

C:\Users\jordan\Documents\2208097\_Cold\_Spring\_Warehouse\_Site\DESIGN\CAD\Production Drawings\2208097\_Site.dwg Layout: 2 OVERALL SITE PLAN (150 SCALE-1 OF 2) Plotted By: bhenzel, on Mon May 22, 2023 at 1:25pm

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BURN OR DEMOLISH

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKINGS BY UTILITY OWNERS, 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 APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE 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 GILMORE & ASSOCIATES, INC.

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 APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES, INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

I, TREVOR WOODWARD, # PG-004024, 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, # LA-002522, 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.



I, SHARON K. DOTTS, LICENSE # PE-043420-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.

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, DONALD P. RAPSINSKI, 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 UPDATED 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.



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\_\_\_\_

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

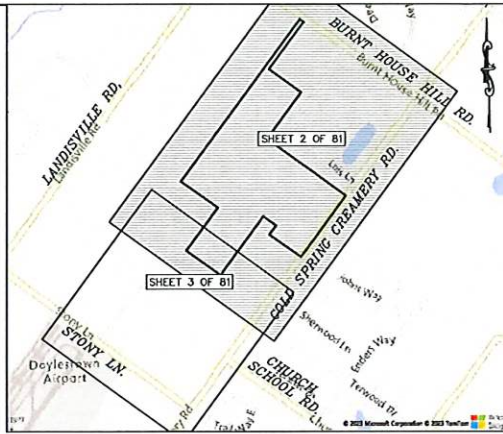
MUNICIPAL FILE NO.: \_\_\_\_\_ TAX MAP PARCEL NO.: 6-4-16 & 6-4-17-1 TOTAL AREA: 58.15 AC. TOTAL LOTS: 1 DATE: 05/17/2023 SCALE: \_\_\_\_\_ DRAWN BY: XX CHECKED BY: XX SHEET NO.: 2 OF 81

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 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.

TO ALL WHOM THESE PRESENTS MAY COME I/WE, DIGIROLAMO, JOSEPH V. JR. & MARY E. & EUGENE, JR. & TR., SEND GREETINGS, KNOWING 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



KEY MAP  
SCALE: 1"=1000'

PRELIMINARY-FINAL LAND DEVELOPMENT PLANS  
**PROPOSED WAREHOUSE - DIGIROLAMO TRACT**  
BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA  
OVERALL SITE PLAN (150 SCALE-1 OF 2)



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 2208097

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

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DATE: 05/17/2023

REV.	DESCRIPTION	DATE	BY

GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES  
CORPORATE HEADQUARTERS  
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NOT APPROVED FOR CONSTRUCTION