

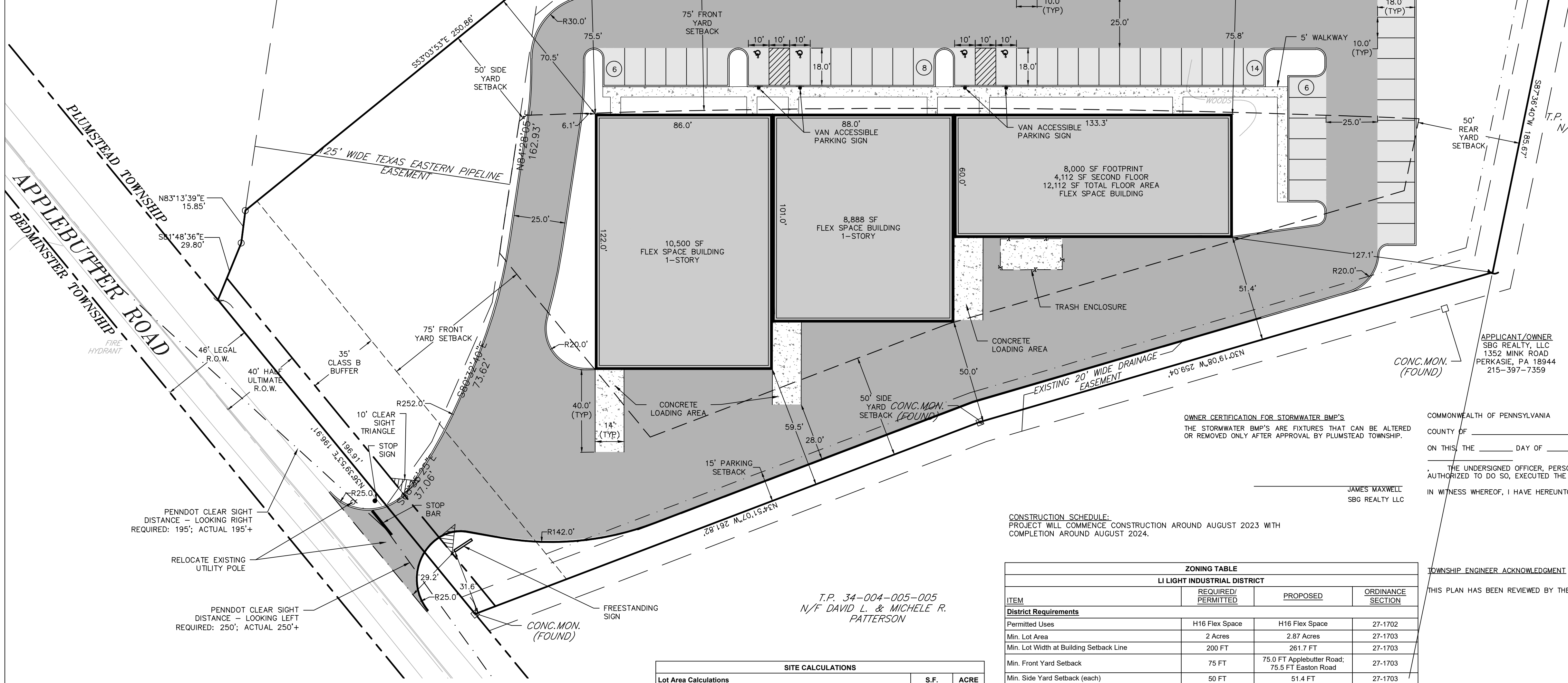
WAIVERS REQUESTED FROM THE PLUMSTEAD TOWNSHIP BOARD OF SUPERVISORS MEETING FROM THE FOLLOWING SECTIONS:

- 22-504.1 - TO PERMIT NOTIFICATION LETTERS TO BE SENT VIA REGULAR U.S. MAIL, WITH PROOF OF MAILING TO BE PROVIDED TO THE TOWNSHIP IN LIEU OF USE OF CERTIFIED MAIL, RETURN RECEIPT REQUESTED.
22-917.1.A - TO PERMIT SMALLER PARKING SPACE DIMENSIONS FOR A 90 DEGREE SPACE THAN THE REQUIRED 10'X20'.
22-917.1.G - TO PERMIT HANDICAPPED ACCESSIBLE SPACE DIMENSIONS TO BE 8 FEET WIDE BY 18 FEET DEEP, WITH A 5 FEET WIDE AISLE, WHICH IS CONSISTENT WITH CURRENT ADA ACCESSIBILITY REQUIREMENTS.
22-921.1.A(2) - FROM THE REQUIREMENT FOR SITES IN THE U ZONING DISTRICT CONTAINING LESS THAN 20% FOREST COVER TO BE AFFORESTED TO A MINIMUM 20% OF THE SITE AREA.
26-128.C(2) & (3) - TO PERMIT INSTALLATION OF HIGH DENSITY CORRUGATED PLASTIC PIPE HAVING DIAMETERS LESS THAN 18 INCHES, AS SHOWN ON THE PLAN.
22-920.1.B - FROM PROVIDING THE REQUIRED 5' STREET TREES ALONG APPLEBUTTER ROAD.
22-920.2 - TO ALLOW 34% PARKING LOT SHADING WHERE 50% IS REQUIRED.
22-921.1.A(2) - FROM PROVIDING THE REQUIRED 20% AFFORESTATION REQUIREMENT FOR 0.57 ACRES OF AFFORESTATION.
22-503 AND 936.B - FROM PROVIDING A TRAFFIC IMPACT ANALYSIS WHEN ONE IS REQUIRED FOR AN INDUSTRIAL DEVELOPMENT OF 25,000 SF OR MORE GROSS FLOOR AREA.
22-907.3.B AND 22-907.3.G - WAIVER FROM PROVIDING STREET WIDENING ALONG THE FRONTAGE OF APPLEBUTTER ROAD. THE ORDINANCE REQUIRES A CARTRAY WIDTH OF 28 FEET ALONG THE PROPERTY FRONTAGE WHERE APPROXIMATELY 22 FEET EXISTS.
SALDO SECTION 22-918.1 - FROM PROVIDING CURB AND SIDEWALK ALONG THE FRONTAGE OF EASTON ROAD AND APPLEBUTTER ROAD.

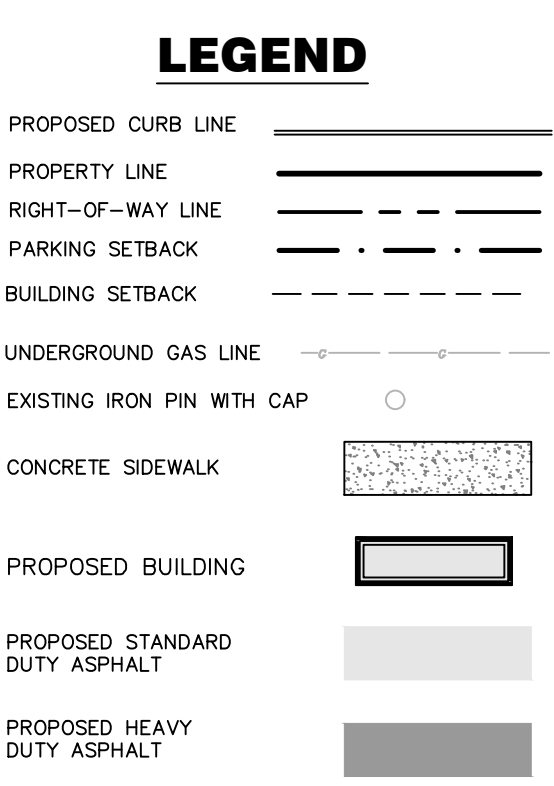
VARIANCES GRANTED PER ZHB DECISION DATED 11/22/2021:

- 1. FROM SECTION 27-1703 AND PENNISSON TO ESTABLISH AN IMPERVIOUS SURFACE RATIO OF 79-PERCENT (65-PERCENT PERMITTED).
2. FROM SECTION 27-2504.2 TO PERMIT 77 PARKING SPACES (92 PARKING SPACES REQUIRED).
3. FROM SECTION 27-2401.9.B TO PERMIT 100-PERCENT DISTURBANCE OF MATURE TREES STANDING ALONE* OVER 24 INCHES IN DIAMETER WHERE 40-PERCENT IS PERMITTED (INVOLVING 24 TREES TOTAL).
4. FROM SECTION 27-2405.2.B AND RELIEF FROM THE REQUIRED CLASS B 35'-FOOT BUFFER YARD WITHIN THE TEXAS EASTERN GAS UTILITY EASEMENT AND THE DRAINAGE EASEMENT AREAS ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS.
5. FROM SECTION 27-2405.3.A(2) AND RELIEF FROM THE FULL PLANTING AND BERM REQUIREMENTS WITHIN THE CLASS B 35'-FOOT BUFFER YARD.
6. FROM SECTION 27-2405.5.B AND PENNISSON TO HAVE STRUCTURES, STONWATER FACILITIES, AND SIGNS WITHIN THE CLASS B BUFFER YARD ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS.
CONDITIONS AND SAFEGUARDS IN GRANTING THE REQUESTED RELIEF:
1. STRUCTURES PERMITTED IN THE CLASS B BUFFER YARD ALONG THE FRONTAGE OF APPLEBUTTER AND EASTON ROADS SHALL NOT INCLUDE SHEDS OR ACCESSORY BUILDINGS.
2. OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS SHALL NOT BE PERMITTED.

T.P. 34-004-005-006 N/F EXELON GENERATION CO. LLC



- NOTES:
1. THE PROPERTY BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 34-004-005-006 CONTAINING +/- 3.469 ACRES OF LAND.
2. BOUNDARY AND TOPOGRAPHIC FROM EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES LAST REVISED SEPTEMBER 22, 2021.
3. SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, PANEL NO. 169 OF 532, COMMUNITY MAP NO. 4207(C)01693, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015.
4. 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 BY CAVANAUGH'S SURVEYING SERVICES.
5. 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.
6. VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS 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 21 MINUTES 27 SECONDS CLOCKWISE.
9. RIGHTS OF WAYS AS SHOWN TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS DRAWING FOR CONSTRUCTION AND CONDEMNATION OF RIGHT-OF-WAY FOR ROUTE 156 SECTION 6 SHEETS 10 AND 11 OF 48.
10. RIGHT GRANTED TO BELL TELEPHONE COMPANY OF PENNSYLVANIA TO INCREASE PAD SIZE TO 7' X 8' AS DESCRIBED IN LAND RECORD BOOK 71, PAGE 146. (BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. 962820) WAS-1804 COMMITMENT DATE 4/1/2021.
11. RIGHTS GRANTED TO TEXAS EASTERN FERTILIZER TRANSMISSION COMPANY FOR RIGHT-OF-WAY AND EASEMENTS TO CONSTRUCT OPERATE AND MAINTAIN APPURTENANCES FOR THE TRANSMISSION OF GAS, OIL, AND PETROLEUM PRODUCTS AND ANY OTHER LIQUIDS OR SUBSTANCES THAT CAN BE TRANSPORTED THROUGH PIPE LINES. (AS IN DEED BOOK 1168, PAGE 489, DEED BOOK 1423, PAGE 343 AND DEED BOOK 1569, PAGE 86).
12. 125' WIDE TEXAS EASTERN PIPELINE EASEMENT TAKEN FROM PLAN ENTITLED "FINAL LAND DEVELOPMENT PLANS RECORD PLAN MCGOWAN TRACT" PREPARED BY CARROLL ENGINEERING CORPORATION DATED 8/1/1988 AND LAST REVISED 2/27/1990.
13. EXISTING 20' WIDE DRAINAGE EASEMENT TAKEN FROM PLAN ENTITLED "FINAL PLAN OF REENEY INDUSTRIAL TRACT" BY PREPARED BY ENGINEERING AND PLANNING ASSOCIATES, INC. DATED 8/6/1988 AND LAST REVISED 1/7/1969 AS RECORDED IN PLAN BOOK 86 PAGE 32.
14. THE SITE IS PROPOSED TO BE SERVED BY PUBLIC SEWER FACILITIES OWNED BY BUCKS COUNTY WATER AND SEWER AUTHORITY, AND PUBLIC WATER FACILITIES OWNED BY PLUMSTEAD TOWNSHIP.
15. THE STORMWATER MANAGEMENT FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO OWN AND MAINTAIN IN PERPETUITY.
16. PLUMSTEAD TOWNSHIP SHALL BE GRANTED AN ACCESS EASEMENT FOR THE PURPOSE OF ACCESS TO THE WATER FACILITIES FOR FUTURE MAINTENANCE AND REPAIR.



SITE CALCULATIONS table with columns for S.F., ACRE, and various area calculations including Total Site Area, Required Buffer Yards, Lane Lot Access Lanes, etc.

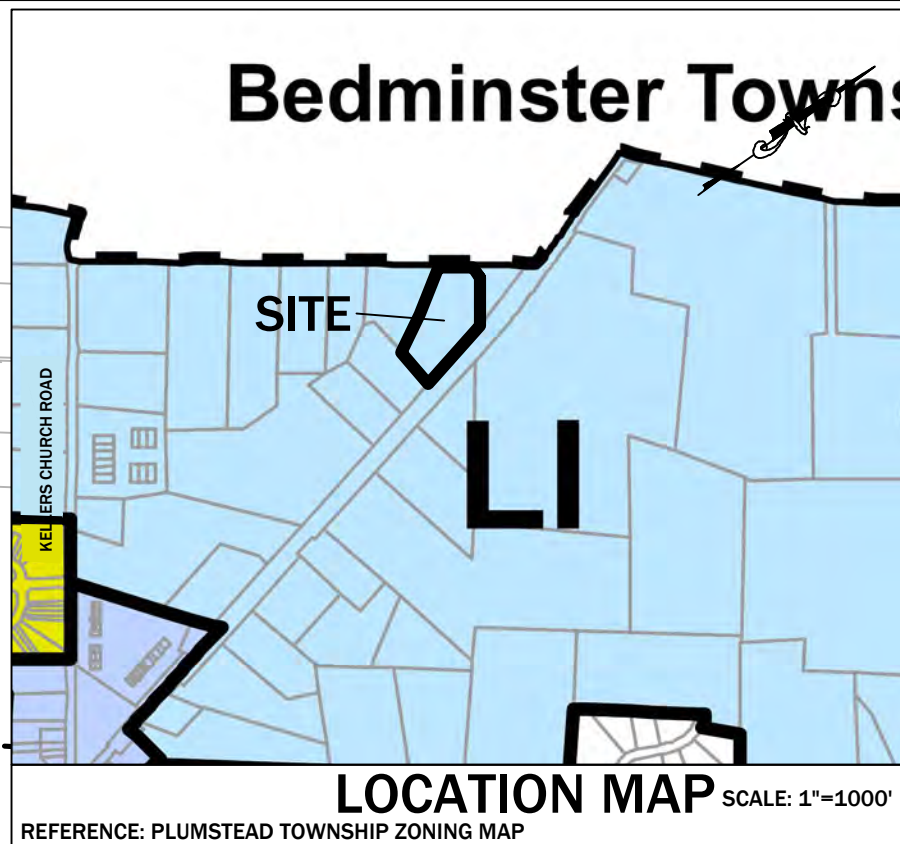
IMPERVIOUS COVERAGE CALCULATIONS table with columns for S.F., ACRE, and calculations for Proposed Impervious Area, Building Footprint Area, Driveway and Parking Area, etc.

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

ZONING TABLE for LI LIGHT INDUSTRIAL DISTRICT with columns for ITEM, REQUIRED/PERMITTED, PROPOSED, and ORDINANCE SECTION. Includes sections for District Requirements, General Requirements, and Signage Requirements.

PARKING TABLE with columns for USE, RATIO, UNITS, REQUIRED, and PROPOSED. Shows 77 (V) proposed parking spaces.

RECORD NOTE: SHEETS 1 THROUGH 18, ON RECORD AT THE TOWNSHIP, SHALL BE CONSIDERED PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME.



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 DATE:

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. L.S. NO: SU-51056-E DATE:

OWNER CERTIFICATION: TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, JAMES MAXWELL, OF SBG REALTY 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.

RECORDED. WITNESS OUR HAND AND SEAL THIS ___ DAY OF ___, 2022. JAMES MAXWELL (TITLE)

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

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JAMES MAXWELL, OF SBG REALTY 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.

NOTARY PUBLIC COMMISSION EXPIRATION DATE

TOWNSHIP ENGINEER ACKNOWLEDGMENT: THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS ___ DAY OF ___, 2022.

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 ___ EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

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 ___, 2022.

BUCKS COUNTY RECORDER OF DEEDS

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

REVISIONS table with columns for Date, Description, and Date. Includes callouts for utility locations and construction phase.

APPLEBUTTER ROAD DEVELOPMENT TMP# 34-004-005-006 PLUMSTEAD TOWNSHIP, BUCKS COUNTY, PA RECORD SITE PLAN

Professional Engineer Seal for Kristin R. Holmes, P.E., License No. PE073604.

File No. 1653.C1.0 Record Plan.DWG Date 8/25/2022 Scale 1"=50' HCE Job 1653 Designed RS Sheet 4 of 19 Drawing No. C1.0