

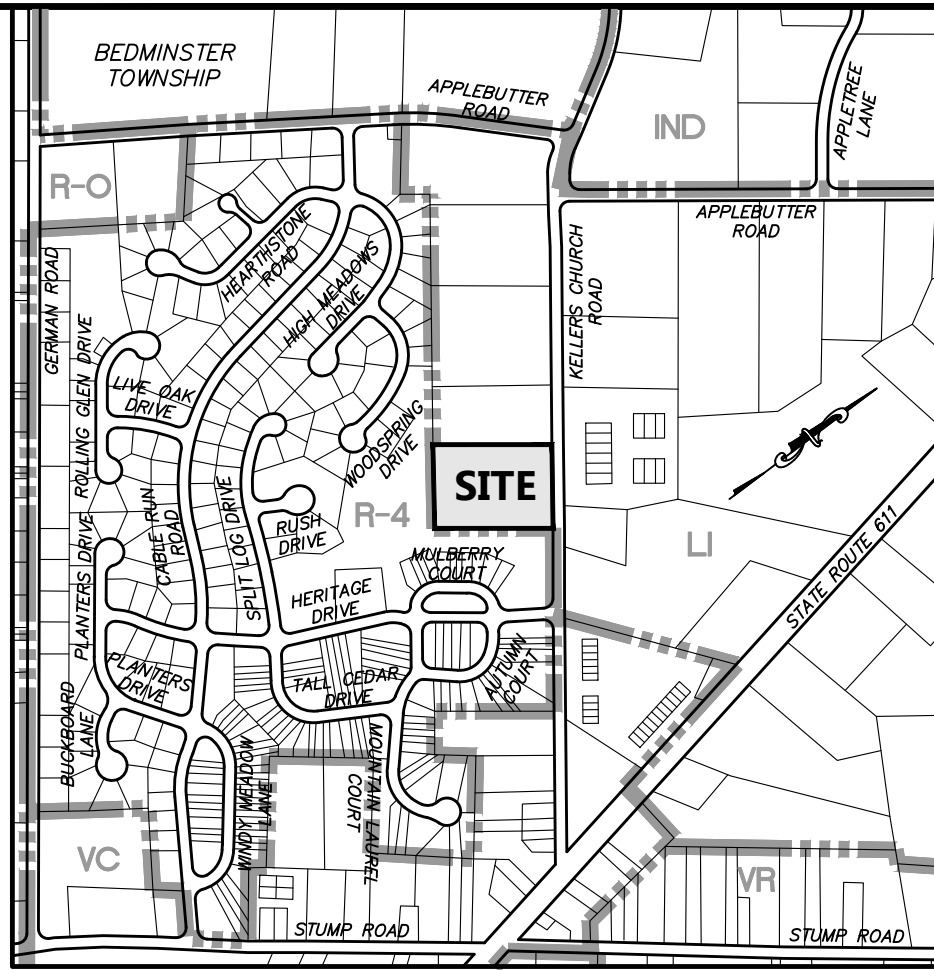
TMP: 34-004-002-001
N/F GREG & KRISTA RUPAR
(6152 KELLERS CHURCH ROAD)
(N 40°45'00" E)
N 37°12'33" E



ZONING DATA:
ZONED: LI - LIGHT INDUSTRIAL
PROPOSED USE: H4 CONTRACTING (PERMITTED)

	REQUIRED	PROPOSED
MIN. LOT AREA	2 AC.	3.96 AC.
MIN. LOT WIDTH	200 FT.	348 FT.
(@ BLDG. LINE)	25%	45%
MAX. BLDG. COVERAGE	65%	49.5%
MAX. IMPERV. SURFACE	75 FT.	75 FT.
MIN. YARDS	50 FT.*	69.5 FT.**
FRONT	75 FT.	75 FT.
SIDE	50 FT.*	100 FT.**
REAR	50 FT.*	100 FT.**

* SIDE AND REAR YARDS SHALL BE INCREASED TO 100 FEET WHERE THE SIDE OR REAR YARD ABUTS A RESIDENTIAL ZONING DISTRICT OR A LOT IN RESIDENTIAL USE.
** VARIANCE GRANTED.



Van Cleef
ENGINEERING WITH FOCUS
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

BASE SITE AREA CALCULATIONS:

1. BASE SITE AREA	3.96 AC.
TOTAL SITE AREA	3.96 AC.
SUBTRACT EXISTING STREET RIGHTS-OF-WAY; EXISTING UTILITY RIGHTS-OF-WAY OR EASEMENTS; LAND THAT IS NOT CONTIGUOUS OR IS SEPARATED FROM THE PARCEL BY A ROAD; OR LAND SHOWN ON PREVIOUS SUBDIVISION OR LAND DEVELOPMENT PLANS AS RESERVED FOR OPEN SPACE, NATURAL RESOURCE PROTECTION, RECREATION, OPEN SPACE PRESERVATION, OR OTHER PURPOSES.	-0.24 AC.
BASE SITE AREA	3.72 AC.

SITE AREA:
3.96 Ac. (172,490 SQ. FT.) (PER DEED OF RECORD)
3.72 (162,023 SQ. FT.) (TO LEGAL R.O.W.)

OWNER OF RECORD:
JOSEPH C. FROSHOUR
138 RUE ST MICHEL LINE
LINE LEXINGTON, PA 18932
SITE ADDRESS:
KELLERS CHURCH ROAD
PIPERSVILLE, PA 18947
TMP 34-004-002-002
DEED BOOK INST: 2021061069

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN (R1-1)
- (B) PROPOSED "RESERVED PARKING" SIGN (R7-8) & "RESERVED PARKING PENALTIES" SIGN (R7-8P)
- (C) PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING LEGAL RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT
- EXISTING CONCRETE MONUMENT
- EXISTING PIN
- PROPOSED MONUMENT TO BE SET
- PROPOSED IRON PIN TO BE SET
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- PROPOSED BUFFER
- PROPOSED CLEAR SIGHT TRIANGLE

IMPERVIOUS SURFACE CALCULATION:

PERMITTED: 65% OF BASE SITE AREA
3.72 AC. x 0.65 = 2.41 AC.

PROPOSED BUILDING	0.15 AC.
SIDEWALK	0.04 AC.
PARKING	1.65 AC.
TOTAL	1.84 AC.

1.84 AC./3.72 AC. = 49.5%

PARKING REQUIREMENTS:

- 1 SPACE PER 300 SF OF GFA
PROPOSED GROSS FLOOR AREA (GFA)
PROPOSED BUILDING: 6,705 SF GFA
6,705 SF GFA/300 = 22 SPACES
- PROPOSED
14 SPACES (64% OF REQUIRED PARKING)
8 SPACES (RESERVE)
22 SPACES (TOTAL)

BUILDING COVERAGE CALCULATION:

PERMITTED: 25% OF BASE SITE AREA
3.72 AC. x 0.25 = 0.93 AC.
PROPOSED BUILDING: 0.15 AC.
0.15 AC./3.72 AC. = 4%

VARIANCE GRANTED: (ZHB DECISION DATED 9/12/22):

- §27-1703. & §27-2303.1. REQUIRING A SIDE YARD OF 100 FEET (WHEN ABUTTING A RESIDENTIAL USE) AND NO BUILDING OR STRUCTURE IS PERMITTED IN THE MINIMUM YARD. THE PROPOSED BUILDING IS LOCATED IN THE SIDE YARD. A SIDE YARD OF 69.5 FEET IS PROPOSED.
- §27-2405.5.B. REQUIRING NO STRUCTURE SHALL BE PERMITTED IN THE BUFFER AREA. A PORTION OF THE STORMWATER BERM, PIPING, AND OUTLET STRUCTURE ARE PROPOSED TO BE IN THE BUFFER.

ORDINANCES UTILIZED TO PREPARE PLAN:

- PLUMSTEAD TOWNSHIP ZONING ORDINANCE, AS AMENDED THROUGH ORDINANCE 2019-10
- PLUMSTEAD TOWNSHIP SUBDIVISION/LAND DEVELOPMENT ORDINANCE, AS AMENDED THROUGH ORDINANCE 2019-07
- PLUMSTEAD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AS AMENDED THROUGH ORDINANCE 2011-03

REFERENCE PLANS:

- PLAN ENTITLED "FINAL PLAN OF LANDS OF ROBT. L. DETMILER", PREPARED BY SURVEYING SERVICES, DATED JUNE 4, 1970, AS RECORDED IN PLAN BOOK 77 PAGE 25..
- PLAN ENTITLED "PLOT PLAN - TMP 34-4-2-2 AS PART OF HANOVER BRANDS TRACT WEST, PREPARED FOR GPNJ ASSOCIATES, L.P., PLUMSTEAD TOWNSHIP", PREPARED BY HIBBELN ENGINEERING LLC., DATED APRIL 26, 2000, AS RECORDED IN LR BOOK 3740 PAGE 1812.
- PLAN ENTITLED "FINAL PLAN OF LAND DEVELOPMENT AS PART OF HANOVER BRANDS TRACT WEST, PREPARED BY GPNJ ASSOCIATES, L.P., SITE SITUATE IN PLUMSTEAD TOWNSHIP", PREPARED BY HIBBELN ENGINEERING LLC., DATED JUNE 30, 1990, LAST REVISED AUGUST 21, 2000, AS RECORDED IN PLAN BOOK 302 PAGE 35.
- PLAN ENTITLED "PLAN OF LAND DEVELOPMENT LOT 2, AS PART OF HANOVER BRANDS TRACT WEST, PREPARED FOR KEANAN CONSTRUCTION CORP., SITE SITUATE IN PLUMSTEAD TOWNSHIP", PREPARED BY HIBBELN ENGINEERING LLC., DATED MARCH 25, 2001, LAST REVISED APRIL 12, 2001, AS RECORDED IN PLAN BOOK 305 PAGE 33.
- PLAN ENTITLED "FINAL SUBDIVISION PLAN OF SECTION I AND SECTION II LOTS "A-F", CABIN RUN ESTATES SITUATED IN PLUMSTEAD TOWNSHIP", PREPARED FOR C & M DEVELOPERS, INC., PREPARED BY CARROLL ENGINEERING CORPORATION, DATED FEBRUARY 28, 1992, LAST REVISED JUNE 4, 1993, AS RECORDED IN PLAN BOOK 271 PAGE 26.

REFERENCE DOCUMENTS

- STORMWATER MANAGEMENT & E & S REPORT DATED OCTOBER 28, 2022.

CONTINUATION OF GENERAL NOTES:

- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PLAN 169 OF 532, MAP NUMBER 42017C01694, EFFECTIVE DATE MARCH 16, 2015.
- SOILS TAKEN FROM NRCS WEBSITE.
- PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS. ACCORDING TO THE NRCS SOIL SURVEY, THE SITE CONTAINS HYDRIC SOILS, HOWEVER PURSUANT TO AN ON-SITE EVALUATION CONDUCTED BY VW CONSULTANTS ON MAY 16, 2022, THE SITE DOES NOT CONTAIN WETLANDS OR WATERS.
- SHEETS 2 THROUGH 20 INCLUSIVE, ON RECORD AT PLUMSTEAD TOWNSHIP, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- THE SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FACILITIES OWNED BY BUCKS COUNTY WATER & SEWER AUTHORITY, AND PUBLIC WATER FACILITIES OWNED BY PLUMSTEAD TOWNSHIP.
- THE PROPOSED STORMWATER MANAGEMENT FACILITY SHALL BE OWNED BY THE OWNER/APPLICANT. ADDITIONALLY, OPERATION AND MAINTENANCE FOR THE UNDERGROUND DETENTION BASIN AND INFILTRATION BED, INCLUDING PERIODIC REMOVAL AND DISPOSAL OF ACCUMULATED PARTICULATE MATERIAL AND DEBRIS, SHALL BE THE RESPONSIBILITY OF THE OWNER/APPLICANT. PLUMSTEAD TOWNSHIP AND/OR ITS AGENTS RESERVES THE RIGHT AND PRIVILEGE TO ENTER UPON THE SUBJECT PROPERTY FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF SAID BASIN IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE APPROPRIATE AGENCIES, AND TO IMPLEMENT EMERGENCY REPAIRS IN THE EVENT OF DEFAULT BY THE DEVELOPER.
- THE AREA BETWEEN THE LEGAL AND ULTIMATE RIGHT OF WAY LINES OF KELLERS CHURCH ROAD THROUGH THE FRONTAGE OF THE SITE IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.
- A BLANKET ACCESS EASEMENT IS OFFERED TO PLUMSTEAD TOWNSHIP TO ALLOW FOR VEHICULAR AND EQUIPMENT ACCESS TO THE WATER FACILITIES FOR FUTURE MAINTENANCE AND REPAIR.
- NOTHING SHALL BE PERMITTED TO BE PLANTED, PLACED SET OR PUT WITHIN THE AREA OF AN EASEMENT EXCEPT AS APPROVED BY PLUMSTEAD TOWNSHIP.
- ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE IN ACCORDANCE WITH PLUMSTEAD TOWNSHIP AND PADOT SPECIFICATIONS, WHICHEVER MAY BE MORE STRINGENT.
- ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH BOWSA STANDARDS.

NATURAL RESOURCE PROTECTION:

	REQUIRED	PROPOSED
FLOODPLAINS	1.00 AC.	0.00 AC.
FLOODPLAIN SOILS	1.00 AC.	0.00 AC.
LAKES OR PONDS	1.00 AC.	0.00 AC.
WETLANDS/WETLANDS MARGIN	1.00 AC.	0.00 AC.
STEEP SLOPES (25%+)	.85 AC.	0.00 AC.
WOODLAND	.60 AC.	0.00 AC.
POND SHORE	.80 AC.	0.00 AC.
LAKE SHORE	.70 AC.	0.00 AC.
STEEP SLOPES (15%-25%)	.70 AC.	0.00 AC.

* THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE BASE SITE AREA.
** AREAS OF STEEP SLOPES ARE LESS THAN 3,000 SF AND THEREFORE NOT REGULATED.
*** AS CONFIRMED DURING SITE WALK WITH TOWNSHIP ARBORIST ON 3/25/2022.

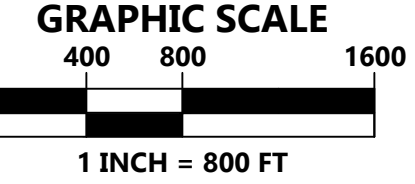
GENERAL NOTES:

- THIS MAP REPRESENTS A BOUNDARY SURVEY PERFORMED BY VCEA IN APRIL AND MAY 2022. THE COURSES AND DISTANCES SHOWN IN PARENTHESES ARE DERIVED FROM THE DEED OF RECORD.
- A TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN APRIL AND MAY 2022. ALL SITE FEATURES SHOWN WERE LOCATED FROM A FIELD SURVEY. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM COMMITMENT NUMBER: WW-4769-PA-SALE, PREPARED BY WORLD WIDE LAND TRANSFER, INC. AGENT TO FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING A COMMITMENT DATE OF APRIL 27, 2021. THERE MAY BE OTHER DOCUMENTS THAT EXIST THAT MAY AFFECT THE PROPERTY.
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- RIGHT OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE.
- ANY VARIATION IN LOCATION OF LINES OR DIMENSIONS OR OTHER MATTERS WHICH AN ACCURATE SURVEY WOULD DISCLOSE.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- POSSIBLE ADDITIONAL TAX INCREASE BASED ON ADDITIONAL ASSESSMENTS.
- ACCURACY OF AREA CONTENT NOT INSURED.
- TITLE TO THAT PART OF THE PREMISES LYING IN THE BED AND RIGHT OF WAY OF ALL ROADS, DRIVEWAYS AND ALLEYS IS SUBJECT TO THE PUBLIC AND PRIVATE RIGHTS THEREIN.
- GRANT OF EASEMENT AS SET FORTH IN LAND RECORD BOOK 3740, PAGE 1812.
- SUBJECT TO THE RIGHTS OF OTHER IN AND TO KELLERS CHURCH ROAD.

THE FOLLOWING LIST OF REGISTERED UTILITY USERS FOR PLUMSTEAD TOWNSHIP:

- COMPANY:BUCKS COUNTY WATER AND SEWER AUTHORITY
ADDRESS: 1275 ALMHOUSE RD
WARRINGTON, PA, 18976
CONTACT: JAMES NAPOLEON
EMAIL: N.JIM@BCWSA.NET
- COMPANY:PLUMSTEAD TOWNSHIP
ADDRESS: 5119 STUMP RD
PIPERSVILLE, PA, 18947
CONTACT: MIKE KIMBERLY
EMAIL: MIKE_KIMBERLY@CABLE.COMCAST.COM
- COMPANY:PECO AN EXELON COMPANY C/O USIC
ADDRESS: 450 S HENDERSON ROAD SUITE B
KING OF PRUSSIA, PA, 19406
CONTACT: NIKKIA SIMPKINS
EMAIL: NIKKIASIMPKINS@USICLLC.COM
- COMPANY:FIRST ENERGY PENELEC
ADDRESS: 21 S MAIN ST
AKRON, OH, 44308
CONTACT: CARA WARREN
EMAIL: CARAWARREN@FIRSTENERGYCORP.COM
- COMPANY:PLUMSTEAD TOWNSHIP
ADDRESS: 5119 STUMP RD
PIPERSVILLE, PA, 18947
CONTACT: PAM GRAVEL
EMAIL: PGRAVEL@PLUMSTEAD.GOV
- COMPANY:VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR
FORT WASHINGTON, PA, 19034
CONTACT: DARLNE LEPPERD JOHNSON

SITE LOCATION MAP
SCALE: 1"=800'



CERTIFICATIONS

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF BUCKS SS:
ON THE ____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THE ACCOMPANYING PLAN TO BE THE OFFICIAL PLAN OF _____ SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, AND THE COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THE ACCOMPANYING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

I, _____ HAVE LAID OUT UPON MY LAND, SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY HAND AND SEAL THIS DAY OF _____, 20____.

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

REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS ____ DAY OF _____, 20____.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK ____ PAGE ____ ON ____ 20____.

CHAIRMAN _____
TOWNSHIP ENGINEER _____
RECORDER OF DEEDS _____

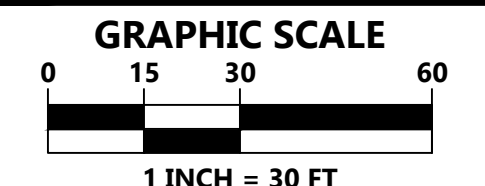
BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
CERTIFIED THIS DATE _____
EXECUTIVE DIRECTOR _____
BUCKS COUNTY PLANNING COMMISSION

WETLANDS CERTIFICATION:

I, _____ OF VW CONSULTANTS, LLC HEREBY CERTIFY THAT I HAVE PERFORMED A WETLANDS EVALUATION OF THIS SITE ON MAY 16, 2022 IN ACCORDANCE WITH CURRENT STATE AND FEDERAL GUIDELINES AND HAVE DETERMINED THAT NO WETLANDS/WATERS EXIST ON THE SITE.

SERIAL NO. 20221154691

811
Know what's below. STOP CALL 1-800-242-0776
Call before you dig. PA Law requires 3 working days notice before excavation.
PA ONE CALL SYSTEM INC.



1 INCH = 30 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL, SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

KARL B. JANETKA P.E. DATE _____
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE-043755-E

Van Cleef
ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 19001
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 345-1874

SITE PLAN (SHEET 1 OF 1 TO BE RECORDED)

FOR
N & J EXCAVATING INC.

DATE: OCTOBER 28, 2022
SCALE: 1"=30'
DESIGNED BY: TY
DRAWN BY: ENP
CHECKED BY: KBJ
JOB NUMBER: 21-02-P

TMP 34-4-2-2
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

RUSSELL T. CROSS, PLS DATE _____
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR NUMBER SU051552
2 of 20