

LEGEND

---	EXISTING BOUNDARY LINE
---	PROPOSED SETBACK LINE
---	PROPOSED DRIVEWAY CENTERLINE
---	PROPOSED CURBLINE
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	WETLANDS
---	FLOODPLAIN
---	EXISTING EASEMENT

ZONING INFORMATION

ZONING DISTRICT: PI - PLANNED INDUSTRIAL
 PROPOSED USE: G-3 - WHOLESALE BUSINESS, WHOLESALE STORAGE, AND/OR WAREHOUSING (PERMITTED BY CONDITIONAL USE) §705-G(4)(3)

REQUIRED	PROVIDED
MIN. LOT AREA:	5.00 AC.
MIN. LOT WIDTH:	200 FT.
MAX. IMP. SURFACE (BASED ON BASE SITE AREA):	0.30 (5.68 AC)
MAX. BLDG COVERAGE (BASED ON LOT AREA):	0.25 (2.76 AC)
MAX. BLDG HEIGHT:	35 FT.
MIN. REAR YARD:	50 FT.
MIN. SIDE YARD:	30 FT.
MIN. FRONT YARD:	100 FT.
MIN. UTILITY AREA:	50 FT.
MIN. REAR YARD:	707 FT.

* LOT AREA CALCULATION BELOW

LOT AREA CALCULATION (ZONING ARTICLE II SECTION 222A)

TOTAL SITE AREA	20.12 ACRES
MINUS EXISTING OR FUTURE ULTIMATE RIGHT-OF-WAY AREA	0.00 ACRES
MINUS LAND LYING WITHIN THE ACCESS LANE FOR LANE LOTS	0.00 ACRES
MINUS AREA REQUIRED AS OPEN SPACE	0.00 ACRES
MINUS AREA WITHIN A FLOODWAY, WATERWAY, BODY OF WATER, WATERCOURSE, WETLANDS, EXCEPTIONAL VALUE WETLAND, WETLANDS MARGIN, OR HYDRIC SOIL	8.50 ACRES
MINUS AREA WITH SLOPES OF 15% OR GREATER	0.59 ACRES
MINUS EXISTING OR PROPOSED EASEMENT FOR A STREET OR UTILITY	0.00 ACRES
MINUS AREA COMPRISING A STORMWATER BASIN	0.00 ACRES
LOT AREA	11.03 ACRES

BASE SITE AREA CALCULATION (ZONING ARTICLE VII SECTION 801)

TOTAL SITE AREA	20.12 ACRES
MINUS EASEMENTS	1.18 ACRES
MINUS ULTIMATE RIGHT-OF-WAY	0.00 ACRES
MINUS NON-CONTIGUOUS LAND	0.00 ACRES
BASE SITE AREA	18.94 ACRES

PARKING CALCULATION

PER ZONING §705-G(3): (WHOLESALE BUSINESS, WHOLESALE STORAGE, AND/OR WAREHOUSING)

3 SPACES PER 4 EMPLOYEES + 1 SPACE / 250 SF OF GROSS FLOOR AREA USED TO SERVICE CUSTOMERS

2 BLDGS X 9 UNITS / BLDG X 5 EMPLOYEES / UNIT X 3 SPACES / 4 EMPLOYEES =	68 SPACES
1 BLDG X 10 UNITS / BLDG X 5 EMPLOYEES / UNIT X 3 SPACES / 4 EMPLOYEES =	38 SPACES
1 BLDG X 5 UNITS / BLDG X 5 EMPLOYEES / UNIT X 3 SPACES / 4 EMPLOYEES =	19 SPACES
33 UNITS X 144 SF FOR CUSTOMERS X 1 SPACE / 250 SF =	19 SPACES
TOTAL REQUIRED SPACES =	144 SPACES
TOTAL PROVIDED SPACES	144 SPACES
STANDARD SPACES	138 SPACES
ADA SPACES	6 SPACES

IMPERVIOUS SURFACE CALCULATION

IMPERVIOUS SURFACE RATIO *	PERMITTED	PROVIDED
BASE SITE AREA X 0.30 = 18.94 AC X 0.30	30% (5.68 AC)	29.5% (5.58 AC)

* CALCULATED BY BASE SITE AREA

NOTE: PLAN DOES NOT SHOW SIDEWALKS AND LOADING ZONES. THIS WILL IMPACT FINAL IMPERVIOUS CALCULATIONS.

BUILDING AREA CALCULATION

BUILDING AREA	84,200 SF (1.93 AC)
BUILDING AREA CALCULATION (BASED ON LOT AREA)	1.93 AC / 1103 AC = 0.175 (17.5%)

- REFERENCES:**
- TAX MAP FOR THE TOWNSHIP OF TINICUM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.
 - PLAN ENTITLED "FINAL MAJOR PLAN OF SUBDIVISION PREPARED FOR LLOYD A. SCHRANTZ, SITUATE: TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY DANIEL R. HENDRICKS, DATED AUGUST 29, 1991 (LAST REVISED JANUARY 24, 1992) AND RECORDED ON JUNE 26, 1992 IN PLAN BOOK 267, PAGE 17.

OBSERVATIONS OF DEEP TEST HOLES AND PERCOLATION TESTS ON ALL LOTS HAVE BEEN CONDUCTED BY THE BUCKS COUNTY DEPARTMENT OF HEALTH AND IT HAS BEEN DETERMINED THAT LOTS ARE SUITABLE FOR SEWAGE DISPOSAL SYSTEMS UNDER CURRENT RULES AND REGULATIONS. PERMITS FOR THE CONSTRUCTION OF EACH INDIVIDUAL SEWAGE DISPOSAL SYSTEM ON EACH LOT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE SYSTEM AND/OR BUILDINGS

(SIGNATURE BUCKS COUNTY HEALTH DEPARTMENT AGENT) (DATE)

(TITLE)

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 BENCH

SERIAL NO. 20203520737

TO ALL WHOM THESE PRESENTS MAY COME I/WE, SPINIEO INDUSTRIAL HOLDINGS, LLC, SEND GREETINGS, KNOW YE THAT I/WE HAVE LAID OUT ON LANDS IN TINICUM TOWNSHIP, BUCKS COUNTY, PA CERTAIN IMPROVEMENTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED WITNESS MY/OUR HAND AND SEAL.

COMMONWEALTH OF PENNSYLVANIA:
 COUNTY OF BUCKS:
 ON _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, LOCATED TINICUM TOWNSHIP, BUCKS COUNTY, PA AND DESIRED THE SAME TO BE RECORDED.

NOTARY PUBLIC

WETLAND CERTIFICATION

I, ERIC S. CLASE, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROJECT SITE DOES NOT DISTURB ANY WETLANDS.

PE-55713-E
 (REGISTRATION NUMBER)

DATE: 02/12/2021



I, ERIC S. CLASE, PE, LICENSE PE-55713-E, ON DATE NOTED, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN HAS BEEN PREPARED TO MEET ALL DESIGN STANDARDS AND CRITERIA OF THE NESHAMINY CREEK ACT 167 STORMWATER MANAGEMENT ORDINANCE AND PLAN.

IN ADDITION, I FURTHER 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 BUCKINGHAM TOWNSHIP AS LAST AMENDED.

ERIC S. CLASE
 ENGINEER
 55713-E

DATE: 02/12/2021



APPROVED BY THE BOARD OF SUPERVISORS OF THE TINICUM TOWNSHIP THIS _____ DAY OF _____, 20____.

APPROVED BY THE PLANNING COMMISSION OF THE TINICUM TOWNSHIP THIS _____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

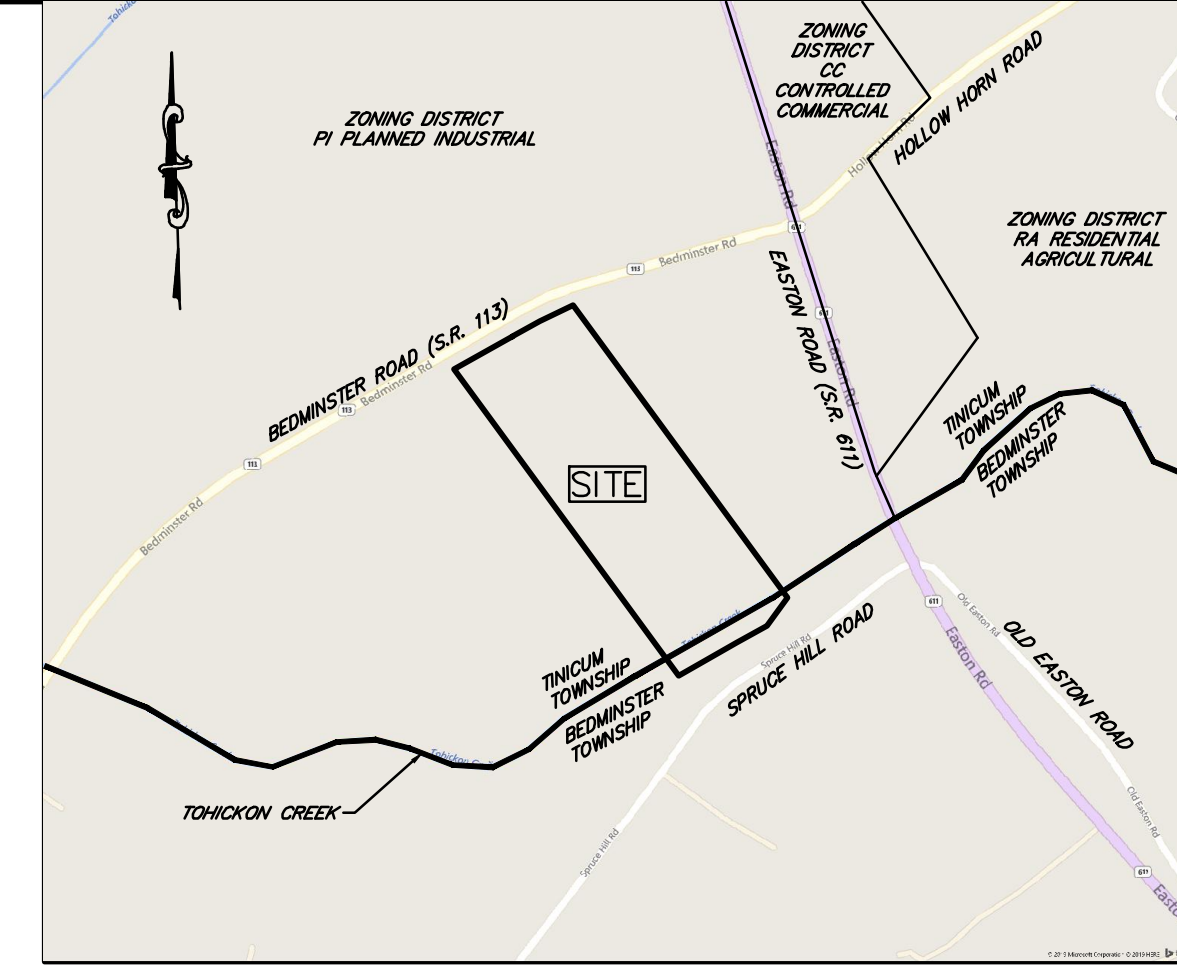
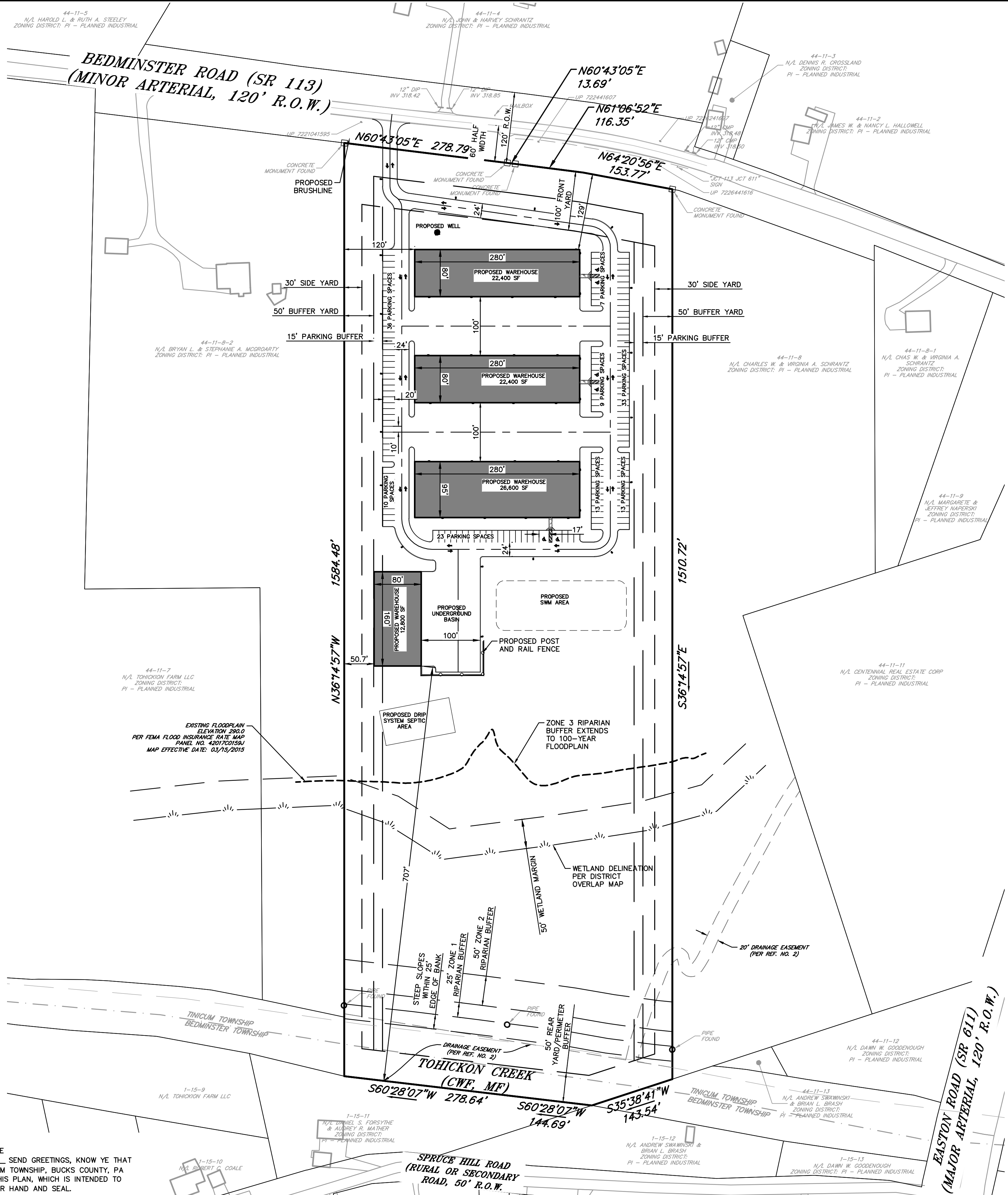
BCPC NO. _____
 PROCESSED AND REVIEWED, REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____.

EXECUTIVE DIRECTOR
 BUCKS COUNTY PLANNING COMMISSION



I, DONALD P. RAPINSKI, PLS, LICENSE # SU-043355E, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. IN ADDITION, I CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY GILMORE & ASSOCIATES AND FIELD UPDATED UNDER MY SUPERVISION IN DECEMBER OF 2020, AND THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

DATE: 02/12/2021



LOCATION MAP

SCALE: 1"=800'

SITE CAPACITY CALCULATIONS (ZONING ARTICLE VII SECTION 801)

(1) BASE SITE AREA

TOTAL SITE AREA	20.12 ACRES
MINUS EASEMENTS	1.18 ACRES
MINUS ULTIMATE RIGHT-OF-WAY	0.00 ACRES
MINUS NON-CONTIGUOUS LAND	0.00 ACRES
BASE SITE AREA	18.94 ACRES

(2) RESOURCE PROTECTION LAND

RESOURCE	OPEN SPACE PERCENTAGE	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND	ACRES OF LAND TO BE DISTURBED
WETLANDS*	100%	0.00 AC	0.00 AC	0.00 AC (0.00%)
FLOODWAY	100%	6.83 AC	6.83 AC	0.00 AC (0.00%)
SOILS ON FLOODPLAIN	100%	0.39 AC	0.39 AC	0.00 AC (0.00%)
WATERWAYS *	100%	0.00 AC	0.00 AC	0.00 AC (0.00%)
SHORELINES	100%	0.00 AC	0.00 AC	0.00 AC (0.00%)
STEEP SLOPES (30%+)	100%	0.00 AC	0.00 AC	0.00 AC (0.00%)
STEEP SLOPES (25-30%)	90%	0.00 AC	0.00 AC	0.00 AC (0.00%)
STEEP SLOPES (20-25%)	85%	0.00 AC	0.00 AC	0.00 AC (0.00%)
FORESTS	80%	1.28 AC	1.03 AC	0.25 AC (20%)
FLOOD FRINGE AREAS	75%	0.00 AC	0.00 AC	0.00 AC (0.00%)
STEEP SLOPES (15-20%)	70%	0.00 AC	0.00 AC	0.00 AC (0.00%)
STEEP SLOPES (8-15%)	60%	0.00 AC	0.00 AC	0.00 AC (0.00%)
LAND WITH RESOURCE RESTRICTIONS		8.50 AC		
RESOURCE PROTECTION LAND			8.25 AC	0.25 AC

* ENTIRETY OF RESOURCE LOCATED WITHIN OTHER RESOURCE. AMOUNT NOT MAPPED.

(3) UNRESTRICTED LAND

BASE SITE AREA	18.94 AC
MINUS ACRES WITH LIMITATIONS	8.50 AC
TOTAL UNRESTRICTED LAND	10.44 AC

(4) RECREATION OPEN SPACE

NOT APPLICABLE

(5) CALCULATED OPEN SPACE

TOTAL RESOURCE PROTECTION	8.50 AC
PLUS RECREATION SPACE	0.00 AC
CALCULATED OPEN SPACE	8.50 AC

(6) STANDARD MINIMUM OPEN SPACE

BASE SITE AREA	18.94 AC
TIMES - STD. MINIMUM OPEN SPACE RATIO	0.00 AC
STANDARD MINIMUM OPEN SPACE	0.00 AC

(7) REQUIRED OPEN SPACE

STANDARD REQUIRED OPEN SPACE	0.00 AC
CALCULATED OPEN SPACE	8.50 AC
REQUIRED OPEN SPACE (WHICHEVER IS GREATER)	8.50 AC

(8) NET BUILDABLE SITE AREA

BASE SITE AREA	18.94 AC
MINUS REQUIRED OPEN SPACE	8.50 AC
NET BUILDABLE SITE AREA	10.44 AC

(9) CALCULATED OPEN SPACE

TOTAL RESOURCE PROTECTION	8.50 AC
PLUS RECREATION SPACE	0.00 AC
CALCULATED OPEN SPACE	8.50 AC

(10) MAXIMUM IMPERVIOUS SURFACE RATIO

MAXIMUM IMPERVIOUS SURFACE RATIO	0.30
TIMES - BASE SITE AREA	18.94 AC
MAXIMUM IMPERVIOUS SURFACE	5.68 AC

(11) SITE CAPACITY SUMMARY

REQUIRED OPEN SPACE (CALCULATED OR STD MIN, WHICHEVER IS GREATER)	8.50 AC
NET BUILDABLE SITE AREA	10.44 AC
MAXIMUM NUMBER OF DWELLING UNITS	N/A
MAXIMUM IMPERVIOUS SURFACE	5.68 AC

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

16 EAST BUTLER AVENUE, SUITE 100, NEW BERTHLEEM, PA 18936-4330, WWW.GILMORE-ASSOCIATES.COM

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GA

TAX MAP PARCEL NO.: 44-11-8-3 & 44-11-8-4
 MUNICIPAL FILE NO.: XX
 JOB NO.: 19-01147-01
 OWNER: SPINIEO INDUSTRIAL HOLDINGS, LLC, BETHLEHEM PIKE, MONTGOMERYVILLE, PA 18936 215-619-1000
 TOTAL AREA: 20.12 AC.
 DATE: 02/12/2021
 SCALE: 1"=100'
 DESIGNED BY: ESC
 DRAWN BY: MLK
 CHECKED BY: ESC

PRELIMINARY LAND DEVELOPMENT PLANS
 RECORD PLAN
 SPINIEO TRACT

TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: _____ BY: _____

DATE: _____ BY: _____

DATE: 02/12/2021

SHEET NO.: 2 OF 27

G:\mdddev\2019\1901147-01_Spinieo_Tract_LD\DESIGN\CAD\Production Drawings\1901147-01_Record Plan.dwg Layout: 2_Record Plan Plotted By: mlkiney, on Tue Feb 16, 2021 at 11:32am