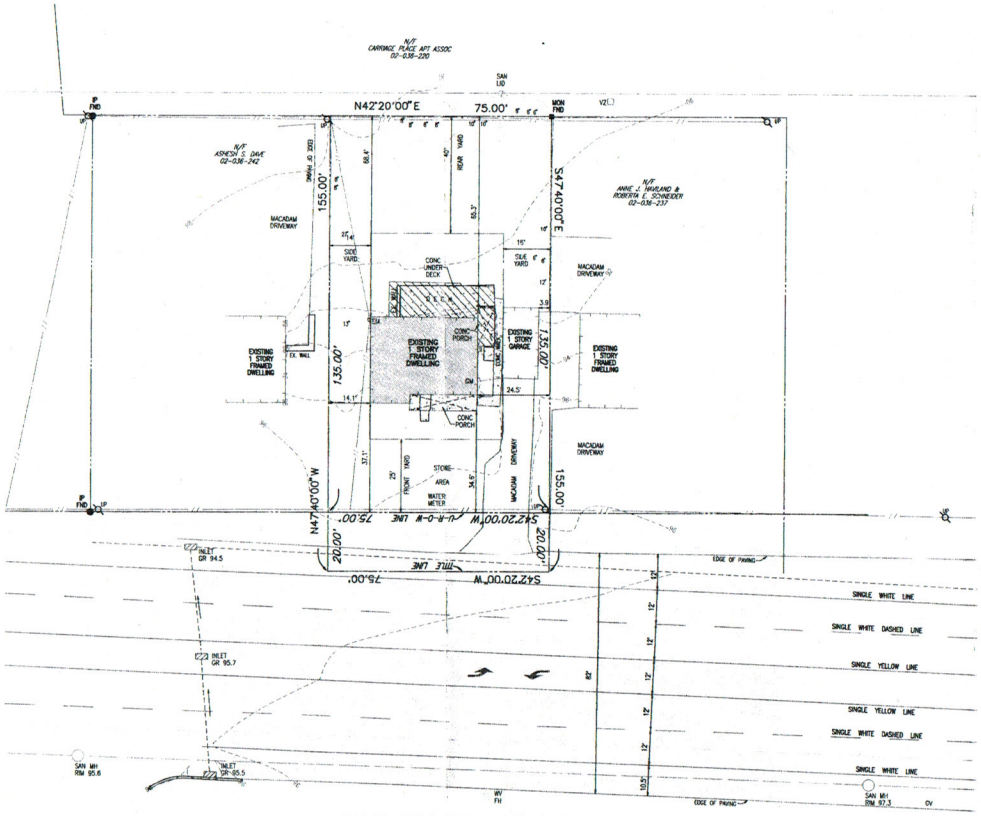


KNIGHTS ROAD

WIDTH VARIES

PUBLIC - LEGALLY OPEN

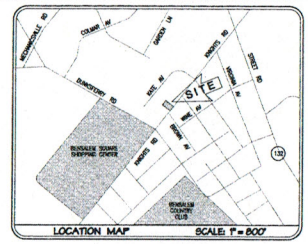
PENNSYLVANIA ONE CALL SYSTEM, INC.
925 IRWIN RUN ROAD
WEST NEWTON, PENNSYLVANIA
15089 - 1998

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

Contractor must comply with all provisions of "The Underground Utility Line Protection Law", PA Act 287 of 1974 as amended by Act 187 of 1996 regarding notification of utility facility owners at least three (3) days prior to any excavation work on this project. The contractor must initiate a separate investigation by calling the Pennsylvania One Call System and verify the locations of all underground facilities prior to excavation.



LOCATION MAP SCALE: 1" = 800'

LEGEND

- IRON PIN / PIPE FOUND
- CONCRETE MONUMENT FOUND
- EXISTING PROPERTY LINE
- EXISTING FENCE LINE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER CURB STOP
- EXISTING STORM SEWER AND INLET
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING OVERHEAD WIRE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING UNDERGROUND COMMUNICATIONS
- EXISTING SANITARY SEWER LATERAL
- EXISTING WATER SERVICE LINE
- EXISTING CONTOURS
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

NOTES:

1. BOUNDARY INFORMATION SHOWN TAKEN FROM DEEDS OF RECORD, PLANS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLANS AND FIELD SURVEYS PERFORMED BY McNEILL LAND SURVEYING LLC DURING NOVEMBER 2011.
2. REFERENCE PLANS:
   PLAN OF PODESTEING TERRACE MADE FOR ANDREW MIKELAITES PREPARED BY RUSSELL S. LYMAN DATED MARCH 14, 1952.
3. TOPOGRAPHIC INFORMATION IS BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
   BENCHMARK IS A 3 INCH PENNSYLVANIA DEPARTMENT OF HIGHWAYS DISK IN SOUTHEAST CORNER OF SIDEWALK KNIGHTS ROAD BRIDGE OVER POQUESSING CREEK, APPROXIMATELY 2.8 FEET BELOW TOP OF RAILING. ELEVATION = 64.20.
4. EXISTING UNDERGROUND UTILITY LOCATIONS WERE PLOTTED FROM UTILITY COMPANY PLANS SUPPLIED TO US IN ACCORDANCE WITH PA ACT 187 (1996) OR BY PHYSICAL SURVEY LOCATIONS. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTORS ARE REQUIRED BY PA ACT 187 TO VERIFY THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING EXCAVATION ACTIVITIES.
   PENNSYLVANIA ONE CALL SYSTEMS, INC., PHONE NO. 1-800-242-1776
   SERIAL NO. 20113300686 PROCESSED 11/29/2011

UTILITY	RESPONSE
AQUA PENNSYLVANIA INC (WTR)	CONFLICT. PLANS PROVIDED.
BENSALEM TOWNSHIP (WS)	DID NOT RESPOND THROUGH PA ONE CALL. PLANS PROVIDED.
BUCKS COUNTY WATER AND SEWER AUTHORITY (FP)	CONFLICT. NO PLANS PROVIDED.
COMCAST CABLE COMMUNICATIONS INC (CZ)	CONFLICT. PLANS PROVIDED.
PECO ENERGY (ED)	CONFLICT. PLANS PROVIDED.
VERIZON PENNSYLVANIA INC (TI)	

5. AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. AS SHOWN ON FLOOD INSURANCE MAP OF BUCKS COUNTY, COMMUNITY PANEL NO. 42057C0127 G, EFFECTIVE DATE JANUARY 17, 2007
6. PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, ETC., CONTAINED THEREIN, RECORDED OR UNRECORDED.

   PLANS PROVIDED BY BUCKS COUNTY WATER & SEWER SHOWS EVIDENCE THAT THERE MAY BE A UTILITY EASEMENT ALONG THE REAR YARD PROPERTY LINE.
7. PENNDOT RIGHT-OF-WAY ALONG KNIGHTS ROAD (S.R. 09185) TAKEN FROM PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLAN OF LR-09185, SECTION 1 R/W, SHEET 10 OF 14 DATED OCTOBER 30, 1962.

   PENNDOT RIGHT-OF-WAY ALONG KNIGHTS ROAD (S.R. 09185) TAKEN FROM PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PLAN OF LR-09185, SECTION W00 SHEET 15 OF 20 DATED JANUARY 29, 1985.

SITE AREA

11,625 SF or 0.2669 ACRES TO RIGHT OF WAY LINE
11,625 SF or 0.2669 ACRES TO TITLE LINE

ZONE "BP"
BUSINESS AND PROFESSIONAL DISTRICT

REGULATION	REQUIREMENT	EXISTING
LOT AREA	12,000 SF MIN	10,125 SF
LOT WIDTH AT STREET LINE	80 FT. MIN.	75 FT.*
BUILDING SETBACKS		
FRONT YARD	25 FT. MIN.	34.6 FT.
SIDE YARD	12 FT. MIN.	3.9 FT.*
	30 FT. MIN. AGGR.	18.0 FT.*
REAR YARD	40 FT. MIN.	65.3 FT.
BUILDING COVERAGE	25 % MAX.	1,289 SF or 12.7 %
IMPERVIOUS COVERAGE	60 % MAX.	2,523 SF or 24.9 %
BUILDING HEIGHT	35 FT. MAX.	LESS THAN 35'

* DENOTES EXISTING NON-CONFORMING CONDITION

NORTH ARROW

NO.	DATE	REVISION	BY
1	03 JAN 2012	ZONING CLASSIFICATION	DJM

OWNER NAME: JACK & MARY KNOWLES
2752 KNIGHTS ROAD BENSALEM PA 19020-3526
TAX PARCEL NO. 02-036-236
BLOCK & UNIT No. 1-0-0-0
DEED BOOK & PAGE No. 5135-997
SITE ADDRESS: 2752 KNIGHTS ROAD BENSALEM PA 19020-3526

McNEILL LAND SURVEYING, LLC
P.O. BOX 204
GILBERTSVILLE, PA 19525
PHONE 610.323.8820
ABINGTON, P.O. BOX 37001
PHONE 215.885.9885
WWW.MCNEILLSURVEY.COM

SCALE 1"=20'

EXISTING FEATURES PLAN
OF
2752 KNIGHTS ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY, PA, PA

OWNER:
LAZ CHAUDHRY
1208 CRESPO DRIVE
BENSALEM, PA. 19020-3526

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
PETER L. McNEILL
No. 049008
LICENSED
PROFESSIONAL LAND SURVEYOR

DATE: 30 NOV 2011
DWG NO: DEN-028
JOB NO. 828
SHEET NO. 1 OF 1

\\PROJECTS_EYE_ON-DEN\828.dwg