

ZONING DATA:

1. ZONING DISTRICT:	O/R - OFFICE RESEARCH	
2. PROPOSED USE:	WAREHOUSE	
3. GROSS SITE AREA:	14,855 ACS. (20-16-39 & PORTIONS OF 20-12-1, 20-12-2)	
R-O-W-S:	0.438 ACS.	
BASE SITE AREA:	14,420 ACS.	
BASE SITE AREA:	14,420 ACS.	
RESOURCE PROTECTION AREA:	0.920 ACS. (6.38% OF BSA, SEE SITE CAPACITY CALCULATIONS)	
NET BUILDABLE SITE AREA:	13,500 ACS.	
4. DIMENSIONAL REQUIREMENTS:		
	REQUIRED	PROPOSED
MIN. TRACT SIZE	25 A.C.	14.42 A.C. (EXISTING NON-CONFORMITY)
MIN. TRACT WIDTH	200 FT.	839.51 FT.
BUILDING COVERAGE	35% (NET BUILDABLE AREA)	125,775 S.F. (21.40% OF NBSA)
IMPERVIOUS COVERAGE	65% (GROSS SITE AREA)	265,169 S.F. (42.22% OF GSA)
HEIGHT: STORIES / FEET	3 / 50 FT.	2 / 35 FT.
FRONT YARD	100 FT.	222 FT.
SIDE YARD	75 FT.	81 FT.
REAR YARD	100 FT. (SPECIAL I-95 SETBACK)	136 FT.
5. PARKING SPACES		
WAREHOUSE USE	1/500 S.F. OF GROSS FLOOR AREA	252 SPACES

VARIANCE GRANTED:

A VARIANCE WAS OBTAINED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING HEARING BOARD FOR SECTION 200-51-(5) OF THE ZONING ORDINANCE TO PERMIT DISTURBANCE OF MANMADE STEEP SLOPES WITHIN THE EXISTING DETENTION BASIN.

LEGEND

BUILDING SET BACK LINE	B.S.B.L.
PROPOSED CENTER LINE	---
SWM AREA	---
PROPOSED SIDEWALK	---
EXISTING TREE LINE	---
BOUNDARY LINE	---
DEPRESSED CURB	D.C.

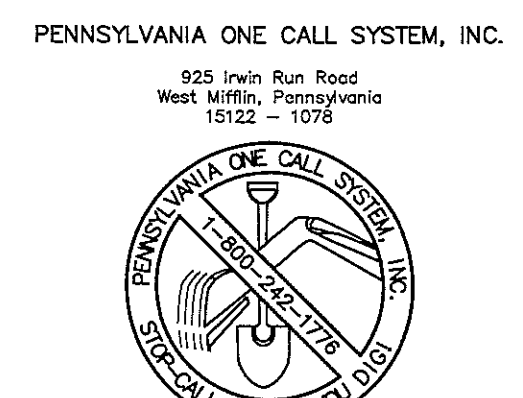
SITE CAPACITY CALCULATIONS

% OF RESOURCE TO BE PROTECTED	TOTAL RESOURCE AREA (AC)	TOTAL RESOURCE PROTECTION (AC)	TOTAL ALLOWED DISTURBANCE (AC)	TOTAL PROPOSED DISTURBANCE (AC)
FLOODPLAINS	0.000	N/A	N/A	N/A
FLOODPLAIN SOILS	0.000	N/A	N/A	N/A
LAKES, PONDS & SHORELINES	0.000	N/A	N/A	N/A
WETLANDS, WATERCOURSES & BUFFERS	0.000	N/A	N/A	N/A
STEEP SLOPES CLASS III (>25%)	0.018*	0.018	0.000	0
STEEP SLOPES CLASS II (15 - 25%)	0.605*	0.424	0.181	0.364***
STEEP SLOPES CLASS I (8 - 15%)	0.457*	0.234	0.233	0.426***
WOODLANDS	0.348	0.244	0.104	0**
RESOURCE PROTECTION LAND = 0.920				

* STEEP SLOPES LOCATED ON THE PROPERTY ARE MANMADE DUE TO THE OVERPASS CREATED BY I-95 AND DURING THE CONSTRUCTION OF THE EXISTING BASIN.
 ** MINOR GRADING OCCURS WITHIN THE WOODLAND TREE CANOPY, BUT EXISTING TREES ARE SCHEDULED TO REMAIN. IN THE EVENT ANY TREES WERE TO DIE, THE APPLICANT WOULD REPLACE THE TREES AT A 1 TO 1 CALIPER INCH RATIO. IN ADDITION, FOR LARGER TREES (6" DIAMETER OR GREATER) THAT ARE DETERMINED TO BE DISTURBED DURING CONSTRUCTION, A TREE WELL OR OTHER SUITABLE METHOD MUST BE IMPLEMENTED WITH THE TOWNSHIP'S APPROVAL IN ORDER TO PROTECT THE TREE.
 *** STEEP SLOPE DISTURBANCE OCCURS ONLY WITHIN THE EXISTING BASIN. SEE EXISTING FEATURES SHEET FOR DETAILED CALCULATIONS AND LOCATION OF STEEP SLOPES. THE ZONING HEARING BOARD GRANTED A STEEP SLOPE DISTURBANCE VARIANCE.

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 NOVEMBER 30, 2004, PENNSYLVANIA ACT 199. GILMORE & ASSOCIATES INC. HAS OBTAINED PA-ONE CALL SERIAL NUMBERS 1876193 & 1876174 (2006) FOR DESIGN PURPOSES ONLY.



APPLICANT:
SHADY BROOK INVESTORS, L.P.
770 TOWNSHIP LINE ROAD
SUITE 150
YARLEYS, PA 19067
215-575-2400
MUNICIPAL FILE NO.:

REV.	DESCRIPTION	DATE
TAX MAP PARCEL NO.:	20-16-39 & PORTION OF 20-12-1 & 20-12-2	
TOTAL AREA:	14.42 AC.	
TOTAL LOTS:	1	
DATE:	2/15/2019	
SCALE:	1"=50'	

SKETCH PLAN
WAREHOUSE
CAPSTONE TERRACE
LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.:
JEG	DM1	JEG	2006-204
SHEET NO.:			1 OF

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