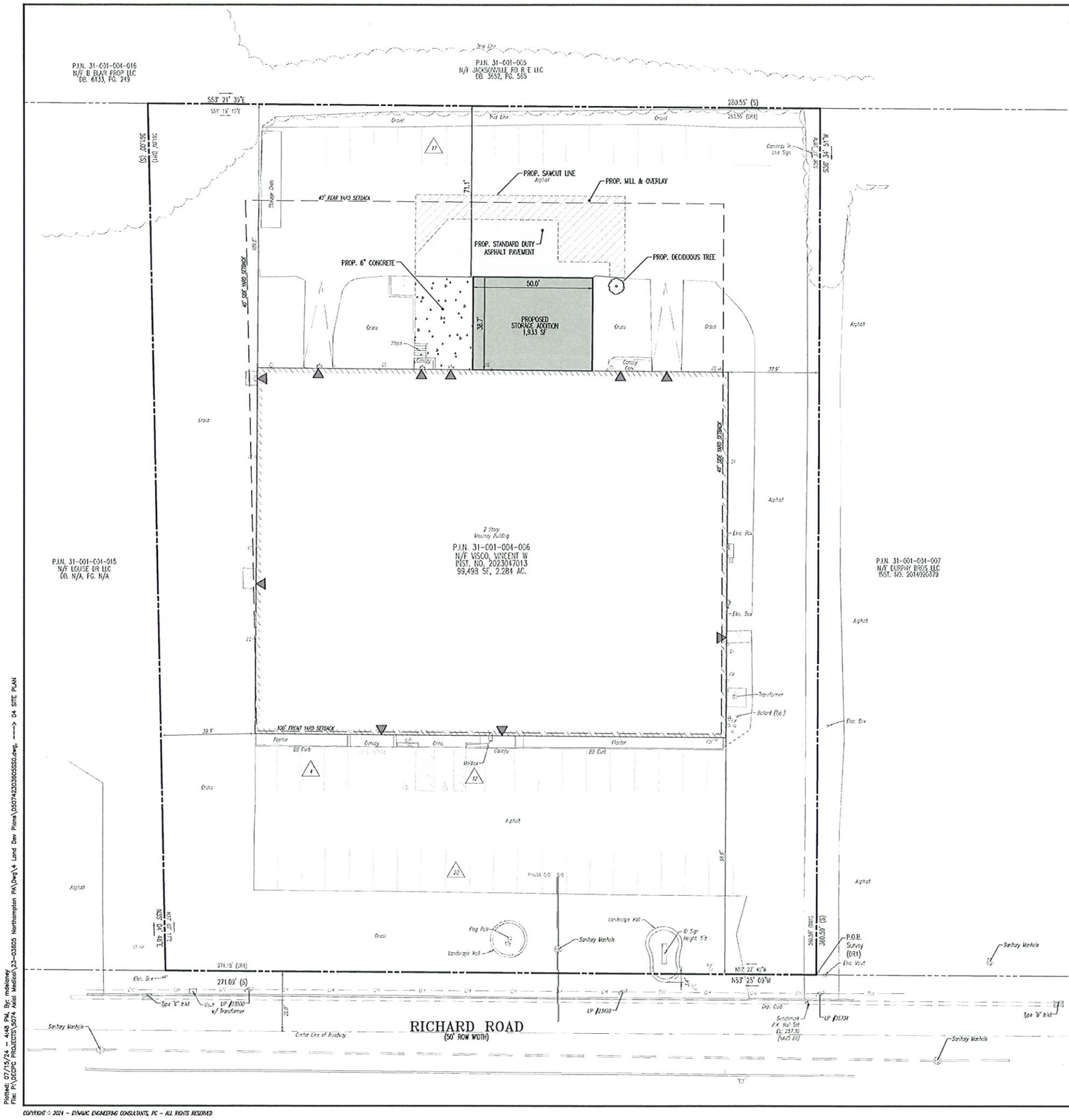

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
   BOUNDARY, LOCATION & TOPOGRAPHIC SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: DECEMBER 14, 2023

   AXIAL MEDICAL ADDITION PLANS
   KZM ARCHITECTS
   33 W. RIDLEY AVENUE
   RIDLEY PARK, PA 19078
   DATED: JULY 7, 2023
2. OWNER: VINCENT W. VISCO, SR.
   65 RICHARD ROAD
   WARMINSTER, PA 18974

   APPLICANT: AXIAL MEDICAL
   65 RICHARD ROAD
   WARMINSTER, PA 18974
3. PARCEL DATA: 65 RICHARD ROAD (T-777)
   PARCEL NO. 31-001-004-006
   TOWNSHIP OF NORTHAMPTON
   BUCKS COUNTY, PA
4. ZONE: PLANNED INDUSTRIAL (I-1 DISTRICT)
5. EXISTING USE: WAREHOUSING, MANUFACTURING & OFFICE **(PERMITTED USE)** (§27-602.1.A)
6. PROPOSED USE: WAREHOUSING, MANUFACTURING & OFFICE **(PERMITTED USE)** (§27-602.1.A)
7. SCHEDULE OF ZONING REQUIREMENTS (§27-602)

DISTRICT REQUIREMENT	I-1 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	2.0 Ac.	2.28 Ac. (99,498 SF)	2.28 Ac. (99,498 SF)
MINIMUM LOT WIDTH (@ BSBL)	200 FT	273.7 FT	273.7 FT
MINIMUM FRONT YARD SETBACK (RICHARD ROAD)			
- BUILDING	100 FT	59.6 FT	59.6 FT
MINIMUM REAR YARD SETBACK			
- BUILDING	40 FT	40 FT	71.7 FT
MINIMUM SIDE YARD SETBACK			
- BUILDING	40 FT	37.9 FT (E)	37.9 FT (E)
MAXIMUM BUILDING HEIGHT	45 FT		
MAXIMUM BUILDING COVERAGE [1]	30%	30% (29,858 SF)	31.9% (31,791 SF) (V)
MAXIMUM IMPERVIOUS COVERAGE	70%	70.3% (69,954 SF)	70.3% (69,954 SF)

[1] BASED ON ZHB CASE NO. 2022-23 A VARIANCE WAS GRANTED FROM 20 (§27-602.2E 1) TO PERMIT A BUILDING COVERAGE OF 31.9%
N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-CONFORMANCE (V): VARIANCE

8. PARKING REQUIREMENTS
   A. REQUIRED PARKING CALCULATION PER §27-1110.2.A(1):

   WAREHOUSE: ONE (1) PARKING SPACE PER 500 SF OF GROSS FLOOR AREA

   THEREFORE:

   EXISTING PARKING CALCULATION:

   (29,858 SF) X (1 SPACE/500 SF) = 60 SPACES REQUIRED
   = 57 SPACES EXISTING (E)

   PROPOSED PARKING CALCULATION (1,933 SF ADDITION):

   (31,791 SF) X (1 SPACE/500 SF) = 64 SPACES REQUIRED
   = 4 ADDITIONAL SPACES REQUIRED
   = 57 SPACES PROPOSED **(VARIANCE GRANTED)**
9. LOADING REQUIREMENTS
   A. OFF-STREET LOADING AND UNLOADING SPACE(S) WITH PROPER AND SAFE ACCESS FROM STREET OR ALLEY SHALL BE PROVIDED ON EACH LOT WHERE IT IS REQUIRED THAT SUCH FACILITIES ALL NECESSARY TO ADEQUATELY SERVE THE USES WITHIN THE DISTRICT. ALL SUCH LOADING AND UNLOADING SPACES SHALL BE LOCATED TO THE SIDE OR REAR OF THE BUILDING. EACH LOADING AND UNLOADING SPACE:
      - SHALL BE AT LEAST 12 FEET WIDE, 55 FEET LONG AND SHALL HAVE AT LEAST A FIFTEEN-FOOT VERTICAL CLEARANCE. (§27-1109.1.A)
      - SHALL HAVE AN ADDITIONAL SIXTY-FOOT MANEUVERING AREA. (§27-1109.1.A)
      - SHALL HAVE AN ALL-WEATHER SURFACE TO PROVIDE SAFE AND CONVENIENT ACCESS DURING ALL SEASONS. (§27-1109.1.A)
      - SHALL NOT BE CONSTRUCTED IN ANY REQUIRED YARD OR REQUIRED PARKING AREA. (§27-1109.1.A)

   B. ALL COMMERCIAL AND INDUSTRIAL BUILDINGS SHALL HAVE ADEQUATE LOADING AND UNLOADING FACILITIES IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
      - ANY COMBINATION OF USES ON A LOT HAVING AN AGGREGATE FLOOR AREA OF 8,000 SQUARE FEET OR MORE SHALL REQUIRE ONE OFF-STREET LOADING SPACE. (§27-1109.4.A)
      - IN ADDITION TO THE ABOVE, ONE ADDITIONAL OFF-STREET LOADING SPACE SHALL BE PROVIDED FOR EACH 25,000 SQUARE FEET OF FLOOR AREA UP TO A MAXIMUM OF THREE TOTAL OFF-STREET LOADING SPACES PROVIDED, HOWEVER, THAT A PLANNED SHOPPING CENTER MAY REQUIRE ADDITIONAL LOADING SPACES DUE TO DESIGN AND BUILDING LOCATION REQUIREMENTS. (§27-1109.4.B)
      - WAREHOUSE USES SHALL BE DESIGNED FOR AN APPROPRIATE NUMBER OF OFF-STREET LOADING SPACES TO MEET THE NEEDS OF THE SPECIFIC USE. (§27-1106.A.C)
10. BUFFER REQUIREMENTS
    A. A BUFFER AREA SHALL BE REQUIRED ALONG ANY PROPERTY LINE ABUTTING ANY OTHER ZONING DISTRICT. (§27-603.3) **(E)**
    B. REQUIRED BUFFERS SHALL NOT BE LESS THAN 20 FEET IN DEPTH OR AS SPECIFIED FOR EACH RESPECTIVE USE OR DISTRICT. BUFFER SPACES SHALL NOT BE USED FOR PARKING, MAN OR ACCESSORY BUILDINGS OR ANY OTHER USE. (§ 27-1003.2) **(E)**
11. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
12. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
13. BASED ON TOPOGRAPHIC SURVEY INFORMATION, AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE 'X' (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0045J, WHICH BEARS AN REVISED DATE OF 3/16/2015, BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATES IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
14. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
15. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

VARIANCES GRANTED:

THE FOLLOWING VARIANCES WERE GRANTED ON OCTOBER 18, 2022 BY THE NORTHAMPTON TOWNSHIP ZONING HEARING BOARD (CASE NO. 2022-23):

1. ZO §27-602.2E: TO PERMIT A BUILDING COVERAGE RATIO OF 31.9%
2. ZO §27-1107.2.A(1): TO PERMIT THE BUILDING ADDITION WITHOUT REQUIRING FOUR (4) NEW OFF-STREET PARKING SPACES

PAVEMENT LEGEND

PROP. STANDARD DUTY ASPHALT PAVEMENT

PROP. MILL & OVERLAY

PROP. 6" CONCRETE

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

DYNAMIC ENGINEERING
• ENGINEERING • EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: LZ | DESIGNED BY: MTM | CHECKED BY: JAG | CHECKED BY: I

PROJECT: AXIAL MEDICAL
PROPOSED BUILDING EXPANSION
PARCEL NO. 31-001-004-006
TOWNSHIP OF NORTHAMPTON, BUCKS COUNTY, PA

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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PENNSYLVANIA LICENSE No. PE060629

THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 031742

TITLE: SITE PLAN

SCALE: (H) 1"=20' (V) | DATE: 07/10/24
PROJECT No: 5074-23-03605

SHEET No: 4 OF 9 | Rev. #: 0

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Plotted: 07/15/24 — 4:48 PM, By: mdelaney
File: P:\DEC/PC PROJECTS\5074 Axial Medical\23-03605 Northampton PA\Dwg\4 Land Dev Plans\05074230360SSS0.dwg, ----> 04 SITE PLAN