

PRELIMINARY-FINAL LAND DEVELOPMENT PLANS

FOR

NP FALLS TOWNSHIP INDUSTRIAL, LLC

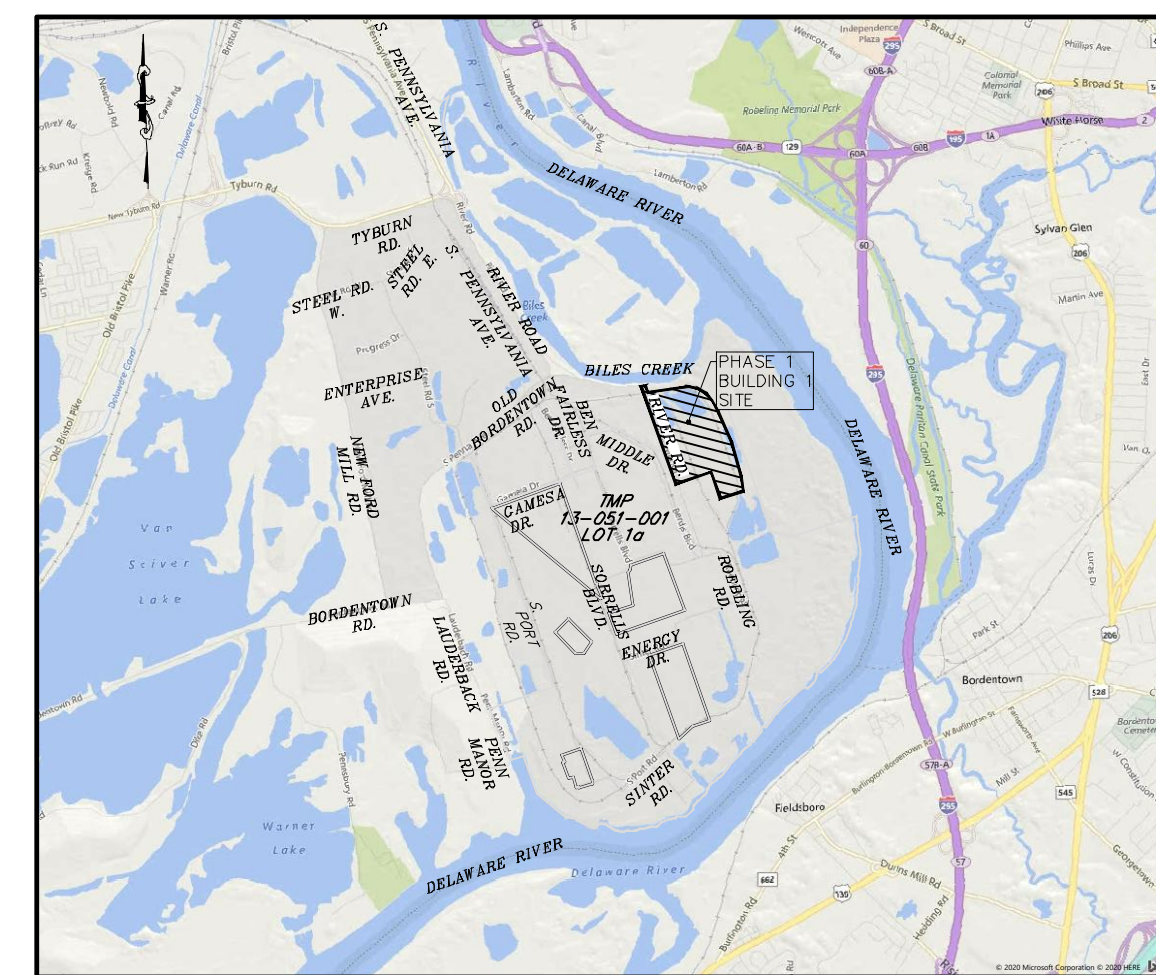
NORTHPOINT PHASE 1 - BUILDING 1 CONSTRUCTION

REDEVELOPMENT OF U.S. STEEL KIPC SITE

FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

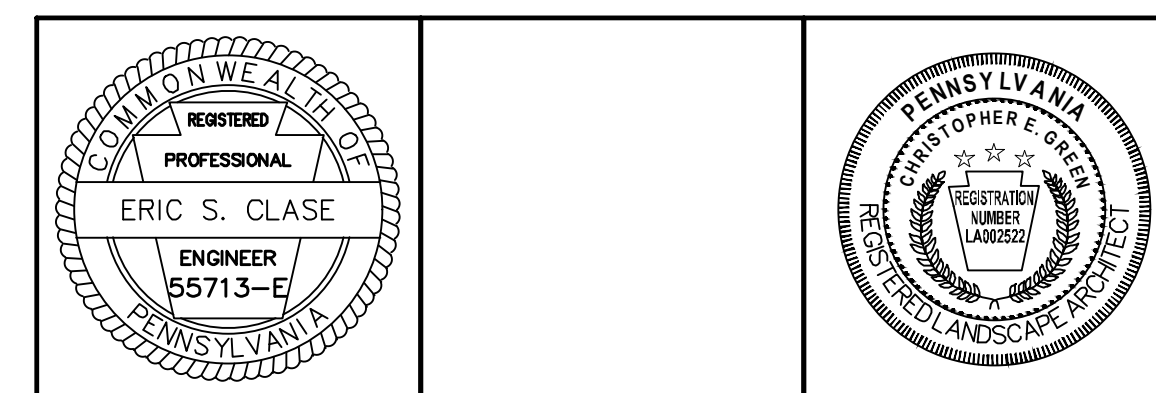
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LOCATION MAP

SCALE: 1"=5000'



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-aassoc.com

OWNER/APPLICANT:

NP FALLS TOWNSHIP INDUSTRIAL, LLC
4805 MONTGOMERY ROAD, SUITE 310
CINCINNATI, OH 45212
816-888-7380

PROJECT LOCATION:

RIVER ROAD
MORRISVILLE, PA 19067
FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

TAX PARCEL:

13-051-001 (LOT 1a)

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

2020-07083-05 - NORTHPOINT PHASE 1 - BUILDING 1 CONSTRUCTION - FEBRUARY 23, 2021

PLAN DATE: DECEMBER 23, 2020

LAST REVISED: FEBRUARY 23, 2021

SHEET NO.:

1 OF 50

NOT APPROVED FOR CONSTRUCTION

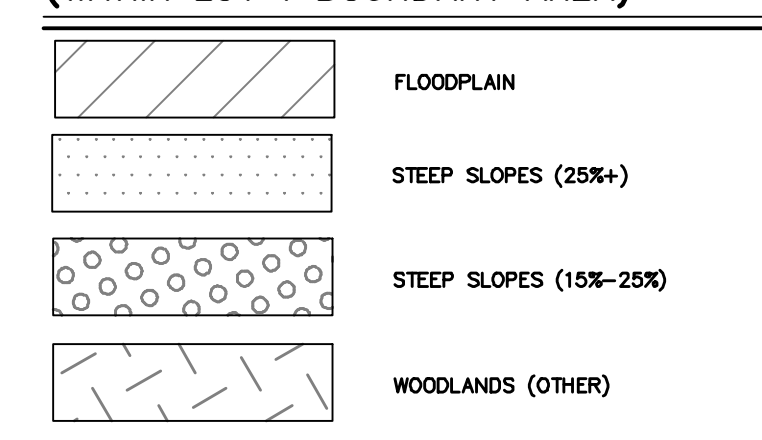
SITE CAPACITY CALCULATIONS (LOT 1):

PER SALDO §191-52.1.C:
STEP I - BASE SITE AREA (B.S.A.):
 (a) GROSS SITE AREA (LOT 1): 98.63 ACRES
 (b)(1) MINUS LANDS WITH EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY: 0.00 ACRES
 (b)(2) MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS: 0.00 ACRES
 (c) EQUALS BASE SITE AREA (B.S.A.) (LOT 1): 98.63 ACRES

STEPS II & III - SITE CAPACITY CALCULATIONS, RESTRICTIONS, & PROTECTION STANDARDS:

NATURAL RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	TOTAL NATURAL RESOURCE LAND (ACRES)	TOTAL RESOURCE PROTECTION LAND (ACRES)	PROPOSED DISTURBANCE (ACRES)
FLOODPLAIN	100%	16.40	16.40	0.00 (0.0%)
WETLANDS	100%	0.00	0.00	0.00
LAKES AND PONDS	100%	0.00	0.00	0.00
WATERCOURSES	100%	0.00	0.00	0.00
STEEP SLOPES (>25%)	80%	2.84	2.24	0.33 (12.5%)
WETLANDS MARGIN	80%	0.00	0.00	0.00
LAKE AND POND SHORELINES	80%	0.00	0.00	0.00
WOODLANDS (SENSITIVE)	80%	0.00	0.00	0.00
STEEP SLOPES (15-25%)	70%	1.28	0.90	0.04 (3.1%)
WOODLANDS (OTHER)	80%	1.71	1.37	0.51 (18.0%)
TOTAL		23.33	21.25	

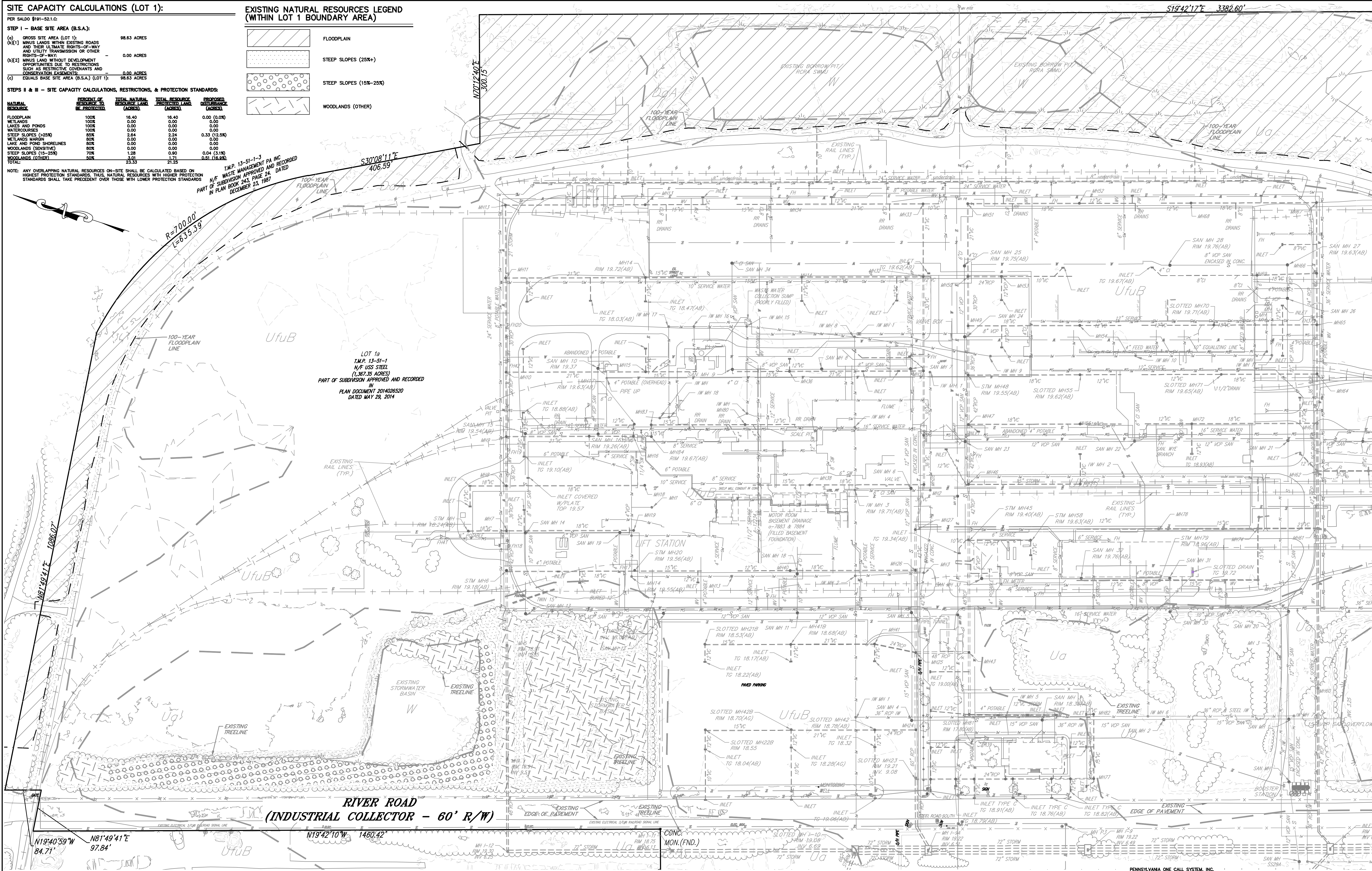
EXISTING NATURAL RESOURCES LEGEND (WITHIN LOT 1 BOUNDARY AREA)



NOTE: ANY OVERLAPPING NATURAL RESOURCES ON-SITE SHALL BE CALCULATED BASED ON HIGHEST PROTECTION STANDARDS. THUS, NATURAL RESOURCES WITH HIGHER PROTECTION STANDARDS SHALL TAKE PRECEDENCE OVER THOSE WITH LOWER PROTECTION STANDARDS.

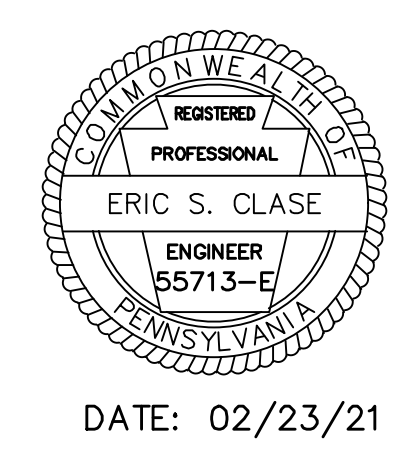
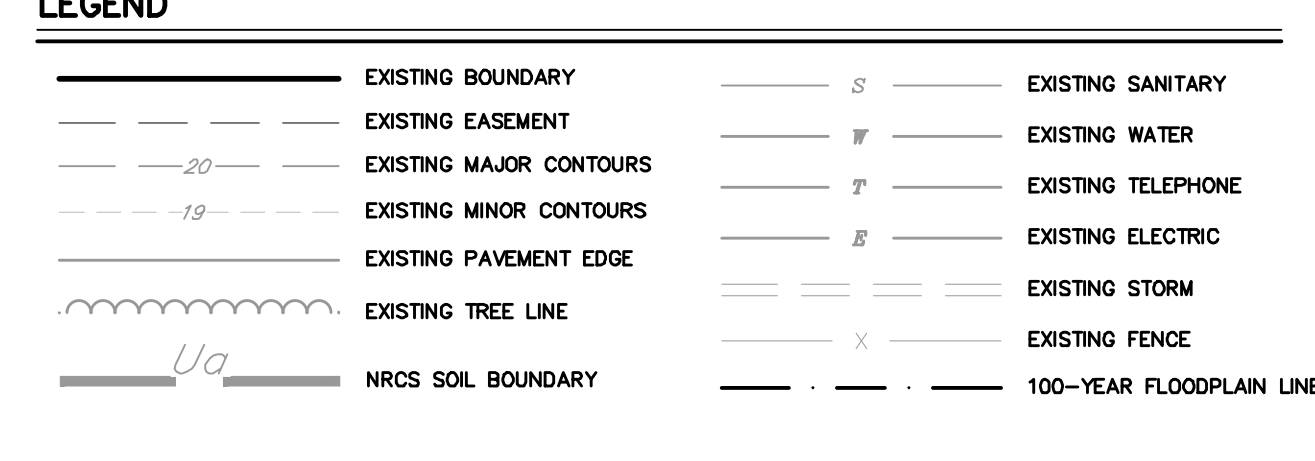
T.M.P. 13-51-1-3
 N/F WASTE MANAGEMENT PA INC
 PART OF SUBDIVISION APPROVED AND RECORDED
 IN PLAN BOOK 243, PAGE 24, DATED
 DECEMBER 23, 1987

LOT 1a
 T.M.P. 13-51-1
 N/F USS STEEL
 (1,367.35 ACRES)
 PART OF SUBDIVISION APPROVED AND RECORDED
 IN PLAN DOCUMENT 2014026520
 DATED MAY 28, 2014



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

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPABILITY	HYDRO. SOIL	HYDRO. GROUP	BEDROCK	DEPTH TO WATER TABLE	LIMITATIONS FOR CONSTRUCTION	RESOLUTION OF LIMITATIONS
DaA	DELAWARE LOAM	0-3%	1	NO	A	72"-99"	> 80"	NOT LIMITED	
Ua	UDORTHERTS, GRAVELLY	0-8%	7a	NO	A	72"-99"	2.5'-6.0'	NOT RATED	
UfUB	URBAN LAND	0-8%	8a	NO	D	---	> 6'	NOT RATED	
W	WATER	---	---	---	---	---	0'	NOT RATED	



LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKETS 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.

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.

G:\vondrev\2020\20070830_05 - Phase 1 Land Development\DESIGN\CAD\Production Drawings\20070830_05 - Existing Features Plan Plotted By: abojnsky, on Tue Feb 23, 2021 at 7:21pm

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

16 EAST BULLER AVENUE SUITE 100, LEBANON, PENNSYLVANIA 17042-1001
 TEL: 717-265-1000 FAX: 717-265-1001 WWW.GILMORE-ASSOCIATES.COM

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TAX MAP PARCEL NO.: 13-051-001
JOB NO.: 2020-07083-05
MUNICIPAL FILE NO.: XX

OWNER: N/F FALLS TOWNSHIP INDUSTRIAL LIC 10000, SITE 310 (CONTRACT NO. 4432)
 816-888-7360

PRELIMINARY-FINAL LAND DEVELOPMENT PLANS
EXISTING FEATURES PLAN

NORTHPOINT PHASE 1 - BUILDING 1 CONSTRUCTION
 FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

NO.	REVISION	DATE	BY
2	REVISED PER TOWNSHIP REVIEW LETTER DATED 01/21/21	02/23/2021	DPB
1	PPES/RECD SUBMISSION	01/28/2021	DPB
1	REV.		BY

DATE: 02/23/21

SHEET NO.: 8 OF 50

TAX MAP TABLE

Table with columns: TAX PARCEL, ACRES. Includes NP FALLS TOWNSHIP INDUSTRIAL, LLC. (Formerly) USX CORP and FUTURE GALVANIZE SUBDIVISION (TMP 13-051-001).

Parcel Line Table with columns: Line #, Length, Direction. Includes lines L18 and L19.

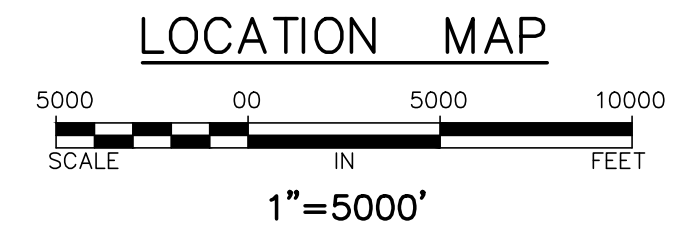
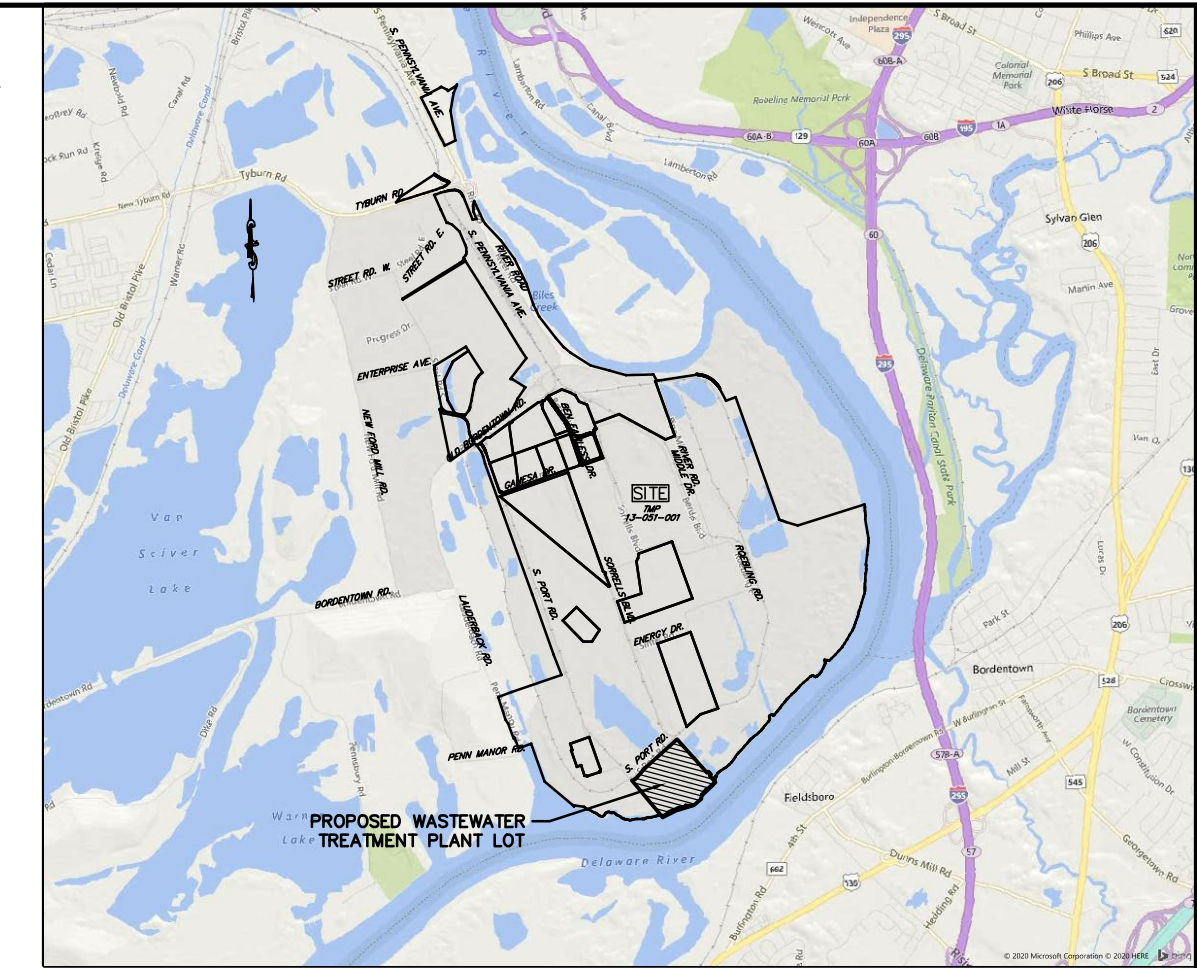
Parcel Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Includes curves C18, C19, C20, and C21.

KEY

- 13-051-001 (LOT 1A) LOT 1 (GALVANIZE SUBDIVISION PLAN LOT 1) (BASE LOT FOR WWTP SUB DIVISION)
13-051-001 (LOT 1A) LOT 2 (GALVANIZE SUBDIVISION PLAN LOT 2) (FUTURE LOT - GALVANIZE)

WAIVERS REQUESTED:

- THE FOLLOWING WAIVERS ARE REQUESTED FROM FALLS TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE, DATED 6-28-2001, AMENDED IN ITS ENTIRETY 12-4-2018:
A. FROM THE PROVISIONS OF §191-52.1(C)(2), WHICH REQUIRES EXISTING NATURAL RESOURCE PROTECTION CALCULATIONS TO BE PROVIDED ON THE MINOR SUBDIVISION PLANS;
B. FROM THE PROVISIONS OF §191-60(A)(1), WHICH REQUIRES MONUMENTS TO BE PLACED AT MAJOR CHANGES OF DIRECTION OF A PROPERTY BOUNDARY;
C. FROM THE PROVISIONS OF §191-79(C)(3), WHICH REQUIRES THE MINOR SUBDIVISION PLANS TO DISPLAY SOILS, SPECIES AND SIZE OF LARGE TREES, STEEP SLOPES GREATER THAN OR EQUAL TO 15% SLOPE, AND OTHER SUCH FEATURES WHICH MAY SERVE TO AFFECT THE SUBDIVISION OR BUILDING LAYOUT;



PLAN SHEET LIST

Table with columns: SHEET NO., SHEET TITLE. Includes SHEET 1 OVERALL SITE PLAN and SHEET 2 WASTEWATER TREATMENT PLANT SITE.

GENERAL NOTES:

- 1. THE BOUNDARY AND EXISTING FEATURES DEPICTED ON THIS PLAN HAVE BEEN PREPARED BASED ON:
A. PER PLAN ENTITLED GALVANIZED MINOR SUBDIVISION PLAN, PREPARED FOR USS REAL ESTATE, BY R.L. SHAWALTER & ASSOCIATES, INC., DATED 08/17/2020, AND LAST REVISED 09/18/2020
B. PER PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY PARCEL PLAN - KEYSTONE INDUSTRIAL PORT COMPLEX, PREPARED FOR NORTHPOINT DEVELOPMENT, DATED 10/09/2020, LAST REVISED 12/23/2020.
2. WETLANDS AND WATERWAYS WERE FIELD DELINEATED BY GHD AND ARE SHOWN AS DEPICTED ON A PLAN TITLED DELINEATION OF WETLANDS AND OTHER WATERS - NORTHPOINT DEVELOPMENT KEYSTONE INDUSTRIAL PORT COMPLEX U.S. STEEL DATED NOVEMBER 5, 2020.
3. THE INTENT OF THIS SUBDIVISION PLAN IS THE CREATION OF A LOT (LOT 2) TO CONTAIN THE WASTEWATER TREATMENT PLANT, TERMINAL TREATMENT PLANT, AND RIVER PUMP STATION FOR CONVEYANCE TO THE MORRISVILLE MUNICIPAL AUTHORITY (MMA) PURSUANT TO A UTILITY SERVICES AGREEMENT BETWEEN THE APPLICANT AND MMA. THE EXISTING POWERHOUSE ELECTRICAL SUBSTATION IS EXCLUDED FROM LOT 2.
4. THE PLAN DEPICTS PROPOSED COMMON ACCESS EASEMENTS OVER LOT 2 AND A PROPOSED UTILITY EASEMENT ON LOT 2. ADDITIONAL EXISTING EASEMENTS OF RECORD EXIST ACROSS BOTH LOTS (SEE ALTA SURVEY REFERENCED ABOVE). OWNERSHIP AND OPERATION OF UTILITIES SUBJECT TO A UTILITY SERVICES AGREEMENT BETWEEN THE APPLICANT AND MMA.
5. LOT 1 WILL BE SUBJECT TO AN AGREEMENT GRANTING ACCESS TO MMA OVER EXISTING PRIVATE ROADS THROUGHOUT THE SITE.
6. THE SITE AREA AND POST-SUBDIVISION RESIDUAL AREA OF LOT 1 IS DEPICTED ASSUMING THAT THE RECORDING OF THE MINOR SUBDIVISION FOR THE US STEEL GALVANIZE LOT PRECEDES THE RECORDING OF THIS PLAN.
7. THE FUTURE 60' RIGHT-OF-WAY OF SINTER ROAD IS DEPICTED TO ESTABLISH COMPLIANCE WITH DIMENSIONAL STANDARDS OF THE ZONING ORDINANCE. THIS PLAN DOES NOT PROPOSE DEDICATION OF THIS RIGHT-OF-WAY. A FUTURE OFFER OF DEDICATION OF EXISTING PRIVATE ROADS THROUGHOUT THE SITE WILL BE MADE AS PART OF A FUTURE APPLICATION.
8. OWNER/APPLICANT (TAX PARCEL 13-051-001): NP FALLS TOWNSHIP INDUSTRIAL, LLC. 4825 NW 41ST STREET, SUITE 500 RIVERSIDE, MO. 64150
9. SITE ADDRESS: ONE BEN FAIRLESS DRIVE FAIRLESS HILLS, PA 19030

PARCEL SUMMARY INFORMATION table for TMP 13-051-001 (LOT 1A) showing 1366.23 acres.

PARCEL SUMMARY INFORMATION table for GALVANIZE SUBDIVISION showing LOT 1 (1340.65 acres) and LOT 2 (25.58 acres).

PARCEL SUMMARY INFORMATION table for KIPC - WWTP SUBDIVISION PLAN showing PROPOSED LOT 1 (1286.29 acres) and PROPOSED LOT 2 (54.36 acres).

PARCEL SUMMARY INFORMATION table for KIPC - WWTP SUBDIVISION PLAN showing PROPOSED LOT 1 (1286.29 acres) and PROPOSED LOT 2 (54.36 acres).

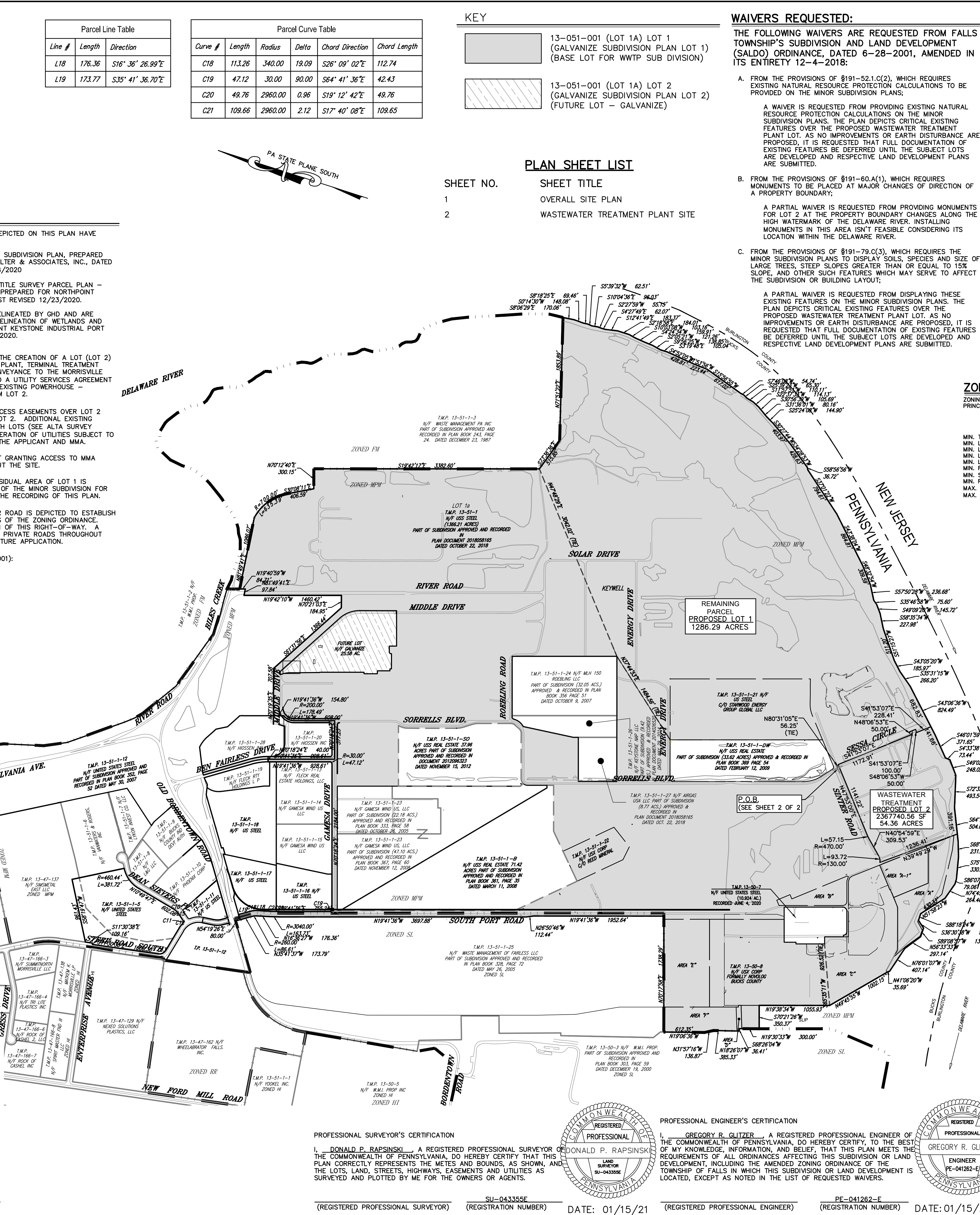
PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776

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ZONING TABLE: (SECT. 209-30)

Zoning table with columns: ZONING DISTRICT, PRODUCT PERMITTED USE, REQUIRED, TMP 13-051-001 LOT 1, PROPOSED LOT 1, PROPOSED LOT 2 - WWTP. Includes rows for MIN. TRACT AREA, MIN. LOT AREA FOR PRINCIPAL BUILDING, etc.

BOPC NO. PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE: 01/15/21

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA AS INSTRUMENT NUMBER

RECORDER OF DEEDS

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP ON THIS DAY OF 01/15/21

ATTEST: (CHAIRMAN) (SECRETARY) (DATE)

THE LAND DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE FALLS TOWNSHIP PLANNING COMMISSION ON THIS DAY OF 01/15/21

ATTEST: (CHAIRMAN) (SECRETARY) (DATE)

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, ON THIS DAY OF 01/15/21

TOWNSHIP ENGINEER

OWNER'S CERTIFICATION OF INTENT COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS ON THE DAY OF 01/15/21 CE, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED (NAME OF OFFICER OF CORPORATION), WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE (PRESIDENT/SECRETARY) OF A CORPORATION, AND THAT AS SUCH (PRESIDENT/SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS DAY OF 01/15/21 CE.

ATTEST: (NAME OF CORPORATION)

(SECRETARY) (PRESIDENT)

WITNESS MY HAND AND NOTARIAL SEAL THIS DAY OF 01/15/21

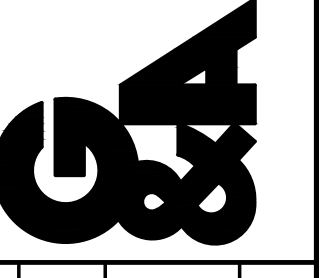
(NOTARY PUBLIC) MY COMMISSION EXPIRES THE DAY OF 01/15/21

PROFESSIONAL SURVEYOR'S CERTIFICATION I, DONALD P. RAPSINSKI, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, AND THE LOTS, LAND, STREETS, HIGHWAYS, EASEMENTS AND UTILITIES AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS. (REGISTERED PROFESSIONAL SURVEYOR) SU-043355E (REGISTRATION NUMBER) DATE: 01/15/21

PROFESSIONAL ENGINEER'S CERTIFICATION I, GREGORY R. GLITZER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS. (REGISTERED PROFESSIONAL ENGINEER) PE-041262-E (REGISTRATION NUMBER) DATE: 01/15/21

PROFESSIONAL ENGINEER'S CERTIFICATION I, GREGORY R. GLITZER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS. (REGISTERED PROFESSIONAL ENGINEER) PE-041262-E (REGISTRATION NUMBER) DATE: 01/15/21

GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 66 EAST BUTLER AVENUE, SUITE 100, NEW BRUNSWICK, NJ 08901-3430 www.gilmore-inc.com



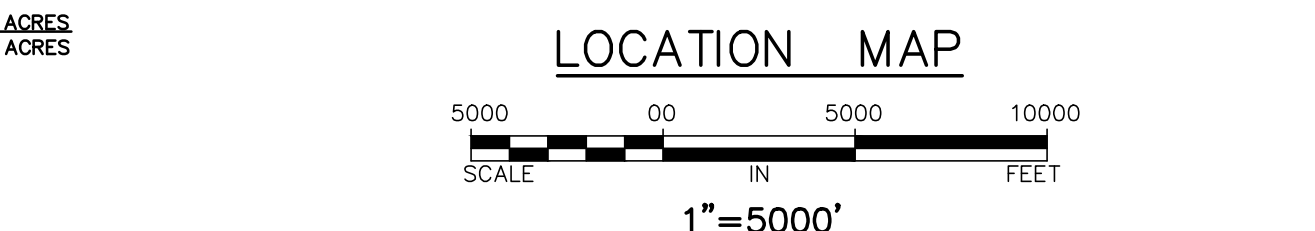
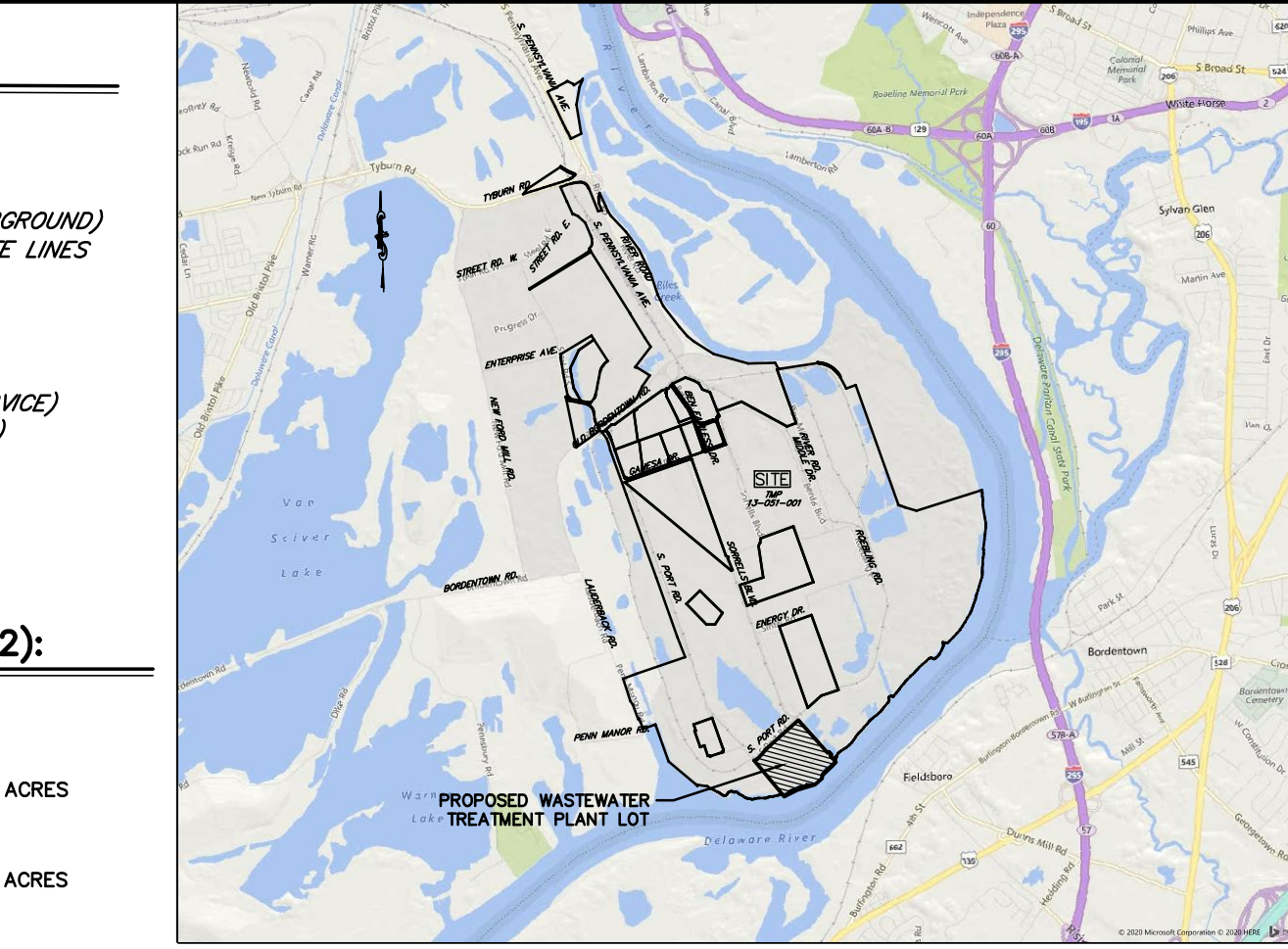
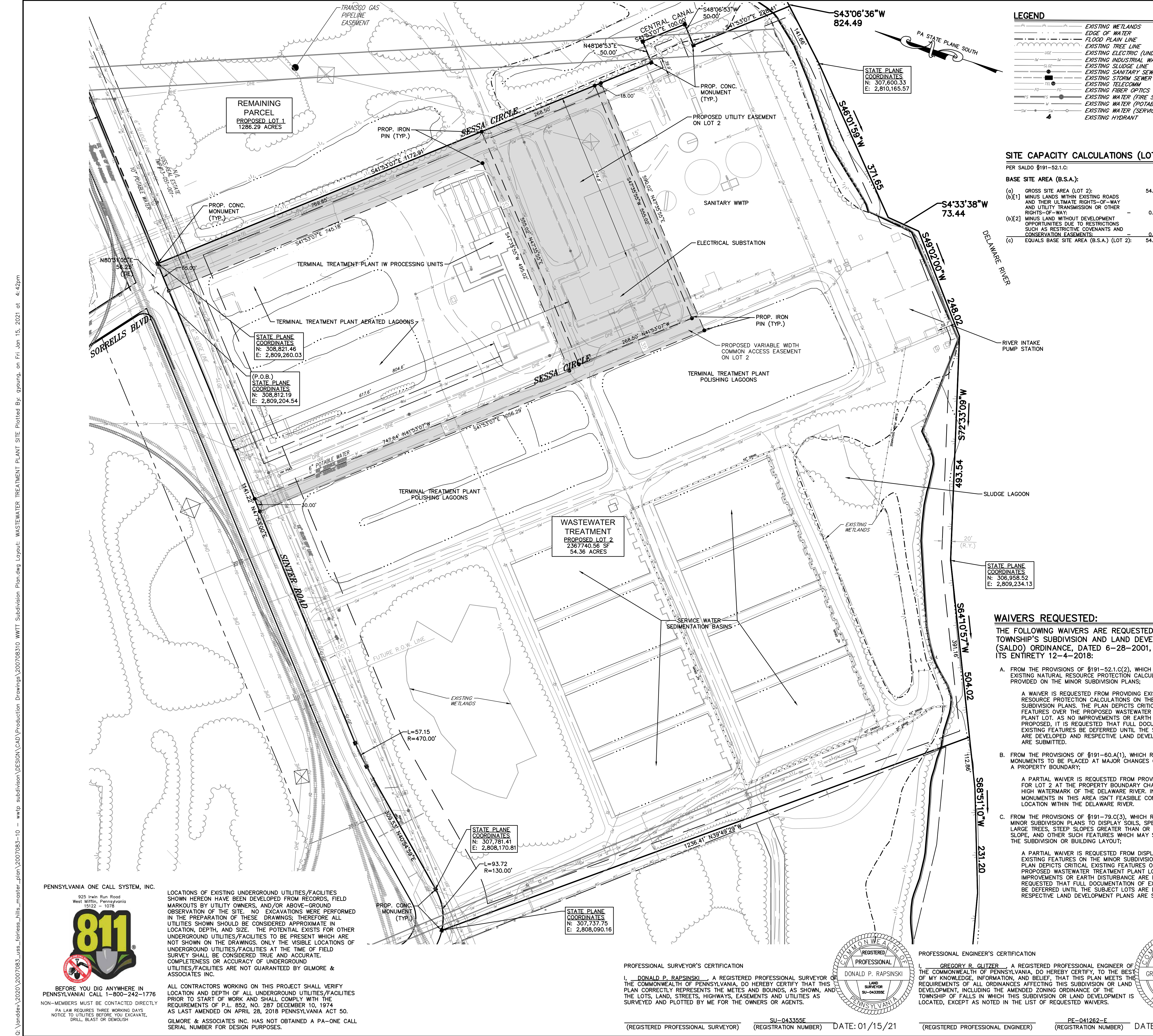
TAX MAP PARCEL NO.: 2020-07083-10 (REFER TO LIST) MUNICIPAL FILE NO.: 800 0 800 1600 800 1600 CHECKED BY: GREG/ESC DRAWN BY: GREG/ESC DESIGNED BY: GREG/ESC SCALE: 1"=500' DATE: 01/15/21

OWNER/APPLICANT NP FALLS TOWNSHIP INDUSTRIAL, LLC 500 NW 41ST STREET, SUITE 500 RIVERSIDE, MO 64150 TOTAL AREA: 1510.36 AC. SCALE: 1"=500' DATE: 01/15/21

SUBDIVISION PLAN OVERALL SITE PLAN KEYSTONE INDUSTRIAL PORT COMPLEX - WWTP FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

BY: DATE: DESCRIPTION: REV.

NOT APPROVED FOR CONSTRUCTION



LEGEND

- EXISTING WETLANDS
- EDGE OF WATER
- FLOOD PLAIN LINE
- EXISTING TREE LINE
- EXISTING ELECTRIC (UNDERGROUND)
- EXISTING INDUSTRIAL WASTE LINES
- EXISTING SLUDGE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TELECOMM
- EXISTING FIBER OPTICS
- EXISTING WATER (FIRE SERVICE)
- EXISTING WATER (POTABLE)
- EXISTING WATER (SERVICE)
- EXISTING HYDRANT

SITE CAPACITY CALCULATIONS (LOT 2):

PER SALDO §191-52.1.C:

BASE SITE AREA (B.S.A.):

(a) GROSS SITE AREA (LOT 2):	54.36 ACRES
(b)(1) MINUS LANDS WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY:	0.00 ACRES
(b)(2) MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS:	0.00 ACRES
(c) EQUALS BASE SITE AREA (B.S.A.) (LOT 2):	54.36 ACRES

ZONING TABLE: (SECT. 209-30)

ZONING DISTRICT: MPM - MATERIALS PROCESSING AND MANUFACTURING DISTRICT
PRINCIPLE PERMITTED USE: PRODUCT DISTRIBUTION AND WAREHOUSING - PERMITTED BY-RIGHT

	REQUIRED	IMP 13-051-001	PROPOSED LOT 1	PROPOSED LOT 2 - WWTP
MIN. TRACT AREA	50 AC.	1340.65 AC.	1286.29 AC.	54.36 AC.
MIN. LOT AREA FOR PRINCIPAL BUILDING	5 AC.	1340.65 AC.	1286.29 AC.	54.36 AC.
MIN. LOT FRONTAGE	100 FT	1000 FT	1000 FT	1000 FT
MIN. LOT WIDTH	100 FT	6700 FT	6700 FT	1598 FT
MIN. LOT DEPTH	1400 FT	1400 FT	1400 FT	769 FT
MIN. FRONT YARD	100 FT	150 FT	150 FT	617 FT
MIN. SIDE YARD (EACH)	20 FT	20 FT	20 FT	41 FT
MIN. REAR YARD	20 FT	20 FT	20 FT	41 FT
MAX. BLDG COVERAGE (LOT AREA)	40%	<40%	<40%	0.4% (0.20 AC)
MAX. IMPERVIOUS SURFACE (LOT AREA)	80%	9.8% (132.0 AC)	9.9% (127.6 AC)	8.1% (4.40 AC)

REFERENCE PLANS:

THE BOUNDARY AND EXISTING FEATURES OF THIS PLAN HAS BEEN PREPARED WITH THE USE OF:

- PLAN ENTITLED GALVANIZED MINOR SUBDIVISION PLAN, PREPARED FOR URS REAL ESTATE, BY R.L. SHOWALTER & ASSOCIATES, INC., DATED 08/17/2020, AND LAST REVISED 09/18/2020
- PLAN ENTITLED ALTA/NSPS LAND TITLE SURVEY PARCEL PLAN - KEYSTONE INDUSTRIAL PORT COMPLEX, PREPARED FOR NORTHPOINT DEVELOPMENT, DATED 10/09/2020, LAST REVISED 12/23/2020.
- WETLANDS AND WATERWAYS WERE FIELD DELINEATED BY GHJ AND ARE SHOWN AS DEPICED ON A PLAN TITLED DELINEATION OF WETLANDS AND OTHER WATERS - NORTHPOINT DEVELOPMENT KEYSTONE INDUSTRIAL PORT COMPLEX U.S. STEEL DATED NOVEMBER 5, 2020.

BPCP NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ 20__

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA AS INSTRUMENT NUMBER _____

RECORDER OF DEEDS

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP ON THIS _____ DAY OF _____ 20__

ATTEST:

(CHAIRMAN) (SECRETARY) (DATE)

THE LAND DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE FALLS TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 20__

ATTEST:

(CHAIRMAN) (SECRETARY)

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, _____ ON THIS _____ DAY OF _____ 20__

TOWNSHIP ENGINEER

OWNER'S CERTIFICATION OF INTENT COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS

ON THE _____ DAY OF _____ 20__ CE, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ (NAME OF OFFICER OF CORPORATION), WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE (PRESIDENT/SECRETARY) OF _____ A CORPORATION, AND THAT AS SUCH (PRESIDENT/SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ 20__ CE.

ATTEST:

(NAME OF CORPORATION)

(SECRETARY) (PRESIDENT)

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__

(NOTARY PUBLIC)

MY COMMISSION EXPIRES THE _____ DAY OF _____ 20__

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

16 EAST BUTLER AVENUE SUITE 100, NEW BRITAIN, PA 17857 P: 717-344-5300 www.gilmoreinc.com

ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS HEREBY REVOKED AND RECALLED. NO DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.

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NOT APPROVED FOR CONSTRUCTION

TAX MAP PARCEL NO.: 2020-07083-10 (REFER TO LIST)

MUNICIPAL FILE NO.: XX

OWNER/APPLICANT: KEystone INDUSTRIAL PORT COMPLEX - WWTP

TOTAL AREA: 1510.36 AC.

TOTAL LOTS: 1

SCALE: 1"=100'

DATE: 01/15/21

CHECKED BY: GRG/ESC

DRAWN BY: GRG/ESC

SUBDIVISION PLAN
WASTEWATER TREATMENT PLANT SITE
KEYSTONE INDUSTRIAL PORT COMPLEX - WWTP
FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DONALD P. RAPSINSKI, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

PROFESSIONAL ENGINEER'S CERTIFICATION

I, GREGORY R. GLITZER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

G:\mdev\2020\202007083-10 - www.subdivision\DESIGN\CAD\Production Drawings\20200708310 WWTP Subdivision Plan.dwg Layout: WASTEWATER TREATMENT PLANT SITE Plotted By: gyoung, on Fri Jan 15, 2021 at 4:42pm

PENNSYLVANIA ONE CALL SYSTEM, INC.

925 Twin Run Road
West Mifflin, Pennsylvania
15122 - 1078

811

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, BLAST OR DEMOLISH

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS 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.

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.

STATE PLANE COORDINATES
N: 307,781.41
E: 2,808,170.81

L=93.72
R=130.00'

STATE PLANE COORDINATES
N: 307,737.75
E: 2,808,090.16

STATE PLANE COORDINATES
N: 307,600.33
E: 2,810,165.57

STATE PLANE COORDINATES
N: 306,958.52
E: 2,809,234.13

STATE PLANE COORDINATES
N: 307,600.33
E: 2,810,165.57

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DONALD P. RAPSINSKI, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

(REGISTERED PROFESSIONAL SURVEYOR) SU-043355E (REGISTRATION NUMBER) DATE: 01/15/21

PROFESSIONAL ENGINEER'S CERTIFICATION

I, GREGORY R. GLITZER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

(REGISTERED PROFESSIONAL ENGINEER) PE-041262-E (REGISTRATION NUMBER) DATE: 01/15/21

LAND DEVELOPMENT PLANS

PREPARED FOR
TAVO PACKAGING INC.
 SITUATED IN
FALLS TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

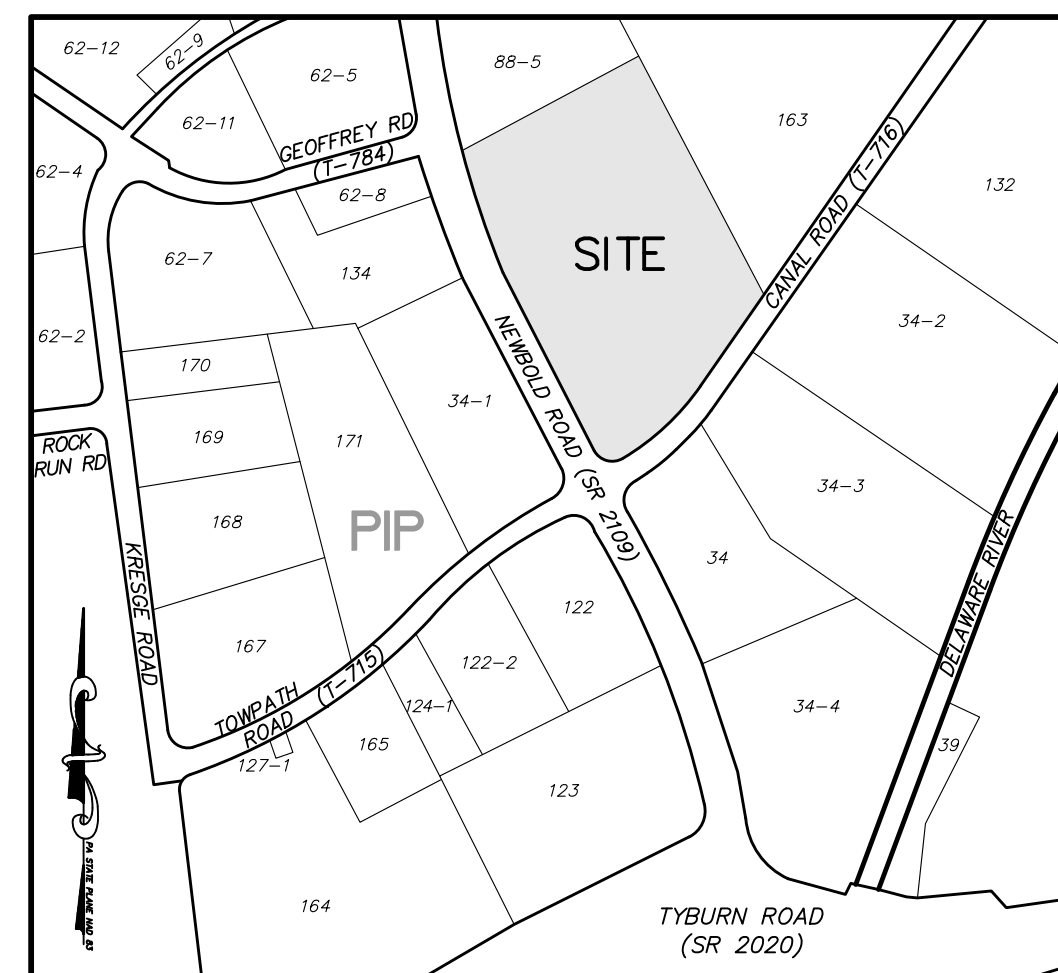
APPLICANT/OWNER OF RECORD:

TAVO PROPERTIES, L.P.

MAILING ADDRESS:
 2 CANAL ROAD
 FAIRLESS HILLS, PA 19030

SITE ADDRESS:
 2 TOWPATH ROAD
 FAIRLESS HILLS, PA 19030

TMP 13-047-126-001
 (DEED) INSTRUMENT 2014010968



LOCATION MAP
 SCALE: 1" = 500'
 GRAPHIC SCALE
 500 250 500

INDEX OF SHEETS:

SHEET No.	TITLE
1	COVER SHEET
2	RECORD PLAN
3	EXISTING FEATURES/DEMOLITION PLAN
4	GRADING & UTILITY PLAN
5-6	CONSTRUCTION DETAILS
7	EROSION & SEDIMENTATION CONTROL PLAN
8	EROSION & SEDIMENTATION CONTROL NOTES
9	EROSION & SEDIMENTATION CONTROL DETAILS
10	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
11	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES
12	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DATE: DECEMBER 10, 2020
 LAST REVISED: FEBRUARY 24, 2021

SERIAL NO. 20193240428

811 Before You Dig Anywhere
 Know what's below. Call before you dig.
 STOIPI CALL: 1-800-242-1776
 PA Law requires 3 working days notice before you excavate.
 PA ONE CALL SYSTEM, INC.

Van Cleef
 ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

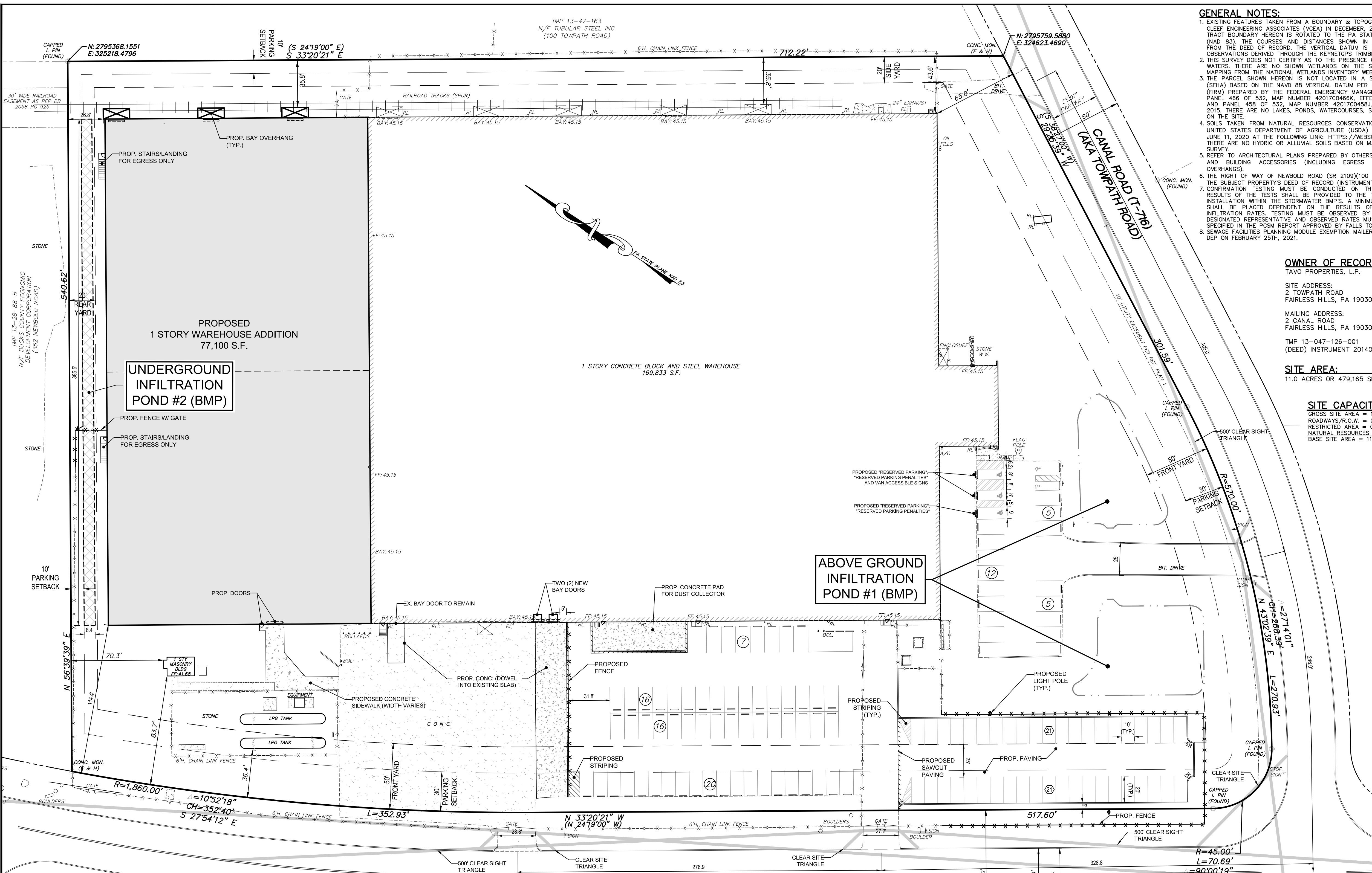
THESE PLANS HAVE BEEN PREPARED UNDER
 THE DIRECTION AND/OR SUPERVISION OF:

DANIEL B. HUMES, P.E. (PA No. 079470)

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED 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.

OFFICES THROUGHOUT
 NJ, EASTERN PA AND DE

501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
 EMAIL: VANCLEEFENGINEERING.COM WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1876 FAX (215) 345-1730



GENERAL NOTES:

- EXISTING FEATURES TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN DECEMBER, 2019 AND JANUARY 2020. THE TRACT BOUNDARY HEREON IS ROTATED TO THE PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN PARENTHESES ARE DERIVED FROM THE DEED OF RECORD. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETOPS TRIMBLE VES NETWORK.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) BASED ON THE NAVD 88 VERTICAL DATUM PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 466 OF 532, MAP NUMBER 4201700466, EFFECTIVE DATE MARCH 21, 2017 AND PANEL 458 OF 532, MAP NUMBER 4201700458, EFFECTIVE DATE MARCH 16, 2015. THERE ARE NO LAKES, PONDS, WATERCOURSES, STEEP SLOPES, OR WOODLANDS ON THE SITE.
- SOILS TAKEN FROM NATURAL RESOURCES CONSERVATION SERVICE (NRCS) MAPPING, UNITED STATES DEPARTMENT OF AGRICULTURE (USDA) WEB SOIL SURVEY, ACCESSED JUNE 11, 2020 AT THE FOLLOWING LINK: [HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/](https://websoilsurvey.sc.egov.usda.gov/). THERE ARE NO HYDRIC OR ALLUVIAL SOILS BASED ON MAPPING FROM THE NRCS SURVEY.
- REFER TO ARCHITECTURAL PLANS PREPARED BY OTHERS FOR FINAL BUILDING LAYOUT AND BUILDING ACCESSORIES (INCLUDING EGRESS STAIRS, BAY DOORS, AND OVERHANGS).
- THE RIGHT OF WAY OF NEWBOLD ROAD (SR 2109) (100 FEET WIDE) WAS TAKEN FROM THE SUBJECT PROPERTY'S DEED OF RECORD (INSTRUMENT NO. 2014010968).
- CONFIRMATION TESTING MUST BE CONDUCTED ON THE AMENDED SOILS AND THE RESULTS OF THE TESTS SHALL BE PROVIDED TO THE TOWNSHIP ENGINEER PRIOR TO INSTALLATION WITHIN THE STORMWATER BMP'S. A MINIMUM OF 12" OF AMENDED SOILS SHALL BE PLACED DEPENDENT ON THE RESULTS OF THE CONFIRMATION TESTED INFILTRATION RATES. TESTING MUST BE OBSERVED BY THE TOWNSHIP ENGINEER OR DESIGNATED REPRESENTATIVE AND OBSERVED RATES MUST BE WITHIN THE TOLERANCE SPECIFIED IN THE PCSM REPORT APPROVED BY FALLS TOWNSHIP.
- SEWAGE FACILITIES PLANNING MODULE EXEMPTION MAPLER HAS BEEN SUBMITTED TO PA DEP ON FEBRUARY 25TH, 2021.

OWNER OF RECORD:

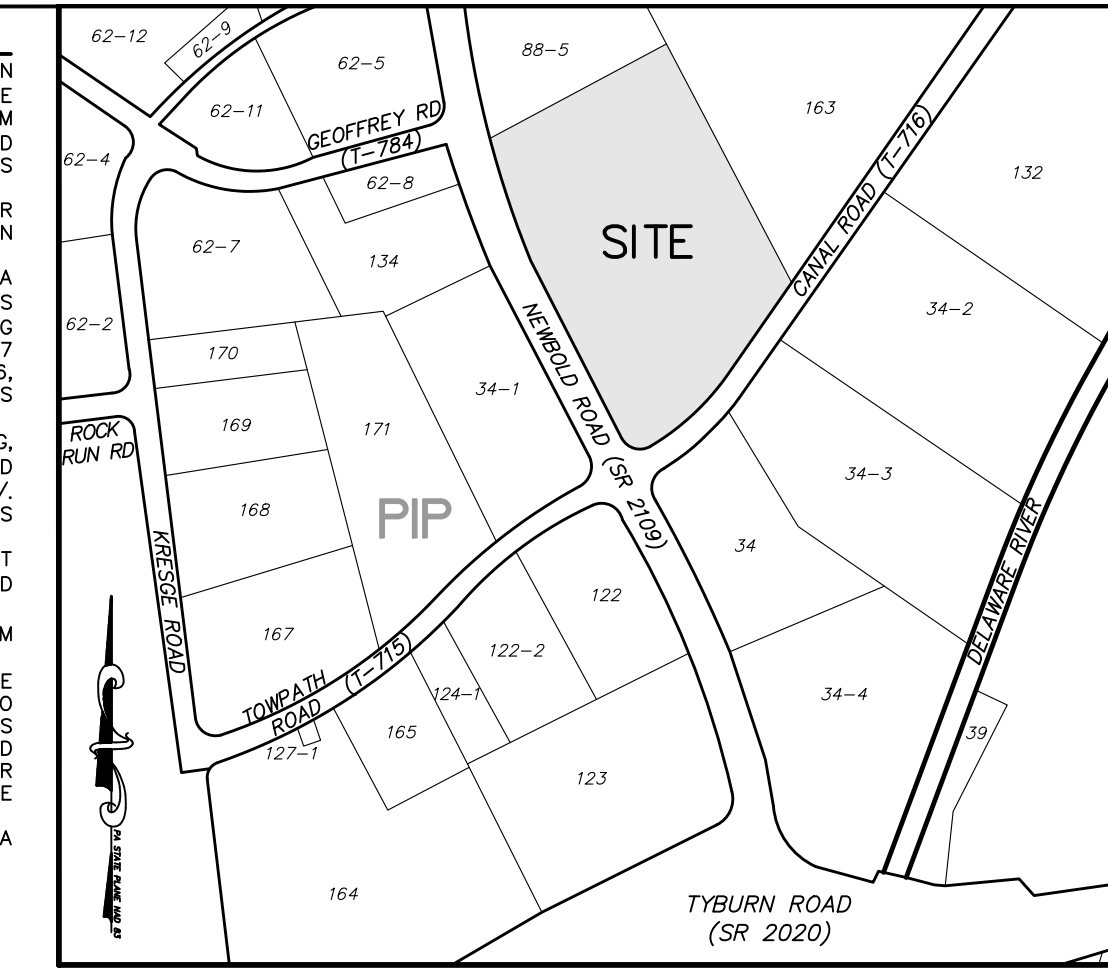
TAVO PROPERTIES, L.P.
 SITE ADDRESS:
 2 TOWPATH ROAD
 FAIRLESS HILLS, PA 19030

MAILING ADDRESS:
 2 CANAL ROAD
 FAIRLESS HILLS, PA 19030

TMP 13-047-126-001
 (DEED) INSTRUMENT 2014010968

SITE AREA:
 11.0 ACRES OR 479,165 SF (NET)

SITE CAPACITY:
 GROSS SITE AREA = 11.0 ACRES
 ROADWAYS, R.O.W. = 0 ACRES
 RESTRICTED AREA = 0 ACRES
 NATURAL RESOURCES = 0 ACRES
 BASE SITE AREA = 11.0 ACRES



LOCATION MAP

SCALE: 1" = 500'
 GRAPHIC SCALE

ZONING DATA:

ZONED: PIP, PLANNED INDUSTRIAL PARK DISTRICT
 EXISTING USE: PRODUCT DISTRIBUTION AND WAREHOUSING (PERMITTED USE)
 PROPOSED USE: PRODUCT DISTRIBUTION AND WAREHOUSING (PERMITTED USE)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	5 ACRES	11.0 ACRES	11.0 ACRES
MIN. LOT FRONTAGE	60 FT	1,513.71 FT	1,513.71 FT
MIN. LOT WIDTH	60 FT	540.62 FT	540.62 FT
MIN. LOT DEPTH	150 FT	712.22 FT	712.22 FT
MIN. YARDS			
FRONT	50 FT	65 FT	65 FT
SIDE	20 FT	35.8 FT	35.8 FT
REAR	20 FT	70.3 FT	26.8 FT
MAX. BUILDING HEIGHT	80 FT	25 FT +/-	25 FT +/-
MAX. IMPERVIOUS SURFACE	50%	56.7% *	73.8% **
MAX. BUILDING CONVERAGE	40%	36%	52.1% (V)

PARKING REQUIRED (USE GROUP 22-INDUSTRIAL)

NUMBER OF PERSONNEL:

1.25 SPACES PER EMPLOYEE ON MAJOR SHIFT:	75	+25 SPACES
(60 FULL TIME EMPLOYEES EXISTING)		+20 EMPLOYEES
2 SPACES PER MANAGERIAL PERSONNEL:	8	+0 SPACES
(4 MANAGERIAL PERSONNEL EXISTING)		
1 SPACE PER BUSINESS RELATED VEHICLE	0	+3 SPACES
TOTAL:		111 SPACES

PARKING PROVIDED

EMPLOYEE LOT (ALONG NEWBOLD ROAD)	73 SPACES	101 SPACES
PUBLIC LOT (ALONG CANAL ROAD)	23 SPACES	22 SPACES
TOTAL:	83 SPACES	96 SPACES

(*) EXISTING NON-CONFORMITY
 (**) EXPANSION OF EXISTING NON-CONFORMITY
 (V) VARIANCE

VARIANCES GRANTED BY ZONING HEARING BOARD ON AUGUST 11, 2020 (IN ADDITION TO THE EXPANSION OF NON-CONFORMITIES)

- §209-28(F) AREA AND YARD REQUIREMENTS: TO PERMIT A PROPOSED BUILDING COVERAGE OF 54.3% WHERE 40% IS PERMITTED
- §209-28(F) AREA AND YARD REQUIREMENTS: TO PERMIT THE PROPOSED WAREHOUSE BUILDING ADDITION TO BE LOCATED WITHIN THE REQUIRED 50-FOOT BUFFER AREA AND THE 20-FOOT REAR YARD.
- §209-41 NON-CONFORMING USES: TO PERMIT EXPANSION OF THE EXISTING NONCONFORMING CONDITIONS WITH THE DEVELOPMENT OF ADDITIONAL STORMWATER MANAGEMENT FACILITIES, IMPROVEMENTS AND A RECONFIGURED PARKING AREA WITHIN THE FRONT YARD BUFFER AND THE FRONT YARD PARKING SETBACK FOR THE FRONTAGES ON NEWBOLD ROAD AND TOWPATH ROAD.

BUILDING COVERAGE CALCULATIONS:

PERMITTED (CURRENT ZONING): 40% OF LOT AREA
 0.40 x 479,165 SF = 191,666 SF

EXISTING BUILDING*: 172,739 SF
 172,739 SF / 479,165 SF = 36%
 18,927 SF OF ADDITIONAL BUILDING COVERAGE PERMITTED

PROPOSED:
 EX. BUILDING* = 172,739 SF
 PROP. WAREHOUSE = 77,100 SF
 TOTAL = 249,839 SF

249,839 SF / 479,165 SF = 52.1%

*BUILDING COVERAGE INCLUDES AREA OCCUPIED BY BUILDINGS, UTILITY STRUCTURES, FIXED EQUIPMENT NOT UNDER COVER, STORAGE TANKS, SHEDS, AND ACCESSORY STRUCTURES.

IMPERVIOUS COVERAGE CALCULATIONS:

PERMITTED (CURRENT ZONING): 50% OF LOT AREA
 0.450 x 479,165 SF = 239,582 SF

EXISTING	PROPOSED		
BUILDINGS*:	172,739 SF	BUILDINGS*:	250,512 SF
WALKWAYS:	1,093 SF	WALKWAYS:	1,769 SF
PARKING/LOADING:	83,806 SF	PARKING/LOADING:	87,178 SF
STONE UTILITY BASE:	6,284 SF	STONE UTILITY BASE:	6,284 SF
RAILROAD BED:	8,047 SF	RAILROAD BED:	8,047 SF
TOTAL:	271,969 SF	TOTAL:	353,790 SF
271,969 SF / 479,165 SF = 56.7%		353,790 SF / 479,165 SF = 73.8%	

- LEGEND**
- EXISTING FENCE
 - EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING LEGAL RIGHT OF WAY
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING EDGE OF DRIVE
 - PROPOSED CURB
 - PROPOSED SETBACK LINE
 - PROPOSED CONCRETE
 - LIMITS OF PROPOSED PAVING
 - PROPOSED BUILDING
 - CLEAR SIGHT TRIANGLE
 - PROPOSED LIGHT POLE
 - STORMWATER BMP

REQUESTED WAIVERS:

- REFER TO WAIVER REQUEST LETTER FOR ADDITIONAL DETAIL:
- §191-80(D) - A WAIVER FROM LAND DEVELOPMENT PLAN APPROVAL PROCESS
 - §191-30.1 - A WAIVER FROM PROVIDING A TRAFFIC STUDY
 - §191-31(A) - A WAIVER FROM 48' CARTWAY WIDTH, WHERE 40' EXISTS ALONG NEWBOLD ROAD
 - §191-37.B - OFF-STREET VEHICLE PARKING FACILITIES (PARKING SETBACK AND CURBING)
 - §191-37.F - PARKING SETBACK PER ZONING
 - §191-37.G(1) THROUGH G(4) - VEHICLE OFF STREET PARKING FACILITIES
 - §191-48.A - PLANTING STREET TREES
 - §191-78(C)(2) - PARTIAL WAIVER FROM FEATURES WITHIN 200'
 - §199-4(B)(1) AND §199-4(B)(6)(c) - TREE REPLACEMENT REQUIREMENTS

CERTIFICATIONS:

OWNER'S CERTIFICATION OF INTENT
 TAVO PACKAGING, INC., HAVE LAID OUT UPON OUR LAND, SITUATED IN THE TOWNSHIP OF FALLS, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED. WITNESS MY (OUR) HAND AND SEAL THIS _____ DAY OF _____, 20____.

BY: TAVO PACKAGING, INC.,
 DAVID TAYLOR (PRESIDENT) (DATE) _____

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUCKS
 ON THIS _____ DAY OF _____, 20____ BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER/OWNER, PERSONALLY APPEARED DAVID TAYLOR, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE TAVO PACKAGING INC., AND, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE OWNER/COMPANY BY HIMSELF, AS PRESIDENT.

(NOTARY PUBLIC) MY COMMISSION EXPIRES _____

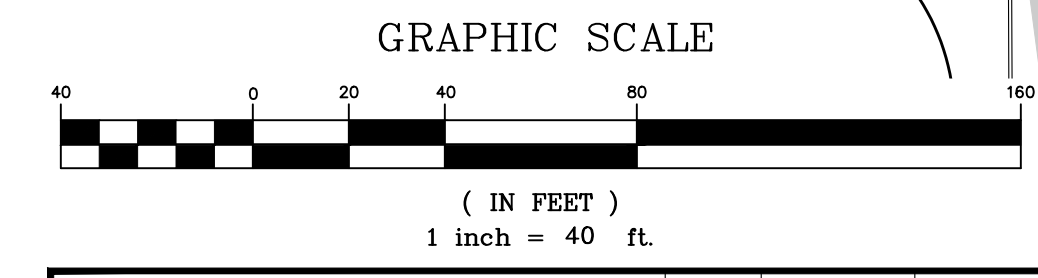
TOWNSHIP ENGINEER
 REVIEWED BY FALLS TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20____

BOARD OF SUPERVISORS
 APPROVED BY FALLS TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20____

RECORDER OF DEEDS
 RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK _____ PAGE _____ ON THE _____ DAY OF _____, 20____

COUNTY PLANNING COMMISSION
 BPCP No. 12572
 PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.
 CERTIFIED THIS DATE: _____

DESIGN ENGINEER
 REPRESENTATIVE, BUCKS COUNTY PLANNING COMMISSION
 I, DANIEL B. HUMES, P.E., ON THIS DATE _____, 20____ HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF FALLS TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
 DANIEL B. HUMES, PA. P.E. No. 079470



811 Before You Dig Anywhere

Know what's below. Call before you dig.

STOP CALL 1-800-242-7776
 PA Law requires 3 working days notice before you excavate.
 PA ONE CALL SYSTEM INC.

PLAN NOTATION
 ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED 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.

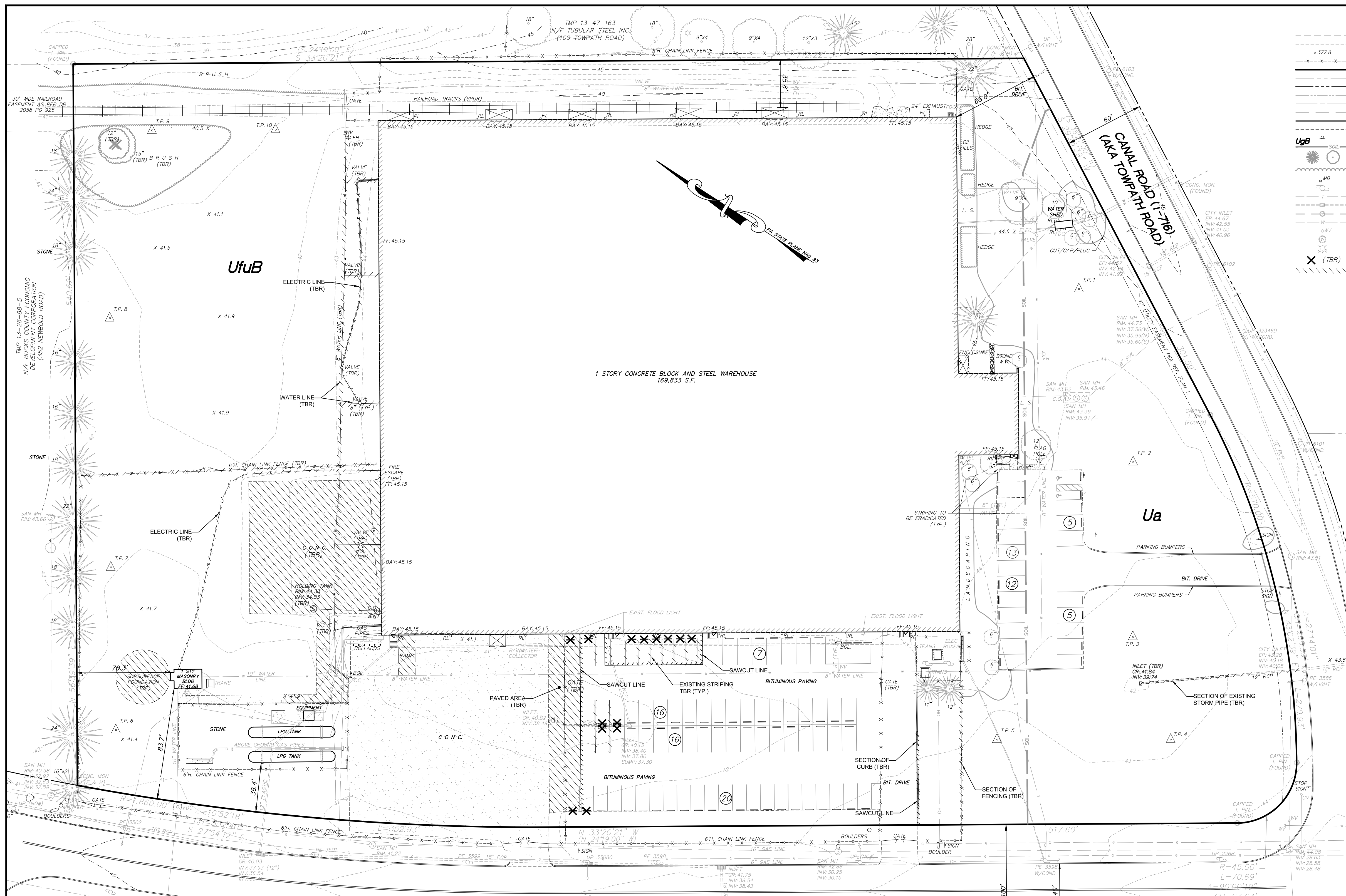
DATE:	DECEMBER 10, 2020
SCALE:	1" = 40'
DESIGNED BY:	AFC
DRAWN BY:	AFC
CHECKED BY:	DBH
PER TWP ENG. REVIEW	DBH 02/24/21
REVISIONS	AUTH. DATE JOB NO. 19-04-F
BY:	ROBERT W. COOK, PA PLS No. SU075256
BY:	DANIEL B. HUMES, PA PE No. 079470

Van Cleef ENGINEERING ASSOCIATES

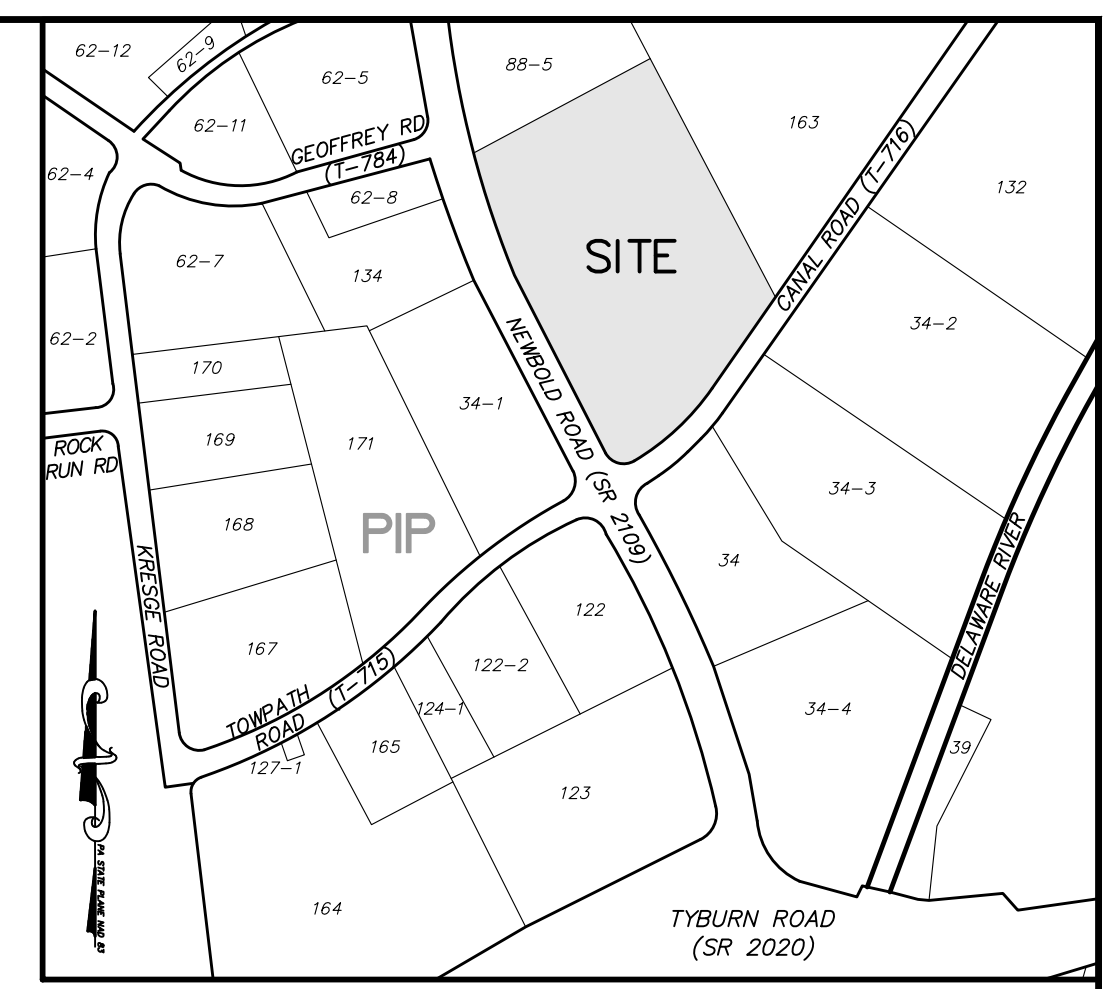
Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

501 NORTH MAIN STREET, DOYLESTOWN, PA 19091
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE (215) 345-1876 FAX (215) 345-1730

RECORD PLAN
 FOR
TAVO PACKAGING INC.
 TMP 13-47-126-1
 FALLS TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA



- LEGEND**
- - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - EXISTING SPOT ELEVATION
 - - - - - EXISTING FENCE
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING ADJACENT PROPERTY LINE
 - - - - - EXISTING LEGAL RIGHT OF WAY
 - - - - - EXISTING EASEMENT
 - - - - - EXISTING ROAD CENTERLINE
 - - - - - EXISTING CURB
 - - - - - EXISTING EDGE OF DRIVE
 - - - - - EXISTING SIGN
 - - - - - EXISTING SOILS LIMIT AND SOILS TYPE
 - - - - - EXISTING TREES
 - - - - - EXISTING TREE LINE
 - - - - - EXISTING MAILBOX
 - - - - - EXISTING UTILITY POLES
 - - - - - EXISTING TELEPHONE
 - - - - - EXISTING STORM SEWER
 - - - - - EXISTING SANITARY SEWER
 - - - - - EXISTING WATER MAIN
 - - - - - EXISTING WATER VALVE
 - - - - - EXISTING WELL
 - - - - - EXISTING FIRE HYDRANT
 - - - - - EXISTING ITEM TO BE REMOVED
 - - - - - AREAS TO BE REMOVED



LOCATION MAP
 SCALE: 1" = 500'
 GRAPHIC SCALE

- GENERAL NOTES:**
- THIS MAP REPRESENTS A BOUNDARY SURVEY MADE BY VAN CLEEF ENGINEERING ASSOCIATES (VCEA) IN DECEMBER, 2019 AND JANUARY 2020. THE TRACT BOUNDARY HEREON IS ROTATED TO THE PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
 - A TOPOGRAPHIC SURVEY WAS MADE BY VAN CLEEF ENGINEERING IN DECEMBER, 2019 AND JANUARY, 2020. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK GPS OBSERVATIONS DERIVED THROUGH THE KEYNETOPS TRIMBLE VRS NETWORK.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM TITLE INSURANCE COMMITMENT ORDER NO. D153115JK JENKINTOWN (24090), PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE: AUGUST 12, 1986.
- THE FOLLOWING IS A LIST OF EXCEPTIONS FROM SCHEDULE B SECTION 2:
- UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS WHICH AN ACCURATE AND COMPLETE SURVEY WOULD DISCLOSE.
 - RIGHTS GRANTED TO PHILADELPHIA ELECTRIC COMPANY IN DEED BOOK 1881 PAGE 740 (BLANKET EASEMENT) AND 1817 PAGE 850 (NOT APPLICABLE).
 - CONDITIONS DISCLOSED BY SURVEY MADE BY JOHN B. YERKES, REGISTERED ENGINEER, DATED 9/22/1972; 10 FEET WIDE UTILITY EASEMENT ON THE SOUTHEASTLY PORTION OF THE PREMISES (SHOW).
 - WATER DISTRIBUTION FACILITIES EASEMENT TO THE TOWNSHIP OF FALLS AUTHORITY AS IN DEED BOOK 1901 PAGE 421 (NOT APPLICABLE).
 - DECLARATION OF PROTECTIVE COVENANTS AS IN DEED BOOK 2058 PAGE 916 AND MODIFICATION AS IN DEED BOOK 2357 PAGE 576 (EXPIRED IN 2004).
 - RESTRICTION, RIGHTS AND RESERVATIONS AS IN DEED BOOK 2058 PAGE 925 (OFFSITE RAILROAD EASEMENT - PLOTTED) AND RELEASE AS IN DEED BOOK 2096 PAGE 844 (EXPIRED IN 1982).
 - PROVISIONS OF ACTS OF ASSEMBLY AUTHORIZING PENNDOT TO EXTEND BOUNDARIES OF STATE ROADS.
4. 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 287 OF 1974 AS AMENDED BY ACT 50 OF 2017 (UNDERGROUND UTILITY LINE PROTECTION LAW). VCEA HAS REGISTERED THIS SITE WITH THE PA ONE-CALL SYSTEM ON NOVEMBER 20, 2019 (SERIAL NO. 20193240428).

- THE FOLLOWING IS A LIST OF REGISTERED UTILITY USERS FOR FALLS TOWNSHIP:
- | | |
|--|--|
| COMPANY: FALLS TOWNSHIP AUTHORITY
ADDRESS: 557 LINCOLN HWY
FAIRLESS HILLS, PA 19030
CONTACT: JOHN RYBA
EMAIL: JRIBYBA@TOFA-PA.COM | COMPANY: MORRISVILLE BOROUGH/
MORRISVILLE MUNICIPAL AUTHORITY
ADDRESS: 35 UNION STREET
MORRISVILLE, PA 19067
CONTACT: CHRIS HARRIS
EMAIL: MMVAWTF@VERIZON.NET |
| COMPANY: TOWNSHIP OF FALLS
ADDRESS: 188 LINCOLN HWY-SUITE 100
FAIRLESS HILLS, PA 19030
CONTACT: PETE GRAY
EMAIL: ADMIN@FALLSTWP.ORG | COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 WILSON DRIVE
FORT WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
EMAIL: LAURA.LIPPINCOTT@ONE.VERIZON.COM |
| COMPANY: PECC ENERGY C/O USIC
ADDRESS: 450 S HENDERSON RD SUITE
KING OF PRUSSIA, PA 19406
CONTACT: NIKKIA SIMPKINS
NKKIASIMPKINS@USICLLC.COM | COMPANY: COMCAST CABLEVISION
ADDRESS: 55 INDUSTRIAL DRIVE
WYLAND, PA 18974
CONTACT: KATHIE BROWN |

- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS.
- THIS SURVEY DOES NOT CERTIFY AS TO THE PRESENCE OR ABSENCE OF WETLANDS OR WATERS. THERE ARE NO SHOWN WETLANDS ON THE SUBJECT PROPERTY BASED ON MAPPING FROM THE NATIONAL WETLANDS INVENTORY WEBSITE.
- THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) BASED ON THE NAVD88 VERTICAL DATUM PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 466 OF 532, MAP NUMBER 42017C0458J, EFFECTIVE DATE MARCH 21, 2017 AND PANEL 458 OF 532, MAP NUMBER 42017C0458J, EFFECTIVE DATE MARCH 16, 2015.
- THE SITE UNDERGROUND UTILITY LOCATIONS WAS PERFORMED BY SOFTDIG UNDERGROUND SERVICES, ON JUNE 18, 2020.

- REFERENCE PLANS:**
- PLAN ENTITLED "FINAL PLAN OF THE MEAD CORPORATION PENN WARNER PARK" PREPARED BY YERKES ASSOCIATES INC. DATED SEPTEMBER 22, 1972 AS RECORDED IN PLAN BOOK 102 PAGE 44.
 - PLAN ENTITLED "PACKAGING PLANT THE MEAD CORPORATION SITE PLAN", DWG NO. P-1, PREPARED BY GEORGE K. HEBNER INC ENGINEERS & BUILDERS DATED OCTOBER 16, 1972 (UNRECORDED).
 - PLAN ENTITLED "FINAL PLAN OF 149 NEWBOLD ROAD MINOR SUBDIVISION PENN WARNER PARK" PREPARED BY YERKES ENGINEERING CO. DATED AUGUST 14, 1967, LAST REVISED MAY 3, 1979 AS RECORDED IN PLAN BOOK 185 PAGE 29.
 - PLAN ENTITLED "PLAN OF MINOR SUBDIVISION" PREPARED BY LIPPINCOTT ENGINEERING ASSOCIATES CONSULTING ENGINEERS DATED APRIL 17, 1990, LAST REVISED JULY 20, 1990 AS RECORDED IN PLAN BOOK 260 PAGE 98.
 - PLAN ENTITLED "PRELIMINARY/FINAL PLAN LAYOUT AND PAVING PLAN", SHEET 1 OF 6 BY SITE/TECH, INC. LT. REVISED FEBRUARY 21, 1997 AS RECORDED IN PLAN BOOK 292 PAGE 85.
 - PLAN ENTITLED "AMENDED FINAL PLAN EROSION & SEDIMENT CONTROL PLAN", SHEET 12 OF 12, PREPARED BY DUMACK ENGINEERING CONSULTING ENGINEERS & SURVEYORS DATED AUGUST 22, 2005, LAST REVISED SEPTEMBER 14, 2015 AS RECORDED IN INSTRUMENT 2016003154.
 - PLAN ENTITLED "THE MEAD CORP. PLOT PLAN" PREPARED BY THE OLIVER SPRINKLER CO., INC. DATED MARCH 9, 1973, LAST REVISED JUNE 15, 1973 (UNRECORDED).

SOIL RESOLUTIONS:

WHEN THE ABOVE SOILS LIMITATIONS ARE ENCOUNTERED, UTILIZE THE FOLLOWING SOILS RESOLUTIONS:

- DEPTH TO BEDROCK - WHEN DEPTH TO BEDROCK IS ENCOUNTERED, CONTRACTOR MAY BLAST IF NECESSARY.
- CUTBANKS CAVE - ALL APPLICABLE OSHA STANDARDS AND REGULATIONS WITH REGARD TO UTILITY AND RETAINING WALL CONSTRUCTION MUST BE IMPLEMENTED AT ALL TIMES. LIMIT SLOPES TO 3:1 MAXIMUM.
- CORROSIVE TO CONCRETE/STEEL - ALL UNDERGROUND CONCRETE AND/OR STEEL MATERIALS TO BE BACKFILLED WITH APPROPRIATE MATERIAL WHEN CORROSIVENESS IS LIMITED. FOR BUILDINGS, CONTRACTOR TO COMPLY WITH THE INTERNAL RESIDENTIAL CODE (IRC) BUILDING CODE.
- DROUGHTY - PROVIDE WATER TRUCK FOR IRRIGATION IN NEEDED. WHERE LANDSCAPING IS PROPOSED WITHIN DROUGHTY SOILS, APPLYING COMPOST MAY BE NECESSARY TO HELP INCREASE WATER RETENTION.
- EASILY ERODIBLE - SOILS TO BE STABILIZED WITH APPROPRIATE COVER AND/OR MATTING.
- FLOODING - THIS SOIL LIMITATION IS NOT FOUND ON THE PROJECT SITE, NO RESOLUTION NECESSARY.
- DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE - CARE SHALL BE TAKEN WHEN CONSTRUCTION IMPROVEMENTS IN AREAS SHOWN AS HAVING A HIGH SEASONAL WATER TABLE. ANY SUBSURFACE WATER ENCOUNTERED MUST BE PUMPED AND FILTERED PRIOR TO RELEASE PER THE DETAIL PROVIDED ON THE DETAILS SHEET.
- DURING CONSTRUCTION - PONDING WATER SHALL BE PUMPED TO SEDIMENT BASIN OR A SEDIMENT FILTER BAG.
- ROADS - UNDERDRAINS SHALL BE INSTALLED UNDER ROADS TO BE BUILT.
- TRENCH - DEWATER TRENCHED TO A SEDIMENT FILTER BAG.
- DWELLING WITH BASEMENT - BASEMENTS TO HAVE SUMP PUMPS INSTALLED PER INTERNATIONAL RESIDENTIAL CODE (IRC) BUILDING CODE.
- HYDRIC/HYDRIC INCLUSIONS - SEE "DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE" ABOVE FOR RESOLUTION.
- LOW STRENGTH/LANDSLIDE PRONE - PRECAUTIONS SHOULD BE TAKEN TO PREVENT SLOPE FAILURES DUE TO IMPROPER CONSTRUCTION PRACTICES, SUCH AS OVER-STEEPENING AND OVERLOADING OF SLOPES, REMOVAL OF LATERAL SUPPORT, AND FAILURE TO PREVENT SATURATION OF SOILS. ROAD FILL MATERIAL MAY NEED TO BE IMPORTED IN AREAS WHERE SOILS HAVE LOW STRENGTH.
- SLOW PERCOLATION - UTILIZE STRUCTURAL BMP'S THAT DO NOT REQUIRE INFILTRATION (I.E. AMENDED SOILS, SLOW RELEASE BAGS). NO INFILTRATION BMP'S ARE PROPOSED.
- PIPING - SOILS SHALL BE COMPACTED AROUND THE BASIN BERMS TO ALLEVIATE THE POTENTIAL FOR SOIL PIPING. NO DISTURBANCE IS PROPOSED WITHIN THE EXISTING STREAM EMBANKMENT.
- POOR SOURCE OF TOPSOIL - CONTRACTOR TO SUPPLY TOPSOIL AS NEEDED.
- FROST ACTION - PRECAUTIONS ARE NEEDED TO PREVENT DAMAGE, ESPECIALLY TO ROADWAYS.
- WETNESS - IMPORT OR AMEND SOILS, IF NECESSARY.

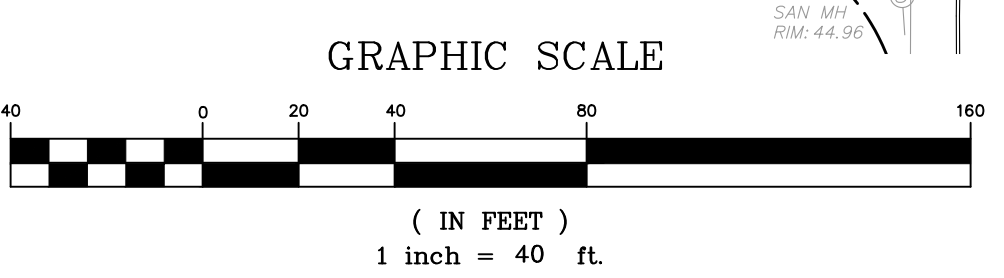
NEWBOLD ROAD (SR 2109)

SEASONAL HIGH WATER TABLE (FT)	DEPTH TO BEDROCK (IN)	HYDROLOGIC GROUP	HYDRIC GROUP	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL (C.S. OR C/S)	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/SEASONAL HIGH WATER TABLE	HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	WETNESS
2.5-6.0	72-99	D	D	NO	NO	NO	NO	NO	NO	NO	YES	YES	NO	YES	YES	NO

SOIL LIMITATIONS:

SOIL TYPE	URBAN LAND, 0 TO 8 PERCENT (UfUB)	UDORTMENTS, GRAVELLY (Uo)
UfUB	NO	NO
Uo	NO	NO

- SOILS SHOWN HEREON ARE AS MAPPED BY THE NATURAL RESOURCES CONSERVATION SERVICES (NRCS) WEBSITE FOR BUCKS COUNTY ON JUNE 11, 2020.
- SITE FLOWS WILL DRAIN TO ROCK RUN WHICH IS WITHIN THE DELAWARE RIVER SOUTH WATERSHED. THE WATERS DESIGNATED/EXISTING USES ARE CLASSIFIED AS WWF BY PA CODE CHAPTER 93.
- IDENTIFICATION OF NATURALLY OCCURRING GEOLOGIC FORMATIONS OR SOIL CONDITIONS: THERE ARE NO NATURALLY OCCURRING GEOLOGIC FORMATIONS (KARST SOILS) THAT MAY CAUSE POLLUTION WITHIN THE PROJECT LIMIT OF DISTURBANCE. THE POTENTIAL SOIL CONDITIONS THAT MAY CAUSE POLLUTION ARE LISTED IN THE SOILS LIMITATIONS TABLE. THE INSTRUCTIONS FOR PROPER HANDLING AND/OR DISPOSAL OF ALL MATERIALS HAVE BEEN ADDRESSED WITHIN THE SOILS RESOLUTION TABLE. ALTHOUGH THERE IS NO POTENTIAL FOR STREAM POLLUTION, INLET FILTER BAGS & SILT SOCKS HAVE BEEN PROVIDED DOWNSTREAM OF EARTH DISTURBANCE TO CAPTURE SEDIMENT RUNOFF.



SERIAL NO. 20193240428

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PA ONE CALL SYSTEM INC.

PA 114 requires 3 working days notice before you locate.

PA ONE CALL SYSTEM INC.

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DATE: DECEMBER 10, 2020	SCALE: 1" = 40'
CALC'D BY: AFC	DRAWN BY: AFC
CHECKED BY: DBH	DATE: 02/24/21
REVISIONS	AUTH. DATE JOB NO.
BY: ROBERT W. COOK, PA PLS No. SU075256	DATE: 02/24/21
BY: DANIEL B. HUMES, PA PE No. 079470	DATE: 02/24/21

Van Cleef
 ENGINEERING ASSOCIATES

Consulting Civil Engineering
 Environmental Engineering
 Municipal Engineering
 Land Surveying
 Professional Planning
 Landscape Architecture

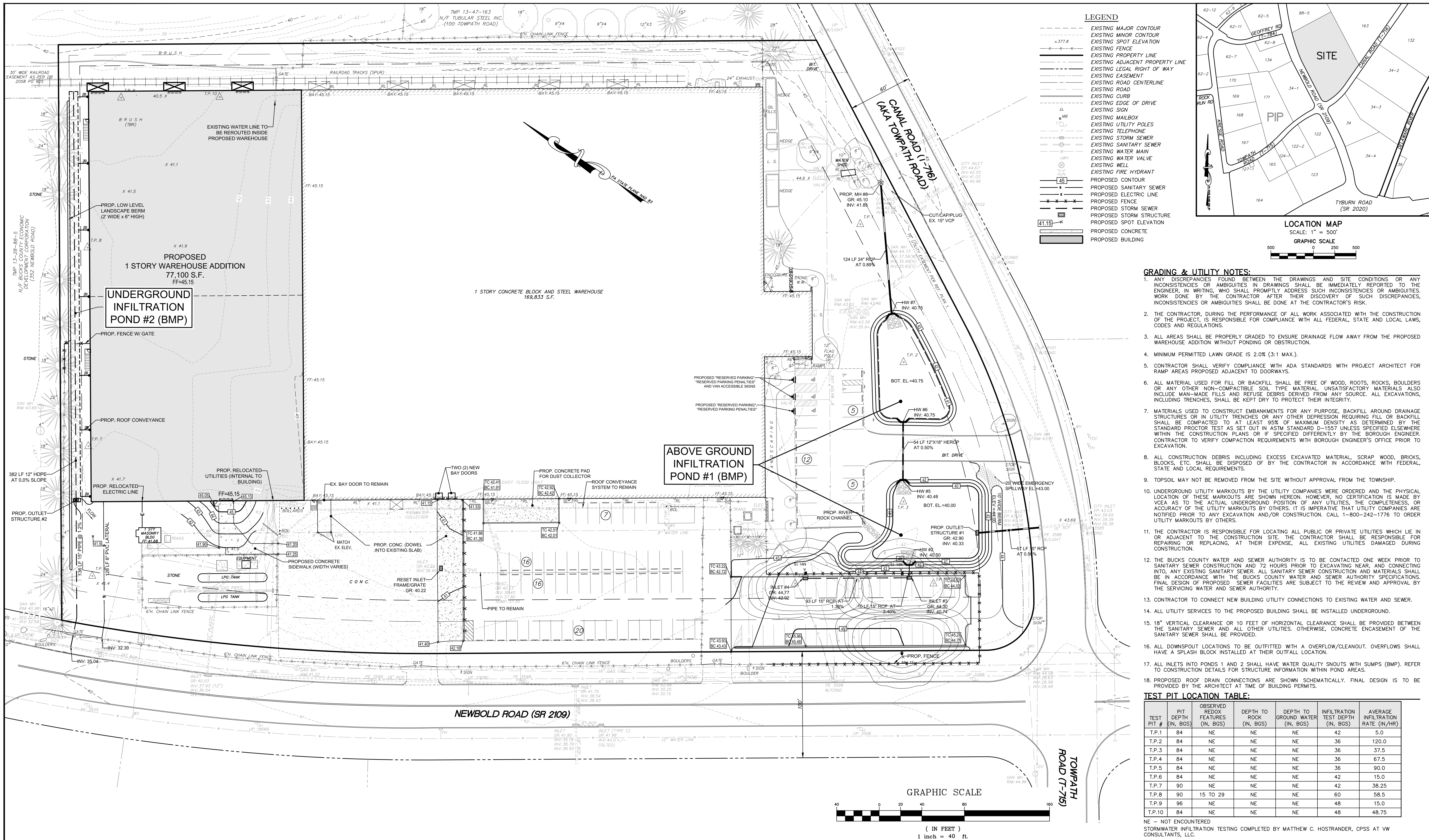
501 NORTH MAIN STREET, DOYLESTOWN, PA 19091
 WEB: WWW.VANCLEEFENGINEERING.COM
 PHONE: (215) 345-1876 FAX: (215) 345-1730

OFFICES THROUGHOUT N.J. EASTERN PA AND DE

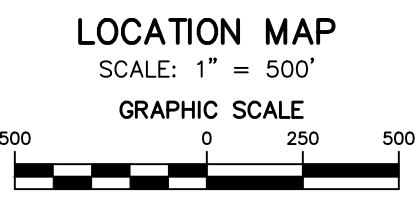
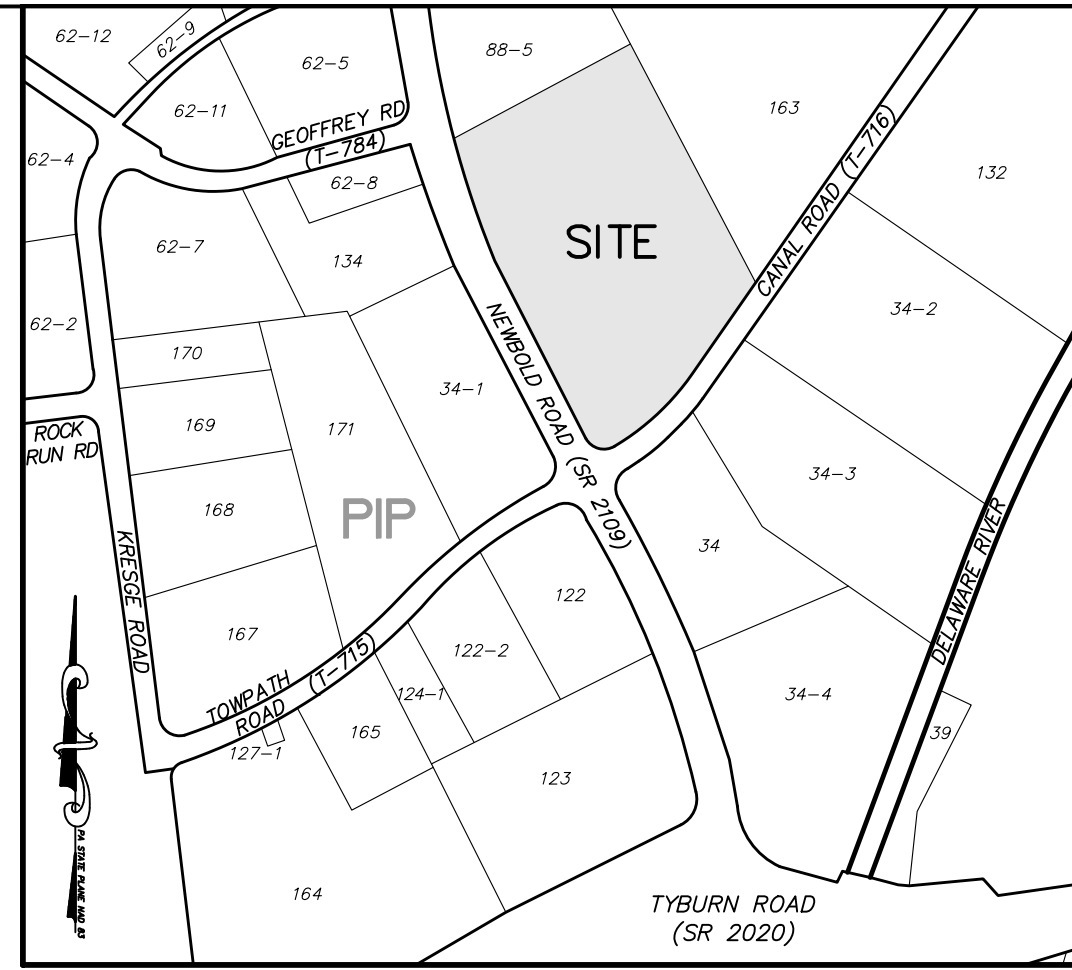
EXISTING FEATURES/DEMOLITION PLAN

FOR
TAVO PACKAGING INC.
 TMP 13-47-126-1
 FALLS TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

3/12



- LEGEND**
- EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - - - EXISTING SPOT ELEVATION
 - - - EXISTING FENCE
 - - - EXISTING PROPERTY LINE
 - - - EXISTING ADJACENT PROPERTY LINE
 - - - EXISTING LEGAL RIGHT OF WAY
 - - - EXISTING EASEMENT
 - - - EXISTING ROAD CENTERLINE
 - - - EXISTING CURB
 - - - EXISTING EDGE OF DRIVE
 - - - EXISTING SIGN
 - - - EXISTING MAILBOX
 - - - EXISTING UTILITY POLES
 - - - EXISTING TELEPHONE
 - - - EXISTING STORM SEWER
 - - - EXISTING SANITARY SEWER
 - - - EXISTING WATER MAIN
 - - - EXISTING WATER VALVE
 - - - EXISTING WELL
 - - - EXISTING FIRE HYDRANT
 - - - PROPOSED CONTOUR
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED ELECTRIC LINE
 - - - PROPOSED FENCE
 - - - PROPOSED STORM SEWER
 - - - PROPOSED STORM STRUCTURE
 - - - PROPOSED SPOT ELEVATION
 - - - PROPOSED CONCRETE
 - - - PROPOSED BUILDING



- GRADING & UTILITY NOTES:**
- ANY DISCREPANCIES FOUND IN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER THEIR DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
 - THE CONTRACTOR, UPON THE PERFORMANCE OF ALL WORK ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT, IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, CODES AND REGULATIONS.
 - ALL AREAS SHALL BE PROPERLY GRADED TO ENSURE DRAINAGE FLOW AWAY FROM THE PROPOSED WAREHOUSE ADDITION WITHOUT PONDING OR OBSTRUCTION.
 - MINIMUM PERMITTED LAWN GRADE IS 2.0% (3:1 MAX.).
 - CONTRACTOR SHALL VERIFY COMPLIANCE WITH ADA STANDARDS WITH PROJECT ARCHITECT FOR RAMP AREAS PROPOSED ADJACENT TO DOORWAYS.
 - ALL MATERIAL USED FOR FILL OR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS OR ANY OTHER NON-COMPACTIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE. ALL EXCAVATIONS, INCLUDING TRENCHES, SHALL BE KEPT DRY TO PROTECT THEIR INTEGRITY.
 - MATERIALS USED TO CONSTRUCT EMBANKMENTS FOR ANY PURPOSE, BACKFILL AROUND DRAINAGE STRUCTURES OR IN UTILITY TRENCHES OR ANY OTHER DEPRESSION REQUIRING FILL OR BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AS SET OUT IN ASTM STANDARD D-1557 UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION PLANS OR IF SPECIFIED DIFFERENTLY BY THE BOROUGHS ENGINEER. CONTRACTOR TO VERIFY COMPACTION REQUIREMENTS WITH BOROUGHS ENGINEER'S OFFICE PRIOR TO EXCAVATION.
 - ALL CONSTRUCTION DEBRIS INCLUDING EXCESS EXCAVATED MATERIAL, SCRAP WOOD, BRICKS, BLOCKS, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT APPROVAL FROM THE TOWNSHIP.
 - UNDERGROUND UTILITY MARKOUTS BY THE UTILITY COMPANIES WERE ORDERED AND THE PHYSICAL LOCATION OF THESE MARKOUTS ARE SHOWN HEREON. HOWEVER, NO CERTIFICATION IS MADE BY VCEA AS TO THE ACTUAL UNDERGROUND POSITION OF ANY UTILITIES, THE COMPLETENESS, OR ACCURACY OF THE UTILITY MARKOUTS BY OTHERS. IT IS IMPERATIVE THAT UTILITY COMPANIES ARE NOTIFIED PRIOR TO ANY EXCAVATION AND/OR CONSTRUCTION. CALL 1-800-242-1776 TO ORDER UTILITY MARKOUTS BY OTHERS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING, AT THEIR EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - CONTRACTOR TO CONNECT NEW BUILDING UTILITY CONNECTIONS TO EXISTING WATER AND SEWER.
 - ALL UTILITY SERVICES TO THE PROPOSED BUILDING SHALL BE INSTALLED UNDERGROUND.
 - 18" VERTICAL CLEARANCE OR 10 FEET OF HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN THE SANITARY SEWER AND ALL OTHER UTILITIES. OTHERWISE, CONCRETE ENCASUREMENT OF THE SANITARY SEWER SHALL BE PROVIDED.
 - ALL DOWNSPOUT LOCATIONS TO BE OUTFITTED WITH AN OVERFLOW/CLEANOUT. OVERFLOWS SHALL HAVE A SPLASH BLOCK INSTALLED AT THEIR OUTFALL LOCATION.
 - ALL INLETS INTO PONDS 1 AND 2 SHALL HAVE WATER QUALITY SNOOTS WITH SUMPS (BMP). REFER TO CONSTRUCTION DETAILS FOR STRUCTURE INFORMATION WITHIN POND AREAS.
 - PROPOSED ROOF DRAIN CONNECTIONS ARE SHOWN SCHEMATICALLY. FINAL DESIGN IS TO BE PROVIDED BY THE ARCHITECT AT TIME OF BUILDING PERMITS.

TEST PIT LOCATION TABLE:

TEST PIT #	PIT DEPTH (IN, BGS)	OBSERVED REDOX FEATURES (IN, BGS)	DEPTH TO ROCK (IN, BGS)	DEPTH TO GROUND WATER (IN, BGS)	INFILTRATION TEST DEPTH (IN, BGS)	AVERAGE INFILTRATION RATE (IN/HR)
T.P.1	84	NE	NE	NE	42	5.0
T.P.2	84	NE	NE	NE	36	120.0
T.P.3	84	NE	NE	NE	36	37.5
T.P.4	84	NE	NE	NE	36	67.5
T.P.5	84	NE	NE	NE	36	90.0
T.P.6	84	NE	NE	NE	42	15.0
T.P.7	90	NE	NE	NE	42	38.25
T.P.8	90	15 TO 29	NE	NE	60	58.5
T.P.9	96	NE	NE	NE	48	15.0
T.P.10	84	NE	NE	NE	48	48.75

NE = NOT ENCOUNTERED
STORMWATER INFILTRATION TESTING COMPLETED BY MATTHEW C. HOSTRANDER, CPSS AT VW CONSULTANTS, LLC.

SERIAL NO. 20193240428

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PLAN NOTATION
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DRAWN BY: AFC
CHECKED BY: DBH

PER TWP ENG. REVIEW: DBH 02/24/21
AUTH. DATE: 02/24/21
JOB NO. 19-04-F

BY: DANIEL B. HUMES, PA PE No. 079470

Van Cleef ENGINEERING ASSOCIATES

Consulting Civil Engineering
Environmental Engineering
Municipal Engineering
Land Surveying
Professional Planning
Landscape Architecture

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OFFICES THROUGHOUT NJ, EASTERN PA AND DE

GRADING & UTILITY PLAN FOR TAVO PACKAGING INC. TMP 13-47-126-1 FALLS TOWNSHIP BUCKS COUNTY, PENNSYLVANIA