N/L NELSO & KATHLEEN REDANTE T.M.P. 22-31-52-1 ZONED M-1

N/L LEONARD STONE T.M.P. 22-31-52-2 ZONED M-1

N/L CHERRY STEEL CORP. T.M.P. 22-31-71 ZONED M-1

N/L JOSE C. & ANTONIO J. & RUI A. PEREIRA T.M.P. 22-31-71-1 ZONED M-1

N/L MATTHEW & SHIRLEY HAVENS T.M.P. 22-31-70 ZONED M-1

N/L ED & KATHRYN F. MARSEGLIA T.M.P. 22-31-69-1 ZONED M-1

# BIG OAK ROAD (TR-345)

(PRIMARY ROAD) (60' REQUIRED RIGHT-OF-WAY)

PROP. 400 LF SIGHT DISTANCE

PROP. 300 LF SIGHT DISTANCE

344.71'

945.06'

N 78°11'55" E

12" D.I.P. WATER MAIN

18" SANITARY MAIN

PROP. MILL & OVERLAY

SAWCUT

SAN. MH

CONC. MON.

PIN TO BE SET

ULTIMATE RIGHT-OF-WAY

PROP. CURB TRANSITION

PROP. CLEAR SIGHT TRIANGLE

PROP. CONC. CURB CUT TAPER

PROP. "STOP" BAR & SIGN (TYP.)

PROP. INFILTRATION BASIN 1B

PROP. INFILTRATION BASIN 1A

PROP. CONCRETE BLOCK WALL

PROP. OCS

PROP. WOODEN POST AND RAIL FENCE

PROP. "C" INLET (TYP.)

PROP. GUIDERAIL (TYP.)

PROP. CONC. CURB (TYP.)

PROP. 8" BOLLARD (TYP.)

PROPOSED WAREHOUSE & OFFICE BUILDING (76,428 SF) (67 PARKING SPACES)

284.0'

PROP. ADA PARKING STALLS (TYP.)

PROP. CONC. PAD (TYP.)

PROP. ADA RAMP (TYP.)

PROP. ADA PARKING

PROP. ADA STRIPING

PROP. ADA PARKING SIGN ON BOLLARD (TYP.)

PROP. FLUSH CURB

PROP. BOLLARD (TYP.)

PROP. CONC. SIDEWALK

PROP. MAN GATE

PROP. STANDARD DEPTH PAVEMENT (TYP.)

PROP. 7'X7' TRANSFORMER W/ CONC. PAD

PROP. DIRECTIONAL ARROW (TYP.)

PROP. HAIRPIN PARKING STRIPING (TYP.)

PROP. HEAVY DUTY PAVEMENT (TYP.)

247.5'

50.0'

36.5'

LIMIT OF PAVING

PROP. 'W' INLET (TYP.)

PROP. GATE

PROP. TRASH ENCLOSURE

PROP. 6' CHAIN-LINK FENCE

PROP. CONCRETE BLOCK WALL

75' FRONT YARD SETBACK

75' REAR YARD SETBACK

50' SIDE YARD SETBACK

PROPOSED MATERIAL & EQUIPMENT STORAGE AREA (STONE) (69,273 SF)

PARCEL NO. 22-031-083-001
N/F PEREIRA PROPERTIES, LLC
D.B. 4790, PG. 875
679,733 SF, 15.60 AC. (TITLE)
684,655 SF, 12.25 AC. (R.O.W.)
651,422 SF, 14.95 AC. (ULTIMATE R.O.W.)

N 12°17'43" W 230.32'

N 27°30'21" E 215.68'

S 78°49'11" W 322.34'

S 09°49'33" E 176.34'

PROP. RAP-RAP (TYP.)

WETLANDS MARGIN

CONC. MON. FD.

GRAPHIC SCALE

-30 0 15 30 60 120

( IN FEET )
1 INCH = 30 FT.

| REV. | DATE | COMMENTS | BY |
|---|---|---|---|
| 1 | 05/31/24 | REV. PER. NPDES COMMENTS | LZ |
| 2 | 06/07/24 | REV. PER. TOWNSHIP COMMENTS | CWKS |

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: NJS
DESIGNED BY: MTM
CHECKED BY: JAG
CHECKED BY: —

PROJECT: PEREIRA PROPERTIES LP
*PROPOSED WAREHOUSE & CONTRACTING OFFICE*
PARCEL NO. 22-031-083-001
BIG OAK ROAD (TR-345)
TOWNSHIP OF MIDDLETOWN, BUCKS COUNTY, PA

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THOMAS NEWMAN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 091742

TITLE: SITE PLAN

SCALE: (H) 1"=30' (V)
DATE: 03/04/2024
PROJECT No: 3210-99-001

SHEET No: 6 OF 35
Rev. #: 2


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Plotted: 06/03/24 – 12:22 PM By: mdelaney
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