

GENERAL NOTES:

- 1. THIS MAP REPRESENTS A BOUNDARY SURVEY BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN FEBRUARY AND MARCH 2016. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON THE PA STATE PLANE COORDINATE SYSTEM (NAD 83)...

GENERAL NOTES CONTINUED:

- 14. NO CERTIFICATION IS MADE BY VAN CLEEF ENGINEERING ASSOCIATES AS TO THE POSITION OF ANY UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN. ALL CONTRACTORS WORKING ON THIS SITE SHALL COMPLY WITH THE REQUIREMENTS OF ACT 50 OF 2017...

SPECIAL EXCEPTION GRANTED AT THE 7-19-2023 ZONING HEARING BOARD MEETING (DATE OF DECISION 8-24-2023)

§27-2704.2 A USE THAT DOES NOT CONFORM TO THE USE REGULATIONS OF THE DISTRICT IN WHICH IT IS LOCATED MAY BE EXPANDED BY SPECIAL EXCEPTION.

CONDITIONS OF SPECIAL EXCEPTION:

- 1. THE MODIFICATIONS TO THE PROPERTY SHALL RESULT IN A NET REDUCTION IN THE SQUARE FOOTAGE OF ANY OUTSIDE STORAGE AREA ON THE SUBJECT PROPERTY, SUCH THAT APPROXIMATELY 40,000 SQUARE FEET OF OUTSIDE STORAGE WILL BE REMOVED FROM THE PROPERTY...

ZONING DATA

ZONED: C-T NEIGHBORHOOD COMMERCIAL DISTRICT
EXISTING USES: F-3 OFFICE (PERMITTED)
H-4 CONTRACTING (NOT PERMITTED)(1)

PROPOSED: EXPANSION OF EXISTING NONCONFORMING H-4 CONTRACTING USE (2)

Table with 4 columns: MIN. LOT AREA, MIN. LOT WIDTH, MAX. IMPERVIOUS SURFACE, MIN. YARDS. Rows for REQUIRED, EXISTING, and PROPOSED values.

IMPERVIOUS SURFACE CALCULATION:

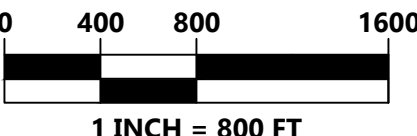
PERMITTED: 60% OF BASE SITE AREA
8.68 AC. x 0.60 = 5.20 AC.

Table with 2 columns: EXISTING (BUILDINGS, SIDEWALKS, CURB AND PARKING, TOTAL) and PROPOSED (BUILDINGS, SIDEWALKS, CURB AND PARKING, TOTAL).

LOCATION MAP

SCALE: 1" = 800'

GRAPHIC SCALE



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...

ORDINANCES UTILIZED TO PREPARE PLAN

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

REFERENCE DOCUMENTS

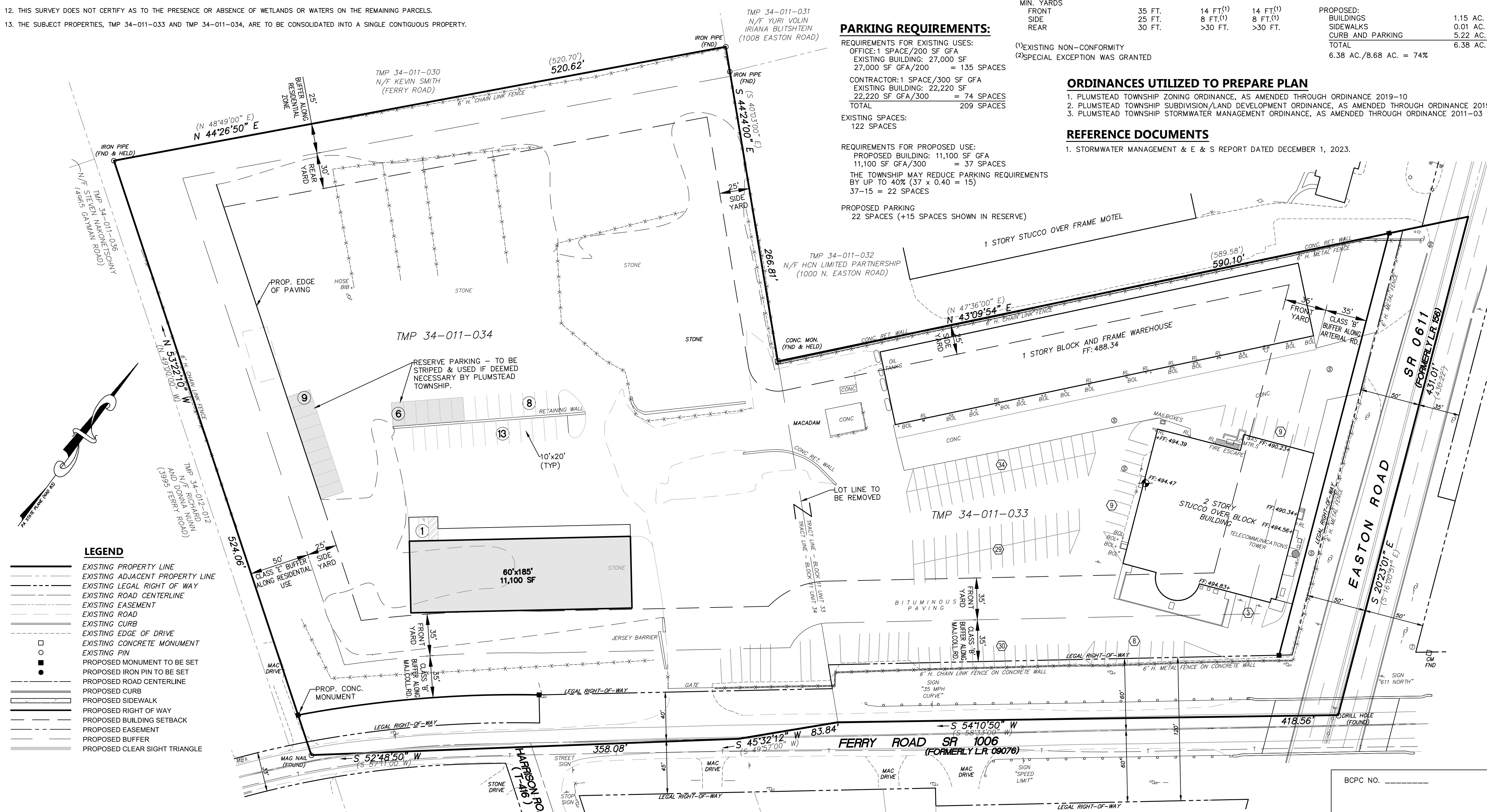
- 1. STORMWATER MANAGEMENT & E & S REPORT DATED DECEMBER 1, 2023.

PARKING REQUIREMENTS:

REQUIREMENTS FOR EXISTING USES: OFFICE: 1 SPACE/200 SF GFA. EXISTING BUILDING: 27,000 SF. 27,000 SF GFA/200 = 135 SPACES. CONTRACTOR: 1 SPACE/300 SF GFA. EXISTING BUILDING: 22,220 SF. 22,220 SF GFA/300 = 74 SPACES. TOTAL 209 SPACES.

REQUIREMENTS FOR PROPOSED USE:

PROPOSED BUILDING: 11,100 SF GFA. 11,100 SF GFA/300 = 37 SPACES. THE TOWNSHIP MAY REDUCE PARKING REQUIREMENTS BY UP TO 40% (37 x 0.40 = 15). 37-15 = 22 SPACES. PROPOSED PARKING 22 SPACES (+15 SPACES SHOWN IN RESERVE)



LEGEND

- EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING LEGAL RIGHT OF WAY
EXISTING ROAD CENTERLINE
EXISTING EASEMENT
EXISTING ROAD

BASE SITE AREA CALCULATION:

1. BASE SITE AREA
TOTAL SITE AREA
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.

EXPANSION OF EXISTING NON-CONFORMING USE CALCULATION:

10.10 AC.
50% OF FLOOR AREA OF EXISTING NON-CONFORMING USE: EXISTING WAREHOUSE BUILDING USED FOR CONTRACTING USE: 22,220 SF. EXPANSION PERMITTED: 11,110 SF (50% OF 22,220 SF). PROPOSED: NEW BUILDING 11,100 SF. (\*) SPECIAL EXCEPTION GRANTED

OWNER OF RECORD:

JJ INVESTMENTS LLC
SITE ADDRESS: 4005 FERRY RD DOYLESTOWN, PA 18902-9085
OWNER ADDRESS: 1510 SWAMP ROAD FOUNTAINVILLE, PA 18923
TMP 34-011-033 INSTRUMENT NO. 2021041517

SITE AREA:

4.068 ACRES OR 177,205 SQ. FT. (GROSS)
3.151 ACRES OR 137,328 SQ. FT. (NET TO LEGAL R.O.W.)

OWNER OF RECORD:

JJ INVESTMENTS LLC
SITE ADDRESS: 4005 FERRY RD DOYLESTOWN, PA 18902-9085
OWNER ADDRESS: 1510 SWAMP ROAD FOUNTAINVILLE, PA 18923
TMP 34-011-034 INSTRUMENT NO. 2021041517

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

ENGINEER CERTIFICATION:

I, KARIN A. HOLSINGER, ON THIS DATE HAS REVIEWED AND HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE PLUMSTEAD TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

SURVEY CERTIFICATION OF ACCURACY:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN DESCRIBED HEREON IS TRUE AND CORRECT.



Table with 2 columns: REV/DESCRIPTION, AUTH DATE. Contains SERIAL NO. 20222662231 and a signature line for Notary Public.

811 logo with text: Know what's below. Call before you dig. STOP CALL. 1-800-242-2776. PA ONE CALL SYSTEM INC.

Table with 2 columns: REV/DESCRIPTION, AUTH DATE. Includes PLAN NOTATION and a signature line for Township Engineer.

KARIN A. HOLSINGER
PENNSYLVANIA PROFESSIONAL ENGINEER NUMBER PE022424

Van Cleef Engineering with Focus logo and address: VAN CLEEF ENGINEERING ASSOCIATES, LLC 501 MAIN STREET, DOYLESTOWN, PA 18901. PHONE: 610-345-1874.

SURVEY CERTIFICATION OF ACCURACY: I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN DESCRIBED HEREON IS TRUE AND CORRECT.

SITE PLAN FOR JJ INVESTMENTS, LLC
DATE: JANUARY 23, 2024
SCALE: 1" = 50'
DESIGNED BY: KAH
DRAWN BY: ENP
CHECKED BY: RWC/KJB
JOB NUMBER: 2105-P
TMP: 34-011-034 & 34-011-033
PLUMSTEAD TOWNSHIP BUCKS COUNTY, PENNSYLVANIA