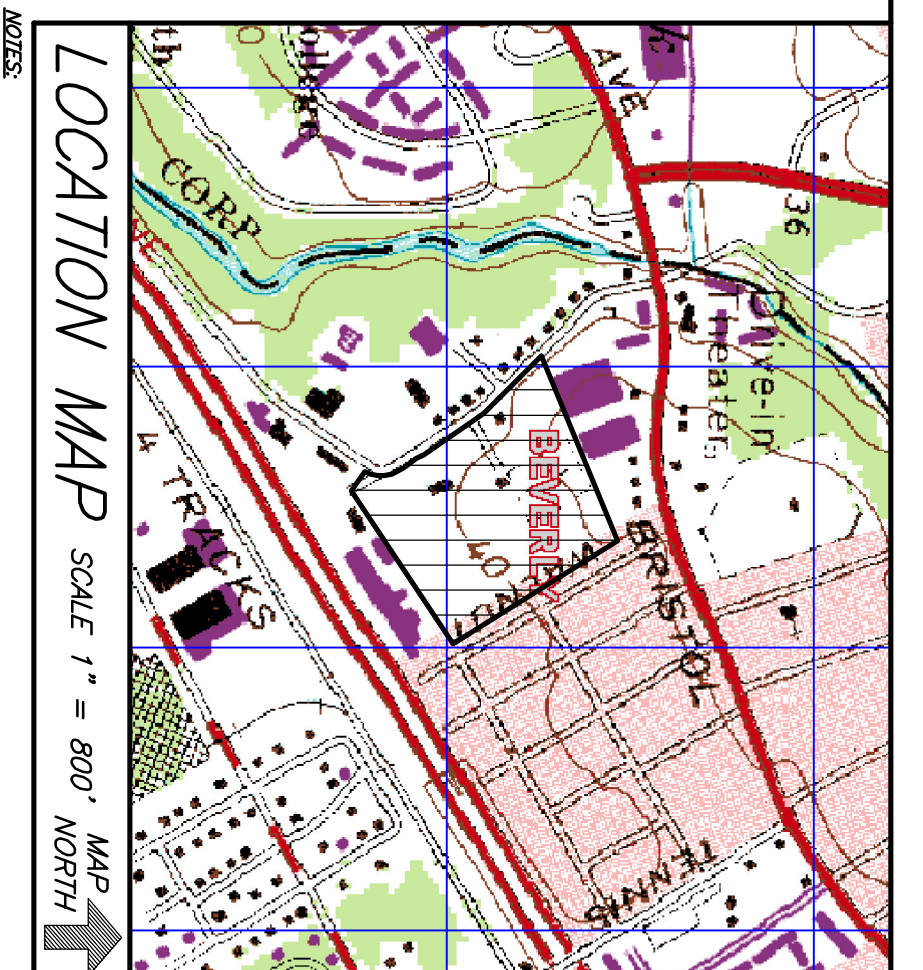




- ZONING DATA:**  
 ZONING DISTRICT: N - INSTITUTIONAL  
 ADVANCED ZONING  
 EAST: F-2 & C  
 SOUTH: U  
 WEST: U  
 NORTH: U
- NOTES:**  
 1. PROPERTY IS T.M.P. 2-23-42  
 2. OWNER OF RECORD IS ST. VALENTINE'S POLISH CHURCH  
 3. PROPERTY BOUNDARY AND EXISTING FEATURES HAVE BEEN SURVEYED BY ERSERVY/QUADROW & ASSOCIATES IN DECEMBER 2006.  
 4. WITHIN THE AREA SHOWN AS THE CLEAR SHORT TRAVELER TURNING OR OTHER VISUAL OBSTRUCTION BETWEEN THE HEIGHT OF 2 FEET AND 7 FEET ABOVE THE LEVEL OF THE INTERSECTING STREETS SHALL BE PERMITTED.  
 5. PARKING SPACES ARE TO BE 9'x11' UNLESS OTHERWISE NOTED.  
 6. PARKING ACCESSIBLE SPACES ARE SHOWN IN COMPLIANCE WITH ADA STANDARDS.  
 7. ALL UTILITIES WILL BE PLACED UNDERGROUND.  
 8. CURB RADIUS ARE 5' UNLESS OTHERWISE NOTED.  
 9. ALL UTILITIES SHALL BE SERVED BY PUBLIC WATER & SEWER.  
 10. THIS SITE IS NOT LOCATED IN THE 100 YR FLOODPLAIN PER FEMA FLOOD MAPS.  
 11. ALL SITE LIGHTING FIXTURES SHALL BE PROVIDED WITH SHIELDS TO PREVENT LIGHT FROM SPILLING OVER PROPERTY LINES AND INTO ADJACENT ROADWAYS BE PROVIDED SO THAT THE SOURCE OF LIGHT IS NOT VISIBLE FROM ANY RESIDENTIAL AREA.  
 12. ALL PARKING SPACES ARE 10' IN WIDTH UNLESS OTHERWISE NOTED.  
 13. THE APPLICANT WILL ENTER INTO A STORMWATER QUALITY MONITORING AND MAINTENANCE AGREEMENT WITH THE TOWNSHIP. THE AGREEMENT WILL BE ACCEPTABLE IN FORM AND CONTENT TO THE TOWNSHIP.



NO.	REVISIONS	DATE	CHECKED BY
3	GENERAL SITE REVISIONS	10/01/08	CR
2	REVISED SITE LAYOUT	6/30/08	CR
1	REVISED PER BCGD LTR DATED 10/25/07	11/7/07	CR
	DATE OF ISSUE	3/9/07	CR

- EXISTING & PROPOSED MONUMENTS:**  
 1. SPACES PER 190 SF = 108 SPACES PROVIDED TOTAL  
 2. 2 VAN ACCESSIBLE SPACES  
 3. ACCESSIBLE PARKING RATIO: 5.3%
- EXISTING & PROPOSED MONUMENTS:**  
 1. SPACES PER 190 SF = 108 SPACES PROVIDED TOTAL  
 2. 2 VAN ACCESSIBLE SPACES  
 3. ACCESSIBLE PARKING RATIO: 5.3%
- LIST OF GRANTED VARIANCES:**  
 THE FOLLOWING VARIANCES FROM STRICT COMPLIANCE OF THE BENSLEM TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE WERE GRANTED ON JULY 23, 2007:  
 1. A WALKER FROM ALSO SECTION 201-41(6) TO ALLOW A PLAW SCALE OF 1"=50' INSTEAD OF THE REQUIRED MINIMUM OF 1"=40'.  
 2. A WALKER FROM ALSO SECTION 201-41(9)(3) TO NOT REQUIRE ALL RECORDED SUBDIVISIONS WITHIN 2500 FT OF ANY PART OF THE PROPERTY.  
 3. A WALKER FROM ALSO SECTION 201-41(9)(1) TO NOT REQUIRE ROAD ALLOW THE EXISTING 24 FEET TO REMAIN.  
 4. A WALKER FROM ALSO SECTION 201-10(6) AND 201-110 TO NOT REQUIRE CURBING AND SIDEWALKS ALONG ALL STREET FRONTAGES.  
 5. A WALKER FROM ORDINANCE 2006-08 MAKING A FEE IN LIEU OF CONSTRUCTING CURB AND SIDEWALK ALONG ALL STREET FRONTAGES.

APPROVED BY ACTION OF THE BOARD OF SUPERVISORS OF BENSLEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY THE BENSLEM TOWNSHIP ENGINEER ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN, PENNSYLVANIA, IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HAVE Laid out upon our lands STATE IN THE TOWNSHIP OF BENSLEM, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS & STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED, WITNESSED OUR HANDS & SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN THEREON, SIGNED PENNSYLVANIA & DESIGNED THIS PLAN TO BE RECORDED ACCORDING TO LAW.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEAL)

REVISED FINAL PLAN  
 RECORD PLAN  
**BENSALEM MASONIC CAMPUS**  
 T.M.P. 2-23-42  
 BENSLEM TOWNSHIP  
 BUCKS COUNTY

Rittler Engineering, Inc.  
 104 Pheasant Run, Suite 129 B phone: 215.504.5200  
 Newtown, PA 18940 fax: 215.504.9200  
 CURTIS A. RITTLER, PE

LEGEND  
 PROPOSED CURB  
 EXISTING DOSE OF PAVING  
 EXISTING CONC. MONUMENT

SCALE IN FEET  
 GRAPHIC SCALE  
 PROJECT NUMBER: 06-0406  
 DATE: 06-04-06  
 SCALE: 1" = 50'