



BENSALEM TOWNSHIP

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

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- Certification of Non-Conforming Use
- Application for Validity Challenge
- Administrative Officer in refusing my application for a building permit dated: _____
- Special Exception
- Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Frank Morelli

Address: 11941 Glenfield Rd
Philadelphia Pa 19154

Phone No. 215-266-0590

E-Mail Address: kmore23@comcast.net

Owner's Name: Carmen & Kathleen Morelli and Frank Morelli

Address: 11941 Glenfield Rd
Philadelphia Pa 19154

Phone No. 215-266-0590

E-Mail Address: kmore23@comcast.net

Attorney Name: Shawn D Ward, Esq

Address: 331 E Street Road,
Feasterville, PA 19053

Phone No. 215-355-3350

Interest of appellant, if not owners (agent, lessee, etc.):

1. Application relates to the following:

Check items if applicable:

- | | | | |
|-------------------------------------|-------------------|--------------------------|-------------------|
| <input type="checkbox"/> | Use | <input type="checkbox"/> | Lot Area |
| <input type="checkbox"/> | Height | <input type="checkbox"/> | Yards |
| <input type="checkbox"/> | Existing Building | <input type="checkbox"/> | Proposed Building |
| <input type="checkbox"/> | Occupancy | | |
| <input checked="" type="checkbox"/> | Other: (describe) | | |

Loading Area

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-023-019 & 02-023-020

Location: 876 Mill Rd

Lot Size: 90' x 220.9' 19,832.16 SF

Present Use: Vacant

Proposed Use: Warehousing and storage

Present Zoning Classification: L I Light Industrial

Present Improvement upon Land: none

Deed recorded at Doylestown in Deed Book 2016057505 Page _____

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office:

1. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

§232-587(1)(2) (Last Paragraph)

2. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

(1) Each truck loading space shall consist of a minimum of 780 square feet of usable area, 12 by 65 feet in size, exclusive of access roads connecting such space with a street, alley or driveway. Access to each loading space shall have radii sufficient to service the largest anticipated vehicle. (2) All areas for loading and unloading of delivery trucks and other vehicles and for the servicing of establishments or shops by refuse collection, field and other service vehicles shall have adequate and unobstructed access from a street, alley or driveway and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile access or parking facilities or pedestrian ways. Access to off-street loading and unloading spaces shall in no case be directly from a public street or right-of-way. All necessary turning and maneuvering shall occur entirely on the premises.

3. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

We believe the Zoning Hearing Board could grant this variance under §232-781(e)(4) & §232-781(e)(5) that the variance, if authorized, will not alter the essential character of the neighborhood and will represent the min. variance that will afford relief. The largest truck entering the site will be a garbage truck entering the site before/after normal business hours. The deliveries will only be by SU-30 single unit trucks will access the site during normal business hours. There will be no tractor trailers (WB-62) entering site

4. Has previous appeal or application for special exception or variance been filed in connection with these premises?

YES NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

4 FRANK MORRIS
Appellant's or Owner's Signature

3/15/17
Date

A SIGNED COPY OF THIS APPLICATION IS REQUIRED UPON SUBMISSION OF DOCUMENTS

Sworn to and subscribed before me this

16 day of MARCH 2017

Notary Public

My commission expires: _____

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
FRANCIS J. ERNST, Notary Public
Bensalem Township, Bucks County
My Commission Expires November 16, 2020



PHILADELPHIA, PA | BETHLEHEM, PA | MOUNTAINSIDE, NJ

PRINCIPALS

Anthony F. Naccarato, PE, SECB
President

Mark W. Lunden, PE, SECB, *Vice President*

Dennis V. Mordan, PE, SECB, *Vice President*

Margaret A. Hart, *Chief Financial Officer*

Paul P. Panzarino, PE

Scott M. Bauer, PE, SE, SECB, LEED AP

Michael E. Herrmann, PE

FOUNDERS

William F. O'Donnell, PE, *Retired*

Peter A. Naccarato, PE, *Retired*

M E M O R A N D U M

TO: Mr. Matthew Takita, Director of Building and Planning
FROM: Harold W. Gans, P.E., P.L.S., Township Engineer
DATE: January 25, 2017
RE: Carmen Morelli, et al Preliminary & Final Land Development Review
876 Mill Road
TMP #02-023-019 & 02-023-020
File No. 0907.3072.00

A. APPLICATION

Pursuant to Sections 201-43 and 201-63 of the Code of the Township of Bensalem, we received and reviewed the above referenced preliminary and final land development plans. The application consisted of a three sheet plan-set as prepared by Joseph F. Hamill, Jr., PLS of Bensalem, PA. All plans are dated December 2, 2016.

The sheet numbers and titles are as follows:

1. S-1 Land Development Plan
2. S-2 Existing Features Plan
3. S-3 Stormwater/Soil Erosion Plan

B. DISCUSSION

The subject tract consists of two tax map parcels located on the westerly side of Mill Road in an L-1, Light Industrial District. The parcels are currently vacant.

The applicant proposes combining the two tax map parcels and constructing a one story masonry building, of 4,335 sq. ft. with a height of 18'. The proposed use is for warehouse and office. Associated parking and stormwater management will be provided.

The site is served by public water and sewer.

C. CHAPTER 232 – ZONING

1. The plans propose to utilize an existing private road known as Robinson Avenue. This road will need to be widened to 24' extending to the proposed loading dock area. [Section 232-586 (b)(1)]
2. The loading area is insufficient in width, depth and area to meet the zoning requirements. [Section 232-587 (1)(2)(last paragraph)]



3. The proposed handicap accessible space does not meet the required van accessible dimensions. [Section 232-586 (c)(2)]

D. CHAPTER 201 –LAND DEVELOPMENT

The plans note a waiver requests for the following:

1. Installation of curbs and sidewalks along Mill Road provided that a fee in lieu of installation will be paid to the Township. [Section 201-104(b), Section 201-110, Section 201-111]
2. A waiver for the installation of parking lot curbing. [Section 201-112 (i)]
3. The species of the proposed street trees must be provided. [Section 201-106 (c)(7)]
4. A plan must be provided demonstrating that the proposed lighting will meet the required 1' candle minimum for all public parking. [Section 201-112 (o)]
5. Concrete monuments must be provided at the intersection of the side property lines with the ultimate right-of-way. [Section 201-138]
6. There is no landscaping other than street trees provided. A landscaping plan should be provided. [Section 201-146]

E. STORMWATER MANAGEMENT

The plan proposes an infiltration basin to meet the required water quality standards.

No provision has been made for the pre-development and post-development runoff from this site. Design and calculations must be provided. [Section 201-105]

F. SUMMARY

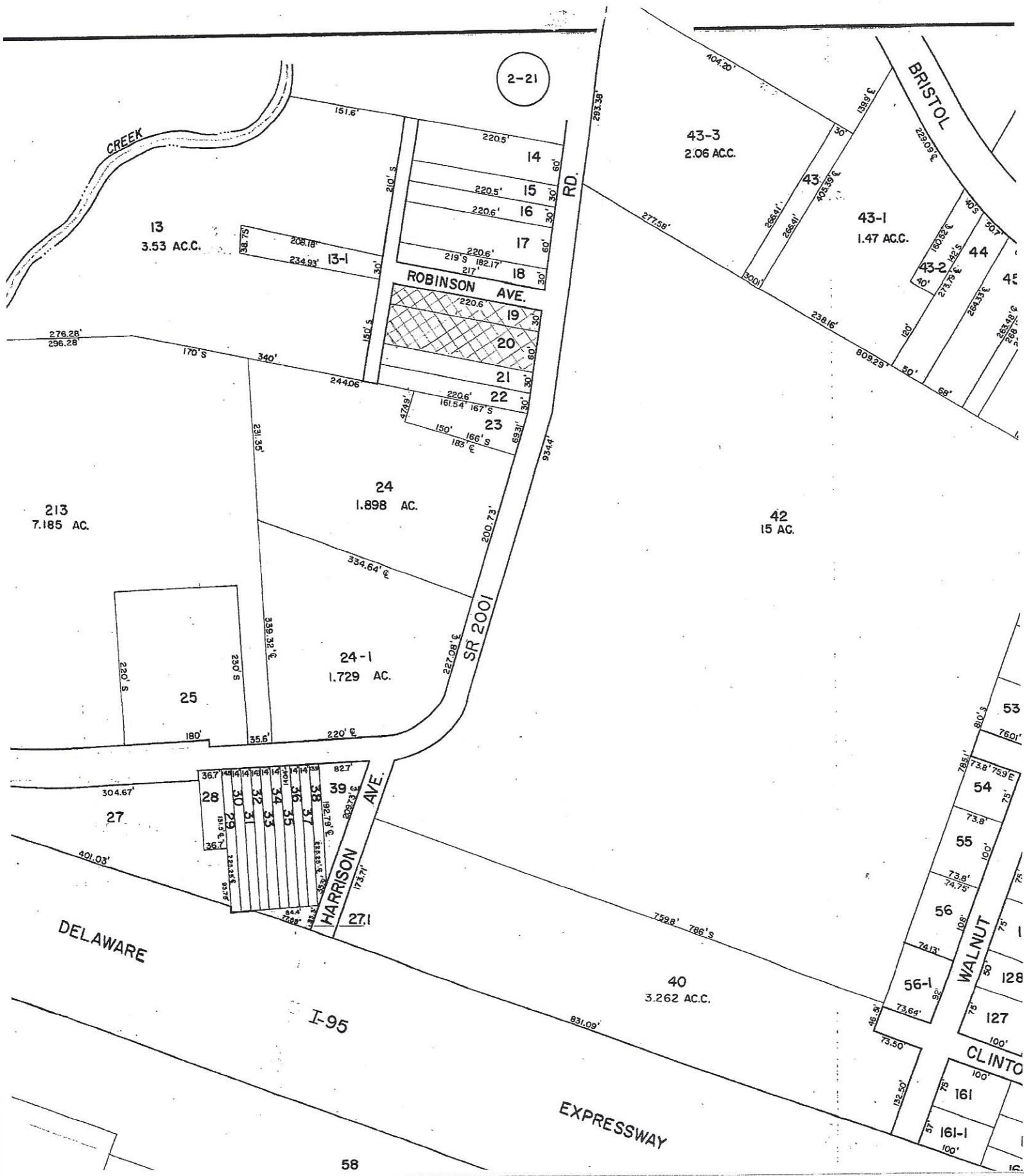
The plans are in position for Preliminary and Final Land Development consideration by the Bensalem Township Planning Commission and the Bensalem Township Council. The applicant should be prepared to address the items in this review, as well as pertinent items from other reviewing agencies.

If you have any questions, please contact me.

cc: Honorable Mayor Joseph DiGirolamo
Ms. Loretta Alston, Bensalem Planning Commission
Ms. Debbie McBreen, Bensalem Township
Mr. Michael Roedig, Bucks County Planning Commission
LandDevelopmentReview@bensalempa.gov
Carmen & Kathleen Morelli & Frank Morelli, 11941 Glenfield Road, Phila., PA 19154
Joseph F. Hamill Jr., PLS, 3636 Hulmeville Road, Bensalem, PA 19020

HWG:tar

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Tax Map Parcel Numbers 02-023-019 & 02-023-020
 Carmen & Kathleen Morelli and Frank Morelli
 876 Mill Rd, Bensalem Twp., Bucks County, PA

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2016057505

Recorded On 9/20/2016 At 11:38:26 AM

* Total Pages - 4

* Instrument Type - DEED

Invoice Number - 824065 User - SMC

* Grantor - ORNSTEIN, ERIC D

* Grantee - MORELLI, CARMEN

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$750.00
RECORDING FEES	\$87.00
BENSALEM SCHOOL	\$375.00
DISTRICT REALTY TAX	
BENSALEM TOWNSHIP	\$375.00
TOTAL PAID	\$1,587.00

Bucks County UPI Certification
On September 20, 2016 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:
EQUITY SETTLEMENT SERVICES INC.
444 ROUTE 111
SMITHTOWN, NY 11787

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Joseph J. Szafran, Jr.
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

1219C1



CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
02-023-019-	-	BENSALEM TWP
02-023-020-	-	BENSALEM TWP
CERTIFIED 09/20/2016 BY TF		

This document prepared by (and after recording return to):
 Name: *Robert Poelker*
 Firm/Company: EQUITY SETTLEMENT SERVICES
 Address: 444 RTE 111
 Address 2:
 City, State, Zip: SMITHTOWN, NY 11787
 Phone: 631-715-3450

1048325

-----Above This Line Reserved For Official Use Only-----

QUITCLAIM DEED

DATED: August 5, 2016

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ~~SEVENTY FIVE THOUSAND~~ ^(*\$75,000.00*), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Eric D. Ornstein, residing at 78 Holiday Park Drive, Centereach NY 11720** hereinafter referred to as "Grantor", does hereby remise, release, and forever quitclaim unto **Carmen Morelli, Kathleen Morelli, and Frank Morelli residing at 11941 Glenfield Road, Philadelphia PA 19154** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of BUCKS State of Pennsylvania, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: As to lot 020: DEED DATED 12/2/2015, RECORDED 12/2/2015 in DVB & Page 2015071376 of the Recorder of BUCKS County, Pennsylvania.
 Parcel Identification Number: 02-023-20

Prior instrument reference: As to lot 019: DEED DATED 12/2/2015, RECORDED 12/2/2015 in DVB & Page 2015071376 of the Recorder of BUCKS County, Pennsylvania.
 Parcel Identification Number: 02-023-19

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year 2016 shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor.

Deed (Instrument Number 2015074376)

ALL THAT CERTAIN lot or piece of ground situate in Bensalem Township, Lot W S Mill Rd 797 FT S of Bristol Pike 60 x 221, more particularly described in Deed of Cecilia W. Longstreth dated March 18, 1920 and recorded in the Office of Recorder of Deeds in and for Bucks County, in Deed Book 0435, page 0052.

Parcel ID#: 02-023-020

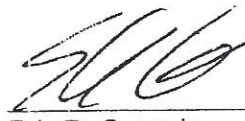
Deed (Instrument Number 2015074375)

ALL THAT CERTAIN lot or piece of ground situate in Bensalem Township, W S LR09009 767 FT S of U, S13, 30 x 220, more particularly described in Deed of Cecilia W. Longstreth dated June 21, 1968 and recorded in the Office of Recorder of Deeds in and for Bucks County, on June 21, 1968 in Deed Book 1900, page 0820.

Parcel ID#: 02-023-019

For information only: 876 Mill Road, Bensalem, PA 19020

WITNESS Grantor(s) hand(s) this the 5th day of August, 2016



Eric D. Ornstein

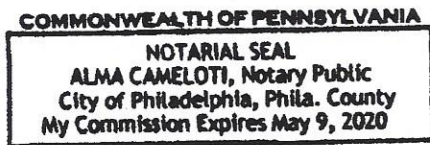
STATE OF PENNSYLVANIA

COUNTY OF BUCKS

On this, the 5th day of August ⁷2016 before me Eric D. Ornstein, the undersigned officer, personally appeared, known to me (or satisfactorily proven) to be the person(s) whose name(s):

subscribed to the within instrument, and acknowledged that they (he/she/they) executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Alma Cameloti
Notary Public

Printed Name: ALMA CAMELOTI

My Commission Expires:

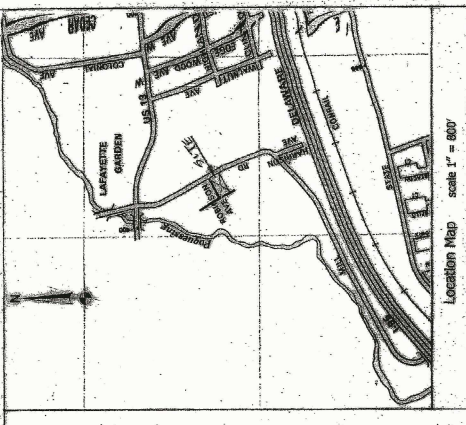
May 9/2020

Grantor(s) Name, Address, phone:
Eric D. Ornstein
78 Holiday Park Drive
Centereach NY 11720

Grantee(s) Name, Address, phone:
Carmen Morelli, Kathleen Morelli and Frank
Morelli
11941 Glenfield Rd,
Philadelphia PA 19154

SEND TAX STATEMENTS TO GRANTEE





Zoning Requirements L1 Light Industrial

Lot Area	Required	Proposed
15,000 SF	17,582.16 SF	
Building Coverage	35% Max	24.66%
Impervious Coverage	45% Max	55.26%
Natural Slope	75% Min	75%
Front Yard	20 FT Min	20 FT
Side Yard	30 FT Min	30 FT
Rear Yard	40 FT Min	40 FT
Blkg Height	18 FT	

Area Summary

Dead Area	6,610.72 SF = 0.1518 Ac	Ultimate Right of Way
THP 2-23-19	5,980.72 SF = 0.1345 Ac	
THP 2-23-20	15,221.45 SF = 0.3452 Ac	
THP 2-23-21	17,582.16 SF = 0.4038 Ac	
Building Coverage	Proposed 4,335 SF = 24.66%	
Impervious Coverage	Proposed 7,866 SF = 44.74%	
Natural Slope	Proposed 9,716 SF = 55.26%	

Parking Summary

Required 1 space per employee
 Total Number of Employees = 4
 Total Spaces Required = 4
 Handicapped Spaces = 1

- Notes:**
- Basing Bucks County Tax Map Parcel Numbers 02-023-019 & 02-023-020
 - Owner of Record: Joseph F. Hamill, Jr. & Frank Morelli, Philadelphia Pa 19154 Instrument No. 2016057905
 - Plan was made without the benefit of a title search. Property is subject to all deed restrictions and easements recorded or unrecorded.
 - Topographic survey performed by Joseph F. Hamill, Jr. P.L.S. on August 31, 2016. Benchmark Sanitary Manhole on THP 2-23-13 (Elevation 28.90) (U.S.C.S.) Subject property is not located within 100-Year Flood Plain or any Flood Plain. Reference FIRN Flood Insurance Rate Map, Bucks County, Pennsylvania, Bensalem Township Community Map Number 4201700503, effective on 03/16/2015
 - Soil Type is: U3 Urban Land (Haplosol complex 0 to 8 percent slopes)
 - THP 2-23-19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
 - Applicant will comply with the Bensalem Township Engineer recommendations and determinations for issuance of a building permit.
 - Shade Trees in Pursuant to §201-105(C)

Waivers Request:
 Installation of sidewalks and the installation of curbs along Mill Road, as otherwise required by Section 201-104(C), 201-110 and 201-111 of the Ordinance, provided that you will contribute a fee to the Township Engineer for the cost of the sidewalks and curbs. The amount to be determined by the Township Engineer prior to the issuance of a building permit.
 Parking Lot curbing, as otherwise required by Section 201-112 (i) of the Ordinance

Land Development Plan
 For
Carmen Morelli, ETAL
 895 Mill Road, P.O. Box 62-023-019 & 20
 Bensalem Twp., Bucks County, PA

Joseph F. Hamill Jr., P.L.S.
 Land Surveying & Consulting LLC
 3605 Hillside Road, Bensalem, PA 19020
 215-633-2307 Fax 215-633-5853
 Email: Jhamill@jfhconsulting.com

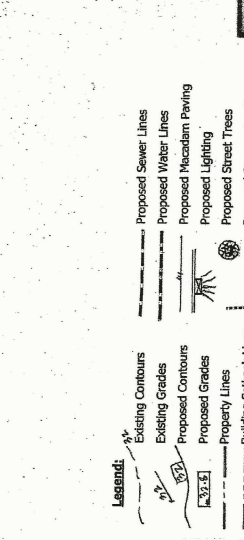
160702
 S-1
 1 of 3 Sheets

- Landscaping Notes:**
- Street trees shall be planted at intervals of not more than twenty (20) feet.
 - At intersection, trees shall be located on each side of the street right-of-way lines or within fifteen (15) feet of a driveway entrance.
 - Where underground utilities extend near trees, tree shall be located no closer than ten (10) feet from the utility.
 - Street trees shall be of the approved varieties as shown in Bensalem Township Land Use Ordinance and Subdivision Ordinance.
 - Street trees shall be a minimum of six (6) inches above finished grade shall be a minimum of two and one-half (2 1/2) inches.
 - Street trees and other required plants shall be guaranteed to live at least two (2) years after the dedication of all public improvements in the Subdivision and/or Land Development. The developer shall replace all trees and plants that do not live.
 - Whenever possible existing trees shall be protected and preserved.
 - Planting Area Lights are to be provided by the developer in the location shown.
 - Lighting poles and fixtures are to be in accordance with Bensalem Township standards.
 - Parking area lighting shall be non-glare lights focused downward and shall be minimum of one (1) foot-candle at ground level anywhere in the area to be illuminated.
 - A plan for the parking area lighting to be designed by a lighting engineer and approved by Bensalem Township.

- General Notes:**
- All erosion and sedimentation control facilities, materials and structures shall be in complete accordance with Bucks County Conservation Service standards, the E & S Narrative and the approved E & S Control Plan.
 - Contractor shall be solely responsible for compliance with note 1 above and shall provide, install and maintain all erosion and sedimentation control facilities as necessary in contractor's sole discretion or as required by applicable authority to meet applicable state and federal legislation, including but not limited to those set forth in the clean streams law and other applicable legislation.
 - Contractor shall comply with, attend to, install and maintain everything set forth in the construction sequence, maintenance of facilities, temporary and permanent seeding and mulching, and all other requirements shown elsewhere on this plan.
 - In the event of any remediation, fines and other consequences thereof, both direct and indirect, responsible for all remediation, fines and other consequences thereof, both direct and indirect.

- Owner Certification:**
- The Stormwater Management (SWM) and Best Management Practices (BMPs) facilities are hereby certified to be altered or removed only after the approval by the Municipality and also that the Stormwater Management (SWM) and Best Management Practices (BMPs) plan must be approved by the Municipality District with a determination of adequacy letter.

Owner _____ Date _____ Owner _____ Date _____
 Reviewed by the Municipal Engineer _____ Date _____ day of _____, 20____
 by Municipal Engineer _____
 I, Joseph F. Hamill, Jr., P.L.S. hereby certify that the Stormwater Management meets the water quality design standards & criteria of the Watershed Act 167 Stormwater Management Ordinance.

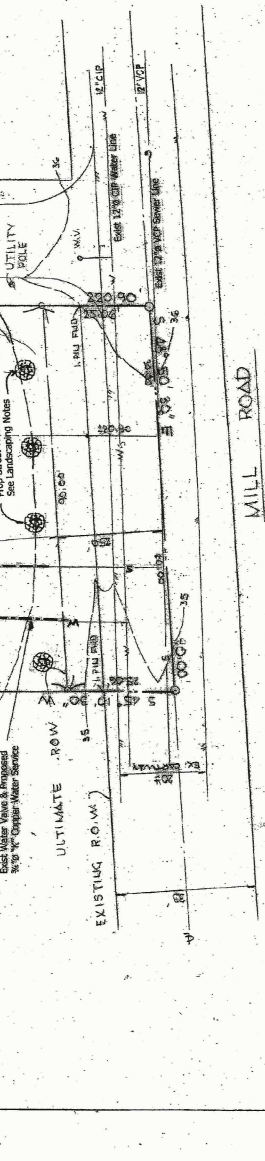
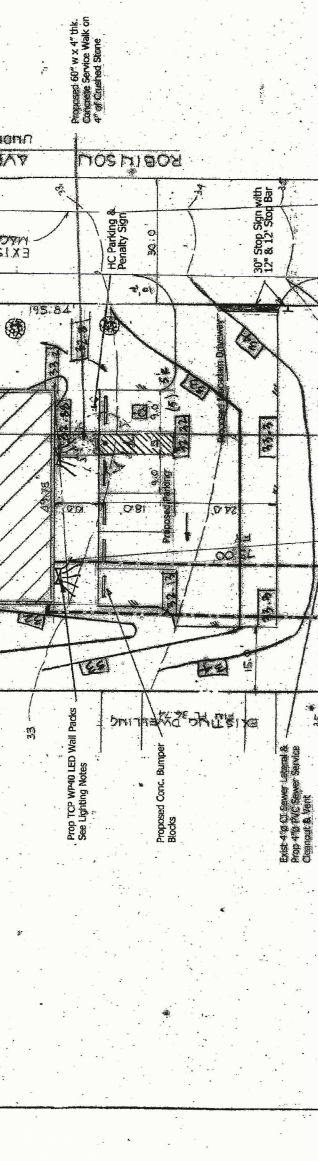
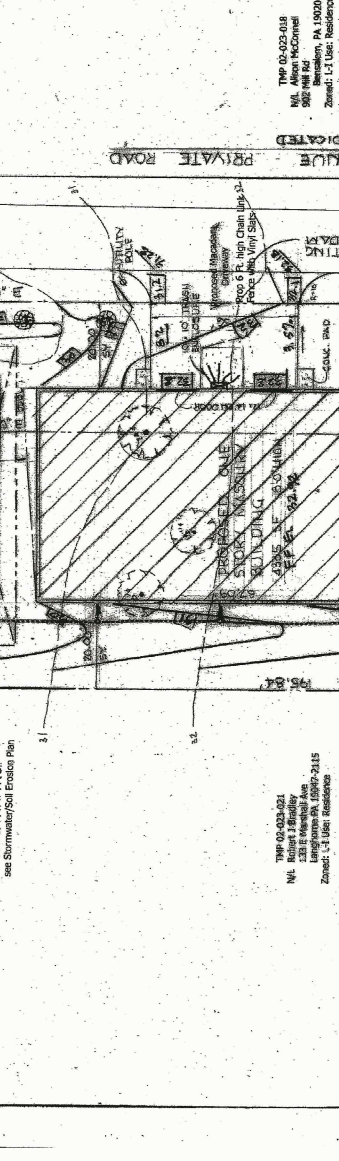
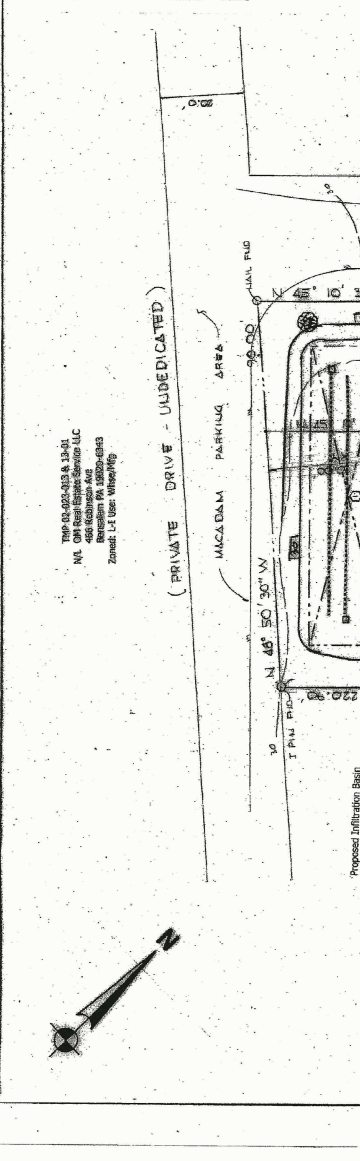
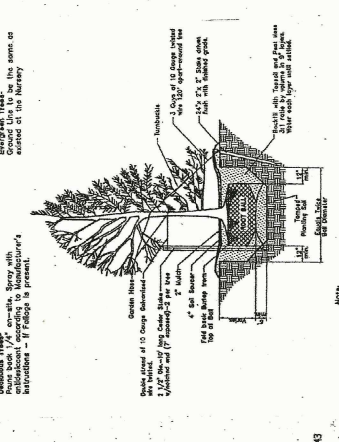
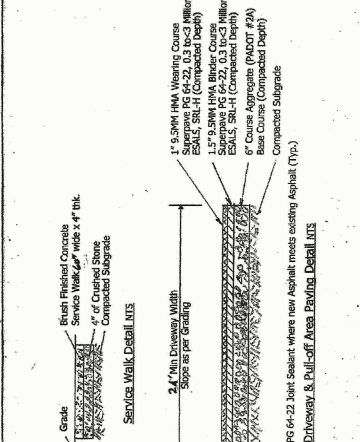
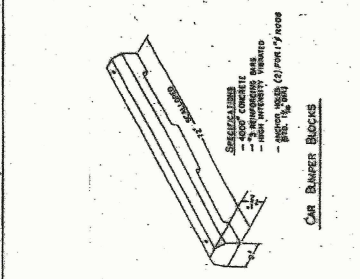


811
 New Jersey below-ground utility locator
 1-800-242-1776
 www.nj811.com

At the bottom of existing utility shown on this plan there have been no existing utility records and/or above ground utility records. The location of any underground utility shall be determined by the utility owner and shall be shown on the plan.

SCALE: 1" = 40'

Dwg #	Sheet Title	Sheet #
S-1	Land Development Plan	1
S-2	Existing Features Plan	2
S-3	Stormwater/Soil Erosion Plan	3



Owners Statement of Intent:
 We Carmen Morelli, Kathleen Morelli and Frank Morelli, have bid out our land, situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, certain required improvements according to the plan which is intended to be recorded.
 Witness our hand and seal this _____ day of _____, 20____.

Carmen Morelli
 Kathleen Morelli
 Frank Morelli

Approval of Municipality:
 Approved by resolution of the Bensalem Township Council, County of Bucks, Commonwealth of Pennsylvania, at a meeting held on the _____ day of _____, 20____.

Approved by the Bensalem Township Planning Commission on the _____ day of _____, 20____.

Reviewed by the Bucks County Planning Commission on the _____ day of _____, 20____.

BCC # _____

Reviewed by the Bensalem Township Engineer on the _____ day of _____, 20____.

Commonwealth of Pennsylvania: _____
 County of Bucks: _____
 On the _____ day of _____, 20____, before me the Subscriber, a Notary Public of Pennsylvania, personally appeared Carmen Morelli, Kathleen Morelli and Frank Morelli, who acknowledged this Plan to be the Official Plan of certain required improvements shown thereon, situated in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania and desired this plan to be recorded according to law.

Notary Public
 My Commission expires _____