

**APPLICANT/SITE OWNER STORMWATER MANAGEMENT ACKNOWLEDGMENT**

WE, VICTORIA J FLOOD AND THOMAS H FLOOD, ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED STORMWATER MANAGEMENT SITE PLAN MUST BE APPROVED BY THE TOWNSHIP AND THAT A REVISED EAS PLAN MAY BE REQUIRED TO BE SUBMITTED TO THE CONSERVATION DISTRICT. WE ALSO ACKNOWLEDGE THAT THE STORMWATER BMP FACILITIES ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED UNLESS APPROVED BY THE TOWNSHIP.

DATE \_\_\_\_\_

DESIGN ENGINEER: (SEC.23-402.B.(3)(d))

I, (DESIGN ENGINEER), ON THIS DATE (DATE OF SIGNATURE), HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE NORTHAMPTON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE OR PLAN.

DATE \_\_\_\_\_

BUCKS COUNTY PLANNING COMMISSION REVIEW: BCPC NO.:

CERTIFIED BY THE EXECUTIVE DIRECTOR OF THE BUCKS COUNTY PLANNING COMMISSION

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

EXECUTIVE DIRECTOR:

NORTHAMPTON TOWNSHIP SUPERVISORS:

THIS PLAN IS APPROVED BY THE TOWNSHIP SUPERVISORS OF NORTHAMPTON ON THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PRESIDENT:

SECRETARY:

NORTHAMPTON TOWNSHIP ENGINEER:

THIS PLAN WAS REVIEWED BY THE NORTHAMPTON TOWNSHIP ENGINEER ON THIS THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TOWNSHIP ENGINEER:

CERTIFICATE OF ACCURACY:

I, ADAM D CREWS, HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL DRAWINGS BEARING MY SEAL, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND FOR WHICH I ACCEPT FULL RESPONSIBILITY.

DATE \_\_\_\_\_

SURVEYORS CERTIFICATION:  
I HEREBY CERTIFY THAT THE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON OCTOBER 21, 2022, AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE \_\_\_\_\_

CERTIFICATION OF OWNERSHIP:

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF BUCKS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED THOMAS H FLOOD AND VICTORIA J FLOOD, SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESCRIBED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW, WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC

OWNER THOMAS H FLOOD

OWNER VICTORIA J FLOOD

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STORMWATER FACILITIES GENERAL NOTES:

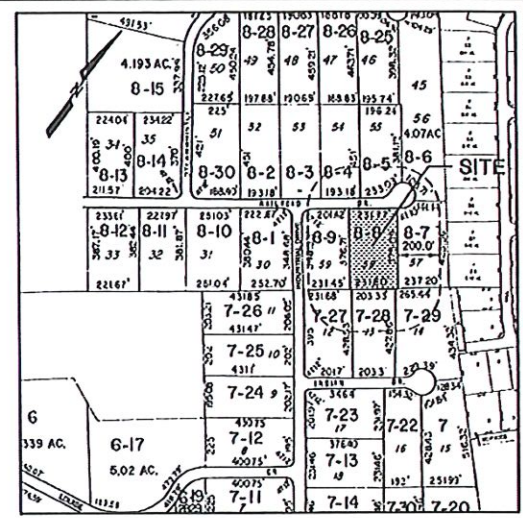
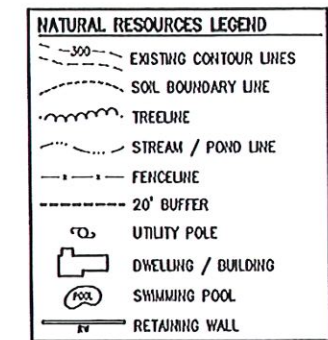
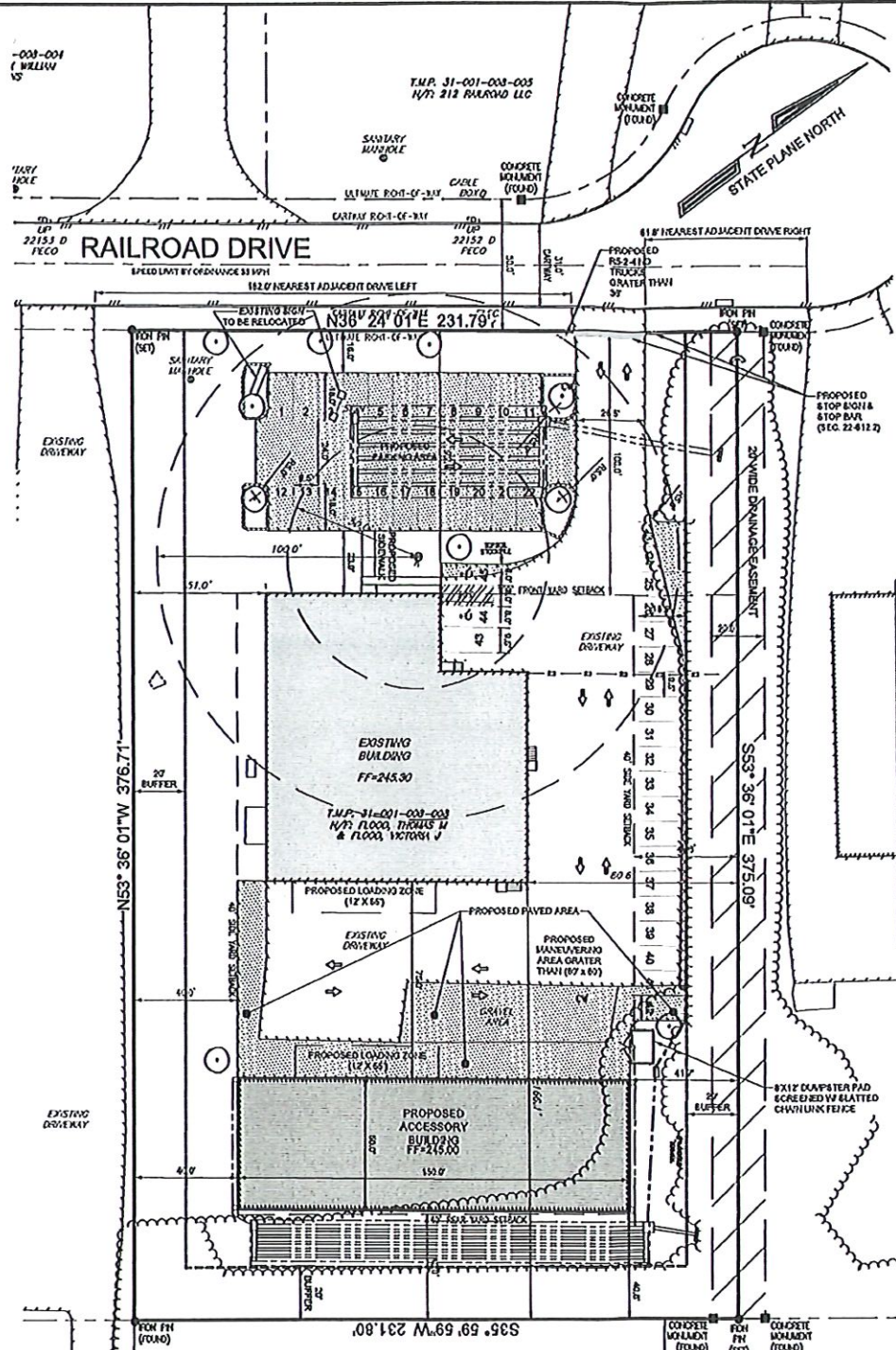
1. THE OWNER SHALL SIGN OPERATION AND MAINTENANCE (O&M) AGREEMENT WITH NORTHAMPTON TOWNSHIP COVERING ALL STORMWATER FACILITIES AND BMPs THAT ARE TO BE PRIVATELY OWNED. THE O&M AGREEMENT MUST BE IN A FORM ACCEPTABLE TO THE TOWNSHIP SOLICITOR. (SEC.23-404.2)
2. THE APPLICANT SHALL PROVIDE A BLANKET EASEMENT FOR ALL STORMWATER FACILITIES ON SITE IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THESE FACILITIES. (SEC.23-404.2)
3. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMPs), FACILITIES, AREA, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED. (SEC.23-403.1)
4. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPE, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY. (SEC.23-403.2)

UTILITY SERVICE NOTE:

THE EXISTING FACILITY IS SERVED WITH PUBLIC SEWER AND WATER. THE PROPOSED ACCESSORY BUILDING WILL BE DRY FITTED WITH WATER AND SEWER SERVICE FOR CAPABILITY AT A FUTURE DATE. THERE ARE NO PROPOSED SEWER AND WATER FACILITIES AT THIS TIME. IF SERVICE IS PROPOSED AT A LATER DATE APPROVAL SHALL BE OBTAINED FROM THE NORTHAMPTON TOWNSHIP BUCKS COUNTY MUNICIPAL AUTHORITY AND THE TOWNSHIP.

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**ZONING INFORMATION**

ZONED: I-1 - PLANNED INDUSTRIAL/OFFICE	PERMITTED BY ORDINANCE		
	EXISTING	PROPOSED	PROPOSED
GROSS LOT AREA	2,000 SQ. FT.	2,000 SQ. FT.	2,000 SQ. FT.
MINIMUM LOT AREA	2,000 SQ. FT.	1,810 SQ. FT.	1,810 SQ. FT.
MINIMUM LOT WIDTH @ R.D. SETBACK	200.0 FT.	231.8 FT.	231.8 FT.
MAXIMUM BUILDING COVERAGE	33.00%	12.07%	12.07%
MAXIMUM LOT IMPERVIOUS SURFACE	70.00%	35.21%	35.21%

USE: WHOLESALE, DISTRIBUTING, WAREHOUSING	PERMITTED BY ORDINANCE		
	EXISTING	PROPOSED	PROPOSED
FRONT (RAILROAD DRIVE)	100.0 FT.	92.9 FT.	92.9 FT.
REAR	40.0 FT.	166.1 FT.	40.0 FT.
SIDE (EACH)	40.0 FT.	51.0 FT.	40.0 FT.
MAXIMUM BUILDING HEIGHT	35.0 FT.	EXISTING - 35.0 FT.	35.0 FT.

USE: ACCESSORY	PERMITTED BY ORDINANCE		
	EXISTING	PROPOSED	PROPOSED
REAR	40.0 FT.	N/A	40.0 FT.
SIDE (EACH)	40.0 FT.	N/A	40.0 FT.
MAXIMUM BUILDING HEIGHT	30.0 FT.	N/A	<30.0 FT.

- WAIVERS:**
1. SECTION 22-403.2.B - 8' DEVIATION IS REQUIRED ALONG BOTH SIDES OF ALL EXISTING AND PROPOSED STREETS. A WAIVER IS REQUESTED DUE TO THE IMPROVEMENTS REQUIRED DO NOT FIT WITH THE CHARACTERISTICS OF THE SURROUNDING PROPERTIES.
  2. SECTION 22-403.8.A(2) - CURB CUT IS REQUIRED ALONG ALL OFF-STREET PARKING AREAS. A WAIVER IS REQUESTED DUE TO THE IMPROVEMENTS REQUIRED DO NOT FIT WITH THE CHARACTERISTICS OF THE SURROUNDING PROPERTIES.
  3. SECTION 22-403.8.B(2) - OFF STREET PARKING SHOULD BE A MINIMUM OF 20 FEET FROM ANY BUILDING. A WAIVER IS REQUESTED FOR SEVERAL SPACES TO ALLOW FOR COMPLIANCE WITH THE REQUIRED ADA PARKING SPACES AND AN ADDITIONAL SPACE FOR CONVENIENCE IN THIS AREA.
  4. SECTION 22-403.8.B(3) - 90 DEGREE PARKING SPACE SHALL BE A MINIMUM OF 9.5 FEET WIDE. A WAIVER IS REQUESTED FOR SPACES AT THE BUILDING ENTRANCE, 8' WIDE BY PHYSICALLY DISABLED SPACES ARE PROVIDED ADJACENT TO AN 8' WIDE ISLE IN ACCORDANCE WITH ADA REGULATIONS.
  5. SECTION 22-412.2.A - A MINIMUM OF 150 FEET SHALL BE PROVIDED BETWEEN ACCESS POINTS TO COMMERCIAL AND INDUSTRIAL PARKING AREAS. THE DISTANCE BETWEEN EXISTING CONVEYERS HAS BEEN DIMINISHED AT 81.8 FEET AND A WAIVER IS REQUESTED TO ALLOW FOR THE EXISTING NON-CONFORMING DRIVEWAY TO REMAIN.
  6. SECTION 22-403.8.A.(2) (A) (ALL OFF-STREET PARKING) SPACES SHALL BE SURFPAVED LOTS, FULLY PAVED WITH CURBS, ISLAND SEPARATORS, APPROPRIATE LIGHTING, PROPER DRAINAGE AND CONCRETE FEEDSTRAINS AND VEHICULAR ACCESS. A WAIVER IS REQUESTED DUE TO THE FACT THAT THE SURROUNDING PROPERTIES DO NOT HAVE ON-SITE CURBS.

**SITE CALCULATIONS**

Area Calculation	sq. ft.	sq. ft.
Gross Area	87,131.34	2,000.00
Impervious Area	3,755.82	0.0002
	-	0.0000
	-	0.0000
Net Area	83,375.52	1.8140

Total Existing	Total %	IMPROVEMENTS			Total Proposed	Total %
		ADD	NET	REMOVE		
PRIVACY BUILDING	10,655.8	0.0	0.0	0.0	10,655.8	
	0.0	0.0	0.0	0.0	0.0	
STORAGE BLDG	0.0	0.0	7,500.0	7,500.0	7,500.0	
Building Coverage	10,655.8	12.07%	0.0	7,500.0	17,155.8	21.07%

IMPROVEMENT	Area	IMPROVEMENTS			Total Proposed	Total %
		ADD	NET	REMOVE		
DRIVEWAY	18,099.2	0.0	11,758.8	11,758.8	30,858.0	
PAVING	145.1	0.0	0.0	0.0	145.1	
WALKWAYS	3.7	0.0	0.0	0.0	3.7	
WALLS	0.0	0.0	0.0	0.0	0.0	
CEILING	1,771.8	0.0	0.0	-1,771.8	0.0	
EXTERIOR PAINT	0.0	0.0	106.8	106.8	106.8	
GLAZING	109.6	0.0	0.0	0.0	109.6	
	0.0	0.0	0.0	0.0	0.0	
	0.0	0.0	0.0	0.0	0.0	
Subtotal Improvements	20,151.4	24.46%	12,865.6	11,093.8	31,215.6	37.61%

**USAGE NOTE & PARKING SPACE CALCULATION:**  
THE EXISTING AND PROPOSED BUILDINGS SHALL BE INDUSTRIAL IN NATURE AND CONSIST OF MANUFACTURING, STORAGE AND DISTRIBUTION. PROPOSED BUILDING SHALL BE SIMILAR, BUT ACCESSORY USE TO THE EXISTING BUILDING.

**INDUSTRIAL 1 SP/1400 SF OF GROSS FLOOR AREA**  
11,555 SF X (1 SP/1400 SF) = 44 SPACES REQUIRED  
45 SPACES PROVIDED (2 ADA SPACES)

THE ANTICIPATED TRUCK TRAFFIC IS NO MORE THAN 4 BOX TRUCKS ON THE SITE AT ANY TIME. THERE IS SUFFICIENT MANEUVERING ROOM AND PARKING AREA BETWEEN THE TWO BUILDINGS IN THE LOAD/UNLOAD MANEUVERING AREA DURING NORMAL OPERATING HOURS TO ACCOMMODATE THESE VEHICLES. NO LONG TERM OVERNIGHT PARKING IS ANTICIPATED. OVERNIGHT PARKING OF COMPANY VEHICLES SHALL BE IN SEVERAL OF THE 45 SPACES PROVIDED, AND SHALL BE VACATED DURING THE DAY MARKING OPERATIONS.

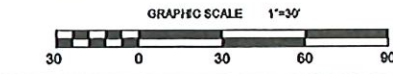
**LOADING SPACE CALCULATION:**  
INDUSTRIAL 1 SP/1810 SQ. FT. OF FLOOR AREA + 1 SP FOR EACH ADDITIONAL 2600 SF OF FLOOR AREA UP TO A MAXIMUM OF 3 SPACES.  
15P FOR 8,000 SF + 1 SP FOR REMAINING 22,197 SF  
2 LOADING SPACES REQUIRED



**OWNER:**  
FLOOD, THOMAS H  
& FLOOD, VICTORIA J  
In Care Of  
215 RAILROAD DR  
WYOMING PA 19381

**NOTES:**

1. SEND TAX MAP PARCEL 31-001-008-008 INSTRUMENT NO. 2011013077; DATED - MARCH 08, 2011
2. THIS PLAN REPRESENTS A BOUNDARY RETRACTION SURVEY PERFORMED BY THIS OFFICE OCTOBER 21, 2022. GROSS AREA BY SURVEY: 2,000 ACRES
3. EXISTING FEATURES SHOWN BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE OCTOBER 21, 2022.
4. VERTICAL DATUM IS NAVD83 (FEET). HORIZONTAL DATUM REFERENCED TO PA STATE PLANE SOUTH ZONE MERIDIAN
5. CONTRACTOR SHALL CONTACT PA ONE CALL PRIOR TO ANY EXCAVATION OR DEMOLITION
6. ALL PRIVATELY OWNED UNDERGROUND UTILITY LINES, IF SHOWN ARE SHOWN IN APPROXIMATE LOCATIONS. NO ACCURATE RECORDS EXIST AS TO THEIR DEPTHS, LOCATIONS, ANCHORAGE, WATER AND ELECTRIC LINES UNKNOWN
7. PUBLIC OWNED UNDERGROUND UTILITIES, IF SHOWN ARE SHOWN BASED ON PA ONE CALL WORKOUT AND DO NOT REPRESENT INDEPENDENT INVESTIGATION
8. THE 100 YEAR FLOOD PLAIN DOES NOT EXIST ON THE SITE AS DETERMINED UNDER THE PROVISIONS OF THE NORTHAMPTON TOWNSHIP ZONING ORDINANCE.



**Record Plan**

REV #	DATE	DESCRIPTION	INITIALS

**CreWS Surveying, LLC**  
1805 DEEP RUN ROAD, SUITE B (215) 705-2477 (215) 493-1810  
P. O. BOX 265 PIPERSVILLE, PA 18047 www.CreWSsurveying.com NEW HOPK, PA 18858

**PRELIMINARY/FINAL LAND DEVELOPMENT PLAN PREPARED FOR FLOOD SUPPLY TAX MAP PARCEL 31-001-008-008 SITUATE IN NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

DATE	DRAWN BY	CHECKED BY	SCALE	F.B.P.O.	JOB NO.	SHEET NO.
MAY 21, 2024	ATB	JDC	1"=30'	-	565; REF: 5429	1 OF 12