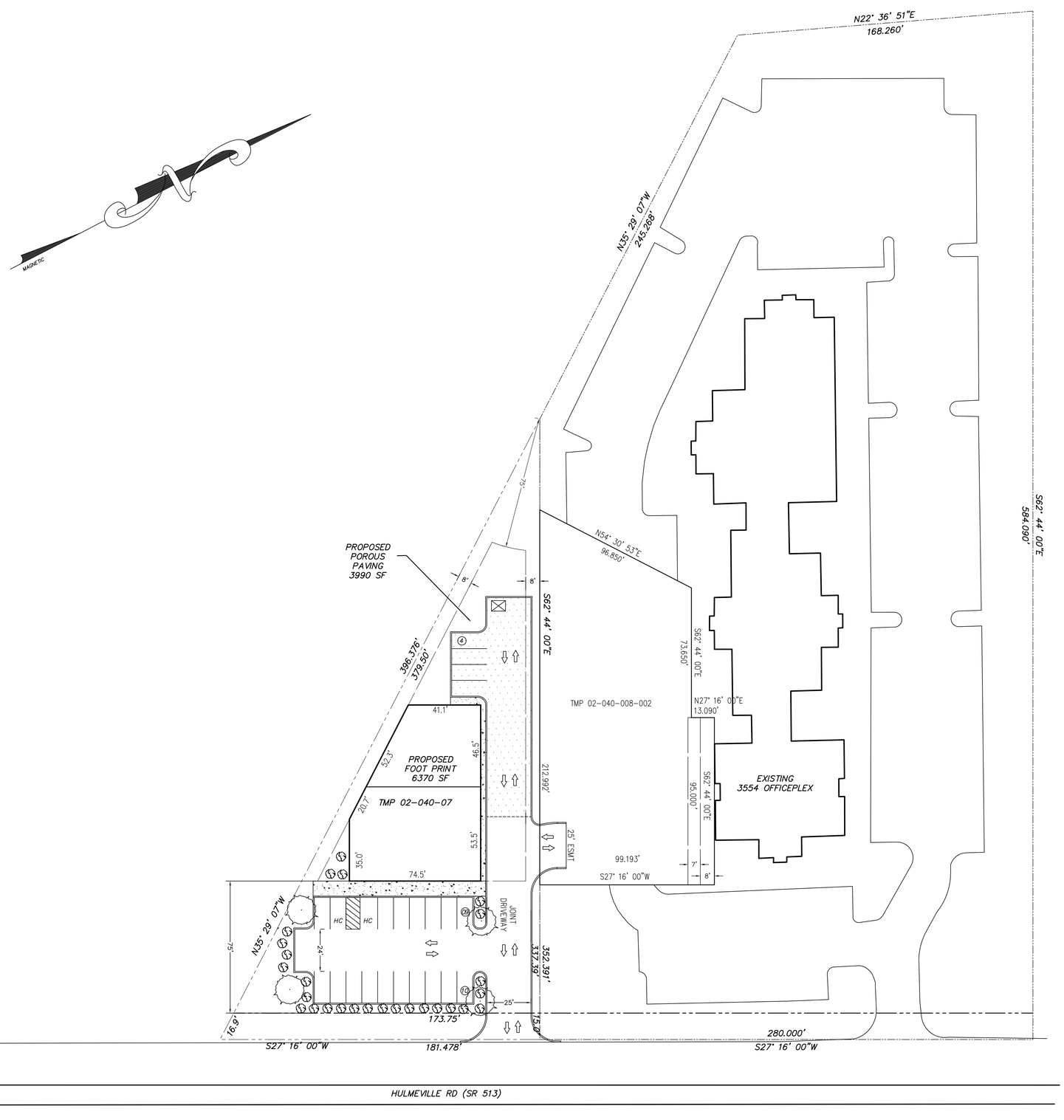

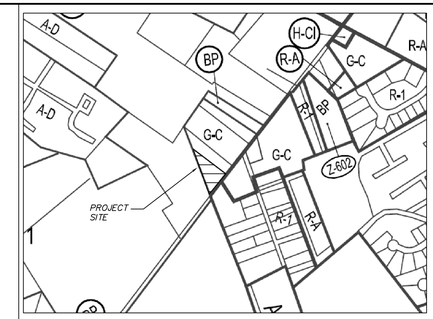

LOCATION MAP

SCALE: 1"=500'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS A CONCEPTUAL LAYOUT OF A COMMERCIAL OFFICE USE ON TAX PARCEL 2-40-7 IN BENSALEM TOWNSHIP BUCKS COUNTY PA

2. ZONING DISTRICT: GC GENERAL COMMERCIAL

ITEM	REQD.	EXISTING	PROPOSED
MIN LOT AREA	7200 SF	29311 SF NET	29311 SF NET
LOT WIDTH @ ROW	60 FT	173.75 FT	173.75 FT
FRONT YARD	75 FT	75 FT	75 FT
SIDE YARD	8 FT	8 FT	8 FT
REAR YARD	35 FT	35 FT	35 FT
BLDG HEIGHT	45 FT/3 STY	NA	< 45 FT
MAX IMP SITE	60%	NA	59.26 % *
MAX BLDG COV	35%	NA	21.7 %

   * POROUS PAVING (3900 SF) NOT INCLUDED F

3. OWNER / APPLICANT :

   ATLANTIC NATIONAL TRUST
   50 PORTLAND PIER, SUITE 400
   PORTLAND ME 04101

4. SITE DATA: TMP # 02-040-007
   TOTAL TRACT AREA TO R/W LINE = 29311 SF

5. REFERENCE PLAN :
   SECOND AMENDMENT TOP DECLARATION PLAN RECORDED IN PLAN BOOK 48 PAGE 119 DATED 3-29-89 PREPARED BY J.G.PARKS WASHINGTON CROSSING PA

LEGEND

- 100 YR — FEMA FLOODPLAIN
- SOILS — SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- X — EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED RD
- OHW — OHW — EXISTING POLES
- ST — ST — EXISTING STORM SEWER

Before You Dig Anywhere
In . . . PENNSYLVANIA
STOP! CALL 1-800-242-1776
TOLL FREE
PA Law requires 3 working days notice before you excavate
PA ONE CALL SYSTEM, INC.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: #_____

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
36588-E
PENNSYLVANIA

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		

DATE: 10-21-16
SCALE: 1"=30'
JOB # 1851 | FB # ---
DRAWN: STAFF | CHECKED: VWF

TMP 02-040-007
BENSALEM TOWNSHIP, PA
PREPARED FOR:
ATLANTIC NATIONAL TRUST LLC
50 PORTLAND PIER, SUITE 400
PORTLAND ME 04101

PROPOSED SITE PLAN

SHEET
1 OF 1