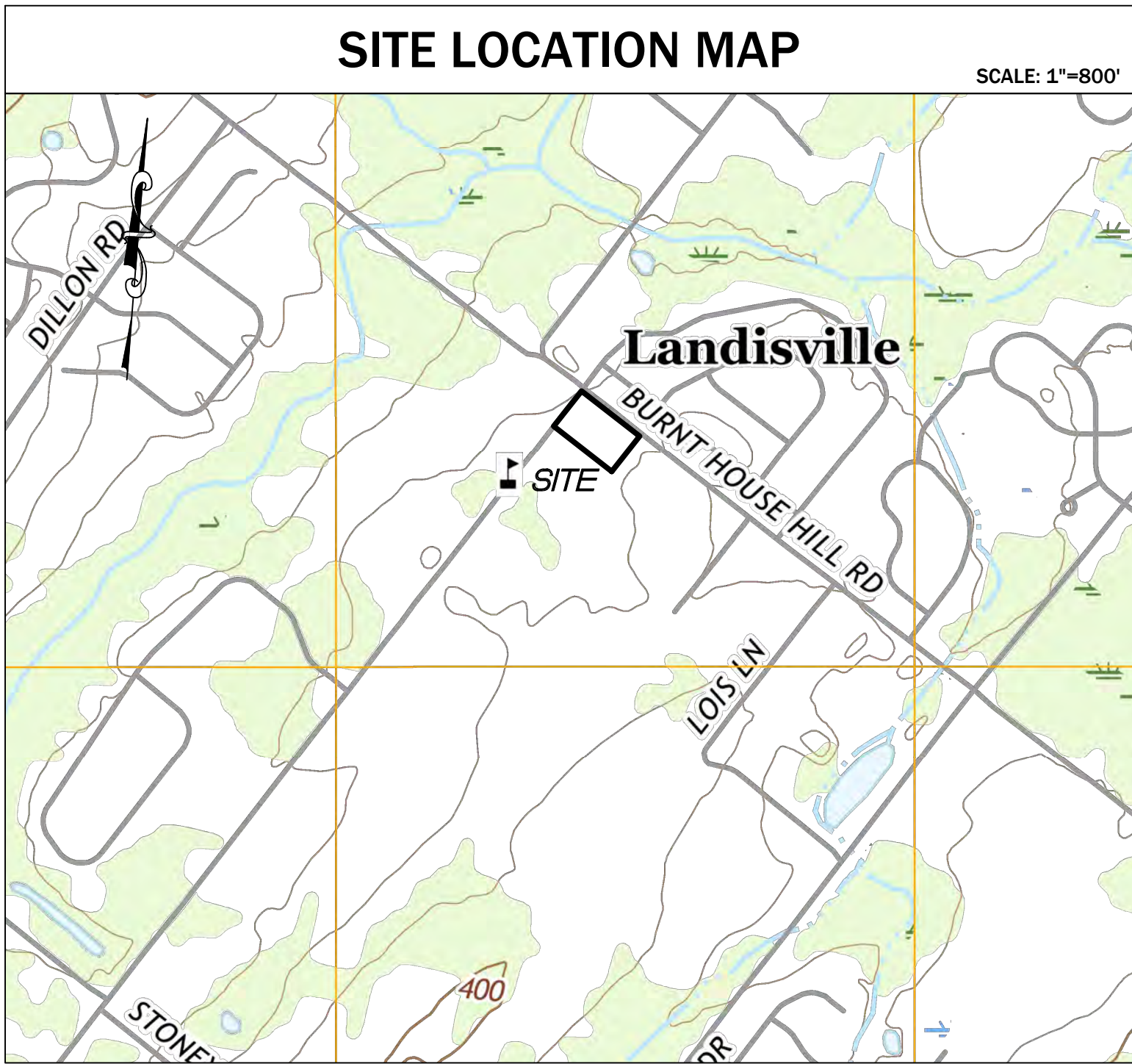


PRELIMINARY AND FINAL LAND DEVELOPMENT PLANS FOR

4284 Burnt House Hill Road

T.M.P. # 06-004-015
4284 Burnt House Hill Road, Buckingham Township, Bucks County, PA

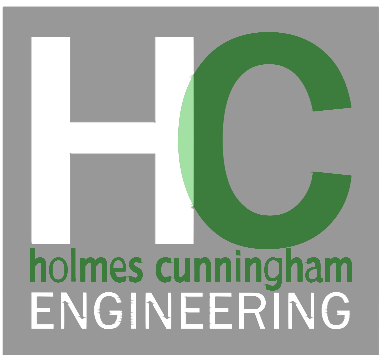


DRAWING LIST			
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	C0.0	COVER SHEET	5/25/2021
2	C0.1	EXISTING CONDITIONS, DEMOLITION, AND SITE ANALYSIS AND RESOURCE CONSERVATION PLAN	5/25/2021
3	C1.0	RECORD SITE PLAN	5/25/2021
4	C1.1	SITE DETAILS	5/25/2021
5	C2.0	IMPROVEMENT CONSTRUCTION PLAN	5/25/2021
6	C3.0	EROSION AND SEDIMENT CONTROL PLAN	5/25/2021
7	C3.1	EROSION AND SEDIMENT CONTROL DETAILS	5/25/2021
8	C4.0	LANDSCAPE AND LIGHTING PLAN	5/25/2021
9	C4.1	LANDSCAPE AND LIGHTING DETAILS	5/25/2021

APPLICANT & OWNER:

TPS, LLC
3920 FOUNTAIN CIRCLE
FOUNTAINVILLE, PA 18923
(215) 534-1574

PREPARED BY:



HOLMES CUNNINGHAM LLC
409 EAST BUTLER AVENUE
UNIT 5
DOYLESTOWN, PA 18901
(215) 586-3330

CONTACTS

BUCKINGHAM TOWNSHIP
4613 HUGHESIAN DRIVE
BUCKINGHAM, PA 18912
PHONE: (215) 794-8834

TOWNSHIP ENGINEER
KNIGHT ENGINEERING, INC.
4998 MECHANICSVILLE ROAD
MECHANICSVILLE, PA 18934
PHONE (215) 794-5958

BUCKS COUNTY PLANNING COMMISSION
THE ALMSHOUSE NESHAMINY MANOR CENTER
1260 ALMSHOUSE ROAD
DOYLESTOWN, PA 18901
215-345-3400

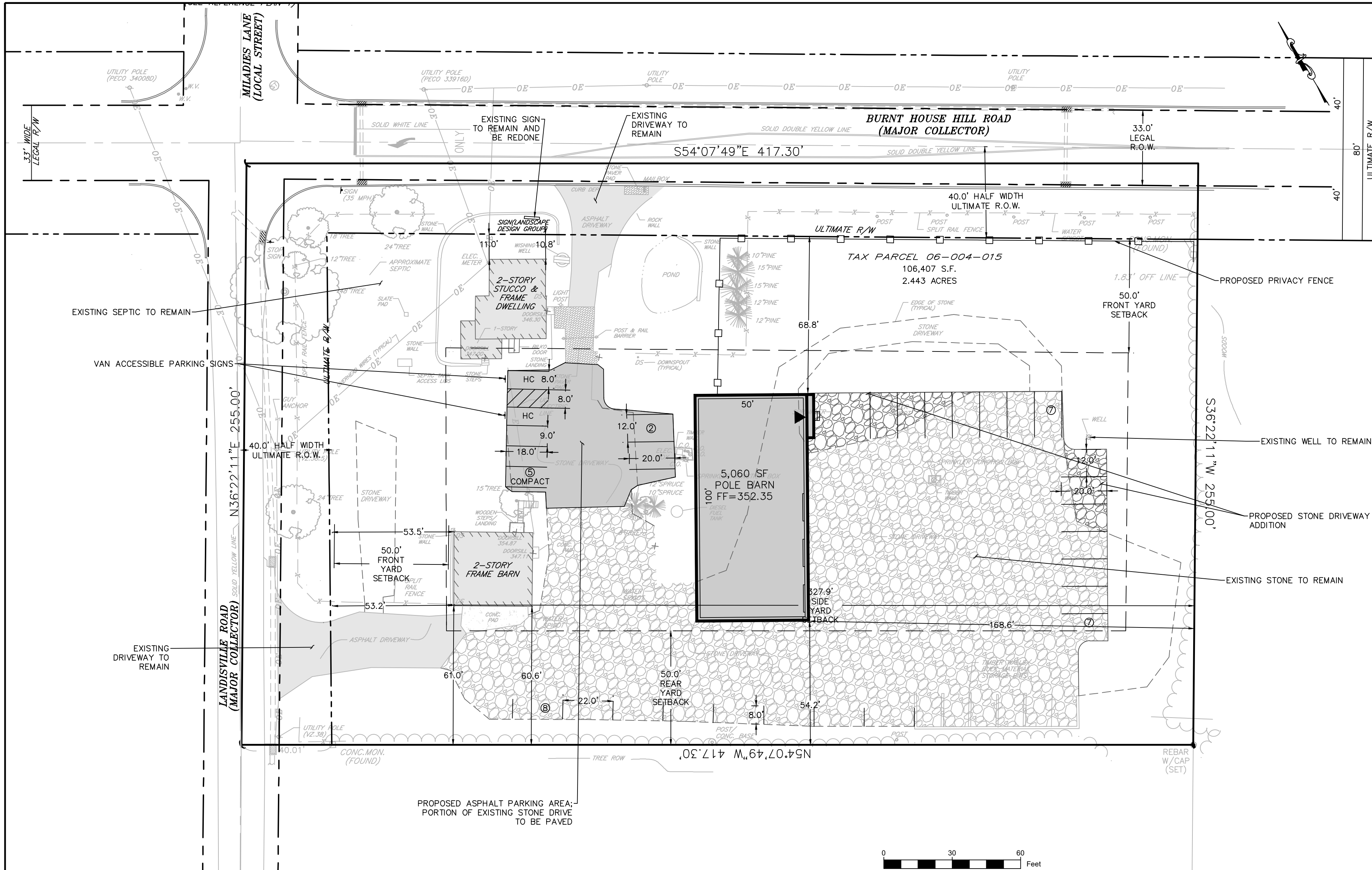
BUCKS COUNTY CONSERVATION DISTRICT
1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901
215-345-7577

BUCKS COUNTY WATER & SEWER AUTHORITY
1275 ALMSHOUSE ROAD
WARRINGTON, PA 18976
PHONE: (215) 343-2538

ACT 187 AS AMENDED
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.
CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
(10) WORKING DAYS IN DESIGN STAGE
-- STOP & CALL --
Pennsylvania One Call System, Inc.
1-800-242-1776



DATE:	5/25/2021
PROJECT #	1573
DRAWING #	C0.0
SHEET	1 OF 9



GENERAL NOTES:

1. INFORMATION TAKEN FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAVANAUGH'S SURVEYING SERVICES ON DECEMBER 04, 2020.
2. THE 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, MAP NO. 42017C0305, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
3. THE PROPERTY IS LOCATED OUTSIDE OF THE CARBONATE OVERLAY DISTRICT.
4. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF PUB52, NO. 287, DEC. 10, 1974 AS LAST AMENDED ON MAR. 29, 2007, PENNSYLVANIA ACT 181.
5. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATIONS 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 OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY CAVANAUGH'S SURVEYING SERVICES.
6. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM(GPS) WITH OBSERVING REFERENCED TO THE TOPCON TOPSURV GPS BASE STATION NETWORK.
7. 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.
8. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM ROTATION TO DEED MERIDIAN IS 03 DEGREES 07 MINUTES 49 SECONDS CLOCKWISE.
9. THE EXISTING STRUCTURES ARE NOT LISTED AS A HISTORIC RESOURCE.

SITE PLAN NOTES:

1. THE PROPERTY BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 06-004-015 CONTAINING 2.44 ACRES OF LAND MORE OR LESS.
2. THE EXISTING BUILDINGS ARE SERVED BY ON-LOT PRIVATE WELL AND SEWER. THE PROPOSED BUILDING ONLY REQUIRES ELECTRIC SERVICE.
3. SHEETS 1 THROUGH 9 INCLUSIVE, ON RECORD AT BUCKINGHAM TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IT IS RECORDED WITH SAME.
4. THIS PLAN SET HAS BEEN DESIGNED IN ACCORDANCE WITH BUCKINGHAM TOWNSHIP ZONING ORDINANCE ENACTED TO 1/24/2018 AND BUCKINGHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ENACTED TO 10/14/09.
5. OUTDOOR STORAGE FOR FUEL, RAW MATERIALS AND PRODUCTS SHALL MEET THE STATE FIRE MARSHALL STANDARDS AND SHALL BE ENCLOSED BY A FENCE WITH A MINIMUM HEIGHT OF 7 FEET. FENCE SHALL BE CHAIN LINK, STOCKADE, PICKET (MAX 3-INCH SPACING), SOLID WOOD, BUILDING WALL, OR MATERIAL ACCEPTABLE TO THE ZONING OFFICER.
6. THE PROPOSED DEVELOPMENT WITH HAVE A NET DECREASE IN IMPERVIOUS COVERAGE AND IS EXEMPT FROM STORMWATER REQUIREMENTS.
7. ONLY THE HANDICAP PARKING SPACE STRIPING SHALL BE INSTALLED. THE REMAINING STRIPING IS SHOWN ON PLAN TO PROVE COMPLIANCE WITH PARKING REQUIREMENTS AND SHALL NOT BE INSTALLED IN THE FIELD.

PARKING CALCULATIONS							
Use	Requirement	Units			Required		Provided
		Employee Count	Vehicle Count	Gross Floor Area	Option 1	Option 2	
G5 Contracting	3 spaces per 4 employees on the major shift + 1 space for each business vehicle on-premises OR 1 space per 500 SF GFA + 1 space for each business vehicle on-premises	4	10	8,374	13	27	29

EXISTING LEGEND

CURB LINE	—
BOUNDARY LINE	—
LEGAL ROW LINE	—
ULTIMATE ROW LINE	—
FENCE	X — X
TRAFFIC SIGNAGE	—
EXISTING PAVERS	—
EXISTING STONE DRIVEWAY TO REMAIN	—
EXISTING ASPHALT DRIVEWAY	—
EXISTING BUILDING TO REMAIN	—

SITE PLAN LEGEND

PROPOSED FENCE	—
EDGE OF PAVEMENT	—
BUILDING SETBACK	—
PROPOSED BUILDING	—
PROPOSED ASPHALT DRIVEWAY	—
PROPOSED STONE DRIVEWAY	—
PROPOSED SIGN	—

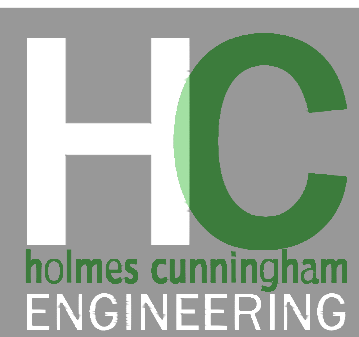
APPLICANT/OWNER
TPS, LLC
3920 FOUNTAIN CIRCLE
FOUNTAINVILLE, PA 18923

REVISIONS

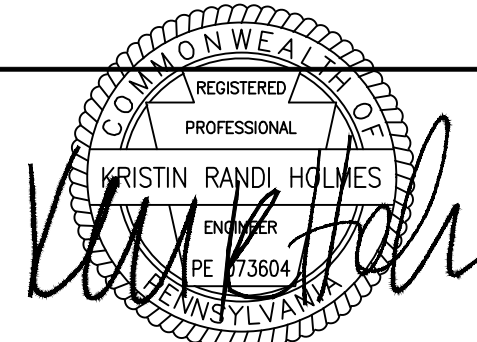
Date	Description
1573.01.0	

CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN PHASE
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Pennsylvania One
Call System, Inc.
1-800-242-1776

UTILITY LOCATIONS AS SHOWN ON
THIS PLAN ARE APPROXIMATE AND IT
IS THE RESPONSIBILITY OF THE
CONTRACTOR, PER PA. ACT 187 TO
CONTACT UTILITY COMPANIES PRIOR
TO ANY EXCAVATION.



Holmes Cunningham LLC
409 E. Butler Ave
Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net



KRISTIN R. HOLMES, P.E.
PA PE073604

4284 BURNT HOUSE HILL ROAD

TMP # 06-004-015

BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

RECORD SITE PLAN

HCE Job.	1573
Date	5/25/2021
Scale	1"=30'
Designer	CP
Sheet	3 of 9

Drawing No.
C1.0

Tract Calculations		
	Area (SF)	Area (AC)
Total Site Area	106,407	2.443
Ultimate Rights-of-Way of Existing Streets	22,234	0.510
Existing Utility Rights-of-Way	0	0.000
Land not Contiguous or Separated by Road, Railroad, Major Stream	0	0.000
Land Required as Open Space	0	0.000
Base Site Area	84,173	1.932
Natural Resources Disturbed	Protection Ratio	Acres of Land in Resource
Floodplain	1.00	0.00
Floodplain Soils	1.00	0.00
Watercourses or Streams	1.00	0.00
Waters of Commonwealth	1.00	0.00
Lakes or Ponds	1.00	0.00
Wetlands	1.00	0.00
Lake and Pond Shoreline	1.00	0.00
Steep Slopes (26% or Steeper)	0.85	0.00
Steep Slopes (15%-25%)	0.70	0.00
Steep Slopes (8%-15%)	0.60	0.00
Perimeter Vegetation	1.00	0.00
Forest (Trees <3" caliper in Pl-2)	0.60	0.00
TOTALS		0.00

LOT CALCULATIONS		
	S.F.	AC
Total Site Area	106,407	2.443
Ultimate Rights-of-Way of Existing Streets	21,954	0.504
Existing Utility Rights-of-Way	0	0.000
Land not Contiguous or Separated by Road, Railroad, Major Stream	0	0.000
Land Required as Open Space	0	0.000
Base Site Area	84,453	1.939
Area of Above Ground Stormwater Management	0	0.00
Net Buildable Site Area	84,453	1.94

IMPERVIOUS COVERAGE CALCULATIONS		
Existing Impervious Area		
	S.F.	AC
Existing Dwelling	1,193	0.03
Existing Frame Sheds and Barn	1,895	0.04
Existing Walkways, Steps, Walls, & Patios	600	0.01
Existing Asphalt Driveway	1,740	0.04
Existing Paver Driveway	405	0.01
Existing Stone Parking/Drive	36,915	0.85
Total Existing Impervious	42,748	0.98
Existing Impervious Coverage	50.6%	
Existing Building Coverage	3.7%	

Proposed Impervious Area		
	S.F.	AC
Existing Dwelling To Remain	1,193	0.03
Existing Frame Shed/Barn To Remain	1,115	0.03
Existing Walkways, Steps, Walls, & Patios To Remain	600	0.01
Existing Asphalt Driveway to Remain	3,683	0.08
Existing Paver Driveway to Remain	367	0.01
Existing Stone Driveway & Parking Areas to Remain	26,393	0.61
Proposed Pole Barn	5,060	0.12
Proposed Asphalt Parking/Drive	3,167	0.07
Proposed Stone Parking/Drive	1,096	0.03
Total Proposed Impervious	42,674	0.98
Proposed Impervious Coverage	50.5%	
Proposed Building Coverage	8.7%	
Change in Impervious Area	-74	

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BUCKINGHAM TOWNSHIP ZONING TABLE				
Zoning District: Pl-2 Planned Industrial District-2				
ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED	ORDINANCE SECTION
District Requirements				
Permitted Uses		G5 - Contracting	G5 - Contracting	2901-A.A
Min. Lot Area	2 AC	1.94 AC (N)	1.94 AC (N)	2902-A
Min. Lot Width at Building Setback Line	250 FT	377 FT	377 FT	2902-A
Max. Impervious Surface Ratio	35%	50.6% (N)	50.5% (N)	2902-A
Max. Building Coverage	15%	3.7%	8.7%	2902-A
Min. Front Yard Setback	50 FT	10.8 FT (N)	10.8 FT (N)	2902-A
Min. Side Yard Setback	30 FT	218 FT	168.6 FT	2902-A
Min. Rear Yard Setback	50 FT	60.6 FT	54.2 FT	2902-A
G5 Contracting Use Requirements				
Min. Off-Street Parking	See Parking Table			405.G5
General Requirements				
Min. Building Envelope	30,000 SF	36,573 SF	36,573 SF	3101.A.1
Max. Building Height	35 FT	<35 FT	<35 FT	3008
Notes				
(N) Existing Non-Conformity To Remain				

PROFESSIONAL ENGINEER CERTIFICATION

I, KRISTIN R. HOLMES, DO HEREBY 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.

KRISTIN R. HOLMES, P.E., PA LIC. NO. PE073604 (DATE)

PROFESSIONAL SURVEYOR CERTIFICATION

I, PATRICK CAVANAUGH, DO HEREBY CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND METES AND BOUNDS DESCRIPTION SHOWN ON THIS PLAN REFERENCES A FIELD SURVEY PERFORMED BY:

PATRICK CAVANAUGH, PLS' PA LIC. NO. SU-51056-E (DATE)

OWNER'S ACKNOWLEDGEMENT

TO ALL TO WHOM THESE PRESENTS MAY COME, KNOW YE THAT I/WE, TPS, LLC, HAVE LAID OUT UPON MY LAND SITUATED IN THE TOWNSHIP OF BUCKINGHAM, 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 _____, 2021.

TED SHIEFER, MEMBER

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 THERETO SITUATED IN THE TOWNSHIP OF BUCKINGHAM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: _____

APPROVAL OF THE BOARD OF SUPERVISORS

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF TOWNSHIP SUPERVISORS OF BUCKINGHAM TOWNSHIP THIS _____ DAY OF _____, 2021.

REVIEWED BY THE TOWNSHIP ENGINEER

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE APPOINTED TOWNSHIP ENGINEER FOR BUCKINGHAM TOWNSHIP ON THIS _____ DAY OF _____, 2021.

TOWNSHIP ENGINEER

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2021.

CHAIRMAN

DIRECTOR

RECORDING CERTIFICATION - COUNTY OF BUCKS

THIS LAND DEVELOPMENT PLAN WAS RECORDED IN THE OFFICE OF RECORDER OF DEEDS FOR BUCKS COUNTY, AT DOYLESTOWN, PENNSYLVANIA, THIS _____ DAY OF _____, 2021.

BY:
RECORDER OF DEEDS