

LAND DEVELOPMENT PLANS OF REMODELING AND ADDITION

PREPARED FOR



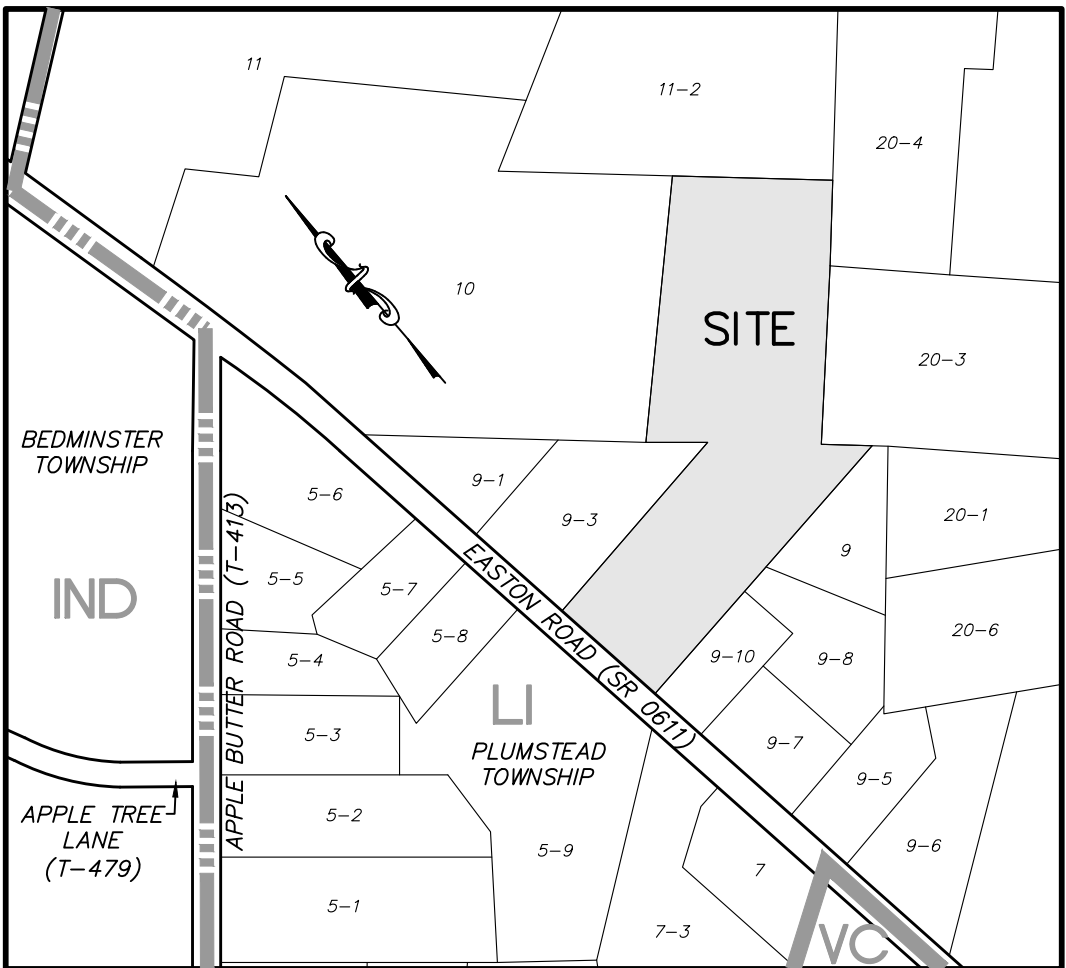
SITUATED IN
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

APPLICANT

AIRGAS USA, LLC
P.O. BOX 310
PLUMSTEADVILLE, PA 18949

SITE INFORMATION

TMP 34-4-9-2
LAND RECORD BOOK 5597 PAGE 0514



LOCATION MAP
SCALE: 1" = 600'
GRAPHIC SCALE
600 0 300 600

INDEX OF SHEETS

SHEET No.	TITLE
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2	OVERALL SITE PLAN
3	SITE PLAN
4	OVERALL EXISTING FEATURES PLAN
5	EXISTING FEATURES PLAN
6	GRADING PLAN
7	EROSION AND SEDIMENTATION CONTROL PLAN
8	CONSTRUCTION DETAILS

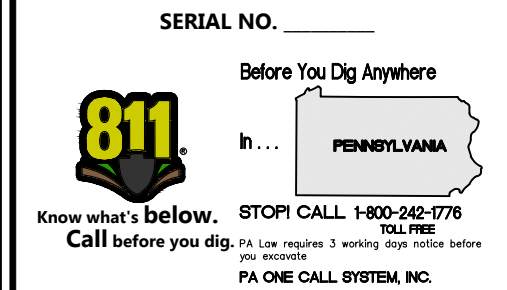
DATE: DECEMBER 29, 2021



VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876



REV/DESCRIPTION AUTH DATE



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.



COVER SHEET



DATE: DECEMBER 29, 2021
SCALE: AS NOTED
DESIGNED BY: F.A.C.
DRAWN BY: E.N.P.
CHECKED BY: S.D.C.
JOB NUMBER: 19-03-P-A

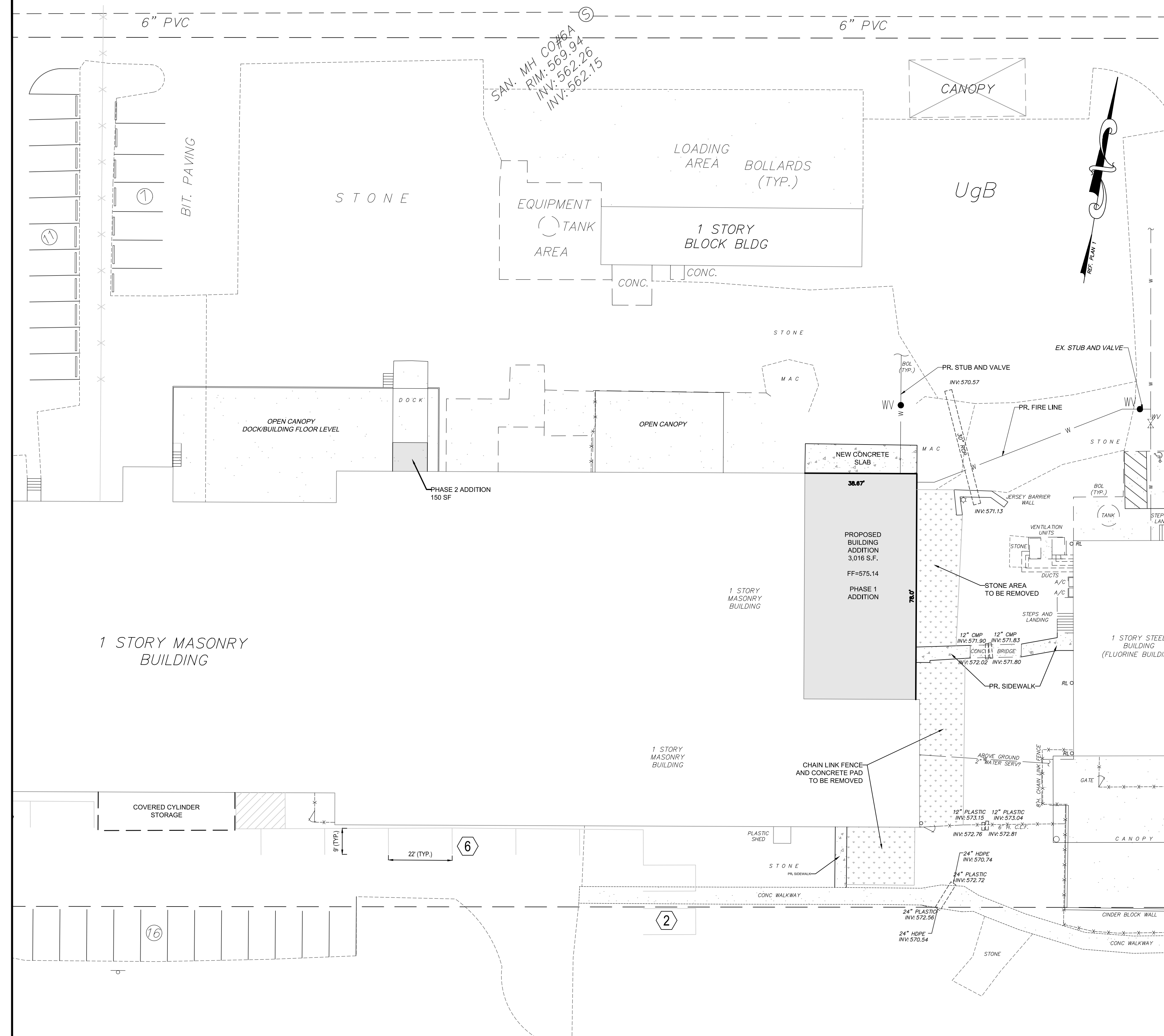
TMP'S 34-004-009-002

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

1 of 8

ROBERT W. COOK
PENNSYLVANIA PROFESSIONAL
SURVEYOR NUMBER 075226

PLUMSTEAD TOWNSHIP - AIR LIQUIDE SPECIALTY GASES LLC - Surveying 12/29/2021 9:53:39 AM



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING LEGAL RIGHT OF WAY
	EXISTING ROAD CENTERLINE
	EXISTING EASEMENT
	EXISTING ROAD
	EXISTING CURB
	EXISTING EDGE OF DRIVE
	PROPOSED CONCRETE
	PROPOSED BUILDING SETBACK
	PROPOSED BUILDING ADDITION
	PROPOSED LANDSCAPING

ZONING DATA

ZONED: LI - LIGHT INDUSTRIAL DISTRICT
EXISTING/PROPOSED USE: H1 MANUFACTURING (PERMITTED)

	REQUIRED	PREVIOUSLY APPROVED	PROPOSED (WITH FLOURINE BLDG)
MIN. LOT WIDTH (BASE SITE AREA)	2 AC.	17.82 AC ⁽²⁾	17.82 AC ⁽²⁾
MIN. LOT WIDTH (Ø BLDG. LINE)	200 FT.	400 FT.	400 FT.
MAX. BLDG. COVERAGE (OF BSA)	25%	13.7%(2.44 AC.) ⁽²⁾	14%(2.48 AC.)
MAX. IMPERV. SURFACE (OF BSA)	65%	53.5%(9.54 AC.) ⁽²⁾	53.5%(9.54 AC.)
MIN. YARDS			
FRONT	75 FT.	75 FT. ⁽²⁾	75 FT.
SIDE	50 FT. ⁽¹⁾	50 FT. ⁽²⁾	50 FT.
REAR	50 FT. ⁽¹⁾	50 FT. ⁽²⁾	50 FT.
MAX. BLDG. HGT.	35 FT.	≤35 FT.	≤35 FT.

⁽¹⁾INCREASE TO 100' WHEN ABUTTING A RESIDENTIAL DISTRICT OR USE (NOT APPLICABLE)

⁽²⁾AS TAKEN FROM PREVIOUSLY RECORDED PLANS, ENTITLED 'EXISTING SITE PLAN', DATED 3/8/2018, LAST REVISED 5/15/2019.

NATURAL RESOURCE PROTECTION

RESOURCE PROTECTION RATIO	LAND IN RESOURCE	TOTAL REQUIRED RESOURCE PROTECTION LAND	TOTAL PROPOSED PROTECTION LAND
FLOODPLAINS	1.00	0.00 AC.	0.00 AC.
STREAMS, WATERCOURSES, WATERS OF COMMONWEALTH, WATER OF US, AND RIPARIAN BUFFER AREAS	1.00	0.00 AC.	0.00 AC.
LAKES OR PONDS	1.00	0.00 AC.	0.00 AC.
WETLANDS/WETLAND MARGIN	1.00	0.00 AC.	0.00 AC.
STEEP SLOPES (25%+)	.85	0.00 AC.	0.00 AC.
STEEP SLOPES (15%-25%)	.70	0.00 AC.	0.00 AC.
WOODLAND	.60	1.93 AC.*	1.82 AC.*

*AS TAKEN FROM PREVIOUSLY RECORDED PLANS

PARKING REQUIREMENTS:

REQUIRED:	175 SPACES*
PROPOSED:	180 SPACES
*AS TAKEN FROM PREVIOUSLY RECORDED PLANS	

CERTIFICATIONS:

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS

OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION
WE, _____ A PA LIMITED PARTNERSHIP, HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA CERTAIN IMPROVEMENTS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED, WITNESS MY HAND AND SEAL THIS DAY OF _____ 2018.

(AUTHORIZED REPRESENTATIVE)

ON THE _____ DAY OF _____ 2020, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED REPRESENTATIVE OF CROSS KEYS FAMILY PARTNERSHIP, LP, AND AS SUCH, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID LIMITED LIABILITY COMPANY IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND ENDORSED THEREON, AND THAT HE DESIRES THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BOARD OF SUPERVISORS

APPROVED BY THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS
THIS _____ DAY OF _____ 20____

CHAIRMAN

TOWNSHIP ENGINEER

REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS _____ DAY OF _____ 20____

TOWNSHIP ENGINEER

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON _____ 20____

RECORDER OF DEEDS

BCPC No. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION

GENERAL NOTES:

- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY VCEA. THE BOUNDARY WAS TAKEN FROM REFERENCE PLAN 1.
- A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN OCTOBER 2019. THE VERTICAL DATUM WAS DERIVED FROM REFERENCE PLAN 1.
- NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON NOVEMBER 1, 2019 (SERIAL NO. 20193050682).
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 169 OF 532, MAP NUMBER 42017C0169J, EFFECTIVE DATE MARCH 16, 2015.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

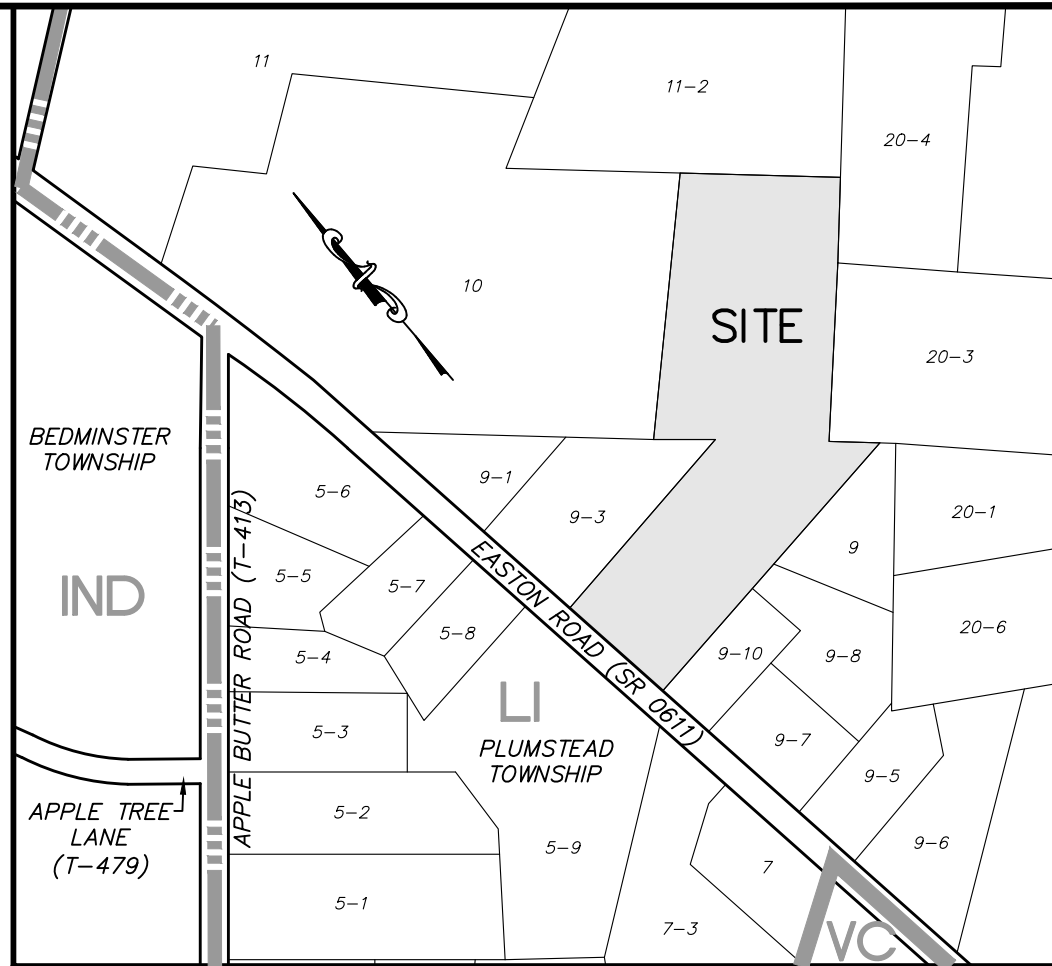
IMPERVIOUS SURFACE CALCULATION:

PERMITTED: 65% OF BASE SITE AREA
17.82 AC. x 0.65 = 11.58 AC.

PER 5/15/2019 PLANS	
EXISTING	176,038 SF (4.04 AC.)
PROPOSED	239,674 SF (5.50 AC.)
TOTAL	415,712 SF (9.54 AC.)
9.54 AC./17.82 AC. =	53.5%

CURRENT PROPOSAL	
EXISTING IMPERVIOUS	415,712 SF (9.54 AC.)
REMOVAL OF EXIST. IMPERVIOUS	-1,962 SF (-0.04 AC.)
NEW IMPERVIOUS	92 SF (0.00 AC.)
TOTAL	413,842 SF (9.50 AC.)
REDUCTION OF IMPERVIOUS OF 1,870 SF	
9.50 AC./17.82 AC. =	53.3%

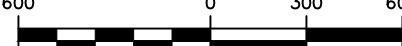
NOTE: EXISTING STONE OR CONCRETE AREAS TO BE REMOVED SHALL BE REPLACED WITH 12" OF TOPSOIL AND STABILIZED WITH PERVIOUS COVER PER SECTION 26-105.C.3.B OF THE STORMWATER MANAGEMENT ORDINANCE.



LOCATION MAP

SCALE: 1" = 600'

GRAPHIC SCALE



DECISION OF ZONING HEARING BOARD 08/10/2018:

AS TAKEN FROM PREVIOUSLY RECORDED PLANS.

- A 50' LANDSCAPE BUFFER SHALL BE INSTALLED ADJACENT TO RESIDENTIAL USES.
- A 25' BUILDING SETBACK WILL BE INSTALLED ADJACENT TO RESIDENTIAL USES.
- ADJACENT TO RESIDENTIAL USES, THE REQUIRED BUFFERS AND SETBACKS SHALL NOT OVERLAP.
- A MINIMUM OF 175 PARKING SPACES WILL BE REQUIRED ON THE SITE.
- DISTURBANCE OF THE FORESTED AREA CANNOT EXCEED 40% PER PLUMSTEAD ZONING CODE.
- MAXIMUM IMPERVIOUS SURFACE AREA SHALL NOT EXCEED 65% PER PLUMSTEAD ZONING CODE..

BUILDING COVERAGE CALCULATION:

PERMITTED: 25% OF BASE SITE AREA
17.82 AC. x 0.25 = 4.45 AC.

PER 5/15/2019 PLANS	
EXISTING	53,564 SF (1.23 AC.)
PROPOSED	92,534 SF (2.12 AC.)
TOTAL	106,098 SF (2.44 AC.)
2.44 AC./17.82 AC. =	13.7%

CURRENT PROPOSAL	
EXISTING BLDGS.	106,098 SF (2.44 AC.)
NEW BUILDING ADDITION	3,166 SF (0.07 AC.)
TOTAL	109,264 SF (2.51 AC.)
2.51 AC./17.82 AC. =	14.1%

OWNER OF RECORD:

AIR LIQUIDE AMERICA SPECIALTY GASES LLC

SITE ADDRESS:
6141 EASTON RD
PLUMSTEADVILLE, PA 18949

MAILING ADDRESS:
P.O. BOX 310
PLUMSTEADVILLE, PA 18949

TMP 34-004-009-002
(DEED) LAND RECORD BOOK 5597 PAGE 0514

Van Cleef
ENGINEERING WITH FOCUS

Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater

Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

SERIAL NO. _____

Before You Dig Anywhere
h... PENNSYLVANIA

Know what's below. STOP CALL 1-800-242-0776
Call before you dig. PA Law requires 3 working days notice before dig. PA ONE CALL SYSTEM INC.

GRAPHIC SCALE
0 10 20 40
1 INCH = 20 FT

PLAN NOTATION
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FRANK A. CONSTANZO 12-29-21
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER 002645-E

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (717) 345-1876

Van Cleef
ENGINEERING WITH FOCUS

FOR

SITE PLAN

FOR

Airgas

an Air Liquide company

DATE: DECEMBER 29, 2021

SCALE: 1" = 20'

DESIGNED BY: F.A.C.

DRAWN BY: E.N.P.

CHECKED BY: S.D.C.

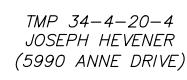
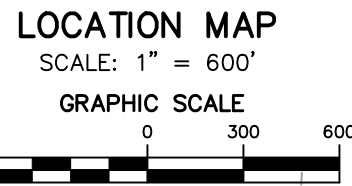
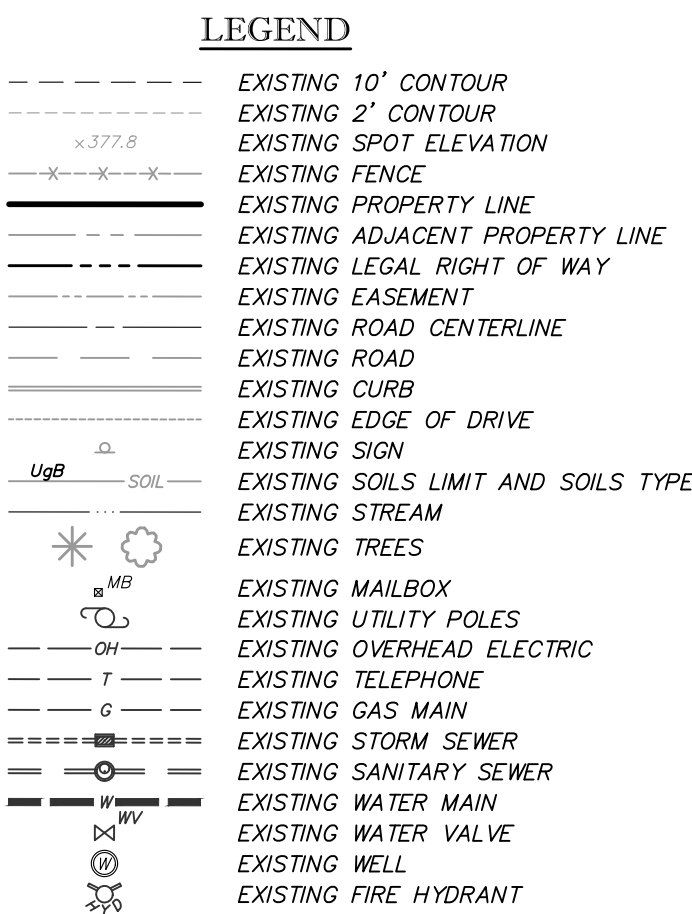
JOB NUMBER: 19-03-P-A

TMP'S 34-004-009-002

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

3 of 8

ROBERT W. COOK 12-29-21
PENNSYLVANIA PROFESSIONAL
SURVEYOR NUMBER 075256



4. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
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1. PLAN ENTITLED "SITE PLAN" SHEETS 1-2 OF 2, PREPARED BY JOHNSON SURVEYING & CONSTRUCTION SERVICES, INC., DATED MARCH 14, 2018. (UNRECORDED)
2. PLAN ENTITLED "SITE PLAN" SHEETS C8 AND C9 OF 23, PREPARED BY CAENGINEERS, INC., LAST REVISED MAY 15, 2019, AS RECORDED IN INSTRUMENT 2019034155.
3. PLAN ENTITLED "FINAL AS-BUILT SURVEY" SHEET 1 OF 3, PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES DATED MARCH 18, 2021, LAST REVISED NOVEMBER 9, 2021. (UNRECORDED)

AIR LIQUIDE AMERICA SPECIALTY GASES LLC

SITE ADDRESS:
6141 EASTON RD
PLUMSTEADVILLE, PA 18949

MAILING ADDRESS:
P.O. BOX 310
PLUMSTEADVILLE, PA 18949

TMP 34-004-009-002
(DEED) LAND RECORD BOOK 5597 PAGE 0514

12-29-21

REV	DESCRIPTION	AUTH	DATE
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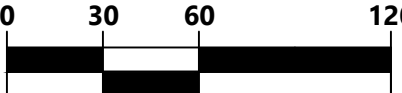
SERIAL NO.

Before You Dig Anywhere



Know what's below. **STOP! CALL 1-800-242-1778**
Call before you dig. **TOLL FREE**
 PA Law requires 3 working days notice before
 you excavate
PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE



1 INCH = 60 FT

PLAN NOTATION
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FRANK A. CONSTANZO 12-29-21
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER 026245-E



VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

OVERALL EXISTING FEATURES PLAN

FOR

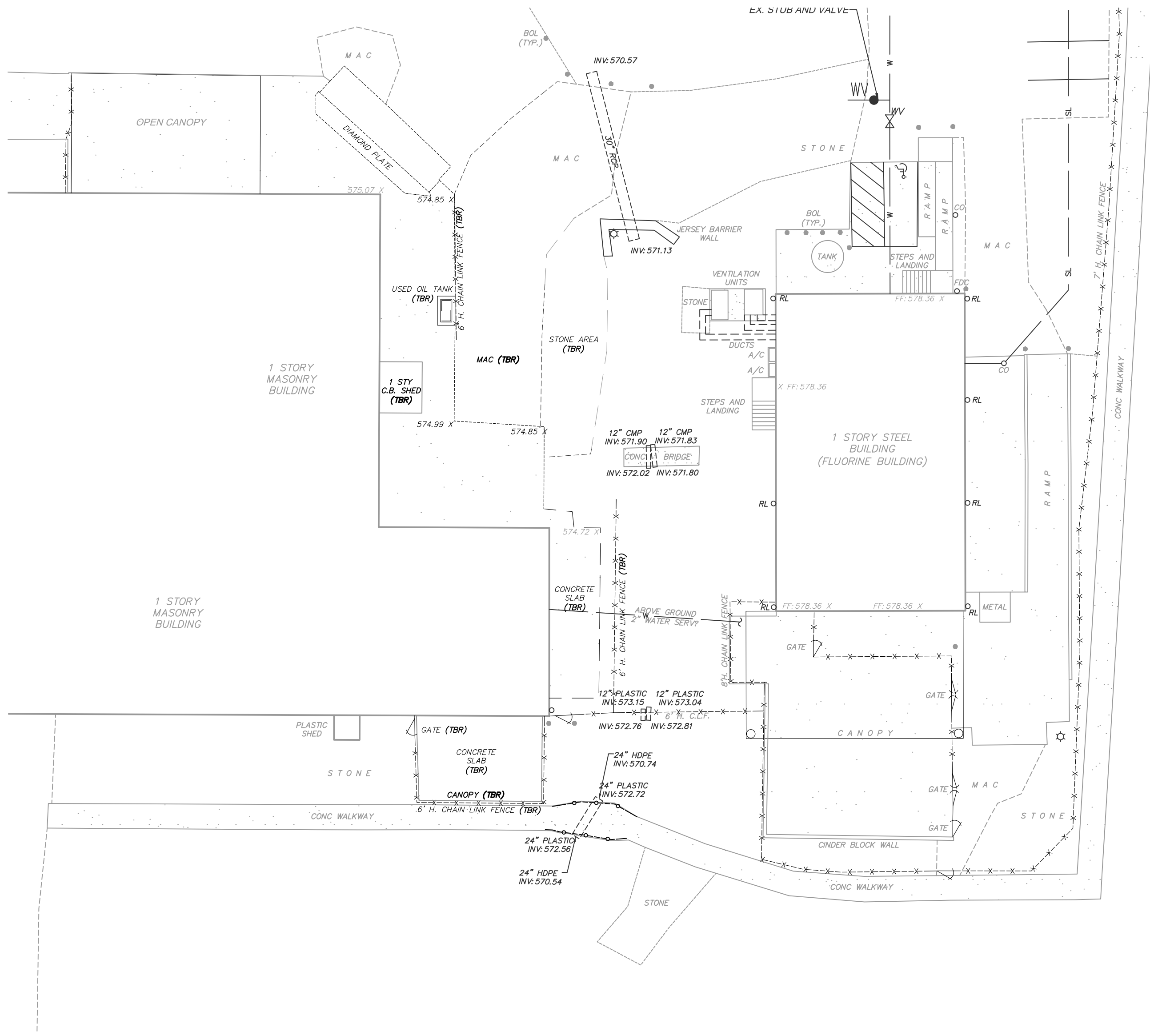


an Air Liquide company

DATE:	DECEMBER 29, 2021
SCALE:	1" = 60'
DESIGNED BY:	F.A.C.
DRAWN BY:	E.N.P.
CHECKED BY:	S.D.C.
JOB NUMBER:	19-03-P-A

TMP'S 34-004-009-002


**PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**



LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING SIGN
- EXISTING SOILS LIMIT AND SOILS TYPE
- EXISTING STREAM
- EXISTING TREES
- EXISTING MAILBOX
- EXISTING UTILITY POLES
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WELL
- EXISTING FIRE HYDRANT

SERIAL NO. 2019030607 (PLUMSTEAD)



Before You Dig Anywhere

Know what's below.

Call before you dig.

PA Law requires 3 working days notice before you excavate.

PA ONE CALL SYSTEM, INC.

STOP! CALL 1-800-242-2776

TOLL FREE

PA ONE CALL SYSTEM, INC.

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THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR PLUMSTEAD TOWNSHIP:

- COMPANY:** PLUMSTEAD TOWNSHIP
ADDRESS: 5119 STUMP RD
PIPERSVILLE, PA 18947
CONTACT: PAM GRAVEL
EMAIL: PGRAVEL@PLUMSTEAD.GOV

COMPANY: BUCKS COUNTY WATER AND SEWER AUTHORITY
ADDRESS: 1275 ALKSHOUSE RD
WARRINGTON, PA 18976
CONTACT: JAMES NAPOLEON
EMAIL: J.NAPOLEON@BCSANET

COMPANY: COMCAST CABLEVISION
ADDRESS: 55 INDUSTRIAL DRIVE
IVYLAND, PA 18974
CONTACT: KATHIE BROWN
- COMPANY:** PECO ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE B
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.M.LIPPINCOTT@ONE.VERIZON.COM

COMPANY: UNIFI FIBER
ADDRESS: 107 ST. FRANCIS ST.-SUITE 1800
MOBILE, AL 36602
CONTACT: ANDREW WILSON
EMAIL: ANDREW.WILSON@UNIFI.COM

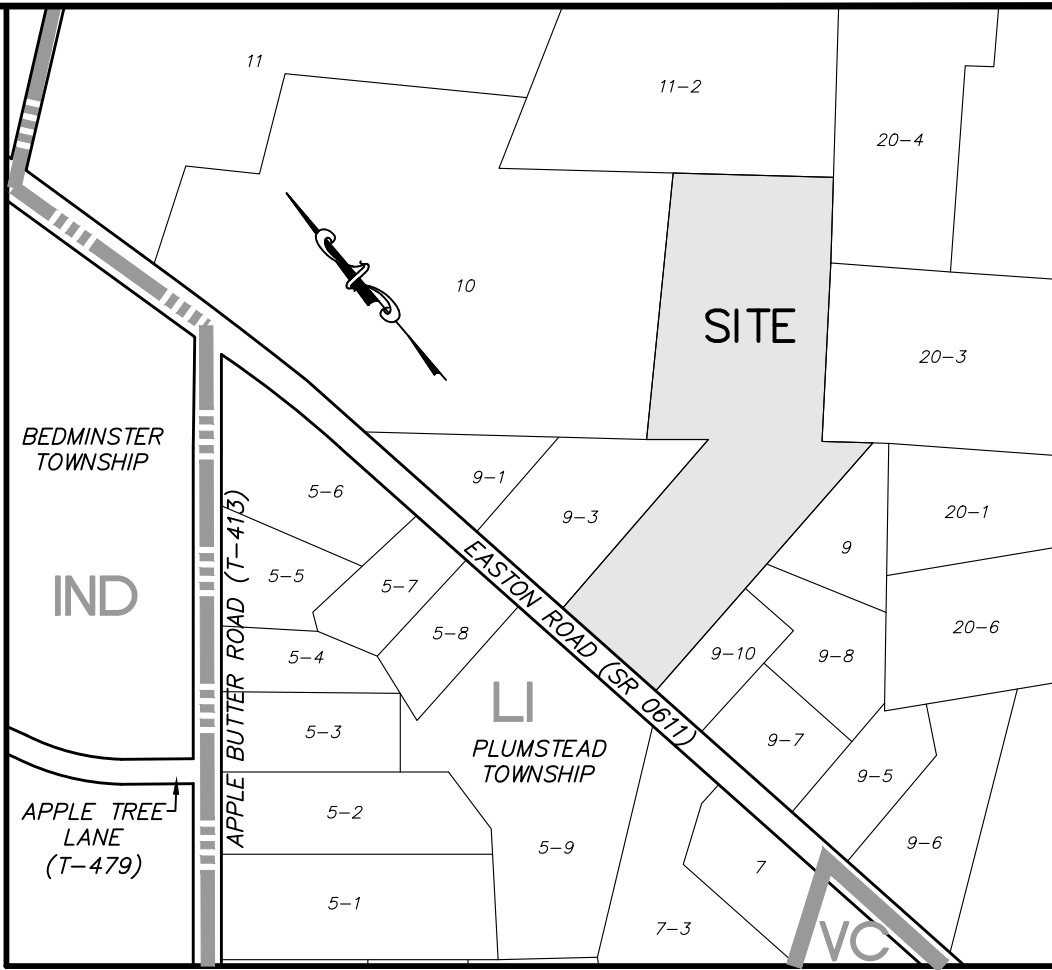
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REFERENCE PLANS

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OWNER OF RECORD:

AIR LIQUIDE AMERICA SPECIALTY GASES LLC
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PLUMSTEADVILLE, PA 18949
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LOCATION MAP

SCALE: 1" = 600'

GRAPHIC SCALE





ENGINEERING WITH FOCUS

- Local/Regional Planning
- Municipal Engineering
- Site Development
- Surveying/Aerial Drones/GIS
- Water/Wastewater
- Bridges/Highways
- Construction Inspection
- Environmental
- Geotechnical/Dams
- Landscape Architecture

REV/DESCRIPTION AUTH DATE

SERIAL NO. _____

Before You Dig Anywhere

811 In... PENNSYLVANIA

Know what's below. STOP! CALL 1-800-242-2776

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PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE

0 10 20 40

1 INCH = 20 FT

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FRANK A. CONSTANZO 12-29-21
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER 026245-E



Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (717) 345-1876

EXISTING FEATURES PLAN

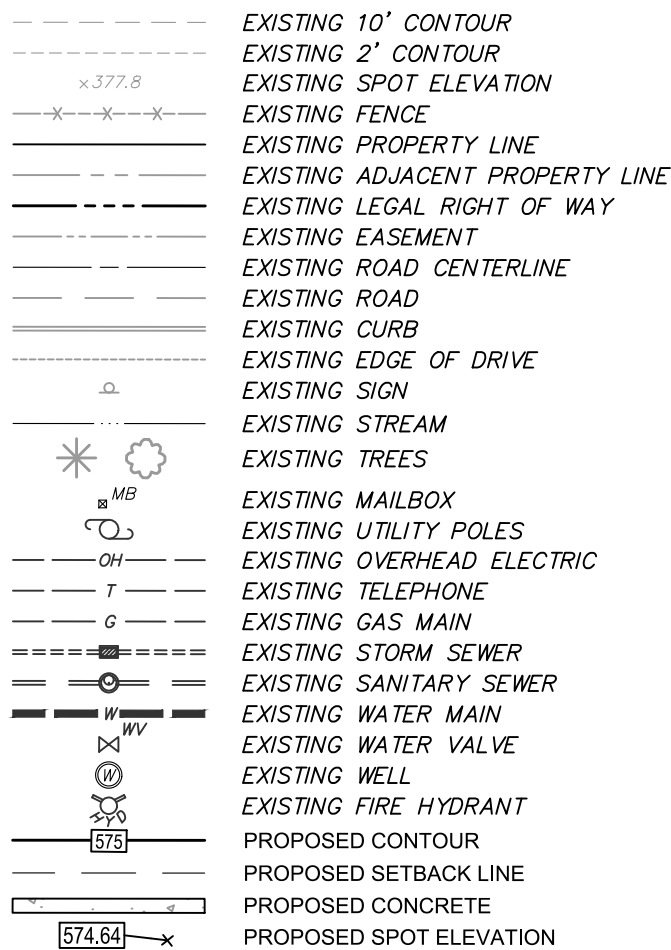
FOR
Airgas
an Air Liquide company

DATE: DECEMBER 29, 2021
SCALE: 1" = 20'
DESIGNED BY: F.A.C.
DRAWN BY: E.N.P.
CHECKED BY: S.D.C.
JOB NUMBER: 19-03-P-A

TMP'S 34-004-009-002

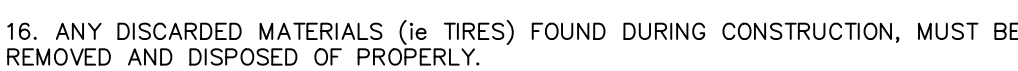
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

ROBERT W. COOK 12-29-21
PENNSYLVANIA PROFESSIONAL
SURVEYOR NUMBER 075236



SANITARY SEWER AND WATER LINE SERVICES FOR THE NEW BUILDING ADDITION SHALL CONNECT TO THE EXISTING BUILDING VIA INTERNAL PLUMBING.

NOTE: EXISTING STONE OR CONCRETE AREAS TO BE REMOVED SHALL BE REPLACED WITH 12" OF TOPSOIL AND STABILIZED WITH PERVIOUS COVER PER SECTION 26-105.C.3.B OF THE STORMWATER MANAGEMENT ORDINANCE.



Van Cleeff
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LL
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFFENGINEERING.COM
PHONE (215) 345-1876

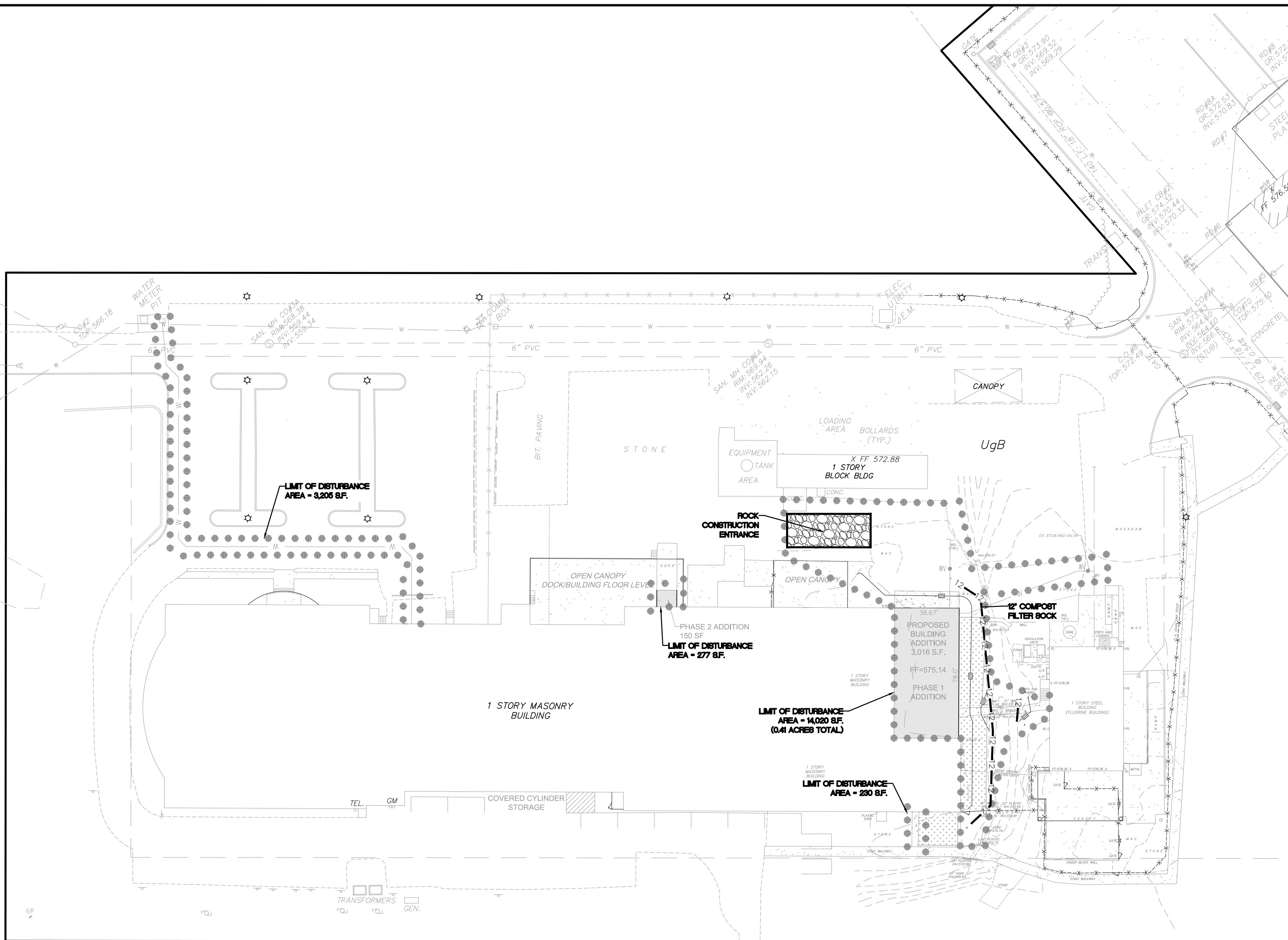
DATE:	DECEMBER 29, 2011
SCALE:	1" = 10'
DESIGNED BY:	F.A.
DRAWN BY:	E.N.
CHECKED BY:	S.D.
JOB NUMBER:	19-03-F

TMP'S 34-004-009-002

**PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**



30111



LEGEND

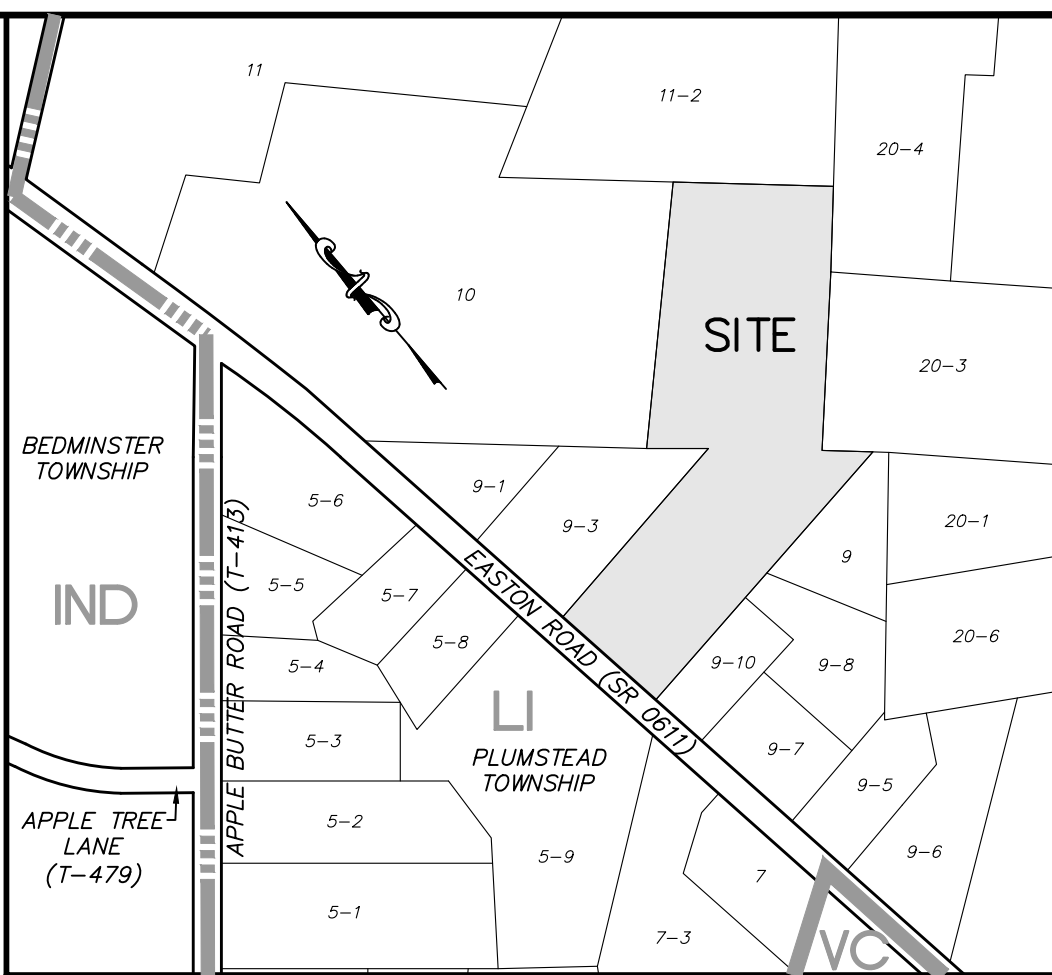
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING FENCE
- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING ROAD CENTERLINE
- EXISTING ROAD
- EXISTING CURB
- EXISTING EDGE OF DRIVE
- EXISTING SIGN
- EXISTING STREAM
- EXISTING TREES
- EXISTING MAILBOX
- EXISTING UTILITY POLES
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- EXISTING GAS MAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WELL
- EXISTING FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED 12" SILT SOCK
- LIMIT OF DISTURBANCE

SOIL LIMITATIONS

SOIL TYPE	CAPABILITY CLASS	SEASONAL HIGH WATER TABLE	DEPTH TO BEDROCK
URBAN LAND-ABBOTTSTOWN COMPLEX 0 TO 8 PERCENT SLOPES (UgB)	URBAN LAND IRRIGATED: NOT RATED NON-IRRIGATED: 8S ABBOTTSTOWN IRRIGATED: NOT RATED NON-IRRIGATED: 3W	ABBOTTSTOWN APPROX. 6 TO 18 INCHES	ABBOTTSTOWN APPROX. 40 TO 60 INCHES

SOIL RESOLUTIONS

- BEDROCK LIMITATION - INFORM CONTRACTOR.
- SEASONAL HIGH WATER TABLE LIMITATION - DURING CONSTRUCTION PONDING WATER NEEDS TO BE PUMPED TO A SEDIMENT FILTER BAG.



LOCATION MAP

SCALE: 1" = 600'

GRAPHIC SCALE



GENERAL NOTES

- APPLICANT: AIRGAS USA, LLC
- OWNER OF RECORD: AIR LIQUIDE AMERICA SPECIALTY GASES LLC
- SITE ADDRESS: 6141 EASTON ROAD PIPERSVILLE, PA 18947
- MAILING ADDRESS: 12800 W. LITTLE YORK HOUSTON, TX 77041
- PROPERTY KNOWN AS TMP: 34-004-009-002 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, PLUMSTEAD TOWNSHIP, PENNSYLVANIA.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY VCEA. THE BOUNDARY WAS TAKEN FROM REFERENCE PLAN 1
- A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN OCTOBER 2019. THE VERTICAL DATUM WAS DERIVED FROM REFERENCE PLAN 1.
- NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON NOVEMBER 1, 2019 (SERIAL NO. 20193050682).
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 169 OF 532, MAP NUMBER 42017C0169J, EFFECTIVE DATE MARCH 16, 2015.

RECYCLING STATEMENT

INDIVIDUALS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 280.1 ET. SEQ., 271.1 AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

THERMAL IMPACT STATEMENT

DURING CONSTRUCTION: THE PRE-DEVELOPMENT CONDITION OF THE SITE GROUND COVER IS DENSE GRASS AND FEW TREES WHICH PROVIDES SOME SHADE FOR GROUND RUNOFF TRAVELING ALONG IT. IN ORDER TO MINIMIZE THERMAL IMPACTS DURING CONSTRUCTION, THE DISTURBED AREA WILL IMMEDIATELY BE STABILIZED TO REDUCE SUN EXPOSURE TO THE DISTURBED AREA.

POST CONSTRUCTION: THERMAL IMPACTS FOR THE PROPOSED DEVELOPMENT ARE BEING MINIMIZED BY MAINTAINED LAWNS. THE VEGETATION WILL PROVIDE SHADING OF THE RUNOFF AND WILL PROVIDE AN OPPORTUNITY FOR INFILTRATION AND PLANT UPTAKE OF THE RUNOFF.



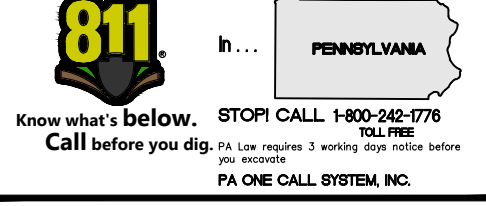
- Local/Regional Planning
- Municipal Engineering
- Site Development
- Surveying/Aerial Drones/GIS
- Water/Wastewater

- Bridges/Highways
- Construction Inspection
- Environmental
- Geotechnical/Dams
- Landscape Architecture

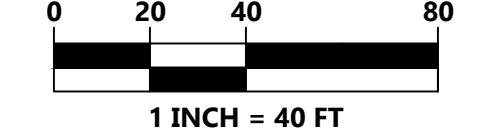
REV/DESCRIPTION AUTH DATE

SERIAL NO. _____

Before You Dig Anywhere



GRAPHIC SCALE



1 INCH = 40 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

FRANK A. CONSTANZO 12-29-21
PENNSYLVANIA PROFESSIONAL
ENGINEER NUMBER 026245-E



VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (717) 345-1876

EROSION and
SEDIMENTATION
CONTROL
PLAN
FOR
Airgas.
an Air Liquide company

DATE: DECEMBER 29, 2021
SCALE: 1"=40'
DESIGNED BY: F.A.C.
DRAWN BY: E.N.P.
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