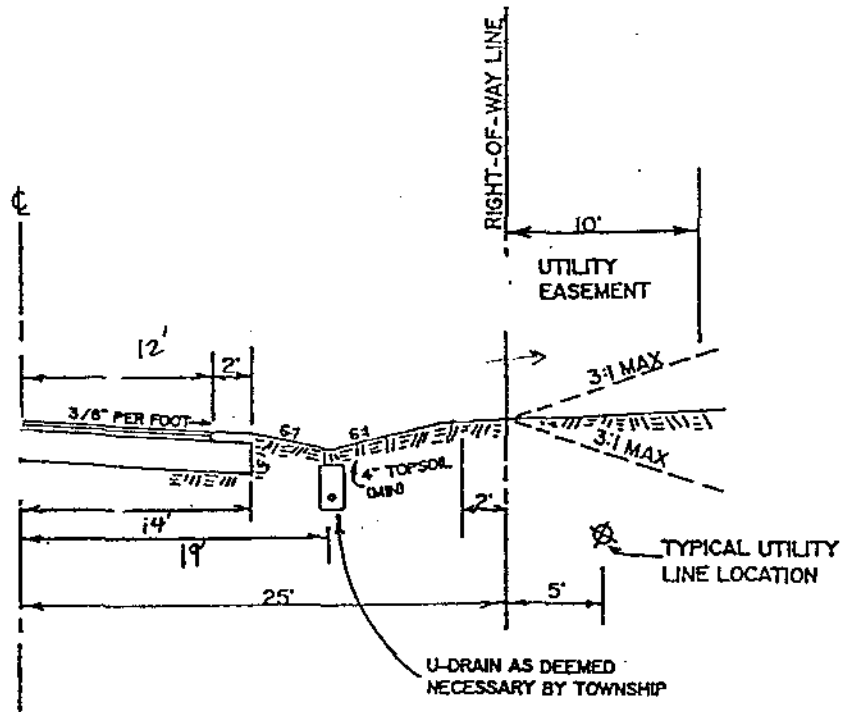
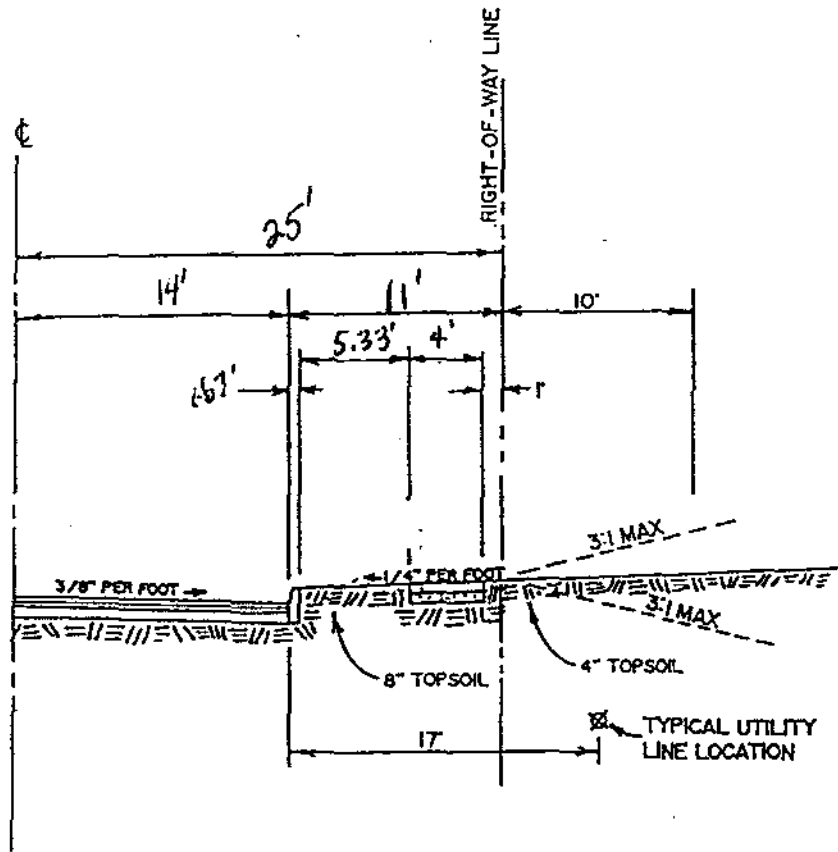


APPENDIX A CONSTRUCTION DETAILS



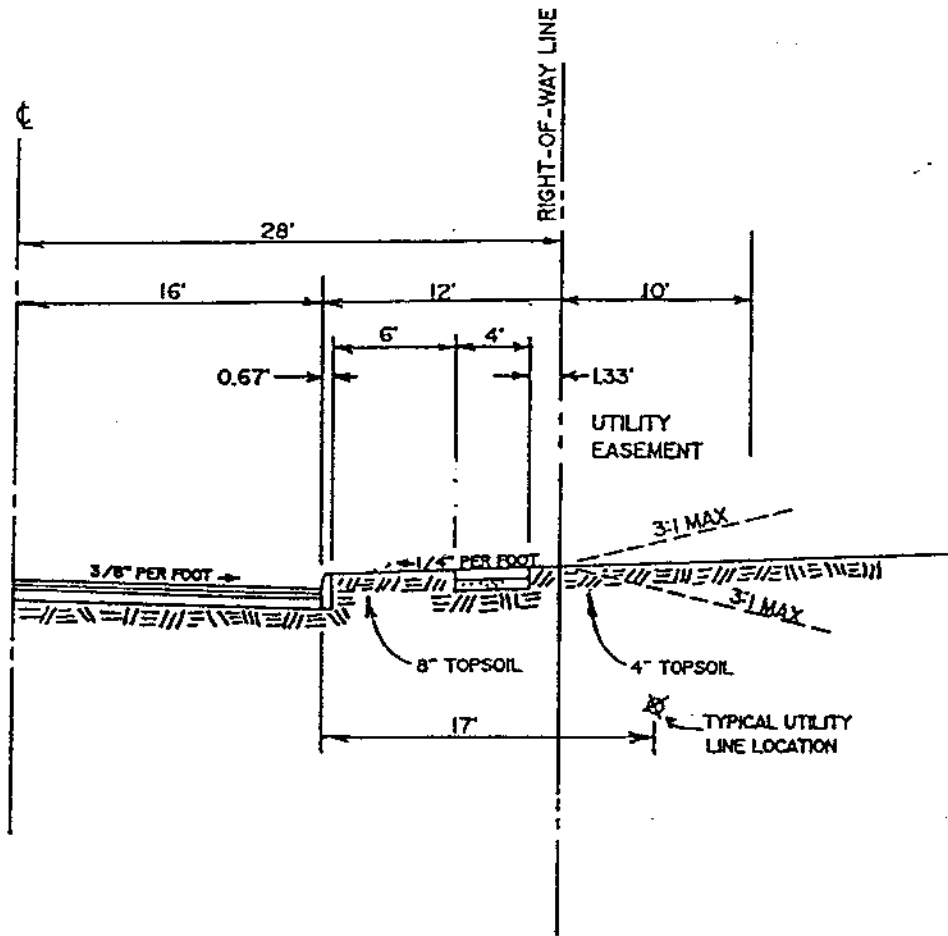
TYPICAL ROADWAY HALF-SECTION

50 FEET RIGHT-OF-WAY WITH 26 FEET WIDE CARTWAY, WITHOUT CURB
NOTE: BALLAST SUBBASE REQUIRED.



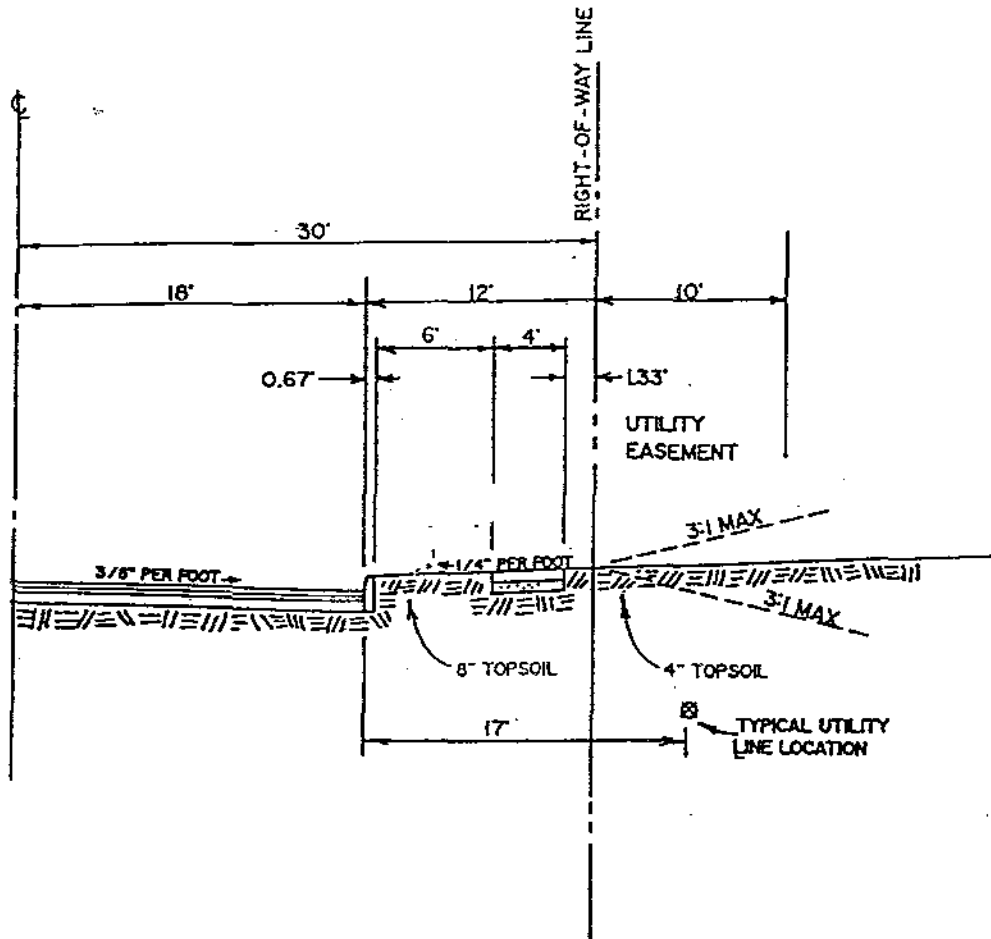
TYPICAL ROADWAY HALF-SECTION

50 FEET RIGHT-OF-WAY WITH 25' FEET WIDE CARTWAY, WITH CURB AND SIDEWALK



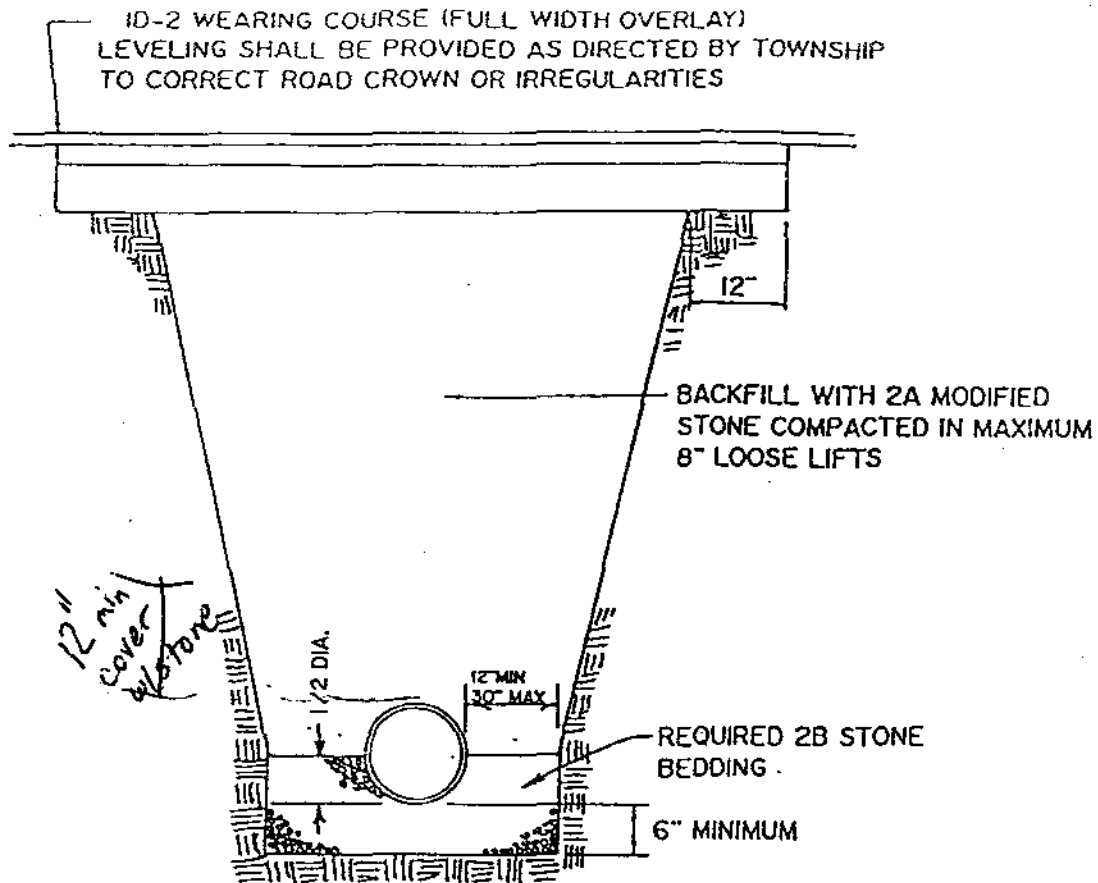
TYPICAL ROADWAY HALF-SECTION

56 FEET RIGHT-OF-WAY WITH 32 FEET WIDE CARTWAY, WITH CURB AND SIDEWALK



TYPICAL ROADWAY HALF-SECTION

60 FEET RIGHT-OF-WAY WITH 36 FEET WIDE CARTWAY, WITH CURB AND SIDEWALK

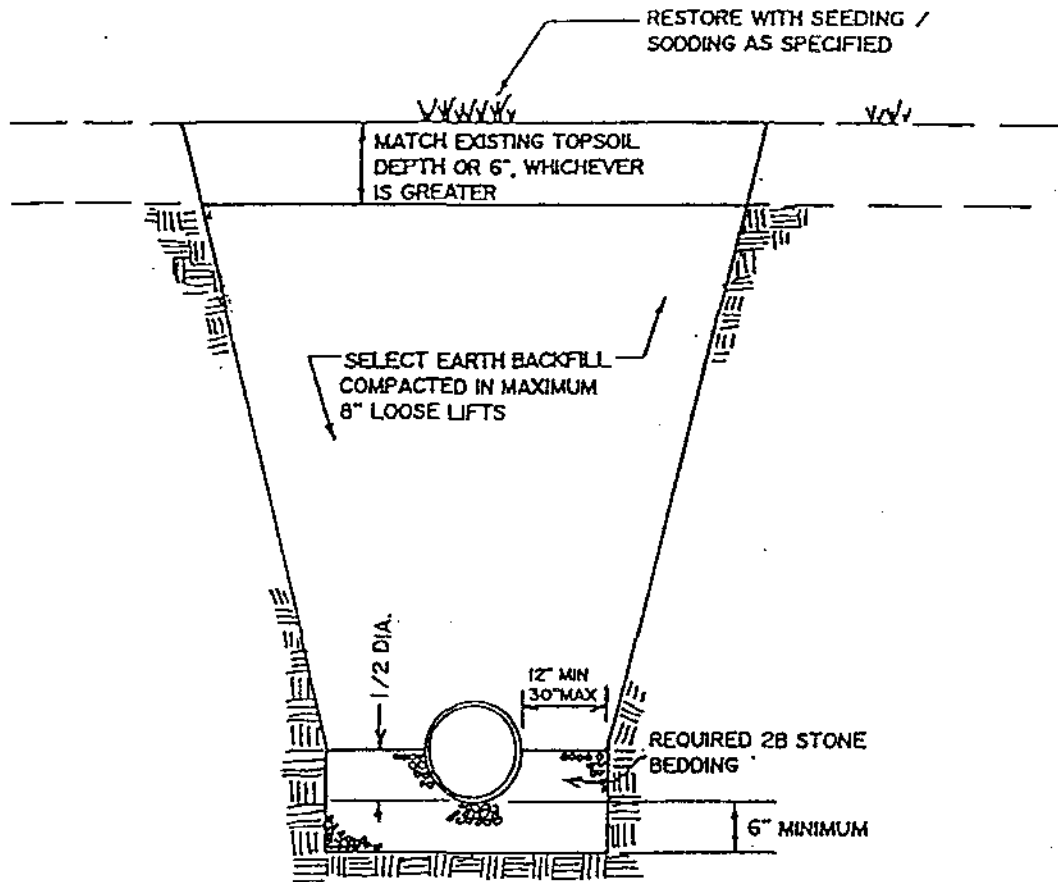


Notes:

1. Developer/Contractor shall be responsible for proper implementation of safety requirements in conformance to all Federal and State Department of Labor and Occupational Safety and Hazard Administration Regulations.
2. Backfill for new road construction may be select earth backfill when suitable material is available as determined by the Township.
3. Full depth 2A stone backfill shall be required for all storm sewer, sanitary sewer and utility trenching when edge of trench is within 15 feet of ~~existing~~ roadway edge of paving; and for all trenching within area of roadway widening.
4. Roadway crown shall be 3/8 inch per foot.
5. 3 inch temporary patch of BCBC shall be provided and maintained for less than 30 days prior to final restoration of existing roadway or driveway. Temporary patch shall be removed with final restoration performed no more than 90 days from date of sewer installation providing testing has been satisfactorily accomplished and no settlement has occurred.

or utility pipe
STORM SEWER BEDDING DETAIL

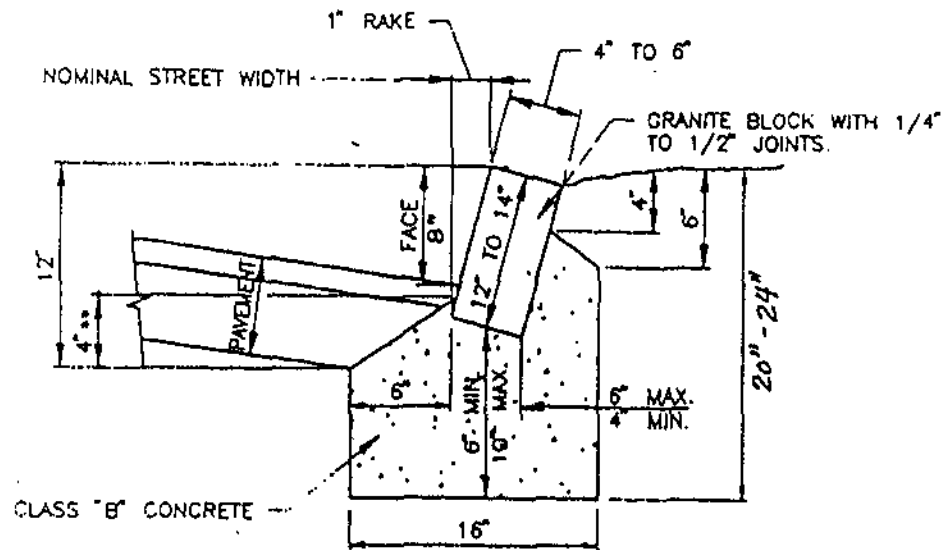
(WITHIN RIGHT-OF-WAY, BENEATH ALL EXISTING
ROADWAYS AND DRIVEWAYS, PUBLIC OR PRIVATE)



STORM SEWER BEDDING DETAIL

(EARTHEN AREA)

(Greater than 15 ft. from edge of pavement)



TYPICAL SECTION

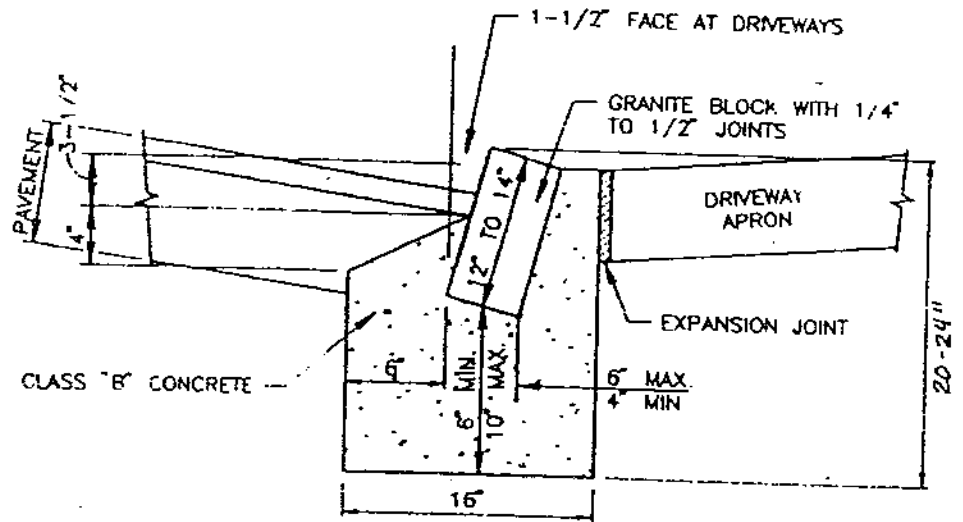
GRANITE (BELGIAN) BLOCK CURB DETAIL

N.T.S.

NOTES:

1. ALL MATERIAL AND WORKMANSHIP, UNLESS OTHERWISE SPECIFIED, TO BE IN ACCORDANCE WITH PENN D.O.T. SPECIFICATIONS.
2. PROVIDE 1/2" PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTIONS, AT P.C. AND P.T. OF CURB RETURNS AT 50' INTERVALS ELSEWHERE.
3. USE ONLY 12" TO 14" LONG BLOCKS WITHIN 10' OF ANY CURB INLET.

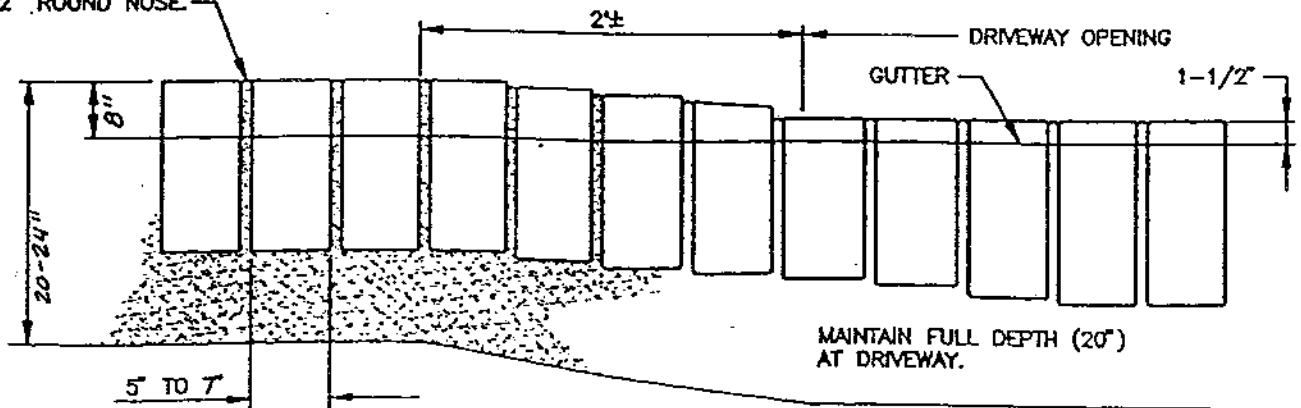
** TRANSITION TO 2" WITHIN 10'-0" EITHER SIDE OF ANY CURB INLET.



TYPICAL SECTION AT DRIVEWAY

N.T.S.

1/2" - 3/4" CEMENT MORTAR (1:2)
JOINTS RAKED & POINTED TO
1/2" ROUND NOSE.



TYPICAL ELEVATION AT DRIVEWAY

N.T.S.

APPENDIX "B" - PLAN NOTIFICATION.

Where applicable, the following notices shall be included on the subdivision and/or land development plan:

1. NOTICE OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) STATE HIGHWAY ACCESS PERMIT REQUIREMENTS.

Driveway access to a State Highway shall be authorized only by Highway Occupancy Permit issued by the Pennsylvania Department of Transportation as required pursuant to Section 420 of the Act of June 1, 1945, (P.P. 1242, No. 428), known as the State Highway Law. Building permits shall not be issued until said highway occupancy permit has been issued.

Approval of this plan does not represent any guarantee or assurance by Bedminster Township that a Highway Occupancy Permit will be issued by the Pennsylvania Department of Transportation.

2. NOTICE FOR ON-LOT SEWAGE PERMITS.

The planning module for land development has been approved by the Pennsylvania Department of Environmental Protection and the Bucks County Department of Health as to the subdivision plan. However, the septic system permit has not been issued for the lot(s) upon which new building(s) are proposed. Prior to issuance of a building permit, a septic system permit shall be obtained and presented to the Zoning Officer for each new building.

3. NOTICE FOR ON-LOT WATER SUPPLIES.

The lots or building(s) in this development are planned to be served with water by means of individual wells constructed, owned and operated by the owner of the lot. No well water supply or quality testing has been conducted to verify suitability of individual wells for this purpose. It is possible that any or all of these lots do not have adequate soils or geology to provide an adequate volume or quality of on-site water. The lot well must be drilled and water supplies tested for volume and quality in accordance with Township requirements prior to construction of any building.

4. NOTICE FOR FLOODPLAIN IDENTIFICATION.

The grant of a permit or approval of a subdivision and/or land development plan in the identified floodplain area shall not constitute a representation, guarantee, or warranty of any kind by the Township or by any official, consultant, or employee thereof of the practicability or safety of the proposed use, and the owners hereby agree and acknowledge that such permits or approvals shall not create any liability upon the Township, its officials, employees, or consultants.

5. NOTICE OF USE OF FLOODPLAIN SOILS FOR FLOODPLAIN DELINEATION.

Floodplain delineation is based on floodplain soils and not a detailed engineering

APPENDIX "B"

study. No construction is permitted within areas mapped as floodplain soils, nor within 50 feet of top of bank unless a detailed study as prepared by a licensed engineer is submitted to the Township for review to verify extent of floodplain boundary.

6. NOTICE OF POTENTIAL WETLANDS BASED ON HYDRIC SOILS.

No disturbance to hydric soils including construction, re-grading, and filling activity is permitted unless a wetland study and delineation is conducted to verify existence or non-existence of wetlands, and not until applicable permits have been received from the Township, Bucks County Conservation District, Army Corps of Engineers, and DER.

7. NOTICES FOR DRAINAGE FACILITIES AND EASEMENTS.

A. All drainage easements shown on this plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the approved development plans for this project. All these easements shall be kept free of all obstruction, including but not limited to, such obstructions as fill, temporary or permanent structures, and plants, (other than grass). The maintenance of all such easements shall be the responsibility of the lot owner on which the easement exists.

B. Drainage easements shall allow passage of stormwater in underground storm sewer piping and associated structures, and/or allow passage of stormwater over the surface of the ground and shall allow access across the area for purposes of maintenance of the storm conveyance systems.

C. Existing roadside gutters or swales shall not be obstructed by driveways or other fill or structures.

8. NOTIFICATION REGARDING MAINTENANCE OF PUBLIC STREETS DURING CONSTRUCTION ACTIVITY.

Mud sediment and/or debris tracked from the site onto public cartway shall be immediately removed by brooming and/or mechanical means to the satisfaction of the Township. Use of a backhoe bucket to scrape roadway surface is prohibited. Where mud and/or sediment is causing slick and/or hazardous conditions, roadway surface shall be immediately pressure washed to remove condition. All sediment laden water must be filtered in a manner satisfactory to the Bucks County Conservation District before entering storm sewers and/or drainage channels.

9. CLEARING OF DRIVEWAY PIPES.

The responsibility for the removal of debris from drain pipes located at the end of driveways shall be borne by the individual property owner, and not the Township. The property owner shall periodically inspect the pipe and remove all debris to insure that water can flow through it freely. In the event it becomes necessary for the Township to clear the pipe, the cost of doing so shall be assessed against the property owner. If

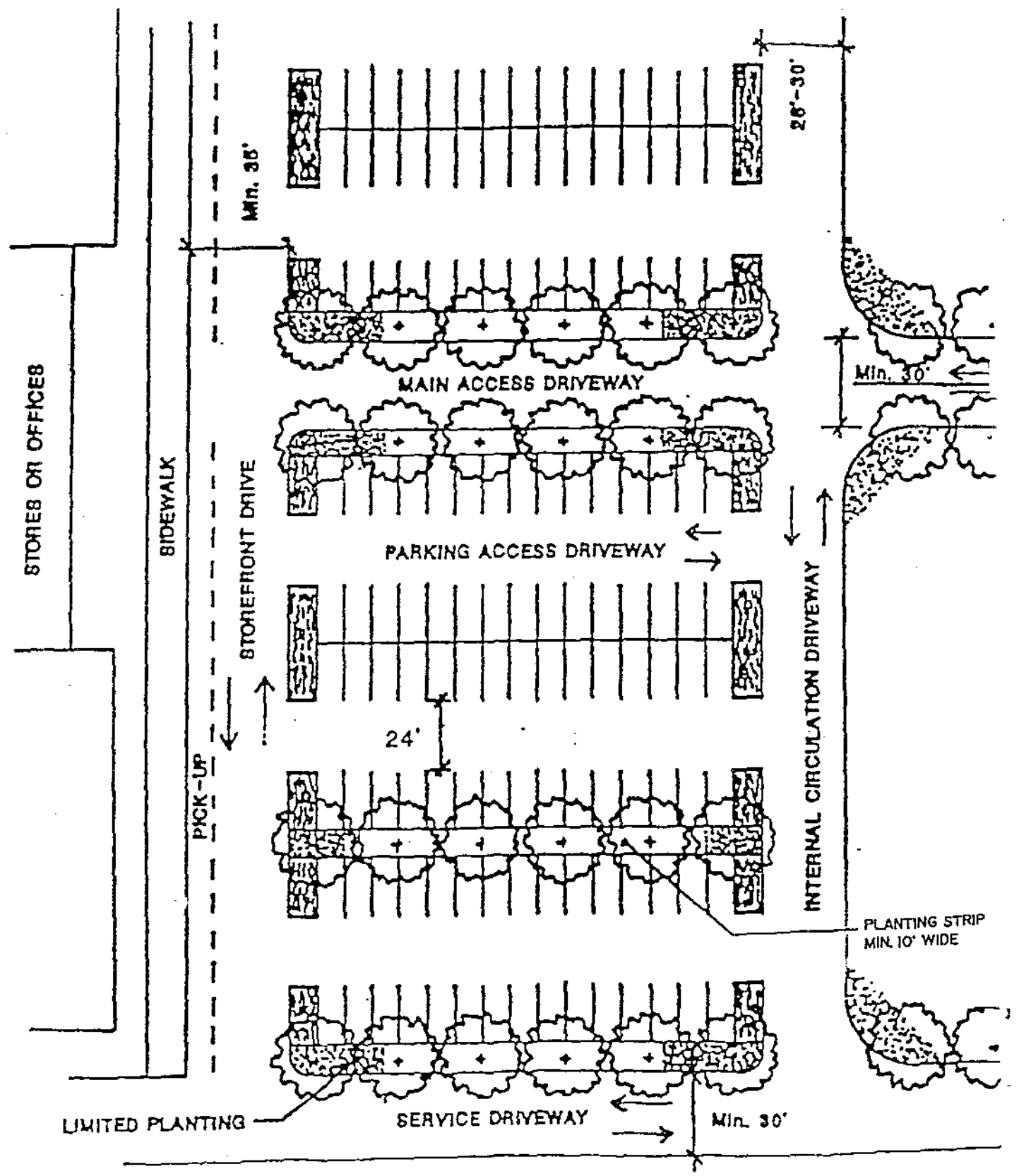
APPENDIX "B"

the property owner fails to make payment within thirty (30) days of notice of his obligation to do so, a lien will be issued against the property for the amount owed by the landowner plus a ten percent (10%) penalty plus interest at the rate of six percent (6%) per annum.

10. GRADING AND DRAINAGE PLANS.

Revisions or modifications to design grading, drainage patterns, or building locations as shown on the approved subdivision grading and drainage plans will require a submission of a plot plan for review and approval by the Township. Plot plan preparation requirements will be determined on a case by case basis depending on extent of modifications proposed.

APPENDIX C
NON-RESIDENTIAL PARKING LOTS



APPENDIX "D" - AS-BUILT DRAWING REQUIREMENTS

1. General.
 - A. The following requirements listed within 1. thru 6. shall be considered minimum standards. Additional detail and information may be required by the Township depending on amount of detail needed.
 - B. All individual sheets of as-built plans shall be signed and sealed by the responsible licensed Professional Land Surveyor.
 - C. Storm sewer, sanitary sewer, and utility as-built information shall all be included on same plan and profile views. Independent plan sets for each shall not be permitted unless specifically requested by the Township.
 - D. Proof set of plans shall be submitted to the Township for review of completeness prior to preparation of final drawings. "Proof plan" shall be titled as such. Final drawings shall consist of two (2) sets of reproducible mylars and two (2) sets of opaque blue line prints of all plan sheets.
 - E. Final as-built plan set shall include a reproducible mylar sheet of the detention basin as-built.
 - F. All plan sheets shall include a standard Act 38 notification requirement for location of underground utilities prior to excavation.
2. Detention Basins.
 - A. As-built plan for detention basins shall be prepared on standard 24" x 36" plan sheets.
 - B. Plan shall be prepared at a scale of 1" = 50 Ft. or at design plan scale (if larger).
 - C. As-built plan shall include but not be limited to the following:
 - (1) Contours at 1 foot intervals.
 - (2) Spot elevations on the top of berm along interior and exterior edges at 25 feet intervals.
 - (3) Spot elevations on the top of berm and spillway crest at all four corners of the spillway; and spot elevations centrally on interior and exterior edge of the spillway.
 - (4) Stage/storage calculations must be included on the plan.
 - (5) Size, type, length, inverts and slope of outfall pipe.
 - (6) Top of structure elevation and all associated inverts/sizes of weirs and orifices on same.

APPENDIX "D"

- (7) Inverts of all storm sewer pipes discharging into the basin.
 - (8) As-built information on constructed swales which discharge into the basin shall be furnished upon request, as required by the Township.
3. Storm Sewer.
 - A. Drafting Standards.
 - (1) Plan size must be standard 24" x 36" plan sheets.
 - (2) Plan shall be prepared utilizing standard plan and profile paper.
 - (3) Horizontal scale must be 1" = 50 Ft. and vertical scale must be 1" = 5 Ft., or at design plan scales (if larger).
 - (4) Plan view:
 - a. Plan view shall delineate all right-of-way and easement boundaries and all property corners that intersect same.
 - b. Centerline stationing shall be included along all streets.
 - c. All roadways, curbing, and sidewalk shall be shown and dimensioned.
 - d. All lot numbers shall be labeled.
 - B. Storm sewer as-built information shall include but not be limited to the following:
 - (1) Grate and manhole rim elevations.
 - (2) Pipe sizes, types, lengths, and slopes.
 - (3) Inverts of all inlets, manholes, and endwalls.
 - (4) Types of endwalls shall be identified (i.e. "FES", "DW", "D", etc.
 - (5) Location of all sump pump/roof drain tie-ins.
 - (6) Invert of storm sewer at sanitary sewer and utility crossings.
 4. Sanitary Sewer.
 - A. Drafting standards shall be the same as listed for storm sewer above.
 - B. Sanitary sewer as-built information shall include but not be limited to:
 - (1) Manhole rim elevations and inverts (including drop inverts).

- (2) Pipes, sizes, lengths, slopes and types.
 - (3) Location and stationing of all laterals.
 - (4) Location and inverts of all lateral connections. (Inverts may be interpolated from as-built manhole invert information. Lateral location shall be determined from video inspection log.)
 - (5) Location and as-built inverts of all cleanouts located at the right-of-way boundary.
 - (6) Invert of sanitary sewer at storm sewer and utility crossings.
5. Water System.
- A. As-built information shall be prepared in accordance with prevailing standards and requirements of the applicable Authority or Water Department.
 - B. At a minimum, Township as-built drawings shall include the following on plan and profile views: location, size, and type of water mains, fire hydrants, water valve boxes, laterals, tees, bends, etc.
6. Miscellaneous.
- A. Location of all conduit crossings for underground utilities through easements and right-of-way must be shown.
 - B. Set of design plans for gas service installation shall be submitted to the Township with as-built plans. Design plans shall be used for general reference only and shall not be referred to for purpose of as-built information.