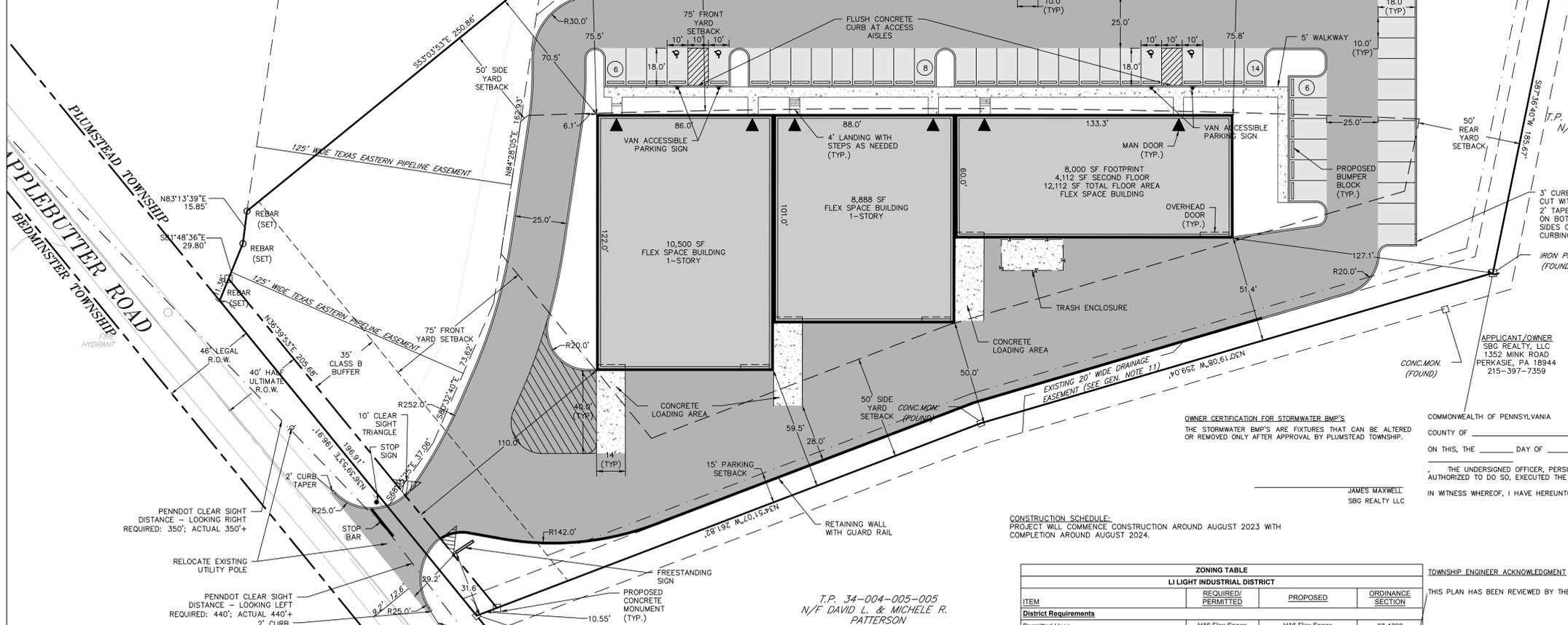


- WAIVERS REQUESTED FROM THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS MEETING FROM THE FOLLOWING SECTIONS:
- 22-503 AND 936.B - TO PROVIDE A LIMITED SCOPE TRAFFIC IMPACT ANALYSIS WHEN A FULL STUDY IS REQUIRED FOR AN INDUSTRIAL DEVELOPMENT OF 25,000 SF OR MORE GROSS FLOOR AREA.
 - 22-907.1.M, 907.3.B AND 22-907.3.G - FROM PROVIDING CARTWAY OVERLAY AND STREET WIDENING ALONG THE FRONTAGE OF APPLEBUTTER ROAD.
 - 22-917.1.A - TO PERMIT SMALLER PARKING SPACE DIMENSIONS FOR A 90 DEGREE SPACE THAN THE REQUIRED 10'X20'.
 - 22-917.1.G - TO PERMIT HANDICAPPED ACCESSIBLE SPACE DIMENSIONS TO BE CONSISTENT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
 - 22-918.1 - FROM PROVIDING CURB AND SIDEWALK ALONG THE FRONTAGE OF EASTON ROAD AND APPLEBUTTER ROAD.
 - 22-920.1.B - FROM PROVIDING 5 STREET TREES ALONG APPLEBUTTER ROAD.
 - 22-920.2 - TO ALLOW 31% PARKING LOT SHADING WHERE 50% IS REQUIRED.
 - 22-921.1.A(2) - FROM PROVIDING THE REQUIRED 20% AFForestation REQUIREMENT.
 - 22-924.1 - TO PERMIT GRADING WITHIN 5 FEET OF PROPERTY LINES.
 - 26-128.C(2) & (3) - TO PERMIT INSTALLATION OF HDPE PIPE HAVING DIAMETERS LESS THAN 18 INCHES, AS SHOWN ON THE PLAN.
 - 26-128.G - TO PERMIT 3:1 SLOPES.

- VARIANCES GRANTED PER ZHB DECISION DATED 11/22/2021:
- FROM SECTION 27-1703 AND PENNEMISSO TO ESTABLISH AN IMPERVIOUS SURFACE RATIO OF 70-PERCENT (65-PERCENT PERMITTED).
 - FROM SECTION 27-2504.2 TO PERMIT 77 PARKING SPACES (92 PARKING SPACES REQUIRED).
 - FROM SECTION 27-2401.9.B TO PERMIT 100-PERCENT DISTURBANCE OF MATURE TREES STANDING ALONE* OVER 24 INCHES IN DIAMETER WHERE 40-PERCENT IS PERMITTED (INVOLVING 24 TREES TOTAL).
 - FROM SECTION 27-2405.2.B AND RELIEF FROM THE REQUIRED CLASS B 35-FOOT BUFFER YARD WITHIN THE TEXAS EASTERN GAS UTILITY EASEMENT AND THE DRAINAGE EASEMENT AREAS ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS.
 - FROM SECTION 27-2405.3.A(2) AND RELIEF FROM THE FULL PLANTING AND BERM REQUIREMENTS WITHIN THE CLASS B 35-FOOT BUFFER YARD.
 - FROM SECTION 27-2405.5.B AND PERMISSION TO HAVE STRUCTURES, STORMWATER FACILITIES, AND SIGNS WITHIN THE CLASS B BUFFER YARD ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS.
- CONDITIONS AND SAFEGUARDS IN GRANTING THE REQUESTED RELIEF:
- STRUCTURES PERMITTED IN THE CLASS B BUFFER YARD ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS SHALL NOT INCLUDE SHEDS OR ACCESSORY BUILDINGS.
 - OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS SHALL NOT BE PERMITTED.

T.P. 34-004-005-006
N/F EXELON GENERATION CO. LLC



- NOTES:
- THE PROPERTY BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 34-004-005-006 CONTAINING +/- 3.469 ACRES OF LAND.
 - BOUNDARY AND TOPOGRAPHIC FROM EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES LAST REVISED SEPTEMBER 22, 2021.
 - SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, PANEL NO. 169 OF 532, COMMUNITY MAP NO. 4201700169, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
 - DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR 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 OF ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
 - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO STATE 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.
 - VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
 - METES AND BOUNDS ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 03 DEGREES 21 MINUTES 27 SECONDS CLOCKWISE.
 - RIGHTS OF WAYS AS SHOWN TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWING FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY FOR ROUTE 156 SECTION 6 SHEETS 10 AND 11 OF 48.
 - RIGHTS GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA TO INCREASE PAD SIZE TO 7' X 8' AS DESCRIBED IN LAND RECORD BOOK 71, PAGE 146. (BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMENT FOR TITLE INSURANCE ORDER NO. 9628201 MAS-1804 COMMITMENT DATE 6/1/2021).
 - RIGHTS GRANTED TO TEXAS EASTERN PENN.-JERSEY TRANSMISSION COMPANY FOR RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT OPERATOR NO. 156, PAGE 146. (BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMENT FOR TITLE INSURANCE ORDER NO. 9628201 MAS-1804 COMMITMENT DATE 6/1/2021).
 - 125' WIDE TEXAS EASTERN PIPELINE EASEMENT TAKEN FROM PLAN ENTITLED "FINAL LAND DEVELOPMENT PLANS RECORD PLAN MCCOWAN TRACT" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 8/1/1989 AND LAST REVISED 2/27/1990.
 - EXISTING 20' WIDE DRAINAGE EASEMENT TAKEN FROM PLAN ENTITLED "FINAL PLAN OF FEENEY INDUSTRIAL TRACT 'B'" PREPARED BY ENGINEERING AND PLANNING ASSOCIATES, INC. DATED 8/6/1989 AND LAST REVISED 1/7/1989 AS RECORDED IN PLAN BOOK 86 PAGE 32.
 - THE SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FACILITIES OWNED BY BUCKS COUNTY WATER AND SEWER AUTHORITY, AND PUBLIC WATER FACILITIES OWNED BY PLUMSTEAD TOWNSHIP.
 - THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO OWN AND MAINTAIN IN PERPETUITY. PLUMSTEAD TOWNSHIP SHALL BE GRANTED AN ACCESS EASEMENT FOR THE PURPOSE OF ACCESS TO THE WATER FACILITIES FOR FUTURE MAINTENANCE AND REPAIR.
 - THE AREA BETWEEN THE LEGAL RIGHT-OF-WAY AND THE ULTIMATE RIGHT-OF-WAY OF APPLEBUTTER ROAD ARE OFFERED TO PLUMSTEAD TOWNSHIP FOR DEDICATION.
 - THE PLANS WERE DESIGNED BASED UPON THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF PLUMSTEAD TOWNSHIP ADOPTED APRIL 18, 1995, LAST REVISED MARCH 9, 2021; THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE ADOPTED SEPTEMBER 18, 2001, LAST REVISED NOVEMBER 10, 2020; AND THE PLUMSTEAD TOWNSHIP WATER ORDINANCE ADOPTED MAY 3, 2011, LAST REVISED JULY 12, 2022.
 - THE STORMWATER MANAGEMENT DESIGN INCLUDES 2,500 SF ADDITIONAL IMPERVIOUS AREA BEFORE ADDITIONAL STORMWATER MANAGEMENT WOULD BE REQUIRED.
 - ALL SITE OUTBOUNDARY MONUMENTATION NOT FOUND DURING FIELD SURVEY SHOULD BE INSTALLED UTILIZING PREFABRICATED CONCRETE MONUMENTS; AND BE CERTIFIED IN WRITING BY THE RESPONSIBLE PROFESSIONAL LAND SURVEYOR, PRIOR TO PLAN RECORDATION.
 - ALL SHRUB PLANTINGS WITHIN THE PARKING AREA SHOULD BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 FEET FOR A PROPER SIGHT DISTANCE.
 - THE MAXIMUM SIZE OF VEHICLES TO ACCESS THE SITE SHALL BE WB-40 TRACTOR TRAILERS.
 - RETAINING WALL DESIGN AND CALCULATIONS MUST BE PROVIDED TO TOWNSHIP ENGINEER FOR REVIEW PRIOR TO PERMITS BEING ISSUED.

2022-015LD

LEGEND

- PROPOSED CURB LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- PARKING SETBACK
- BUILDING SETBACK
- UNDERGROUND GAS LINE
- EXISTING IRON PIN WITH CAP
- CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

SITE CALCULATIONS

Lot Area Calculations	S.F.	ACRE
Total Site Area	151,117	3.47
Existing and Future Streets Rights-of-Way	2,015	0.05
Alley Right-of-Way	0	0.00
Required Buffer Yards	24,100	0.55
Lane Lot Access Lanes	0	0.00
Required/Dedicated Open Space	0	0.00
Easement for/by permanent retention or detention facility	0	0.00
Easement on Lots Less than 30,000 SF	0	0.00
Natural Resource with 100% protection requirement on Lots less than 30,000 SF	0	0.00
Lot Area	125,002	2.87
Base Site Area Calculations	S.F.	ACRE
Total Site Area	151,117	3.47
Existing Streets Rights-of-Way	2,015	0.05
Existing Utility Rights-of-Way or Easements	25,490	0.59
Land Not Contiguous or Separated by a Road	0	0.00
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.00
Land Used for Purposes other than the Intended Primary Use on the Site	0	0.00
Easement on a Different Zoning District from Primary Use	0	0.00
Base Site Area	123,612	2.84
IMPERVIOUS COVERAGE CALCULATIONS	S.F.	ACRE
Building Footprint Area	27,388	0.63
Driveway and Parking Area	57,298	1.32
Concrete Curb	1,181	0.03
Concrete Sidewalk/Pads/Stairs	4,303	0.10
Total Proposed Impervious	90,170	2.07
Impervious Coverage	73%	
Building Coverage	22.2%	

CONSTRUCTION SCHEDULE:
PROJECT WILL COMMENCE CONSTRUCTION AROUND AUGUST 2023 WITH COMPLETION AROUND AUGUST 2024.

ZONING TABLE
L LIGHT INDUSTRIAL DISTRICT

ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
District Requirements			
Permitted Uses	H16 Flex Space	H16 Flex Space	27-1702
Min. Lot Area	2 Acres	2.87 Acres	27-1703
Min. Lot Width at Building Setback Line	200 FT	261.7 FT	27-1703
Min. Front Yard Setback	75 FT	75.0 FT Applebutter Road, 75.5 FT Easton Road	27-1703
Min. Side Yard Setback (each)	50 FT	50.0 FT	27-1703
Min. Rear Yard Setback	50 FT	127.1 FT	27-1703
Max. Building Height	35 FT	< 35 FT	27-2307
Max. Building Coverage	25%	22.2%	27-1703
Max. Impervious Surface Coverage	65%	73% (V)	27-1703
General Requirements			
Min. Number of Off-Street Parking Spaces	1 space per 300 SF GFA	See Parking Table (V)	27-2604.2
Min. Clear Sight Triangle at Driveway	10 FT	10 FT	27-2308.2
Min. Class B Buffer Yard to Applebutter and Easton Road	35 FT	35 FT	27-2405.2.B(3)(b)
Signage Requirements			
Min. Sign Setback to Edge of Cartway	15 FT	29.2 FT	27-2603.D(1)
Min. Sign Side Lot Setback	10 FT	31.6 FT	27-2603.D(2)

(V) Variance granted per ZHB decision dated 11/22/2021

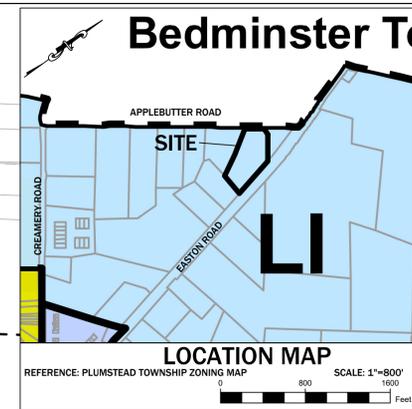
*Setbacks from Resource-Protected Lands, Section 27-2309.B. On lots that include lands with floodplains, wetlands, wetland margins, streams, watercourses, Waters of the Commonwealth, Waters of the United States, or riparian buffers, the minimum building setback shall be measured from the limit of these resource-protected lands rather than from the lot lines so that the required minimum yard is free of resource-restricted lands.

For purposes of subdivision, the maximum impervious surface coverage shall apply to the overall site including open space areas, roads and improvements on individual lots. Unless otherwise restricted or limited, or increased or made greater by a notation on an approved subdivision or land development plan which is recorded in the Bucks County Recorder of Deeds office, the maximum impervious surface coverage on any pre-existing lot or lot created as part of a subdivision plan which has been duly recorded shall be the maximum impervious surface allowed by this Chapter on the existing lot. When there is a conflict between this Chapter and a notation on a recorded approved subdivision or land development plan, the notation shall establish the maximum impervious surface coverage allowed.

(V) Variance granted per ZHB decision dated 11/22/2021

USE	RATIO	UNITS	REQUIRED	PROPOSED
Flex Space	1	Space per 300 SF GFA	31,500	105
(V) Variance granted per ZHB decision dated 11/22/2021				

RECORD NOTE:
SHEETS 1 THROUGH 20, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.



ENGINEER'S CERTIFICATION
I, KRISTIN R. HOLMES, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

KRISTIN R. HOLMES, P.E.
PE LIC. NO: PE073604

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

PATRICK A. CAVANAUGH, P.L.S.
L.S. NO: SU-51056-E

OWNER CERTIFICATION
TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, JAMES MAXWELL, OF SBG REALTY LLC, HAS LAID OUT UPON MY/OUR LAND SITUATED IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH

RECORDED, WITNESS OUR HAND AND SEAL THIS ____ DAY OF _____, 2022.

JAMES MAXWELL (TITLE)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
ON THIS, THE ____ DAY OF _____ A.D., 20____, BEFORE ME A NOTARY PUBLIC, _____
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES MAXWELL, OF SBG REALTY LLC, OWNER OF SUBJECT PROPERTY, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT ON ITS BEHALF FOR THE USES AND PURPOSES THEREIN SET FORTH.
IN WITNESS WHEREOF, I HAVE HERETO UNTO SET MY HAND AND OFFICIAL SEAL.

TOWNSHIP ENGINEER ACKNOWLEDGMENT
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS ____ DAY OF _____, 2022.

COMMISSION EXPIRATION DATE _____

ENGINEER _____

COUNTY PLANNING COMMISSION ACKNOWLEDGMENT
BUCKS COUNTY PLANNING COMMISSION NOTATION BCPC NO. 12781 PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION
IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION _____

RECORDER OF DEEDS ACKNOWLEDGMENT
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK _____
PAGE _____ ON THIS ____ DAY OF _____, 20____

BOARD OF SUPERVISORS ACKNOWLEDGMENT
THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP THIS ____ DAY OF _____, 2022.

BUCKS COUNTY RECORDER OF DEEDS _____

FILE NO. 1653_C1.0 Record Plan.DWG

Date 8/25/2022 Scale 1"=30' HCE Job 1653 Designed RS Sheet 4 of 20

Holmes Cunningham LLC
409 East Butler Avenue
Unit 5
Doylestown, PA 19501
215 586-3330
www.hcengineering.net

REVISIONS	Description	Date
1	Revised per Township Engineer comments	11/29/2022
2	Revised per Township Engineer comments	4/19/2023
3	Revised per Township Engineer comments	11/16/2023

APPLEBUTTER ROAD DEVELOPMENT
TMP# 34-004-005-006
PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA
RECORD SITE PLAN

File No. 1653_C1.0 Record Plan.DWG

Date 8/25/2022 Scale 1"=30' HCE Job 1653 Designed RS Sheet 4 of 20

Drawing No. C1.0