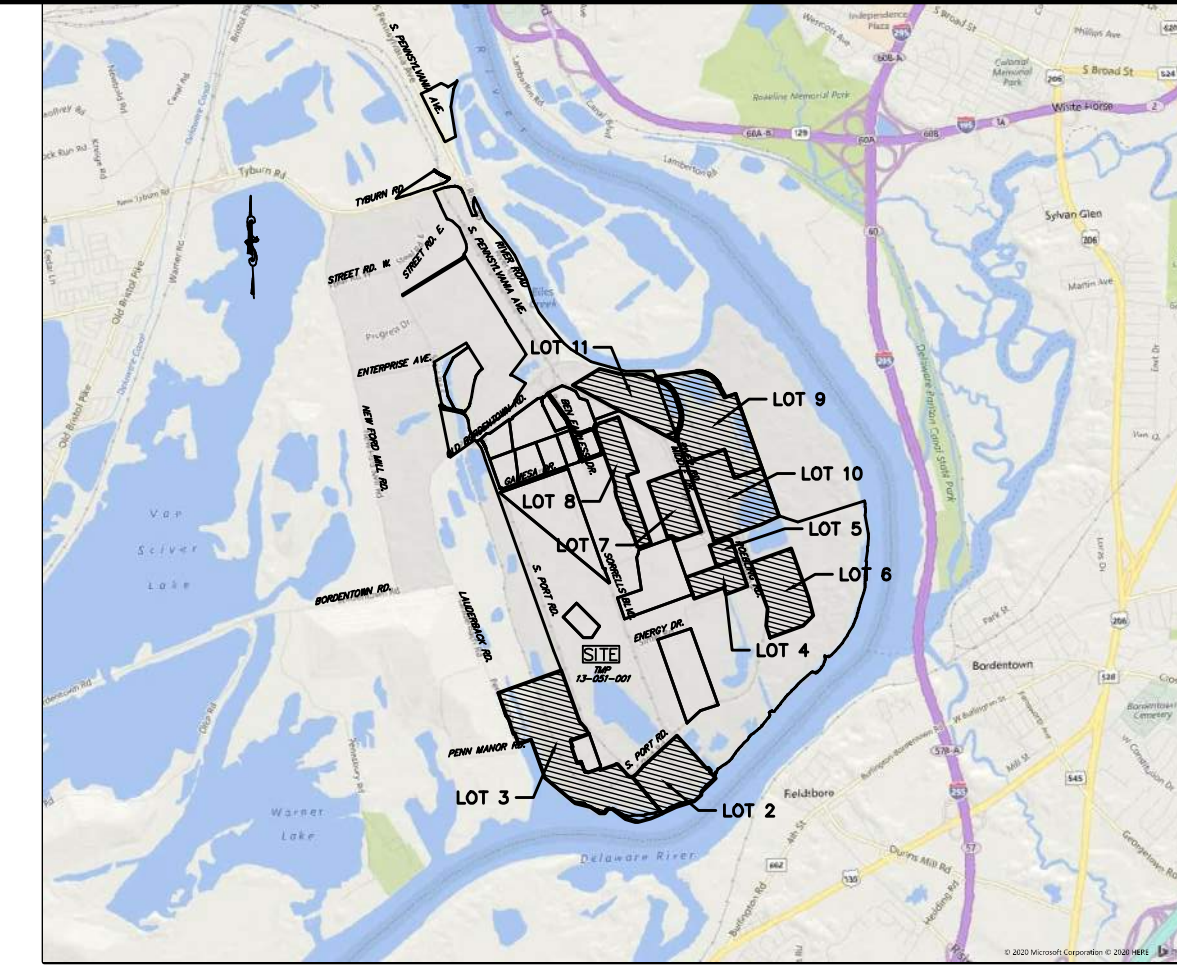


ZONING TABLE: (SECT. 209-30)

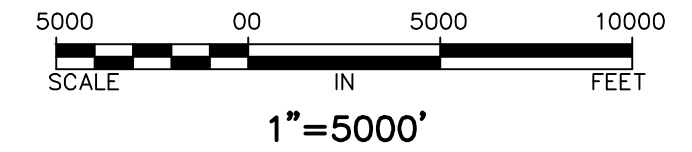
ZONING DISTRICT: MPM - MATERIALS PROCESSING AND MANUFACTURING DISTRICT
 PRINCIPLE PERMITTED USE: PRODUCT DISTRIBUTION AND WAREHOUSING - PERMITTED BY-RIGHT

REQUIRED	TMP 13-061-012	TMP 13-061-012 LOT 12	TMP 13-061-012 LOT 11 (IN PART) LOT 1 (FROM GAL 1A) LOT 1 (REMINDER)	TMP 13-061-001 PROPOSED LOT 1 (REMINDER)	PROPOSED LOT 2 - WHP	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9 (BUILDING 1)	PROPOSED LOT 10 (BUILDING 2)	PROPOSED LOT 11 (IN PART) (BUILDING 3)
MIN. TRACT AREA	50 AC	231.14 AC	182.91 AC	48.23 AC	1340.65 AC	1286.29 AC	54.36 AC	141.07 AC	21.57 AC	7.71 AC	52.12 AC	33.46 AC	40.72 AC	87.44 AC
MIN. LOT AREA FOR PRINCIPAL BUILDING	5 AC	231.14 AC	182.91 AC	48.23 AC	1340.65 AC	1286.29 AC	54.36 AC	141.07 AC	21.57 AC	7.71 AC	52.12 AC	33.46 AC	40.72 AC	87.44 AC
MIN. LOT FRONTAGE	100 FT	>100 FT	>100 FT	3316 FT	1000 FT	1000 FT	1598 FT	1053 FT	764 FT	526 FT	1109 FT	287 FT	337 FT	2596 FT
MIN. LOT WIDTH	100 FT	>100 FT	>100 FT	2246 FT	6700 FT	6700 FT	1285 FT	1285 FT	576 FT	1109 FT	444 FT	369 FT	1746 FT	2246 FT
MIN. LOT DEPTH	200 FT	>200 FT	>200 FT	1066 FT	1400 FT	1400 FT	769 FT	1416 FT	576 FT	1017 FT	708 FT	369 FT	1109 FT	1445 FT
MIN. FRONT YARD	100 FT	>100 FT	>100 FT	69 FT	150 FT	150 FT	617 FT	46 FT*	335 FT	246 FT	210 FT	210 FT	233 FT	36 FT*
MIN. SIDE YARD (EACH)	20 FT	>20 FT	>20 FT	694 FT	20 FT	20 FT	41 FT	25 FT	290 FT	37 FT	20 FT	170 FT	150 FT	684 FT
MIN. REAR YARD	20 FT	>20 FT	>20 FT	189 FT	20 FT	20 FT	41 FT	130 FT	354 FT	581 FT	20 FT	615 FT	961 FT	189 FT
MAX. BLDG COVERAGE (LOT AREA)	40%	<40%	<40%	39.0% (18.8 AC)	<40%	<40%	0.8% (0.43 AC)	5.8% (8.12 AC)	0.9% (0.20 AC)	48.6% (3.74 AC)*	13.3% (6.93 AC)	29.5% (9.88 AC)	32.1% (13.1 AC)	26.4% (23.05 AC)
MAX. IMPERVIOUS SURFACE (LOT AREA)	80%	<80%	<80%	69.2% (33.4 AC)	9.8% (132.0 AC)	9.8% (126.3 AC)	10.4% (5.68 AC)	64.4% (90.85 AC)	73.0% (15.75 AC)	82.3% (6.34 AC)*	69.5% (36.24 AC)	81.1% (27.13 AC)*	74.3% (30.24 AC)	42.2% (43.05 AC)
														53.5% (41.1 AC)
														39.0% (4.42 AC)
														69.2% (7.84 AC)

* VARIANCE REQUIRED



LOCATION MAP



ZONING DISTRICTS

MPM - MATERIALS PROCESSING AND MANUFACTURING

FOR SUBDIVISION PLAN GENERAL NOTES, REFER TO SHEET 1 OF 8

SITE CAPACITY CALCULATIONS (LOT 3):

PER SALDO §191-52.1.C

STEP 1 - BASE SITE AREA (B.S.A.):

(a) GROSS SITE AREA (LOT 3):	141.07 ACRES
(b)(1) MINUS LANDS WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION OR OTHER RIGHTS-OF-WAY:	0.00 ACRES
(b)(2) MINUS LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS:	0.00 ACRES
(c) EQUALS BASE SITE AREA (B.S.A.) (LOT 3):	141.07 ACRES

BPC NO. _____
 PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ 20__

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN, PENNSYLVANIA AS INSTRUMENT NUMBER _____

RECORDER OF DEEDS

THIS LAND DEVELOPMENT PLAN WAS APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF FALLS TOWNSHIP ON THIS _____ DAY OF _____ 20__

ATTEST:
 _____ (CHAIRMAN) _____ (SECRETARY)
 _____ (DATE)

THE LAND DEVELOPMENT PLAN WAS RECOMMENDED FOR APPROVAL BY THE FALLS TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____ 20__

ATTEST:
 _____ (CHAIRMAN) _____ (SECRETARY)

THIS LAND DEVELOPMENT PLAN WAS REVIEWED BY THE TOWNSHIP ENGINEER, _____ ON THIS _____ DAY OF _____ 20__

TOWNSHIP ENGINEER

OWNER'S CERTIFICATION OF INTENT COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS

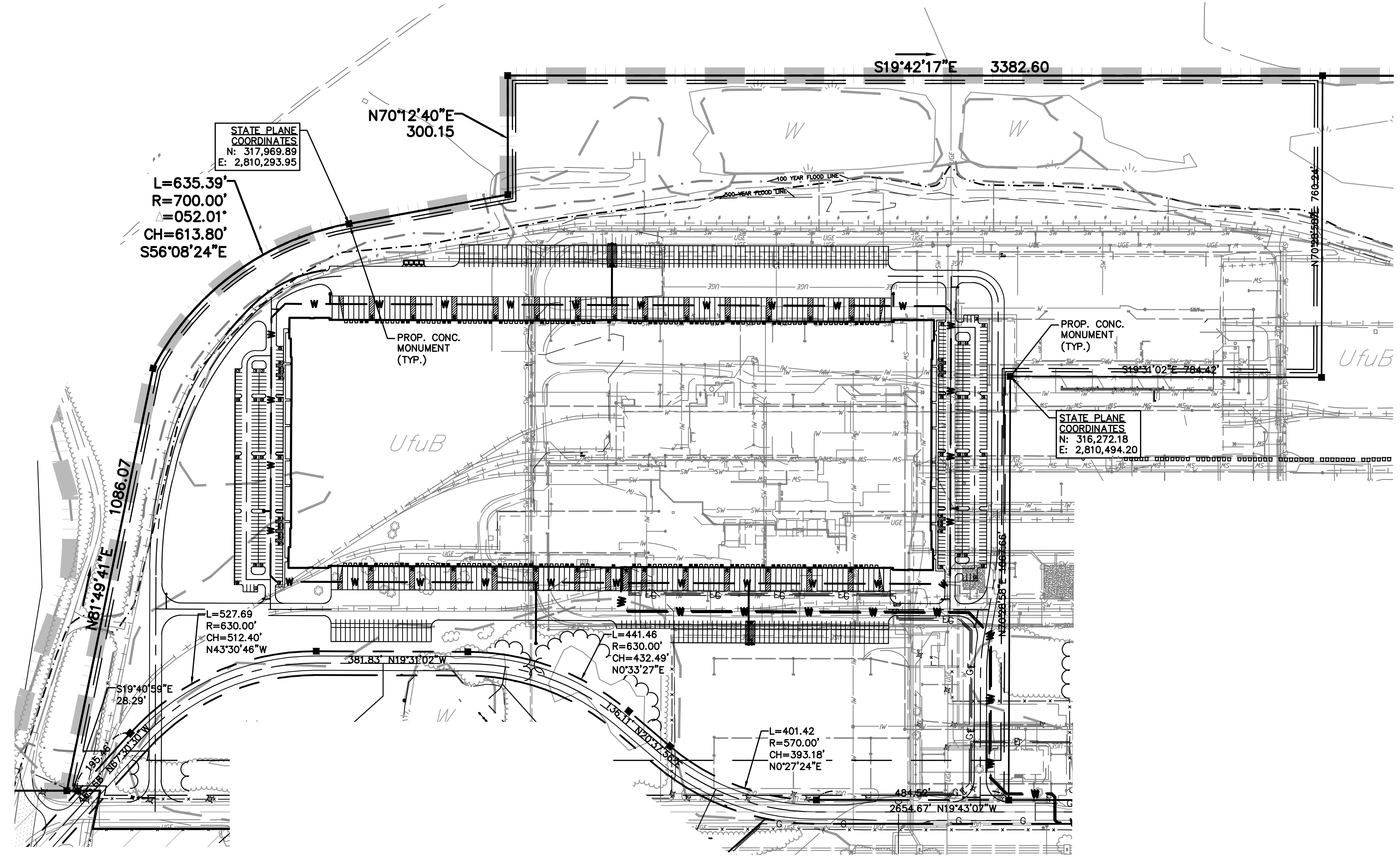
ON THE _____ DAY OF _____ 20__ CE, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ (PRESIDENT/SECRETARY) OF _____ A CORPORATION, AND THAT AS SUCH (PRESIDENT/SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED ITS CORPORATE SEAL TO BE AFFIXED BY THE HAND OF ITS PRESIDENT AND THE SAME TO BE ATTESTED BY ITS SECRETARY, THIS _____ DAY OF _____ 20__ CE.

ATTEST:
 _____ (NAME OF CORPORATION)

_____ (SECRETARY) _____ (PRESIDENT)

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20__

_____ (NOTARY PUBLIC)
 MY COMMISSION EXPIRES THE _____ DAY OF _____ 20__



SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS BASED ON USDA-NRCS WEB SOIL SURVEY OF BUCKS COUNTY

SYMBOL	MAPPING UNITS	SLOPE	LAND CAPBLTY	HYDRIC SOIL	HYDRO. GROUP	DEPTH TO BEDROCK	WATER TABLE	LIMITATIONS FOR CONSTRUCTION
Ua	UDORTHERENTS, GRAVELLY	-	7s	NO	B	> 62"	2.5'-6.0'	NOT RATED
UcB	UDORTHERENTS, SANDY	-	7s	NO	B	> 62"	4.0'-6.0'	NOT RATED
UfUB	URBAN LAND	0-8%	8s	NO	--	--	> 6'	NOT RATED

LEGEND

- EXISTING WETLANDS
- EDGE OF WATER
- FLOOD PLAIN LINE
- EXISTING TREE LINE
- NRCS SOIL BOUNDARY
- EXISTING ELECTRIC (UNDERGROUND)
- EXISTING INDUSTRIAL WASTE LINES
- EXISTING SLUDGE LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TELECOMM
- EXISTING FIBER OPTICS
- EXISTING WATER (FIRE SERVICE)
- EXISTING WATER (PORTABLE)
- EXISTING WATER (SERVICE)
- EXISTING HYDRANT

REFERENCE PLANS:

- THE BOUNDARY AND EXISTING FEATURES OF THIS PLAN HAS BEEN PREPARED WITH THE USE OF:
1. PLAN ENTITLED GALVANIZED MINOR SUBDIVISION PLAN, PREPARED FOR USS REAL ESTATE, BY R.L. SHOWALTER & ASSOCIATES, INC., DATED 08/17/2020, AND LAST REVISED 09/18/2020
2. PLAN ENTITLED ALTA NRCS LAND TITLE SURVEY PARCEL PLAN - KEYSTONE INDUSTRIAL PORT COMPLEX, PREPARED FOR NORTHPOINT DEVELOPMENT, DATED 10/09/2020, LAST REVISED 12/23/2020.
3. WETLANDS AND WATERWAYS WERE FIELD DELINEATED BY GHD AND ARE SHOWN AS DEPICED ON A PLAN TITLED DELINEATION OF WETLANDS AND OTHER WATERS - NORTHPOINT DEVELOPMENT KEYSTONE INDUSTRIAL PORT COMPLEX U.S. STEEL DATED NOVEMBER 5, 2020.

PROFESSIONAL SURVEYOR'S CERTIFICATION

I, DONALD P. RAPSINSKI, A REGISTERED PROFESSIONAL SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE METES AND BOUNDS, AS SHOWN, FOR THE PROPOSED LOTS 3-8 AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.

(REGISTERED PROFESSIONAL SURVEYOR) SU-043355E DATE: 04/01/21

PROFESSIONAL ENGINEER'S CERTIFICATION

I, GREGORY R. GLITZER, A REGISTERED PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN MEETS THE REQUIREMENTS OF ALL ORDINANCES AFFECTING THIS SUBDIVISION OR LAND DEVELOPMENT, INCLUDING THE AMENDED ZONING ORDINANCE OF THE TOWNSHIP OF FALLS IN WHICH THIS SUBDIVISION OR LAND DEVELOPMENT IS LOCATED, EXCEPT AS NOTED IN THE LIST OF REQUESTED WAIVERS.

(REGISTERED PROFESSIONAL ENGINEER) PE-041262-E DATE: 04/01/21

PENNSYLVANIA ONE CALL SYSTEM, INC.

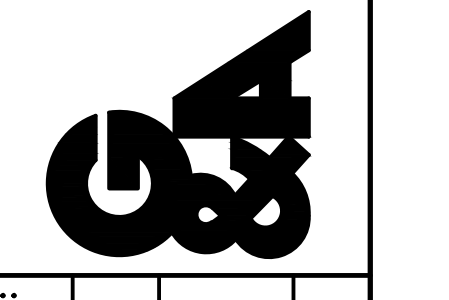


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776 NON-MEMBERS MUST BE CONTACTED DIRECTLY PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

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 APRIL 28, 2018 PENNSYLVANIA ACT 50. GILMORE & ASSOCIATES INC. HAS NOT OBTAINED A PA-ONE CALL SERIAL NUMBER FOR DESIGN PURPOSES.

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 16 EAST BUTLER AVENUE, SUITE 100, NEW BRUNSWICK, NJ 07102-3330 • www.gilmore-inc.com
 ONLY THOSE PLANS INCORPORATING THE PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS BEING SUBMITTED FOR RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY MODIFICATION, REVISION, OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED.
 © COPYRIGHT 2020 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED



TAX MAP PARCEL NO.:	XX	CHECKED BY:	GRG/ESC
JOB NO.:	2020-07083-14	DRAWN BY:	GRG/ESC
MUNICIPAL FILE NO.:	200	DESIGNED BY:	GRG/ESC
OWNER/APPLICANT:	NP FALLS TOWNSHIP INDUSTRIAL, LLC 500 NW 41ST STREET, SUITE 100 RIVERSIDE, MO 64150	TOTAL AREA:	1571.8 AC.
		SCALE:	1"=200'
		DATE:	04/01/21

SUBDIVISION PLAN
 LOT 9 SITE (200 SCALE)
KEYSTONE TRADE CENTER
 SUBDIVISION
 FALLS TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

BY:	
DATE:	
DESCRIPTION:	