

**BUCKS COUNTY RECORDER OF DEEDS**

55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2021040829

Recorded On 4/29/2021 At 3:20:36 PM

\* Total Pages - 2

\* Instrument Type - PLANS

Invoice Number - 1177523 User - TLF

\* Grantor - T/A A A J ASSOCIATES

\*

\* Customer - BOHLER ENGINEERING

\* FEEES

RECORDING FEES \$66.00


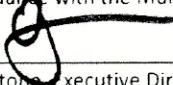
TOTAL PAID \$66.00

Bucks County UPI Certification  
On April 29, 2021 By SHY

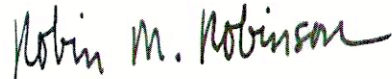
This is a certification page  
**DO NOT DETACH**  
This page is now part  
of this legal document.

RETURN DOCUMENT TO:  
BOHLER ENGINEERING

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of Bucks County, Pennsylvania.

 **BUCKS COUNTY  
Planning Commission**  
PROCESSED AND REVIEWED. Plan reviewed and  
prepared by Bucks County Planning Commission  
in accordance with the Municipalities Planning Code.  
  
Evan J. Stone, Executive Director  
Bucks County Planning Commission

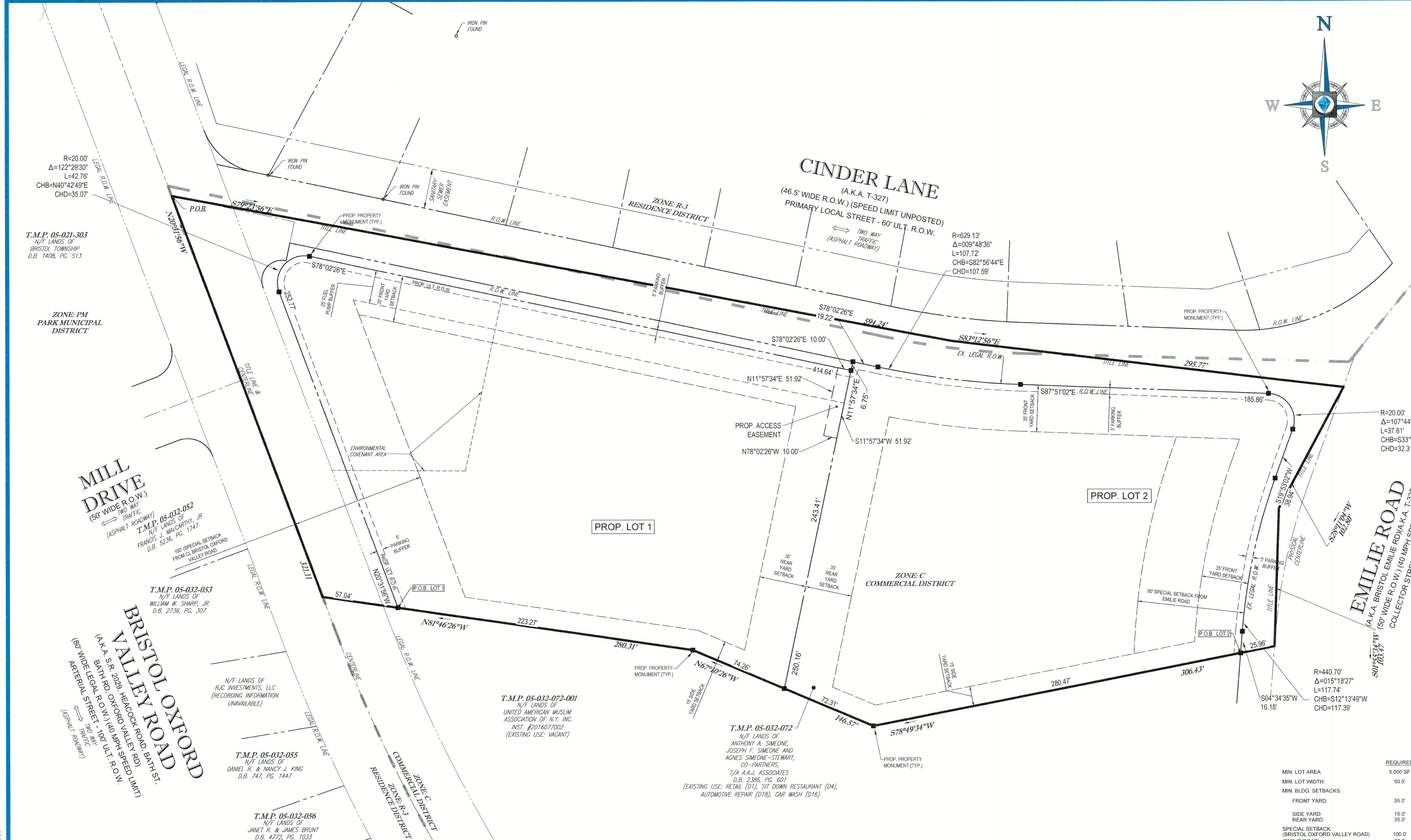


  
Robin M. Robinson  
Recorder of Deeds

\* - Information denoted by an asterisk may change during  
the verification process and may not be reflected on this page.

188005





**LEGEND**

---	EXISTING RIGHT OF WAY
---	EXISTING ADJACENT PROPERTY LINE
---	EXISTING ZONING BOUNDARY
---	EXISTING EASEMENT
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED SETBACK LINE
---	PROPOSED BUFFER LINE
---	PROPOSED PROPERTY MONUMENT

**SITE DESIGN REQUIREMENTS**

**LEGAL OWNER:** ANTHONY A. SIMEONE, JOSEPH F. SIMEONE AND AGNES SIMEONE-STEWART, CO-PARTNERS TIA A.A.J. ASSOCIATES

**EQUITABLE OWNER/APPLICANT:** PROVCO PINEGOOD BRISTOL, LLC 795 EAST LANCASTER AVENUE, SUITE 200 VILLANOVA, PA 19085

**ZONING DATA:** 5301 BRISTOL EMILIE ROAD, LEVITTOWN BRISTOL TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA TMP #05-032-072

**REQUIREMENTS TAKEN FROM:** THE BRISTOL TOWNSHIP CODE OF ORDINANCES, ORDINANCE 2017-06, ADOPTED 12/07/21

**ZONED:** C (COMMERCIAL DISTRICT)

**EXISTING USES:** USE D1: RETAIL SHOP (CARPET/TILES) USE D4: SIT-DOWN RESTAURANT (TO REMAIN ON LOT 2) USE D16: CAR WASH USE D18: AUTOMOTIVE REPAIR

**LOT 1 PROPOSED USES:** USE D15: SERVICE STATION (CONDITIONAL USE)

**GROSS SITE AREA (TO TITLE LINES):** 4.763 Ac  
**LESS EXISTING LEGAL R.O.W. AREA (EMILIE):** 0.098 Ac  
**LESS EXISTING LEGAL R.O.W. (CINDER):** 0.428 Ac  
**LESS EXISTING LEGAL R.O.W. (OXFORD):** 0.309 Ac  
**NET EXISTING SITE AREA:** 3.941 Ac

**LESS ULTIMATE R.O.W. AREA (CINDER):** 0.068 Ac  
**LESS ULTIMATE R.O.W. AREA (OXFORD):** 0.064 Ac  
**NET PROPOSED SITE AREA:** 3.809 Ac

**PARKING REQUIREMENTS:**  
**PROPOSED LOT 1 (AUTO SERVICE STATION)**  
 TOTAL REQUIRED = 1 SPACE PER 300 SF OF GROSS FLOOR + 1 SPACE PER EMPLOYEE = 26 SPACES  
 = (5,585 / 300) + 10 EMPLOYEES = 26 SPACES

**TOTAL PROVIDED = 56 SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)**  
**TOTAL REQUIRED LOADING SPACES = 2 (12' X 55')**  
**TOTAL PROVIDED = 2 SPACES (12' X 55')**

**PROPOSED LOT 2 (D1 - RETAIL SHOP - AUTOBODY SUPPLIER (TO REMAIN))**  
 TOTAL REQUIRED = 1 SPACE PER 150 SF + 1 SPACE PER EMPLOYEE = 49 SPACES  
 = (6,650 / 150) + 4 EMPLOYEES = 49 SPACES

**(D4 - SIT-DOWN RESTAURANT (TO REMAIN))**  
 TOTAL REQUIRED = 1 SPACE PER 50 SF OR 1 SPACE PER 3 SEATS + 1 SPACE PER EMPLOYEE = 198 SPACES  
 = (8,881 / 50) + 20 EMPLOYEES = 198 SPACES

**TOTAL REQUIRED = 247 SPACES**  
**TOTAL PROVIDED = 61 SPACES (INCLUDING 2 ADA ACCESSIBLE SPACES) (ENC)**

**REQUIRED LOADING:**  
 2,000 SF > D1 > 10,000 SF = 2 (12' X 55')  
 2,000 SF > D4 > 10,000 SF = 2  
**TOTAL REQUIRED LOADING = 4 (12' X 55')**  
**TOTAL PROVIDED LOADING = 0 (ENC)**

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

**811**  
 Know what's below.  
 Call before you dig.  
 PENNSYLVANIA  
 YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.  
 1-800-242-1176  
 SERIAL NO: 20160400025

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS SPECIFICALLY OTHERWISE NOTED.

**PROJECT No.:** PC181009  
**DRAWN BY:** J.C.B.  
**CHECKED BY:** C.J.B.  
**DATE:** 04/28/2021  
**SCALE:** 1"=40'  
**CAD I.D.:** PC181009EXH-SUB-0

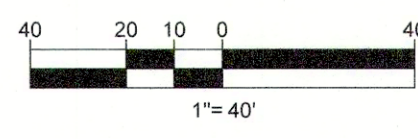
**PROJECT:**  
**PRELIMINARY/FINAL LAND DEVELOPMENT & MINOR SUBDIVISION PLANS**  
 FOR  
**PROVCO PINEGOOD BRISTOL, LLC**  
 PROPOSED  
**WAWA STORE #8163**  
 5301 BRISTOL EMILIE ROAD  
 BRISTOL TOWNSHIP  
 BUCKS COUNTY  
 PENNSYLVANIA  
 19057

**BOHLER ENGINEERING**  
 1600 MANOR DRIVE, SUITE 200  
 CHALFONT, PA 18914  
 Phone: (215) 956-9100  
 Fax: (215) 956-9102  
 www.BohlerEngineering.com

**C.J. BOCK**  
 CLIFFORD JAMES BOCK  
 PROFESSIONAL ENGINEER  
 PENNSYLVANIA LICENSE NO. 240E05193800  
 NEW JERSEY LICENSE NO. 240E05193800  
 FLORIDA LICENSE NO. 150062

	REQUIRED	EXISTING	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA	5,000 SF	171,629 SF (3,940 Ac.)	88,621 SF (2,034 Ac.)	77,300 SF (1,775 Ac.)
MIN. LOT WIDTH	50.0'	> 50.0'	N/A	208.3' (EMILIE ROAD)
MIN. BLDG. SETBACKS:				
FRONT YARD:	35.0'	13.2' (EMILIE ROAD) (ENC) 3.1' (CINDER LANE) (ENC)	144.3' (BRISTOL OXFORD VALLEY ROAD) 83.7' (CINDER LANE)	13.2' (EMILIE ROAD) (ENC) 3.1' (CINDER LANE) (ENC)
SIDE YARD:	15.0'	N/A	62.3'	97.2'
REAR YARD:	35.0'	18.2' (ENC)	106.6'	67.3'
SPECIAL SETBACK: (BRISTOL OXFORD VALLEY ROAD) (EMILIE ROAD)	100.0'	91.3' (ENC)	100.0'	N/A
	80.0'	13.2' (ENC)	N/A	13.2' (ENC)
MAX. BUILDING AREA:	35.0%	14.1% (24,284 SF)	6.3% (5,585 SF)	20.3% (15,679 SF)
MAX. IMPERVIOUS COVERAGE:	70.0%	82.5% (141,617 SF) (ENC)	67.7% (59,999 SF)	70.8% (51,650 SF) (V)
MAX. BUILDING HEIGHT:	50.0'	23.3'	33.0'	18.1' ±
MIN. PARKING BUFFER:	5.0'	-18.6' (ENC)	5.0'	-3.6' (ENC)
D15 SERVICE STATION USE:				
MIN. LOT WIDTH:	150.0'	N/A	284.8' (BRISTOL OXFORD VALLEY ROAD) 428.8' (CINDER LANE)	N/A
MIN. DISTANCE FROM INTERSECTION TO ACCESS DRIVE:	50.0'	N/A	138.9' (BRISTOL OXFORD VALLEY ROAD) 185.4' (CINDER LANE)	N/A
MIN. FUEL PUMP SETBACK: (FROM STREET ULT. R.O.W.)	25.0'	N/A	66.1'	N/A
MAX. FLOOR AREA FOR SALE OF CONVENIENCE-TYPE PRODUCTS	2,000	N/A	5,585 SF (V)	N/A

\*SEE D15 SERVICE STATION USE (ENC) = EXISTING NON CONFORMITY (V) = VARIANCE REQUIRED



**OWNER CERTIFICATION OF INTENT**

TO ALL WHOM THESE PRESENTS MAY COME VIE, I (WE) TIA A.A.J. ASSOCIATES SEND GREETINGS KNOW YE THAT I (WE) HAVE LAID OUT UPON MY (OUR) LANDS, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, INTENDED TO BE FORTHWITH RECORDED, WITNESS MY (OUR) HAND AND SEAL THIS 24<sup>th</sup> DAY OF April, 2024.

NAME: Joseph F. Simone  
 PRINT NAME: Joseph F. Simone  
 TITLE - ENTITY: Partner

**OWNER CERTIFICATION OF ACKNOWLEDGEMENT**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON THE 09<sup>th</sup> DAY OF April, 2024, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED Joseph F. Simone Partner of TIA A.A.J. Associates, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF BRISTOL, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

Notary Public: Melody Moore, My Commission Expires: Dec 10, 2024

Commonwealth of Pennsylvania - Notary Seal  
 Melody Moore, Notary Public  
 Montgomery County  
 My Commission Expires December 10, 2024  
 Commission Number: 1373053  
 Member, Pennsylvania Association of Notaries

**PROFESSIONAL ENGINEER CERTIFICATION**

I, C.J. BOCK, LICENSE NO. PE076132, DO HEREBY CERTIFY THAT 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 BRISTOL TOWNSHIP AS LAST AMENDED.

(SIGNATURE) C.J. Bock LICENSE NO. PE076132 (REGISTRATION NUMBER) - DATE: 2024  
**CLIFFORD JAMES BOCK**  
 ENGINEER  
 No. PE076132  
 PENNSYLVANIA

**BRISTOL TOWNSHIP ENGINEER**

REVIEWED BY THE BRISTOL TOWNSHIP ENGINEER THIS 28<sup>th</sup> DAY OF April, 2024.

(SIGNATURE) Paul Hill  
 BRISTOL TOWNSHIP ENGINEER

**BRISTOL TOWNSHIP COUNCIL NOTATION**

APPROVED BY THE BRISTOL TOWNSHIP COUNCIL THIS 21<sup>st</sup> DAY OF November, 2023.

(SIGNATURE) Craig Bower PRESIDENT  
 SECRETARY

**BRISTOL TOWNSHIP PLANNING COMMISSION NOTATION**

APPROVED BY THE BRISTOL TOWNSHIP PLANNING COMMISSION THIS 14<sup>th</sup> DAY OF October, 2023.

(SIGNATURE) John A. Green III CHAIRMAN  
 SECRETARY

**BUCKS COUNTY PLANNING COMMISSION NOTATION**

BCPC NO. 12461  
 PROCESSED AND REVIEWED - REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_

**RECORDING CERTIFICATION - COUNTY OF BUCKS**

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**SUBDIVISION PLAN**

SHEET NUMBER: **1** OF 1  
 REVISION 0 - 2021-04-28