



NOTES:
 1. THE SUBJECT PLAN WAS PREPARED BASED ON AN APPROVED SUBDIVISION & LAND DEVELOPMENT PLAN SET FOR HANOVER BRANDS TRACT WEST PREPARED BY HIBBELN ENGINEERING COMPANY, LLC DATED JUNE 30, 1999, LAST REVISED AUGUST 21, 2000.
 2. AERIAL PHOTOGRAPHY FROM DVRPC AERIAL PHOTOGRAPHS 2018.

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

REVISIONS	Date	Description

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 PENNSYLVANIA ONE
 1-800-252-1776

UTILITY LOCATIONS AS SHOWN ON THIS DRAWING ARE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT UTILITY COMPANIES PRIOR TO ANY EXCAVATION.

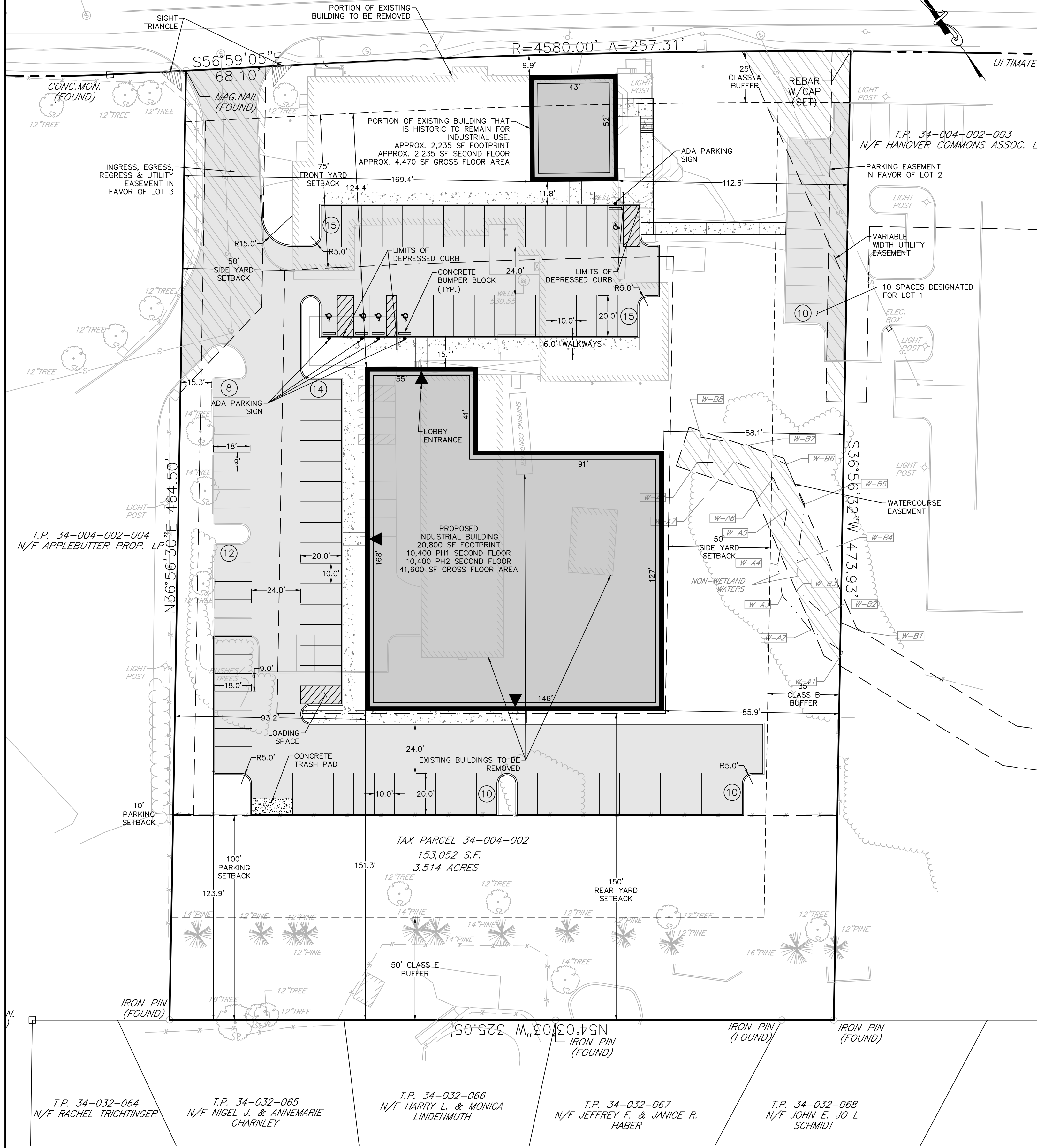
HANOVER BRANDS TRACT WEST - LOT 1
 DVBC DEVELOPMENT
 6256 KELLERS CHURCH ROAD - TWP# 34-004-002
 PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA

AERIAL MAP

KRISTIN R. HOLMES, P.E.
 PA LIC. NO. PA073604

File No.	1833_C0.3 Aerial.DWG		
Date	5/25/2023	Scale	1"=100'
HCE Job	1833	Designed	RS
Sheet	4	of	20
Drawing No.	C0.3		

KELLERS CHURCH ROAD (S.R. 4091)



ZONING TABLE (MOST CURRENT EDITION)

ITEM	LI LIGHT INDUSTRIAL DISTRICT REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
District Requirements			
Permitted Uses	H1 Manufacturing; H2 Research; H3 Warehouse; 2 Acres	H1 Manufacturing; H2 Research; H3 Warehouse; 2.63 Acres	27-1702
Min. Lot Area	200 FT	325.0 FT	27-1703
Min. Lot Width at Building Setback Line	75 FT	9.9 FT (N)	27-1703
Min. Front Yard Setback	50 FT	88.1 FT	27-1703
Min. Side Yard Setback (each)	150 FT	151.3 FT	(1)
Min. Rear Yard Setback	35 FT	< 35 FT	27-2307
Max. Building Coverage	25%	16.3%	27-1703
Max. Impervious Surface Coverage	65%	49.7%	27-1703
Min. Side Yard Parking Setback	10 FT	15.3 FT	(1)
Min. Rear Yard Parking Setback	100 FT	123.9 FT	(1)
General Requirements			
Min. Number of Off-Street Parking Spaces	See Parking Table		(1)
Min. Clear Sight Triangle at Driveway	10 FT	10 FT	27-2308.2
Min. Class A Buffer Yard to Kellers Church Road	25 FT	25 FT	27-2405.2.B(3)(a)
Min. Class B Buffer Yard to Commercial Land Use	35 FT	35 FT	27-2405.2.B(3)(b)
Min. Class E Buffer Yard to Residential Land Use	50 FT	50 FT	27-2405.2.B(3)(e)

PARKING TABLE

BUILDING	USE	RATIO	UNITS	REQUIRED
Existing Building to Remain	Industrial	1 Space per 500 SF GFA	4,470	9
Proposed Building Phase 1	Industrial	1 Space per 500 SF GFA	31,200	63
Proposed Building Phase 2	Industrial	1 Space per 500 SF GFA	10,400	21
TOTAL REQUIRED				93
PROPOSED 9'x18' SPACES				20
PROPOSED 10'x20' SPACES				69
PROPOSED HANDICAP SPACES				5
TOTAL PROPOSED				94

- NOTES:**
- THE SUBJECT PLAN WAS PREPARED BASED ON AN APPROVED SUBDIVISION & LAND DEVELOPMENT PLAN SET FOR HANOVER BRANDS TRACT WEST PREPARED BY HIBBELN ENGINEERING COMPANY, LLC DATED JUNE 30, 1999, LAST REVISED AUGUST 21, 2000.
 - THE PROPERTY BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 34-004-002 CONTAINING +/- 3.51 ACRES OF LAND.
 - REFERENCE IS MADE TO PLAN ENTITLED "FINAL PLAN OF LAND DEVELOPMENT AS PART OF THE HANOVER BRANDS TRACT WEST PREPARED FOR GPN ASSOCIATES, LP, PREPARED BY HIBBELN ENGINEERING CO. LLC DATED JUNE 30, 1999 AND LAST REVISED AUGUST 21, 2000. THE PLAN WAS RECORDED ON SEPTEMBER 5, 2000 AND APPROVED BY THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS ON SEPTEMBER 12, 2000.
 - SUBJECT PLAN IS AN AMENDED FINAL LAND DEVELOPMENT PLAN TO THE ABOVE APPROVAL. REQUIREMENTS SHOWN ON THIS PLAN REFERENCE REQUIREMENTS AT THE TIME OF PREVIOUS APPROVAL.
 - 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 (FIRM) FOR BUCKS COUNTY, PANEL NO. 169 OF 532, COMMUNITY MAP NO. 42017C0169A, 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.
 - 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.
 - ULTIMATE RIGHT OF WAY LINE BASED ON REFERENCE PLAN LISTED ABOVE.
 - THE SITE IS CURRENTLY SERVED BY PUBLIC SEWER FACILITIES OWNED BY BUCKS COUNTY WATER AND SEWER AUTHORITY, AND WATER SERVICE VIA ON-SITE WELLS. THE SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FACILITIES OWNED BY BUCKS COUNTY WATER AND SEWER AUTHORITY, AND PUBLIC WATER SERVICE FROM PLUMSTEAD TOWNSHIP.
 - ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF KELLERS CHURCH ROAD (S.R. 4091) SHALL BE PERFORMED IN ACCORDANCE WITH PENNDOT SPECIFICATIONS AND WITH PLUMSTEAD TOWNSHIP STANDARDS WHERE APPLICABLE.
 - THE OWNER OF LOT 3 SHALL NOT INHIBIT THE CONVEYANCE OF STORMWATER FROM LOT 1 TO THE PROPOSED STORMWATER FACILITY ON LOT 3.
 - A FOUR FOOT WIDE WALKING PATH ALONG KELLERS CHURCH ROAD AND APPLEBUTTER ROADS SHALL BE PROVIDED BY THE OWNER, HIS SUCCESSORS OR ASSIGNS WHEN DIRECTED BY PLUMSTEAD TOWNSHIP SO AS TO CONNECT TO EXISTING WALKS FROM TRACT LIMITS TO CABIN RUN ROAD AND HERITAGE DRIVE.
 - ALL BUILDINGS SHALL BE PROVIDED WITH HANDICAP ACCESS IN ACCORDANCE WITH PREVAILING ADA REQUIREMENTS.
 - THE PLAN HEREWITH HAS BEEN PREPARED UTILIZING THE PLUMSTEAD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE EFFECTIVE DATE APRIL 18, 1995.
 - NO EXPLOSIVES, TOXICITY'S, RADIOACTIVE OR HIGHLY FLAMMABLE MATERIAL SHALL BE STORED ON THE PREMISES.
 - A WETLAND, WATERS AND HYDRIC SOIL EVALUATION WAS PERFORMED ON THE SUBJECT TRACT BY VW CONSULTANTS IN 2022. THE SITE CONTAINS NO WETLANDS BASED ON AN EVALUATION UTILIZING STANDARD PROCEDURES DEVELOPED BY THE U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL. NON-WETLANDS WATERS ARE SHOWN ON THE PLAN.
 - THE BUCKS COUNTY WATER AND SEWER AUTHORITY IS TO BE CONTACTED ONE WEEK PRIOR TO SANITARY SEWER CONSTRUCTION, AND 72 HOURS PRIOR TO EXCAVATING NEAR, AND CONNECTING INTO ANY EXISTING SANITARY SEWER.
 - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. ALL TOPSOIL MUST BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON SITE.
 - OWNER CONSENTS TO THE ATTACHMENT OF THE FOLLOWING CONDITIONS TO THE GRANT OF THE REQUESTED VARIANCES FROM THE PREVIOUS SUBDIVISION:
 - NO BUILDINGS, BLACKTOP OR OTHER IMPROVEMENTS (EXCEPT LANDSCAPING AND UTILITIES) TO BE CONSTRUCTED IN THE "DEED RESTRICTED AREA" ON LOT 1.
 - NO BUILDINGS, BLACKTOP OR OTHER IMPROVEMENTS (EXCEPT LANDSCAPING AND UTILITIES) TO BE CONSTRUCTED IN THE "DEED RESTRICTED AREA" ON LOT 2.
 - NO BUILDINGS TO BE CONSTRUCTED WITHIN 150 FEET OF THE REAR PROPERTY LINE ON LOTS 1 AND 2.
 - THE PARKING AREA TO THE REAR OF THE EXISTING AND PROPOSED IMPROVEMENTS ON LOT 1 SHALL BE LIMITED TO DAILY PARKING OF EMPLOYEES; NO DELIVERIES OR STORAGE SHALL OCCUR IN THIS PARKING AREA.
 - ALL TRUCK TRAFFIC FOR LOT 3 SHALL BE DIRECTED BY THE OWNER OF LOT 3 TO USE KELLERS CHURCH ROAD AND NOT TOWNSHIP LINE ROAD; HOWEVER, U.S. POSTAL, FEDERAL EXPRESS, UPS AND SIMILAR SMALLER TRUCK DELIVERIES MAY USE THE ENTRANCE ON TOWNSHIP LINE ROAD.

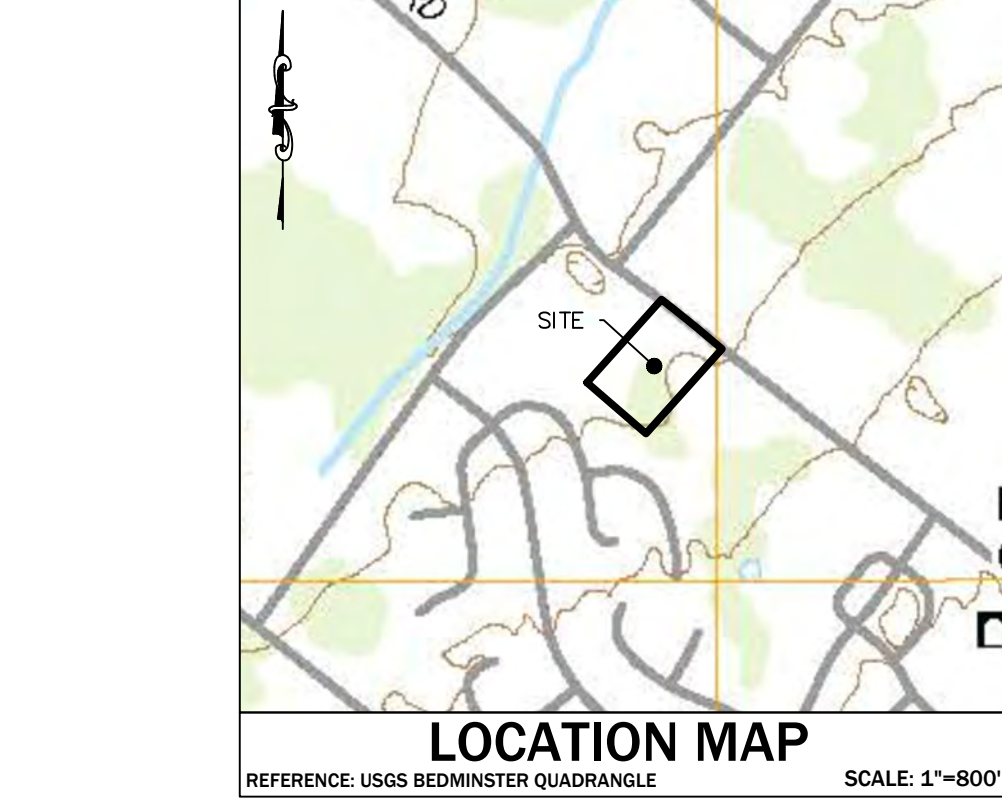
SITE CALCULATIONS

Base Site Area Calculations	S.F.	ACRE
Total Site Area	153,052	3.51
Existing Streets Rights-of-Way	0	0.00
Existing Utility Rights-of-Way or Easements	8,385	0.19
Land Not Contiguous or Separated by a Road	0	0.00
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	2,815	0.06
Land Used for Purposes other than the Intended Primary Use on the Site	610	0.01
Land in a Different Zoning District from Primary Use	0	0.00
Base Site Area	141,442	3.25

EXISTING IMPERVIOUS AREA	S.F.	ACRE
Existing Improvements from TPI# 34-032-066	950	0.02
Existing Pavement from Daycare Property	2,971	0.07
Existing Curb from Daycare Property	110	0.00
Existing Buildings	22,751	0.52
Existing Driveway and Parking Areas	25,830	0.59
Existing Curb	390	0.01
Existing Shipping Container	321	0.01
Existing Walkways and Pads	1,895	0.04
Total Existing Impervious	55,218	1.27
Impervious Coverage	39.0%	

PROPOSED IMPERVIOUS AREA	S.F.	ACRE
Existing Improvements from TPI# 34-032-066	950	0.02
Existing Building Footprint to Remain	2,235	0.05
Existing Pavement from Daycare Property	2,970	0.07
Existing Curb from Daycare Property	110	0.00
Proposed Building Footprint Area	20,800	0.48
Driveway and Parking Area	37,506	0.86
Concrete Curb	1,170	0.03
Concrete Sidewalk/Steps	4,532	0.10
Total Proposed Impervious	70,273	1.61
Impervious Coverage	49.7%	

BUILDING COVERAGE	S.F.	ACRE
Change in Impervious Area	15,055	0.35



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.
 LS. NO. SU-51056-E

OWNER CERTIFICATION
 TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, JAMES YOH, PH.D., OF DIAVAC PROPERTY COMPANY, 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

OWNER CERTIFICATION FOR STORMWATER BMP'S
 THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY PLUMSTEAD TOWNSHIP.

JAMES YOH, PH.D.
 DIAVAC PROPERTY COMPANY

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____
 ON THIS, THE _____ DAY OF _____ A.D., 20____, BEFORE ME A NOTARY PUBLIC,

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES YOH, OF DIAVAC PROPERTY COMPANY, 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL.

TOWNSHIP ENGINEER ACKNOWLEDGMENT
 THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____ DAY OF _____, 2023.

COUNTY PLANNING COMMISSION ACKNOWLEDGMENT
 BUCKS COUNTY PLANNING COMMISSION NOTATION BOPC NO. _____ PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION

IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE, CERTIFIED THIS DATE _____

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 _____, 2023.

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

REVISIONS

Date	Description

CALL BEFORE YOU DIG OR
 3 WORKING DAYS NOTICE FOR
 10 WORKING DAYS NOTICE FOR
 - STOP & CALL -
 CallSystem, Inc.
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HANOVER BRANDS TRACT WEST - LOT 1
 DVBC DEVELOPMENT
 6256 KELLERS CHURCH ROAD - TWP# 34-004-002
 PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN

KRISTIN R. HOLMES, P.E.
 PA LIC. NO. PA073604

File No.
 1833_C1.0 SitePlan.DWG

Date	Scale	HCE Job	Designed	Sheet
5/25/2023	1"=30'	1833	RS	5 of 20

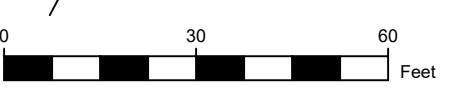
Drawing No.
C1.0

LEGEND

EXISTING CONTOUR	- - - 285 - - -
PROPERTY	—————
ADJOINING PROPERTY LINE	—————
PROPOSED BUILDING	▬▬▬▬▬▬
PROPOSED CURB	▬▬▬▬▬▬
BUILDING SETBACK LINE	▬▬▬▬▬▬
RIGHT-OF-WAY LINE	▬▬▬▬▬▬
WATERS	~~~~~
EASEMENTS	▨▨▨▨▨▨

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

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.



APPLICANT/OWNER
 DIAVAC PROPERTY COMPANY, LLC C/O JAMES YOH, PH.D., PRESIDENT
 191 PRESIDENTIAL BOULEVARD UNIT 715
 BALA CYNWYD, PA 19004
 609-335-1634