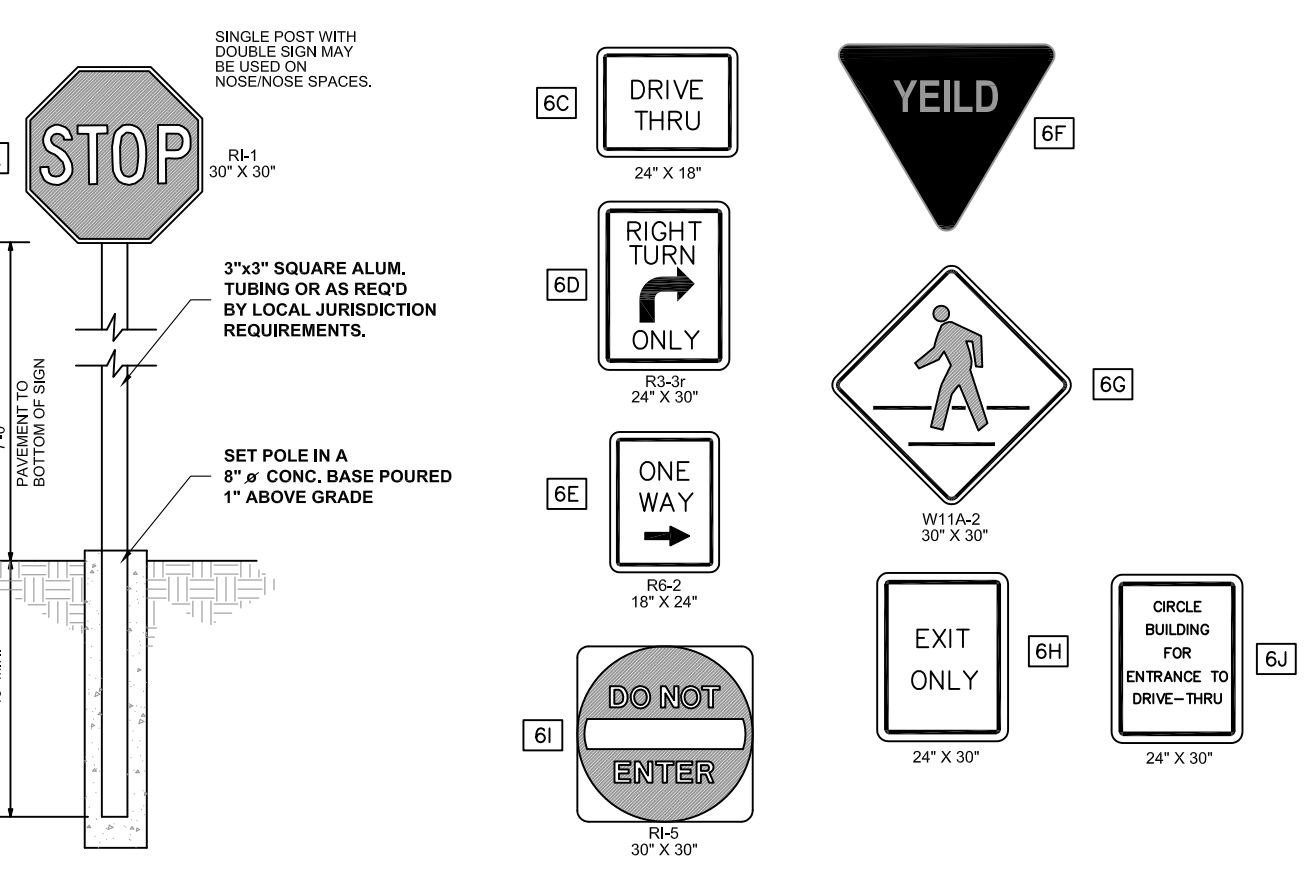
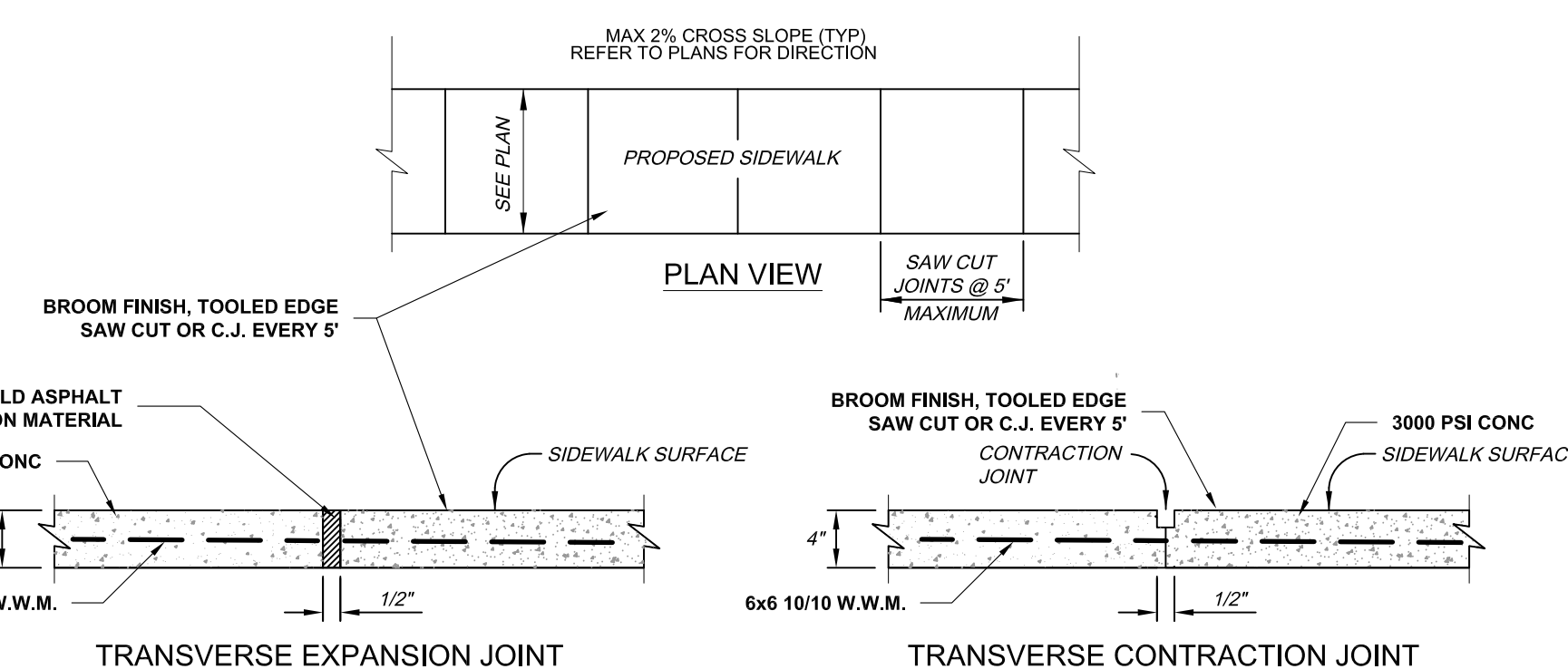
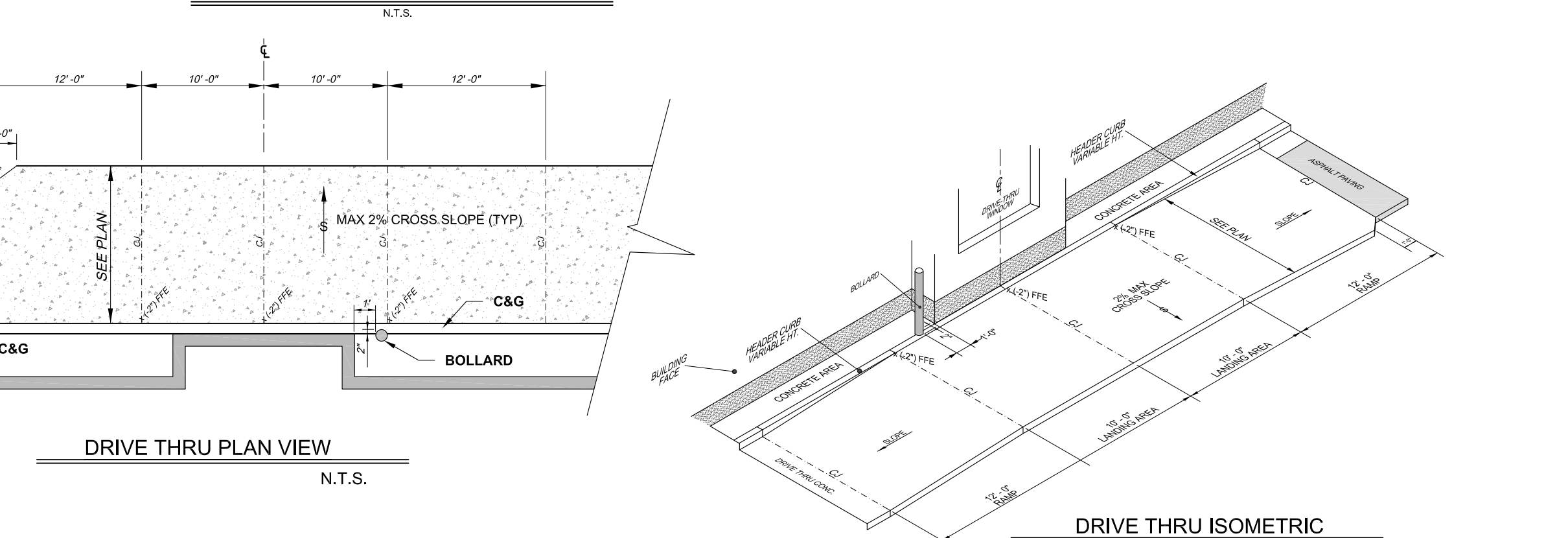
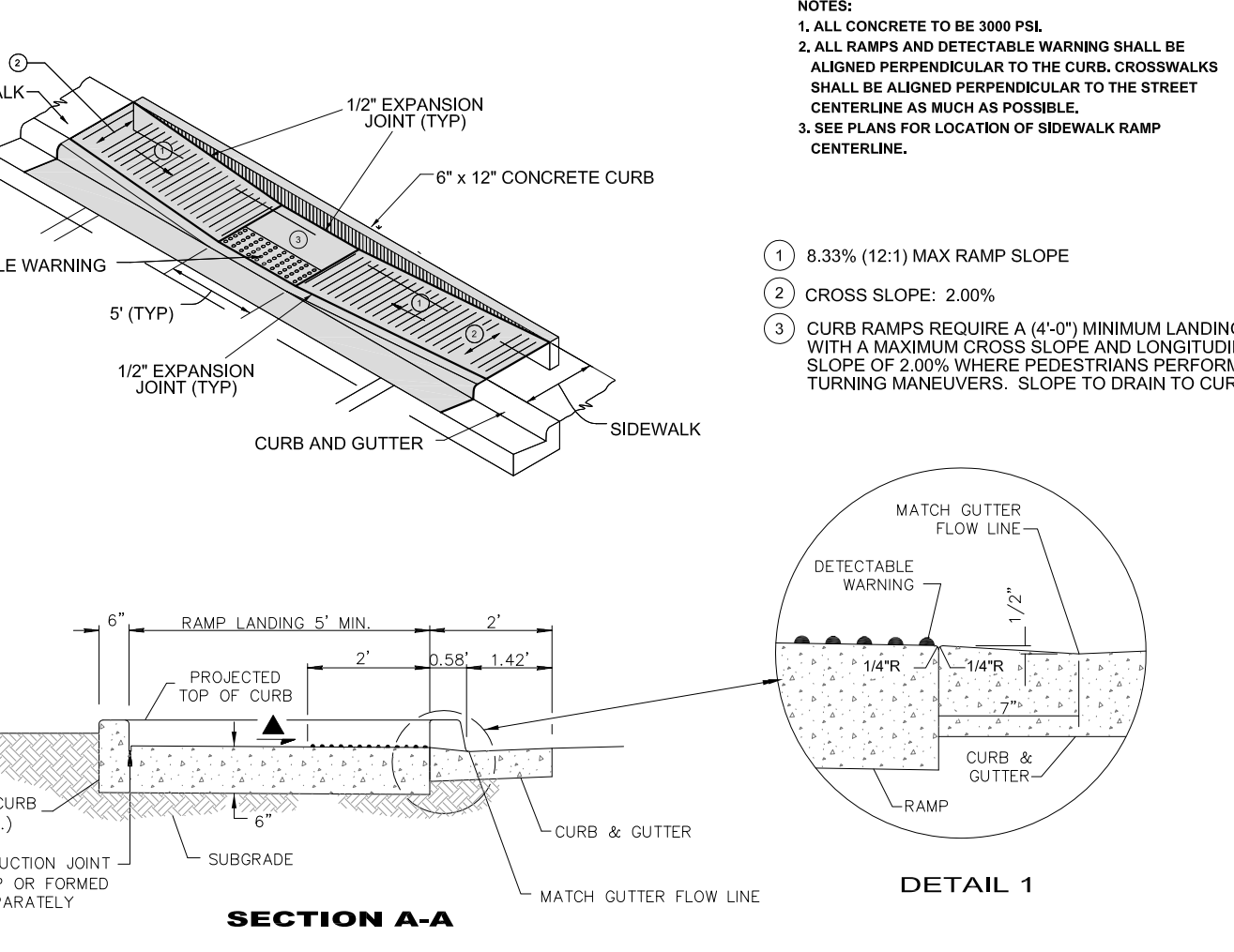
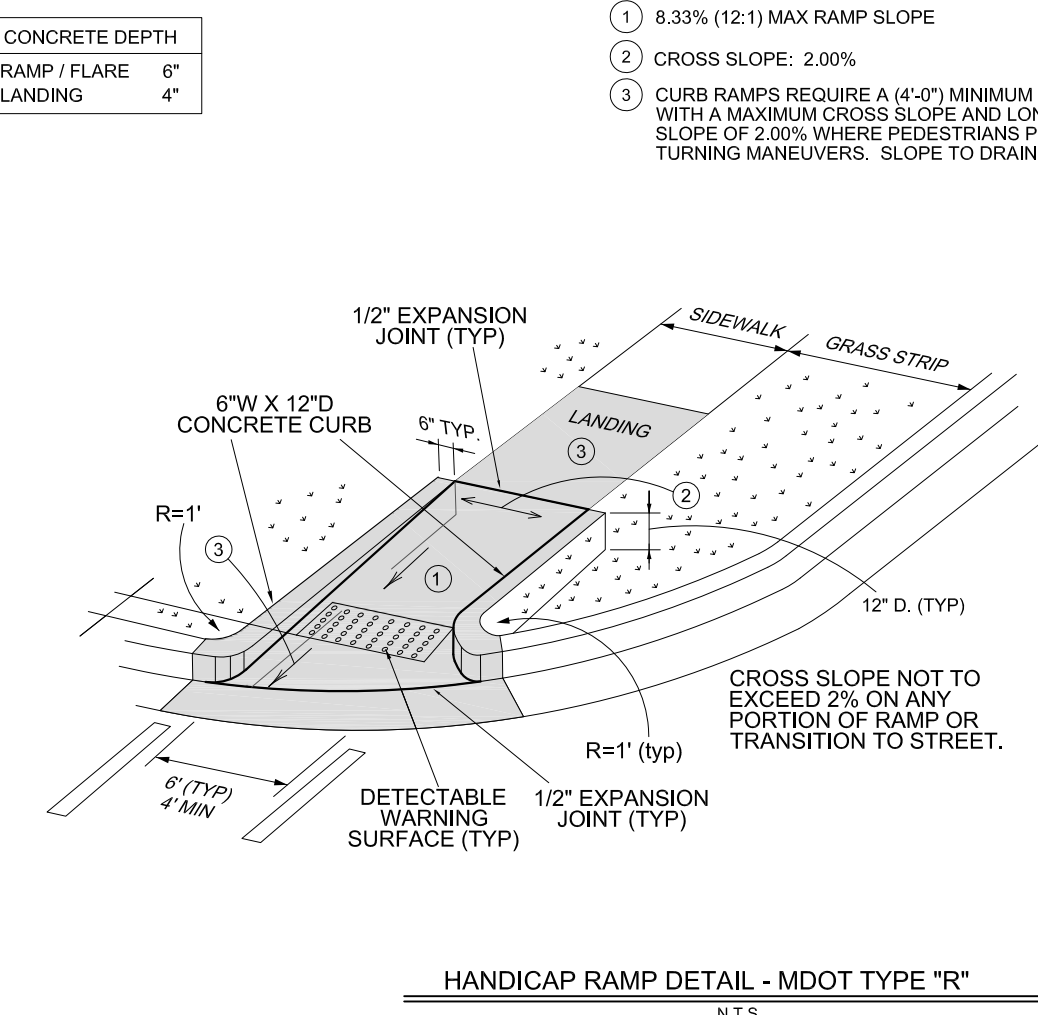
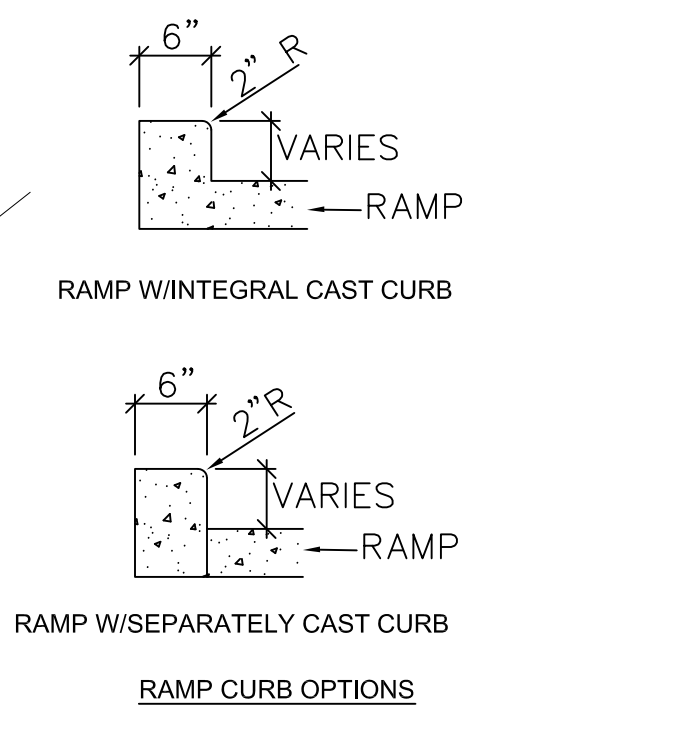
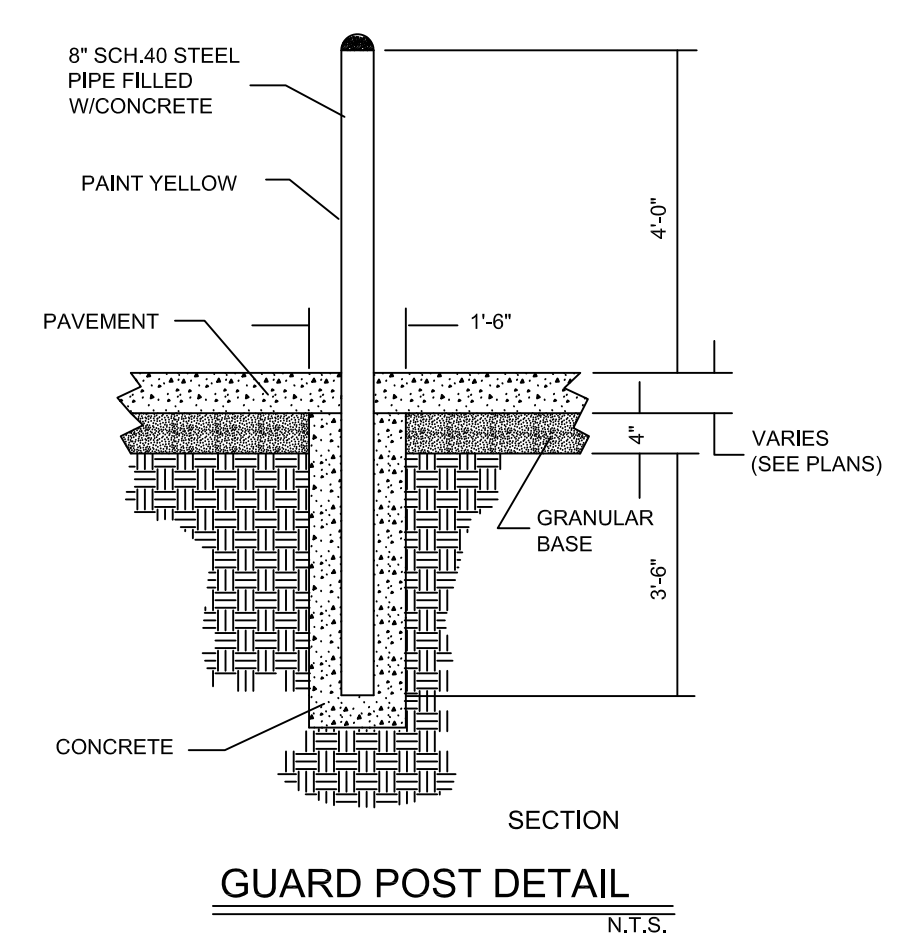
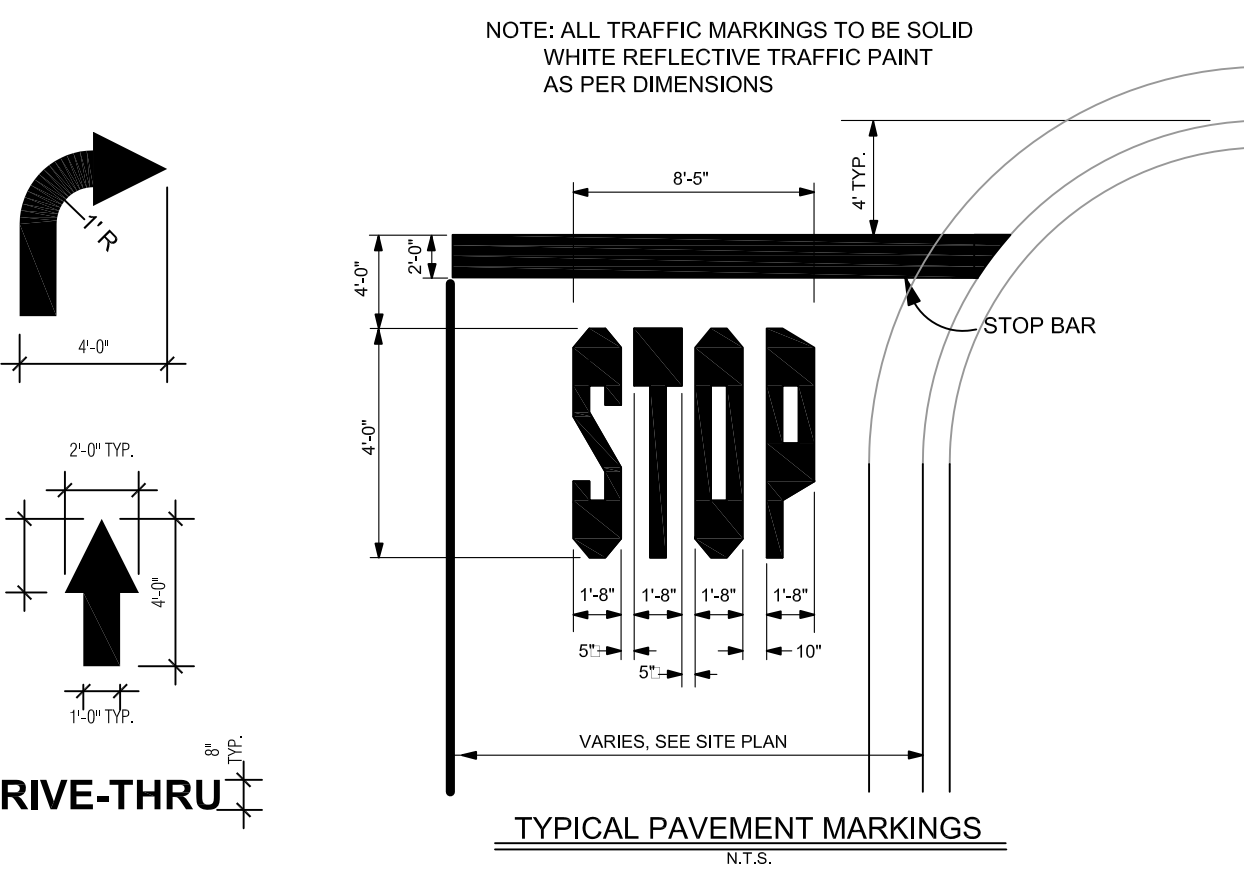
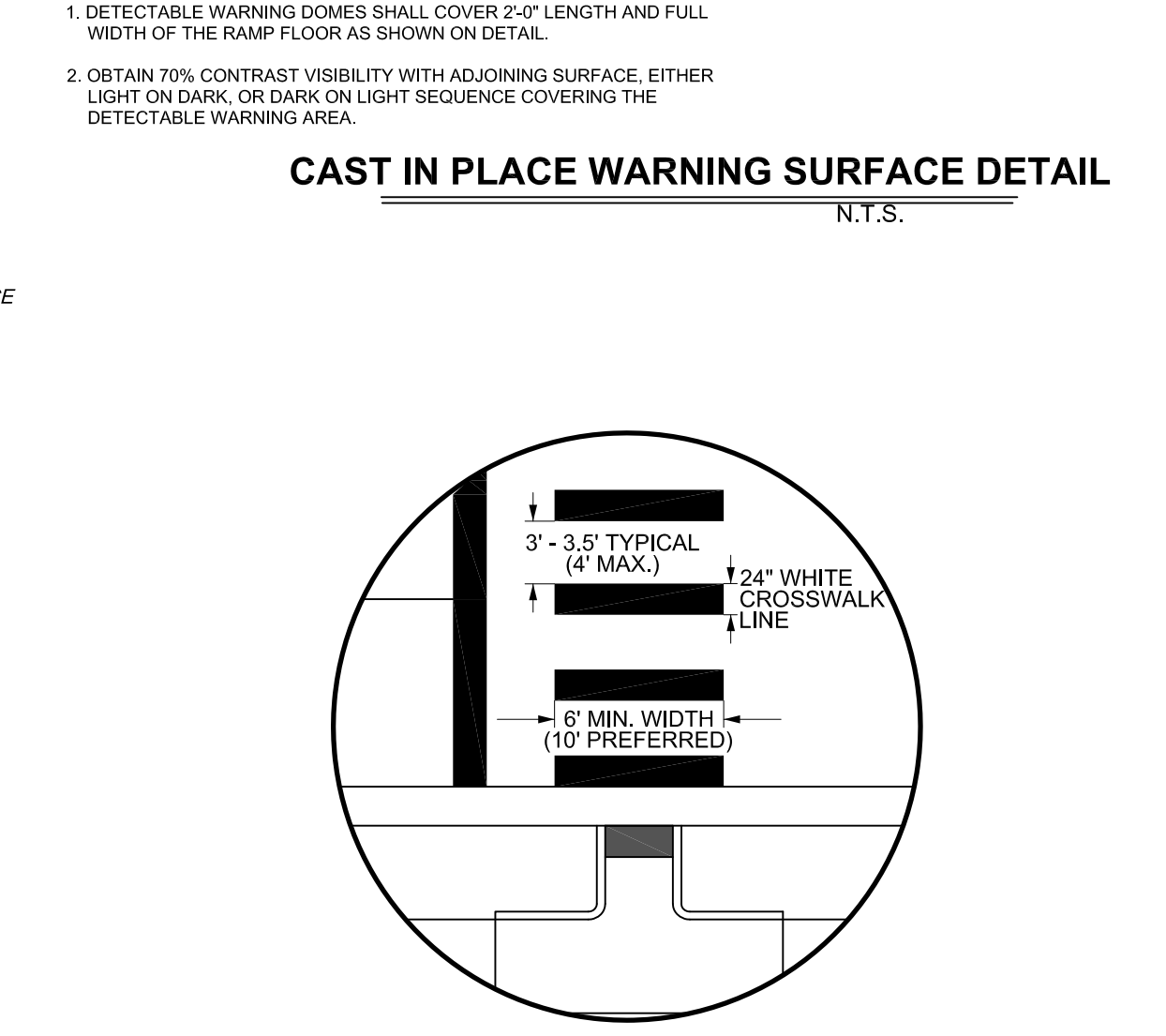
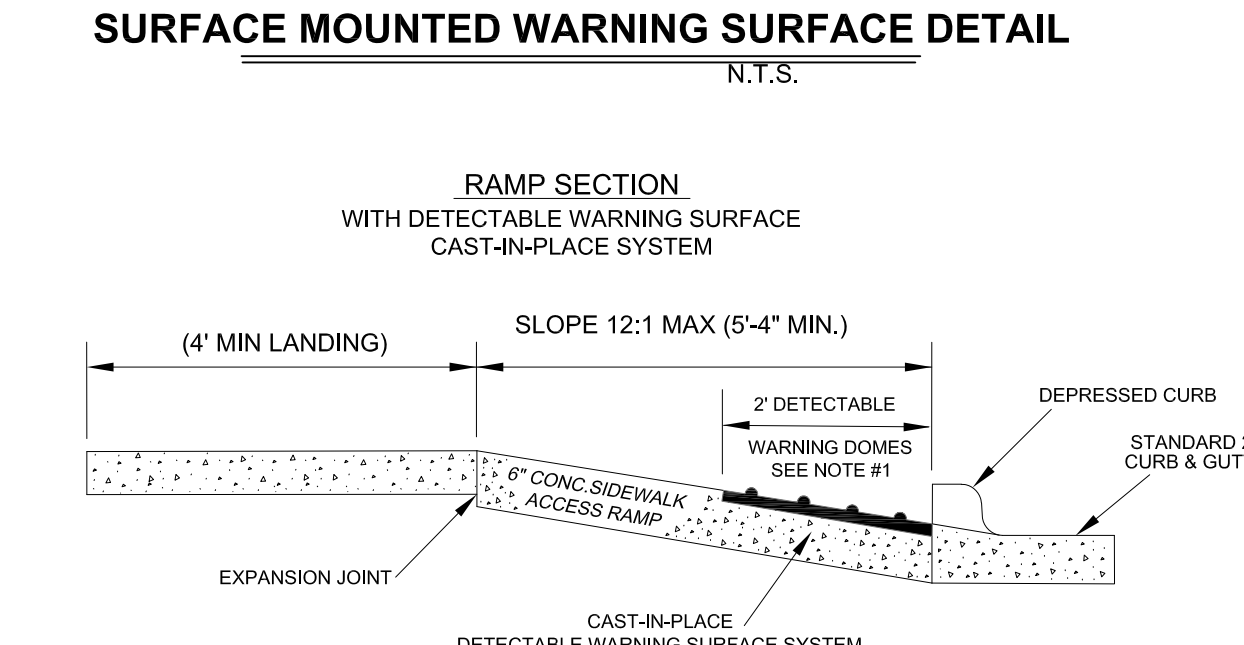
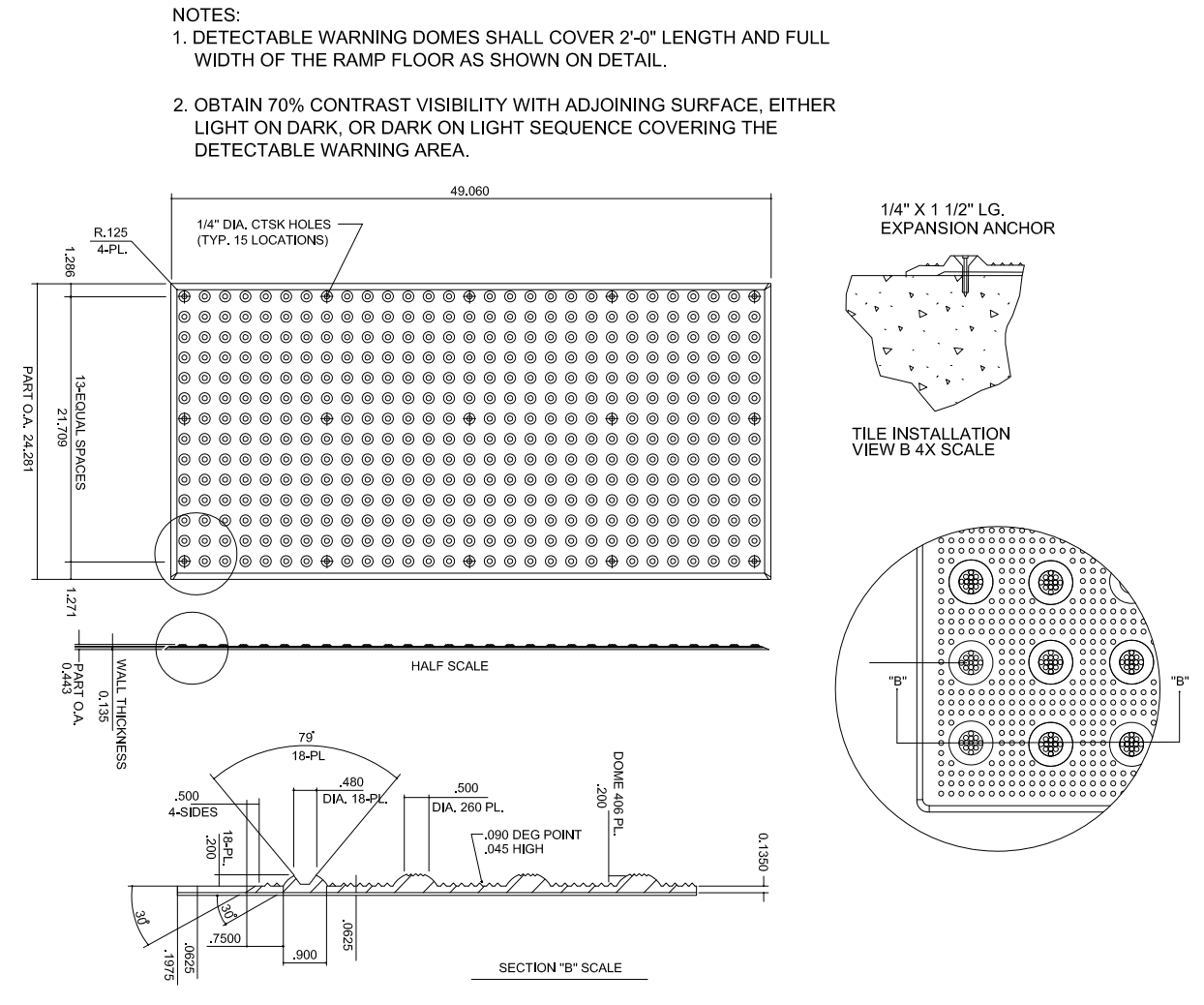
PROJECT



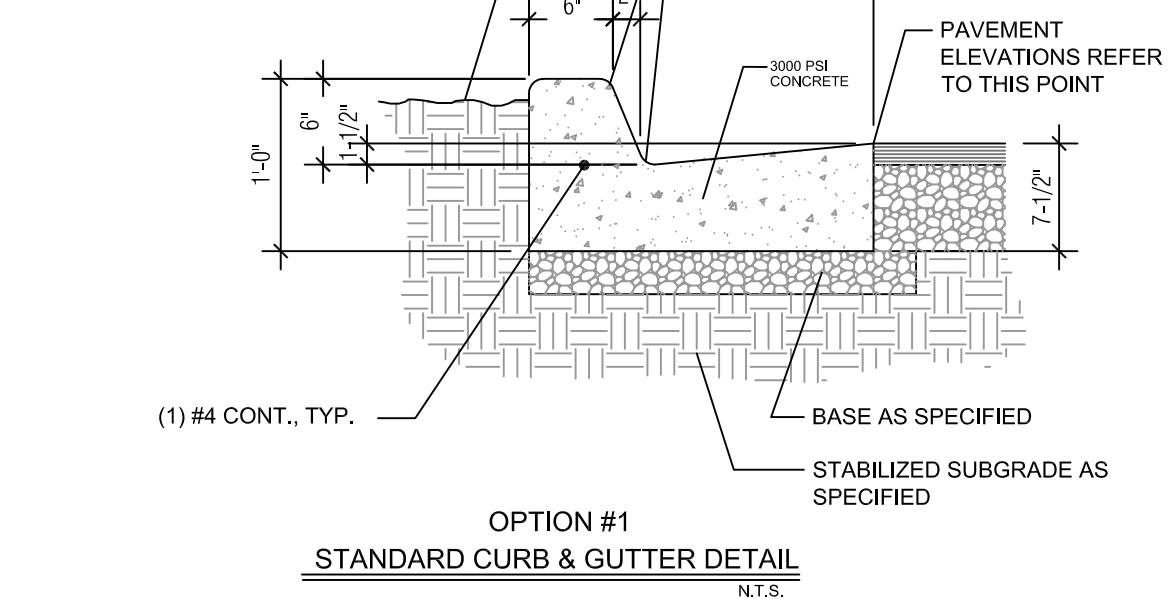
Date: 6/26/2018
PROJECT NO. 18106.01
DWG FILE = A-0001-Master.dwg
SCALE: AS SHOWN

CONSTRUCTION DETAILS
C 7.0

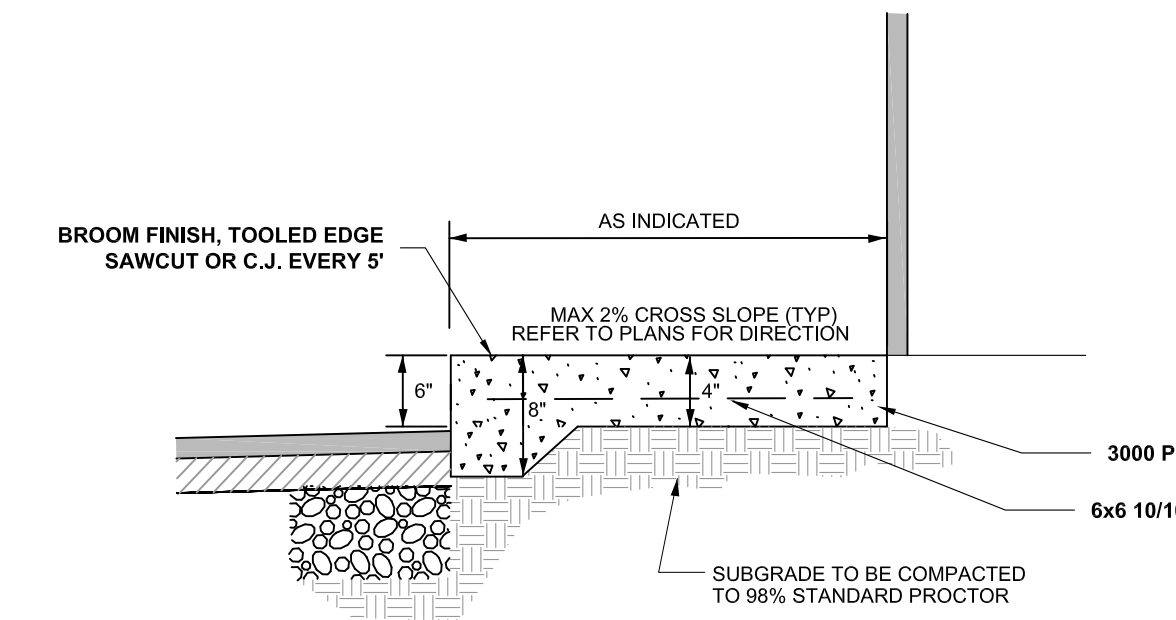
SHEET



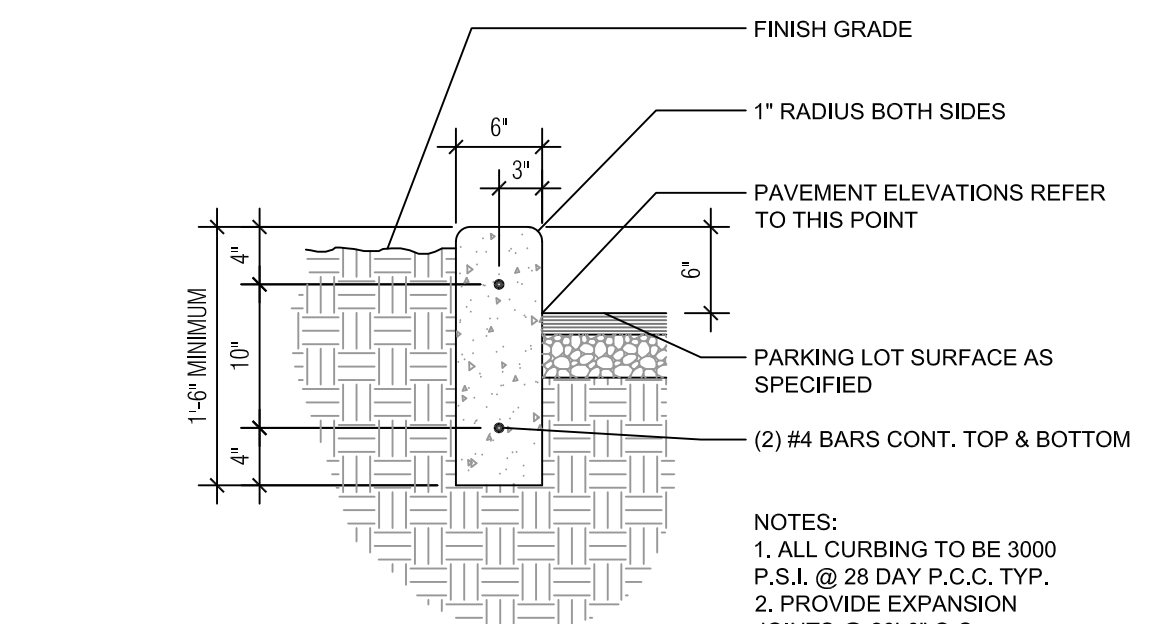
NOTES:
 1. 1/2" PREFORMED EXPANSION JOINTS REQUIRED AT ALL STRUCTURES & CURB RETURNS.
 2. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 40.0'.
 3. DISTANCE BETWEEN DUMMY JOINTS = 20'.
 4. CONCRETE STRENGTH = 3000 PSI SLUMP = 2". FRESH SHALL BE SMOOTHED & EVENED WITH A WOODEN FLOAT.
 5. OTHER CURB & GUTTER SECTIONS WILL BE EVALUATED AS APPROPRIATE BY THE ENGINEER.



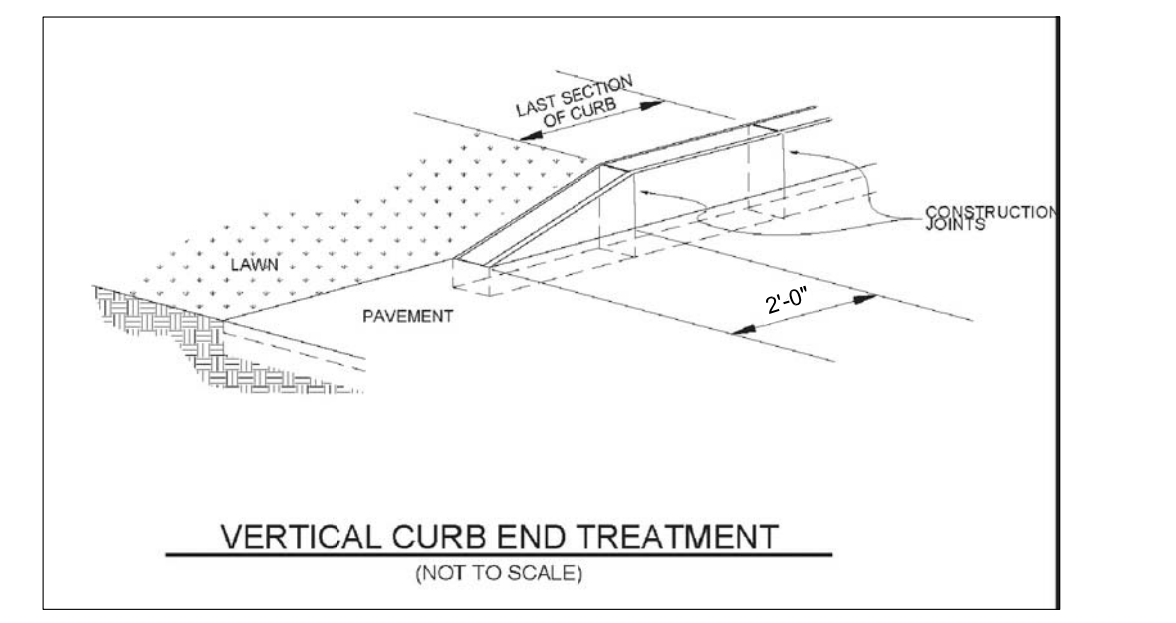
OPTION #1
STANDARD CURB & GUTTER DETAIL
N.T.S.



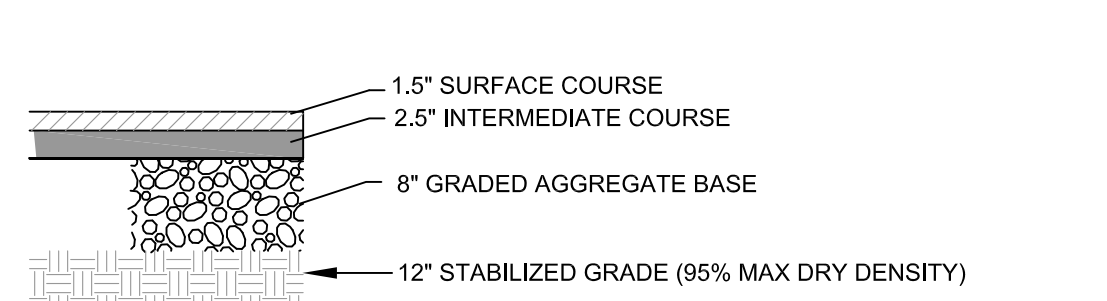
OPTION #1 - MONOLITHIC SIDEWALK DETAIL AT ASPHALT
N.T.S.



OPTION #2
STANDARD CURB & GUTTER DETAIL
N.T.S.

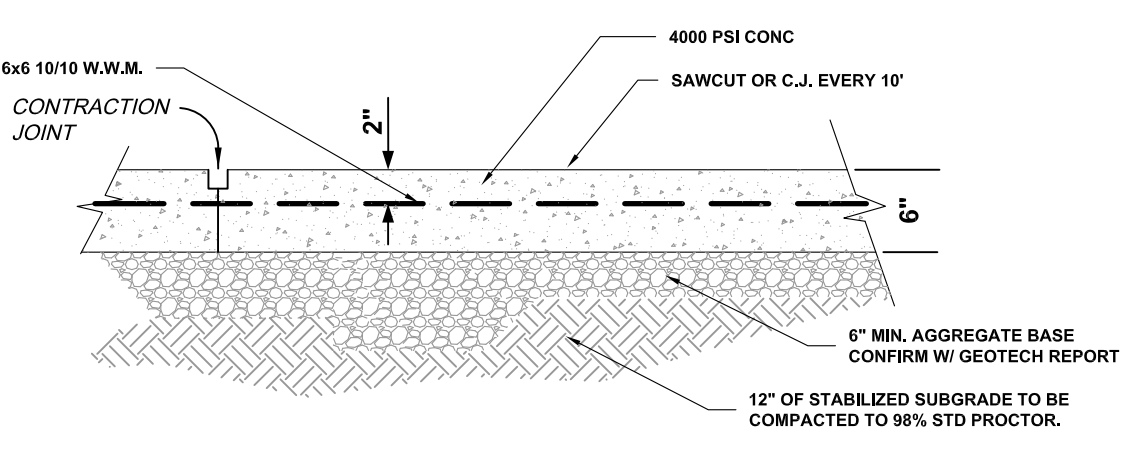


VERTICAL CURB END TREATMENT
(NOT TO SCALE)

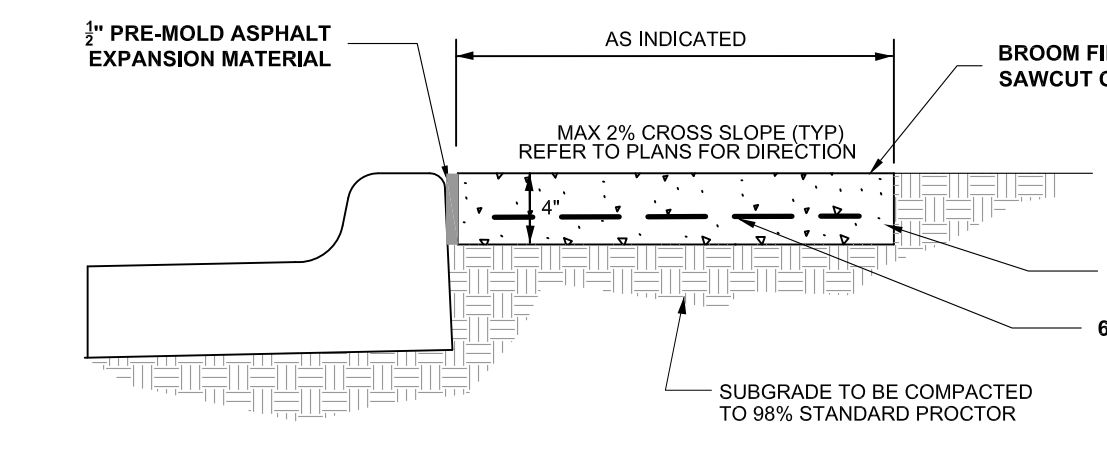


CLEAN THE SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 90% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150°. APPLY THE PRIME COAT WITH A PRESSURE DISTRIBUTOR. THE PROPER APPLICATION SPREAD RATE WILL BE AT 1% WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS.

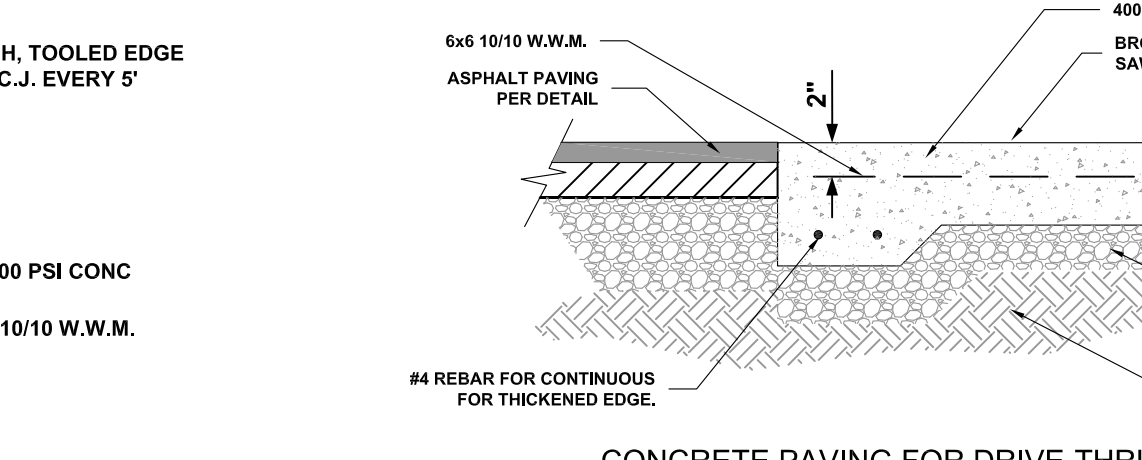
OPTION #1 - ASPHALT PAVEMENT SECTION
N.T.S.



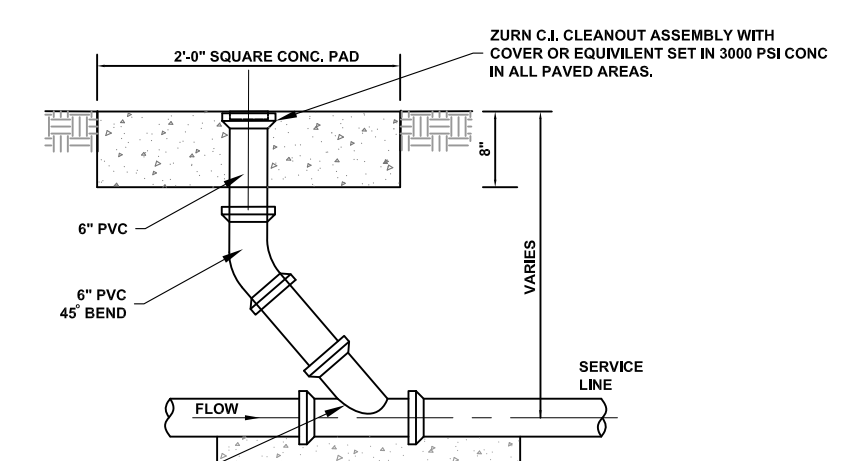
OPTION #2 - SITE CONCRETE PAVING
N.T.S.



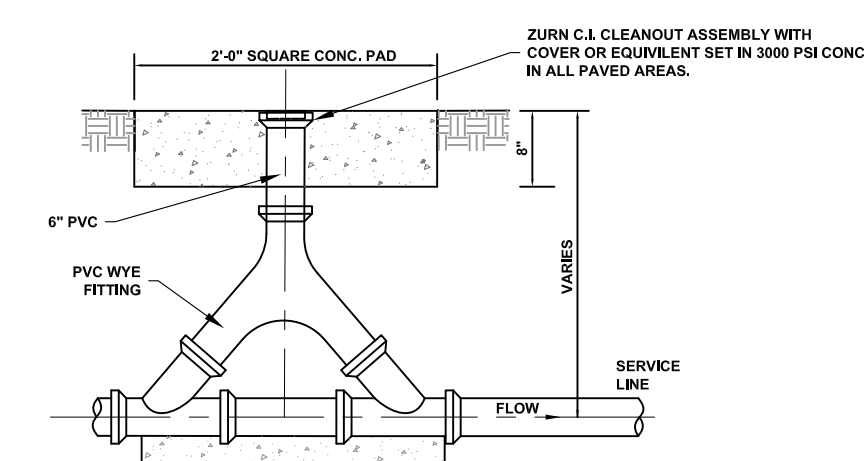
OPTION #2 - SIDEWALK DETAIL AT CURBING
N.T.S.



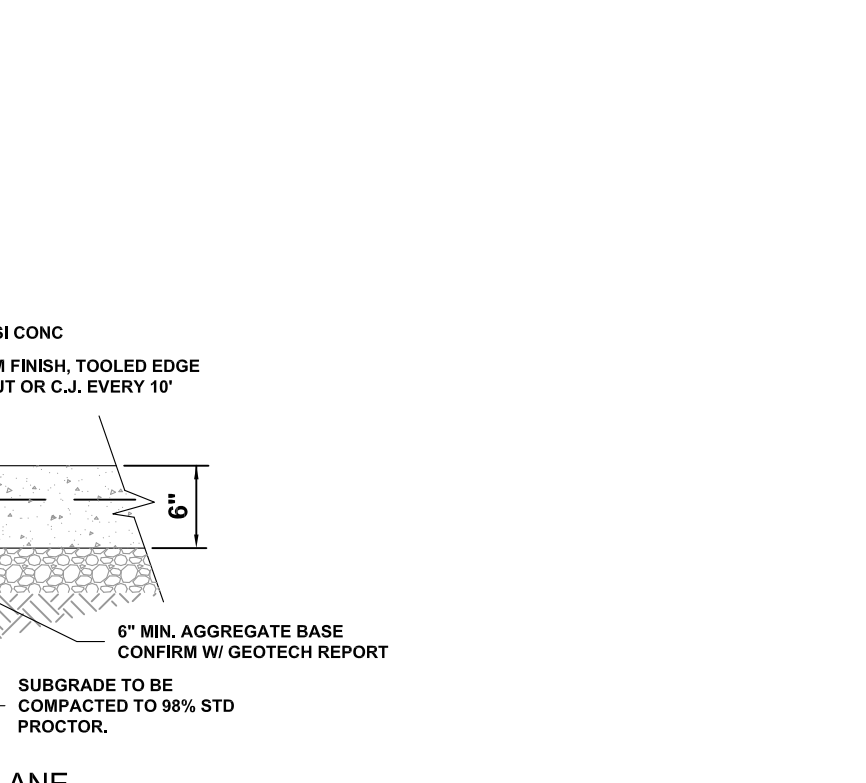
CONCRETE PAVING FOR DRIVE-THRU LANE
N.T.S.



CLEAN-OUT DETAIL
N.T.S.

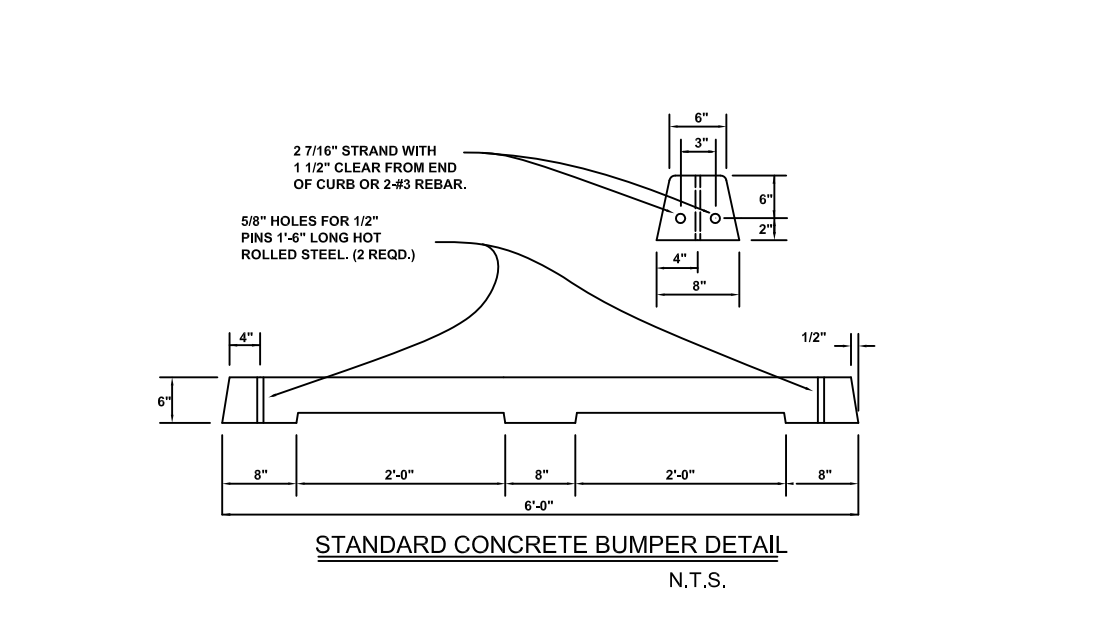


TWO WAY CLEAN-OUT DETAIL
N.T.S.

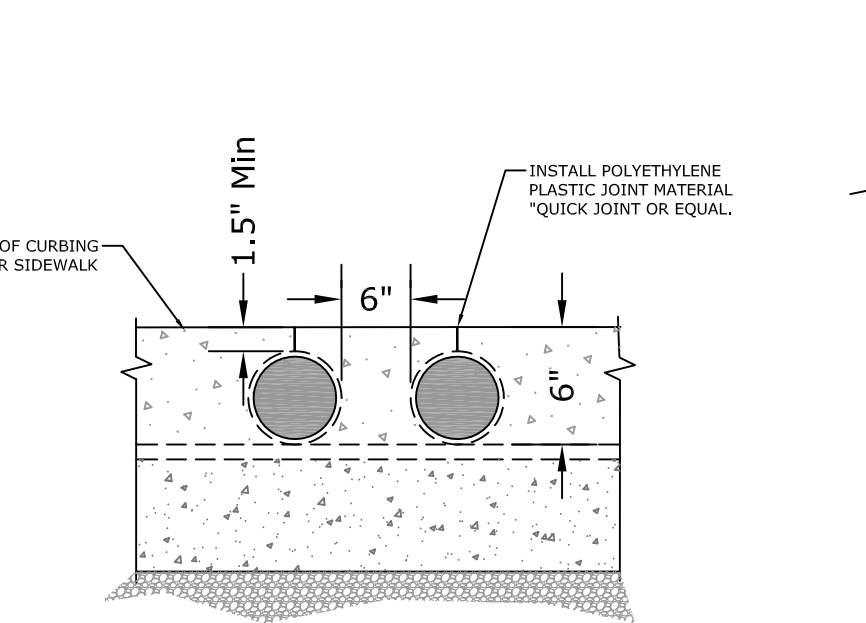


PAVEMENT REPAIR DETAIL
NOT TO SCALE

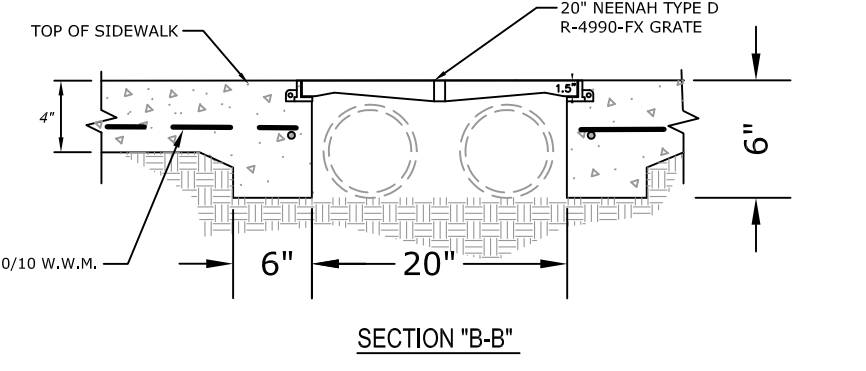
NOTES:
 1. ALL MATERIALS AND METHODS OF INSTALLATION SHALL COMPLY WITH THE PENN. D.O.T.'S "STANDARD SPECIFICATIONS".
 2. FOR TYPE "C", THE CONTRACTOR SHALL COVER THE POURED CONCRETE WITH STEEL PLATES A MINIMUM OF 24 HOURS TO ALLOW ADEQUATE SET-UP.
 3. CONTRACTOR'S TRAFFIC CONTROL PLAN MUST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION BEFORE WORK BEGINS.
 4. FINAL APPROVAL OF CONTRACTOR'S PAVEMENT CUT REPAIRS RESIDES WITH THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL MEET ALL REQUIREMENTS OF SAID AUTHORITY.



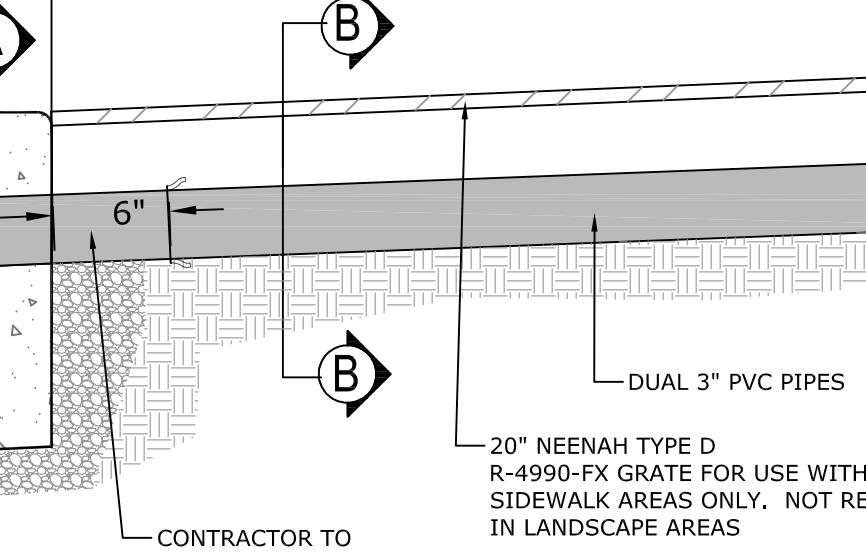
STANDARD CONCRETE BUMPER DETAIL
N.T.S.



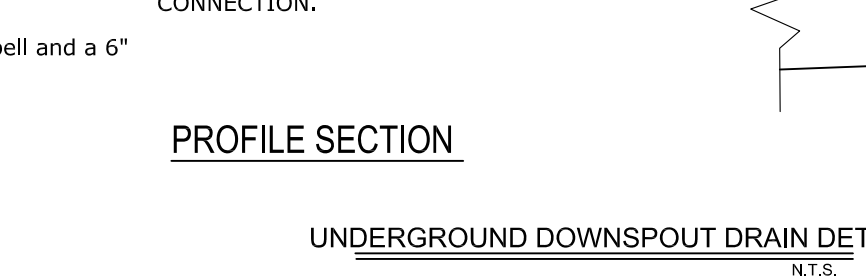
SECTION "A-A"



SECTION "B-B"

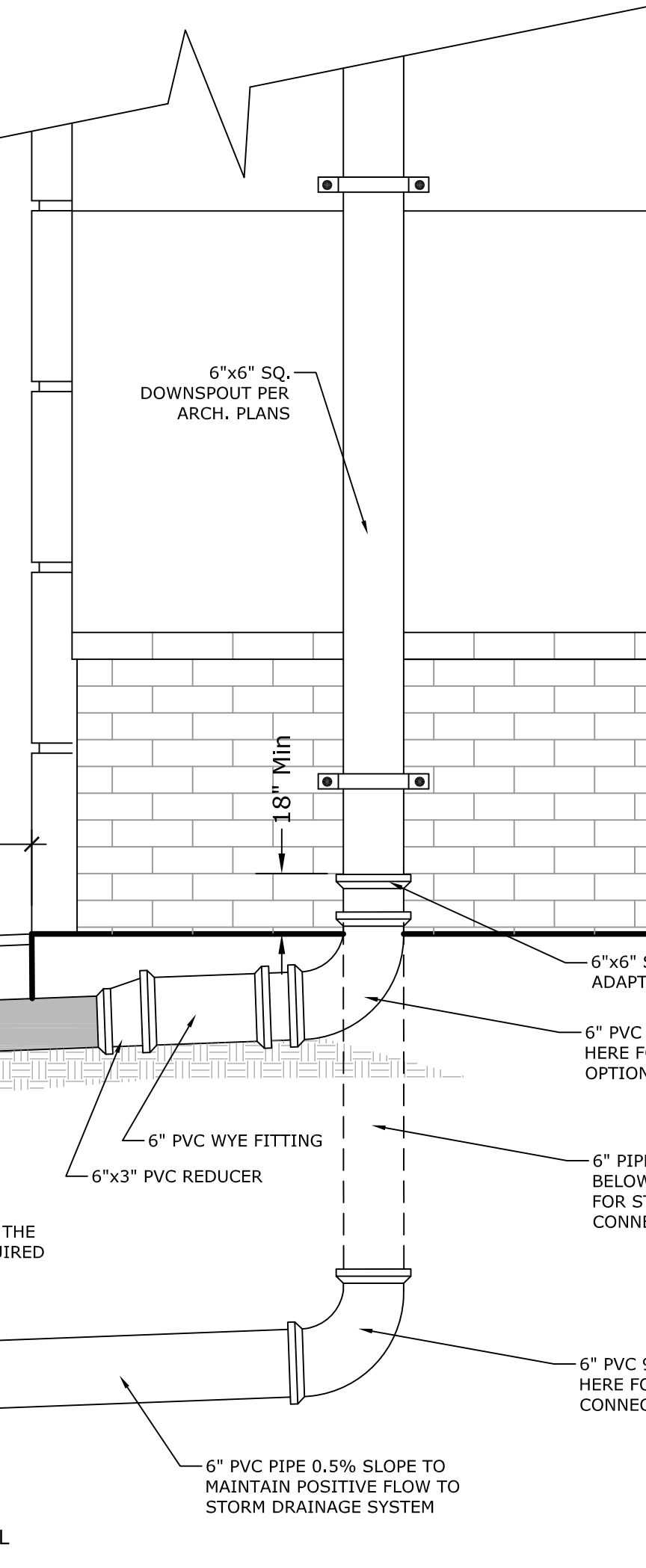


PLAN VIEW



PROFILE SECTION
UNDERGROUND DOWNSPOUT DRAIN DETAIL
N.T.S.

Notes:
 1) 4" plastic pipe shall have a bell and a 6" extension for hook-up.



Atlanta Tallahassee
Jacksonville Washington D.C.

16104 Indus Drive
Woodbridge, VA 22191
main: 676-436-3834
direct: 703-216-9029
fax: 676-436-3834

DESIGN OFFICE:
Construction Documents
PREPARED FOR:



2100 Riveredge Parkway
Suite 650
Atlanta, GA 30328
770-933-5023

CLIENT

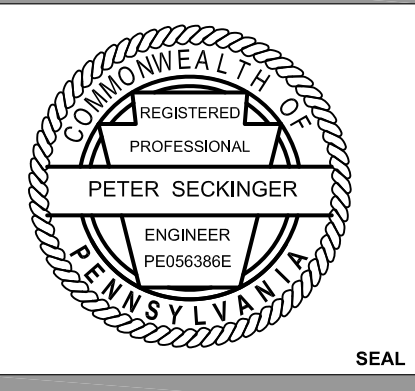
#	DATE & BY



Burger King
London Grove
Township, PA

P.A. STATE RT 41
London Grove Township
Chester County
State of Penn

PROJECT



Date: 6/26/2018
PROJECT NO. 18106.01
DWG FILE - Available Master.dwg
SCALE: AS SHOWN

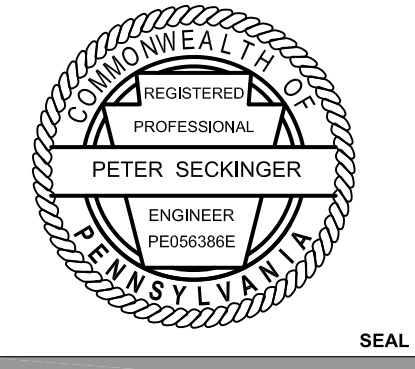
CONSTRUCTION
DETAILS
C 7.1
SHEET

#	DATE & BY



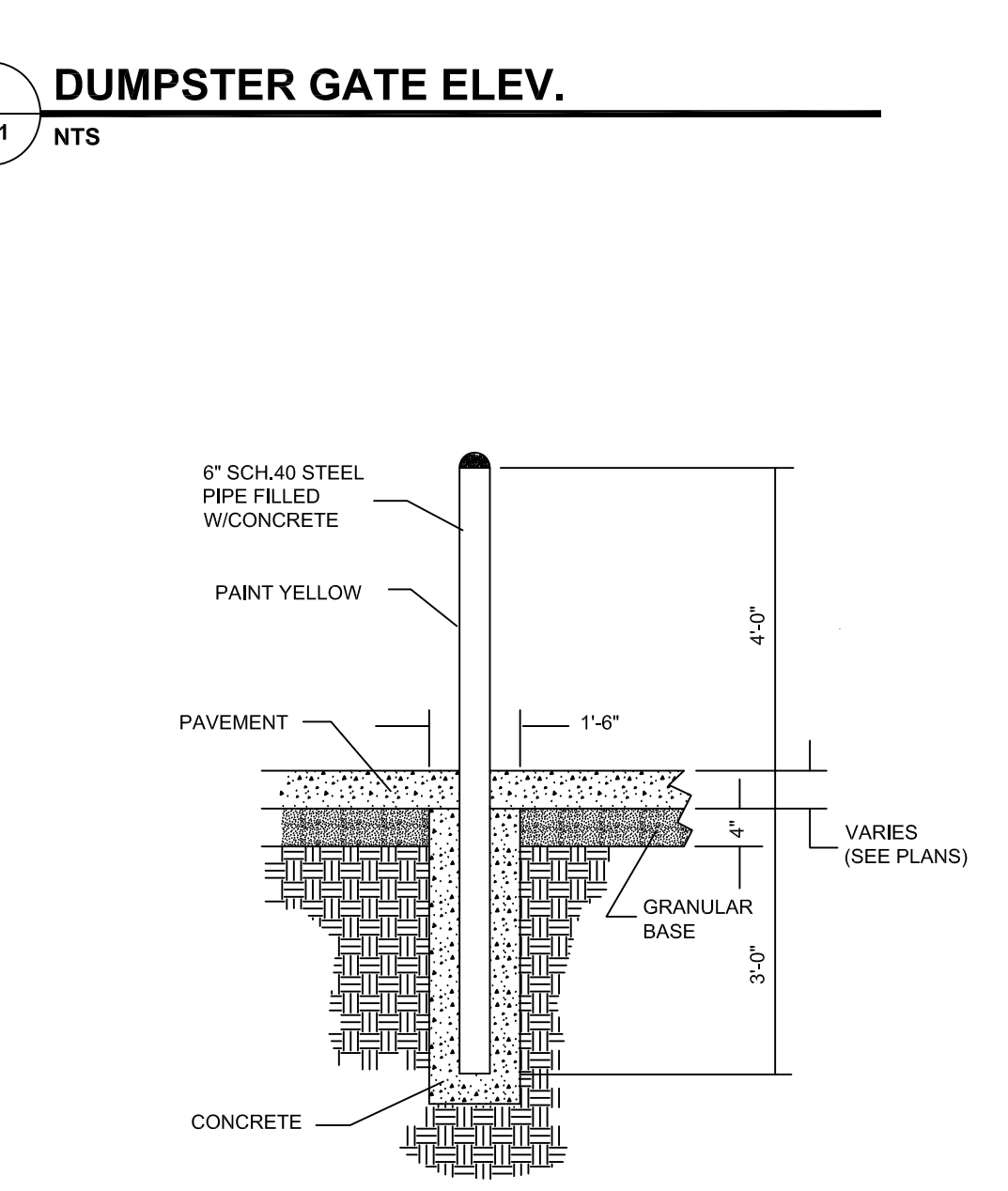
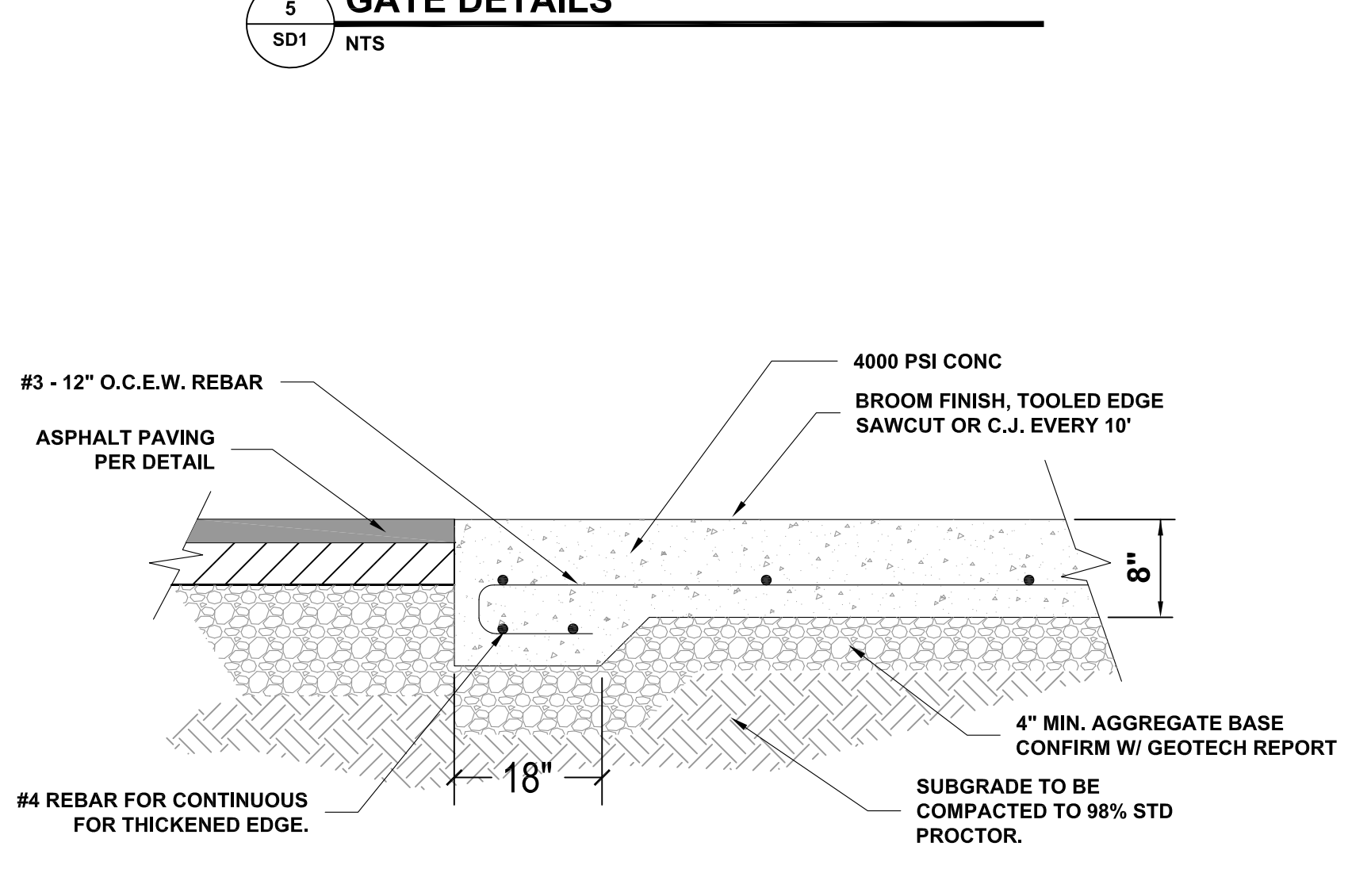
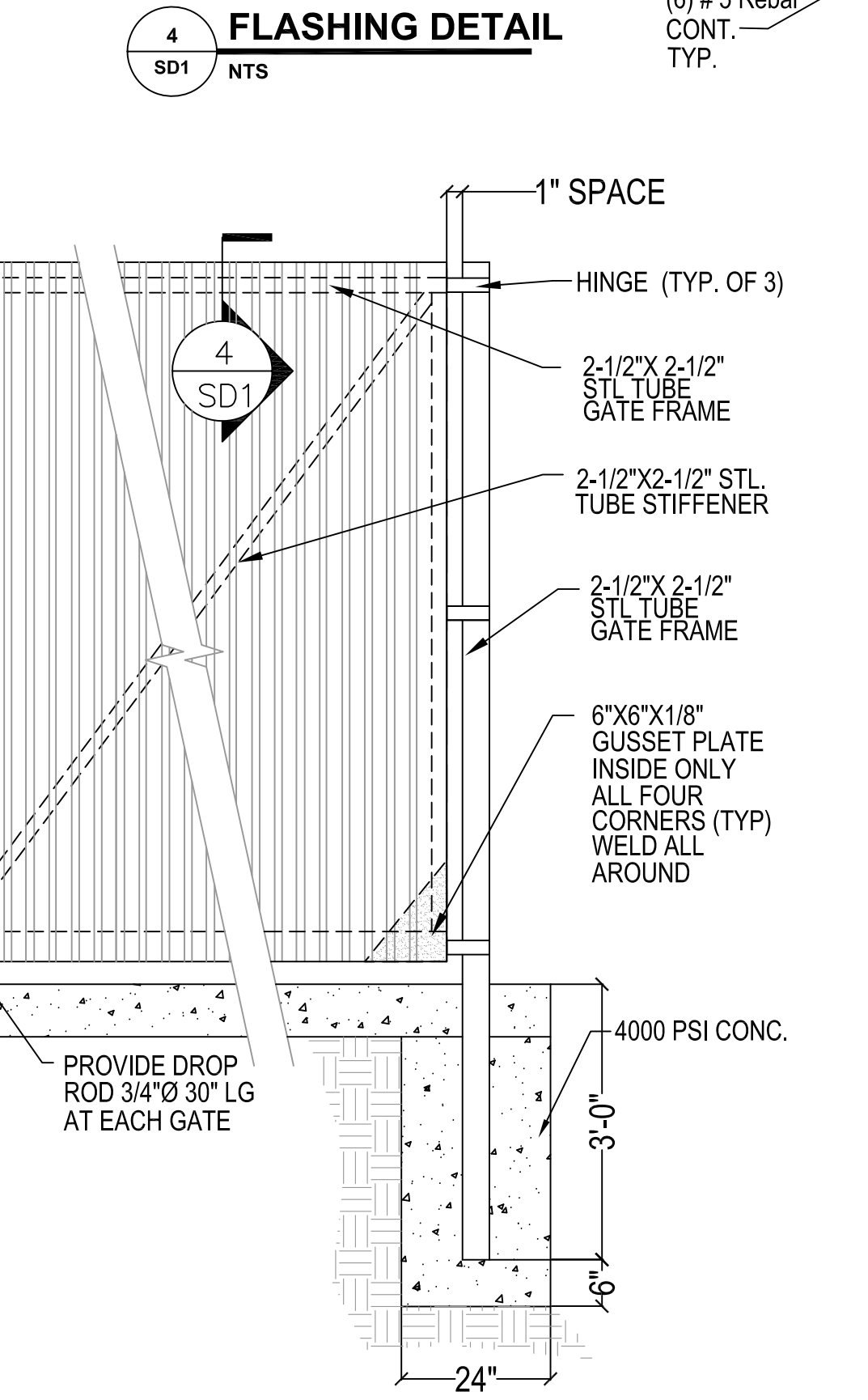
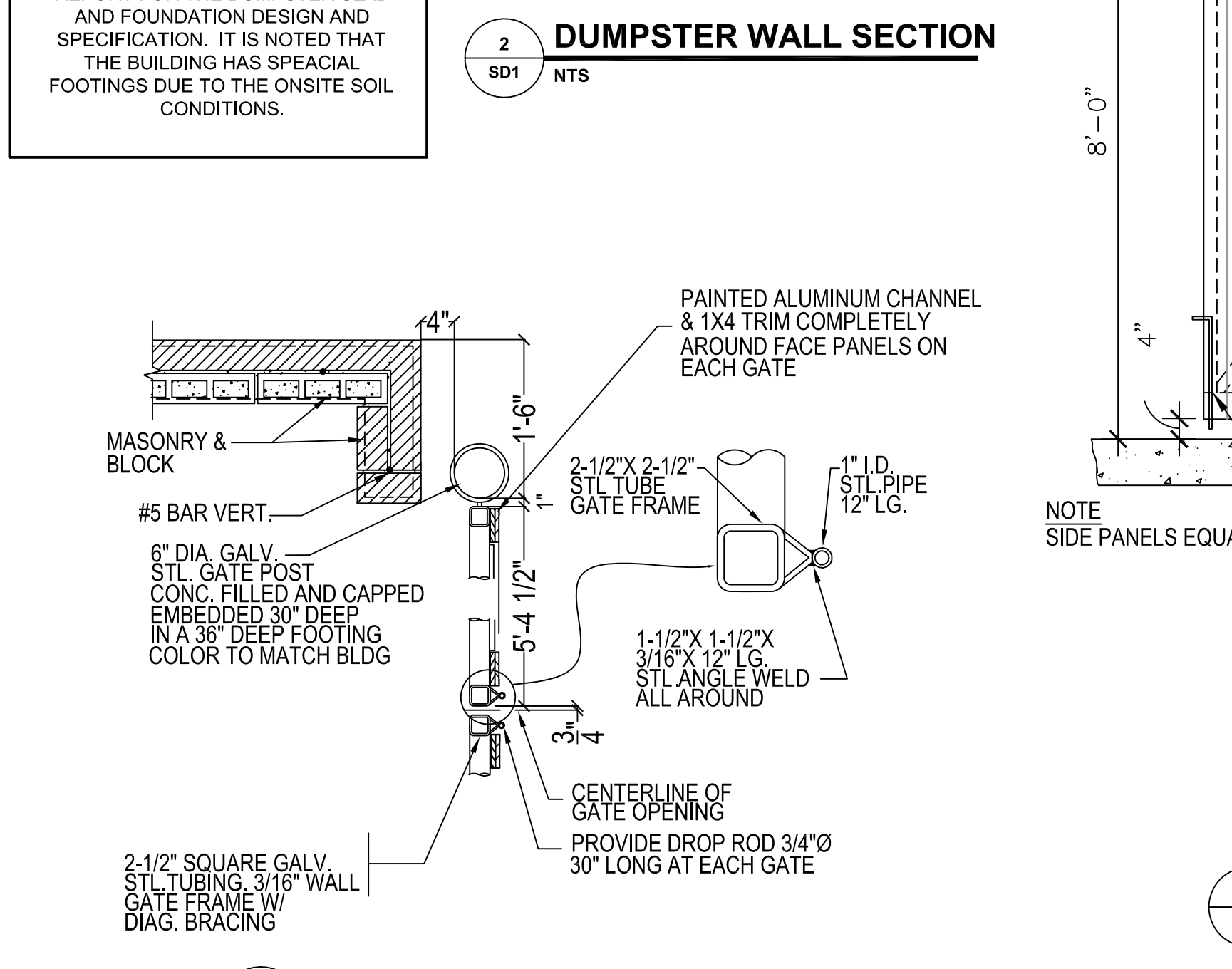
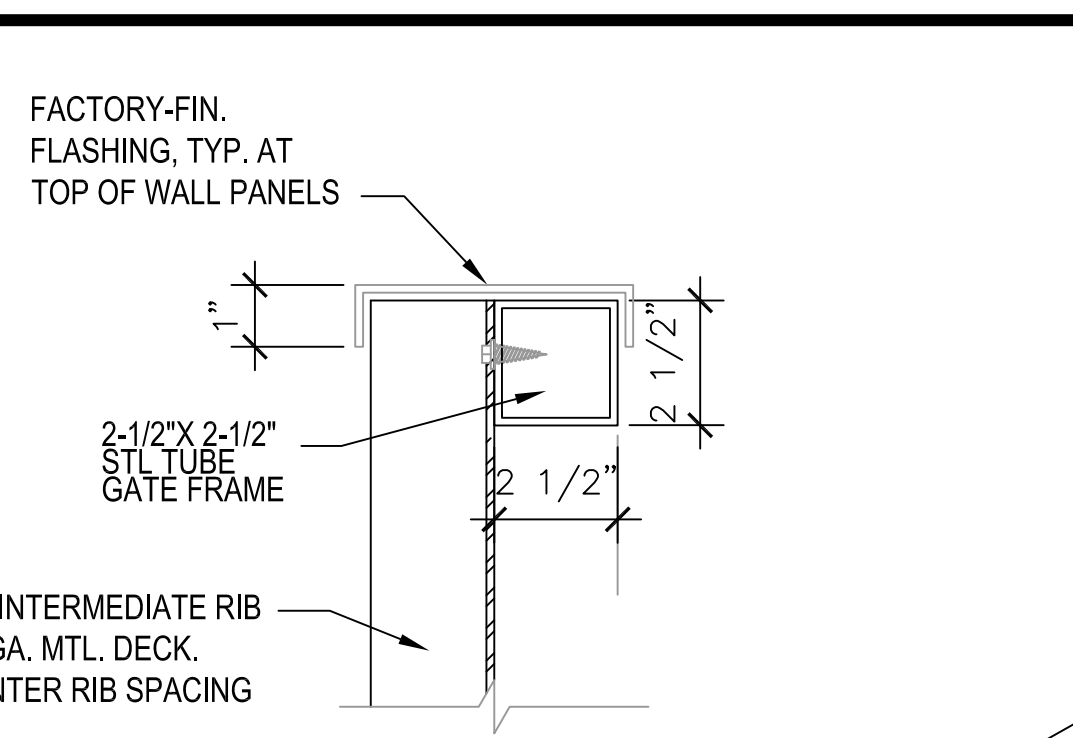
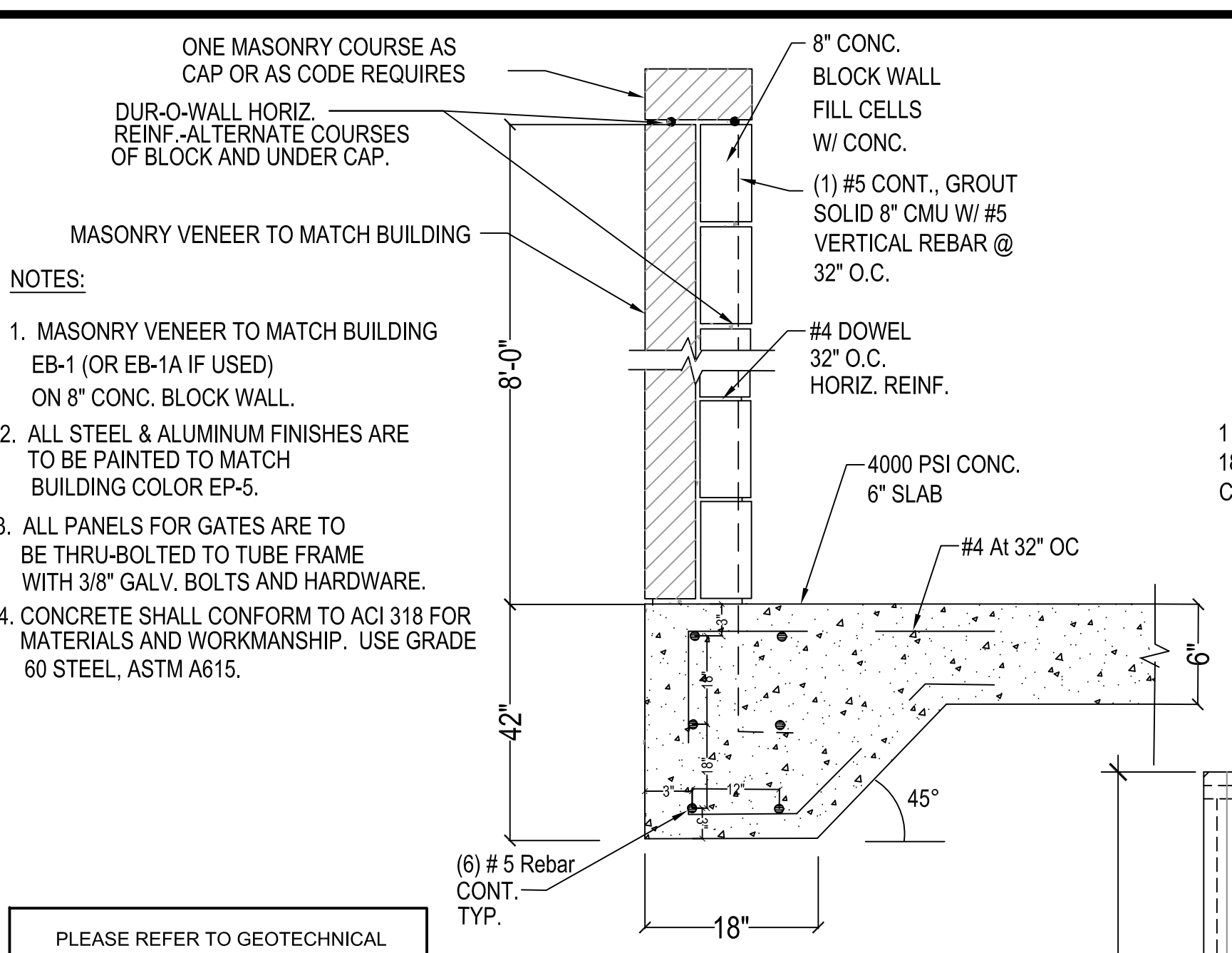
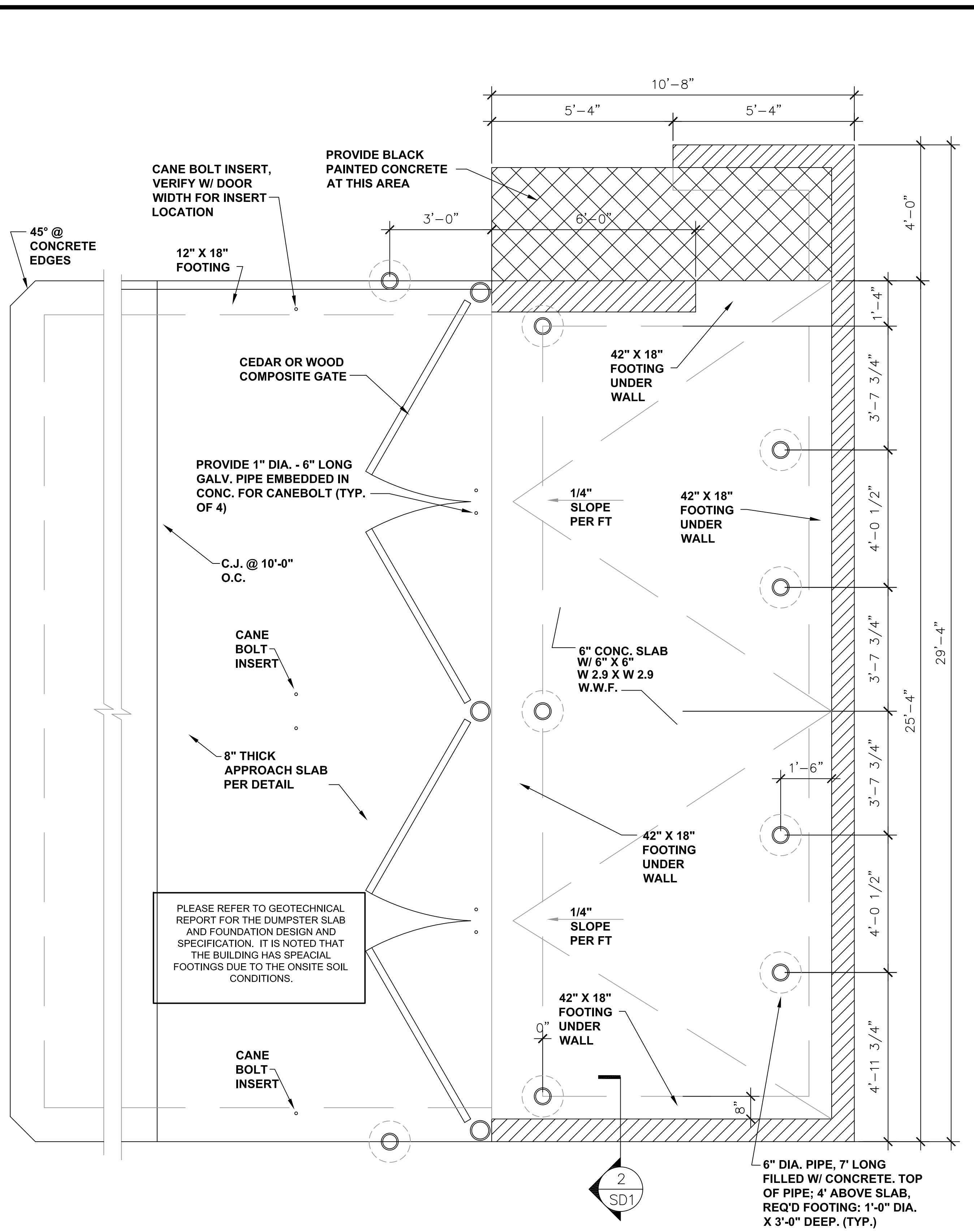
Burger King
London Grove
Township, PA

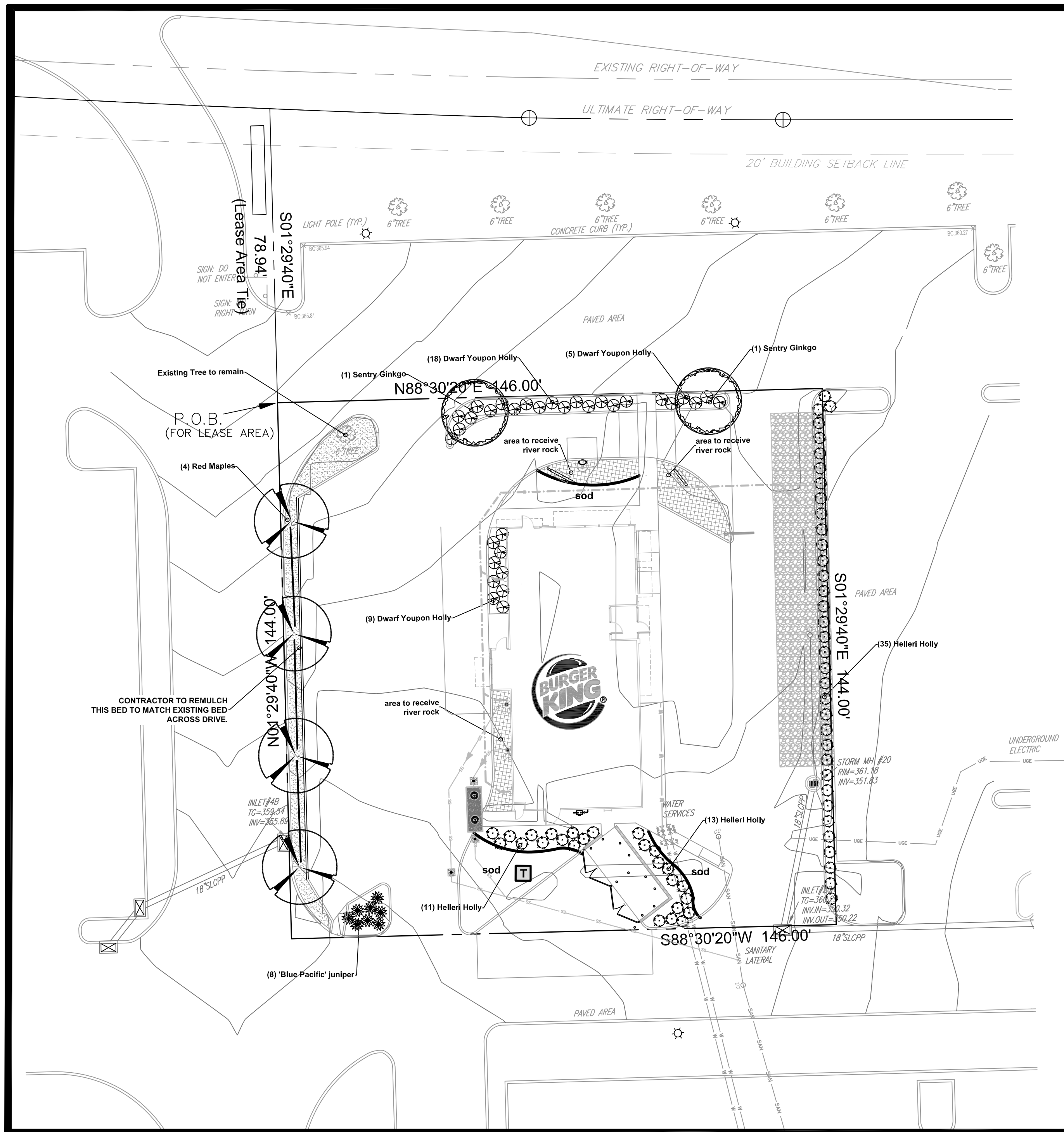
P.A. STATE RT 41
London Grove Township
Chester County
State of Penn



Date: 6/26/2018
PROJECT NO. 18106.01
DWG FILE - Acondita Master.dwg
SCALE: AS SHOWN

**BK DUMPSTER
DETAILS
SD 1**





PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
2	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	3" B&B	
4	Acer rubrum	Red Maple	3" B&B	
Shrubs				
32	Ilex vomitoria 'Nana'	Dwarf Youpon Holly	3-GALLON (30" height)	
59	Ilex cornuta 'Helleri'	Helleri Holly	3-GALLON (30" height)	
8	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	3-GALLON (30" height)	
Groundcover				
	Sod	Match existing onsite		

LANDSCAPE COMPLIANCE AND PLANTING NOTES

TREES AND SHRUBS SHALL BE PROVIDED WITH A MIN. THICKNESS OF AT LEAST 3" INCHES OF MULCH NO LESS THAN 24" BEYOND THE MAIN TRUNK OR STEM OF ALL NEWLY PLANTED TREES AND SHRUBS. SUCH MULCH SHALL BE PROVIDED AT TIME OF PLANTING AND SHALL BE MAINTAINED AND RESUPPLIED AS NEEDED THEREAFTER.

ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY AN AUTOMATED IN GROUND IRRIGATION SYSTEM APPROVED BY THE BUILDING DEPARTMENT. INDIVIDUAL PLANTERS AND ISOLATED PLANTING AREAS SHALL HAVE APPROPRIATE IRRIGATION SOURCES PROVIDED WITHIN EACH SEPARATE PLANTING AREA.

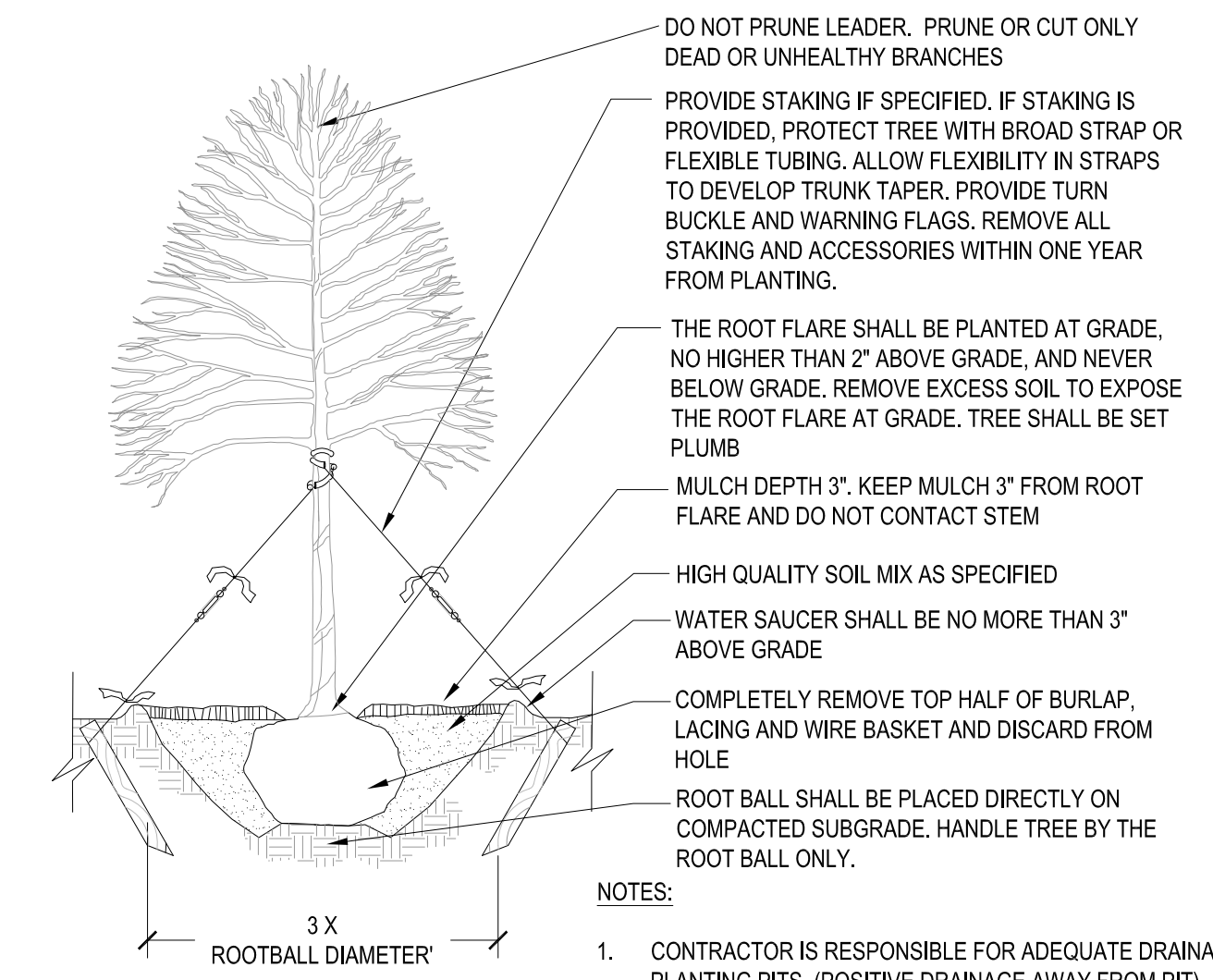
ALL PLANTING MATERIALS SHALL BE PROPERLY PLANTED SO AS TO BE IN A HEALTHY, GROWING CONDITION AT THE TIME OF ESTABLISHMENT. ALL PLANTING MATERIAL SHALL CONSIST OF PERMANENT, LIVING PLANT MATERIALS AND, WHEN PLANTED TO COMPLETION, SHALL THEREAFTER BE MAINTAINED IN AN ATTRACTIVE AND PRESENTABLE CONDITION, FREE OF WEEDS, REFUSE AND DEBRIS, AND SHALL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY AND VIGOROUS GROWING CONDITION, FREE OF PLANT DISEASES AND INSECT PESTS.

TOP PRUNING OR OTHER SEVERE PRUNING OR MAINTENANCE PRACTICES OF LANDSCAPING MATERIAL THAT RESULTS IN STUNTED, ABNORMAL, OR OTHER UNREASONABLE DEVIATION FROM THE NORMAL HEALTHY GROWTH OF TREES, SHRUBS, AND OTHER REQUIRED LANDSCAPING COMPONENTS SHALL BE CONSIDERED AS THE DESTRUCTION OF THESE MATERIAL, AND REPLACEMENT SHALL BE REQUIRED AS DESCRIBED IN THIS DIVISION. FAILURE OF THE OWNER OF THE PROPERTY TO MAINTAIN THE PREMISED IN GOOD CONDITION, AS SET FORTH IN TOP PRUNING OR OTHER SEVERE PRUNING OR MAINTENANCE PRACTICES OF LANDSCAPING MATERIAL THAT RESULTS IN STUNTED, ABNORMAL, OR OTHER UNREASONABLE DEVIATION FROM THE NORMAL HEALTHY GROWTH OF TREES, SHRUBS, AND OTHER REQUIRED LANDSCAPING COMPONENTS SHALL BE CONSIDERED AS THE DESTRUCTION OF THESE MATERIAL, AND REPLACEMENT SHALL BE REQUIRED AS DESCRIBED IN THIS DIVISION. FAILURE OF THE OWNER OF THE PROPERTY TO MAINTAIN THE PREMISED IN GOOD CONDITION SHALL MAKE THE OWNER LIABLE FOR THE APPLICABLE PENALTIES SET FORTH BY THIS ORDINANCE CODE

ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

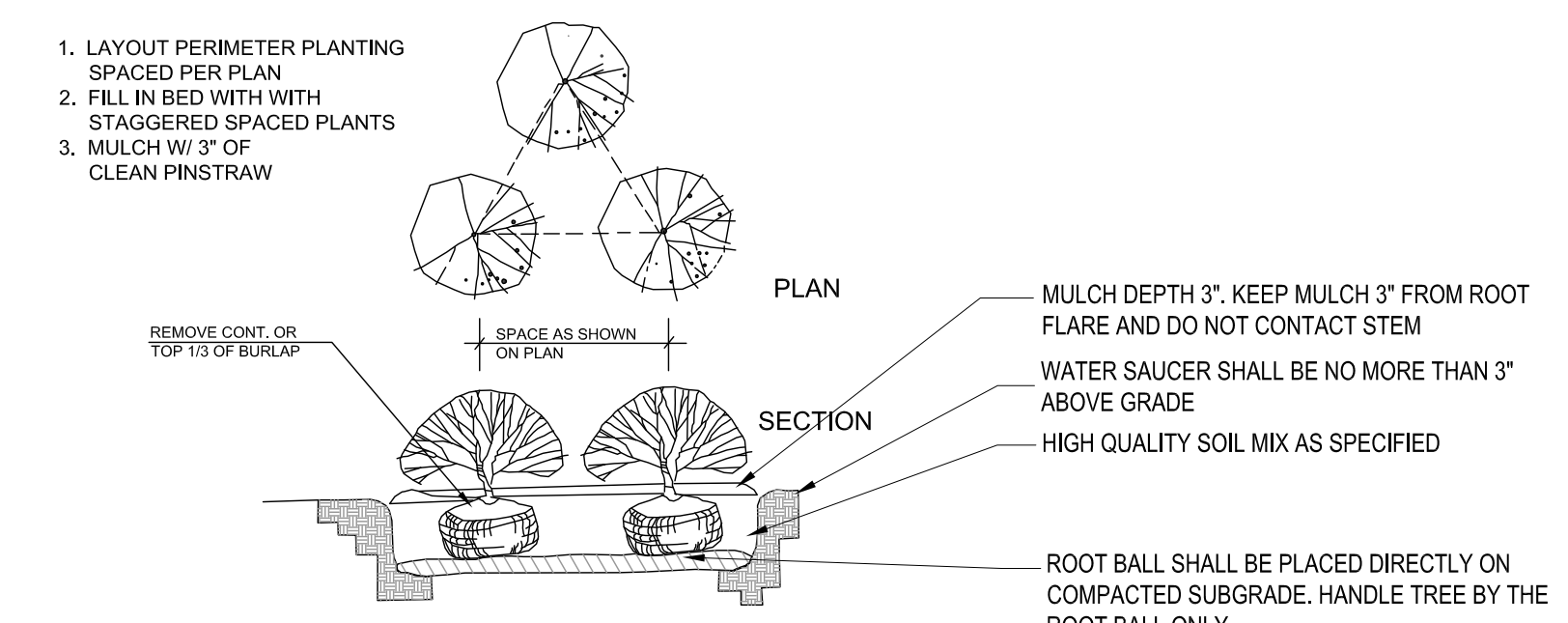
NO APPROVED LANDSCAPED AREA SHALL BE ABANDONED, PAVED OVER, ENCROACHED UPON BY VEHICULAR TRAFFIC, OR OTHERWISE USED WITHOUT SUBMISSION OF A SITE PLAN AND APPROVAL BY THE BUILDING DEPARTMENT OR THE PLANNING COMMISSION PURSUANT TO THE PROCEDURES SET FORTH IN THIS ARTICLE.

DECIDUOUS TREES SHALL NOT BE LESS THAN TWO AND ONE HALF (2 1/2) INCHED IN TRUNK CALIPER. SMALL DECIDUOUS TREES SHALL NOT BE LESS THAN TWO (2) INCHES IN TRUNK CALIPER



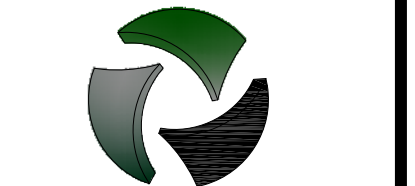
ONSITE SHADE TREE PLANTING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



Omni Consulting Services
Atlanta Tallahassee
Jacksonville Washington D.C.

16104 Indus Drive
Woodbridge, VA 22191
mail: 678-436-3634
direct: 703-216-9029
fax: 678-436-3834

DESIGN OFFICE:

Construction Documents
PREPARED FOR:



2100 Riveredge Parkway
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Atlanta, GA 30328
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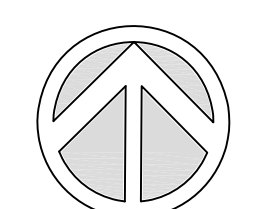
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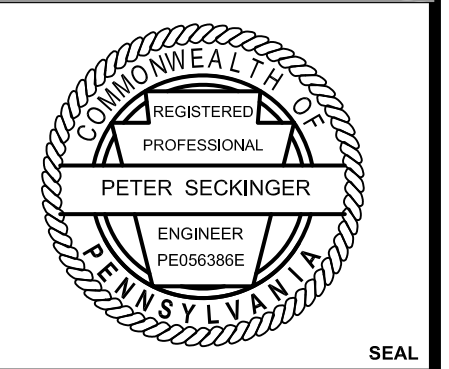
**Burger King
London Grove
Township, PA**

P.A. STATE RT 41
London Grove Township
Chester County
State of Penn

PROJECT



NORTH
GRAPHIC SCALE
0 20 40
1 INCH = 20 FT.



Date: 6/28/2018
PROJECT NO. 18106.01
DWG FILE - Avondale Master.dwg
SCALE: AS SHOWN

LANDSCAPE PLAN
L 1.0
SHEET

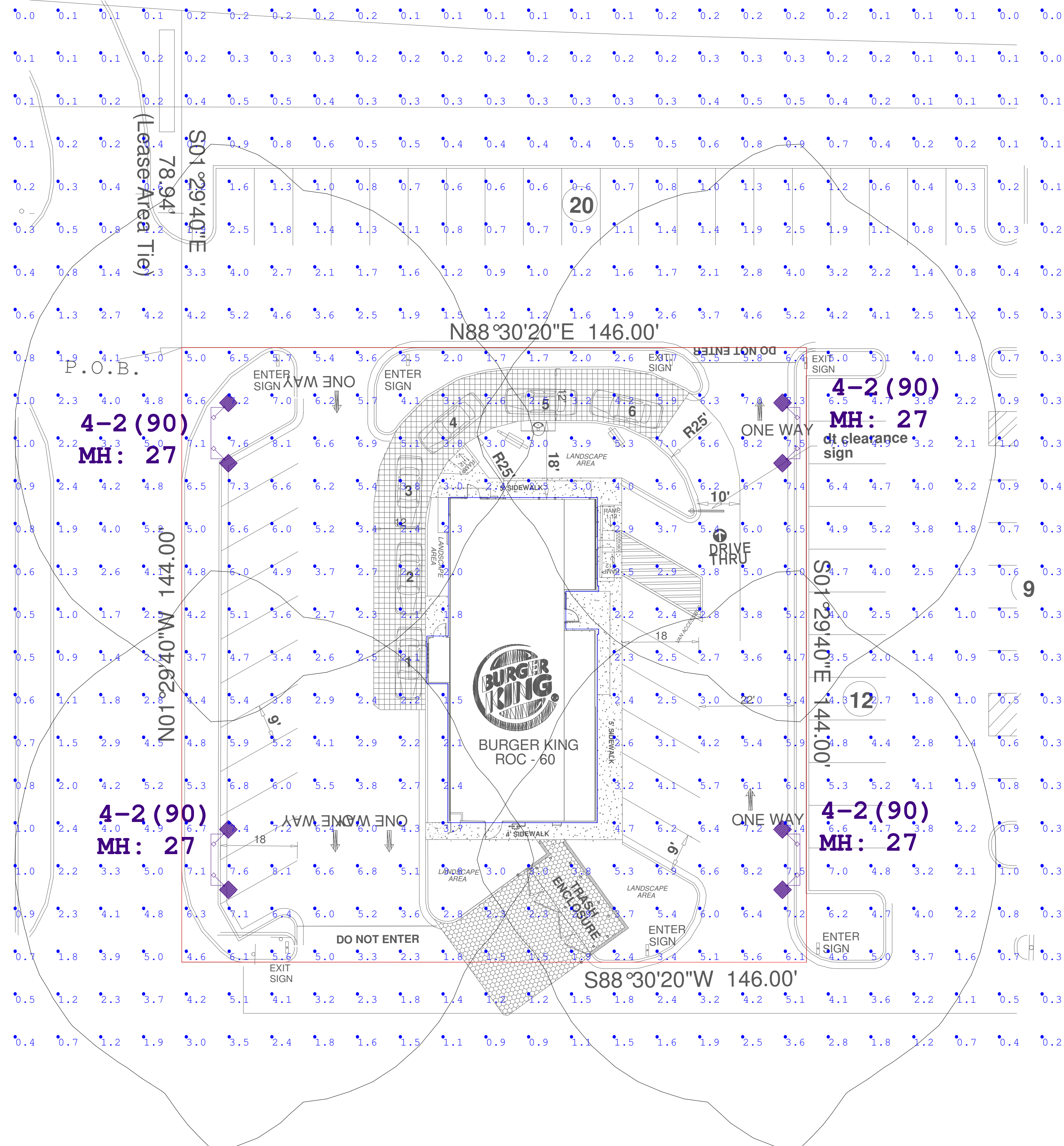
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp LLF	Total Watts	Description
☒	4	4-2(90)	TWIN 90	22330	1.000	1328
						OSQ-A-NM-4ME-T-57K-UL-BZ w/OSQ-AABZ

Footcandles calculated using a 1.00 LLF					
Label	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	2.66	8.2	0.0	N.A.	N.A.
Paved Parking Area	4.60	8.2	1.5	3.07	5.47

Fixture Mounting Height: 27' AFG (25' Pole + 2.0' Base)

POLE SCHEDULE:
 (4) CL-SPP-4011-25-OT-BZ (25' x 4" STEEL SQUARE POLE, 11ga)
 (8) OSQ-AABZ (Adjustable Arm Mount)
 (4) - PB-2A4 - (Twin Tenon)

PROPOSED POLES MEET 100 MPH SUSTAINED WINDS



Customer responsible to verify ordering information/
 catalogue number prior to placing order.



1200 92nd Street - Stuart, WI 53177
 www.cree.com - (800) 256-6800

Project Name: London Grove - 560 Hepburn Rd, Avondale, PA 19311 SR-31660
 Date: 7/19/2018 Scale: 1"=16' Footcandles calculated at grade
 Filename: BK-180719AVPACJW.AGI Layout by: Collin Witherow

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

