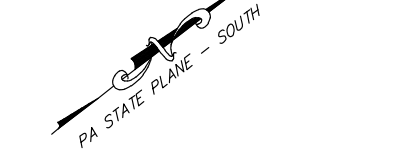
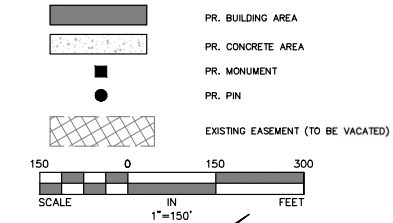


LEGEND:

- ULTIMATE RIGHT-OF-WAY
- PROPERTY LINE
- EX. ROAD CENTERLINE
- EX. EDGE OF PAVEMENT
- EX. FENCE
- PR. BUILDING/PARKING SETBACK LINE
- PR. DRIVEWAY CENTERLINE
- PR. CURBLINE
- PR. SIGN
- PR. BUILDING AREA
- PR. CONCRETE AREA
- PR. MONUMENT
- PR. PIN
- EXISTING EASEMENT (TO BE VACATED)



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|---|
| 1 | COVER SHEET |
| 2 | OVERALL SITE PLAN (1 OF 2) |
| 3 | OVERALL SITE PLAN (2 OF 2) |
| 4 | SITE PLAN (1 OF 4) |
| 5 | SITE PLAN (2 OF 4) |
| 6 | SITE PLAN (3 OF 4) |
| 7 | SITE PLAN (4 OF 4) |
| 8 | LOT LINE CHANGE PLAN |
| 9 | BUILDING SECTION - AIRPORT OVERLAY PLAN |
| 10 | OVERALL EXISTING FEATURES PLAN (1 OF 2) |
| 11 | OVERALL EXISTING FEATURES PLAN (2 OF 2) |
| 12 | EXISTING FEATURES PLAN (1 OF 7) |

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-7776 NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL, BLAST OR EXCAVATE.

SERIAL NO. 20222703629, 20222703679, 20222703487

LIST OF EXISTING AERIAL EASEMENT RESTRICTIONS:

- FOR THE BENEFIT OF THE PUBLIC IN THE USE OF ITS AIRPORT, GRANTOR, FOR HIMSELF, HIS HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS, WILL NOT HEREAFTER EXERCISE, NOR PERMIT THE EXERCISE OR GROWTH OF, ANY STRUCTURE, TREE OR OTHER OBJECT ON THAT PORTION OF TAX PARCEL NO. 6-4-19, WHICH LIES WITH THE NORTHEASTERN CLEAR ZONE APPROACH AREA OF THE NORTHEAST-SOUTHWEST RUNWAY TO A HEIGHT, IN THE SOLE DISCRETIONARY OPINION OF GRANTEE, WHICH CONSTITUTES, OR HAS THE POTENTIAL TO CONSTITUTE, AN OBSTRUCTION OR HAZARD TO AIRCRAFT PASSING OVER TAX PARCEL NO. 6-4-19 AND, IN NO EVENT, TO A HEIGHT MORE THAN 5 FEET BELOW THE CLEAR ZONE APPROACH SURFACE FOR THAT APPROACH AREA.
- GRANTOR, FOR HIMSELF, HIS HEIRS, ADMINISTRATORS, EXECUTORS AND ASSIGNS, FOR THE SAID CONSIDERATION, AGREES THAT HE AND/OR THEY SHALL NOT CAUSE ANY ELECTRICAL INTERFERENCE OR THE USE OF ANY ELECTRICAL DEVICE WHICH MAY INTERFERE WITH THE OPERATION OF ELECTRONIC EQUIPMENT OVER THE AFORESAID PARCEL NOR PERMIT THE INSTALLATION OR USE OF ANY LIGHTING ON THE AFORESAID TAX PARCEL NO. 6-4-19 WHICH SHALL IN ANY MANNER INTERFERE WITH THE SAFE OPERATION AND NAVIGATION OF AIRCRAFT OVER THE AFORESAID TAX PARCEL NO. 6-4-19 OR IN THE CLEAR ZONE APPROACH AREA.

ZONING INFORMATION

PER BUCKINGHAM TOWNSHIP ZONING ORDINANCE DATED 1/24/2018, LAST AMENDED 9/22/2021

- ZONING DISTRICT:** (SECTION 2901-A) PLANNED INDUSTRIAL DISTRICT-2 (PI-2)
- PERMITTED USES:** (SECTION 2901-A)
 - G3 WAREHOUSING
 - (1) 150,000 SF WAREHOUSE BUILDING
- SITE CAPACITY (SECTION 3101.B.1)**

| | |
|---|-----------|
| SITE AREA (TMP 6-4-16 & 6-4-17-1) | 50.55 AC. |
| (-) LEGAL ROW (COLD SPRING CREAMERY ROAD) | 0.812 AC. |
| BASE SITE AREA | 49.74 AC. |
| NET BUILDABLE SITE AREA | |
| BASE SITE AREA | 49.74 AC. |
| (-) NATURAL PROTECTION RESOURCE | 16.09 AC. |
| NET BUILDABLE SITE AREA | 33.65 AC. |

TOTAL SITE IMPERVIOUS

| BASED ON NET BUILDABLE SITE AREA: | EXISTING | ALLOWABLE | PROPOSED |
|-----------------------------------|-----------------|--------------------|----------|
| 0.00 AC. (0%) | 13.79 AC. (35%) | 10.52 AC. (31.26%) | |

| BASED ON BASE SITE AREA: | EXISTING | ALLOWABLE | PROPOSED |
|--------------------------|-----------------|--------------------|----------|
| 0.00 AC. (0%) | 20.07 AC. (35%) | 10.52 AC. (21.14%) | |

4. AREA AND DIMENSIONAL REQUIREMENTS

A. (SECTION 2902-A)

USE G3 - WAREHOUSING:

| | REQUIREMENT | PROPOSED |
|--------------------------------------|-------------|----------|
| MIN. LOT AREA (AC) | 2.00 | 50.55 |
| MIN. LOT WIDTH AT BUILDING LINE (FT) | 250 | 336.28 |
| MAX. IMPERVIOUS SURFACE RATIO (%) | 35.0 | 31.26 |
| MAX. BUILDING COVERAGE (%) | 15.0 | 10.23 |
| MIN. YARDS | | |
| FRONT (FT) | 50 | 1094.92 |
| SIDE (FT) | 30 | 176.13 |
| REAR (FT) | 50 | 306.01 |

5. AIRPORT ZONE HEIGHT LIMITATIONS

A. (SECTION 303-E)

| | REQUIREMENT | PROPOSED |
|------------------------------|-------------|----------|
| MAXIMUM BUILDING HEIGHT (FT) | 35 | 35 |

5. PARKING

K. (SECTION 3011)

| USE | REQUIREMENT | PROPOSED |
|--|---------------------------|-------------------------------------|
| USE G3 - WAREHOUSING | | |
| ONE (1) OFF-STREET PARKING SPACE PER 500 SF OF GROSS FLOOR AREA, PLUS | 300 SPACES (7 ADA SPACES) | 312 SPACES (INCLUDING 8 ADA SPACES) |
| ONE (1) PARKING SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES | 30 SPACES | 30 SPACES |

WAIVERS REQUESTED:

| | |
|----------------------|---|
| 3.1.A | REQUIRING TWO STAGES FOR APPROVAL OF SUBDIVISION AND LAND DEVELOPMENT PLANS: PRELIMINARY AND FINAL. |
| 3.1.B | REQUIRING THE PRESENTATION OF A PRELIMINARY AND FINAL PLAN AS SEPARATE SUBMISSIONS. |
| 5.2.B.16 | REQUIRING TO DEPICT UNDERGROUND UTILITIES WITHIN 500 FT. OF THE SITE. |
| 3.3.C.2 & 5.2.B.18.m | REQUIRING ARCHITECTURAL ELEVATIONS & RENDERINGS. |
| 9.2.D | REQUIRING SUBDIVISIONS & LAND DEVELOPMENTS TO AVOID THE NECESSITY FOR EXCESSIVE CUT OR FILL. |
| 9.7.A.6 | REQUIREMENT PROHIBITING CUL-DE-SAC STREETS. |
| 9.7.A.13 | REQUIRING A SUBDIVISION OR LAND DEVELOPMENT ABUTTING OR CONTAINING AN EXISTING STREET OF INADEQUATE WIDTH OR SUBSTANDARD CONSTRUCTION TO WIDEN AND/OR RECONSTRUCT THE ROADWAY TO MEET CURRENT TOWNSHIP STANDARDS. |
| 9.17.A.1.A | REQUIRING OFF-STREET STANDARD PARKING SPACES TO BE 12 FEET BY 20 FEET. |
| 9.17.A.8 | REQUIRING PARKING TO BE DESIGNED TO PREVENT VEHICLE OVERHANG ON ANY SIDEWALK AREA. |
| 9.17.A.11 | REQUIRING RAISED PEDESTRIAN CROSSWALKS & REFUGE ISLANDS TO BE PROVIDED WITHIN LANDSCAPE AREAS AT INTERVALS NOT EXCEEDING 100 FEET ALONG THE LENGTH OF EACH PARKING AREA. |
| 9.17.A.12 | REQUIRING OFF-STREET PARKING AREAS TO BE LOCATED TO THE SIDE OR REAR OF BUILDINGS. |
| 9.18.A.1 | REQUIRING CURBING TO BE PROVIDED ALONG ALL STREETS/ROADS, EXISTING & PROPOSED. |
| 9.18.A.2 | REQUIRING ALL CURBING TO BE BELGIAN BLOCK CURBING. |
| 9.18.B.1 | REQUIRING SIDEWALKS OR BICYCLE/PEDESTRIAN PATHS ALONG ALL EXISTING & PROPOSED STREETS. |
| 9.18.C | REQUIRING BICYCLE/PEDESTRIAN PATHS. |
| 9.20.D.3.a.iii | REQUIRING SPECIFIC TYPE 1 BUFFER PLANTINGS. |
| 9.20.E.3 | REQUIRING 10-FOOT WIDE PLANTING STRIPS BETWEEN EVERY 20 PARKING SPACES. |
| 9.22.J | REQUIRING GRADING TO ONLY BE PERMITTED IN THE BUILDING ENVELOPE, AND FOR DRIVEWAYS OR OTHER MEANS OF ACCESS, UNCONVENTIONAL WASTEWATER DISPOSAL SYSTEMS, AND STORMWATER FACILITIES. THE MAXIMUM WIDTH FOR GRADING DRIVEWAYS SHALL BE 15 FEET. |

APPLICANT/OWNER INFORMATION:

APPLICANT:
J.G. PETRUCCI COMPANY, INC
171 STATE ROUTE 173, SUITE 201
ASBURY, N.J. 08802

OWNER: (TMP 06-004-016)
DIGIROLAMO, JOSEPH V JR & MARY E & EUGENE JR & TR
3982 GRACE AVE
BENSLEM, PA. 19020

OWNER: (TMP 06-004-017-001)
DIGIROLAMO, JOSEPH V JR & MARY E & EUGENE JR & TR
3982 GRACE AVE
BENSLEM, PA. 19020

WE, DIGIROLAMO, JOSEPH V JR & MARY E & EUGENE JR & TR, AS THE OWNERS OF THIS PROPERTY, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FIXTURE AND THAT IT SHALL NOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY BUCKINGHAM TOWNSHIP. WE FURTHER ACKNOWLEDGE THAT ANY REVISIONS TO THE APPROVED DRAINAGE PLAN AND/OR EROSION & SEDIMENT CONTROL PLAN, EITHER PRIOR TO OR DURING CONSTRUCTION, MUST BE SUBMITTED TO BUCKINGHAM TOWNSHIP AND BUCKS COUNTY CONSERVATION DISTRICT, RESPECTIVELY, FOR APPROVAL.

TO ALL WHOM THESE PRESENTS MAY COME I/WE, DIGIROLAMO, JOSEPH V JR & MARY E & EUGENE JR & TR, SEND GREETINGS, KNOW YE THAT I/WE HAVE LAID OUT ON LANDS IN BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED WITNESS MY/OUR HAND AND SEAL.

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 _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PA AND DESIRED THE SAME TO BE RECORDED.

NOTARY PUBLIC

BCPC # 12845
REVIEWED, PREPARED AND REPORT PROCESSED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPAL CODE. CERTIFIED THIS DAY OF _____, 20____.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. _____ PAGE _____ ON _____, 20____.

(RECORDER OF DEEDS)

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE BUCKINGHAM TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____.

(TOWNSHIP ENGINEER)

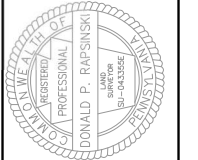
APPROVED BY THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____.

I, SHARON K. DOTTS, LICENSE # PE-045420-E, ON DATE NOTED, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.

I, DONALD P. RAPSINSKI, PLS., LICENSE # SU-043355E, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY GILMORE & ASSOCIATES AND FIELD ADJUSTED UNDER MY SUPERVISION IN APRIL 2023, AND THAT ALL THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT AS SHOWN.

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROFESSIONAL SURVEYOR
DONALD P. RAPSINSKI
LICENSE # SU-043355E



PRELIMINARY-FINAL LAND DEVELOPMENT PLANS
PROPOSED WAREHOUSE - DIGIROLAMO TRACT
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
OVERALL SITE PLAN (1 OF 2)

OWNERS INFO:
DIGIROLAMO, JOSEPH V JR & MARY E & EUGENE JR & TR
3982 GRACE AVE
BENSLEM, PA. 19020

MUNICIPAL FILE No.: LD 2023-01
TAX MAP PARCEL No.: 6-4-16 & 6-4-17-1
TOTAL AREA: 58.15 AC. TOTAL LOTS: 1
DATE: 05/17/2023 SCALE: 1"=150'
DRAWN BY: BEH CHECKED BY: SKD
SHEET NO.: 2 OF 70

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROFESSIONAL SURVEYOR
DONALD P. RAPSINSKI
LICENSE # SU-043355E

NOT APPROVED FOR CONSTRUCTION

