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: 2017-569

Township of Bensalem, Bucks County, Pennsylvania
Notice of Appeal

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

RECEIVED
SEP 15 2017
BENSALEM TOWNSHIP
BUILDING AND PLANNING

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: Michael R. Nugent
Address: 2826 Finley Avenue
Bensalem, PA 19020
Phone No. 215-416-9226
E-Mail Address: Mike@ABCConstructionPA.com

Owner's Name: Michael R Nugent & Kimberly Nugent
Address: 2826 Finley Avenue
Bensalem, PA 19020
Phone No. 215-416-9226
E-Mail Address: Mike@ABCConstructionPA.com

Attorney Name: N/A
Address: N/A
Phone No. N/A

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

1. Application relates to the following:

Check items if applicable:

- [X] **Use**
- [ ] **Lot Area**
- [ ] **Height**
- [ ] **Yards**
- [ ] **Existing Building**
- [ ] **Proposed Building**
- [ ] **Occupancy**
- [ ] **Other:** (describe) _____

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-075-056

Location: 3242 Moore Avenue, Bensalem, PA 19020

Lot Size: 15,000 SF

Present Use: Residential Residence

Proposed Use: Commerical Parking of Construction Equipment / Employee Parking

Present Zoning Classification: R-1

Present Improvement upon Land: One Story Residential Home, Asphalt Paving and Concrete Pads

Deed recorded at Doylestown in Deed Book 4747 Page 2266

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

The current residential zoning, R-1, restricts the use of our property as a parking lot for our construction equipment and the parking of our employees.

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

Date Determination was made: September 14, 2017

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):

Zoning Section 232-166

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

Variance of Zoning Section 232-166 to allow for commercial parking of construction equipment and employee parking on this parcel lot.

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.

Currently the parcel lot has a residential home that is uninhabitable and needs to be demolished. Property adjacent to this tax parcel lot, 02-075-052 is zoned for light industrial and we are requesting a variance to be able to park our construction equipment and employee parking on this lot after the existing building is demolished.

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.

Appellant's or Owner's Signature Kimberly Nugent Date 9/14/17

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

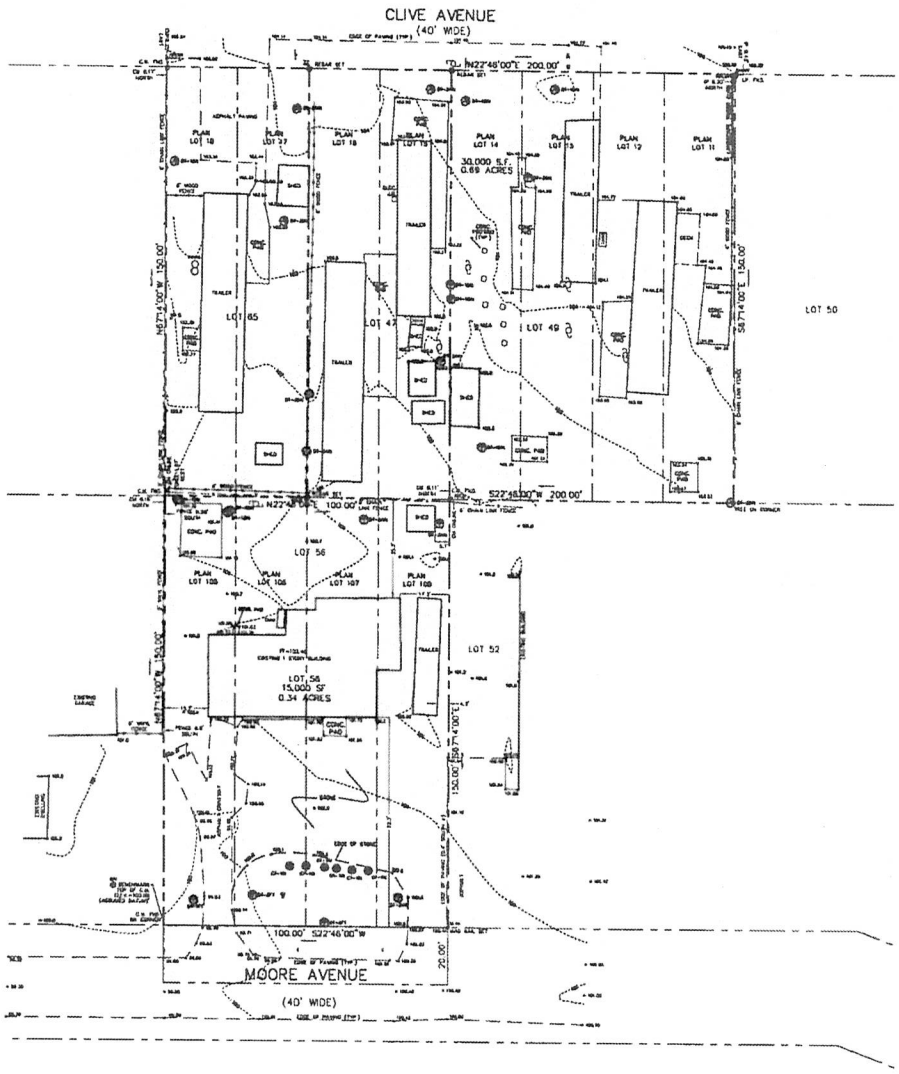
Sworn to and subscribed before me this

14TH day of SEPTEMBER ~~2017~~ 2017

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RICHARD V. BAUS III, Notary Public
Bensalem Township, Bucks County
My Commission Expires December 21, 2020



EXISTING SITE
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES LOT 58:

1. BEING THE SAME PREMISES AS DESCRIBED IN TITLE INSURANCE POLICY FROM FIRST AMERICAN TITLE FILE NUMBER 1938T-FPA, DATED 02/13/17, VESTING DEED INSTRUMENT NO. 2017062817, PARCEL ID OF 02-075-056. ALSO BEING KNOWN AS LOTS 103, 106, 107 & 108 ON PLAN OF LOTS OF CHRISTOPHER MOORHOUSE, PLAN BOOK 3 PAGE 53 AND REVISED AND RECORDED IN PLAN BOOK 7 PAGE 34 IN BENSALEM TOWNSHIP

2. MERIDIANS AND BEARINGS ARE REFERENCED TO DEED FOR SUBJECT PROPERTY

3. ELEVATIONS ARE REFERENCED TO AN ASSUMED VERTICAL DATUM. BENCHMARK AS SHOWN HEREON

4. SURVEY INFORMATION AND TOPOGRAPHY WAS OBTAINED FROM FIELDWORK PERFORMED BY JAMES SASSANO ASSOCIATES, INC., 06-22-2017

5. SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY

6. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.

7. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.

8. ENVIRONMENTAL CONDITIONS, INCLUDING WETLANDS, WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT

9. IF THIS PLAN IS USED FOR DESIGN PURPOSES OR CONSTRUCTION THE DESIGN ENGINEER AND / OR CONTRACTOR MUST VERIFY THE EXISTING UTILITIES WITH THE LOCAL AUTHORITIES AND PRIVATE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, WHEREAS ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF PREPARING THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 811 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS.

10. SUBSURFACE UTILITY ENGINEERING (S.U.E.) WAS NOT PERFORMED AS PART OF THIS SURVEY. JAMES SASSANO ASSOCIATES, INC. (J.S.A.) WILL NOT BE RESPONSIBLE FOR ANY ISSUES ASSOCIATED WITH UNDERGROUND STRUCTURES AND / OR UTILITIES DISCOVERED DURING CONSTRUCTION. J.S.A. RECOMMENDS THE CLIENT CONSULT WITH A FIRM SPECIALIZING IN S.U.E. TO ASSURE THE SITE IS CLEAR OF ANY CONFLICTS.

11. INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY

12. PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS AS LISTED IN REFERENCED TITLE POLICY:

MATTERS SHOWN ON PLANS AS RECORDED IN PLAN BOOK 7 PAGE 34 AND PLAN BOOK 3 PAGE 53

ANY MATTERS APPEARING IN DEED BOOK 1241 PAGE 215

RIGHTS TO PHILADELPHIA ELECTRIC COMPANY DEED BOOK 689 PAGE 342 AND DEED BOOK 717 PAGE 378.

GENERAL NOTES LOTS 47, 49 AND 65:

1. BEING KNOWN AS LOTS 11-17 ON PLAN OF LOTS OF CHRISTOPHER MOORHOUSE, PLAN BOOK 3 PAGE 53 AND REVISED AND RECORDED IN PLAN BOOK 7 PAGE 34 IN BENSALEM TOWNSHIP.

2. MERIDIANS AND BEARINGS ARE REFERENCED TO DEED FOR SUBJECT PROPERTY

3. ELEVATIONS ARE REFERENCED TO AN ASSUMED VERTICAL DATUM. BENCHMARK AS SHOWN HEREON.

4. SURVEY INFORMATION AND TOPOGRAPHY WAS OBTAINED FROM FIELDWORK PERFORMED BY JAMES SASSANO ASSOCIATES, INC., 06-23-2017

5. SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY

6. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.

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11. INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY

12. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A DEED OR A TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT OF THE SAME

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY:	CHECKED BY:

SURVEY OF PROPERTY

CLIVE AVENUE AND MOORE AVENUE

PARECELS 02-066-065, 02-075-047, 02-075-049 AND 02-075-056

BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
11 SOUTH ROUTE 73
BUILDING 1, SUITE 201
MARMORA, NEW JERSEY 08037
TELEPHONE: (609) 704-1133 FAX: (609) 704-1166
CERTIFICATE OF AUTHORIZATION NO. 24GA28017600

JAMES A. SASSANO
PROFESSIONAL LAND SURVEYOR, PA REG. NO. SU051356C

DATE:	06/05/17
SCALE:	1"=20'
DRAWN BY:	LD
CHECKED BY:	JAS
SHEET:	1 OF 1
PROJECT No.:	3451

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

September 14, 2017

MICHAEL AND KIMBERLY NUGENT
3242 MOORE AVE
BENSALEM, PA 19020

Project:	**ALTER OF LAND**
Project Address:	**3242 MOORE AVE BENSALEM, PA 19020**
Tax Parcel:	**02-075-056**
Property Owner:	**SAME AS ADDRESSED**
Permit Status:	**APPLICATION DENIED**

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, The attached sheets lists the reasons for rejection and this information is required to complete the permit application for the above referenced project. This letter shall also serve as a formal rejection of your building permit application pursuant to 2009 UCC Section 403.62a(b).

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold W Gans

Harold W. Gans, P.E., P.L.S.
Township Engineer

rbaus@abcconstructionpa.com
EMAIL ADDRESS

HWG/lva
Enclosures

Summary of Comments on COMBINED.pdf

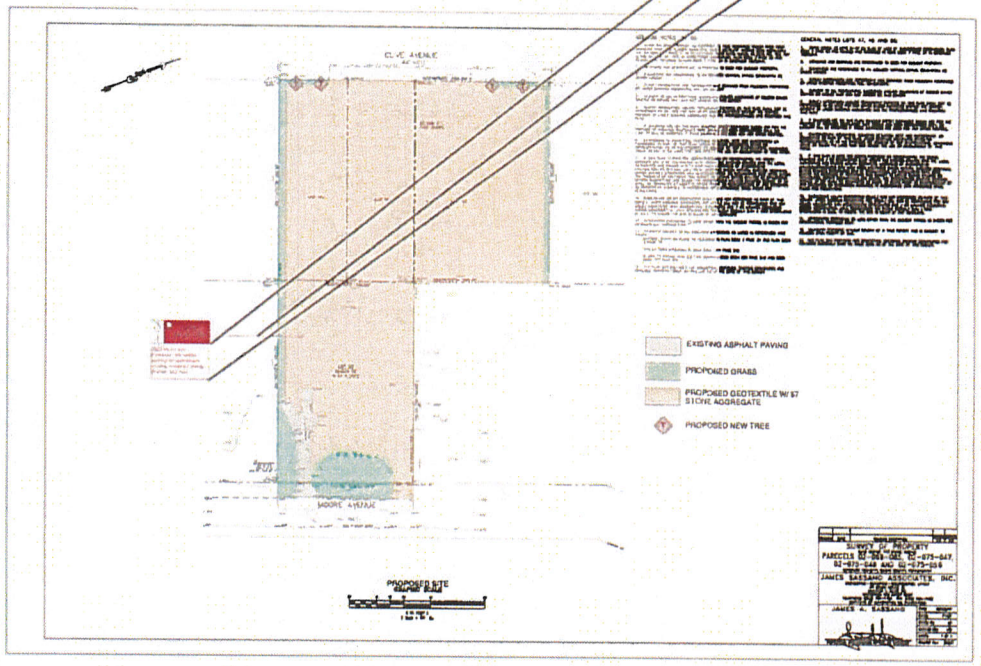
Page: 2

Author: rgans Subject: ZONING REJECTED Date: 9/14/2017 9:01:58 AM

Author: rgans Subject: Line Date: 9/14/2017 9:02:27 AM

Author: rgans Subject: Text Box Date: 9/14/2017 9:01:36 AM

3242 Moore Ave.
Proposed commercial parking not permitted in existing residential district
[Section 232-166]



BUCKS COUNTY TAX MAP
2-66
45
45-1
T 32A
CLIVE (1ST ST.) AVE.
47
49
50
52-1
52
56
MOORE (2ND ST.) AVE.
57
58
59
1.59 ACC.
65
66
RD.
RY
PROGRESS
(FORREST
8-1
8-2
43-3
4.3703 AC.
8-3
43-4
2.2773 AC.
8
43-1
7.5167 AC
13.50 AC
74
3.1278 AC
21
75-1
1.3057AC
22
76
3.6047 AC
23
(MEADOW)
MARSHALL
81
3.4258 AC.
1
83
2.9415 AC
3
84
3.2957 AC
4

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2017009917
Recorded On 2/15/2017 At 8:10:08 AM
* Total Pages - 5
* Instrument Type - DEED
Invoice Number - 855249 User - KGB
* Grantor - BERROA, CESAR
* Grantee - NUGENT, MICHAEL
* Customer - SIMPLIFILE LC E-RECORDING
* FEES

STATE TRANSFER TAX	$1,100.00
RECORDING FEES	$77.00
BENSALEM SCHOOL DISTRICT REALTY TAX	$550.00
BENSALEM TOWNSHIP	$550.00
TOTAL PAID	$2,277.00

Bucks County UPI Certification
On February 14, 2017 By TF

This is a certification page

DO NOT DETACH

This page is now part of this legal document.

RETURN DOCUMENT TO:
FIRST PLATINUM ABSTRACT, LLC
2416 BRISTOL ROAD
BENSALEM, PA 19020

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

THE RECORDERS OFFICE OF BUCKS COUNTY, PA

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.

12ABB1

Prepared by and Return to:

First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
215-741-2000

File No. 19351-FPA

UPI # 02-075-056

CERTIFIED PROPERTY IDENTIFICATION NUMBERS
02-075-056- - BENSALEM TWP
CERTIFIED 02/15/2017 BY TF

This Indenture, made the 2nd day of February, 2017,

Between

CESAR BERROA AND BARBARA SHANNON

(hereinafter called the Grantors), of the one part, and

MICHAEL NUGENT AND KIMBERLY NUGENT

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of **One Hundred Ten Thousand And 00/100 Dollars ($110,000.00)** lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantee, as tenants by the entirety

Street Address: **3242 Moore Avenue, Bensalem, PA 19020**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Situate in the Township of Bensalem, County of Bucks and State of Pennsylvania, bounded and described according to a revised Plan of Lots of Christopher Moorhouse, which Plan is recorded in the Recorder of Deeds Office at Doylestown, in Plan Book 7, Page 34, the original Plan being recorded in the Recorder's Office, aforesaid, in Plan Book 3, Page 53, as follows, to wit:

BEGINNING at a point in the center line of Second Street (40 feet wide) at the distance of three hundred feet measured North twenty-two degrees forty-six minutes East along the center line of Second Street from the intersection of Center Street (50 feet wide); thence extending from said beginning point and along the line of Lot No. 105, Section B, on said Plan North sixty-seven degrees fourteen minutes West the distance of one hundred seventy feet to a point; thence extending along the rear line of Lots Nos. 17, 16 and 15, Section B on said Plan North twenty-two degrees forty-six minutes East the distance of seventy-five feet to a point; thence extending along the line of Lot No. 109 Section B on said Plan South sixty-seven degrees fourteen minutes East the distance of one hundred seventy feet to a point in the center line of Second Street aforesaid; thence

extending along said center line South twenty-two degrees forty-six minutes West the distance of seventy-five feet to the first mentioned point and place of BEGINNING.+

BEING Lots Nos. 106, 107 and 108 Section B on said Plan.

BEING P/O PARCEL NO. 02-075-056

ALSO, ALL THAT CERTAIN lot or piece of ground listed and known as Lot No. 105 of Section B of the revised Plan of Christopher Moorhouse and Sarah Moorhouse, recorded in the Office of the Recording of Deeds in and for the County of Bucks at Doylestown, Pennsylvania, in Plan Book No. 3, Page 53, in Bensalem Township, Bucks County, Pennsylvania.

BEING P/O PARCEL NO. 02-075-056

BEING the same premises which Doris Bell, widow, by Deed dated 06/07/2005 and recorded 11/18/2005 in the Office of the Recorder of Deeds in and for the County of Bucks in Land Record Book 4717, Page 2266, granted and conveyed unto Cesar Berroa and Barbara Shannon, as tenants by the entirety

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantors but not otherwise.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

_____ Cesar Berroa {SEAL}
Cesar Berroa

_____ Barbara Shannon {SEAL}
Barbara Shannon

Commonwealth of Pennsylvania
County of ~~Bucks~~ Delaware } ss

On this, the 2nd day of Feb, 2017, before me, the undersigned Notary Public, personally appeared **Cesar Berroa and Barbara Shannon,** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

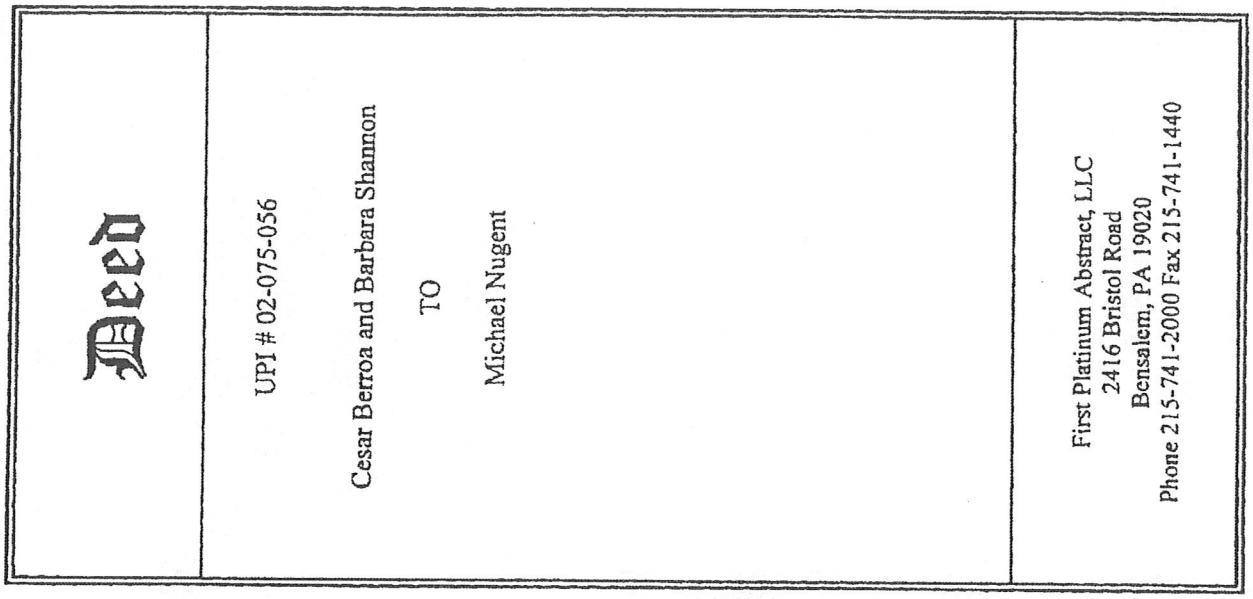
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

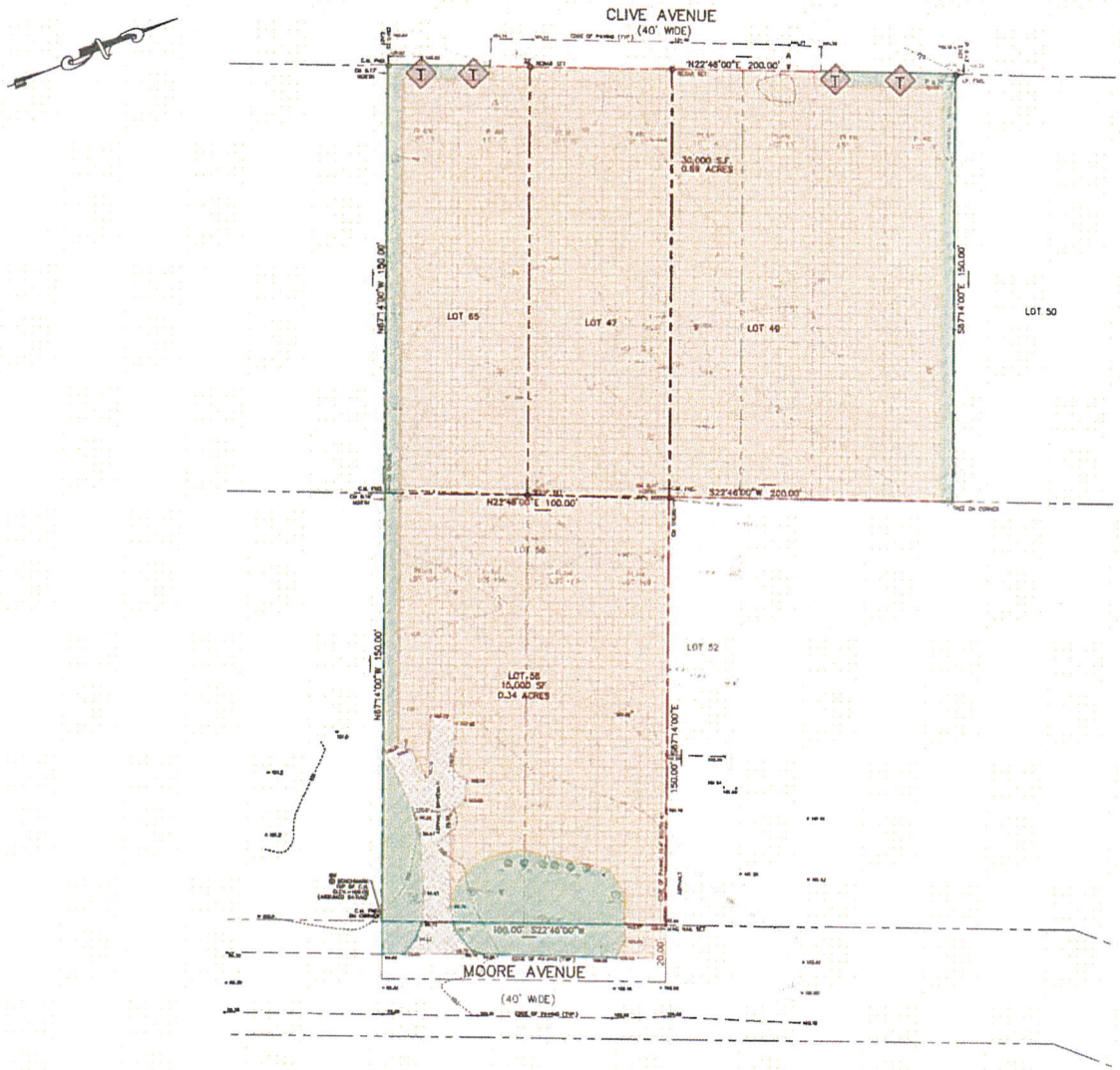
_____
Notary Public
My commission expires 4/15/2018

The precise residence and the complete post office address of the above-named Grantee is:
2826 Finley Ave
Bensalem PA 19020

_____
On behalf of the Grantee

Commonwealth of Pennsylvania
NOTARIAL SEAL
Ubaid Emannual, Notary Public
Haverford Township, Delaware County
My Commission Expires April 15, 2018


Deed
UPI # 02-075-056
Cesar Berroa and Barbara Shannon
TO
Michael Nugent
First Platinum Abstract, LLC
2416 Bristol Road
Bensalem, PA 19020
Phone 215-741-2000 Fax 215-741-1440



PROPOSED SITE
GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

EXISTING ASPHALT PAVING

PROPOSED GRASS

PROPOSED GEOTEXTILE W/ 57 STONE AGGREGATE

PROPOSED NEW TREE

GENERAL NOTES LOT 58:

1. BEING THE SAME PREMISES AS DESCRIBED IN TITLE INSURANCE POLICY FROM FIRST AMERICAN TITLE, FILE NUMBER 19351-FPA, DATED 02/15/17. VESTING DEED INSTRUMENT NO. 2017000917, PARCEL ID OF 02-075-056. ALSO BEING KNOWN AS LOTS 105, 106, 107 & 108 ON PLAN OF LOTS OF CHRISTOPHER MOORHOUSE, PLAN BOOK 2 PAGE 33 AND REVISED AND RECORDED IN PLAN BOOK 7 PAGE 34 IN BENSALEM TOWNSHIP

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MATTERS SHOWN ON PLANS AS RECORDED IN PLAN BOOK 7 PAGE 34 AND PLAN BOOK 3 PAGE 53.

ANY MATTERS APPEARING IN DEED BOOK 1241 PAGE 215

RIGHTS TO PHILADELPHIA ELECTRIC COMPANY DEED BOOK 986 PAGE 542 AND DEED BOOK 717 PAGE 378.

12. THIS PLAN WAS PREPARED FOR CONCEPTUAL SKETCHES. EXISTING STRUCTURES AND FEATURES CURRENTLY EXIST ON THIS LOT AS OF THE DATE OF THIS SURVEY

GENERAL NOTES LOTS 47, 49 AND 65:

1. BEING KNOWN AS LOTS 11-17 ON PLAN OF LOTS OF CHRISTOPHER MOORHOUSE; PLAN BOOK 3 PAGE 53 AND REVISED AND RECORDED IN PLAN BOOK 7 PAGE 34 IN BENSALEM TOWNSHIP.

2. MERIDIANS AND BEARINGS ARE REFERENCED TO DEED FOR SUBJECT PROPERTY

3. ELEVATIONS ARE REFERENCED TO AN ASSUMED VERTICAL DATUM. BENCHMARK AS SHOWN HEREON.

4. SURVEY INFORMATION AND TOPOGRAPHY WAS OBTAINED FROM FIELDWORK PERFORMED BY JAMES SASSANO ASSOCIATES, INC., 08-23-2017

5. SUBJECT TO ALL RESTRICTIONS, EASEMENTS AND/OR COVENANTS OF RECORD EITHER WRITTEN OR IMPLIED THAT MAY NOT APPEAR ON THIS SURVEY.

6. SURVEY INFORMATION AND/OR TOPOGRAPHY DEPICTED ON THIS PLAN SHALL NOT BE REFERENCED TO OR USED FOR ANY OTHER DESIGN PURPOSES WITHOUT THE WRITTEN CONSENT OF JAMES SASSANO ASSOCIATES AND THE PROFESSIONAL(S) WHO ENDORSED THIS PLAN.

7. IF BUILDINGS ARE ON THIS PLAN, BUILDING OFFSET DISTANCES SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING AND DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE.

8. ENVIRONMENTAL CONDITIONS, INCLUDING WETLANDS, WERE NOT INVESTIGATED OR CONSIDERED AS PART OF THIS PLAN. JAMES SASSANO ASSOCIATES MAKES NO REPRESENTATION AS TO THE PRESENCE OR ABSENCE OF ANY ENVIRONMENTAL CONDITIONS ABOVE OR BELOW THE LAND THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT

9. IF THIS PLAN IS USED FOR DESIGN PURPOSES OR CONSTRUCTION THE DESIGN ENGINEER AND / OR CONTRACTOR MUST VERIFY THE EXISTING UTILITIES WITH THE LOCAL AUTHORITIES AND PRIVATE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON; WHEREAS ADDITIONAL BURIED UTILITIES STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF PREPARING THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE UNDERGROUND UTILITIES LOCATION SERVICE AT 811 SHALL BE CONTACTED AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR EXCAVATION ACTIVITIES, IN ACCORDANCE WITH APPLICABLE LAWS, RULES AND REGULATIONS.

10. SUBSURFACE UTILITY ENGINEERING (S.U.E.) WAS NOT PERFORMED AS PART OF THIS SURVEY. JAMES SASSANO ASSOCIATES, INC. (J.S.A.) WILL NOT BE RESPONSIBLE FOR ANY ISSUES ASSOCIATED WITH UNDERGROUND STRUCTURES AND / OR UTILITIES DISCOVERED DURING CONSTRUCTION. J.S.A. RECOMMENDS THE CLIENT CONSULT WITH A FIRM SPECIALIZING IN S.U.E. TO ASSURE THE SITE IS CLEAR OF ANY CONFLICTS.

11. INFORMATION PERTAINING TO LOTS OTHER THAN THE SUBJECT PARCEL IS SHOWN FOR INFORMATIONAL PURPOSES ONLY

12. BOUNDARY PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO REVISION UPON RECEIPT OF ONE.

13. THIS PLAN WAS PREPARED FOR CONCEPTUAL SKETCHES. EXISTING STRUCTURES AND FEATURES CURRENTLY EXIST ON THESE LOTS AS OF THE DATE OF THIS SURVEY

REVISION	DATE	REVISION DESCRIPTION	DRAWN BY	CHECKED BY

SURVEY OF PROPERTY
CLIVE AVENUE AND MOORE AVENUE
PARECELS 02-066-065, 02-075-047, 02-075-049 AND 02-075-056
BENSALEM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

JAMES SASSANO ASSOCIATES, INC.
ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT
41 SOUTH ROUTE 73
BUILDING 1, SUITE 201
MARLTON, NEW JERSEY 08053
TELEPHONE: (609) 704-1133 FAX: (609) 704-1188
CERTIFICATE OF AUTHORIZATION NO. 24GA28017800

JAMES A. SASSANO
PROFESSIONAL LAND SURVEYOR, PA REG. NO. SU051258C

DATE:	08/08/17
SCALE:	1"=20'
DRAWN BY:	LD
CHECKED BY:	JAS
SHEET:	1 OF 1
PROJECT No.:	3451

EXCEPT
LOCAL
DELIVERIES