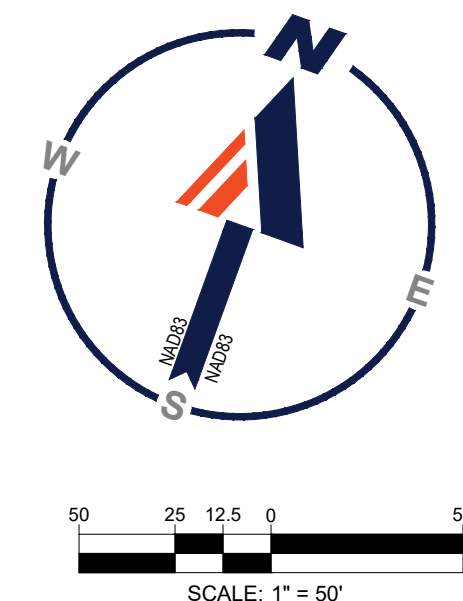




1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER NECESSARY APPROVALS IS NOT GUARANTEED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THIS CONCEPT AND CONCEPT SHOWN HEREON IS BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS THE ENGINEER'S POLICY TO REVIEW AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRUCTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

REVISIONS

[illegible]

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING
UTILITIES SHOWN HEREIN HAVE
BEEN DEVELOPED FROM UTILITY
COMPANY RECORDS AND/OR
ABOVE-GROUND INSPECTION OF THE
SITE. COMPLETENESS OR
ACCURACY OF TYPE, SIZE, DEPTH
OR HORIZONTAL LOCATION OF
UTILITIES OR STRUCTURES CANNOT BE
PURSUANT TO REQUIREMENTS OF
DELEGATIVE ACT NUMBER 287 OF 1974 AS
OF 2017, CONTRACTORS MUST VERIFY
THE LOCATION OF ALL UNDERGROUND UTILITIES AND
PRIOR TO START OF WORK.

**FOR CONCEPT
PURPOSES ONLY**

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT
UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAC260124.00
DRAWN BY:	AC
CHECKED BY:	LB / JF
DATE:	07/28/2026
CAD I.D.:	P-CPTA-CNPT

PROJECT:

CONCEPT PLAN

— FOR —

VVRICHLAND LLC

**PROPOSED
DRIVE-THROUGH
COMMERCIAL USE
AND 7 BREW**

751 S WEST END BLVD
QUAKERTOWN, PENNSYLVANIA 18951
RICHLAND TOWNSHIP
BUCKS COUNTY

BOHLERTM

**1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914**
Phone: (215) 996-9100
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M. KEARSE

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE092988

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

C-001

ORG. DATE - 07/22/2026