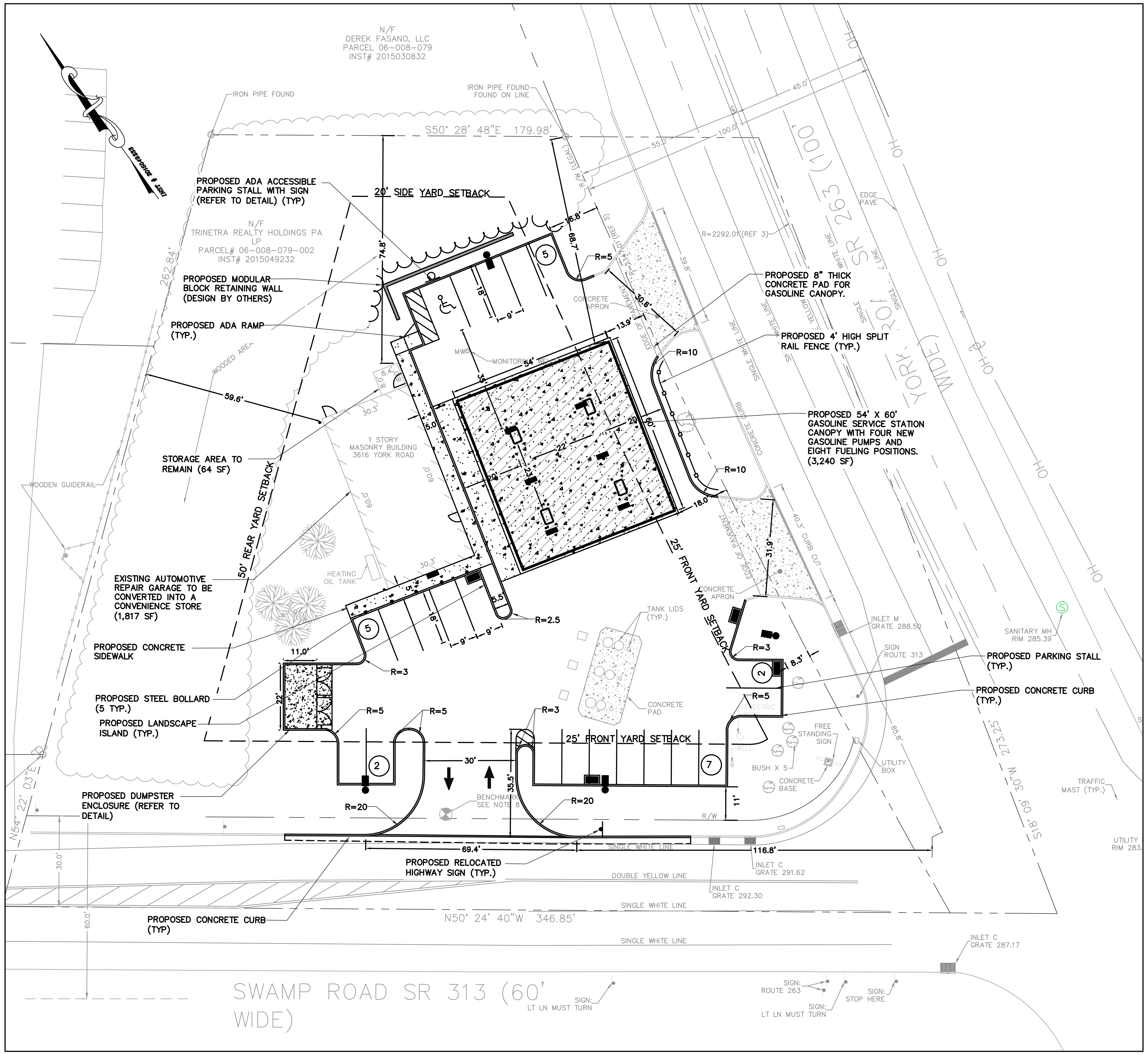

PLAN

SCALE: 1"= 20'

DEMO KEY

- = DENOTES FULL DEPTH ASPHALT PAVEMENT
- = DENOTES ASPHALT PAVEMENT TO BE MILLED AND OVERLAYED.
- = DENOTES CONCRETE PAVEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

ZONING NOTES:

1. THIS PLAN HAS BE PREPARED BASED ON REFERENCED INCLUDING: ARCHITECTURAL SITE PLAN (BY OTHERS)

2. OWNER: TRINETRA REALTY HOLDINGS PA LP
   103 CARNEGIE CENTER, SUITE 345
   PRINCETON, NJ 08540

3. APPLICANT: TRINETRA REALTY HOLDINGS PA LP
   103 CARNEGIE CENTER, SUITE 345
   PRINCETON, NJ 08540

4. PROPERTY DATA: 3616 YORK ROAD
   TOWNSHIP OF BUCKINGHAM, BUCKS COUNTY, PA
   PARCEL# 06-008-079-002

5. ZONING: VC-2 (VILLAGE CENTER DISTRICT)

   PROPOSED USE: MOTOR VEHICLE GASOLINE STATION (EN)
   CONVENIENCE STORE (V)

6. BULK TABLE

ZONE REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SF	66,978 SF (1.58 ACRES)	66,978 SF (1.58 ACRES)
MIN. LOT WIDTH AT BUILDING SETBACK LINE	100'	244.9'	244.9'
MAX. BUILDING COVERAGE	30%	2.81%	7.65%
MAX. IMPERVIOUS SURFACE COVERAGE	45%	29.02%	30.46%
MIN. FRONT YARD	25'	80.3'	14.2' (V)
MIN. SIDE YARD	20'	74.8'	73.8'
MIN. REAR YARD	50'	59.6'	59.6'

7. E11 – CONVENIENCE STORE

   - MINIMUM LOT AREA: 1 ACRE
   - THE USE MUST HAVE DIRECT ACCESS TO AN ARTERIAL STREET. ACCESS TO A NON-ARTERIAL IS NOT PERMITTED.
   - THERE SHALL BE ONLY ONE POINT OF INGRESS AND ONLY ONE POINT OF EGRESS PER ARTERIAL STREET
   - NO DRIVE-THROUGH WINDOWS ARE PERMITTED.
   - TRASH RECEPTACLES SHALL BE PROVIDED OUTSIDE. OUTDOOR COLLECTION STATIONS SHALL BE PROVIDED FOR GARBAGE AND TRASH REMOVAL. THESE STATIONS SHALL BE LOCATED TO THE REAR OF THE STRUCTURE AND SHALL BE SCREENED FROM VIEW AND LANDSCAPED.
   - ARCHITECTURAL DESIGN SHALL INCLUDE: PITCHED ROOF, USE OF TRADITIONAL OR NATURAL MATERIALS; REFLECTIVE OF TRADITIONAL BUCKINGHAM TOWNSHIP ARCHITECTURE.
   - PARKING: ONE (1) OFF-STREET PARKING SPACE FOR EACH ONE-HUNDRED SQUARE FEET OF GROSS AREA USED OR INTENDED TO BE USED FOR SERVICING CUSTOMERS AND ONE PARKING SPACE FOR EACH EMPLOYEE. AT LEAST 50 PERCENT OF THE REQUIRED PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL BUILDING AND NOT IN THE FRONT OF THE BUILDING.(V)

8. E23 – MOTOR VEHICLE GASOLINE STATION

   - DIMENSIONAL REQUIREMENTS:
     A. MINIMUM LOT AREA: 2 ACRES; 1.58 ACRES PROPOSED (EN)
     B. MINIMUM LOT WIDTH ALONG ALL STREETS: 250'; 244.9' PROPOSED (EN)
     C. MINIMUM DISTANCE BETWEEN ALL BUILDINGS AND STRUCTURES AND ANY RESIDENTIAL DISTRICT OR USE: 100'

   - THIS USE SHALL BE PERMITTED ONLY WHERE THERE IS FRONTAGE ON AN ARTERIAL ROAD. ACCESS TO ROADS SHALL BE AT LEAST TWO HUNDRED (200) FEET FROM THE INTERSECTION OF ANY STREETS. (EN)
   - ALL ACTIVITIES EXCEPT THOSE TO BE PERFORMED AT THE FUEL PUMPS SHALL BE PERFORMED WITHIN A COMPLETELY ENCLOSED BUILDING.
   - FUEL PUMPS AND CANOPIES SHALL BE AT LEAST TWENTY-FIVE (25) FEET FROM ANY ULTIMATE RIGHT-OF-WAY. (V)
   - ALL AUTOMOBILE PARTS AND SIMILAR ARTICLES SHALL BE STORED WITHIN A BUILDING.
   - ALL REFUSE SHALL BE STORED WITHIN A BUILDING OR ENCLOSED AREA.
   - PAINT SPRAYING OR BODY AND FENDER WORK SHALL NOT BE PERMITTED.
   - LUBRICATION, OIL CHANGES, TIRE CHANGES, AND MINOR REPAIRS ARE PERMITTED IF ENTIRELY WITHIN A BUILDING.
   - VEHICLES SHALL NOT BE STORED OUTDOORS WHILE AWAITING REPAIRS FORM MORE THAN FIVE (5) DAYS.
   - JUNK VEHICLES OR UNLICENSED VEHICLES MAY NOT BE STORED IN THE OPEN AT ANY TIME.
   - APPROVAL SHALL BE SECURED FROM THE STATE POLICE FIRE MARSHAL FOR THE STORAGE OF FUEL.
   - A SERVICE STATION MAY CONTAIN ONLY TWO OF THE FOLLOWING FOUR TYPES OF ACTIVITIES: FUEL PUMPS; CONVENIENCE COMMERCIAL, WHICH IS SALE OF CONVENIENCE, FOOD, AND BEVERAGE ITEMS; SERVICE BAYS; AND CAR WASH. CONVENIENCE COMMERCIAL SHALL BE LIMITED TO 2,000 SQUARE FEET OF FLOOR AREA.
   - NO DRIVE-THROUGH WINDOWS ARE PERMITTED FOR SALE OF CONVENIENCE ITEMS.
   - NO SELF-SERVICE GASOLINE PUMPS ARE PERMITTED.
   - THIS USE SHALL NOT BE PERMITTED WITHIN 1,000 FEET OF ANY PRE-EXISTING PUBLIC OR PRIVATE DRINKING WATER SUPPLY SYSTEM OR WELL.
   - PARKING: ONE (1) OFF-STREET PARKING SPACE FOR EVERY ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO CONVENIENCE COMMERCIAL, PLUS FOUR (4) OFF-STREET PARKING SPACES FOR EACH SERVICE BAY, PLUS ONE (1) SPACE FOR EACH EMPLOYEE. OFF-STREET PARKING SPACES SHALL NOT BE PART OF, NO INTERFERE WITH, THE ACCESS WAYS TO THE PUMPS.
   - APPLICANT SHALL PRESENT A PLAN TO DEMONSTRATE THE METHODS BY WHICH ANY SPILLS OF LIQUIDS WILL BE CONTAINED AND SHALL ALSO DEMONSTRATE THAT THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO CAPTURE VOLATILE ORGANIC COMPOUNDS, OILS, AND SOLIDS. APPLICANT SHALL ALSO PROVIDE TO THE TOWNSHIP A COPY OF A MAINTENANCE AGREEMENT SETTING FORTH THE TERMS FOR THE MANAGEMENT OF THE FACILITIES. SUCH MAINTENANCE AGREEMENT SHALL BE SUBJECT TO APPROVAL BY THE TOWNSHIP SOLICITOR AND TOWNSHIP ENGINEER AND SHALL PROVIDE FOR MONITORING POINTS ACCESSIBLE TO THE TOWNSHIP PERSONNEL FOR INSPECTION PURPOSES AS WELL AS AN EASEMENT IN FAVOR OF THE TOWNSHIP FOR ACCESS TO SUCH MONITORING POINTS. THE MAINTENANCE AGREEMENT SHALL ALSO INCLUDE THE APPLICANT'S SPILL CONTAINMENT PROTOCOL AS WELL AS TOWNSHIP REVIEW OF WATER QUALITY (MS-4) TEST REPORTS. IN ADDITION, APPLICANT SHALL ENTER INTO AN AGREEMENT WITH THE TOWNSHIP TO PERMIT ACCESS TO MONITORING AND SAMPLING OF STORMWATER RUNOFF AREAS.
   - IF THIS USE INCLUDES A CAR WASH, THE REQUIREMENTS OF USE E26 SHALL BE MET.

9. BUFFER YARDS

   - PARKING AREAS SHALL BE ADEQUATELY SCREENED WITH A PLANTED BUFFER OF NOT LESS THAN 10 FEET IN WIDTH, LOCATED NOT LESS THAN FIFTY (50) FEET FROM THE PROPERTY LINE OF LAND IN RESIDENTIAL USE, AND IN COMPLIANCE WITH THE STANDARDS OF SECTION 9.20 E. "PARKING AREA LANDSCAPING" (OR ITS SUCCESSOR SECTION) OF THE BUCKINGHAM TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED. (EN)

10. LOADING REQUIREMENTS

    - LOADING SHALL NOT BE PERMITTED ON PUBLIC STREETS.

11. PARKING REQUIREMENTS:

    - INGRESS AND EGRESS FOR NONRESIDENTIAL USES SHALL BE DESIGNED SO THAT VEHICLES SHALL NOT BE REQUIRED TO BACK OUT ONTO A STREET OR ANOTHER LOT.
    - MOTOR VEHICLE GASOLINE STATION

    ONE PARKING SPACE SHALL BE PROVIDED FOR EVERY 100 SQUARE FEET OF GROSS FLOOR AREA AND ONE SPACE PER EMPLOYEE

    REQUIRED PARKING STALLS (RESTAURANT) – 1,817 SF/100 SF PER GROSS FLOOR AREA = 19 STALLS REQUIRED. PLUS ONE SPACE FOR EACH EMPLOYEE = 2 EMPLOYEES/ 1 EMPLOYEE PER SPACE =2 SPACES REQUIRED

    TOTAL STALLS REQUIRED – 21 PARKING STALLS, 21 STALLS PROVIDED.

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DATE: 10/8/2019
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No.	REVISION	DATE	BY	CHK.

SITE PLAN

PROPOSED GASOLINE CANOPY AND CONVENIENCE STORE
TRINETRA REALTY HOLDINGS PA LP
3616 YORK ROAD
TOWNSHIP OF BUCKINGHAM, BUCKS COUNTY PENNSYLVANIA

DRAWN BY :	DESIGN BY :	CHECKED BY :	SCALE :
MDG	MDG	MDG	1"=20'

DATE : OCTOBER 2019
JOB No. : 2018-910
SHEET No. : 3