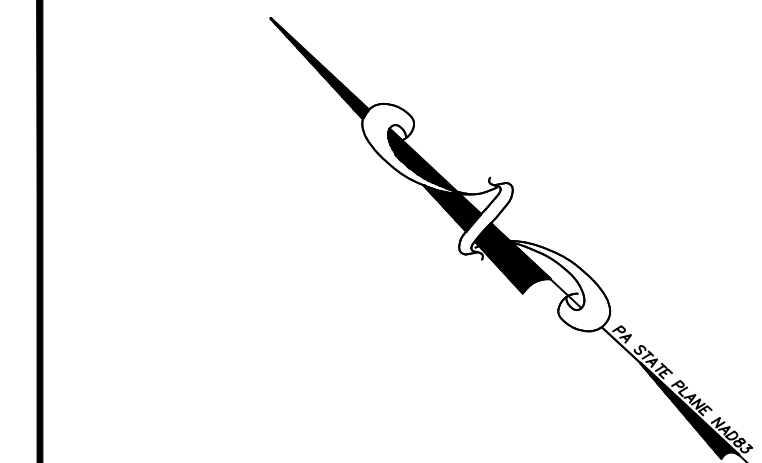




PARKING REQUIREMENTS

REQUIRED (E23 MOTOR VEHICLE GASOLINE STATION USE):  
ONE (1) OFF-STREET SPACE FOR EVERY 100 SF OF GROSS FLOOR AREA  
DEVOTED TO CONVENIENCE COMMERCIAL, PLUS FOUR (4) SPACES FOR EACH  
SERVICE BAY, PLUS ONE (1) SPACE FOR EACH EMPLOYEE.  
GROSS FLOOR COMMERCIAL AREA:  
1,739 SF/100 SF = 17.4 OR 18 SPACES REQUIRED  
3 EMPLOYEE X 1 SPACE = 3 SPACE REQUIRED  
TOTAL REQUIRED PARKING:  
18 + 3 = 21 TOTAL SPACES REQUIRED  
21 SPACES INCLUDING 1 ADA SPACE

ZONING VARIANCES GRANTED ON JUNE 19, 2019

1. SECTION 2302.B - OF THE ZONING ORDINANCE TO PERMIT THE CANOPY TO ENCR OACH INTO  
25 FOOT FRONT YARD ALONG YORK ROAD BY 10.8 FEET AT ITS WIDEST POINT.
2. FROM SECTION 3013 - TO PERMIT PARKING IN THE FRONT YARD OF THE PROPERTY ALONG  
BOTH SWAMP AND YORK ROADS AND FURTHER TO ALLOW FOR THE EXISTING VEGETATION TO  
ALLOW FOR THE EXISTING VEGETATION TO REMAIN AS THE REQUIRED BUFFERS.

ZONING DATA

ZONED: VC-2, VILLAGE CENTER DISTRICT

EXISTING USE: E23 – MOTOR VEHICLE GASOLINE \*(ENC)

PROPOSED USES:

E23 – MOTOR VEHICLE GASOLINE (FUEL PUMPS) \*(ENC) MINIMUM LOT AREA 2.0 ACRE

E11 – CONVENIENCE STORE (MINIMUM LOT AREA 1.0 ACRE)

|                                   | REQUIRED  | EXISTING           | PROPOSED           |
|-----------------------------------|-----------|--------------------|--------------------|
| MIN. LOT AREA                     | 20,000 SF | 37,893 SF *(ENC)   | 37,893 SF *(ENC)   |
| MIN. LOT WIDTH                    | 100 FT.   | 244.3 FT. *(ENC)   | 244.3 FT. *(ENC)   |
| MAX. IMPERVIOUS SURFACE COVERAGE  | 45%       | 16,329 SF (43.09%) | 16,344 SF (43.13%) |
| MAX. BUILDING COVERAGE            | 30%       | 1,739 SF (4.6%)    | 1,838 SF (4.9%)    |
| MINIMUM YARDS                     |           |                    |                    |
| FRONT                             | 25 FT.    | 53.2 FT.           | 53.2 FT. ***(V)    |
| SIDE                              | 20 FT.    | 83.7 FT.           | 83.7 FT.           |
| REAR                              | 50 FT.    | 58.1 FT.           | 58.1 FT.           |
| MAX. BUILDING HEIGHT              | 35 FT.    | ≤ 35 FT.           | ≤ 35 FT.           |
| MIN. CONVENIENCE STORE FLOOR AREA | 2,000 SF  | 1,739 SF           | 1,838 SF *(ENC)    |

\*(ENC)-EXISTING NON-CONFORMITY

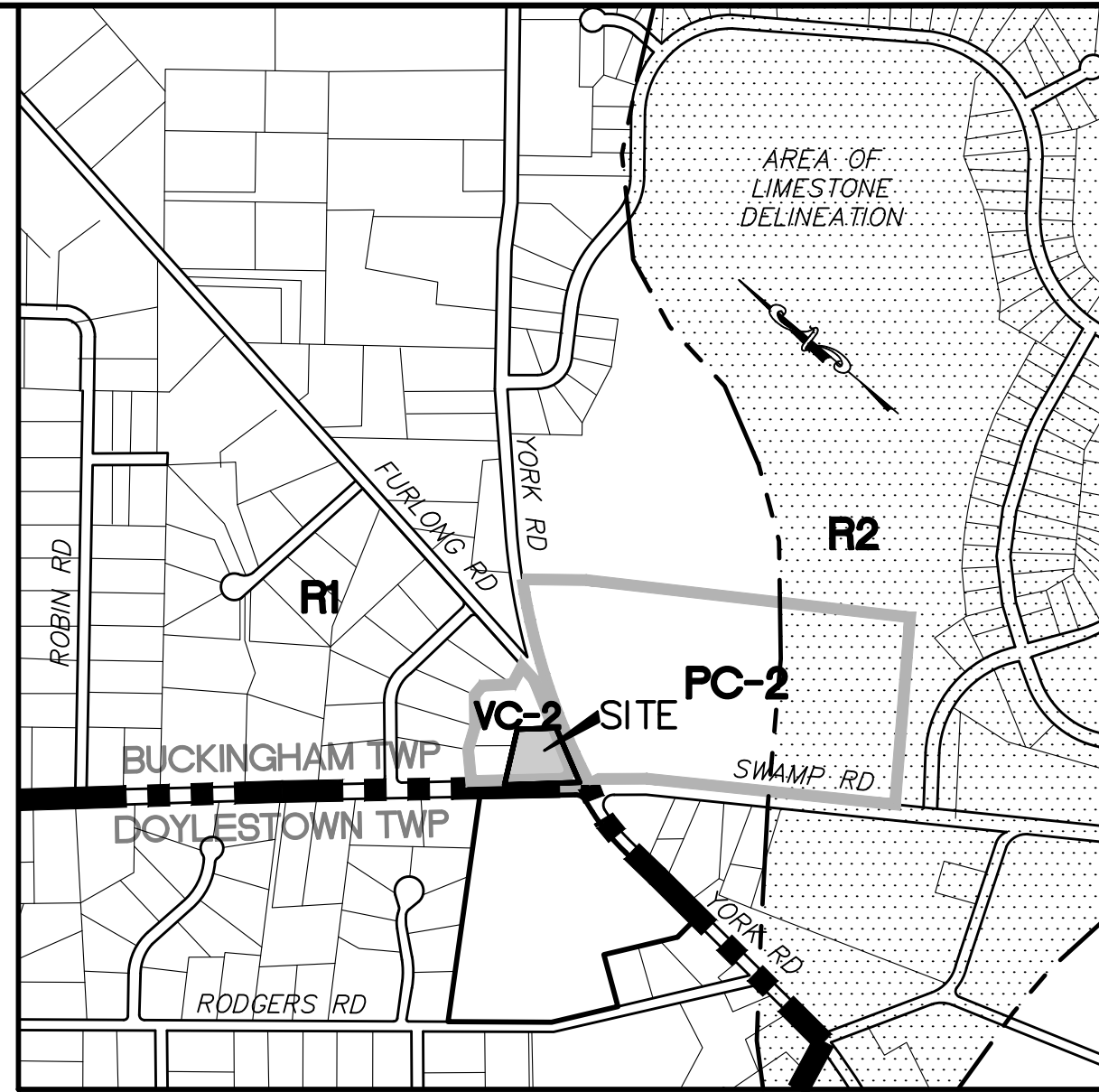
\*\*\*(V)-VARIANCE GRANTED

SITE PLAN NOTES:

1. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF STATE  
HIGHWAY LAW, BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED AND A PERMIT HAS  
BEEN ISSUED BY PENNDOT. ACCESS TO THE STATE HIGHWAY SHALL BE ON AS AUTHORIZED  
BY A HIGHWAY OCCUPANCY PERMIT. THE TOWNSHIP SHALL NOT BE HELD LIABLE FOR  
DAMAGES TO PERSONS OR PROPERTY ARISING OUT OF THE ISSUANCE OR DENIAL OF A  
PERMIT BY PENNDOT. PENNDOT HIGHWAY OCCUPANCY PERMIT NUMBER:
2. THE APPLICANT SHALL ENTER INTO MAINTENANCE AGREEMENT TO DEMONSTRATE METHODS  
BY WHICH ANY SPILLS OF LIQUIDS WILL BE HANDLED INCLUDING HOW THE STORMWATER  
MANAGEMENT SYSTEM IS DESIGNED TO CAPTURE VOLATILE ORGANIC COMPOUND SOILS AND  
SOLIDS.
3. ALL EXISTING CURBING SHALL BE REPAIRED AND REPLACED WITH PROPOSED CURB.
4. THE PLANS WERE PREPARED FROM THE FOLLOWING: BUCKINGHAM TOWNSHIP, BUCKS COUNTY,  
PENNSYLVANIA, "ZONING ORDINANCE INCORPORATING AMENDMENTS ENACTED TO JANUARY 24,  
2018: BUCKINGHAM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA "SUBDIVISION AND LAND  
DEVELOPMENT ORDINANCE" ENACTED DECEMBER 23, 2023, INCORPORATING AMENDMENTS  
ENACTED OCTOBER 14, 2009, ADOPTED BY ORDINANCE 2009-04.
5. THE AREA SHOWN BETWEEN THE PROPOSED ULTIMATE RIGHT-OF-WAY AND THE PENNDOT  
REQUIRED RIGHT-OF-WAY IS HEREBY OFFERED FOR DEDICATION TO BUCKINGHAM TOWNSHIP.
6. THE PROPERTY WILL SCHEDULE ALL DELIVERIES ON-SITE DURING HOURS IN WHICH THE  
STORE IS NOT OPEN TO THE PUBLIC.
7. THE PLANS HAVE BEEN PREPARED ACCORDANCE WITH THE FOLLOWING:
- \* BUCKS COUNTY ZONING ORDINANCE, INCORPORATING AMENDMENTS ENACTED TO  
SEPTEMBER 22, 2021.
- \* SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ENACTED DECEMBER 29, 2003;  
INCORPORATING AMENDMENTS ENACTED TO OCTOBER 14, 2009, ADOPTED BY ORDINANCE  
2009-04.
8. THE SITE PURPOSES TO PROVIDE A WATERLINE MAIN EXTENSION TO THE EXISTING WATERMAIN  
WITHIN SWAMP ROAD.

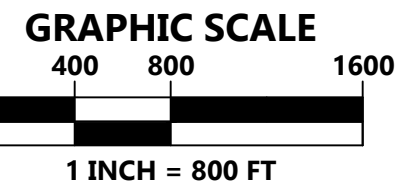
REFERENCE PLANS:

1. PLAN ENTITLED "PLOT PLAN (PROP #3431)" PREPARED BY GETTY OIL COMPANY  
DATED FEBRUARY 2, 1973, LAST REVISED AUGUST 27, 1973, (UNRECORDED).
2. PLAN ENTITLED "FINAL PLAN HESTON TRACT" BY WEISEL & GILMORE ASSOCIATES  
DATED MAY 10, 1972, LAST REVISED FEBRUARY 1, 1973 AS RECORDED IN PLAN  
BOOK 107 PAGE 8.
3. PLAN ENTITLED "MINOR SUBDIVISION OF LAND FOR PHILIP G. TURNER" BY DOUGLAS  
W. BREITINGER, REGISTERED SURVEYOR, DATED JUNE 10, 1991, LAST REVISED  
DECEMBER 5, 1991, AS RECORDED IN PLAN BOOK 264 PAGE 74.
4. PLAN ENTITLED "SUBDIVISION PLAN BUCKINGHAM TWP. (SA 91-06) SPRAY  
IRRIGATION SEWAGE DISPOSAL FACILITY", PREPARED BY KNIGHT ENGINEERING INC.  
DATED MAY 29, 1991, LAST REVISED NOVEMBER 22, 1991 AS RECORDED IN PLAN  
BOOK 264 PAGE 48.
5. PLAN ENTITLED "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF HIGHWAYS  
DRAWINGS AUTHORIZING CONDEMNATION OF RIGHT OF WAY...FOR LEG. ROUTE NO.  
155 SECTION NO. 6 R/W" SHEETS 23-24 OF 34, PREPARED BY BY URBAN  
ENGINEERS INC. DATED MARCH 13, 1964 AS RECORDED IN HIGHWAY BOOK 31 PAGE  
5 AND REVISED IN HIGHWAY BOOK 47 PAGE 7 (SWAMP ROAD ONLY), HIGHWAY  
BOOK 48 PAGE 4 AND HIGHWAY BOOK 49 PAGE 3.



SITE LOCATION MAP

SCALE: 1" = 800'



1 INCH = 800 FT

ENGINEER:  
VAN CLEEF ENGINEERING ASSOCIATES  
SAMUEL D. COSTANZO, PA PE No. 041557-R  
501 N. MAIN STREET  
DOYLESTOWN, PA 18901

SURVEYOR:  
VAN CLEEF ENGINEERING ASSOCIATES  
ROBERT W. COOK, P.L.S. No. SU075256  
501 N. MAIN STREET  
DOYLESTOWN, PA 18901

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED "STOP" SIGN (R1-1)  
(B) PROPOSED "RESERVED PARKING" SIGN (R7-8) &  
"RESERVED PARKING PENALTIES" SIGN (R7-8F)  
(C) PROPOSED "VAN ACCESSIBLE" SIGN (R7-8B)

OWNER OF RECORD:

BU42017 LLC  
902 CARNEGIE CENTER, SUITE 345  
PRINCETON, NJ 08540  
(856) 298-1310

SITE ADDRESS:  
3616 YORK RD  
FURLONG, PA 18925

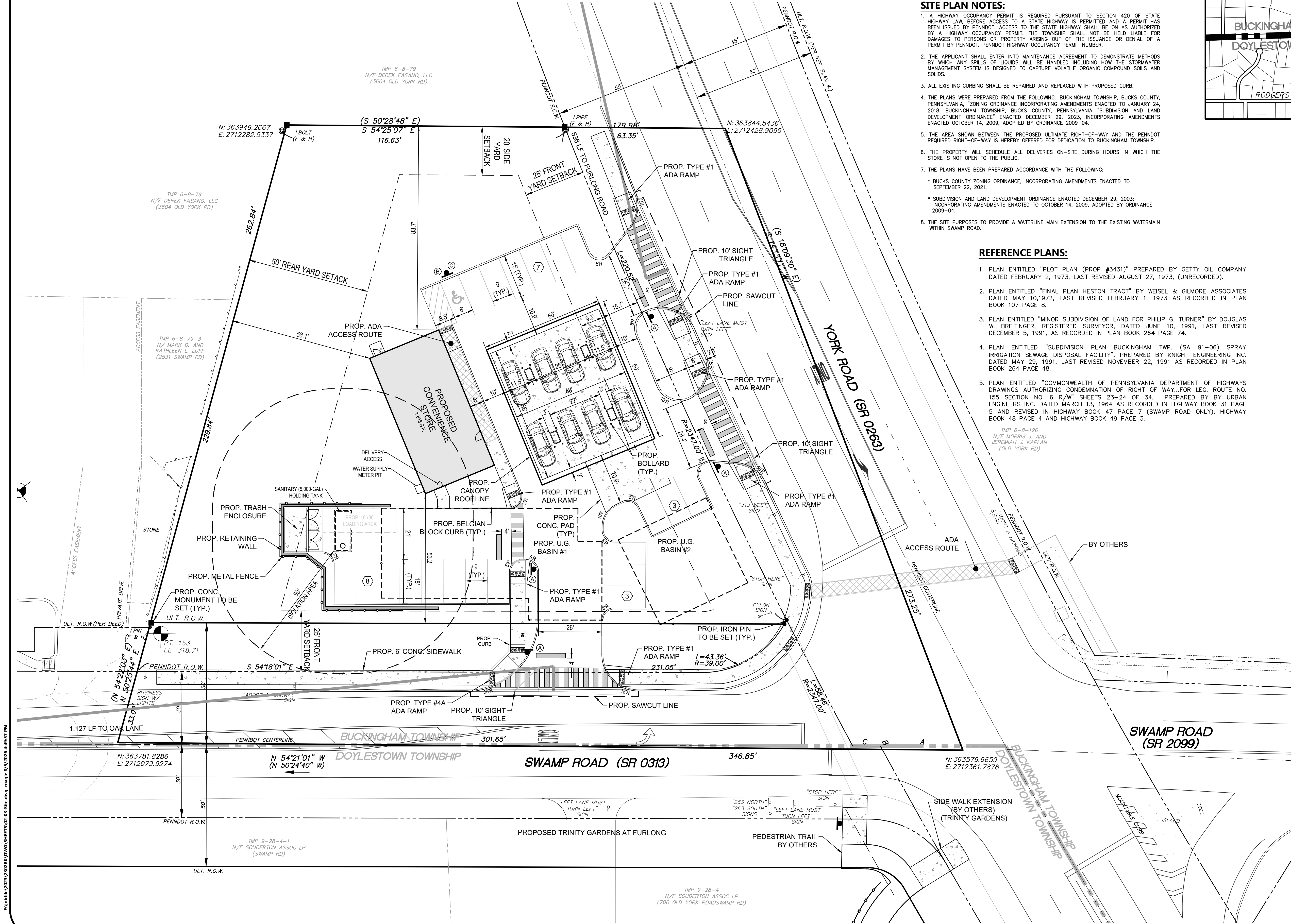
TMP 06-008-079-002  
(DEED) INSTRUMENT 2026009959

SITE AREA:

1.538 ACRES OR 66,977 SQ. FT. (GROSS AREA)  
0.986 ACRES OR 42,945 SQ. FT. (NET TO LEGAL R.O.W.)  
0.870 ACRES OR 37,893 SQ. FT. (NET TO ULT. R.O.W.)

LEGEND

- EXISTING PROPERTY LINE  
EXISTING ADJACENT PROPERTY LINE  
EXISTING LEGAL RIGHT OF WAY  
EXISTING ROAD CENTERLINE  
EXISTING EASEMENT  
EXISTING ROAD  
EXISTING CURB  
EXISTING EDGE OF DRIVE  
EXISTING CONCRETE MONUMENT  
EXISTING PIN
- PROJECT BENCHMARK LOCATION
- PROPOSED MONUMENT TO BE SET  
PROPOSED IRON PIN TO BE SET  
PROPOSED ROAD CENTERLINE  
PROPOSED CURB  
PROPOSED SIDEWALK  
PROPOSED RIGHT OF WAY  
PROPOSED BUILDING SETBACK  
PROPOSED EASEMENT  
PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED CROSSWALK
- PROPOSED CONCRETE WALK / PAD
- PROPOSED ADA ROUTE
- PROPOSED UNDERGROUND BASIN



|                 |                     |      |          |
|-----------------|---------------------|------|----------|
| 1               | PER TOWNSHIP REVIEW | JB   | 07/31/20 |
| REV/DESCRIPTION |                     | AUTH | DATE     |

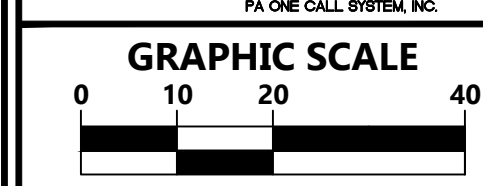
SERIAL NO. 20240190516

Before You Dig Anywhere

811

Know what's below. STOP! CALL 1-800-242-2776

Call before you dig. PA Law requires 3 working days notice before dig. PA ONE CALL SYSTEM INC.



PLAN NOTATION  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL  
IMPRESSION, OR COLORIZED INK SEAL OF THE  
RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED  
VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED  
FOR THE OWNER DESIGNATED HEREON. ANY  
MODIFICATION, REVISION, DUPLICATION OR USE  
WITHOUT THE WRITTEN CONSENT OF VAN CLEEF  
ENGINEERING ASSOCIATES IS PROHIBITED.  
RELIANCE ON THIS PLAN FOR ANY PURPOSE  
OTHER THAN THAT WHICH IS INTENDED SHALL BE  
AT THE SOLE DISCRETION AND LIABILITY OF THE  
APPLICABLE PARTY.

SAMUEL D. COSTANZO, P.E. DATE  
PENNSYLVANIA PROFESSIONAL  
ENGINEER NUMBER PE-041557-R



SITE PLAN  
(SHEET 6 OF 6 TO BE  
RECORDED)

FOR  
RAMOCO FUELS

DATE: OCTOBER 11, 2024  
SCALE: 1" = 20'  
DESIGNED BY: JB  
DRAWN BY: ENP  
CHECKED BY: SDM  
JOB NUMBER: 2302-BK

TMP: 06-008-079-002

BUCKINGHAM TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA