# BENSALEM TOWNSHIP

*Building and Planning Department*
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653



## SUBDIVISION AND LAND DEVELOPMENT APPLICATION

### SITE AND PLAN CHARACTERISTICS

| CHECK ONE: | DATE OF SUBMISSION: | |
|---|---|---|
| [X] Sketch Plan | Tax Parcel # | 02-065-021 |
| [ ] Lot Line Change | Location | 2600 State Road |
| [ ] Minor Subdivision | Zoning Classification | R-55 |
| [ ] Minor Land Development | Proposed # of Lots or Leaseholds | One |
| [ ] Preliminary Subdivision | Area of Commercial Bldg of Addition (sf) | 246,228 SF |
| [ ] Preliminary Land Development | Name of Development | 2600 State Road |
| [ ] Final Subdivision | Proposed Use | Warehousing / Distribution |
| [ ] Final Land Development | Site Area (ac) | 19.68 AC |
| [ ] Conditional Use | Development Area (ac) | 19.30 AC |

**SUBMISSION IS TO INCLUDE A DISC WITH APPLICATION AND PLAN(S) IN PDF FILE FORMAT or email same to lalston@bensalemPA.gov.**

1. Name, address & phone No. of Applicant:

   Johnson Development Associates, Inc.
   Mark Robinson, Real Estate Manager
   100 Dunbar St, Suite 400, Spartanburg, SC 29306
   (240) 988-4318

   *Signature* — *Daytime Contact Number*

2. Name, address & phone No. of Attorney: (if other than applicant)

   Begley, Carlin & Mandio, LLP
   Mike Meginniss, Esquire
   680 Middletown Blvd, Langhorne, PA 19047
   (215) 750-0110

   *Signature* — *Daytime Contact Number*

3. Name, address & phone No. of Owner:

   Barbara J. Rybas
   900 Sixth Ave, Croydon, PA 19021
   (215) 667-0030

   *Signature* — *Daytime Contact Number*

4. Name, address & phone No. of Person Designing Plan:

   Boucher & James, Inc.
   Kris J. Reiss, P.E.
   1456 Ferry Rd, Doylestown, PA 18901
   (215) 345-9400

   *Signature* — *Daytime Contact Number*

5. Has parcel ever been subject to subdivision or land development approval? No

   If Yes: Date of Approval
   Plan Title
   Recording Date
   Plan Book
   Page

6. Has parcel ever received relief from the Zoning Hearing Board? Yes

If yes, list date of decision and attach copy of the decision. October 4, 2018

7. Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.

None

8. List proposed improvements and utilities to be installed:

Approximate 246,228 SF warehouse / distribution center with (176) car parking spaces and (35) trailer parking spaces. The design will incorporate on-site stormwater management with connections to the public water, sanitary sewer, gas, electric, and data lines running along State Road.

9. List title of each plan, report and any other documents submitted:

1.) Warehouse Sketch - R-55 Zone by Boucher & James, Inc., dated January 15, 2020

2.) Conceptual Rendering by Ware Malcomb

10 List presence of floodplain, wetlands, steep slopes or any other environmental features on site:

Floodplain - Small area of 100 year floodplain along east corner of property near State Road

Wetlands - A small area (0.029 acres) was delineated by Army Corps of Engineers in August 2018

Steep Slopes - None

Other - Gypsum was stockpiled on site in mid-1900s, Owner received ACT 2 Approval in 2001

11 List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:

None

12 List all zoning changes, conditional uses and waivers that will be required for this application:

***NOTE***: Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201

| **FOR MUNICIPAL USE ONLY:** | | | |
|---|---|---|---|
| Date Received: | | | |
| Application Fee: | | | |
| Escrow: | | | |

CONCEPTUAL ENTRY PERSPECTIVE VIEW

JOHNSON DEVELOPMENT ASSOCIATES, INC.
Part of TheJohnsonGroup

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

**CONCEPTUAL ENTRY PERSPECTIVE**

**JDA INDUSTRIAL BUILDING DESIGN**

WARE MALCOMB

## GENERAL NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A PLAN TITLED "EXISTING SITE PLAN W/ACT 2 DELINEATIONS" PREPARED BY BOLES, SMYTH ASSOCIATES INC., DATED JANUARY 29, 2019.
2. TOPOGRAPHIC LIDAR CONTOURS ARE PROVIDED BY WWW.PASDA.EDU.COM
3. FLOODPLAINS LOCATED ON THE SITE BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBERS 42017C0504K AND 42017C0508K EFFECTIVE DATE MARCH 21, 2017.
4. THIS SITE TRIBUTARY TO THE DELAWARE RIVER SOUTH WATERSHED MANAGEMENT DISTRICT C. PA CHAPTER 93 CLASSIFICATIONS IS WWF (WARM WATER FISHES) – MF (MIGRATORY FISHES).
5. WATERCOURSES, WETLANDS AND/OR OTHER NATURAL RESOURCES ARE LOCATED ON THE SITE. WETLANDS AND WATERCOURSES INDICATED ON THE PLAN WERE BASED UPON A PLAN TITLED "EXISTING SITE PLAN W/ACT 2 DELINEATIONS" PREPARED BY BOLES, SMYTH ASSOCIATES INC., DATED JANUARY 29, 2019.
6. PUBLIC SANITARY SEWER SERVICE AND PUBLIC WATER SERVICE ARE ADJACENT TO THE SITE.
7. HEIGHT OF STRUCTURE OR BUILDING IS DEFINED AS A STRUCTURE'S VERTICAL MEASUREMENT FROM THE MAIN LEVEL OF THE GROUND ABUTTING THE STRUCTURE TO A POINT MIDWAY BETWEEN THE HIGHEST AND LOWEST POINTS OF THE ROOF; PROVIDED THAT CHIMNEYS, SPIRES, TOWERS, ELEVATOR PENTHOUSES, TANKS, SKYLIGHTS, MONITORS, FLAGPOLES, AND SIMILAR ARCHITECTURAL PROJECTS OF THE STRUCTURE SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT.

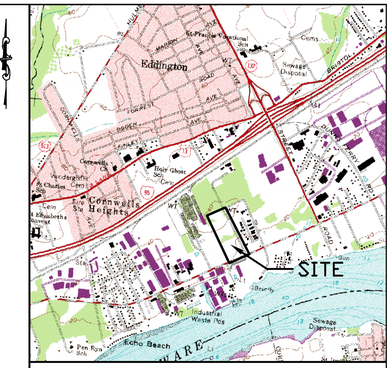
## ZONING AND SITE DATA:

| | |
|---|---|
| 1. OWNER: | BARBARA J. RYBAS |
| 2. APPLICANT: | JOHNSON DEVELOPMENT ASSOCIATES<br>1655 N. FORT MEYER DRIVE, SUITE 850<br>ARLINGTON, VA. 22209 |
| 3. ZONING DATA: | TMP # 02-065-021<br>BENSALEM TOWNSHIP<br>COUNTY OF BUCKS, PENNSYLVANIA |
| ZONE: | R-55 RIVERFRONT REVITALIZATION DISTRICT |
| EXISTING USE: | VACANT LOT |
| PERMITTED USE: | (14) WAREHOUSING, STORAGE, RETAIL, MANUFACTURING, WHOLESALE OR DISTRIBUTION |
| PROPOSED USE: | PROPOSED 246,228 SQ.FT. WAREHOUSING AND STORAGE |

| | REQUIRED R-55 | EXISTING | PROPOSED |
|---|---|---|---|
| MIN. LOT AREA: | 20,000 S.F. (0.46 AC.) | 857,114 S.F. (19.68 AC.) | 857,114 S.F. (19.68 AC.) |
| MIN. LOT WIDTH: | 75 FT. | 591.20 FT. | 591.20 FT. |
| MIN. YARD SETBACKS | | | |
| FRONT (FYSB): | 75 FT. | N/A | 150 FT. |
| SIDE (SYSB): | 20 FT. EACH | N/A | 50 FT. |
| REAR (RSYB): | 30 FT. | N/A | 209 FT. |
| BUILDING HEIGHT: | 40 FT. | | 40 FT. MAX |
| BUILDING COVERAGE: | 35% OF NET LOT AREA | N/A | 246,228 S.F. (28.7%) |
| MAX. IMPERVIOUS COVERAGE: | 55% OF NET LOT AREA | N/A | 465,017 S.F. (53.1%) |
| PARKING REQUIREMENTS: | | | |
| WAREHOUSE: | 1 SPACE/EMPLOYEE | | 176 SPACES |
| OFFICE: | 1 SPACE/200 SQ.FT. | | |

## LEGEND

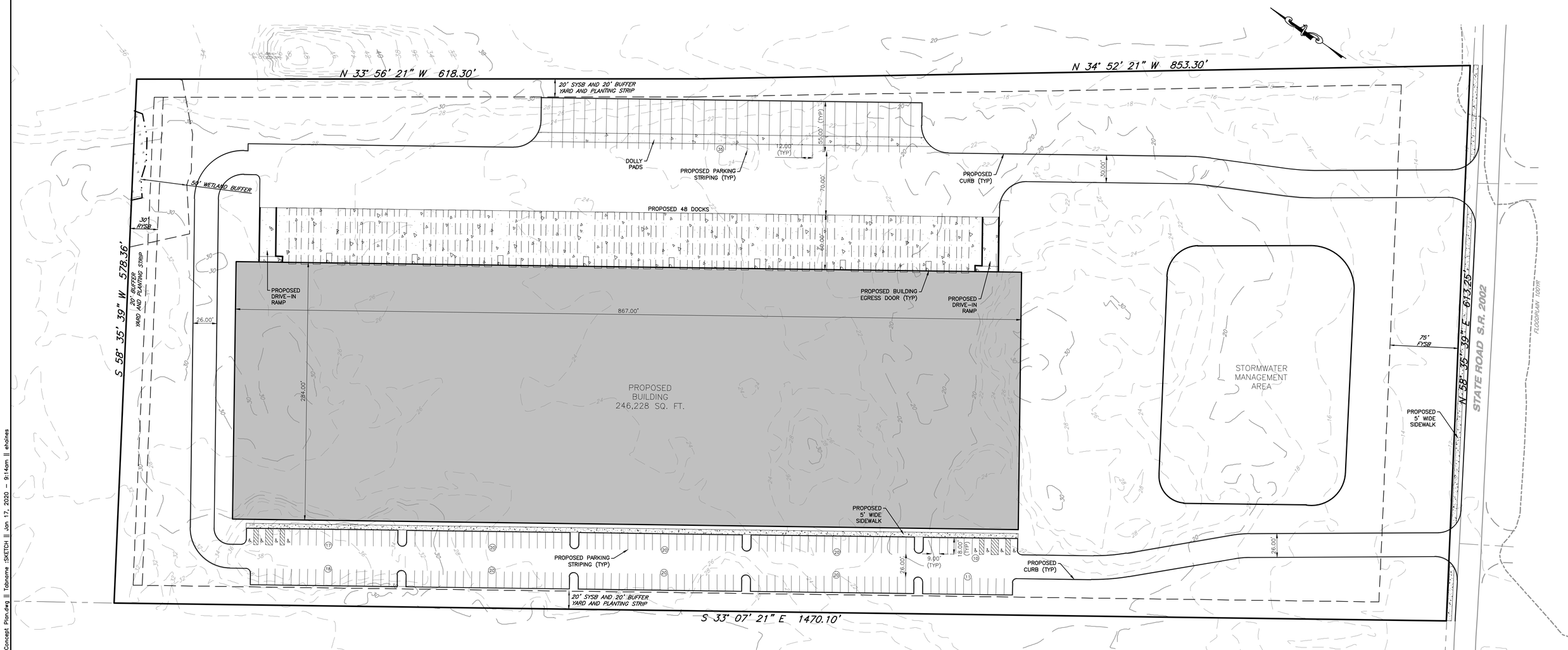
- ADJOINER LINE
- EXISTING BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING DRIVEWAY
- EXISTING EDGE OF ROAD
- EXISTING MONUMENT
- EXISTING LEGAL RIGHT-OF-WAY
- EXISTING REBAR
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING UTILITY POLE AND GUY WIRE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED CONCRETE




LOCATION MAP

SCALE: 1"=2000'

SOURCE: USGS BEVERLY, NJ QUADRANGLE





Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.

Only those plans incorporating the raised or red ink professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented hereon were developed for use on, and in connection with, the specified project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc.

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S:\2019\198220\Dwg\Final Dwgs\Concept Plan.dwg || Tabname :SKETCH || Jan 17, 2020 – 9:14am || ehaines

REVISIONS :

| DATE | DESCRIPTION | DATE | DESCRIPTION |
|---|---|---|---|
| | | | |

PROJECT :

2600 STATE ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

APPLICANT :

JOHNSON DEVELOPMENT ASSOCIATES
1655 N. FORT MEYER DRIVE, SUITE 850
ARLINGTON, VA. 22209

0 25 50 100 150
SCALE : 1"= 50'

JOB NO.: 198220
DRAWN BY: ELH
CHECKED BY: KJR
SCALE: 1" = 50'
PLAN STATUS: SKETCH

TITLE : WAREHOUSE SKETCH – R-55 ZONE


Boucher & James, Inc.
CONSULTING ENGINEERS
DOYLESTOWN ◆ STROUDSBURG ◆ LEHIGH VALLEY
REGIONAL OFFICE: 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018
VOICE: (610) 419-9407 FAX: (610) 419-9408
www.bjengineers.com


PROJECT NAME : 2600 STATE ROAD

SHEET 1 OF 1

DATE: JANUARY 15, 2020