

300/11 A+B

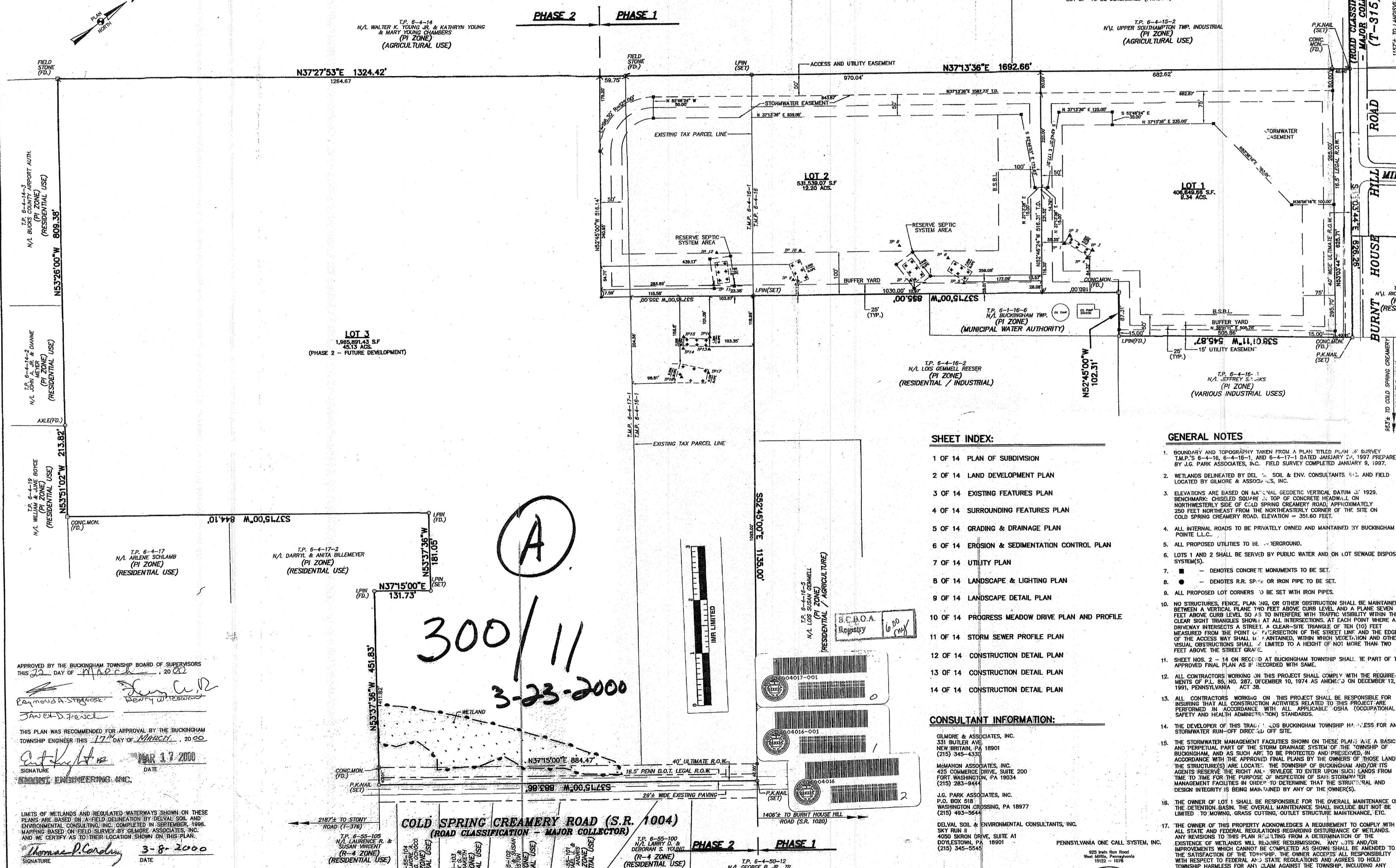
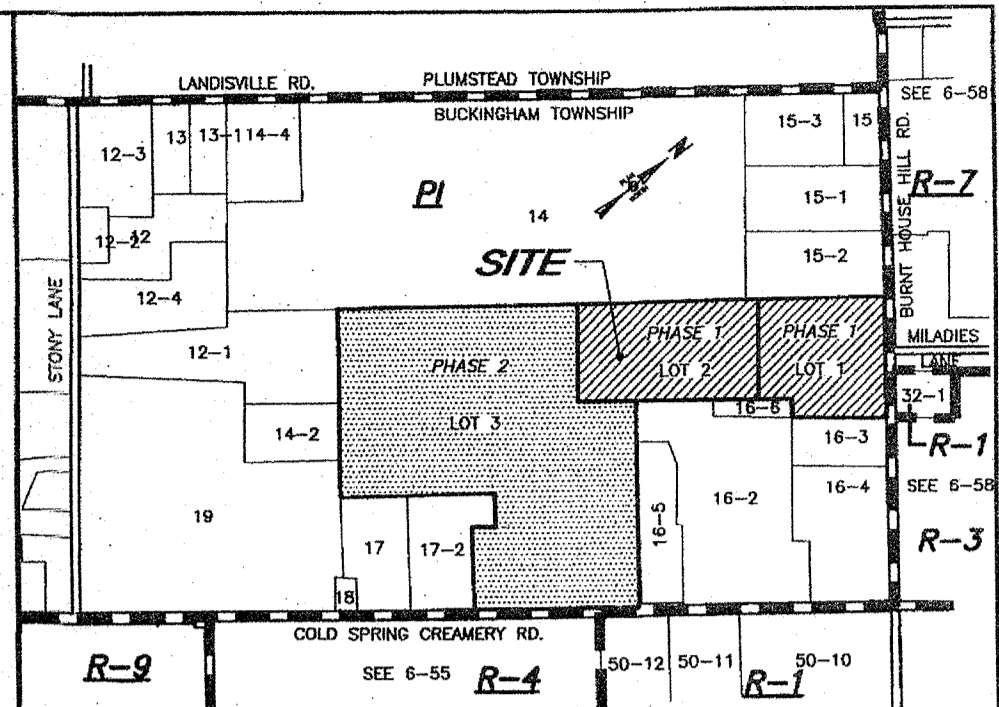
GENERAL NOTES (CONTINUED)

- 32. MINI-WAREHOUSE (E-30) USE RESTRICTIONS.
A. STORAGE LIMITED TO ITEMS OF PERSONAL PROPERTY GENERALLY STORED IN RESIDENTIAL ACCESSORY STRUCTURES.
B. NO RETAIL BUSINESS ACTIVITIES OTHER THAN LEASING OF STORAGE UNITS; NO RENTAL OF TRUCKS OR VEHICLES.
C. TRAFFIC WITHIN THE MINI-WAREHOUSE SITE SHALL BE LIMITED TO 5 MILES PER HOUR.
D. NO CONNECTION OF REFRIGERATORS, FREEZERS, OR ANY OTHER APPLIANCE OR TOOL SHALL BE PERMITTED.
E. NO USE OF ANY TYPE OF ELECTRIC OR GAS HEATER SHALL BE PERMITTED.
F. ALL LIGHTS MUST BE TURNED OFF WHEN LEAVING THE UNIT.

- 4. NO OPEN FLAMES OF ANY TYPE SUCH AS CAMPING EQUIPMENT, CUTTING TOOLS, KEROSENE LAMPS, CANDLES, ETC. IS PERMITTED.
H. NO STANDING OR SPRAY PAINTING IS PERMITTED.
I. NO STORAGE OF GASOLINE, OIL, EXPLOSIVES, OR OTHER HAZARDOUS MATERIALS IS PERMITTED.
J. NO STORAGE OF ANY FOOD IS PERMITTED.
K. TENANT IS RESPONSIBLE FOR DISPOSAL OF ALL TRASH AND UNWANTED ITEMS INTO THE SITE RECEPTACLE PROVIDED BY THE FACILITY.
L. THE E30-MINIWAREHOUSE USE ON LOT 1 SHALL BE RESTRICTED FROM OUTSIDE STORAGE OF VEHICLES, BOATS, TRAILERS, CAMPERS, ETC.
M. THE HOURS OF OPERATION FOR SITE LIGHTING ON LOT 1 SHALL BE RESTRICTED TO THE HOURS OF GATE ACCESS FOR THE E30-MINIWAREHOUSE USE. GATE ACCESS SHALL BE FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK.
N. STORAGE UNITS ARE PROHIBITED FOR USE AS A DISTRIBUTION POINT FOR GOODS TO BE SOLD ON A DAILY BASIS, SUCH AS NEWSPAPER DELIVERIES OR LUNCH TRUCK OPERATIONS.

ZONING INFORMATION

- 1. ZONING DISTRICT: P1-PLANNED INDUSTRIAL AREA AND DIMENSIONAL REQUIREMENT (SECT. 290.2.A).
REQUIRED: 250 FT, 50 FT, 50 FT, 50 FT, 50 FT.
PROPOSED: 480.00 AC, 10.70 FT, 4.9 FT, 10 FT, 10 FT.
2. AREA INFORMATION: AREA DEED BK PAGE PLAN BK PAGE.
3. NET BUILDABLE LOT AREA: LOT 1: 276,233 S.F., LOT 2: 208,092 S.F., LOT 3: TO BE DETERMINED (PHASE II).



SHEET INDEX:

- 1 OF 14 PLAN OF SUBDIVISION
2 OF 14 LAND DEVELOPMENT PLAN
3 OF 14 EXISTING FEATURES PLAN
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6 OF 14 EROSION & SEDIMENTATION CONTROL PLAN
7 OF 14 UTILITY PLAN
8 OF 14 LANDSCAPE & LIGHTING PLAN
9 OF 14 LANDSCAPE DETAIL PLAN
10 OF 14 PROGRESS MEADOW DRIVE PLAN AND PROFILE
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GENERAL NOTES

- 1. BOUNDARY AND TOPOGRAPHY TAKEN FROM A PLAN TITLED PLAN OF SURVEY T.M.P.'S 6-4-16, 6-4-18-1, AND 6-4-17-1 DATED JANUARY 2, 1997 PREPARED BY J.C. PARK ASSOCIATES, INC.
2. WETLANDS DELINEATED BY DEL. SOIL & ENV. CONSULTANTS, INC. AND FIELD LOCATED BY GILMORE & ASSOCIATES, INC.
3. ELEVATIONS ARE BASED ON N.A.T.M. GEODETIC VERTICAL DATUM 1929.
4. ALL INTERNAL ROADS TO BE PRIVATELY OWNED AND MAINTAINED BY BUCKINGHAM PONTE LLC.
5. ALL PROPOSED UTILITIES TO BE 18" OR 24" DIA.
6. ALL PROPOSED LOT CORNERS TO BE SET WITH IRON PIPES.
7. ALL PROPOSED LOT CORNERS TO BE SET WITH IRON PIPES.
8. NO STRUCTURES, FENCE, PLAN, OR OTHER OBSTRUCTION SHALL BE MAINTAINED BETWEEN A VERTICAL PLANE TWO FEET ABOVE CURB LEVEL AND A PLANE SEVEN FEET ABOVE CURB LEVEL.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 95, NO. 287, DECEMBER 10, 1974 AS AMENDED ON DECEMBER 12, 1997 (ACT 78).

GENERAL NOTES (CONTINUED)

- 18. NO STRUCTURES, FENCES, ETC. ARE TO BE PLACED IN THE STORMWATER OR ANY UTILITY EASEMENTS SHOWN HEREON.
19. THE AREA BETWEEN THE ULTIMATE RIGHT-OF-WAY LINE OF COLD SPRING CREAMERY ROAD (S.R. 1004) AND BURNT HOUSE HILL ROAD (1-315) AND THE TITLE LINE OF THE TRACT IS OFFERED FOR DEDICATION TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
20. ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGRADING, DRIVEWAYS, ROADS, BUILDINGS, SEPTIC SYSTEMS, RETENTION/RETENTION BASINS, AND UTILITY EASEMENTS SHALL BE LIMITED TO THE NATURAL RESOURCES PROTECTION STANDARDS AS SPECIFIED IN THE BUCKINGHAM TOWNSHIP ZONING ORDINANCE AND AS LATEST AMENDED. THE REQUIRED RESOURCES SHALL REMAIN IN ITS NATURAL CONDITION INCLUDING THE NATURAL FOREST GROUND COVER. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
21. NO TOPSOIL SHALL BE REMOVED FROM THE SITE.
22. THE BURYING OF TREES AND OTHER CONSTRUCTION DEBRIS ON THE SITE IS PROHIBITED.
23. RECORDS HAVE BEEN INSPECTED AT THE BUCKS COUNTY DEPARTMENT OF HEALTH AND A FIELD INSPECTION HAS BEEN PERFORMED WITH A DETERMINATION THAT THERE ARE NO EXISTING WELLS WITHIN 100' OF THE PROPOSED WASTEWATER ABSORPTION AREAS AND THERE ARE NO EXISTING WASTEWATER ABSORPTION AREAS WITHIN 100' OF THE PROPOSED WELLS.
24. AS OF THE DATE OF THIS PLAN RECORDING, THE RESIDUAL TRACT OF THIS SUBDIVISION IS DEDICATED FOR THE EXPRESS PURPOSE OF AGRICULTURAL USE. NO PORTION OF THE RESIDUAL TRACT OF THIS SUBDIVISION HAS BEEN APPROVED BY THE MUNICIPALITY OR THE APPROVING AGENCY FOR THE INSTALLATION OF SEWAGE TREATMENT OR DISPOSAL SYSTEMS (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS). THE MUNICIPALITY AND APPROVING AGENCY HAVE APPROVED ANY REQUIRED SEWAGE FACILITIES PLANNING FOR THE RESIDUAL TRACT. THIS SUBDIVISION DESCRIBED HEREIN IS IN ACCORDANCE WITH THE SEWAGE FACILITIES ACT (P.S. 6-201) (ACT 117, SECT. 1) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR OTHER INSTRUMENT, ANY PURCHASER OF ANY PORTION OF THIS RESIDUAL TRACT SHOULD CONTACT THE MUNICIPALITY WHICH IS CHARGED WITH DETERMINING THE SEWAGE FACILITIES ACT TO DETERMINE WHAT SEWAGE FACILITIES PLANNING IS REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
25. THE WASTEWATER ABSORPTION AREAS FOR LOTS 1 AND 2, AS DEFINED ON THIS PLAN, SHALL REMAIN UNDISTURBED UNTIL CONSTRUCTION OF THE ABSORPTION AREAS.
26. TREE ROW ALONG NORTHWEST PROPERTY LINE SHALL REMAIN.
27. IT IS ANTICIPATED THAT PHASE II CONSTRUCTION WILL BEGIN FALL/WINTER 1999 WITH COMPLETION IN THE SPRING/SUMMER OF 2000. APPROVAL FOR PHASE II IS ANTICIPATED BY MID 2000.
28. THIS PLAN PREPARED UNDER THE BUCKINGHAM ZONING ORDINANCE ENACTED 8/29/94, EFFECTIVE 8/29/94, LAST AMENDED 8/2/98, AND THE SUBDIVISION AND LAND ORDINANCE EFFECTIVE 8/12/87, LAST AMENDED 12/29/98.
29. IMPROVEMENTS TO COLD SPRING CREAMERY ROAD SHALL BE CONDUCTED IN ACCORDANCE WITH BUCKINGHAM TOWNSHIP RESOLUTION NO. 1662, ADOPTED SEPTEMBER 22, 1999.
30. IT IS NOTED THAT LOT 3 IS NOT PROPOSED FOR DEVELOPMENT AT THIS TIME.
31. THE OWNER ACKNOWLEDGES THAT UPON INSTALLATION AND OPERATION OF ALL PROPOSED LIGHT FACILITIES, THE TOWNSHIP RESERVES THE RIGHT TO MEASURE THE LIGHT LEVELS TO DETERMINE IF AREAS OF HIGH BRIGHTNESS EXIST. IF THE INSTALLED LIGHTING FACILITIES VIOLATE THE REQUIREMENTS LISTED IN THE TOWNSHIP ZONING ORDINANCE, IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO REMOVE THE INSTALLED LIGHTING FACILITIES IMMEDIATELY.
32. RECORDING OF SHEET 1 OF 14 SHALL BE RELEVANT ONLY FOR THE SUBDIVISION OF T.M.P. NO. 6-4-16, 6-4-18-1, AND 6-4-17-1 INTO THREE LOTS. SHEET 2 OF 14 SHALL BE RELEVANT ONLY FOR THE DEVELOPMENT OF LOT 1. LOTS 2 AND 3 ARE NOT PROPOSED TO BE DEVELOPED AT THIS TIME. INDIVIDUAL LAND DEVELOPMENT PLANS SHALL BE REQUIRED FOR ALL LOTS.

APPROVED BY THE BUCKINGHAM TOWNSHIP BOARD OF SUPERVISORS this 22nd day of March, 2000.
Signature: Thomas H. Stroh
Date: 3-23-2000

BOPC NO. 4180-C
PROCESSED AND RECORDED. RECORD PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION ACCORDING TO THE MUNICIPALITIES PLANNING CODE CERTIFIED THIS DATE 3/23/2000.
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOVLESTOWN, PENNA. IN PLAN BOOK PAGE ON 20.
RECORDER OF DEEDS

TO ALL WHOM THESE PRESENTS MAY COME I, JOSEPH J. DIPIERRO, JR., ENGINEER (PRO), DO SOLEMNLY SWEAR AND AFFIRM THAT I AM A REGISTERED PROFESSIONAL SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF THE PROPERTY SHOWN HEREON; THAT I HAVE COMPLETED UNDER MY SUPERVISION ON 12/2/99 - 1/2/00, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, PERJURY, OR OBSTRUCTION OF JUSTICE.

TO ALL WHOM THESE PRESENTS MAY COME I, STANLEY A. KLUSKIEWICZ, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT I HAVE COMPLETED UNDER MY SUPERVISION ON 12/2/99 - 1/2/00, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, PERJURY, OR OBSTRUCTION OF JUSTICE.

TO ALL WHOM THESE PRESENTS MAY COME I, ROBERT O. FELKE, P.L.S., DO SOLEMNLY SWEAR AND AFFIRM THAT I AM A REGISTERED PROFESSIONAL SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF THE PROPERTY SHOWN HEREON; THAT I HAVE COMPLETED UNDER MY SUPERVISION ON 12/2/99 - 1/2/00, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT I HAVE NOT BEEN CONVICTED OF ANY CRIME INVOLVING FRAUD, PERJURY, OR OBSTRUCTION OF JUSTICE.

REDUCED SCALE PLAN
BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-342-1778
GILMORE & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

FINAL PLAN
PROGRESS MEADOW (PHASE I)
A BUSINESS COMMUNITY
GILMORE & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
1 OF 14