

I HEREBY 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 PLUMSTEAD TOWNSHIP AS LATEST AMENDED.

I FURTHER CERTIFY THAT THE EXISTING FEATURES, TOPOGRAPHY AND UTILITIES AND BOUNDARY DESCRIPTION SHOWN ON THIS PLAN REPRESENTS A FIELD SURVEY PERFORMED BY:

Signature: Professional Engineer/Surveyor (Registered Number)

Received by the Township Engineer, Plumstead Township
This Subdivision (Land Development) Plan was reviewed by _____ P.E. (The Approved Township Engineer for Plumstead Township on this day of _____, 200__.



Recorded in the office of the Recorder of Deeds of Dauphin, Pennsylvania, in Plan Book _____, Page _____ on the day of _____, 200__.

By _____ Recorder

On the _____ day of _____, 20__ before me, the undersigned, a Notary Public of the Commonwealth of Pennsylvania, personally appeared _____ who acknowledged this plan to be the official plan of property and improvements shown thereon, situated in the Township of Plumstead County of Bucks, Commonwealth of Pennsylvania, and desired that this plan be recorded according to law.

(Notary Public) (My Commission Expires)

Approval of the Board of Supervisors of Plumstead Township
This Subdivision (Land Development) Plan was approved by resolution of the Board of Township Supervisors of Plumstead Township this _____ day of _____, 200__.

ATTEST: _____
Township Secretary

Processed and reviewed Report prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this date _____, 200__.

Evelyn Director, Bucks County Planning Commission

ZONING DATA

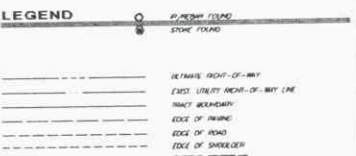
USE	MIN. INDUSTRIAL PARK	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM SITE AREA	10 Acres	5.1523 AC.	4.4399 AC.	3.7044 AC.	15.8227 AC.
MINIMUM LOT OF LEASE AREA	1.5 Acres	N/A	N/A	N/A	N/A
MINIMUM LOT WIDTH AT STREET LINES (FEET)	750	N/A	340.4'	489.85'	830.70'
MINIMUM LOT WIDTH AT STREET LINES (INTERNAL)	150'	N/A	N/A	N/A	N/A
MINIMUM BUILDING SETBACKS (EXTERNAL)	50'	N/A	N/A	N/A	N/A
MINIMUM BUILDING SETBACKS (INTERNAL)	25'	N/A	75'	75'	75'
MINIMUM BUILDING SETBACKS (INTERNAL) - FRONT	10'	N/A	75'	75'	75'
MINIMUM BUILDING SETBACKS (INTERNAL) - SIDE	25'	N/A	75'	75'	75'
MINIMUM BUILDING SETBACKS (INTERNAL) - REAR	25'	N/A	75'	75'	75'
MINIMUM BUILDING SETBACKS (INTERNAL) - CORNER	25'	N/A	75'	75'	75'
MINIMUM BUILDING HEIGHT	35'	N/A	35'	35'	35'
MINIMUM BUILDING HEIGHT - FROM BUILDING	20'	N/A	20'	20'	20'
MINIMUM BUILDING HEIGHT - FROM STREET	15'	N/A	15'	15'	15'
MINIMUM BUILDING HEIGHT - FROM SIDEWALK	35'	N/A	35'	35'	35'
MINIMUM OVERHEAD SURFACE CLEARANCE	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - OVER	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - UNDER	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - OVERHEAD	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - UNDERGROUND	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - OVERHEAD	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - UNDERGROUND	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - OVERHEAD	15'	N/A	N/A	N/A	N/A
MINIMUM OVERHEAD SURFACE CLEARANCE - UNDERGROUND	15'	N/A	N/A	N/A	N/A

UNPERMITTED COVERAGE

LOT	AREA	PERCENTAGE
LOT 1	13,118 sq. ft.	26.9173%
LOT 2	1,381 sq. ft.	3.1333%
LOT 3	1,982 sq. ft.	4.4399%
LOT 4	1,281 sq. ft.	2.8488%
LOT 4	8,884 sq. ft.	19.8227%

PARKING DATA

LOT	TOTAL FLOOR AREA (SQ. FT.)	REQUIRED PARKING STALLS	PROVIDED STALLS	DEFICIT
LOT 1	12,000	24	24	0
LOT 2	24,800	49	49	0
LOT 3	9,200	18	18	0
LOT 4	123,800	247	247	0
TOTAL	169,800	338	338	0



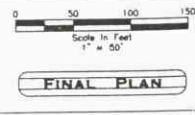
GENERAL NOTES:

- TOPOGRAPHIC AND BENCHMARK DATA SHOWN HEREIN BASED UPON A FIELD SURVEY CONDUCTED BY BOUCHER & JAMES, INC. DURING MARCH, 1995 AND RECORDED IN PLAN BOOK 200, PAGE 100.
- PROJECT BENCHMARK IS PEGGED CONTROL MONUMENT (LOT 2) ELEV 518.78.
- VERTICAL DATUM (PEGS BENCHMARK) BASED UPON U.S.C. & G.S. DATUM.
- THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- ANYTIME LONG TERM STAMPING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 FOR UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION IN ACCORDANCE WITH PENNSYLVANIA ACT NUMBER 38.
- PUBLIC SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE BUCKS COUNTY WATER AND SEWER AUTHORITY.
- IN ACCORDANCE WITH A STUDY PERFORMED BY SON SERVICES COMPANY, THERE ARE NO RELIANCE ON THE SUBJECT SITE.
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE (DATED SEP. 17, 1981 AND SUBSEQUENT/AMENDMENT ORDINANCE, DATED APRIL 18, 1995).
- A PENNSYLVANIA OCCUPANCY PERMIT WILL BE OBTAINED FOR THIS PROJECT.
- SPEED LIMIT FOR U.S. ROUTE 811 IS 55 M.P.H. (UNPAVED) AND UNPAVED (UNPAVED).
- ALL NEW UTILITIES SHALL BE UNDERGROUND.
- CURB CUTS AND PARALLEL PARKING SPACES FOR WHEEL CHAIRS SHALL BE PROVIDED AS SHOWN ON THE PLAN AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA AMERICANS WITH DISABILITIES ACT STANDARDS.
- ALL NEW AND EXISTING UTILITIES IN THE CONSTRUCTION OF ROADS SHALL BE IN ACCORDANCE WITH THOSE REQUIREMENTS SET FORTH IN APPLICABLE SECTIONS OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FORM 408 - SPECIFICATIONS, LATEST REVISION.
- DETENTION BASIN SHALL BE IN PLACE BEFORE THE CREATION OF ANY ADDITIONAL IMPERVIOUS SURFACES ON THE SITE.
- STORM SEWER PIPES SHALL EXTEND AND EXIT THE SIDES OF INLET BOXES AND SHALL NOT ENCHANCE INTO THE CONCRETE.
- ALL PARKING STALLS SHOWN ON THESE PLANS SHALL BE DELINEATED BY 4" WIDE PAINT STRIPES.
- NO EXCAVATION OR CUT SHALL BE MADE WITH A FACE STEEPER THAN THREE (3) HORIZONTAL TO ONE (1) VERTICAL (2:1). IF THE VERTICAL GROUP IS GREATER THAN FIVE (5) FEET, THEN THE MAXIMUM SLOPE SHALL BE (4:1).
- 30" PROTECTION FENCING SHALL BE FOURTY-FOUR (44) INCH HIGH WITH SPACINGS OF OTHER SUITABLE FENCE, LOCATED ON STEEL POSTS LOCATED EVERY FIVE (5) FEET ON CENTER. THE THREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGH ALL CONSTRUCTION ACTIVITIES.
- EXTERNAL PROTECTION FENCING SHALL BE INSTALLED PRIOR TO PLAN REVISIONS. INTERNAL PROTECTION FENCING SHALL BE REINSTALLED AFTER FINAL CONSTRUCTION IS COMPLETED AT THE DISCRETION OF THE TOWNSHIP ENGINEER.
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, BENCHMARKING, CONSTRUCTION, BUILDING AND PARKING AREAS SHALL BE LIMITED IN ACCORDANCE WITH THE LIMITS OF DISTURBANCE OF LANDS WITH HOLDING RESOURCES AS SET BY THE TOWNSHIP ZONING ORDINANCE. LAND NOT PERMITTED TO BE DISTURBED BY THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE SHALL REMAIN IN ITS ORIGINAL CONDITION WITH THE ORIGINAL FOREST GROUNDCOVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- THE LANDSCAPE DESIGN INCLUDED WITHIN THIS PLAN SET WAS PREPARED BY BOUCHER & JAMES, INC.
- THE RETENTION/DETENTION BASINS, AS SHOWN ON THIS PLAN ARE A BASIC AND PERMANENT PART OF THE STORM DRAINAGE SYSTEM OF THE TOWNSHIP OF PLUMSTEAD, AND AS SUCH ARE TO BE PROTECTED AND MAINTAINED IN ACCORDANCE WITH THE TOWNSHIP ZONING ORDINANCE. LAND NOT PERMITTED TO BE DISTURBED BY THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE SHALL REMAIN IN ITS ORIGINAL CONDITION WITH THE ORIGINAL FOREST GROUNDCOVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- A TRAFFIC SIGNAL IS PROPOSED TO BE INSTALLED AT THE DRIVWAY INTERSECTION AT S.R. 811.

- NO EXPLOSIVE, TOXIC, INFLAMMABLE OR HIGHLY FLAMMABLE MATERIALS SHALL BE STORED ON THE PREMISES.
- WATER SERVICE SHALL BE PROVIDED BY AN PRIVATE ON-SITE WELL AND STORAGE SYSTEM.
- THE U.S. ROUTE 811 PERMITTED LEGAL RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE AND ADJACENT PROPERTIES IS 120 FT. WIDE. PER PERMITTED CONSTRUCTION PLANS FOR I.R. FOR S.R. 811.
- THE TOWNSHIP ENGINEER AND ENGINEERS ARE TO BE OFFERED FOR REVISION TO THE BUCKS COUNTY WATER & SEWER AUTHORITY. APPLICABLE DEVELOPMENT ASSOCIATES, L.P. WILL PROVIDE A BENCHMARK LOCATED TO THE BUCKS COUNTY WATER & SEWER AUTHORITY FOR THIS PURPOSE.
- ACCESSORY OUTSIDE STORAGE OF MATERIALS, GOODS, OR REFUSE MUST BE SUFFICIENT AROUND THE AREA DEVOTED TO STORAGE EITHER BY A 30 (30) FOOT CLEAR OR SPREAD FENCE OR A WEDGE NOW AND LEAST THREE (3) FEET IN HEIGHT PLACED PER PLUMSTEAD TOWNSHIP ZONING ORDINANCE SECTION 305.H15.
- NO USE SHALL EXIST MORE IN SUCH QUANTITY AS TO BE A BURDEN BEYOND THE LOT LINES. IN ADDITION, THE MAXIMUM STORAGE OF SECTION 300D OF THE PLUMSTEAD TOWNSHIP ZONING ORDINANCE SHALL BE MET.
- ALL-BUILDING IMPROVEMENTS AND IMPROVEMENTS ARE TO BE OFFERED FOR REVISION TO THE BUCKS COUNTY WATER & SEWER AUTHORITY. APPLICABLE DEVELOPMENT ASSOCIATES, L.P. WILL PROVIDE A BENCHMARK LOCATED TO THE BUCKS COUNTY WATER & SEWER AUTHORITY FOR THIS PURPOSE.
- WARRANTIES WERE OBTAINED BY THE ZONING HEARD BOARD ON FEBRUARY 14, 2000 FROM THE FOLLOWING REQUIREMENTS:
 - SECTION 305.H15 - TO PERMIT PARKING IN THE FRONT YARD OF THE BUILDINGS WITHIN THE INDUSTRIAL PARK.
 - SECTION 300A - TO PERMIT FOREST DISTURBANCE IN EXCESS OF THE MAXIMUM ALLOWED IN THE INDUSTRIAL DISTRICT.
- UTILITY POLES WITHIN THE 5.6.811 RIGHT-OF-WAY SCHEDULED FOR RELOCATION MUST BE RELOCATED PRIOR TO PERFORMING ANY OTHER WORK ON S.R. 811.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
NOTIFYING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

1997/01/0009/PLUMSTEAD-02-01-1.dwg | Titleblock: 01/11/07 | 8 1/2 x 11, 300 x 120 mm | 1:2000 | 2/11/07



Revisions

Date	Description	Date	Description
01/01/07	THIS SHEET NOT REVISION	2/20/07	REV PER 12/17/06 WITH ASSOC. LTR.
		3/20/07	REV PER 4/11/06 WITH ASSOC. LTR.
		2/1/07	PROPOSED PLAN W/ WATER SUPPLY SYSTEM
		2/19/07	REV PER 07/26/06 WITH ASSOC. LTR. & 07/26/06 PERMITTED DEC. LTR.
		3/1/07	REV PER PERMITTED
		8/7/07	REV PER 3/28/07 PERMITTED REVIEW LETTER

Project: PLUMSTEAD BUSINESS CAMPUS
PLUMSTEAD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PLUMSTEAD TOWNSHIP APPLICATION NO. 03-89-08

Owner: APPLIBUTTER DEVELOPMENT ASSOCIATES, L.P.
PIPERSVILLE, PENNSYLVANIA 18947

Title: SITE/RECORD PLAN

Boucher and James, Inc.
Consulting Engineers • Planners & Land Surveyors
Doylestown, PA Quakertown, PA

Sheet 2 of 23

Drawn by: JMS Checked by: JMS Job No.: 98288 Scale: 1" = 50' Date: NOVEMBER 3, 1999