

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR
PANTERA REALTY, LLC

RIVERVIEW BANQUET FACILITY & FINE DINING RESTAURANT

SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GENERAL NOTES:

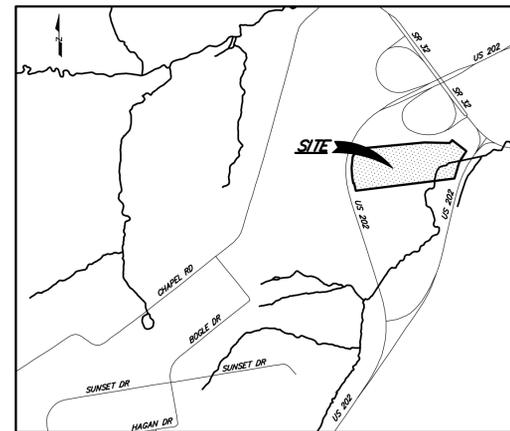
- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY GILMORE & ASSOCIATES INC. IN OCTOBER OF 2016 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON FLOOD ELEVATION REFERENCE MARKS AND CONVERTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING US ACME VERTCON SOFTWARE. THE ELEVATION REFERENCE MARK IS A PENNSYLVANIA DEPARTMENT OF HIGHWAY BRASS DISK ON THE HEADWALL AT THE INTERSECTION OF RABBIT RUN AND RIVER ROAD.
- DENOTES EXISTING CONCRETE MONUMENT.
 - DENOTES EXISTING PIN OR IRON PIPE.
 - DENOTES CONCRETE MONUMENT TO BE SET.
 - DENOTES PIPE OR PIN TO BE SET. (USE MAG-NAIL IN PAVED LOCATIONS)
- WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE 1989 FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS AMENDED, ON MARCH 18, 2014 BY DELVAL SOIL ENVIRONMENTAL CONSULTANTS OF DOYLESTOWN, PA.
- DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARK-OUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/ FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. GILMORE & ASSOCIATES INC. HAS OBTAINED PA-ONE CALL SERIAL NUMBER(S) AS NOTED ON THIS PLAN FOR DESIGN PURPOSES ONLY.
- PLAN SHEETS 1 THRU 40 AS IDENTIFIED IN THE LIST OF DRAWINGS ON RECORD AT SOLEBURY TOWNSHIP SHALL BE CONSIDERED A PART OF THE APPROVED PLAN SET AS IF RECORDED WITH SAME.
- ALL BUILDINGS ON-SITE TO BE SERVED BY COMMUNITY ON-LOT SEWAGE DISPOSAL AND PROPOSED ON-SITE PUBLIC WATER SUPPLY.
- ALL UTILITIES TO BE LOCATED UNDERGROUND.
- ALL CONTRACTORS WORKING ON THE PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- ALL CONSTRUCTION REQUIREMENTS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND DETAILS OF SOLEBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, PADEP AND/OR PENNDOT FORM 408, LATEST EDITION, AND PA-UCC WHERE APPLICABLE.
- NO STRUCTURES, FENCE, PLANTINGS, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL SO AS TO INTERFERE WITH TRAFFIC VISIBILITY WITHIN THE CLEAR SIGHT TRIANGLES SHOWN AT ALL INTERSECTIONS. AT EACH POINT WHERE A DRIVEWAY INTERSECTS A STREET, A CLEAR SIGHT TRIANGLE OF FIFTY (50) FEET MEASURED FROM THE POINT OF INTERSECTION OF THE RIGHT-OF-WAY OF THE DRIVEWAY AND STREET SHALL BE MAINTAINED IN EACH DIRECTION, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.
- I, _____, ACKNOWLEDGE THAT ALL STORMWATER FACILITIES AND BEST MANAGEMENT PRACTICES ASSOCIATED WITH THIS PLAN CANNOT BE ALTERED OR REMOVED UNLESS SUCH ALTERATION OR REMOVAL IS APPROVED BY SOLEBURY TOWNSHIP.

SIGNATURE _____
DATE _____

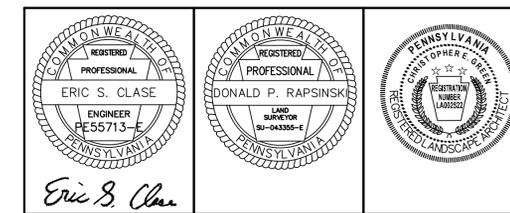
I, ERIC S. CLASE, HEREBY CERTIFY THAT I HAVE REVIEWED THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND THAT SAID PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE SOLEBURY TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SIGNATURE *Eric S. Clase*
DATE _____

- THE PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN ARE A BASIC AND PERPETUAL PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF SOLEBURY AND AS SUCH, ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH THE APPROVED FINAL PLAN. THE TOWNSHIP OF SOLEBURY, AND/OR ITS AGENTS, RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON THE SITE FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER.
- THE DEVELOPER OF THIS PROJECT HOLDS SOLEBURY TOWNSHIP HARMLESS IN ANY STORMWATER DIRECTED OFF-SITE.
- SITE OWNER/PERMITTEE IS RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES AND STORMWATER DRAINAGE SYSTEM.
- REFER TO "POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) NARRATIVE" AND "EROSION & SEDIMENT CONTROL NARRATIVE" FOR ADDITIONAL DESIGN INFORMATION AND CALCULATIONS. THESE REPORTS AND CALCULATIONS ARE HEREBY MADE A PART OF THESE APPROVED PLANS BY REFERENCE.
- SITE SIGNAGE SHALL BE INSTALLED AS SHOWN ON THESE PLANS.
- THE PROJECT SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP PANEL 42017C-0214-J, BUCKS COUNTY, PENNSYLVANIA, EFFECTIVE DATE MARCH 16, 2015.
- A DETAILED FLOODPLAIN STUDY WAS CONDUCTED BY GILMORE & ASSOC., INC. FOR RABBIT RUN CREEK. THE LIMIT OF THE 100 YEAR FLOODPLAIN IS SHOWN ON THE PLAN PER FLOODPLAIN STUDY TITLED "HCC-RAS WATER SURFACE PROFILES FOR RABBIT RUN CREEK", DATED JULY 14, 2016, AND INCLUDED IN SECTION 1100 OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) NARRATIVE.
- THERE SHALL BE NO PLANTING OR CONSTRUCTION WITHIN RIGHT-OF-WAY OR EASEMENT, EXCEPT WHERE SHOWN ON THIS PLAN.
- THE TOWNSHIP PARK AND RECREATION REQUIREMENT WILL BE FULFILLED BY A FEE IN LIEU OF DEDICATION OF LAND.
- DISTURBANCES TO NATURAL RESOURCES INCLUDING STEEP SLOPES, WATERS OF THE COMMONWEALTH, AND FLOODPLAINS SHALL BE LIMITED TO THAT SHOWN IN THE TABLE.
- SOLEBURY TOWNSHIP ORDINANCES UTILIZED FOR THIS PROJECT INCLUDE:
 - ZONING ORDINANCE DATED JUNE 8, 1988, REVISED JANUARY 2013;
 - SUBDIVISION AND LAND DEVELOPMENT ORDINANCE DATED MAY 18, 2004, EFFECTIVE MAY 25, 2004;
 - STORMWATER MANAGEMENT ORDINANCE DATED MAY 24, 2011.
- RECEIVING WATER NAME: RABBIT RUN (TRIBUTARY TO DELAWARE RIVER)
- CHAPTER 93 RECEIVING WATER CLASSIFICATION: TSF, MF
- ANY PLANT MATERIAL WHICH DOES NOT SURVIVE, EXHIBITS POOR GROWTH HABITS, IS DISEASED, IS MISSING, OR IS DAMAGED BY DEER OR NATURAL CAUSES WITHIN EIGHTEEN(18) MONTHS FROM THE DATE OF ACCEPTANCE BY THE TOWNSHIP, OR EIGHTEEN(18) MONTHS FOLLOWING INSTALLATION OF REPLACEMENT LANDSCAPE MATERIAL, WHICHEVER IS GREATER, SHALL BE REPLACED IN KIND BY THE DEVELOPER.
- THE FOUR-STEP DESIGN PROCESS, AS DESCRIBED IN THE SOLEBURY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, WAS UTILIZED AND COMPLETED IN THE PREPARATION OF THIS PLAN. PROPOSED RESOURCE DISTURBANCE OR CONSERVATION MAY BE FOUND ON SHEET 7 - RESOURCE CONSERVATION PLAN.
- A HIGHWAY OCCUPANCY PERMIT HAS BEEN RECEIVED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF THE PROPOSED DRIVES (PERMIT NO. 06091856, ISSUED JANUARY 30, 2017). ALL CONDITIONS IMPOSED BY THIS PERMIT SHALL BE ADHERED TO. REFER TO HOP PLAN SET PREPARED BY TRAFFIC PLANNING AND DESIGN, INC., DATED JANUARY 20, 2017.
- PROPERTY IS KNOWN AS TAX MAP PARCEL 41-28-67-3, LOCATED IN SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AS RECORDED IN DEED BOOK 6911, PAGE 2001, BUCKS COUNTY RECORDER OF DEEDS.
- ALL DELIVERIES TO THE BANQUET FACILITY SHALL BE PROHIBITED DURING EVENTS.
- ALL DELIVERIES TO THE RESTAURANT SHALL BE RESTRICTED TO OFF PEAK HOURS.
- PROPOSED UTILITIES SUCH AS ELECTRIC, GAS, TELEPHONE, CABLE, ETC., WILL BE INSTALLED UNDERGROUND AND PROVIDED ON THE PLAN AT LOCATIONS APPROVED BY UTILITY COMPANIES PRIOR TO FINAL PLAN APPROVAL.



LOCATION MAP
SCALE: 1"=800'



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

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6	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	04/22/19	RBF
5	REVISED PER NPDES/BODD TECHNICAL DEFICIENCY LETTER DATED 8/31/18	10/19/18	DPB
4	NPDES SUBMISSION	07/18/18	TMC
3	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	03/23/18	ESC
2	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	09/07/17	RBF
1	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	04/21/17	RBF

OWNER: PANTERA REALTY, LLC P.O. BOX 272 FLEMINGTON, NJ 08822-0272 (908) 788-2288	TAX MAP PARCEL NO.: 41-28-67-3	PRELIMINARY/FINAL LAND DEVELOPMENT PLAN COVER SHEET (RECORD SHEET 1 OF 3) RIVERVIEW BANQUET FACILITY & FINE DINING RESTAURANT SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
MUNICIPAL FILE NO.: XX	TOTAL NET/GROSS AREA: 10.01 AC.	GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES CORPORATE HEADQUARTERS 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com
DATE: 9/02/16	SCALE: AS NOTED	
		JOB NO.: 2013-12017-01 SHEET NO.: 1 OF 40
DESIGNED BY: RBF	DRAWN BY: RBF	CHECKED BY: ESC

PLAN DATE: SEPTEMBER 2, 2016
LAST REVISED: APRIL 9, 2021

NOT APPROVED FOR CONSTRUCTION

SITE PARKING CALCULATIONS:

PHASE 1 BARN RESTAURANT - LOWER LEVEL (4,444 S.F.) RESTAURANT - UPPER LEVEL (4,520 S.F.) RESTAURANT - TOTAL (8,964 S.F.) 1 P.S. / 75 S.F. 120 P.S. REQ'D; 120 PROVIDED SERVICE / EMPLOYEES TOTAL 12 P.S. REQ'D; 12 PROVIDED RECEPTION SUITE* TOTAL 2 P.S. REQ'D; 2 PROVIDED PHASE 1 TOTAL 134 P.S. REQ'D; 134 PROVIDED

* BRIDAL HOUSE/RECEPTION SUITE IS NOT A LISTED USE WITHIN THE SOLEBURY TOWNSHIP ZONING ORDINANCE. THE BRIDAL HOUSE WILL BE USED BY ATTENDEES OF THE WEDDING AND THE 2 SPACES PROVIDED ARE FOR CONVENIENCE ONLY.

NOTE:

WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE 1989 FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS AMENDED, ON MARCH 18, 2014 BY DELVAL SOIL ENVIRONMENTAL CONSULTANTS OF DOYLESTOWN, PA.

BULK SITE REQUIREMENTS:

1. ARTICLE 11 - LI, LIGHT INDUSTRIAL DISTRICT 2. PROPOSED USE - BANQUET FACILITY & FINE DINING RESTAURANT A. MINIMUM LOT AREA 10 ACRES 10.01 ACRES PROVIDED B. MINIMUM LOT WIDTH AT BUILDING LINE 400 FT. 400.36 FT. C. MINIMUM LOT WIDTH AT STREET LINE 250 FT. 456.23 FT. D. MAXIMUM IMPERVIOUS SURFACE COVERAGE 50% 44.5% E. MAXIMUM BUILDING COVERAGE 20% 6.9% F. BUILDING SETBACKS EXISTING DWELLING/PROPOSED BRIDAL HOUSE/RECEPTION SUITE FRONT YARD: 75 FT. 22.26 FT.* REAR YARD: 75 FT. 741.40 FT. SIDE YARD: 75 FT. 78.14 FT. EXISTING BARN/PROPOSED RESTAURANT FRONT YARD: 75 FT. 181.33 FT. REAR YARD: 75 FT. 535.59 FT. SIDE YARD: 75 FT. 0 FT.* PROPOSED BANQUET FACILITY FRONT YARD: 75 FT. 386.25 FT. REAR YARD: 75 FT. 130.27 FT. SIDE YARD: 75 FT. 110.50 FT. G. MAXIMUM BUILDING HEIGHT 40 FT. 39.5 FT. H. OFF-STREET PARKING SPACES 269 269 * EXISTING STRUCTURES DO NOT CONFORM TO MINIMUM SETBACKS

LEGEND:

- EXISTING WELL, EXISTING STORM INLET, EXISTING UTILITY POLE, EXISTING TELEPHONE MANHOLE, EXISTING LIGHT STANDARD, EXISTING SIGN, PARKING COUNT, ADA ACCESSIBLE PARKING STALL, PROPOSED SIGN, FOUND MONUMENT, CONCRETE MONUMENT TO BE SET, IRON PIN TO BE SET, EXISTING FENCELINE, EXISTING STREAM CENTERLINE, LIMIT OF EXISTING WATERS

SIGHT DISTANCE NOTE:

1. ALL SIGHT DISTANCE OBSTRUCTIONS SHALL BE REMOVED BY THE DEVELOPER TO PROVIDE A MINIMUM OF 393' AND 215' OF CONTINUOUS SIGHT DISTANCE TO THE LEFT OF THE PROPOSED DRIVES (AS SHOWN ON THE PLAN) AND 723' OF CONTINUOUS SIGHT DISTANCE TO THE RIGHT OF THE PROPOSED DRIVES FOR A DRIVER EXITING THE PROPOSED INTERSECTION ONTO THE THROUGH HIGHWAY. THE DRIVER MUST BE CONSIDERED TO BE POSITIONED 10 FEET FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF 3'-6" ABOVE THE PAVED SURFACE. THE POINT SIGHTED BY THE EXITING DRIVER SHALL ALSO BE 3'-6" ABOVE THE PAVED SURFACE LOCATED IN THE CENTER OF THE CLOSEST HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY THE APPROACHING TRAFFIC. THE CONTINUOUS SIGHT DISTANCE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

VARIANCES GRANTED:

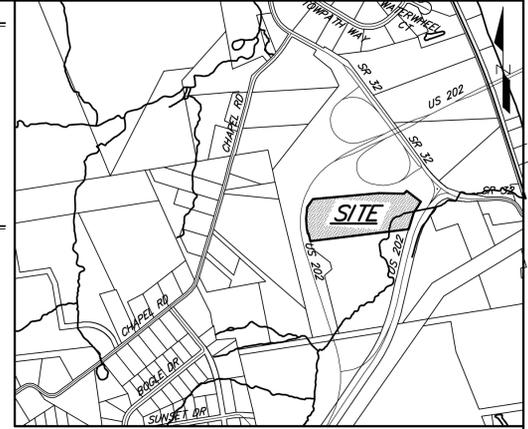
THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING HEARING BOARD OF SOLEBURY TOWNSHIP ON DECEMBER 28, 2013. THE VARIANCES WERE EXTENDED ON SEPTEMBER 10, 2019 TO SEPTEMBER 10, 2020. A. FROM SECTION 1101.D, TO PERMIT THE PROPOSED USE OF THE PROPERTY AS A BANQUET FACILITY AND RESTAURANT. IN ADDITION THE BOARD CONCLUDED THAT ADDITIONAL VARIANCES FOR THE DISTURBANCE OF NATURAL RESOURCES AND THE PARKING SETBACK ARE NOT REQUIRED SO LONG AS THE PROPOSED PLAN IS EQUAL TO OR LESS THAN THE PREVIOUSLY APPROVED LAND DEVELOPMENT PLAN FOR BRIDGEWAY OFFICE PARK.

CONDITIONAL USE DECISION:

THE FOLLOWING CONDITIONAL USES WERE GRANTED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS ON SEPTEMBER 3, 2003. A. PERMIT THE ENTRANCE DRIVE AND UTILITIES TO CROSS RABBIT RUN CREEK (SECTION 1408.E.3). B. ALLOW THE ENTRANCE DRIVE TO CROSS STEEP SLOPES (SECTION 1502.A.2). C. ALLOW PARKING ON STEEP SLOPES (SECTION 1502.B.2). D. ALLOW THE APPLICANT TO REMOVE A DAM WHICH HAS FALLEN INTO DISREPAIR FROM THE RABBIT RUN (SECTION 1408.A.3).

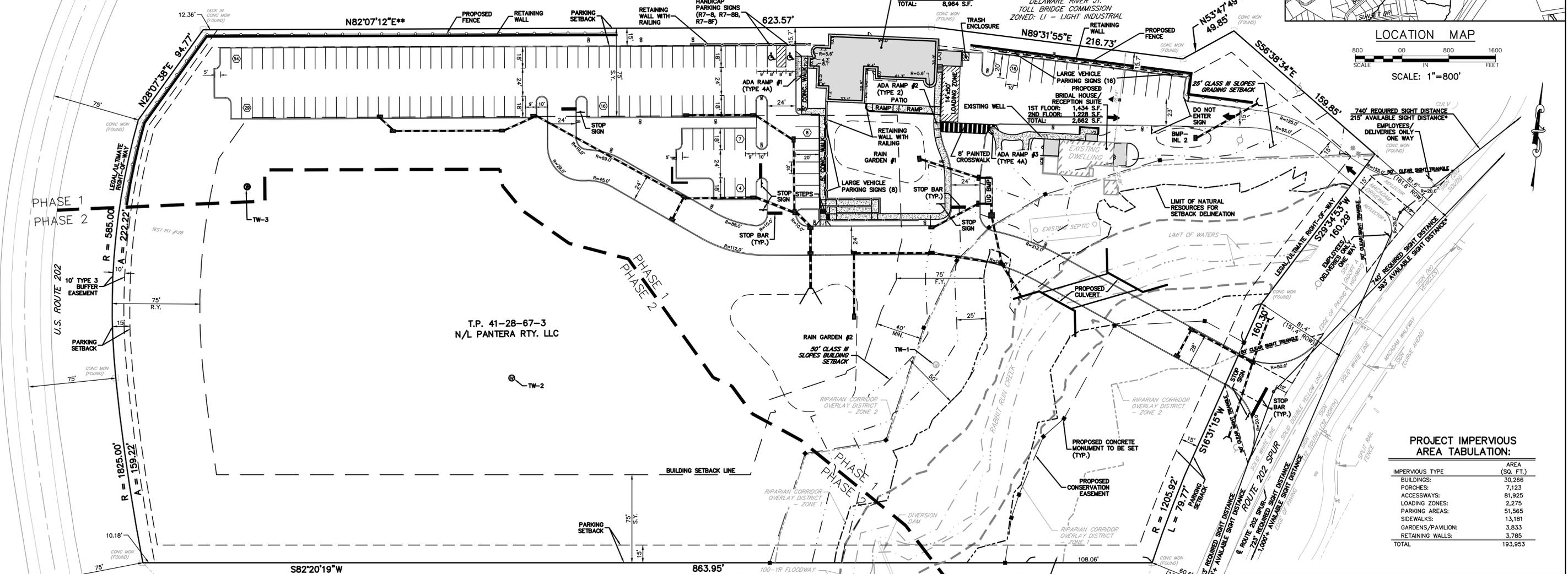
REFERENCE BEARING: N82°07'12"E**

BEING THE NORTHERN PROPERTY LINE OF TAX MAP PARCEL 41-28-67-3 PER REFERENCE MAP



LOCATION MAP

SCALE: 1"=800'



PROJECT IMPERVIOUS AREA TABULATION:

Table with 2 columns: IMPERVIOUS TYPE and AREA (SQ. FT.). Rows include BUILDINGS (30,266), PORCHES (7,123), ACCESSWAYS (81,925), LOADING ZONES (2,275), PARKING AREAS (51,565), SIDEWALKS (13,181), GARDENS/PATIO (3,833), RETAINING WALLS (3,785), and TOTAL (193,953).

WAIVERS/MODIFICATIONS REQUESTED:

THE FOLLOWING WAIVERS/MODIFICATIONS ARE REQUESTED FROM SOLEBURY TOWNSHIP'S SALDO AND STORM WATER MANAGEMENT ORDINANCES. A. FROM THE PROVISIONS OF §4.00.D AND §4.05.B, WHICH PROVIDES THE REQUIRED REVIEW PROCESS AND PLAN SUBMISSIONS (SEE NEW STEPS); A WAIVER IS REQUESTED TO ALLOW THE SIMULTANEOUS CONSIDERATION OF THE AMENDED PRELIMINARY AND FINAL PLAN. THE PLAN PREVIOUSLY RECEIVED PRELIMINARY PLAN APPROVAL HOWEVER THAT APPLICANT MADE SOME MINOR REVISIONS TO THE PLAN. THE TOWNSHIP HAS REQUESTED THE PLAN TO REOBTAIN PRELIMINARY PLAN APPROVAL. THEREFORE, THE APPLICANT RESPECTFULLY REQUESTS THE TOWNSHIP CONSIDER THE AMENDED PRELIMINARY AND FINAL PLAN APPROVAL AT THE SAME TIME. B. FROM THE PROVISIONS OF §5.13.A.3, WHICH REQUIRES A MINIMUM DIAMETER OF ALL STORM PIPES TO BE 18 INCHES; A PARTIAL WAIVER IS REQUESTED TO ALLOW THE PROPOSED STORM PIPES FROM THE TWO PROPOSED TRENCH DRAINS TO BE LESS THAN 18" - THE PROPOSED STORM PIPES ARE 10" AND 15" IN DIAMETER RESPECTIVELY. IT IS UNREASONABLE TO ASK THE APPLICANT TO INCREASE THE PROPOSED STORM PIPES TO 18" AS THIS INCREASE WOULD GREATLY OVERSIZE THE PROPOSED TRENCH DRAINS WHICH HAVE BEEN DESIGNED PER INDUSTRY STANDARDS. C. FROM THE PROVISIONS OF §5.18.B.1, WHICH REQUIRES PARKING SPACES TO BE 10 FEET WIDE AND 20 FEET LONG; THE APPLICANT IS PROPOSING 9 FOOT WIDE AND 18 FOOT LONG PARKING SPACES WHICH ARE APPROPRIATE FOR THIS USE AS DISCUSSED AT THE MOST RECENT TOWNSHIP PLANNING COMMISSION AND BOARD OF SUPERVISOR'S MEETINGS. PER FEEDBACK FROM THOSE MEETINGS THE APPLICANT HAS PROVIDED TWENTY EIGHT (28) 10' X 20' PARKING SPACES ON SITE. IT WOULD BE UNREASONABLE TO PROVIDE 10' X 20' SIZED PARKING FOR ALL PARKING SPACES ON SITE AS THE AMOUNT OF IMPERVIOUS SURFACE WOULD BE GREATLY INCREASED DESTROYING THE AESTHETIC LOOK OF THE SITE AND RESULTING IN MUCH LARGER STORMWATER MANAGEMENT STRUCTURES, I.E. RAIN GARDENS. THE APPLICANT WOULD LIKE TO REMIND THE TOWNSHIP THAT IN THE CASE OF IMPERVIOUS LESS IS MORE. THE APPLICANT HAS ALSO PROVIDED EVIDENCE THAT 9' X 18'

PARKING SPACES ARE APPROPRIATE FOR A DEVELOPMENT OF THIS NATURE. D. FROM THE PROVISIONS OF §5.20.L.4, WHICH REQUIRES THE APPLICANT TO LOCATE AND CATEGORIZE EACH TREE 6 INCHES IN DIAMETER AND LARGER; THE APPLICANT REQUESTS A PARTIAL WAIVER TO WORK WITH THE TOWNSHIP LANDSCAPE ARCHITECT TO EITHER USE A SAMPLE PATCH OF TREES AND APPLY IT TO THE OVERALL DISTURBANCE OR WALK THE LIMIT OF DISTURBANCE AND COUNT THE TREES TO BE REMOVED IN LIEU OF SURVEY LOCATING THEM. IT WOULD BE UNREASONABLE TO MAKE THE APPLICANT SURVEY LOCATE TREES TO REMAIN WHICH ARE FAR OUTSIDE THE LIMIT OF DISTURBANCE. E. FROM THE PROVISIONS OF §3.20.B.4 AND §3.20.G.5, WHICH REQUIRE SITE CUT AND FILL SLOPES TO BE INSTALLED AT A MAXIMUM SLOPE OF 4H:1V; THE APPLICANT REQUESTS A PARTIAL WAIVER TO ALLOW CUT AND FILL SLOPES OF 3H:1V WITHIN THE AREAS REQUIRED FOR THE STREAM BANK STABILIZATION GRADING ACTIVITIES. THE 3:1 GRADING WITHIN THE STREAM BANK AND RIPARIAN CORRIDOR LOCATIONS WILL LIMIT THE DISTURBANCE AREA NEEDED TO STABILIZE THE STREAM BANKS AND TO THE SURROUNDING RIPARIAN CORRIDOR. F. FROM THE PROVISIONS OF §23.309.B.P, WHICH REQUIRES A MINIMUM FREEBOARD THROUGH THE EMERGENCY SPILLWAY OF ONE FOOT; THE APPLICANT REQUESTS A WAIVER TO ALLOW FOR THE SHALLOWER SPILLWAYS ASSOCIATED WITH BIO-RETENTION/PAIN GARDENS. G. FROM THE PROVISIONS OF §23.309.B.T, WHICH REQUIRES A MINIMUM SIX INCHES BETWEEN THE ONE-HUNDRED-YEAR WATER SURFACE ELEVATION AND THE TOP OF OUTLET STRUCTURE BOX; THE APPLICANT REQUESTS A PARTIAL WAIVER TO FACILITATE THE USE OF BIO-RETENTION/RAIN GARDENS IN LIEU OF TRADITIONAL DETENTION OR RETENTION BASINS.

NOTES:

1. WETLAND DELINEATION WAS PERFORMED IN ACCORDANCE WITH THE 1989 FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS AMENDED, ON MARCH 18, 2014 BY DELVAL SOIL ENVIRONMENTAL CONSULTANTS OF DOYLESTOWN, PA. 2. ALL DELIVERIES TO THE BANQUET FACILITY SHALL BE PROHIBITED DURING EVENTS. 3. ALL DELIVERIES TO THE RESTAURANT SHALL BE RESTRICTED TO OFF PEAK HOURS.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I, _____ AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS IS A TRUE AND ACCURATE SURVEY OF TP 41-1-23, TP 41-1-22-2 AND TP 41-2-10 MADE ON THE GROUND COMPLETED BY ME ON THE _____ DAY OF _____, 20____ THAT ALL THE MARKERS SHOWN THEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT NO ENCROACHMENTS, RIGHTS-OF-WAY, OR EASEMENTS EXIST, EXCEPT AS SHOWN HEREON.

T.P. 41-28-67 N/L 6805 (SIX) RT 202 TRUST LLC ZONED: LI - LIGHT INDUSTRIAL

SOLEBURY TOWNSHIP BOARD OF SUPERVISORS APPROVAL APPROVED BY THE SOLEBURY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF _____ 20____

DESIGN ENGINEER CERTIFICATION TO THE BEST OF MY KNOWLEDGE, THE PLANS ARE IN CONFORMITY WITH ENGINEERING, ZONING, BUILDING, SANITATION AND OTHER APPLICABLE SOLEBURY TOWNSHIP ORDINANCES AND REGULATIONS.

TOWNSHIP ENGINEER REVIEW REVIEWED BY THE SOLEBURY TOWNSHIP ENGINEER THIS _____ DAY OF _____ 20____

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCCPC No. _____ CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ 20____

OWNER'S CERTIFICATION TO ALL WHOM THESE PRESENTS MAY COME I, WE SEND GREETINGS, KNOW YE THAT I, WE HAVE LAID OUT ON OUR LAND SITUATE IN SOLEBURY TOWNSHIP, BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS HEREWITH INTENDED TO BE RECORDED. WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____ 20____

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

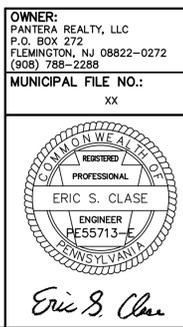
NOTARY COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS: ON THE _____ DAY OF _____ 20____ BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____

OWNER WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SITUATE IN THE TOWNSHIP OF SOLEBURY, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO THE LAW.

PENNSYLVANIA ONE CALL SYSTEM, INC. 925 Irwin Run Road West Mifflin, Pennsylvania 15122-1076 BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH SERIAL NO. 20160970828-000

I, _____ HEREBY CERTIFY THAT THE WETLANDS DEPICTED ON THIS PLAN HAVE BEEN FIELD DELINEATED BY ME IN ACCORDANCE WITH THE APPLICABLE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, OR ANY MORE RESTRICTIVE AMENDMENTS THERETO.

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. ©COPYRIGHT 2015 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED



Revision table with columns: REV., DESCRIPTION, DATE, BY. Includes entries for review letters, NPDES submission, and technical deficiency letters.

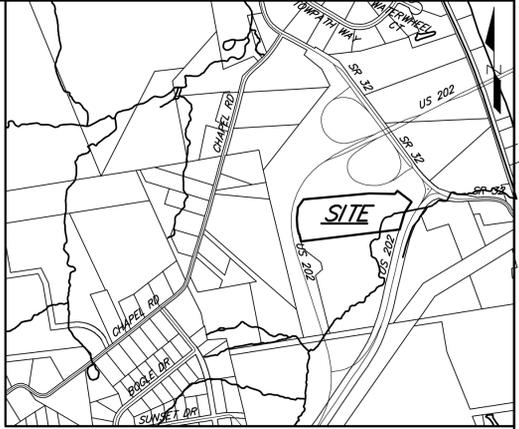
TAX MAP PARCEL NO.: 41-28-67-3 TOTAL NET/GROSS AREA: 10.01 AC. TOTAL LOTS: 1 DATE: 9/02/16 SCALE: 1"=40'

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN RECORD PLAN (PHASE 1) (RECORD SHEET 3 OF 3) RIVERVIEW BANQUET FACILITY & FINE DINING RESTAURANT SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com JOB NO.: 2013-12017-01 SHEET NO.: 3 OF 40

NOT APPROVED FOR CONSTRUCTION

G:\v\ndev\2013\20131201701 - RiverView\DESIGN\CAD\Production Drawings\SURROUNDING FEATURES PLAN.dwg Layout: 4 SURROUNDING FEATURES PLAN Plot: on Fri Apr 09, 2021 at 5:33am



LOCATION MAP
 800 00 800 1600
 SCALE IN FEET
 SCALE: 1"=800'



- GENERAL NOTES:**
1. AERIAL PHOTO PROVIDED BY DVRPC AERIAL MAPS OF 2015.
 2. THE SITE BOUNDARY IS VISUALLY ALIGNED TO THE AERIAL PHOTO BASED ON EXISTING FEATURES. BOTH BOUNDARY AND PHOTO ARE PLOTTED TO SCALE AS NOTED BELOW. THE PLAN IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF SURROUNDING FEATURES AS REQUIRED BY THE MUNICIPAL SUBDIVISION AND LAND DEVELOPMENT ORDINANCE. THIS PLAN SHOULD NOT BE USED FOR SURVEY PURPOSES.

REV.	DESCRIPTION	DATE	BY
9	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	04/09/21	RBF
8	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	01/22/21	RBF
7	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	09/12/19	RBF
6	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	04/22/19	RBF
5	REVISED PER NPDES/BODD TECHNICAL DEFICIENCY LETTER DATED 8/31/18	10/19/18	DPB
4	NPDES SUBMISSION	07/18/18	TMC
3	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	03/23/18	ESC
2	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	09/07/17	RBF
1	REVISED PER TOWNSHIP CONSULTANT REVIEW LETTERS	04/21/17	RBF

TAX MAP PARCEL NO.: 41-28-67-3	TOTAL NET/GROSS AREA: 10.01 AC.	TOTAL LOTS: 1	SCALE: 1"=100'
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN			
SURROUNDING FEATURES PLAN			
RIVERVIEW BANQUET FACILITY & FINE DINING RESTAURANT			
SOLEBURY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA			
GILMORE & ASSOCIATES, INC.			
ENGINEERING & CONSULTING SERVICES			
CORPORATE HEADQUARTERS 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com			
SCALE: 100 0 100 200 IN FEET		JOB NO.: 2013-12017-01	
DESIGNED BY: RBF		CHECKED BY: ESC	
DRAWN BY: RBF		SHEET NO.: 4 OF 40	

LEGEND

	USGS-NRCS SOIL BOUNDARY
	RIPARIAN CORRIDOR OVERLAY DISTRICT - ZONE 1
	RIPARIAN CORRIDOR OVERLAY DISTRICT - ZONE 2
	100-YR FLOODWAY (PER TOWNSHIP ORDINANCE)
	WATERS
	RABBIT RUN CREEK

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
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LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121. GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Twin Run Road
 West Mifflin, Pennsylvania
 15122 - 1076

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
 NON-MEMBERS MUST BE CONTACTED DIRECTLY
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH
 SERIAL NO. 20160970828-000

OWNER:
 PANTERA REALTY, LLC
 P.O. BOX 272
 FLEMINGTON, NJ 08822-0272
 (908) 788-2288

MUNICIPAL FILE NO.:
 XX

PROFESSIONAL ENGINEER:
 ERIC S. CLASE
 REGISTERED PROFESSIONAL ENGINEER
 PENNSYLVANIA
 No. 55713-E

Eric S. Clase

NOT APPROVED FOR CONSTRUCTION