

LAND DEVELOPMENT PLANS OF REMODELING AND ADDITION

PREPARED FOR



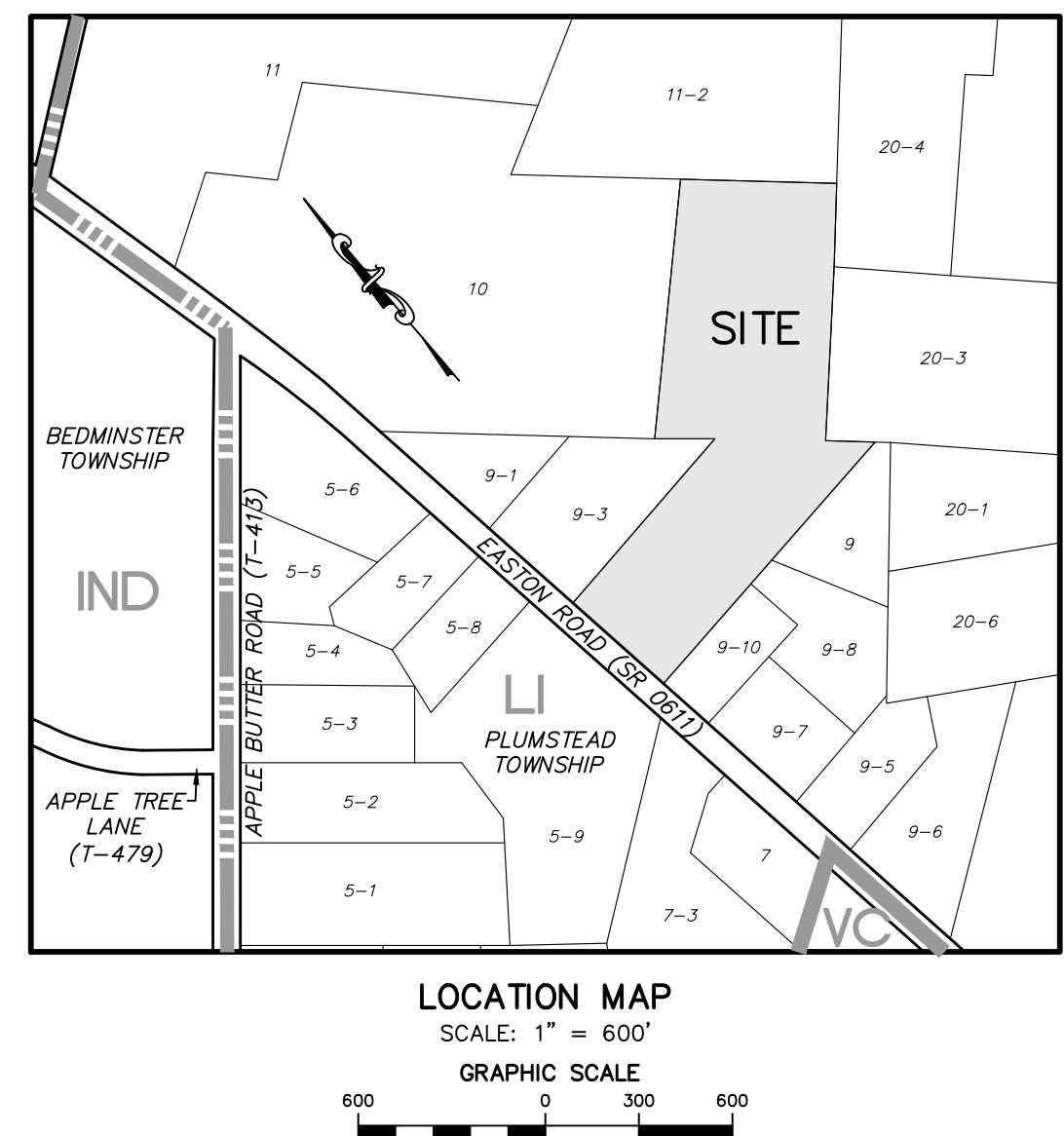
an Air Liquide company

SITUATED IN

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

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

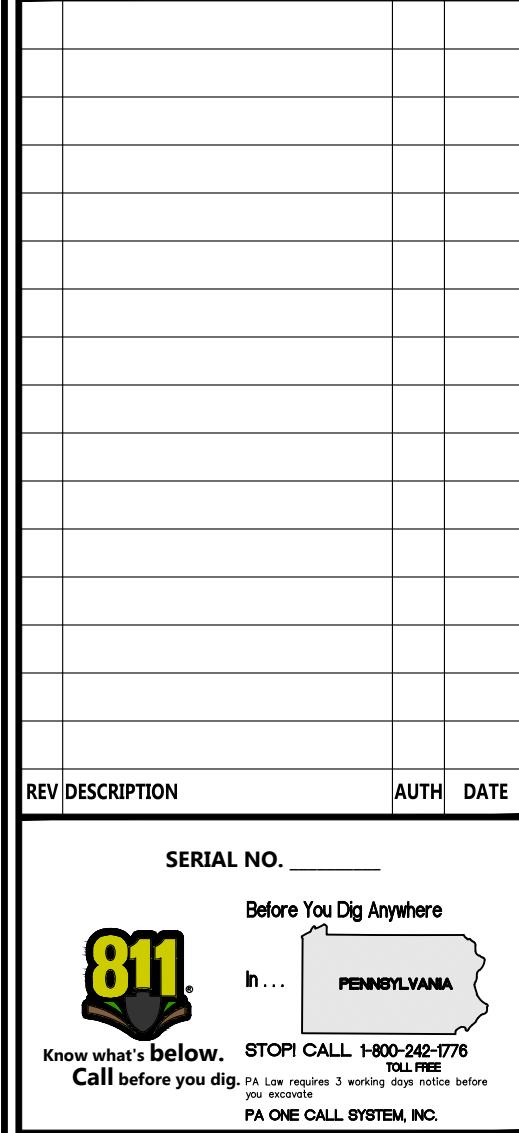
SITE INFORMATION
TMP 34-4-9-2
LAND RECORD BOOK 5597 PAGE 0514



DATE: DECEMBER 29, 2021

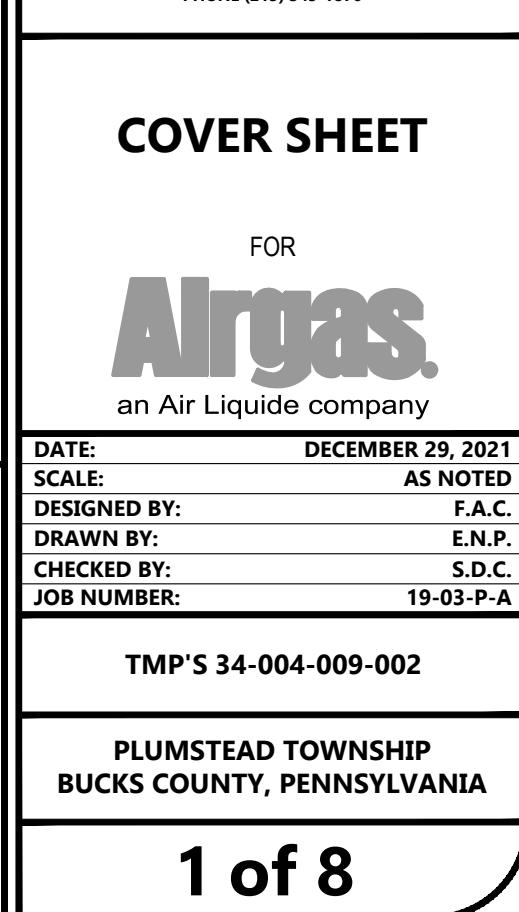
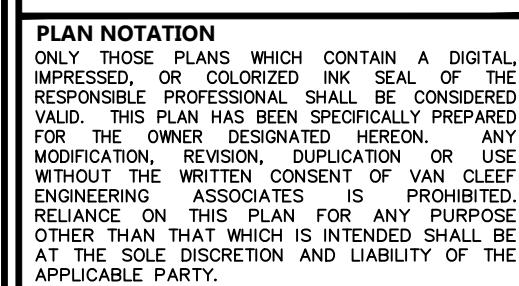


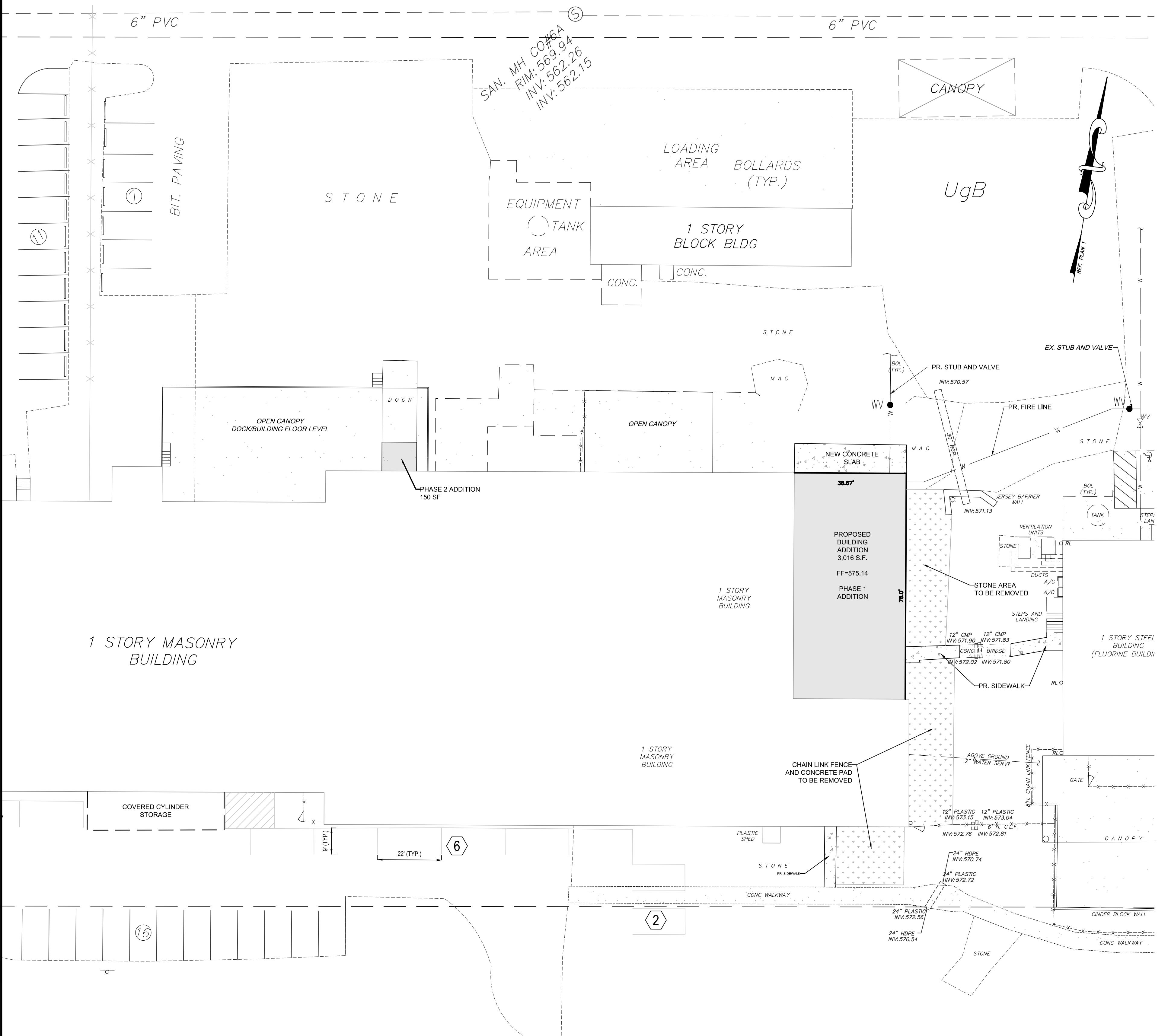
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876



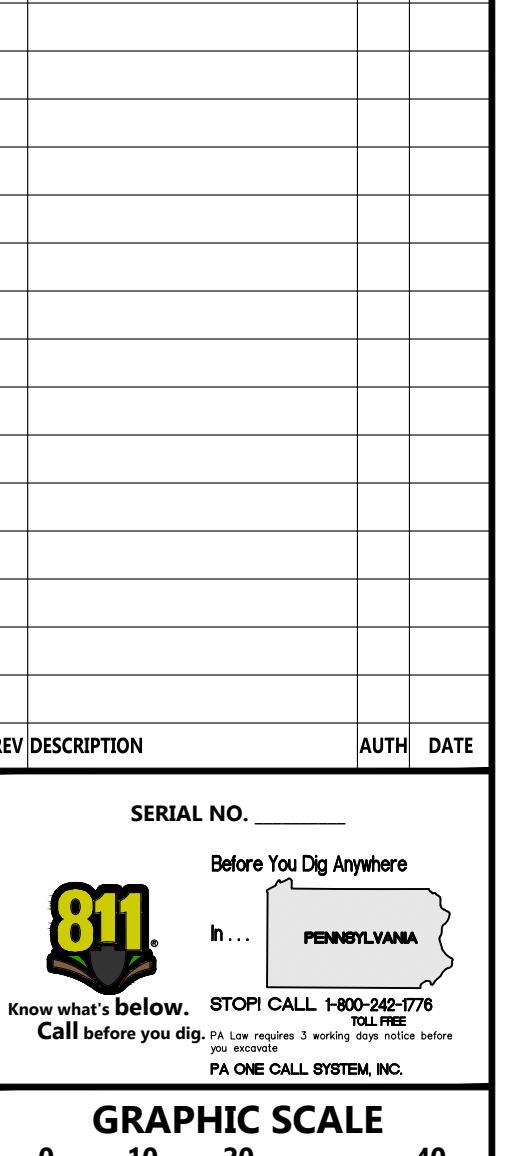
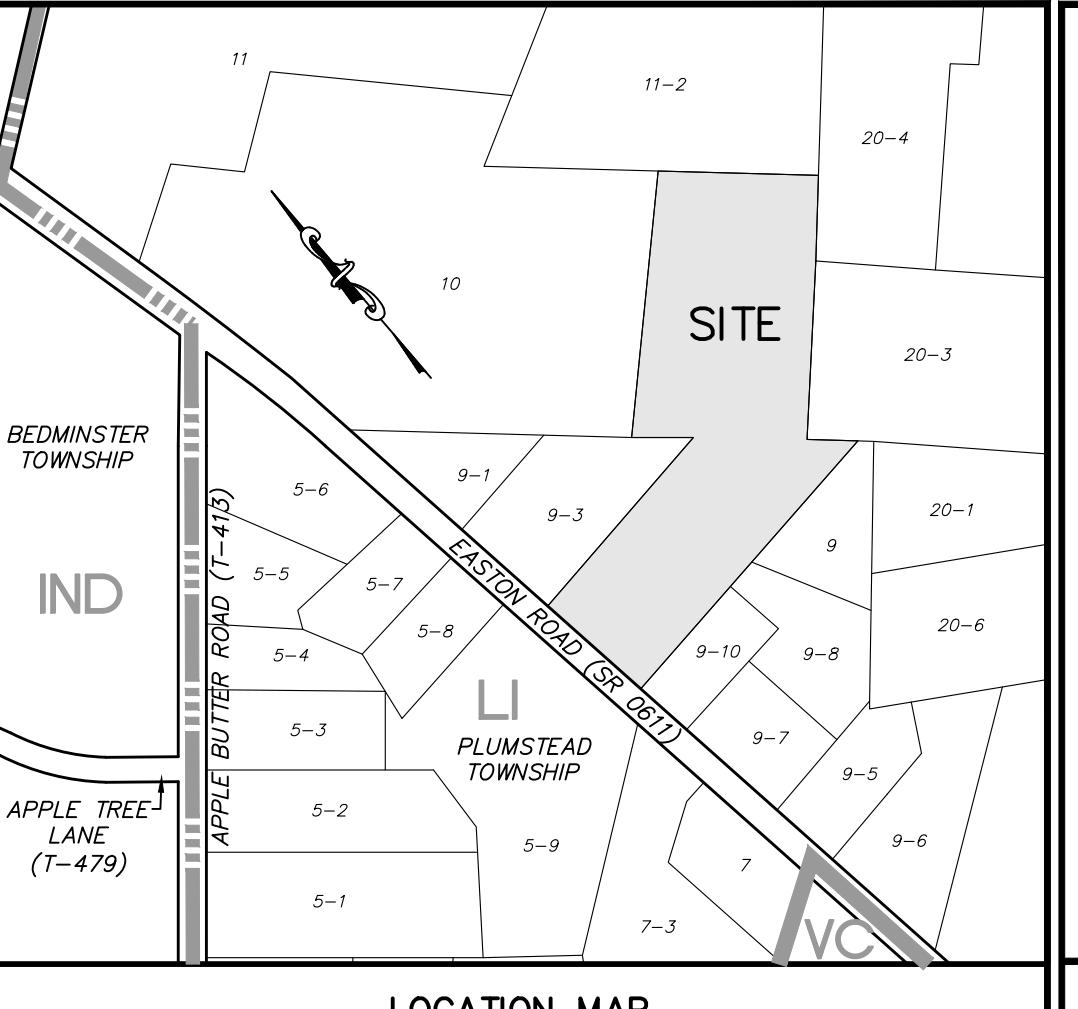
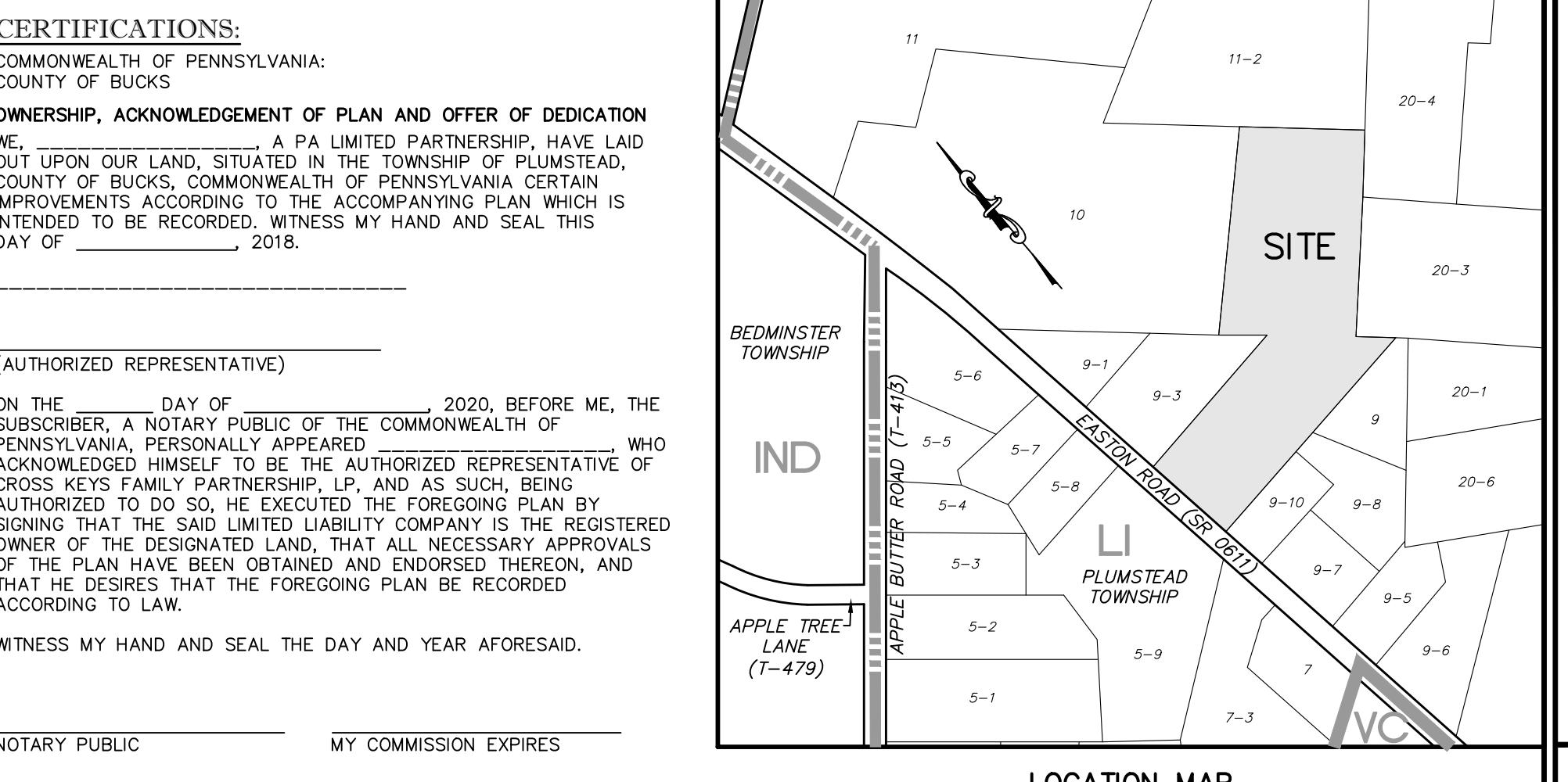
INDEX OF SHEETS

| SHEET No. | TITLE |
|-----------|--|
| 1 | COVER SHEET |
| 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 |





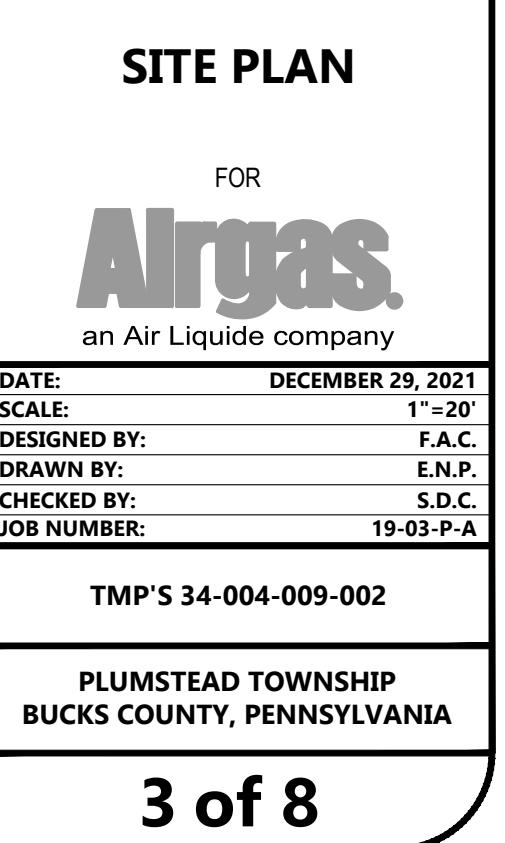
| NATURAL RESOURCE PROTECTION | | RESOURCE PROTECTION RATIO | LAND IN RESOURCE | TOTAL REQUIRED RESOURCE PROTECTION LAND | TOTAL PROPOSED PROTECTION LAND | PARKING REQUIREMENTS: |
|--|--|---------------------------|------------------|---|--------------------------------|--|
| FLOODPLAINS | | 1.00 | 0.00 AC. | 0.00 AC. | 0.00 AC. | PROPOSED: 175 SPACES* |
| STREAMS, WATERCOURSES, WATERS OF COMMONWEALTH, WATER OF U.S. AND RIPARIAN BUFFER AREAS | | 1.00 | 0.00 AC. | 0.00 AC. | 0.00 AC. | |
| LAKES OR PONDS | | 1.00 | 0.00 AC. | 0.00 AC. | 0.00 AC. | |
| WETLANDS/WETLAND MARGIN | | 1.00 | 0.00 AC. | 0.00 AC. | 0.00 AC. | |
| STEEP SLOPES (25%+) | | .85 | 0.00 AC. | 0.00 AC. | 0.00 AC. | |
| STEEP SLOPES (15%-25%) | | .70 | 0.00 AC. | 0.00 AC. | 0.00 AC. | |
| WOODLAND | | .60 | 1.93 AC* | 1.16 AC. | 1.82 AC* | *AS TAKEN FROM PREVIOUSLY RECORDED PLANS |

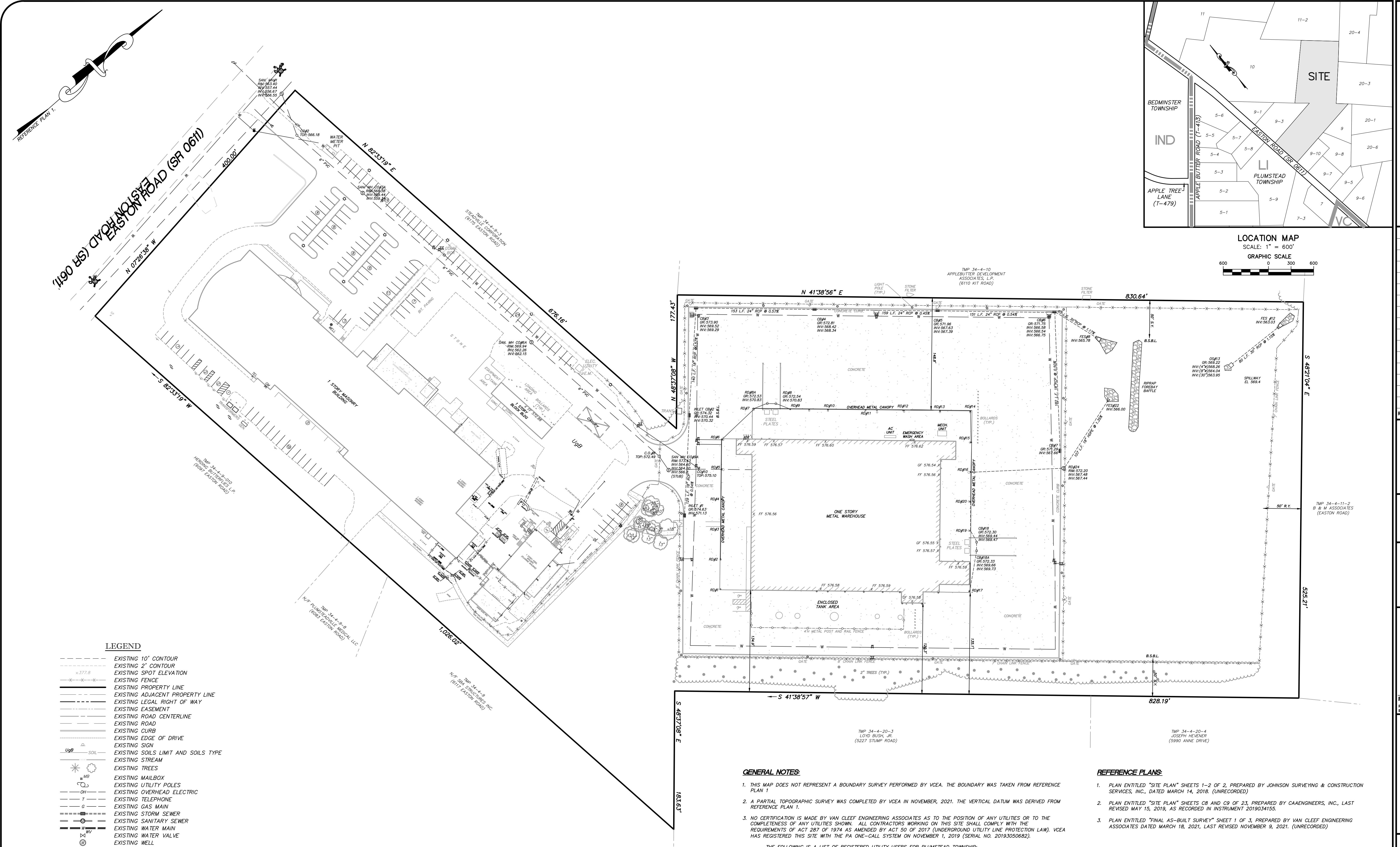


PLAN NOTATION
ON THIS PLANS WHICH CONTAIN A DIGITAL
IMPRINTED, OR COLORIZED INK SEAL OF THE
RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED
VALID AND SHALL BE PREPARED FOR THE
OWNER DESIGNATED HEREON. ANY
REPRODUCTION, DUPLICATION, OR USE
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF
ENGINEERING ASSOCIATES IS PROHIBITED.
REFERENCE ON THIS PLANS 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
AIR LIQUIDE AMERICA PROFESSIONAL
ENGINEER NUMBER 026245-E

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
PHONE: (215) 345-1776





OVERALL EXISTING FEATURES PLAN

FOR
Argas.
an Air Liquide company

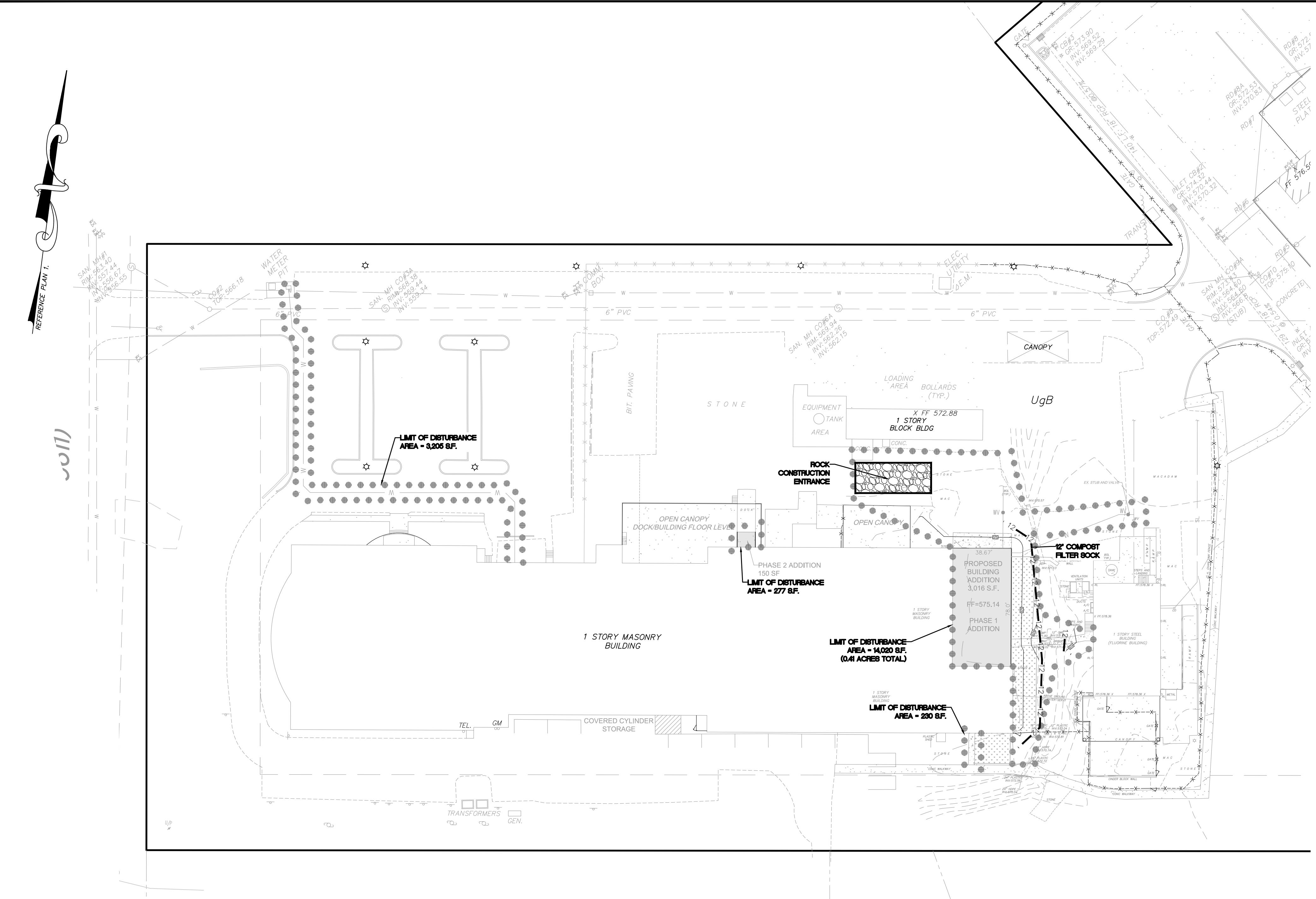
DATE: DECEMBER 29, 2021
SCALE: 1"=60'
DESIGNED BY: F.A.C.
DRAWN BY: E.N.P.
CHECKED BY: S.D.C.
JOB NUMBER: 19-03-P-A

TMP'S 34-004-009-002

PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

ROBERT W. COOK
PENNSYLVANIA PROFESSIONAL SURVEYOR NUMBER 07526
12-29-21

4 of 8



LEGEND

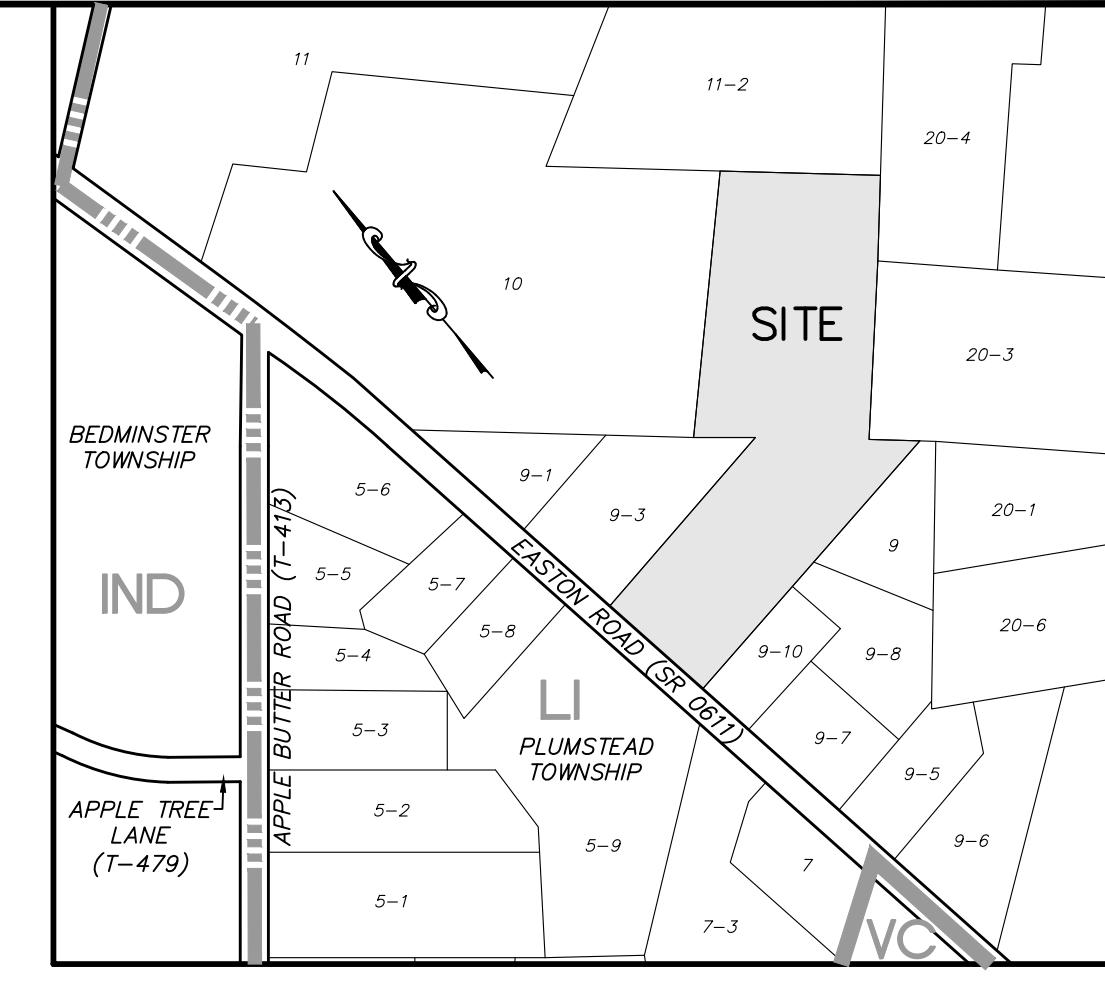
- Existing 10' Contour
- Existing 2' Contour
- Existing Spot Elevation
- Existing Fence
- Existing Property Line
- Existing Adjacent Property Line
- Existing Legal Right of Way
- Existing Easement
- Existing Road Centerline
- Existing Road
- Existing Curb
- Existing Edge of Drive
- Existing Sign
- Existing Stream
- Existing 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 APPROX. 6 TO 18 INCHES | ABBOTTSTOWN APPROX. 40 TO 60 INCHES | |

SOIL RESOLUTIONS

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



GENERAL NOTES

1. APPLICANT: AIRGAS USA, LLC
2. 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
3. PROPERTY KNOWN AS TMP: 34-004-009-002 AS IDENTIFIED ON THE OFFICIAL TAX MAPS OF MONTGOMERY COUNTY, PLUMSTEAD TOWNSHIP, PENNSYLVANIA.
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY PERFORMED BY VCEA. THE BOUNDARY WAS TAKEN FROM REFERENCE PLAN 1.
5. A PARTIAL TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN OCTOBER 2019. THE VERTICAL DATUM WAS DERIVED FROM REFERENCE PLAN 1.
6. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE EXISTENCE AND QUALITY OR 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).
7. THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
8. 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.
9. 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 42017C0169, 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 WASTE, INDUSTRIAL WASTE, AND OTHER WASTE, EXCEPT SOIL MATERIALS, CONCRETE, WASH WATER, SANTAR, WASTE, 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 260.1 ET. SEQ., 271, ET SEQ. AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNRECYCLED 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 DRY GRASS AND A FEW TREES WHICH PROVIDES SOME SHADE FOR THE RUNOFF. DURING CONSTRUCTION, 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.

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



EROSION and SEDIMENTATION CONTROL PLAN

FOR
Aargas.
an Air Liquide company

DATE: DECEMBER 29, 2021
SCALE: 1"=40'
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

