

SKETCH PLAN

FOR

NORTHPOINT DEVELOPMENT

KEYSTONE INDUSTRIAL PORT COMPLEX - MASTER PLAN

FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

OWNER:

USX CORP
1 BEN FAIRLESS DRIVE
MORRISVILLE, PA 19067

APPLICANT:

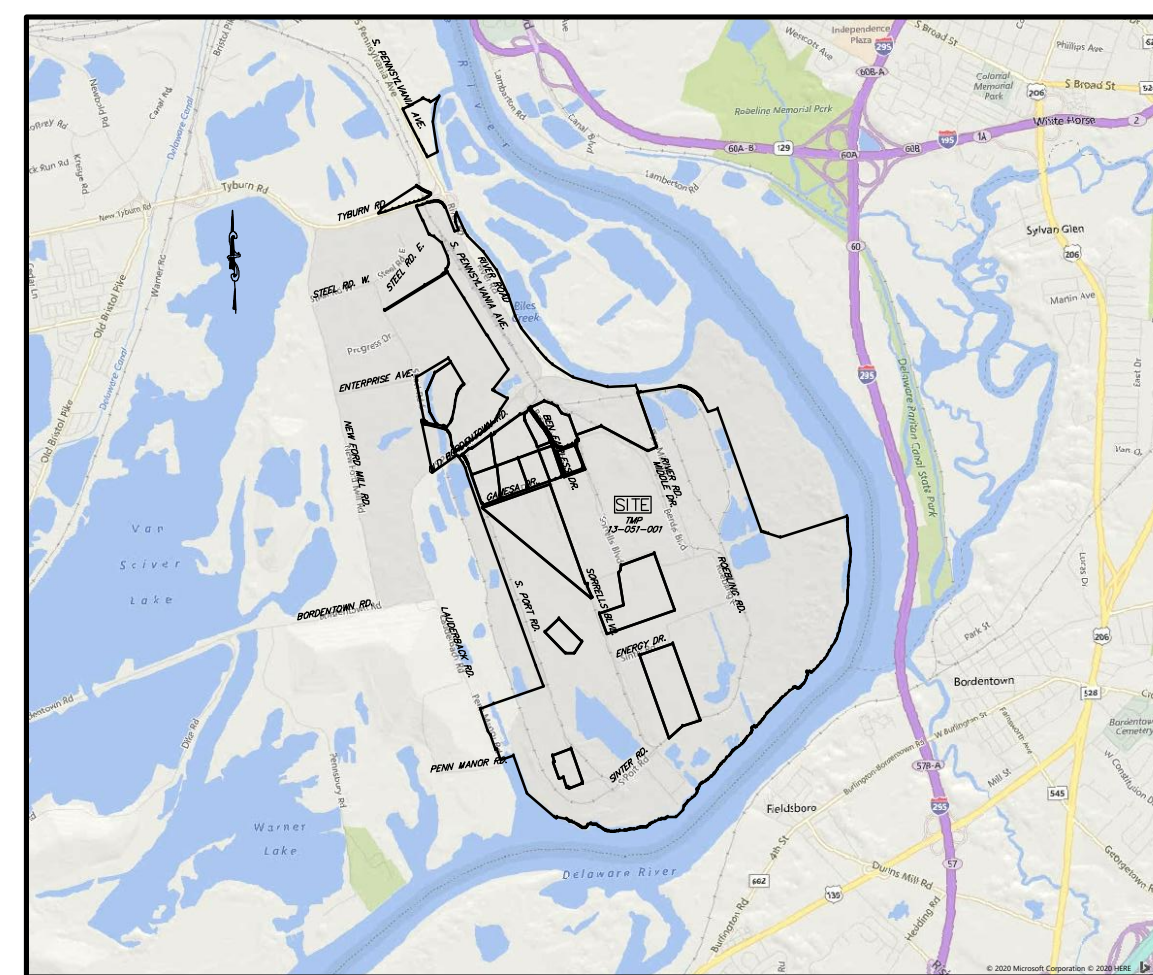
NORTHPOINT DEVELOPMENT
4805 MONTGOMERY ROAD, SUITE 310
CINCINNATI, OH 45212

PROJECT LOCATION:

1 BEN FAIRLESS DRIVE
MORRISVILLE, PA 19067
FALLS TOWNSHIP, BUCKS COUNTY

TAX PARCEL:

(REFER TO LIST)

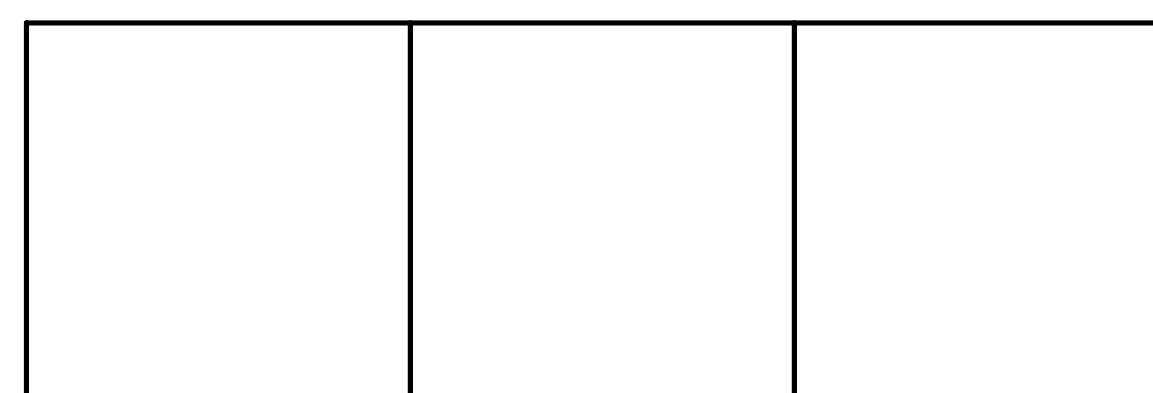


LOCATION MAP
SCALE: 1" = 5000'

SHEET LIST TABLE

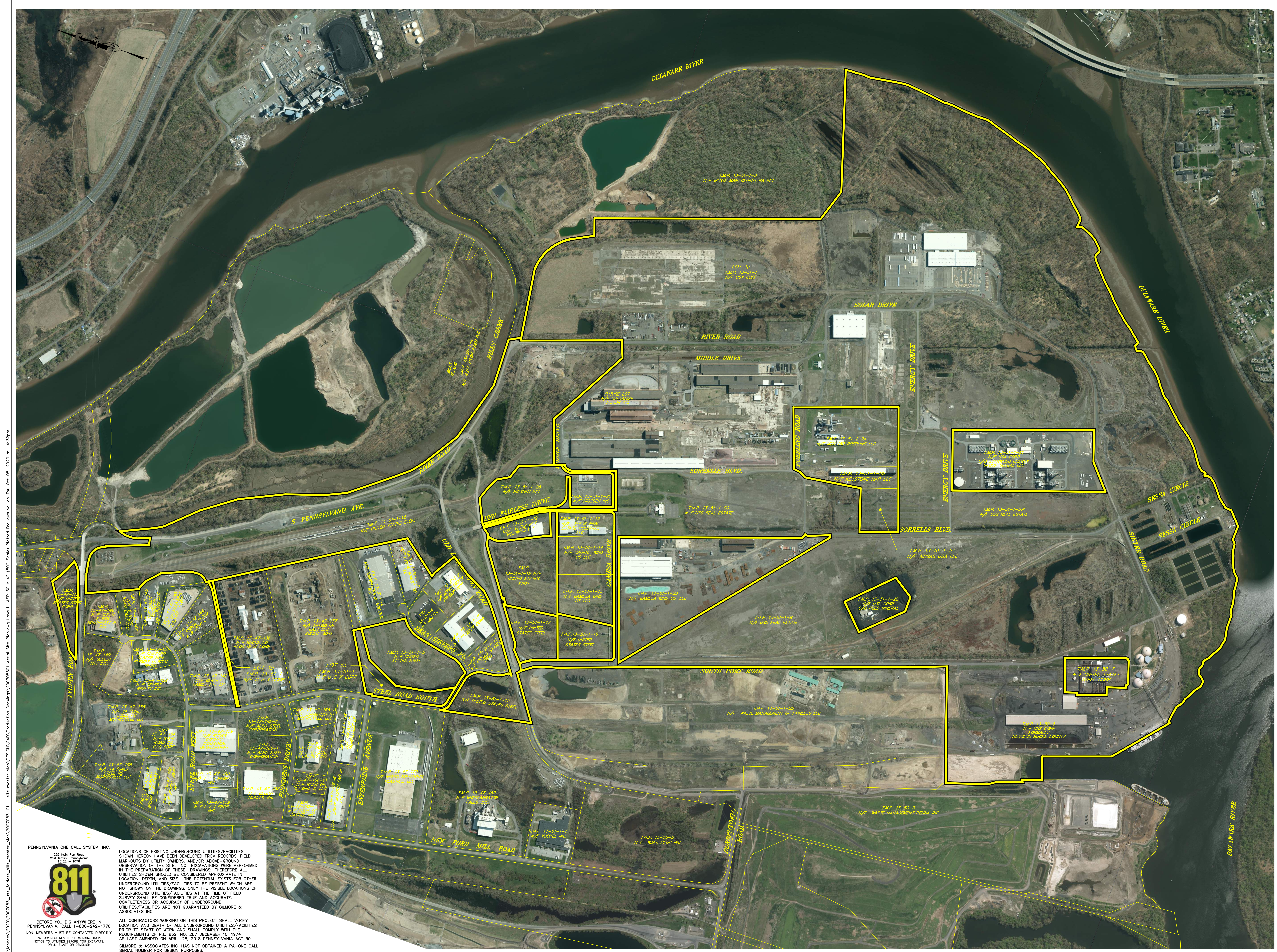
| SHEET NUMBER | SHEET TITLE |
|--------------|----------------------------|
| 1 | COVER SHEET |
| 2 | AERIAL SITE PLAN |
| 3 | OVERALL EXISTING SITE PLAN |
| 4 | OVERALL SKETCH PLAN |

| PARCELS IN MASTER SITE PLAN | | |
|-----------------------------|---------------------------------|-----------------------|
| TMP | OWNER | BUCKS COUNTY GIS ACS. |
| 13-050-007 | UNITED STATES STEEL CORPORATION | 10.9 |
| 13-051-001 | USX CORP | 1475.9 |
| 13-051-001-005 | UNITED STATES STEEL | 23.7 |
| 13-051-001-016 | UNITED STATES STEEL | 12.2 |
| 13-051-001-017 | UNITED STATES STEEL | 12.0 |
| 13-051-001-018 | UNITED STATES STEEL | 23.4 |
| 13-051-001-021 | USX CORP | 45.0 |
| 13-051-001-022 | USX CORP | 10.0 |
| 13-051-012 | UNITED STATES STEEL CORPORATION | 230.4 |
| TOTAL FOR MASTER SITE PLAN | | +/- 1843.4 |



G:\Vendev\2020\07083-usx-fairless-hills-master-plan\20207083-01 - site master plan\plan\20207083-01 - site master plan\DESIGN\CAD\Production Drawings\20207083-01 - Cover.dwg Layout: 30 x 42 COVER Plotted By: gyoung, on Thu Oct 08, 2020 at 4:31pm





G:\Vendor\2020\0207083-01 - site master plan\DESIGN\CAD\Production Drawings\200708301_Aerial Site Plan.dwg Plot: 08/20/2020 at 4:32pm

PENNSYLVANIA ONE CALL SYSTEM, INC.
 925 Main St. Road
 West Mifflin, Pennsylvania
 15122-1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776. NON-MEMBERS MUST BE CONTACTED DIRECTLY. PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BOLT OR GRADEN!

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

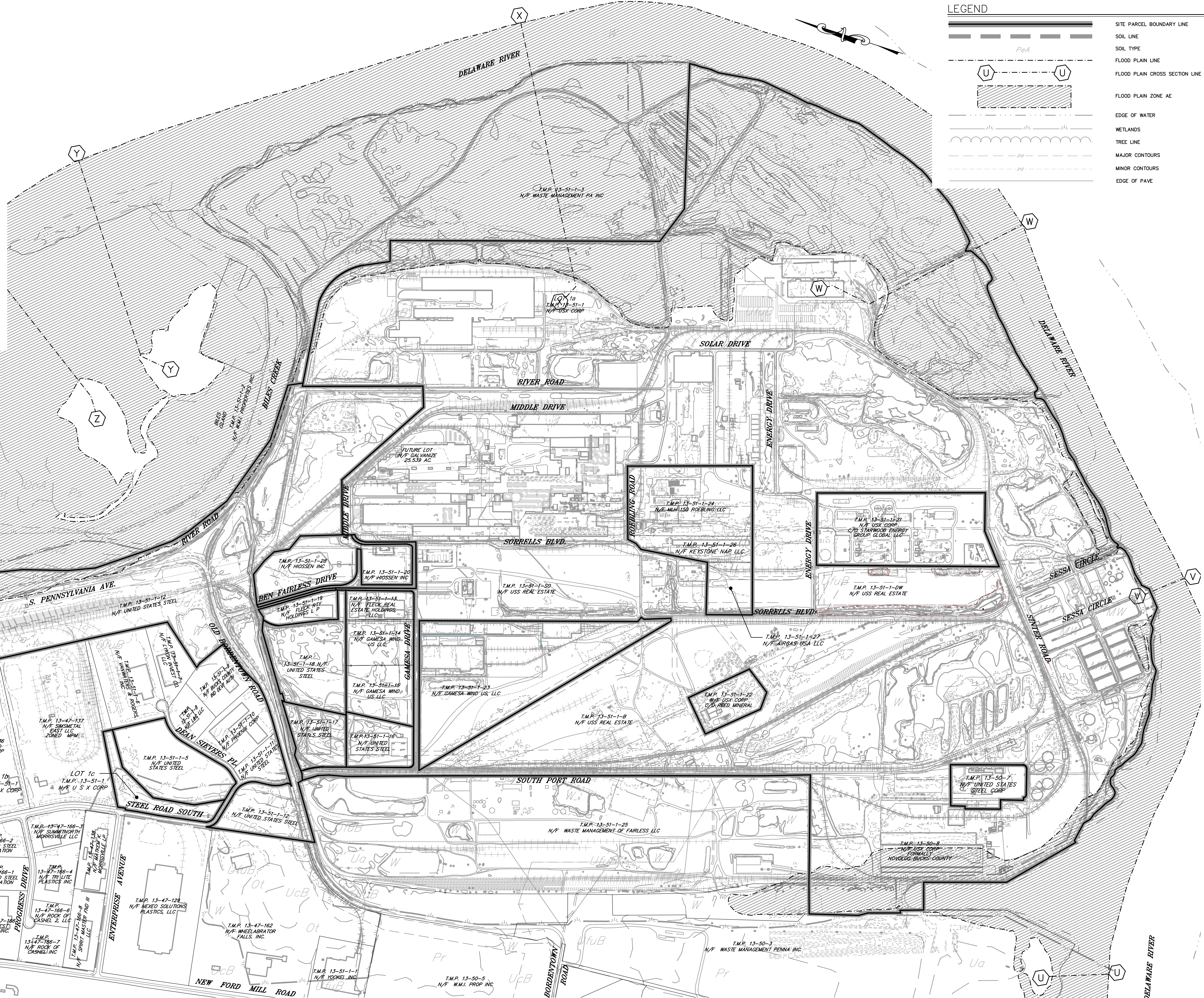
LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKINGS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

| | |
|--|---|
| GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES <small>CORPORATE HEADQUARTERS 1515 BULLY AVENUE, SUITE 100, NEW BIRMI, PA 17053 • (717) 764-5334 • www.gilmoreassoc.com</small> | |
| | |
| JOB NO.: 2020-07083-01 MUNICIPAL FILE NO.: XX | TAX MAP PARCEL NO.: (REFER TO LIST) |
| APPLICANT: NORTHPOINT DEVELOPMENT GROUP, SUITE 310 CHICAGO, OH 43012 | TOTAL AREA: 265 AC DATE: 10/09/2020 |
| TOTAL LOTS: 15 | SCALE: 1"=500' |
| DESIGN BY: GRG/ESC | DRAWN BY: GRG/ESC |
| CHECKED BY: GRG/ESC | SCALE: FEET |
| DATE: 10/09/2020 | CHECKED BY: GRG/ESC |
| SKETCH PLAN AERIAL SITE PLAN KEYSTONE INDUSTRIAL PORT COMPLEX - MASTER PLAN | |
| FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA | |
| REV. | DATE |
| BY | DATE |
| DESCRIPTION | DATE |
| SHEET NO.: 2 OF 4 | |

NOT APPROVED FOR CONSTRUCTION

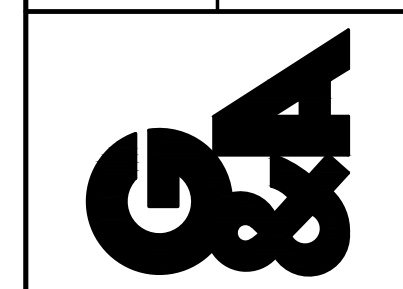
| PARCELS IN MASTER SITE PLAN | | |
|---|---------------------------------|-----------------------|
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| 13-051-001-021 | USX CORP | 45.0 |
| 13-051-001-022 | USX CORP | 10.0 |
| 13-051-012 | UNITED STATES STEEL CORPORATION | 230.4 |
| TOTAL FOR MASTER SITE PLAN | | +/- 1843.4 |
| ADDITIONAL PARCELS NOT INCLUDED IN MASTER SITE PLAN | | |
| TMP | OWNER | BUCKS COUNTY GIS ACS. |
| 13-047-088 | UNITED STATES STEEL CORPORATION | 18.6 |
| 13-047-117 | UNITED STATES STEEL CORPORATION | 4.7 |
| TOTAL FOR PARCELS NOT INCLUDED | | +/- 23.3 |
| PROPERTY NOT ACQUIRED (PNA) | | |
| TMP | OWNER | BUCKS COUNTY GIS ACS. |
| 13-051-001-013 | FLECK REAL ESTATE HOLDINGS, LLC | 7.0 |
| 13-051-001-013-001 | FLECK REAL ESTATE HOLDINGS, LLC | 0.6 |
| 13-051-001-013-002 | M F H PA LP | 1.0 |
| 13-051-001-014 | GAMESA WIND US LLC | 10.9 |
| 13-051-001-015 | GAMESA WIND US LLC | 12.9 |
| 13-051-001-019 | FLECK RTY HOLDINGS L P | 6.7 |
| 13-051-001-020 | HIOSSEN INC | 7.5 |
| 13-051-001-023 | GAMESA WIND US LLC | 69.3 |
| 13-051-001-024 | MLH 150 ROEBLING, LLC | 32.1 |
| 13-051-001-026 | KEYSTONE NAP LLC | 9.4 |
| 13-051-001-027 | AIRGAS USA LLC | 8.8 |
| 13-051-001-028 | HIOSSEN INC | 18.3 |
| TOTAL FOR PNA | | +/- 231.2 |

| LEGEND | |
|--------|--------------------------------|
| | SITE PARCEL BOUNDARY LINE |
| | SOIL LINE |
| | SOIL TYPE |
| | FLOOD PLAIN LINE |
| | FLOOD PLAIN CROSS SECTION LINE |
| | FLOOD PLAIN ZONE AE |
| | EDGE OF WATER |
| | WETLANDS |
| | TREE LINE |
| | MAJOR CONTOURS |
| | MINOR CONTOURS |
| | EDGE OF PAVE |



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16 EAST BUCKLEBORE, SUITE 100, FORT LEBANON, PA 17042 • (717) 764-0100 • www.gilmore.com

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| | | | |
|------------------------|-------------------------------------|------------|-------------|
| JOB NO.: 2020-07083-01 | TAX MAP PARCEL NO.: (REFER TO LIST) | 0 500 1000 | 0 500 1000 |
| MUNICIPAL FILE NO.: XX | | SCALE: IN | SCALE: FEET |
| | | SCALE: IN | SCALE: FEET |
| | | SCALE: IN | SCALE: FEET |

| | | | |
|---|----------------------|-------------------|---------------------|
| APPLICANT: NORTHPOINT DEVELOPMENT CORPORATION, 310 CHAMBERS, CHAMBERS, OH 43021 | TOTAL LOTS: 10 | TOTAL AC: 265.4 | DATE: 10/09/2020 |
| | DESIGNED BY: GRS/ESC | DRAWN BY: GRS/ESC | CHECKED BY: GRS/ESC |
| | | | SCALE: 1"=500' |

SKETCH PLAN
OVERALL EXISTING SITE PLAN
KEYSTONE INDUSTRIAL PORT COMPLEX - MASTER PLAN
FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY

| SYMBOL | MAPPING UNITS | SLOPE | LAND CAPABILITY | HYDRIC SOIL | HYDRO. GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS | SYMBOL | MAPPING UNITS | SLOPE | LAND CAPABILITY | HYDRIC SOIL | HYDRO. GROUP | DEPTH TO BEDROCK | DEPTH TO WATER TABLE | LIMITATIONS FOR CONSTRUCTION | RESOLUTION OF LIMITATIONS |
|--------|------------------------------|-------|-----------------|-------------|--------------|------------------|----------------------|---|--|--------|------------------------------------|-------|-----------------|-------------|--------------|------------------|----------------------|---|--|
| A/A | ALTON GRAVELLY LOAM | 0-3% | 2a | NO | A | > 62" | > 6" | NOT LIMITED | | Ps | PSAMMENTS, DREDED RIVER MATERIAL | - | 7a | NO | A | > 64" | 2.5'-6.0' | VERY LIMITED: FLOODING, DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL. |
| DaA | DELAWARE LOAM | 0-3% | 1 | NO | B | > 87" | > 6" | NOT LIMITED | | Ua | UDORMENTS, GRAVELLY | - | 7a | NO | B | > 62" | 2.5'-6.0' | NOT RATED | |
| MW | MISCELLANEOUS WATER | --- | --- | NO | --- | --- | 0' | NOT RATED | | UcB | UDORMENTS, SANDY | - | 7a | NO | B | > 62" | 4.0'-6.0' | NOT RATED | |
| Na | NANTICOKE-HATBORO SILT LOAMS | - | 8w | NO | D | > 80" | 0.0' | VERY LIMITED: FLOODING, DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL. | UzBb | URBAN LAND | 0-8% | 8a | NO | --- | --- | > 6" | NOT RATED | |
| | HATBORO | - | 3w | YES | D | > 70" | 0.0' | VERY LIMITED: FLOODING, DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL. | UzBb | URBAN LAND-UDORMENTS SANDY COMPLEX | 0-8% | 8a | NO | B | > 62" | 4.0'-6.0' | SOMEWHAT LIMITED: DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL. |
| Ot | OTHELLO SILT LOAM | - | 4w | YES | C/D | > 62" | 0.0'-1.0' | VERY LIMITED: DEPTH TO SATURATED ZONE | HAVE BYPASS PUMP(S) & FILTER BAG(S) AVAILABLE. SEE DETAIL. | W | WATER | --- | --- | NO | --- | --- | 0' | NOT RATED | |

GENERAL NOTES:

- THIS SKETCH PLAN DEPICTS THE CONCEPTUAL REDEVELOPMENT OF THE KEYSTONE INDUSTRIAL PORT COMPLEX (KIPC). SEE KEYSTONE INDUSTRIAL PORT COMPLEX SKETCH PLAN NARRATIVE ACCOMPANYING THIS APPLICATION FOR ADDITIONAL CONTENT DISCUSSION.
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- WETLANDS AND JURISDICTIONAL WATERWAYS EXIST ON AND ADJACENT TO THE SITE. LOCATIONS TO BE UPDATED BASED ON A FIELD DELINEATION BY GHD.
- EXISTING FEATURES BASED ON COMPILED OF PRIOR SURVEY PLAN DATA PROVIDED BY SITEPOINT.

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Leah Run Road
West Mifflin, Pennsylvania
15122-1076

811

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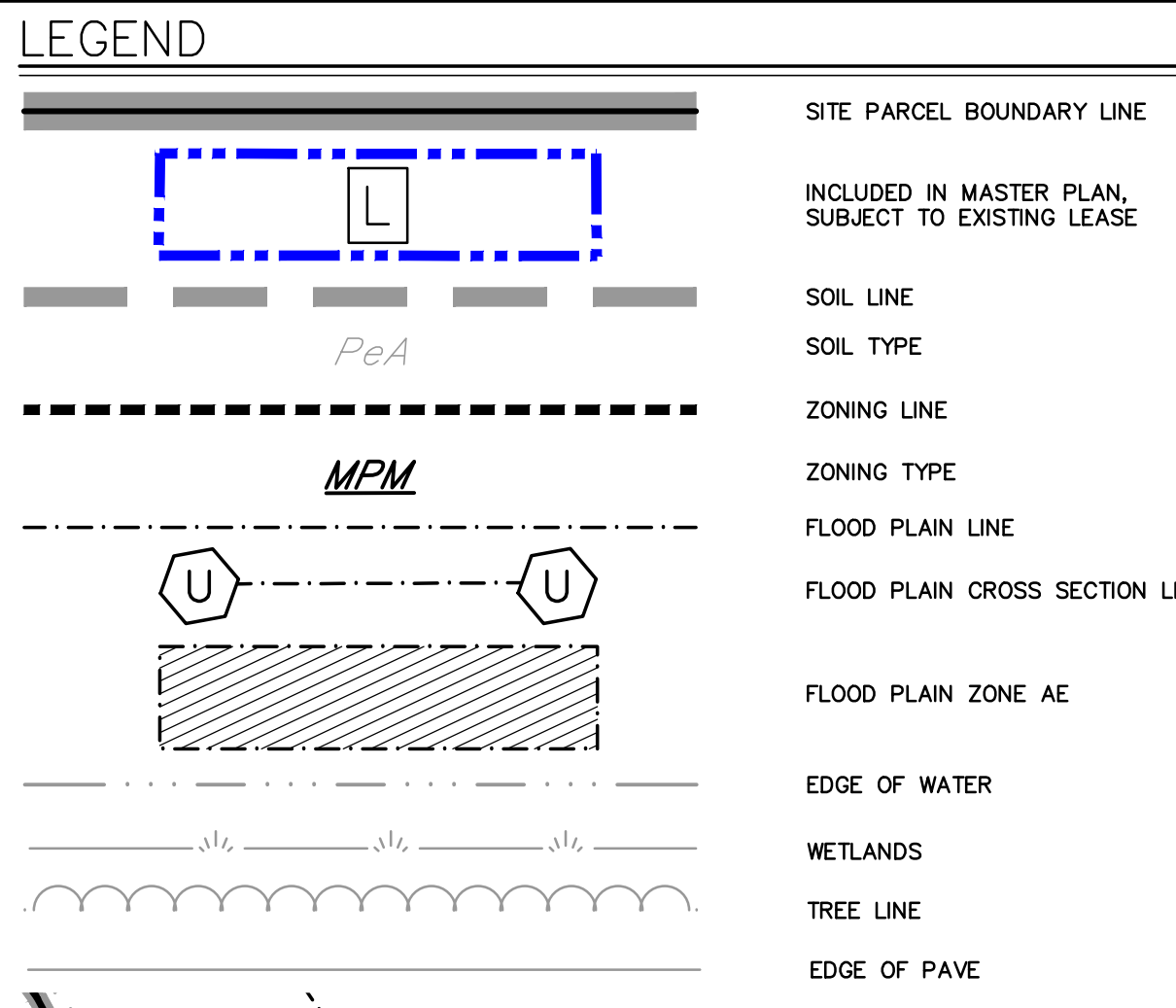
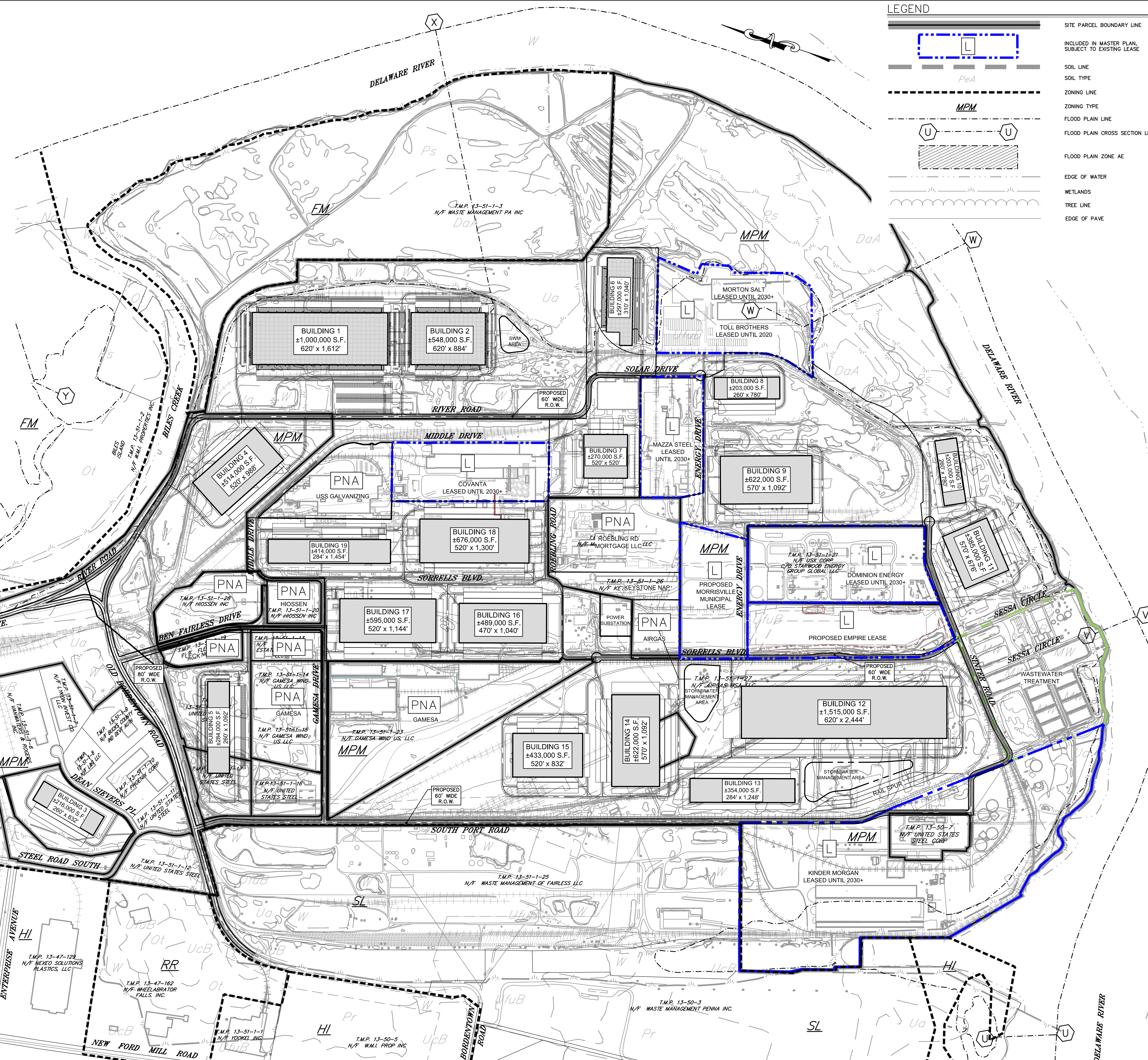
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| | | |
|------|----|-------------|
| DATE | BY | DESCRIPTION |
| | | |
| | | |
| | | |

| PARCELS IN MASTER SITE PLAN | | |
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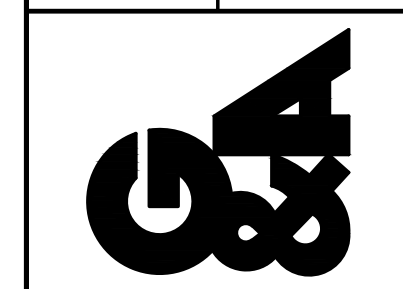
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ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
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| | | | |
|---|----------------|-------------|-------------|
| APPLICANT: | TOTAL AREA: | TOTAL LOTS: | DATE: |
| NORTHPOINT DEVELOPMENT INDUSTRIAL PARK, SUNNYSIDE, OH 43072 | 2,314,000 S.F. | 23 | 10/09/2020 |
| PROJECT NO.: | SCALE: | DRAWN BY: | CHECKED BY: |
| 2020-07083-01 | 1"=500' | JK | JK |
| MUNICIPAL FILE NO.: | SCALE: | DATE: | DATE: |
| XX | 1"=500' | 10/09/2020 | 10/09/2020 |

SKETCH PLAN
OVERALL SKETCH PLAN
KEYSTONE INDUSTRIAL PORT COMPLEX - MASTER PLAN

FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ZONING DISTRICTS

| | |
|------|--|
| EM | - FARMING AND MINING |
| HI | - HEAVY INDUSTRIAL |
| MPM | - MATERIALS PROCESSING AND MANUFACTURING |
| RD-1 | - RIVERFRONT DISTRICT 1 |
| RD-3 | - RIVERFRONT DISTRICT 3 |
| RR | - RESOURCE RECOVERY |
| SL | - SANITARY LANDFILL |

ZONING TABLE: (SECT. 209-30) (SECT. 209-29)

| ZONING DISTRICT: | PRINCIPLE PERMITTED USE: | REQUIRED PERMITTED: | ZONING DISTRICT: | PRINCIPLE PERMITTED USE: | REQUIRED PERMITTED: |
|------------------|---|---|------------------|---|--|
| MPM | MATERIALS PROCESSING AND MANUFACTURING DISTRICT | 50 AC. 5 AC. 100 FT. 100 FT. 200 FT. 100 FT. 20 FT. 20 FT. | HI | HEAVY INDUSTRIAL DISTRICT | 0.50 AC. 0.50 AC. 100 FT. 100 FT. 100 FT. 100 FT. 30 FT. 30 FT. |
| MPM | PRODUCT DISTRIBUTION AND WAREHOUSING - PERMITTED BY RIGHT | 40% (717.0 AC) 60% (1433.5 AC) | MPM | MATERIALS PROCESSING AND MANUFACTURING DISTRICT | 0.50 AC. 0.50 AC. 100 FT. 100 FT. 100 FT. 100 FT. 30 FT. 30 FT. |
| MPM | PRODUCT DISTRIBUTION AND WAREHOUSING - PERMITTED BY RIGHT | 40% (20.4 AC) 50% (25.5 AC) 80 FT. | HI | HEAVY INDUSTRIAL DISTRICT | 0.50 AC. 0.50 AC. 100 FT. 100 FT. 100 FT. 100 FT. 30 FT. 30 FT. |

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(CALL, MEET OR DIGGING!)

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