

**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)
  - WAREHOUSING & DISTRIBUTION
    - (1) 150,000 SF WAREHOUSE BUILDING
    - 3. SITE CAPACITY (SECTION 3101.B.1)

SITE AREA (TMP 6-4-18 & 6-4-17-1) 50.54 AC  
 (-) LEGAL ROW (COLD SPRING CREAMERY ROAD) 0.812 AC  
 (-) AERODROME-SOUND FACILITIES 47.06 AC  
 BASE SITE AREA 47.06 AC  
 (2) MINIMUM PROTECTION RESERVE  
 NET BUILDABLE SITE AREA 47.06 AC  
 BASED ON NET BUILDABLE SITE AREA 47.06 AC  
 EXISTING ALLOWABLE PROPOSED  
 0.00 AC (0%) 11.77 AC (33%) 10.48 AC (31.09%)  
 BASED ON BASE SITE AREA 47.06 AC  
 EXISTING ALLOWABLE PROPOSED  
 0.00 AC (0%) 16.47 AC (35%) 10.46 AC (22.22%)

**WAIVERS REQUESTED:**

- | SECTION              | REQUIREMENT   | PROPOSED |
|----------------------|---|----------|
| 5.2.B.16             | REQUIRING TO DETECT UNDERGROUND UTILITIES WITHIN 500 FT OF SITE   |          |
| 3.3.C.2 & 3.2.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 CUB-OR-DE-AC STREETS.   |          |
| 9.7.A.13             | REQUIRING A SUBDIVISION OR LAND DEVELOPMENT INCLUDING CONTAINING AN EXISTING STREET OF INADEQUATE WIDTH OR SUBSTANDING 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.11            | REQUIRING RAISED PEDESTRIAN CROSSWALKS & REFUGE ISLANDS TO BE PROVIDED NEAR 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 BELCAN 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.ii        | REQUIRING SPECIFIC TYPE 1 BUFFER PLANTINGS.   |          |
| 9.20.E.3             | REQUIRING 10'-0" FOOT WIDE PLANTING STRIPS BETWEEN 5000-20 PARING SPACES.   |          |
| 9.22.B               | REQUIRING NO EXCAVATION OR FILL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (3:1).  |          |
| 9.22.c               | REQUIRING GRADING TO ONLY BE PERMITTED IN THE BUILDING ENVELOPE AND FOR DRIVEWAYS OR OTHER MEANS OF ACCESS, UNCONDITIONAL WASTEWATER DISPOSAL SYSTEMS, AND STORMWATER FACILITIES. THE MAXIMUM WIDTH FOR GRADING DRIVEWAYS SHALL BE 19 FEET. |          |
| 9.23.K.1             | REQUIRING ALL PROPOSED OUTLET PIPING TO BE REINFORCED CONCRETE PIPE.  |          |
| 9.23.K.1.g           | REQUIRING ALL PROPOSED ANTI-SLEEP COLLARS ON ALL STORMWATER MANAGEMENT FACILITY OUTLET PIPING.  |          |

**MIN. LOT DIMENSIONAL REQUIREMENTS**  
 A. SECTION 2902-A  
 USE G3 - WAREHOUSING & DISTRIBUTION:

REQUIREMENT	PROPOSED
MIN. LOT AREA (AC)	2.00 50.54
MIN. LOT WIDTH AT BUILDING LINE (FT)	230 336.28
MAX. IMPERVIOUS SURFACE RATIO (%)	35.0 31.09
MAX. BUILDING COVERAGE (%)	15.0 10.24
MIN. YARDS	
FRONT (FT)	50 1094.92
SIDE (FT)	30 176.13
REAR (FT)	30 309.01

**S. PARKING**  
 K. (SECTION 3011)  
 USE G3 - WAREHOUSING

REQUIREMENT	PROPOSED
ONE (1) OFF-STREET PARKING SPACE PER 500 SF OF GROSS FLOOR AREA, PLUS	300 SPACES (7 ADA SPACES)
ONE (1) PARKING SPACE FOR EACH COMPANY VEHICLE NORMALLY STORED ON THE PREMISES	28 SPACES

- |    |                                    |    |  |
|----|------------------------------------|----|--|
| 59 | LANDSCAPE PLAN (1 OF 5)            | 74 | PCSM PRE-DEVELOPMENT DRAINAGE AREA PLAN  |
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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 ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.

IN ADDITION, I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

I, RONALD P. BARNHART, JR., LICENSE # PE-043356, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN ACCORDANCE WITH THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY GILMORE & ASSOCIATES, INC. AND FIELD UPDATED UNDER MY SUPERVISION IN APRIL 2023, AND THAT ALL MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT AS SHOWN.

COMMONWEALTH OF PENNSYLVANIA: COUNTY OF BUCKS, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me the undersigned a Notary Public of the Commonwealth of Pennsylvania, personally appeared \_\_\_\_\_ who acknowledged to me that he/she/it was the owner of the above described premises and that he/she/it executed the foregoing documents for the purposes and consideration therein expressed. My commission expires on \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_.

(RECORDER OF DEEDS)

THIS PLAN WAS RECOMMENDED FOR BY THE BUCKINGHAM TOWNSHIP ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(TOWNSHIP ENGINEER)

APPROVED BY THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE) (SIGNATURE OF PROFESSIONAL SURVEYOR) (DATE)

**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 OR PERMIT THE EXERCISE OR GROWTH OF ANY STRUCTURE, TREE OR OTHER OBJECT ON THAT PORTION OF TAX PARCEL NO. 6-4-19, WHICH LIES WITHIN THE NOTIFICATION CLEAR ZONE APPROACH AREA OF THE NORTHEAST SOUTHWEST RUNWAY TO A HEIGHT, IN THE SOLE DISCRETIONARY OPINION OF GRANTOR, WHICH CONSTITUTES OR HAS THE POTENTIAL TO CONSTITUTE, AN OBSTRUCTION OR HAZARD TO AIRCRAFT PASSING OVER TAX PARCEL NO. 6-4-18 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 CONVEYANCE, AGREES THAT HE AND/OR HIS SHALL NOT CAUSE ANY ELECTRICAL INTERFERENCE OR THE USE OF ANY STRUCTURE, WHICH MAY INTERFERE WITH THE OPERATION OF ELECTRONIC EQUIPMENT OVER THE AIRFIELD PARCEL, NOR PERMIT THE INSTALLATION OR USE OF ANY LIGHTING ON THE AIRFIELD TAX PARCEL NO. 6-4-19 WHICH SHALL IN ANY MANNER INTERFERE WITH THE SAFE OPERATION AND NAVIGATION OF AIRCRAFT OVER THE AIRFIELD TAX PARCEL, NO. 6-4-19 OR IN THE CLEAR ZONE APPROACH AREA.

**APPLICANT/OWNER INFORMATION:**

APPLICANT/EQUITABLE OWNER:  
 JIG PETROSIO COMPANY, INC.  
 171 STATE ROUTE 173, SUITE 201  
 48909, N.E. 58802  
 908-730-6999

OWNER: (TMP 06-004-016)  
 DORIS AND JOSEPH V JR & MARY E & EUGENE JR & TR  
 3903 GRACE AVE  
 BENSALOM, PA 19020

OWNER: (TMP 06-004-017-001)  
 DORIS AND JOSEPH V JR & MARY E & EUGENE JR & TR  
 3903 GRACE AVE  
 BENSALOM, PA 19020

OWNER: (TMP 06-004-019-002)  
 BUCKS COUNTY AIRPORT AUTHORITY  
 3870 OLD EASTON RD  
 DOLESTOWN, PA 19021

PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION:  
 I, CHRISTOPHER E. GREEN, # LA-000222, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE STORMWATER MANAGEMENT FACILITIES ARE NOT UNDER PLAN IN Limestone.

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

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7	SITE PLAN (2 OF 4)
8	SITE PLAN (3 OF 4)
9	SITE PLAN (4 OF 4)
10	BUILDING SECTION - AIRPORT OVERLAY PLAN
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13	EXISTING FEATURES PLAN (1 OF 7)
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58	OVERALL LANDSCAPE PLAN

I, KAREN MACLEAN, ACCESSIBILITY INSPECTOR / PLANS EXAMINER, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED AND MEETS THE ACCESSIBILITY (ADA) REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE.

(SIGNATURE)-PA LAI CERTIFICATION NO. \_\_\_\_\_ (DATE)

I, TREVOR WOODWARD, # PC-004024, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE STORMWATER MANAGEMENT FACILITIES ARE NOT UNDER PLAN IN Limestone.

(SIGNATURE) (DATE)

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

(SIGNATURE OF PROFESSIONAL ENGINEER) (DATE)

(SIGNATURE OF PROFESSIONAL SURVEYOR) (DATE)

**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND FIELD UPDATES TO THESE PLANS WILL BE ACCEPTED WITHOUT THE PROFESSIONAL SEAL. ANY CHANGES TO THESE PLANS WITHOUT THE PROFESSIONAL SEAL WILL BE CONSIDERED UNOFFICIAL. THE PROFESSIONAL SEAL IS THE PROPERTY OF GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED. COPYRIGHT 2023 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.



DATE: 05/17/2023  
 SCALE: 1"=150'  
 DRAWN BY: SHG  
 CHECKED BY: SHG

REVISIONS:

NO.	REV.	DATE	DESCRIPTION
1	PER PER. & EDC. REVIEW COMMENTS	04/07/2023	

**PRELIMINARY-FINAL LAND DEVELOPMENT PLANS**

**PROPOSED WAREHOUSE-DIGIROLAMO TRACT**

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

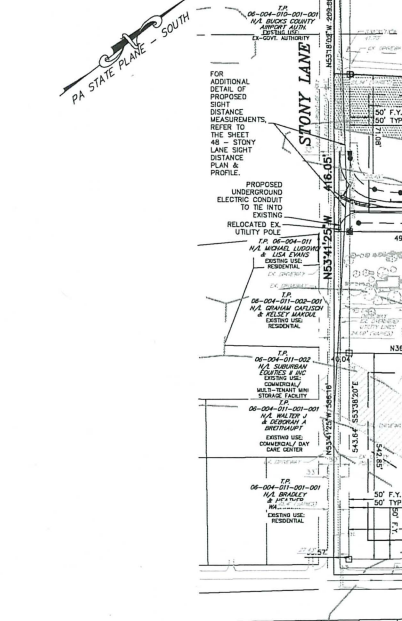
OVERALL SITE PLAN (1 OF 2)

TAX MAP PARCEL NO.: 6-4-18 & 6-4-17-1  
 TOTAL AREA: 50.54 AC. TOTAL LOTS: 16  
 DATE: 05/17/2023 SCALE: 1"=150'  
 DRAWN BY: SHG CHECKED BY: SHG  
 SHEET NO.: 4 OF 76

RECORD PLAN NOTES:

- 1. ALL NEW UTILITIES TO BE UNDERGROUND.
2. ALL MONUMENTS AND PINS TO BE SET SHALL BE PROVIDED WITH PERMANENT CAPS CONFORMING TO SECTION 816D OF THE ORDINANCE.
3. DENOTES EXISTING CONCRETE MONUMENT FOUND.
4. DENOTES EXISTING IRON PIN FOUND.
5. EXISTING SITE IS NOT SERVED BY PUBLIC OR ON-LOT SEWER AND WATER. PROPOSED DEVELOPMENT WILL BE SERVED BY PROPOSED SEWER SYSTEM FOR SEWER AND WATER WILL BE SERVED BY PUBLIC WATER VIA AN EXISTING WATER MAIN LOCATED WITHIN PROGRESS DRIVE.
6. NO STRUCTURES, FENCES, PLANTING OR OTHER CONSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE STREET LEVEL AND A PLANE SEVEN FEET ABOVE STREET LEVEL 50 AS TO INTERFERE WITH TRAFFIC FROM THE ROAD SIDE THROUGH THE CLEAR SIGHT TRIANGLE AT ALL INTERSECTIONS AT EACH POINT WHERE A BREAKWAY INTERSECTS A STREET A CLEAR SIGHT TRIANGLE OF TEN (10) FEET MEASURED FROM THE POINT OF INTERSECTION OF THE STREET LINE AND THE EDGE OF THE ACCESS WAY SHALL BE MAINTAINED, WITHIN WHICH VEGETATION AND OTHER VISUAL OBSTRUCTIONS SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN TWO FEET ABOVE THE STREET GRADE.
7. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
8. THIS PLAN PREPARED UNDER THE FOLLOWING ORDINANCES:
a. ZONING - AMENDED SEPTEMBER 22, 2021
b. SUBDIVISION & LAND DEVELOPMENT - AMENDED OCTOBER 14, 2009
9. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REPAIRING, DRIVEWAYS, ROADS, BUILDINGS, SEWER SYSTEMS, RETENTION/OCCUPATION BASINS, AND UTILITY EXHAUSTS SHALL BE LIMITED TO THE NATURAL RESOURCE PROTECTION STANDARDS AS SPECIFIED IN THE BUCKINGHAM TOWNSHIP ZONING ORDINANCE AS LAST AMENDED. THE REMAINING RESOURCES SHALL REMAIN IN THEIR NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER WITH THE EXCEPTION OF THE REMOVAL OF INVASIVE EXOTIC SPECIES SUCH AS JAPANESE HONEYSUCKLE AND BITTERSWEET OR FRODO IVY AND OTHER NOxious WEEDS NOT MENTIONED. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
10. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES THE RIGHT TO ENTER UPON EACH AND EVERY LOT AND AREA OF THE SUBDIVISION DEVELOPMENT EXCEPTED HEREIN, WHETHER PRIOR OR SUBSEQUENT TO CONVEYANCE OF ANY LOT, UNTIL EXPIRATION OF THE STATUTORY MAINTENANCE PERIOD FOLLOWING DEDICATION OF PUBLIC UTILITIES AT SECTION 501 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, AS AMENDED, 33 P.S. 10009, FOR THE PURPOSE OF COMPLETING ANY LANDSCAPING AS REQUIRED BY THE MUNICIPALITY AND FURTHER TO MAKE SUCH MODIFICATIONS TO GRADING AND/OR DRAINAGE IMPROVEMENTS ON ANY LOT AS MAY BE NECESSARY IN THE DISCRETION OF THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE SUFFICIENT STORMWATER MANAGEMENT.
11. THE DEVELOPER OF THIS PROJECT HOLDS BUCKINGHAM TOWNSHIP HARMLESS FOR ANY STORMWATER RUN-OFF DIRECTED OFF-SITE.
12. ACCESS DRIVES 'A', 'B', 'C', & 'D' SHALL BE PRIVATE ACCESSWAYS. THEY ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OF LOTS 6-4-16 & 6-4-17-21.
13. THE PROPERTY OWNER OF LOTS 6-4-16 & 6-4-17-21 SHALL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THE PROPOSED DRIVEWAYS AND ACCESS DRIVE 'A'.
14. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT FACILITIES. SEE PCSM PLANS AND DETAILS FOR INFORMATION ON MAINTENANCE REQUIREMENTS AND SCHEDULE.
15. THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THESE PLANS ARE A BASIC AND PERIPHERAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF BUCKINGHAM, AND SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE OWNERS OF THESE LANDS ON WHICH THE STRUCTURES ARE LOCATED. THE TOWNSHIP OF BUCKINGHAM AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSES OF INSPECTION OF SAID STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE DESIGN INTENT IS BEING MAINTAINED BY THE OWNERS. ACCESS TO THE FACILITIES IS HEREBY GRANTED TO BUCKINGHAM TOWNSHIP VIA BLANKET EASEMENT.
16. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD HANDS, AND/OR BY UTILITY FIELD 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 POTENTIAL EXISTING UTILITIES AND NOT THE POTENTIAL EXISTING UTILITIES FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE EXISTING 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.
17. 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 MARCH 29, 2007, PENNSYLVANIA ACT 181. GILMORE & ASSOCIATES INC HAS OBTAINED A PA-ONE CALL SERVICE NUMBER(S) AS NOTED ELSEWHERE ON THE PLANS FOR DESIGN PURPOSES ONLY.
18. BURNING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
19. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
20. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AS PROVIDED ON THESE PLANS OR OTHER SPECIFICATIONS OF THE TOWNSHIP, PENNSD, PEARL, DELAWARE BEAR BASIN COMMISSION, BUCKS COUNTY HEALTH DEPARTMENT, OR THE AUTHORITY HAVING JURISDICTION OVER SAID IMPROVEMENTS. ALL SITE IMPROVEMENT STRUCTURES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH PENNSD SPECIFICATIONS/PUBLICATION 408L. FURTHERMORE, THE STRUCTURES SHALL BE INSTALLED IN CONJUNCTION WITH THE TOWNSHIP'S STANDARDS AND PENNSD'S STANDARDS FOR ROAD CONSTRUCTION (PUBLICATION 72). ALL STRUCTURES MUST ALSO BE DESIGNED TO WITHSTAND AN AMHSI HS-25 LIVE LOAD. SHOP DRAWINGS OF ALL SITE IMPROVEMENTS SHALL BE APPROVED BY THE TOWNSHIP ENGINEER'S OFFICE PRIOR TO THE STRUCTURES BEING INSTALLED. ANY STRUCTURES WHICH HAVE NOT BEEN DESIGNED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE ABOVE OR INSTALLED WITHOUT SHOP DRAWING APPROVAL, WILL NOT BE ACCEPTED.
21. THE AREA WITHIN THE LEGAL RIGHT-OF-WAY ALONG STONEY LANE SHALL BE DEDICATED TO THE AGENCY HAVING JURISDICTION OVER THE RIGHT-OF-WAY AREA.
22. THE PROPOSED EASEMENT FOR ACCESS DRIVE 'A' THROUGH TWP 06-004-019-002 SHALL BE GRANTED TO THE OWNER/APPLICANT FROM THE PROPERTY OWNER OF 06-004-019-002 PRIOR TO THE APPROVAL OF THE LAND DEVELOPMENT PLAN.
23. TREES IN THE RIGHT-OF-WAY OF TOWNSHIP ROADS, WHERE THE RIGHT-OF-WAY BELONGS TO THE TOWNSHIP, SHALL NOT BE REMOVED WITHOUT TOWNSHIP APPROVAL EXCEPT WITHIN THE CLEAR SIGHT TRIANGLE AND EXCEPT FOR THE REMOVAL OF DEAD OR UNHEALTHY TREES OR NON-NATIVE INVASIVE SPECIES.
24. WHERE EXISTING VEGETATION EXISTS WHICH CAN MEET THE OBJECTIVES OF THE BUFFER REQUIREMENTS, IT SHALL BE PRESERVED AND MAY BE USED TO MEET THE BUFFER AND PLANTING REQUIREMENTS. QUANTITIES, SIZE, SPECIES, AND LOCATIONS OF EXISTING MATERIALS MUST BE SHOWN ON THE PLANS AND VERIFIED BY THE TOWNSHIP, WHERE THE TOWNSHIP ALLOWS EXISTING VEGETATION TO BE COATED TOWARD MEETING THE BUFFER REQUIREMENTS OF THE ORDINANCE. THE VEGETATION SHALL NOT BE REMOVED EXCEPT FOR EXOTIC INVASIVE SPECIES, FRODO IVY, AND FRODO DMC. THE VEGETATION SHALL ALSO BE PROTECTED BY RECORDED PLAN NOTE TO INSURE THAT IT REMAINS AS PART OF THE SUBDIVISION OR LAND DEVELOPMENT.
25. ALL PLANTINGS WITHIN THE REQUIRED BUFFER YARDS SHALL BE PRESERVED, NO MOVING, SOIL DISTURBANCE, LANDSCAPE DEBRIS OR STRUCTURES SHALL BE PERMITTED WITHIN THE BUFFER YARDS.

- EXCEPT AS DELINEATED AND SPECIFIED HEREIN, NO TREES 3" OR GREATER IN DIAMETER SHALL BE REMOVED. THE ABOVE STATED RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PRESENT AND FUTURE OWNERS AND/OR LESSEES.
25. PERIMETER BUFFER PLANTINGS SHALL BE INSTALLED PRIOR TO THE OCCUPANCY OF ANY BUILDING WITHIN THE PERIMETER BUFFER. BUFFER PLANTINGS SHALL BE INSTALLED PRIOR TO A BUILDING BEING OCCUPIED. A MANAGER MAY BE GRANTED DUE TO SEASONAL REQUIREMENTS OF THE PLANT MATERIALS.
26. THERE SHALL BE NOTHING PERMITTED TO BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF THE PROPOSED UTILITY EXHAUSTS OR WITHIN 10 FEET OF THE PROPOSED SERVICE LINES SUBJECT TO LAND ON GROUND COVER, OR OTHER LANDSCAPING THAT WILL NOT ADVERSELY AFFECT THE UTILITY OR THE EXHAUST. UTILITY EXHAUSTS SHALL INCLUDE STORM SEWER EXHAUSTS AND SANITARY SEWER EASEMENTS.
27. THE POSTED SPEED LIMIT FOR ALL ACCESS DRIVES IS TO BE 15 MPH.
28. ALL GRADING, SEEDING, MULCHED BEDS, AND PLANTING IN NON-RESIDENTIAL DEVELOPMENTS MUST BE INSTALLED AND MAINTAINED BY THE OWNER AND / OR LESSEE UNDER LEASE AGREEMENTS IN ACCORDANCE WITH APPROVED LANDSCAPE PLANS.
29. THE AREAS OF THE PROPERTY CONTAINING FLOOD PLANS, STREAMS, WATERCOURSES, WATERS OF THE COMMONWEALTH AND OTHER PROTECTION AREAS ARE TO BE PERMANENTLY PRESERVED BY MEANS OF CONSERVATION EASEMENT TO BE HELD BY THE TOWNSHIP AND WHICH SHALL REQUIRE THE PRESERVATION OF THESE AREAS ON PRIVATE PROPERTY IN PERPETUITY.
30. THE PROJECT SURVEYOR SHALL BE REQUIRED TO VERIFY THAT THE REQUIRED SIGHT TRIANGLE HAS BEEN PROVIDED PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROPOSED WAREHOUSE.



NOTES: (T.P. 06-004-012-001)

- GENERAL SURVEY NOTES:
1. PROPERTY SHOWS AS TAX PARCELS 06-0416 & 06-0417-21 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON A PLAN ENTITLED "EAST SIDE RAMP I.D. 83-041 RECORD PLAN" SHEETS 750-7503, PREPARED BY PENNOM INC. DATED MARCH 1 2008, AND FILED IN THE COUNTY OF BUCKS RECORDER OF DEEDS OFFICE ON MARCH 20 2008 AS PLAN BOOK 306 PAGE 115.
2. CONTAINING 512.718 SQ FT OR 11.7 ACRES NET, MORE OR LESS.
3. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
4. BEARINGS LABELED (R) SHOWN HEREON REFER TO PLAN BOOK 289 PAGE 72.

NOTES: (T.P. 06-004-016 & T.P. 06-004-017-001)

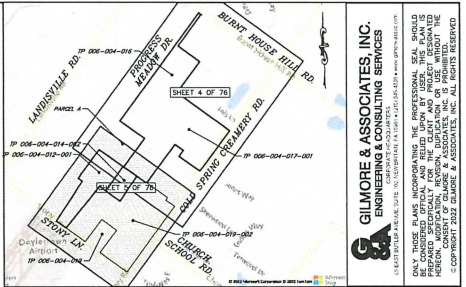
- GENERAL SURVEY NOTES:
1. PROPERTY SHOWS AS TAX PARCELS 06-0416 & 06-0417-21 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AS SHOWN ON A PLAN ENTITLED "PROGRESS MEADOW PHASE II A BUSINESS COMMUNITY" PREPARED BY GILMORE & ASSOCIATES, INC. DATED APRIL 1 1994, LAST REVISED MARCH 1 2008, AND FILED IN THE COUNTY OF BUCKS RECORDER OF DEEDS OFFICE ON MARCH 20 2008 AS PLAN BOOK 306 PAGE 11.
2. CONTAINING 2,487.40 SQ FT OR 57.33 ACRES NET, MORE OR LESS.
3. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN OCTOBER OF 2022 AND THE REFERENCED INFORMATION LISTED HEREON.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. BEARINGS LABELED (R) SHOWN HEREON REFER TO PLAN BOOK 289 PAGE 11 (ROTATED 1/4 TURN).
6. PROPERTY IS LOCATED IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 5% ANNUAL CHANCE FLOODPLAIN PER REFERENCE TO 3.
7. EXISTING FEATURES SHOWN PER FIELD SURVEY AND PER AERIAL PHOTOGRAPHY COMPILED BY COOPER AERIAL, EXPOSED DECEMBER 2022. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
8. PLAN ENTITLED "DOWLESTOWN AIRPORT AIRPORT PROPERTY MAP" PREPARED BY TRAN SYSTEMS, DRAWING # MP-44 DATED 11/08/2022.
9. THE METERS HEREON DELINEATED BY SETH D. BACKEN BIODIVERSITY CONSULTANT AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC. ON OCTOBER 13 2022.

I, BREYOR WOODWARD, P.E., PA-040212, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE STORMWATER MANAGEMENT FACILITIES ARE NOT UNDERLAIN BY LIMESTONE. PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATION: I, CHRISTOPHER E. GREEN, P.L.A.-020522, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLANTING INFORMATION CONTAINED IN THE ACCOMPANYING PLANS HAS BEEN PREPARED IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP.

- REFERENCES:
1. TAX MAP FOR THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
2. PLAN ENTITLED "PROGRESS MEADOW PHASE II A BUSINESS COMMUNITY" PREPARED BY GILMORE & ASSOCIATES, DATED APRIL 1 1994, LAST REVISED MARCH 1 2008, AND FILED IN THE COUNTY OF BUCKS RECORDER OF DEEDS OFFICE ON MARCH 20 2008 AS PLAN BOOK 306 PAGE 11.
3. FLOOD INSURANCE RATE MAP 4301703003.
4. FLOOD INSURANCE RATE MAP 4301703051.
5. PLAN ENTITLED "AS-BUILT MONUMENTATION PLAN, DOWLESTOWN AIRPORT" PREPARED BY GILMORE & ASSOCIATES, DATED APRIL 12 2021 (GSA 210009044).
6. PLAN ENTITLED "EAST SIDE RAMP I.D. 83-041 RECORD PLAN" DATED 3/19/94 LAST REVISED 10/11/97 PREPARED BY PENNOM ASSOCIATES INC., PHILADELPHIA, PA. SHEETS 750-7503.
7. PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, BOYCE TRACT SUBDIVISION" PREPARED BY GILMORE & ASSOCIATES, DATED JUNE 23 2021 (GSA 21035500).
8. PLAN ENTITLED "DOWLESTOWN AIRPORT, AIRPORT PROPERTY MAP" PREPARED BY TRAN SYSTEMS, DRAWING # MP-44 DATED 11/08/2022.
9. ALTANUS LAND TITLE SURVEY ENTITLED, "PROGRESS MEADOW LOTS 2 & 3, 06-0416-016 & 06-0417-001" PREPARED BY GILMORE & ASSOCIATES, DATED FEBRUARY 13 2023.
10. SHARON K. DOTTS, LICENSE # 06-044202-0, ON DATE NOTED, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET ALL DESIGN STANDARDS AND CRITERIA OF THE NEESHAMMY CREEK ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.
11. IN ADDITION, I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS, HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BUCKINGHAM TOWNSHIP AS LAST AMENDED.

I, RONALD P. RAPPINHO, P.E., LICENSE # SJ-043332, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THE STORMWATER MANAGEMENT PLAN WAS COMPILED BY GILMORE & ASSOCIATES AND FIELD UPLOADED UNDER MY SUPERVISION IN JUNE 2022, AND THAT ALL THE MONUMENTS SHOWN HEREON EXIST AS LOCATED, AND THE DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT AS SHOWN.

(SIGNATURE)-PA L&I CERTIFICATION NO. (DATE) (SIGNATURE) (DATE) (SIGNATURE OF PROFESSIONAL ENGINEER) (DATE) (SIGNATURE OF PROFESSIONAL SURVEYOR) (DATE)



811 logo with text: BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. NON-EMERGENCY CALLS WILL BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE. CALL 811 AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG. SERIAL NO. 20222703629, 20222703670, 20222703487. I/O ALL WHOM THESE PRESENTS MAY COME I/W/E. DORIS/ANGIE JOSEPH V.R. & MARY E. & EUGENE JR. & TR. SEND GREENISH, HEREBY WE THAT I HAVE LAIN 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: I, \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FEATURE 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.

NOTARY PUBLIC: I, \_\_\_\_\_, DO HEREBY ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM AS SHOWN ON THESE PLANS IS A PERMANENT FEATURE 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.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS, AT DOWLESTOWN, PENNSYLVANIA IN PLAN BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_ OF \_\_\_\_\_. (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\_\_\_\_.

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES. ONLY THOSE PLANS AND INSTRUMENTS THE PROFESSIONAL SEAL SHOULD BE APPLIED TO. THE PROFESSIONAL SEAL SHOULD BE APPLIED TO ALL PLANS AND INSTRUMENTS PREPARED SPECIFICALLY FOR THE COMMONWEALTH OF PENNSYLVANIA AND REGISTERED PROFESSIONALS OF THE COMMONWEALTH OF PENNSYLVANIA. THE COMMONWEALTH OF PENNSYLVANIA DOES NOT GUARANTEE THE ACCURACY OF ANY INSTRUMENTS PREPARED UNDER THE PROFESSIONAL SEAL.

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

MUNICIPAL FILE NO. LD 2023-04. TAX MAP PARCEL NO. 8-4-18-9. TOTAL AREA: 58.15 AC. TOTAL LOTS: 1. DATE: 07/17/2023. SCALE: 1"=150'. DRAWN BY: BOB. CHECKED BY: BOB. SHEET NO: 5 OF 76.