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: 2021-3571

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 02 2021
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: Aspen Dental
Address: 670 Rock Hill Deive
Bensalem, PA 19020
Phone No.
E-Mail Address:

Owner's Name: Construction + Property Management
Address: 1195 Route 70 - Suite 2000
Lakewood, NJ 08701
Phone No. 732-961-8142 Theresa Sharo
E-Mail Address: tsharo@paramountrealty.com

Attorney Name:
Address:
Phone No.

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

1. **Application relates to the following:**

Check items if applicable:

☐	**Use**	☐	**Lot Area**
☐	**Height**	☐	**Yards**
☒	**Existing Building**	☐	**Proposed Building**
☐	**Occupancy**		
☐	**Other:** (describe)		

2. **Brief description of Real Estate affected:**

Tax Parcel Number: 02001037-008:2

Location: 670 Rockhill Dr 19020

Lot Size:

Present Use: Dental Practice

Proposed Use: N/A

Present Zoning Classification: 232 zoning

Present Improvement upon Land: N/A

Deed recorded at Doylestown in Deed Book _____ Page _____

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

N/A

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

Date Determination was made: 7-23-20

Your statement of alleged error of Zoning Administrative Office:

4. We do not believe there was an error made by the Zoning Administrative Office regarding the code. They stated only window signs are allowed on the side of the building that faces a public street. Aspen Dental occupies the South East end of the center and no windows face a public street. Therefore, we are applying for a variance.

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):
   1. The zoning ordinance states that only window signs are allowed on the side of the building that faces a public street. Aspen Dental does not have any windows that face a public street, only the parking lot, so we would like the Zoning board to make an exception.
2. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):
   2. We are requesting the Zoning Board to make an exception and allow Aspen Dental to install perforated see through vinyl on 3 of the 11 banks of windows on the SW corner (front of the building) and on 2 of the 10 banks of windows on the SE corner (side of the building).
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.
   3. Aspen Dental is not claiming without window graphics there will be a hardship. However, they want to be informative to the community that they do provide free dental services and can help in emergent situations. In addition, Aspen Dental feels that no window graphic yield significantly less returns then offices that are allowed window graphics.
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: Connie Mund

Date: 8-24-21

Sworn to and subscribed before me this

24th day of August 2021

Notary Public

My commission expires: 01/31/2023

JODI L. TOENSING
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2023

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 - Fax 215-633-3753
Kenneth V. Farrall
Director of Building and Planning
2400 Byberry Road - Bensalem, PA 19020

7/23/2020

SEVENTH VENTURE LLC
1195 ROUTE 70, STE 2000
LAKEWOOD, NJ 08701

Project:	**APDEN DENTAL - SIGN**
Project Address:	**670 ROCKHILL DR** **BENSALEM, 19020**
Tax Parcel:	**02001037-008:2**
Permit Number:	**2019-4228**
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 reason 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 send a new **complete** set of plans. 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 the 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.**

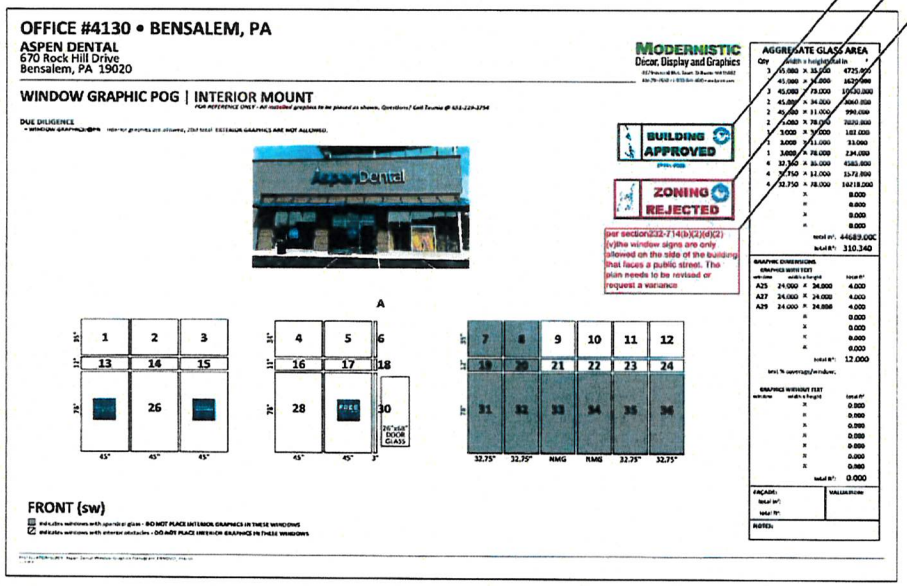
You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Russell Benner
Township Engineer
RB/lva

Enclosures

Tsharoparamountrealty.com
E-mail Address



Page: 4

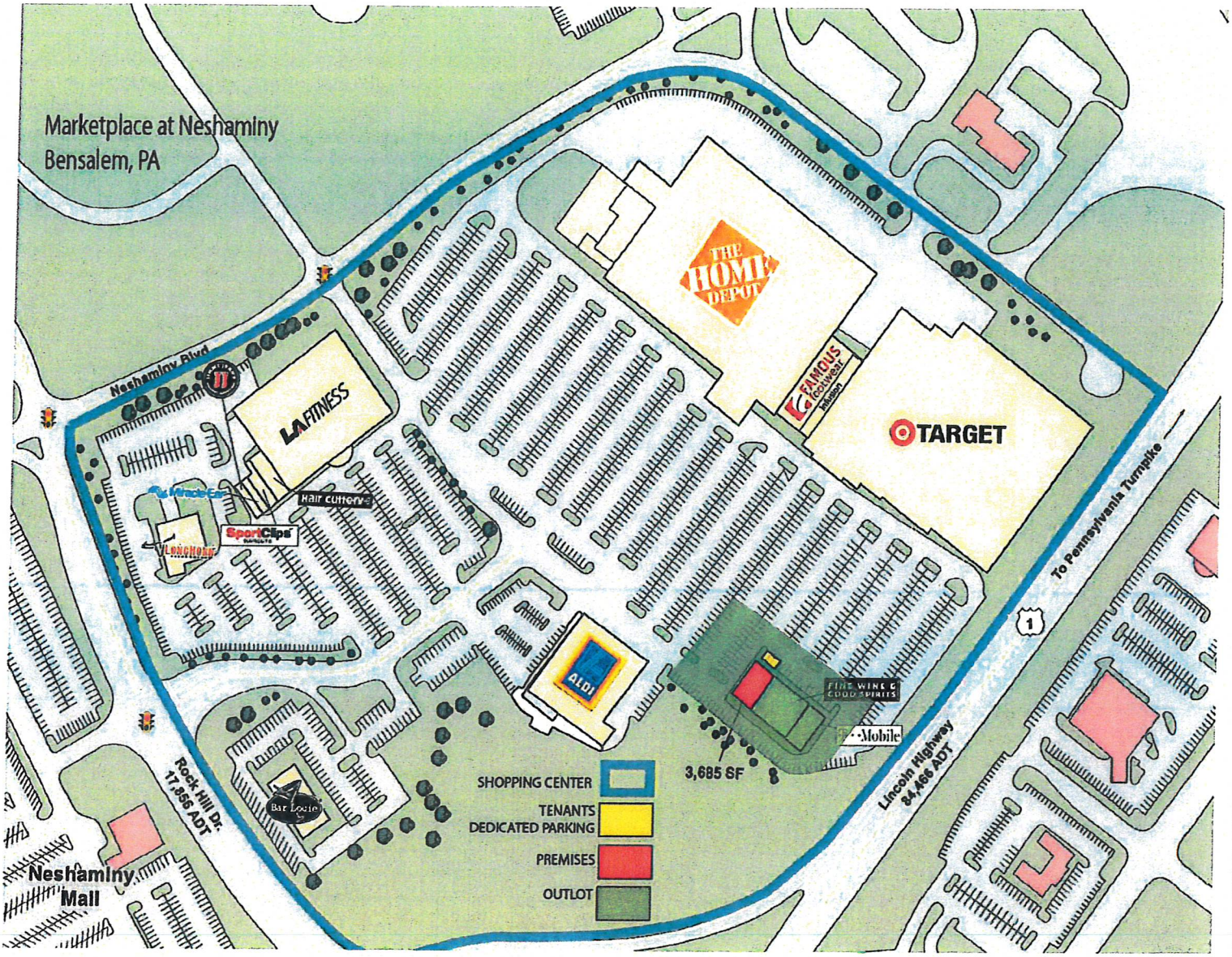
Author: codeinspections Subject: BLDG APPROVED Date: 7/20/2020 8:29:42 AM

Author: rbenner Subject: ZONING REJECTED Date: 7/23/2020 10:54:52 AM

Author: rbenner Subject: Text Box Date: 7/23/2020 10:59:48 AM

per section232-714(b)(2)(d)(2)(v)the window signs are only allowed on the side of the building that faces a public street. The plan needs to be revised or request a variance

Site Plan


Marketplace at Neshaminy
Bensalem, PA
Neshaminy Blvd
LA FITNESS
THE HOME DEPOT
FAMOUS FOOTWEAR
TARGET
Hair Cuttery
SportClips
ALDI
FINE WINE & GOOD SPIRITS
Mobile
3,685 SF
To Pennsylvania Turnpike
1
Lincoln Highway
84,466 ADT
Rock Hill Dr.
17,356 ADT
Bar Louie
Neshaminy Mall
SHOPPING CENTER
TENANTS
DEDICATED PARKING
PREMISES
OUTLOT

BENSALEM, PA
SIGNAGE ABSTRACT OF LEASE

Landlord:	Eighth Venture LLC
Landlord Notice Address:	Eighth Venture LLC 1195 Route 70 Suite 2000 Lakewood, NJ 08701
Lease Documents:	Lease dated 10/14/19 (the "Effective Date")
Leased Premises:	3,685 SF
Address of Premises:	The Outlot is a part of the Shopping Center known as Marketplace at Neshaminy located at 500 Rockhill Drive, Bensalem, PA.
Estimated Delivery Date:	Landlord shall use its best efforts to cause the Delivery Date to occur on or before December 10, 2019 (the "Estimated Delivery Date").
Signage:	**ARTICLE 20. SIGNS.** (a) **Permitted Signage.** Subject to applicable law, code or regulation, Tenant shall have the right to install and erect exterior signs of such height and other dimension and character as set forth on Exhibit E, attached hereto and made apart hereof, subject to Applicable Laws and approval of the appropriate governmental agencies. Furthermore, Landlord hereby approves Tenant's sign of its standard logo, color, size (currently blue, black and white) and location, as set forth in Exhibit E, which approval shall be deemed to mean that the sign specifications set forth in said Exhibit E comply with Landlord's Signage requirements. In the event that Tenant fails to provide for Landlord's approval, signage renderings prior to the execution and delivery of this Lease, all proposed signage must comply with Landlord's Signage requirements unless expressly approved by Landlord to the contrary. Tenant's signage may be modified from time to time in the sole discretion of Tenant and Tenant shall be permitted to install such signage on the front and sides of the exterior of the building in which the Premises is located as shown on Exhibit E. Tenant shall also have the right to a sign on the side of the T-Mobile building that is facing Rt. 1 in accordance with Exhibit E ("Route 1 Facing Sign").

So long as no such variance reduces the amount of signage available to any other tenants or occupants of the Shopping Center, Landlord shall, on behalf of Tenant, apply for any necessary variance or any other municipal approval in connection with such signage and Tenant shall exercise diligent and good faith efforts to assist Landlord in the filing and pursuit of a variance or approval permitting Tenant's desired signage, which may include Tenant sending a representative to accompany Landlord to any meeting or hearing in connection with such pursuit. Notwithstanding the foregoing, Landlord shall notify Tenant two (2) weeks in advance of any hearing or meeting in connection with any necessary variance or any other municipal approval and Tenant shall have the right, but not the obligation (unless requested by Landlord) to have a representative present at the hearing or meeting on behalf of Tenant. Tenant acknowledges that Landlord has provided sufficient notice of the upcoming hearing scheduled for September 5, 2019. In no event shall Tenant's signage variance or other additional approval reduce or limit the signage available at any other tenant space in the Shopping Center. Upon any assignment of this Lease or subletting of the Premises, the assignee and/or subtenant shall have the right, to the extent of Tenant's comparable rights hereunder, at its sole expense and in conformity with Applicable Laws, to erect and thereafter to maintain or replace signs on the exterior walls of the Premises, on the Common Areas, and panels on any and all freestanding signs (as defined in Section 20(b) herein) on which Tenant has the right to install a panel.

Notwithstanding anything set forth herein to the contrary, if Tenant is prevented from installing its signage, as shown on Exhibit E by a government agency or any third party under the Cross Easement Agreement, and Landlord is unable to obtain a variance or approval by November 15, 2019 for any such governmental agency for any reason, Tenant shall have the right to terminate this Lease upon ten (10) days' written notice to Landlord and neither the Landlord nor the Tenant shall have any further rights or obligations under this Lease.

(b) **Other Signage.**

(i) Notwithstanding any provision set forth in this Lease to the contrary and subject to Applicable Laws, Tenant shall have the right to install and maintain its standard awnings, Sunbrella Mediterranean Blue #4652, upon the exterior façade

of the building enclosing the Premises, in the locations and in the specifications set forth on Exhibit E, attached hereto. Tenant shall also have the right to install window displays on the windows of the Premises, so long as all such signage complies with the Cross-Easement Agreement, is professionally prepared, and is permitted by Applicable Laws.

(ii) Tenant shall have a right to a panel to the existing pylon sign outlined in Exhibit E. Landlord hereby agrees that it will exercise diligent, good faith efforts to assist Tenant in the filing and pursuit of a variance permitting Tenant's desired signage. Tenant shall have rights to signage on the pylon facing Rt. 1, pylon facing the mall, and monument sign all as shown on Exhibit E. Notwithstanding anything contained in this Lease to the contrary, in the event the actual location of Tenant's signage on the pylon signs differ from that which is shown on Exhibit E, Landlord shall not be in default of this Lease and Tenant shall have no rights or remedies with respect thereto so long as Tenant shall always have a sign on each of the aforementioned pylons and monument in the same size as shown on Exhibit E.

Other Provisions of Note:

EXHIBIT A-1

Legal Description of the Outlot

[SEE ATTACHED]

ADM

All that certain lot or piece of ground situate in Bensalem Township, Bucks County, Pennsylvania as shown on a plan titled, "Subdivision Plan, The Marketplace at Neshaminy" prepared by Langan Engineering and Environmental Services, Philadelphia, Pennsylvania, Job No. 220048102, Drawing No. CB-100, dated 13 November 2017, last revised 21 December, 2017, and Drawing No. CB-101, dated 13 November 2017, last revised 18 December, 2017, and recorded in the Bucks County Recorder of Deeds office at Instrument Number 2018008295 on 13 February, 2018, and being more particularly described as follows;

Beginning at a point on the northeasterly line of the parent tract, Tax Map Parcel 2-1-37-1, said point being located South 53°29'12" East, a distance of 63.57 feet from the intersection of the said northeasterly line of Tax Map Parcel 2-1-37-1 and the southeasterly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001) and running the following courses and distances; thence,

1. Along the common line of the northeasterly line of Tax Map Parcel 2-1-37-1 and the southwesterly line of Tax Map Parcel 2-1-38, South 53°29'12" West, a distance of 231.48 feet; thence,
2. Leaving said line and extending through portions of Tax Map Parcel 2-1-37-1, South 36°26'51" West, a distance of 200.18 feet; thence,
3. North 53°31'56" West, a distance of 270.40 feet; thence,
4. North 36°26'51" East, a distance of 118.25 feet; thence,
5. North 78°21'56" East, a distance of 75.90 feet; thence,
6. North 11°44'48" East, a distance of 28.20 feet to the point and place of Beginning.

Encompassing an area of 51,576 square feet or 1.18 acres.

ADMI

EXHIBIT A-2

Legal Description of the Shopping Center

[SEE ATTACHED]

ADMI

All that certain lot or piece of ground situate in Bensalem Township, Bucks County, Pennsylvania as shown on a plan titled, "Subdivision Plan, The Marketplace at Neshaminy" prepared by Langan Engineering and Environmental Services, Philadelphia, Pennsylvania, Job No. 220048102, Drawing No. CB-100, dated 13 November 2017, last revised 21 December, 2017, and Drawing No. CB-101, dated 13 November 2017, last revised 18 December, 2017, and recorded in the Bucks County Recorder of Deeds office at Instrument Number 2018008295 on 13 February, 2018, and being more particularly described as follows;

Beginning at the point of intersection of the southeasterly right-of-way line of Lincoln Highway (S.R. 0001) and the title line at the westerly corner of Tax Map Parcel 2-1-37-1, in the bed of the right-of-way of New Road (T-329) and running the following courses and distances; thence,

1. Along the southeasterly right-of-way line of Lincoln Highway (S.R. 0001) on an arc curving to the right having a radius of 34,297.48 feet, an arc distance of 493.85 feet (493.68 feet record) and a central angle of 0°48'09" and being subtended by a chord bearing North 36°06'03" East, a chord length of 493.85 feet (493.68 feet record); thence,
2. North 36°30'48" East, a distance of 354.31 feet (354.48 feet record); thence,
3. Leaving said line and extending along the southerly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001) South 53°29'12" East, a distance of 40.00 feet; thence,
4. Along the same, North 36°30'48" East, a distance of 45.61 feet; thence,
5. Leaving said line and extending along the common line of the northeasterly side of Tax Map Parcel 2-1-37-1 and the southwesterly side of Tax Map Parcel 2-1-38, South 53°29'12" East, a distance of 63.57 feet; thence,
6. Leaving said line and extending along the lines of Proposed Parcel A, South 11°44'48" West, a distance of 28.20 feet; thence,
7. South 78°21'56" West, a distance of 75.90 feet; thence,
8. South 36°26'51" West, a distance of 118.25 feet; thence,
9. South 53°31'56" East, a distance of 270.40 feet; thence
10. North 36°26'51" East, a distance of 200.18 feet; thence,
11. Again along the common line of the northeasterly side of Tax Map Parcel 2-1-37-1 and the southwesterly side of Tax Map Parcel 2-1-38, South 53°29'12" East, a distance of 256.41 feet; thence,
12. Along the northwesterly lines of Tax Map Parcel 2-1-37-4, South 36°30'48" West, a distance of 90.20 feet; thence,
13. North 53°29'12" West, a distance of 53.96 feet; thence,
14. South 36°30'48" West, a distance of 296.49 feet; thence,
15. On an arc curving to the right, having a radius of 100.00 feet, an arc distance of 87.41 feet and a central angle of 50°04'49" and being subtended by a chord bearing North 78°53'04" West, a chord length of 84.65 feet; thence,
16. North 53°29'12" West, a distance of 15.25 feet; thence,

17. South 36°30'48" West, a distance of 487.26 feet; thence,
18. Through the bed of the right-of-way of New Road (T-329), North 53°29'12" West, a distance of 180.69 feet; thence,
19. Still through the same, North 36°30'48" East, a distance of 16.50 feet; thence,
20. Still through the same, North 53°29'12" West, a distance of 261.54 feet to the point and place of Beginning.

Encompassing an area of 390,230 square feet or 8.96 acres.

PICKERING, CORTS & SUMMERSON, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

126 SOUTH STATE STREET, NEWTOWN, PA 18940-1926 (215) 968-9300
CARDINAL BUSINESS PARK, 1600 REED ROAD, WEST TRENTON, N.J. 08628 (609) 737-2033

March 9, 1998

Description of Lot 2
The Marketplace at Neshaminy
Bensalem Twp., Bucks Co., PA

Job No. 560031
Dwg. No. 1-867V

All that certain tract, piece or parcel of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, according to a Composite Site Plan of The Marketplace at Neshaminy by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA, being dated October 14, 1997 and last revised March 6, 1998 as follows to wit;

Beginning at a point on the center (title) line of New Road, T-329 Relocated, 33' wide, said point on a course of N. 53° 29' 12" W. and distance of 513.42' from the intersection of the center (title) line of Neshaminy Boulevard, T-329, formerly known as Trevose Road, 33' wide, and the aforementioned center (title) line of New Road, T-329 Relocated;

Thence, along the aforesaid center (title) line of New Road, T-329 Relocated, N. 53° 29' 12" W. a distance of 77.10' to a point for a corner; Thence, along the southeasterly line of Lot 1, the following six courses and distances;

1.) N. 36° 30' 48" E. a distance of 487.26' to a point for a corner;
2.) S. 53° 29' 12" E. a distance of 15.25' to a point for a corner;
3.) on a curve deflecting to the left, in a southeasterly direction, having a radius of 100.00' and an arc length of 87.41', to a point for a corner;
4.) N. 36° 30' 48" E. a distance of 296.49' to a point for a corner;
5.) S. 53° 29' 12" E. a distance of 53.96' to a point for a corner;
6.) N. 36° 30' 48" E. a distance of 90.20' to a point for a corner;

Thence, along the southwesterly line of Lot 6, S. 53° 29' 12" E. a distance of 122.03' to a point for a corner; Thence, along the northwesterly line of Lot 4, S. 52° 15' 00" W. a distance of 35.84' to a point for a corner; Thence, along the northwesterly line of Lot 3, the following eight courses and distances;

1.) N. 53° 29' 12" W. a distance of 53.77' to a point for a corner;
2.) S. 36° 30' 48" W. a distance of 80.50' to a point for a corner;
3.) N. 53° 29' 12" W. a distance of 49.50' to a point for a corner;
4.) S. 36° 30' 48" W. a distance of 301.20' to a point for a corner;
5.) N. 53° 29' 12" W. a distance of 63.00' to a point for a corner;
6.) S. 36° 30' 48" W. a distance of 36.80' to a point for a corner;
7.) N. 53° 29' 12" W. a distance of 14.62' to a point for a corner;
8.) S. 36° 30' 48" W. a distance of 457.26' to the point and place of beginning;

Being Lot 2 as shown on the above mentioned Composite Site Plan containing 1.5592 acres.

PROFESSIONAL LAND
DONALD E. RIFE
SURVEYOR

ADM

PICKERING, CORTS & SUMMERSON, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

126 SOUTH STATE STREET, NEWTOWN, PA 18940-1926 (215) 968-9300
CARDINAL BUSINESS PARK, 1600 REED ROAD, WEST TRENTON, N.J. 08628 (609) 737-2033

May 13, 1998

Description of Lot 3
The Marketplace at Neshaminy
Bensalem Twp., Bucks Co., PA

Job No. 560031
Dwg. No. 1-867V

All that certain tract, piece or parcel of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, according to a Composite Site Plan of The Marketplace at Neshaminy by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA, being dated October 14, 1997 and last revised May 12, 1998 as follows to wit;

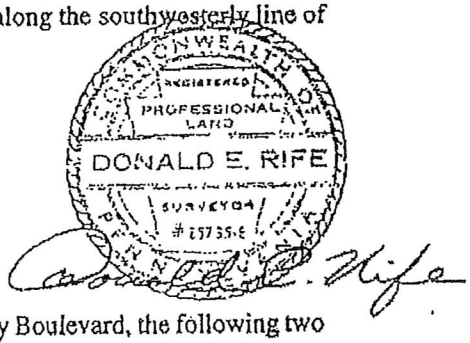
Beginning at a railroad spike found for a corner, said railroad spike being the intersection of the center (title) line of Neshaminy Boulevard, T-329, formerly known as Trevose Road, 33' wide, and the center (title) line of New Road, T-329 Relocated, 33' wide;

Thence, along the aforesaid center (title) line of New Road, T-329 Relocated, N. 53° 29' 12" W. a distance of 513.42' to a point for a corner; Thence, along the southeasterly line of Lot 2, the following seven courses and distances;

1.) N. 36° 30' 48" E. a distance of 457.26' to a point for a corner;
2.) S. 53° 29' 12" E. a distance of 14.62' to a point for a corner;
3.) N. 36° 30' 48" E. a distance of 36.80' to a point for a corner;
4.) S. 53° 29' 12" E. a distance of 63.00' to a point for a corner;
5.) N. 36° 30' 48" E. a distance of 301.20' to a point for a corner;
6.) S. 53° 29' 12" E. a distance of 49.50' to a point for a corner;
7.) N. 36° 30' 48" E. a distance of 80.50' to a point for a corner;

Thence, along the northeasterly line of Lot 2, and the southwesterly line of Lot 4, S. 53° 29' 12" E. a distance of 100.52' to a point for a corner; Thence, along the southwesterly line of Lot 4, the following six courses and distances;

1.) N. 52° 15' 00" E. a distance of 150.02' to a point for a corner;
2.) S. 37° 45' 00" E. a distance of 41.50' to a point for a corner;
3.) S. 52° 15' 00"W. a distance of 63.00' to a point for a corner;
4.) S. 37° 45' 00" E. a distance of 246.50' to a point for a corner;
5.) S. 52° 15' 00" W. a distance of 56.50' to a point for a corner;
6.) S. 37° 45' 00" E. a distance of 285.01' to a point for a corner;



Thence, along the aforementioned center (title) line of Neshaminy Boulevard, the following two courses and distances;

1.) S. 52° 15' 00" W. a distance of 409.40' to a point for a corner;
2.) S. 61° 08' 00" W. a distance of 391.24' to the point and place of beginning.

Being Lot 3 as shown on the above mentioned Composite Site Plan containing 12.7978 acres.

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, described according to a Minor Subdivision Plan of Lot 4 -The Marketplace at Neshaminy by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown PA being dated July 15, 1999 and revised Jan. 27, 2000 as follows, to wit:

BEGINNING at a point on the title line of Neshaminy Boulevard (Trevose Road, T329 variable width), said point being the common Southerly corner of Lot 3, and Lot 4A, The Marketplace at Neshaminy; thence, along the Northeasterly line of Lot 3, the following seven courses and distances: (1) North 37 degrees 45 minutes 00 seconds West, a distance of 285.01 feet to a point for a corner; (2) North 52 degrees 15 minutes 00 seconds East, a distance of 56.50 feet to a point for a corner; (3) North 37 degrees 45 minutes 00 seconds West, a distance of 246.50 feet to a point for a corner; (4) North 52 degrees 15 minutes 00 seconds East, a distance of 63.00 feet to a point for a corner; (5) North 37 degrees 45 minutes 00 seconds West, a distance of 41.50 feet to a point for a corner; (6) South 52 degrees 15 minutes 00 seconds West, a distance of 150.02 feet to a point for a corner; (7) North 53 degrees 29 minutes 12 seconds West, a distance of 46.75 feet to a point for a corner; thence, along the Northeasterly line of Lot 2 and the Southerly line of Lots 6 and 5, the following seven courses and distances: (1) North 52 degrees 15 minutes 00 seconds East, a distance of 373.36 feet to a point for a corner; (2) on a curve deflecting to the left, in a Northeasterly direction having a radius of 17.00 feet and an arc length of 8.93 feet, to a point of reverse curvature; (3) on a curve deflecting to the right, in a Northeasterly direction, having a radius of 143.00 feet, an arc length of 58.57 feet to a point of tangency; (4) North 89 degrees 47 minutes 35 seconds East, a distance of 87.53 feet to a point of curvature; (5) on a curve deflecting to the left in a Northeasterly direction, having a radius of 247.00 feet, an arc length of 129.33 feet to a point of tangency; (6) North 59 degrees 47 minutes 35 seconds East, a distance of 6.20 feet to a point of curvature; (7) on a curve deflecting to the left, in a Northerly direction, having a radius of 72.00 feet, an arc length of 89.17 feet to a point for a corner; thence, along the Westerly right of way line of Rockhill Drive, SR 2044, on a curve deflecting to the right, in a Southeasterly direction, having a radius of 1860.08 feet and an arc length of 168.45 feet to a point for a corner; thence, along the Northerly line of Lot 4B, the following six courses and distances: (1) South 62 degrees 17 minutes 04 seconds West, a distance of 42.72 feet to a point of curvature; (2) on a curve deflecting to the right, in a Westerly direction, having a radius of 5.00 feet and an arc length of 7.64 feet to a point of tangency; (3) North 30 degrees 12 minutes 25 seconds West, a distance of 21.03 feet to a point for a corner; (4) North 59 degrees 47 minutes 35 seconds West, a distance of 6.51 feet, to a point of curvature; (5) on a curve deflecting to the right, in a Southwesterly direction, having a radius of 186.72 feet, an arc length of 92.87 feet to a point of tangency; (6) South 89 degrees 47 minutes 35 seconds West, a distance of 139.66 feet to a point for a corner; thence along the Westerly line of Lot 4A, the following six courses and distances: (1) South 00 degrees 12 minutes 25 seconds East, a distance of 31.50 feet to a point for a corner; (2) South 37 degrees 45 minutes 00 seconds East, a distance of 202.37 feet to a point for a corner; (3) North 52 degrees 15 minutes 00 seconds East, a distance of 41.01 feet to a point for a corner; (4) South 18 degrees 53 minutes 42 seconds East, a distance of 241.77 feet to a point for a corner; (5) South 65 degrees 00 minutes 42 seconds West, a distance of 26.03 feet to a point for a corner; (6) South 24 degrees 59 minutes 18 seconds East a distance of 63 .18 feet to a point for a corner; thence along the Northerly right of way line of Neshaminy Boulevard, T329, 30 feet from the centerline at this point, South 64 degrees 50 minutes 48 seconds West, a distance of 3.28. feet to a point of curvature; thence, along same on a curve deflecting to the left in a Southwesterly direction having a radius of 1072.14 feet and an arc length of 44.32 feet to a point for a corner; thence through the bed of the aforesaid Neshaminy Boulevard, South 27 degrees minutes 18 seconds East, a distance of 30.00 feet to a point for a corner; thence along the title line of Neshaminy Boulevard, the following two courses and distances; (1) South 65 degrees 00 minutes 42 seconds West, a distance of 89.16 feet to a point for a corner; (2) South 52 degrees 15 minutes 00 seconds West, a distance of 156.11 feet to the point and place of beginning.

BEING LOT 4A as shown on the above mentioned Minor Subdivision Plan containing 5.3898 acres.

NOTE FOR INFORMATION: Being Parcel No. 02-001-038, of the City of Bensalem, County of Bucks.

ADMI

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, according to a Minor Subdivision Plan of Lot 4 - The Marketplace at Neshaminy by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA, being dated July 15, 1999 as follows, to wit:

BEGINNING at the Westerly point of curvature of a curve having a radius of 85.00 feet and an arc length of 124.23 feet, said curve being at the Northwesterly corner of the intersection of Rockhill Drive, S.R. 2044, 120 feet wide at this point, and Neshaminy Boulevard, T-329 (formerly Trevose Road), 60 feet wide at this point; thence, along the Northerly right-of-way line of Neshaminy Boulevard, T-329, 30 feet from the centerline at this point, South 64 degrees 50 minutes 48 seconds West a distance of 144.30 feet to a point for a corner, thence, along the Easterly line of Lot 4A, as shown on the above mentioned Minor Subdivision Plan, the following six courses and distances; (1) North 24 degrees 59 minutes 18 seconds West, a distance of 63.18 feet to a point for a corner; (2) North 65 degrees 00 minutes 42 seconds East, a distance of 26.03 feet to a point for a corner; (3) North 18 degrees 53 minutes 42 seconds West, a distance of 241.77 feet to a point for a corner; (4) South 52 degrees 15 minutes 00 seconds West, a distance of 41.01 feet to a point for a corner; (5) North 37 degrees 45 minutes 00 seconds West, a distance of 202.37 feet to a point for a corner; (6) North 0 degrees 12 minutes 25 seconds West, a distance of 31.50 feet to a point for a corner; thence, along the Southerly line of Lot 4A, also being the Southerly line of the Easterly entrance road into The Marketplace at Neshaminy, the following six courses and distances; (1) North 89 degrees 47 minutes 35 seconds West, a distance of 139.66 feet to a point of curvature; (2) on a curve deflecting to the left, in a Northeasterly direction, having a radius of 177.00 feet an arc length of 92.68 feet to a point of tangency; (3) North 59 degrees 47 minutes 35 seconds East, a distance of 6.51 feet to a point for a corner; (4) South 30 degrees 12 minutes 25 seconds East, a distance of 21.03 feet to a curvature; (5) on a curve deflecting to the left, in a Southeasterly direction, having a radius of 5.00 feet and an arc length of 7.64 feet to a point of tangency; (6) North 62 degrees 17 minutes 04 seconds East, a distance of 42.72 feet to a point for a corner; thence, along the Westerly right-of-way line of Rockhill Drive, S.R. 2044, the following five courses and distances; (1) on a curve deflecting to the right, in a Southeasterly direction, having a radius of 1860.08 feet and an arc length of 48.90 feet to a point for a corner; (2) South 63 degrees 47 minutes 27 seconds West, a distance of 10.00 feet to a point for a corner; (3) on a curve deflecting to the right, in a Southeasterly direction, having a radius of 1850.08 feet and an arc length of 236.17 feet, to a point of tangency; (4) South 18 degrees 53 minutes 42 seconds East, a distance of 62.61 feet to a point of curvature; (5) on a curve deflecting to the right, in a Southwesterly direction, having a radius of 85.00 feet and an arc length of 124.23 feet, to the point and place of beginning.

BEING Lot 4B as shown on the above mentioned Minor Subdivision Plan

COUNTY PARCEL NUMBER 2-1-37-5 (Part of)

ADMI

PICKERING, CORTS & SUMMERSON, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

126 SOUTH STATE STREET, NEWTOWN, PA 18940-1926 (215) 968-9300
CARDINAL BUSINESS PARK, 1600 REED ROAD, WEST TRENTON, N.J. 08628 (609) 737-2033

March 6, 1998

Description of Lot 5
The Marketplace at Neshaminy
Bensalem Twp., Bucks Co., PA

Job No. 560031
Dwg. No. 1-867V

All that certain tract, piece or parcel of land situate in the Township of Bensalem, County of Bucks, Commonwealth of Pennsylvania, according to a Composite Site Plan of The Marketplace at Neshaminy by Pickering, Corts & Summerson, Inc., Consulting Engineers & Land Surveyors, Newtown, PA, being dated October 14, 1997 and last revised March 6, 1998 as follows to wit;

Beginning at a point on the westerly right-of-way line of Rockhill Drive, S.R. 2044 (also designated as Ramp "E", Lincoln Highway, U.S. Route 1, S.R. 0001), said point being the easterly corner of Lot 6;

Thence, along the aforesaid westerly right-of-way line of Rockhill Drive, S.R. 2044, the following two courses and distances;

1.) N. 47° 17' 34" E. a distance of 20.00' to a point for a corner;
2.) on a curve deflecting to the right, in a southeasterly direction, having a radius of 1860.08' and an arc length of 318.25', to a point for a corner;

Thence, along the northerly line of Lot 4, the following seven courses and distances;

1.) on a curve deflecting to the right, in a southerly direction, having a radius of 72.00' and an arc length of 89.17', to a point of tangency;
2.) S. 59° 47' 35" W. a distance of 6.20' to a point for a corner;
3.) on a curve deflecting to the right, in a southwesterly direction, having a radius of 247.00' and an arc length of 129.33', to a point of tangency;
4.) S. 89° 47' 35" W. a distance of 87.53' to a point for a corner;
5.) on a curve deflecting to the left, in a southwesterly direction, having a radius of 143.00' and an arc length of 58.57', to a point of reverse curvature;
6.) on a curve deflecting to the right, in a southwesterly direction, having a radius of 17.00' and an arc length of 8.93', to a point for a corner;
7.) S. 52° 15' 00" W. a distance of 44.16' to a point for a corner;

Thence, along the southeasterly line of Lot 6, the following four courses and distances;

1.) N. 37° 45' 00" W. a distance of 107.45' to a point for a corner;
2.) N. 52° 15' 00" E. a distance of 95.40' to a point for a corner;
3.) N. 37° 45' 00" W. a distance of 115.06' to a point for a corner;
4.) N. 52° 15' 00" E. a distance of 256.07' to the point and place of beginning.

Being Lot 5 as shown on the above mentioned Composite Site Plan containing 2.3228 acres.

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
DONALD E. RIFE
SURVEYOR
25735-E

LOT 6

All that certain lot or piece of ground situate in Bensalem Township, Bucks County, Pennsylvania as shown on a plan titled, "Subdivision Plan, The Marketplace at Neshaminy" prepared by Langan Engineering and Environmental Services, Philadelphia, Pennsylvania, Job No. 220048102, Drawing No. CB-100, dated 13 November 2017, last revised 21 December, 2017, and Drawing No. CB-101, dated 13 November 2017, last revised 18 December, 2017, and recorded in the Bucks County Recorder of Deeds office at Instrument Number 2018008295 on 13 February, 2018, and being more particularly described as follows;

Beginning at a point at the intersection of the northeasterly line of Tax Map Parcel 2-1-37-1 and the southeasterly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001) and running the following courses and distances; thence,

21. Along the southeasterly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001), North 36°30'48" East, a distance of 120.81 feet to a point of cusp; thence,
22. On an arc curving to the right having a radius of 380.69 feet, an arc distance of 272.01 feet and a central angle of 40°56'20" and being subtended by a chord bearing North 69°02'38" East, a chord length of 266.26 feet to a point of cusp; thence,
23. South 00°29'12" East, a distance of 6.00 feet; thence,
24. North 89°30'48" East, a distance of 181.46 feet; thence,
25. On an arc curving to the left having a radius of 381.06 feet, an arc distance of 220.67 feet and a central angle of 33°10'47" and being subtended by a chord bearing North 72°55'24" East, a chord length of 217.60 feet to a point of reverse curvature; thence,
26. On an arc curving to the right having a radius of 110.00 feet, an arc distance of 149.68 feet and a central angle of 77°57'49" and being subtended by a chord bearing South 84°41'18" East, a chord length of 138.40 feet to a point of compound curvature; thence,
27. Along the northwesterly right-of-way line of Rockhill Drive, on an arc curving to the right having a radius of 1,840.08 feet, an arc distance of 96.23 feet and a central angle of 2°59'47" and being subtended by a chord bearing South 44°12'20" East, a chord length of 96.22 feet to a point of cusp; thence,
28. Leaving said line and extending along the northwesterly side of Tax Map Parcel 2-1-37-6, South 52°15'00" West, a distance of 256.07 feet; thence,
29. South 37°45'00" East, a distance of 115.06 feet; thence,
30. South 52°15'00" West, a distance of 95.40 feet; thence,
31. South 37°45'00" East, a distance of 27.65 feet; thence,

ADM

32. Leaving said line and extending along the northeasterly side of Proposed Parcel B, South 52°58'51" West, a distance of 115.71 feet; thence,
33. North 53°35'35" West, a distance of 120.25 feet; thence,
34. North 22°04'30" West, a distance of 21.36 feet; thence,
35. North 53°35'35" West, a distance of 46.09 feet; thence,
36. North 73°59'47" West, a distance of 114.42 feet; thence,
37. North 75°46'57" West, a distance of 26.59 feet; thence,
38. South 36°30'48" West, a distance of 153.69 feet; thence,
39. Along the common line of the northeasterly side of Tax Map Parcel 2-1-37-1 and the southwesterly side of Tax Map Parcel 2-1-38, North 53°29'12" West, a distance of 327.10 feet to the point and place of Beginning.

Encompassing an area of 247,840 square feet or 5.69 acres.

Lot 7

All that certain lot or piece of ground situate in Bensalem Township, Bucks County, Pennsylvania as shown on a plan titled, "Subdivision Plan, The Marketplace at Neshaminy" prepared by Langan Engineering and Environmental Services, Philadelphia, Pennsylvania, Job No. 220048102, Drawing No. CB-100, dated 13 November 2017, last revised 21 December, 2017, and Drawing No. CB-101, dated 13 November 2017, last revised 18 December, 2017, and recorded in the Bucks County Recorder of Deeds office at Instrument Number 2018008295 on 13 February, 2018, and being more particularly described as follows;

Beginning at a point on the northeasterly line of the parent tract, Tax Map Parcel 2-1-37-1, said point being located South 53°29'12" East, a distance of 63.57 feet from the intersection of the said northeasterly line of Tax Map Parcel 2-1-37-1 and the southeasterly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001) and running the following courses and distances; thence,

1. Along the common line of the northeasterly line of Tax Map Parcel 2-1-37-1 and the southwesterly line of Tax Map Parcel 2-1-38, South 53°29'12" West, a distance of 231.48 feet; thence,
2. Leaving said line and extending through portions of Tax Map Parcel 2-1-37-1, South 36°26'51" West, a distance of 200.18 feet; thence,
3. North 53°31'56" West, a distance of 270.40 feet; thence,
4. North 36°26'51" East, a distance of 118.25 feet; thence,
5. North 78°21'56" East, a distance of 75.90 feet; thence,
6. North 11°44'48" East, a distance of 28.20 feet to the point and place of Beginning.

Encompassing an area of 51,576 square feet or 1.18 acres.

Lot 8

All that certain lot or piece of ground situate in Bensalem Township, Bucks County, Pennsylvania as shown on a plan titled, "Subdivision Plan, The Marketplace at Neshaminy"

ADMV

prepared by Langan Engineering and Environmental Services, Philadelphia, Pennsylvania, Job No. 220048102, Drawing No. CB-100, dated 13 November 2017, last revised 21 December, 2017, and Drawing No. CB-101, dated 13 November 2017, last revised 18 December, 2017, and recorded in the Bucks County Recorder of Deeds office at Instrument Number 2018008295 on 13 February, 2018, and being more particularly described as follows;

Beginning at a point on the southwesterly line of the parent tract, Tax Map Parcel 2-1-38, said point being located South 53°29'12" East, a distance of 327.10 feet from the intersection of the said northeasterly line of Tax Map Parcel 2-1-37-1 and the southeasterly right-of-way line of Ramp "A" of Lincoln Highway (S.R. 0001) and running the following courses and distances; thence,

1. Extending through portions of Tax Map Parcel 2-1-38 North 36°30'48" East, a distance of 153.69 feet; thence,
2. South 75°46'57" East, a distance of 26.59 feet; thence,
3. South 73°59'47" East, a distance of 114.42 feet; thence,
4. South 53°35'35" East, a distance of 46.09 feet; thence,
5. South 22°04'30" East, a distance of 21.36 feet; thence,
6. South 53°35'35" East, a distance of 120.25 feet; thence,
7. North 52°58'51" East, a distance of 115.71 feet to a point on the southwesterly line of Tax Map Parcel 2-1-37-6; thence,
8. Along said line of Tax Map Parcel 2-1-37-6, South 37°45'00" East, a distance of 79.80 feet to a point on the northwesterly line of Tax Map Parcel #2-1-37-5; thence,
9. Along said line of Tax Map Parcel 2-1-37-5, South 52°15'00" West, a distance of 293.36 feet; thence,
10. Along the common line of the southwesterly line of Tax Map Parcel 2-1-38 and the northeasterly line of Tax Map Parcel 2-1-37-1, North 53°29'12" East, a distance of 346.39 feet to the point and place of Beginning.

Encompassing an area of 79,260 square feet or 1.82 acres.

ADMI

EXHIBIT B

Site Plan

[SEE ATTACHED]

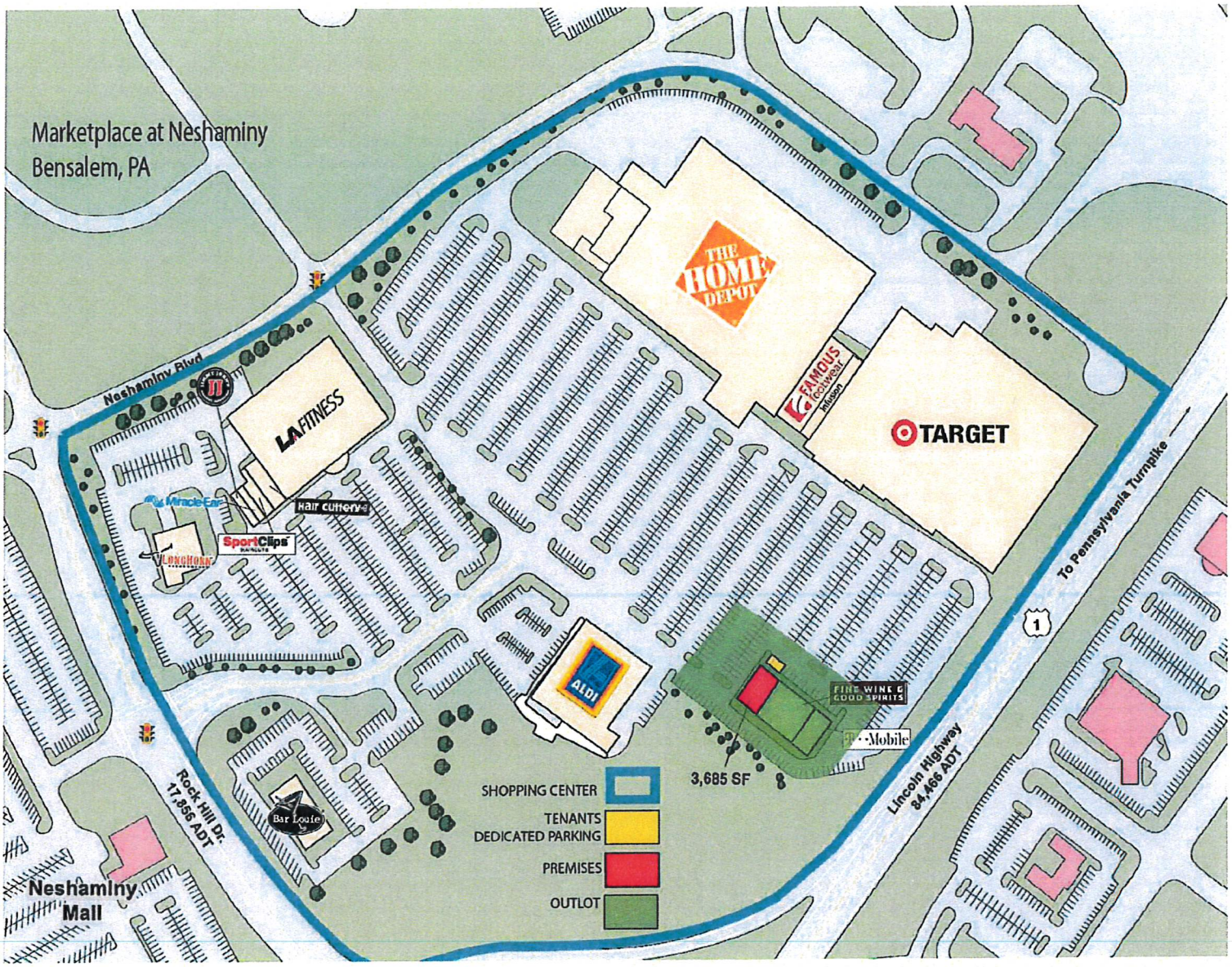

Marketplace at Neshaminy
Bensalem, PA
Neshaminy Blvd
LA FITNESS
THE HOME DEPOT
FAMOUS FOOTWEAR
TARGET
Hair Cuttery
SportClips
LensNow
ALDI
FINE WINE & GOOD SPIRITS
3,685 SF
To Pennsylvania Turnpike
1
Lincoln Highway
34,466 ADT
Rock Hill Dr.
17,955 ADT
Bar Louie
Neshaminy Mall
SHOPPING CENTER
TENANTS
DEDICATED PARKING
PREMISES
OUTLOT

EXHIBIT E

Tenant's Signage

[SEE ATTACHED]

EXHIBIT "E"

AspenDental

Design #	040475Air2
Sheet	1 of 10
Client:	ASPEN DENTAL
Address	500 ROCKHILL DRIVE BENSALEM, PA
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval//Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1 ES 7/29 C opt2 added
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2

CHANDLER SIGNS

chandlersigns.com

National Headquarters
14201 Sweitzer Road
Cleveland, Ohio 44137
(216) 587-2000 fax (216) 362-2844

San Antonio
12717 Sun Prairie Avenue
San Antonio, TX 78232
(210) 545-5000 fax (210) 545-5004

West Coast
3230 Lionshead Avenue Unit C
Vista, CA 92081
(760) 599-0449 fax (760) 599-2992

Northeast US
Suite 201
Middletown, NY 10940
(845) 344-4488 (877) 333-3255

Florida
7041 Grand Hill Point Circle
Sarasota, FL 34238
(813) 435-1164 fax (941) 435-1166

Georgia
111 Woodcliff Place
Canton, GA 30114
(678) 880-4810 fax (678) 880-4804

South Texas
PO BOX 172 700 Doral Drive
Portland, TX 78374
(361) 643-2000 fax (361) 643-2003

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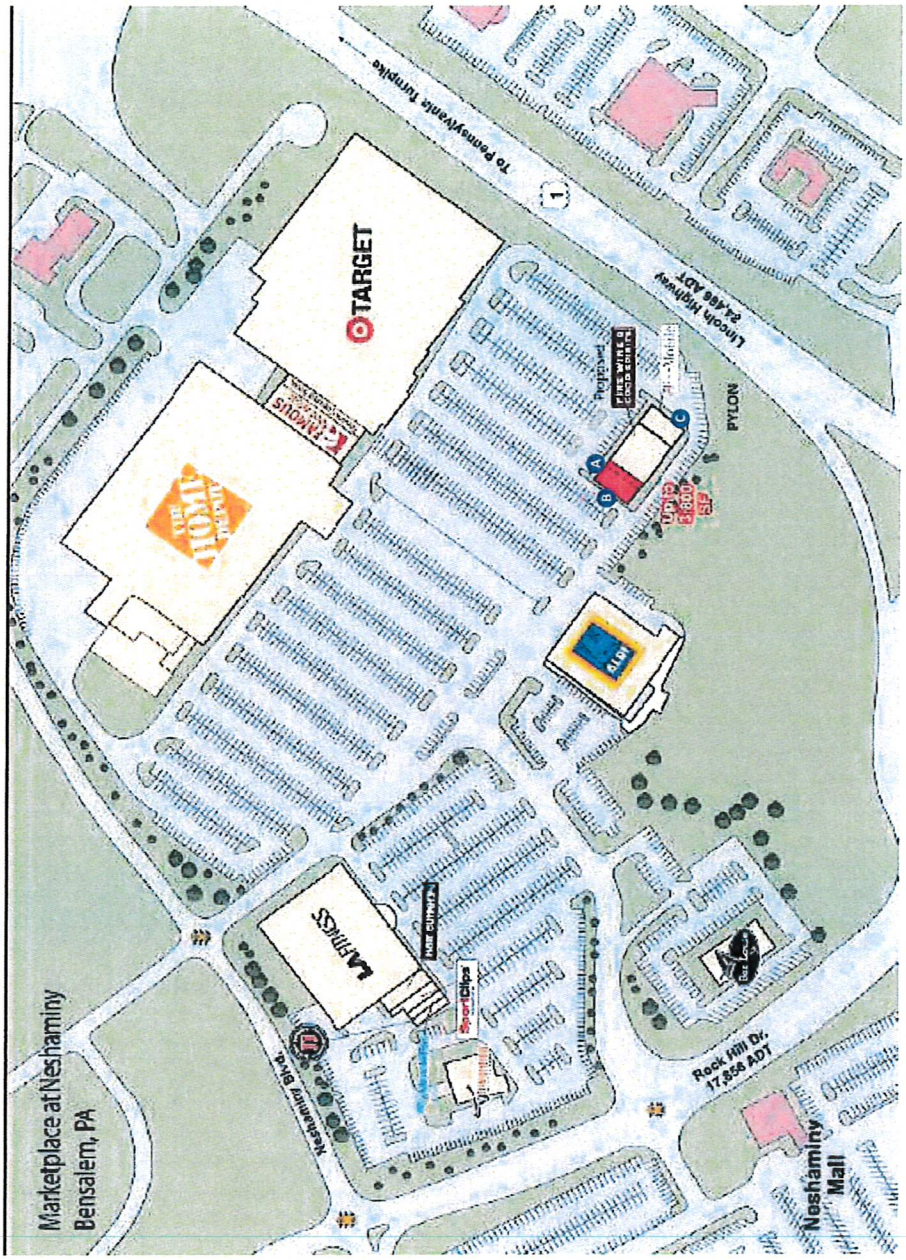
FINAL ELECTRICAL CONNECTION BY CUSTOMER.



SITE PLAN

SIGN A	DM-48	
	Type:	DM
	Illumination:	YES
	Sq Ft:	120.6

SIGN B	DM-48	
	Type:	DM
	Illumination:	YES
	Sq Ft:	120.6

SIGN C	DM-38	
	Type:	DM
	Illumination:	YES
	Sq Ft:	75.7

PAGES 1 THROUGH 11 OF THIS EXHIBIT "E" ARE FOR SIGNAGE PURPOSES. PAGE 12 OF THIS EXHIBIT "E" MORE ACCURATELY REFELCTS THE COLOR AND DESIGN OF THE FACADE.

ADM

PROPOSED

PROPOSED

AspenDental

Design #	
0404759Ar2	
Sheet 2 of 10	
Client	
ASPEN DENTAL	
Address	
500 ROCKHILL DRIVE BENSALEM, PA	
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3004 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 695-9000 Cell (502) 556-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1100 Fax (863) 426-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-0857 Fax (678) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 363-5999 Fax (361) 643-6535

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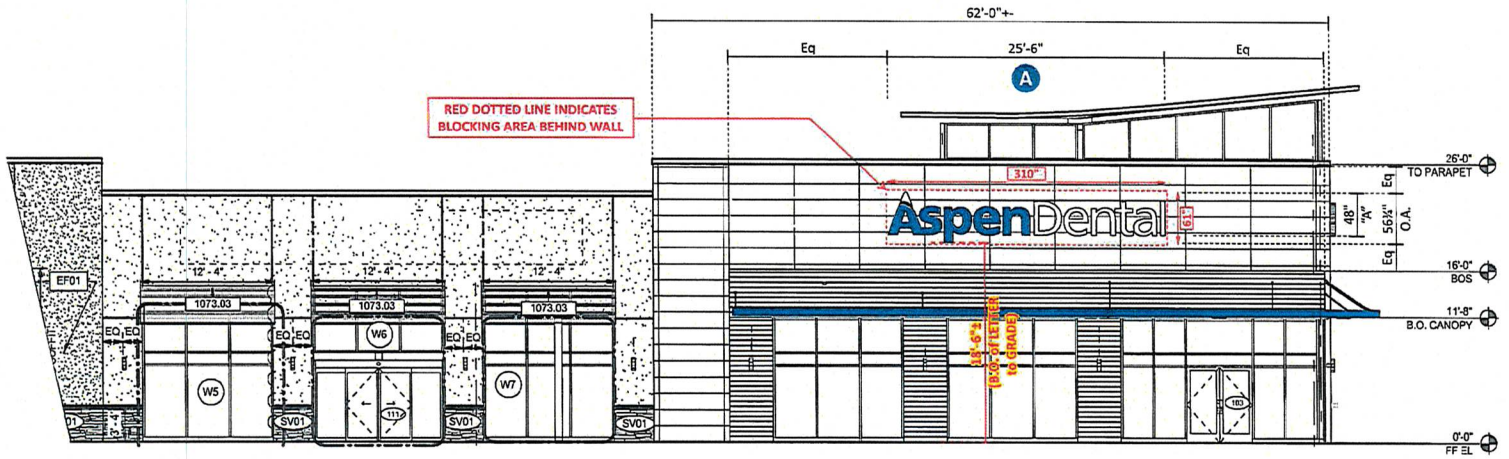
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABELS.

ADMI



SOUTH (FRONT) ELEVATION - DM-48

SCALE: 3/32" = 1'-0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK WITH A MINIMUM 1/2" PLYWOOD BEHIND THE BRICK.

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	132.6
Actual Sq Ft proposed:	120.6

AspenDental

Design #	0404759Ar2
Sheet	3 of 10
Client	ASPEN DENTAL
Address	500 ROCKHILL DRIVE BENSALEM, PA
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval/Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	

R1 ES 7/29 C opt2 added

R2 BR 8/27/19: rev C opt 1 placement; del C opt 2

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 963-2000 Fax (214) 303-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3004 Fax (210) 349-0724
West Coast	3220 Lancaster Ridge Drive Suite 250 Vista, CA 92031 (760) 734-1700 Fax (760) 734-3752
Northeast US	2301 Bryant Road Suite 201 Louisville, KY 40206 (502) 893-9500 Cell (502) 554-2375
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1300 Fax (863) 424-1140
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8052 Fax (678) 349-0724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-4539

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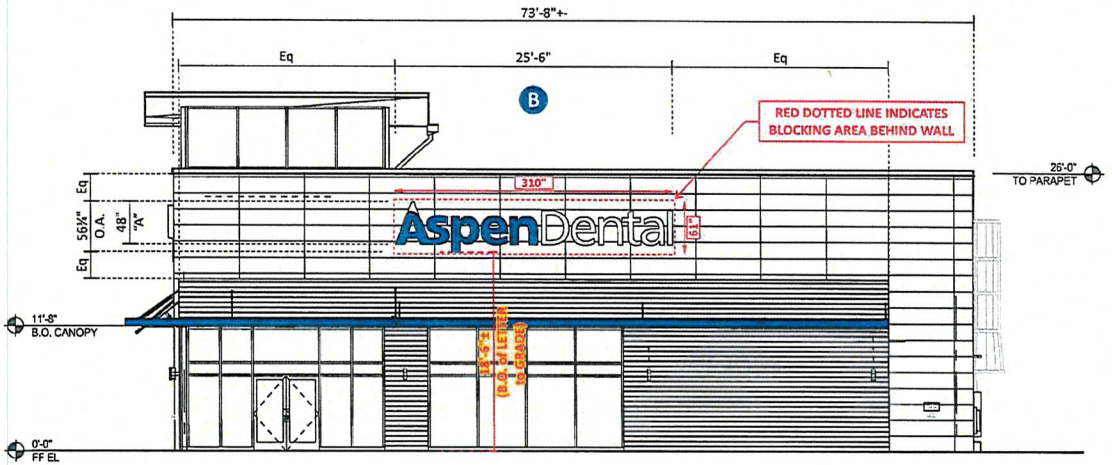
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. A DISCONNECT SWITCH IS REQUIRED.

ADMI



EAST (RIGHT) ELEVATION - DM-48

SCALE: 3/32" = 1'-0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK WITH A MINIMUM 1/2" PLYWOOD BEHIND THE BRICK.

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	191.1
Actual Sq Ft proposed:	120.6

AspenDental

Design #	0404759Ar2
Sheet	4 of 10
Client	ASPEN DENTAL
Address	500 ROCKHILL DRIVE BENSALEM, PA
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 700 San Antonio, TX 78232 (210) 349-1004 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-1712
Northeast US	2101 River Road Suite 201 Louisville, KY 40206 (502) 899-9800 Cell (502) 594-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 476-1500 Fax (863) 476-1560
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (678) 725-8774
South Texas	PO BOX 125, 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 563-5533

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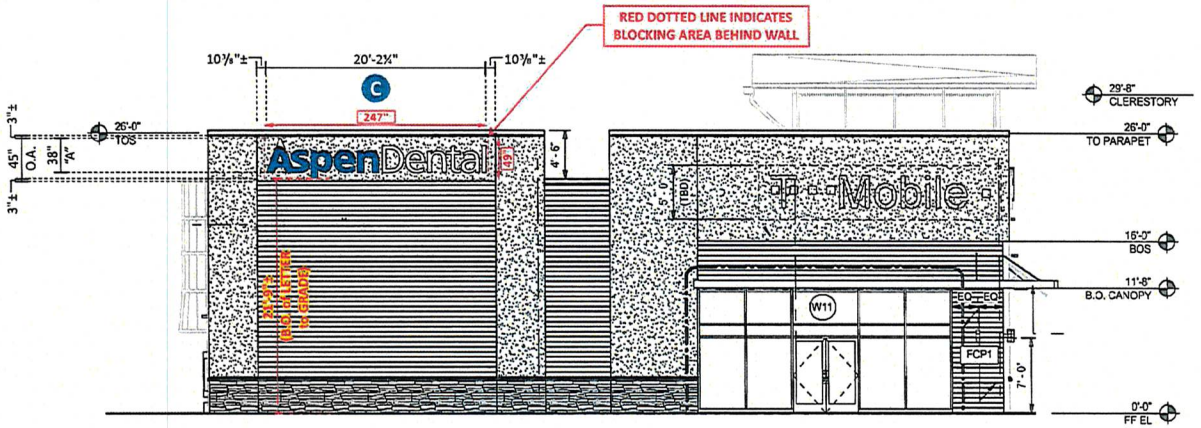
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. BOX WILL BE SUPPLIED.

ADMI



WEST (LEFT) ELEVATION - DM-38 SCALE: 3/32" = 1'-0"

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS INSTALLED ON CONCRETE BLOCK OR BRICK WITH A MINIMUM 1/2" PLYWOOD BEHIND THE BRICK.

AWNINGS WILL REQUIRE 2" X 6" DIMENSIONAL WOOD BACKING UNLESS ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD.

Allowable Sq Ft this elevation:	95.55 SHARE OF SQ.FT.
Actual Sq Ft proposed:	75.7

AspenDental

Design #
0404759Ar2

Sheet 5 of 10

Client
ASPEN DENTAL

Address
500 ROCKHILL DRIVE
BENSALEM, PA

Account Rep. Fred Finch /VB

Designer SDM

Date 7/17/19

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1 ES 7/29 C opt2 added

R2 BR 8/27/19: rev C opt 1 placement; del C opt 2

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3884 Fax (210) 349-8734
West Coast	3220 Executive Ridge Drive Suite 170 Vista, CA 92081 (760) 734-1709 Fax (760) 734 3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9000 Cell (502) 554-2775
Florida	2504 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1300 Fax (863) 424-1168
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 273-6812 Fax (210) 349-8734
South Texas	PO BOX 125, 236 Doral Drive Portland, TX 78374 (361) 563-1199 Fax (361) 643-6111

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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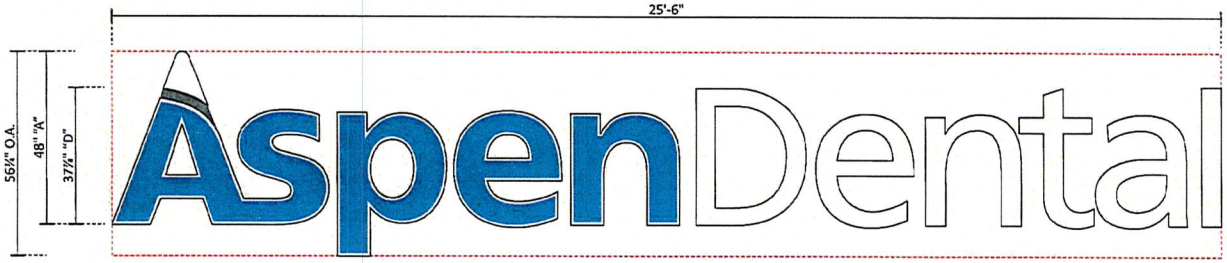
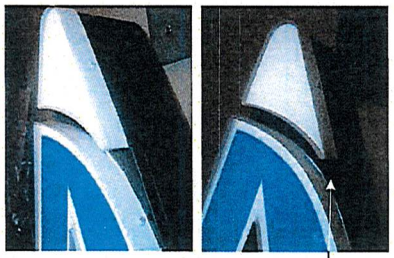


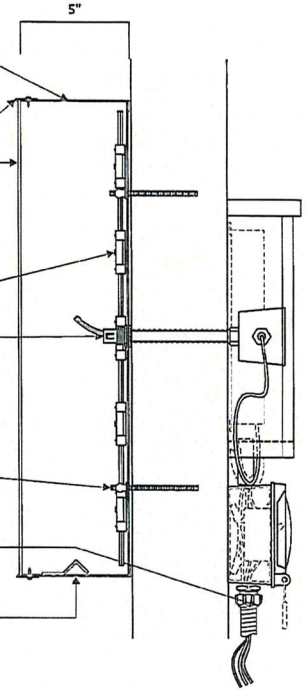
A B FACE-LIT CHANNEL LETTER ID# DM-48 SCALE: 3/8" = 1'-0"

(2) SETS REQUIRED - MANUFACTURE & INSTALL 120.6 Sq.Ft. (PER SET)

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD



✱ ALUMINUM BRIDGE TO SEPARATE UPPER & LOWER SECTIONS OF "A"



.040" PREFORMED ALUMINUM CHANNEL LETTERS PREFINISHED BLACK - INSIDE PREFINISHED LIGHT-ENHANCING WHITE

1" WHITE JEWELITE RETAINER

#7328 WHITE PLEXIGLAS FACES - "Aspen" TO HAVE 1st SURFACE 3M 3630-167 "BRIGHT BLUE" VINYL OVERLAYS LEAVING WHITE OUTLINE BORDER

✱ SEE NOTE FOR ALUM. BRIDGE @ LETTER "A"

PRINCIPAL STREET FIGHTER 7000k WHITE LED ILLUMINATION

PAIGE "RIP STRIP" 18AWG 2NDARY WIRE THRU PAIGE "WALL BUSTER" PLASTIC PASS-THRU TO WEATHERPROOF SPLICE BOX & GE LED POWER SUPPLY IN PAIGE BOX BEHIND WALL - NOTE: PRIMARY ELECTRICAL CONNECTION BY OTHERS

MOUNT FLUSH TO FASCIA w/ NON-CORROSIVE FASTENERS AS REQ'D PER SITE CONDITIONS

120 - 277 VAC 20A 2-POLE SWITCH w/ BELL MX1050 COVER - J-BOX & PRIMARY ELECTRICAL CONNECTION BY OTHERS

1/4" DIA. WEEP HOLES IN LOW POINTS OF LETTERS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

FACE-LIT CHANNEL LETTER SECTION

DIRECT-MOUNT - REMOTE POWER SUPPLIES 3/16" = 1"

AspenDental

Design #	
0404759Ar2	
Sheet 6 of 10	
Client	
ASPEN DENTAL	
Address	
500 ROCKHILL DRIVE BENSALEM, PA	
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 903-2000 Fax (214) 903-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3004 Fax (210) 349-8774
West Coast	3220 Lancaster Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-3752
Northeast US	2301 Water Road Suite 201 Louisville, KY 40206 (502) 893-5000 Cell (502) 554-2525
Florida	2534 Sand Hill Point Circle Davenport, FL 33837 (863) 426-1100 Fax (863) 426-1150
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 775-8857 Fax (678) 349-8774
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5999 Fax (361) 643-6523

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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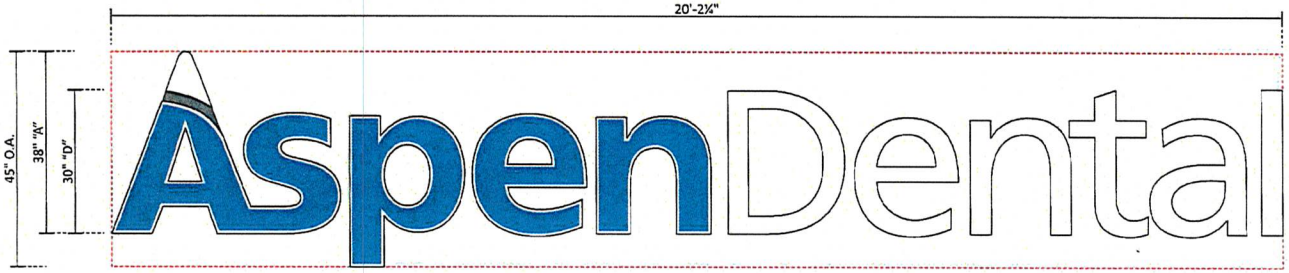
ADM1



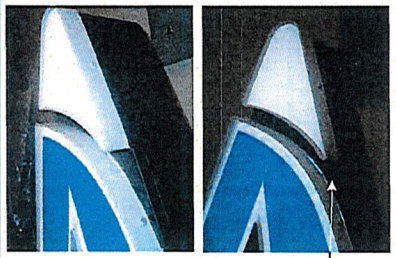
FACE-LIT CHANNEL LETTER ID# DM-38

SCALE: 1/2" = 1'-0"

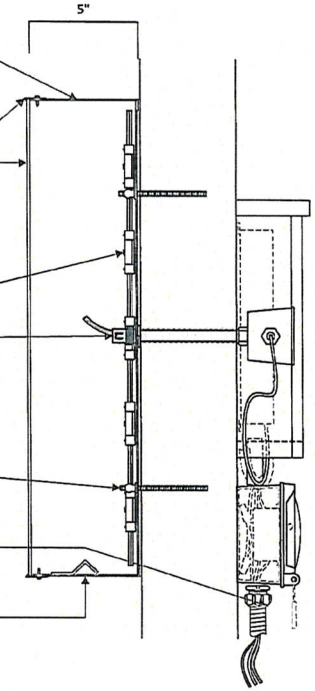
ONE [1] SET REQUIRED - MANUFACTURE & INSTALL

75.7 Sq.Ft.

CHANNEL LETTERS WILL REQUIRE 5/8" PLYWOOD BLOCKING UNLESS TO BE INSTALLED ON CONCRETE BLOCK OR BRICK - TO BE PROVIDED BY LANDLORD



ALUMINUM BRIDGE TO SEPARATE UPPER & LOWER SECTIONS OF "A"



.040" PREFORMED ALUMINUM CHANNEL LETTERS PREFINISHED BLACK - INSIDE PREFINISHED LIGHT-ENHANCING WHITE

1" WHITE JEWELITE RETAINER

#7328 WHITE PLEXIGLAS FACES - "Aspen" TO HAVE 1st SURFACE 3M 3630-167 "BRIGHT BLUE" VINYL OVERLAYS LEAVING WHITE OUTLINE BORDER

SEE NOTE FOR ALUM. BRIDGE @ LETTER "A"

PRINCIPAL STREET FIGHTER 7000k WHITE LED ILLUMINATION

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1/4" DIA. WEEP HOLES IN LOW POINTS OF LETTERS w/ ALUMINUM LIGHT SCREENS @ EACH WEEP HOLE TO PREVENT LIGHT LEAKS

FACE-LIT CHANNEL LETTER SECTION

DIRECT-MOUNT - REMOTE POWER SUPPLIES 3/16" = 1"

AspenDental

Design #	
0404759Ar2	
Sheet 7 of 10	
Client	
ASPEN DENTAL	
Address	
500 ROCKHILL DRIVE BENSALEM, PA	
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2039 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3004 Fax (210) 349-8776
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-3752
Northeast US	2301 Bluett Road Suite 201 Louisville, KY 40206 (502) 893-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 424-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-4052 Fax (678) 349-8734
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 363-9199 Fax (361) 363-9333

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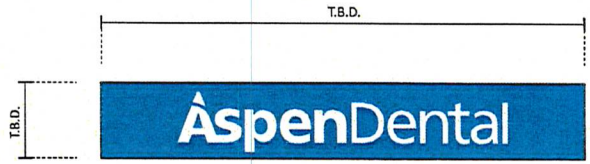
FINAL ELECTRICAL CONNECTION BY CUSTOMER

This Sign is intended to be installed in accordance with Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding & bonding of the sign. Sign will bear UL labels.

ADMI

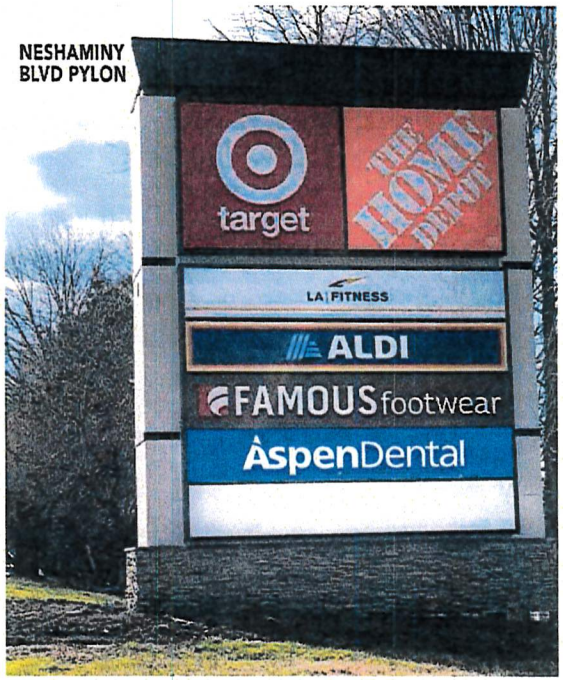


OPTION 1 - 3630-167 BLUE VINYL BKG'D W/ WEEDED OUT COPY

D VINYL TENANT PANEL GRAPHICS

NO SCALE

(2) SETS REQUIRED - MANUFACTURE & INSTALL ONTO EXISTING ACRYLIC FACES
3M# 3630-167 BRIGHT BLUE VINYL



PROPOSED - OPTION 1

AspenDental

Design #	0404759Ar2
Sheet	8 of 10
Client	ASPEN DENTAL
Address	500 ROCKHILL DRIVE BENSALEM, PA
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date

R1 ES 7/29 C opt2 added

R2 BR 8/27/19: rev C opt 1 placement; del C opt 2

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17310 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-1954 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1708 Fax (760) 734-1712
Northeast US	2301 West Road Suite 201 Louisville, KY 40206 (502) 893-9000 Fax (502) 956-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 420-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8452 Fax (228) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5999 Fax (361) 643-6133

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABELS

ADMI

T.B.D.

T.B.D.

AspenDental

OPTION 1 - 3630-167 BLUE VINYL BKG'D W/ WEEDED OUT COPY

E VINYL TENANT PANEL GRAPHICS

NO SCALE

(2) SETS REQUIRED - MANUFACTURE & INSTALL ONTO EXISTING ACRYLIC FACES
3M# 3630-167 BRIGHT BLUE VINYL

PROPOSED - OPTION 1

AspenDental

Design #	
0404759Ar2	
Sheet 9 of 10	
Client	
ASPEN DENTAL	
Address	
500 ROCKHILL DRIVE BENSALEM, PA	
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 902-2000 fax (214) 902-2000
San Antonio	17119 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 fax (210) 349-8734
West Coast	3220 Lancaster Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 fax (760) 734-3752
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 893-9000 fax (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 fax (863) 424-1560
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8032 fax (210) 349-8734
South Texas	PO BOX 135 206 Doral Drive Portland, TX 78374 (361) 563-5599 fax (361) 643-4533

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FINAL ELECTRICAL CONNECTION BY CUSTOMER

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ADMI

T.B.D.

T.B.D.

AspenDental

OPTION 1 - 3630-167 BLUE VINYL BKG'D W/ WEEDED OUT COPY

F VINYL TENANT PANEL GRAPHICS

NO SCALE

(2) SETS REQUIRED - MANUFACTURE & INSTALL ONTO EXISTING ACRYLIC FACES
3M# 3630-167 BRIGHT BLUE VINYL

PROPOSED - OPTION 1

AspenDental

Design #	0404759Ar2
Sheet	10 of 10
Client	ASPEN DENTAL
Address	500 ROCKHILL DRIVE BENSALEM, PA
Account Rep.	Fred Finch /VB
Designer	SDM
Date	7/17/19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision/Date	
R1 ES 7/29 C opt2 added	
R2 BR 8/27/19: rev C opt 1 placement; del C opt 2	

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road Fort Worth, TX 76155 (214) 980-2000 Fax (214) 980-2044
San Antonio	17119 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3000 Fax (210) 349-8724
West Coast	3220 Executive Ridge Drive Suite 250 Vista, CA 92081 (760) 734-1700 Fax (760) 734-1712
Northeast US	2301 River Road Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Florida	2584 Sand Hill Point Circle Davenport, FL 33837 (863) 420-1100 Fax (863) 424-1160
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-0957 Fax (770) 365-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5999 Fax (361) 643-4533

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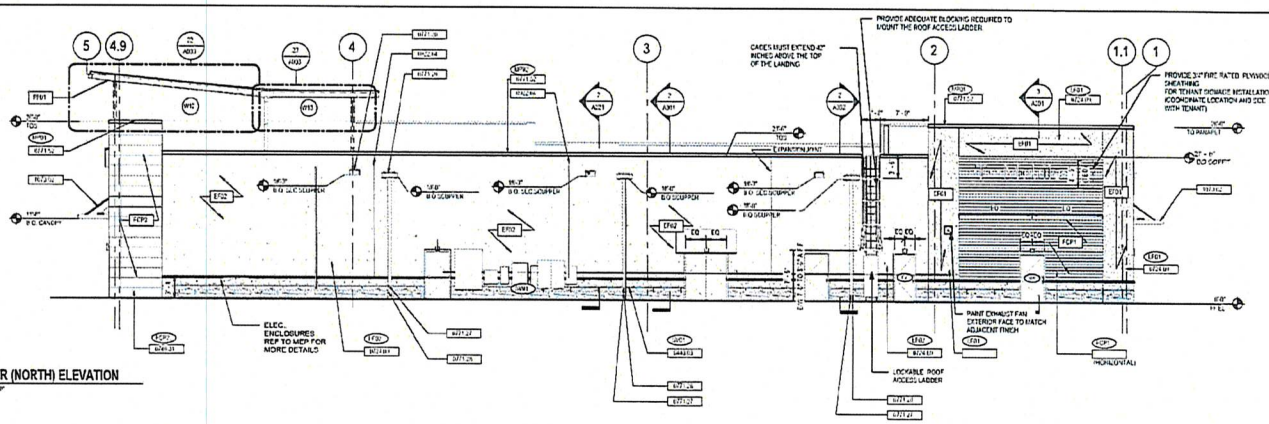
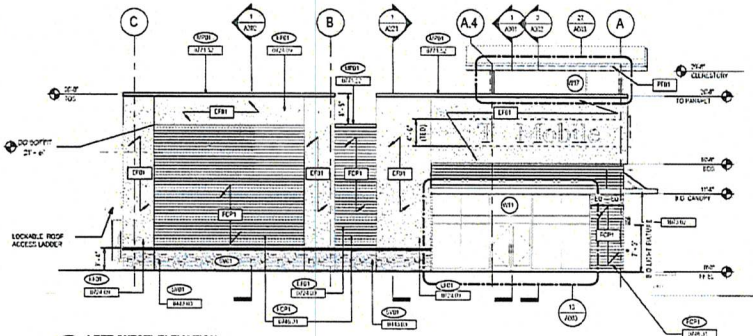
ADMI

Tenant's Prototypical Elevation & Window Signage

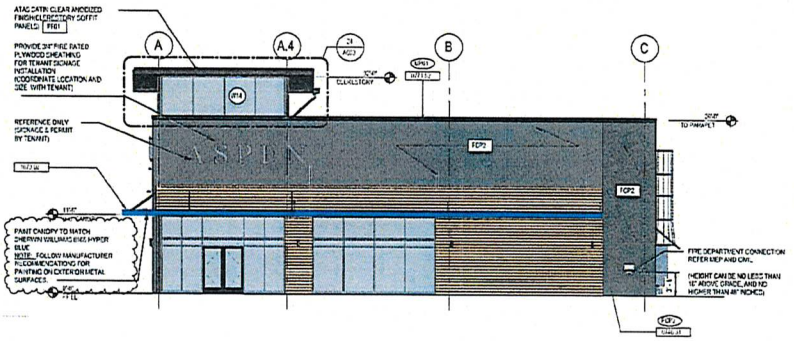
ADMI



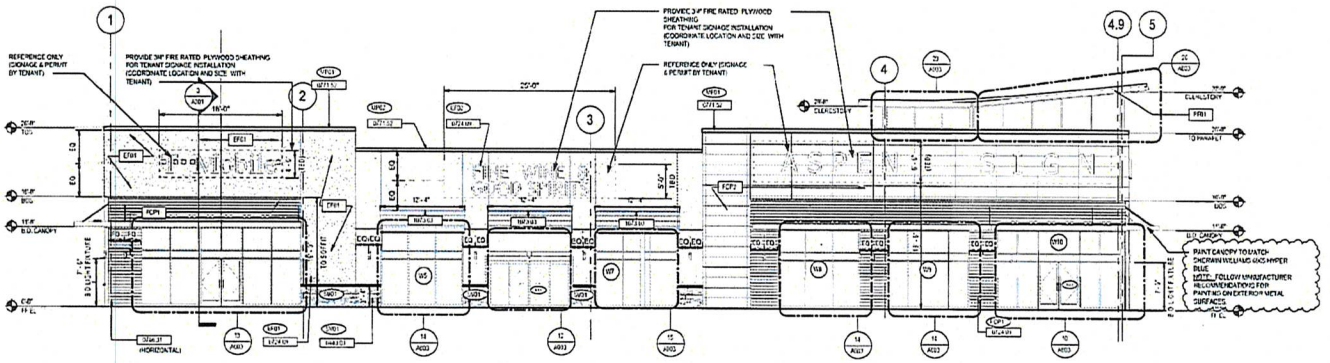
4 REAR (NORTH) ELEVATION



3 LEFT (WEST) ELEVATION



2 RIGHT (EAST) ELEVATION



1 FRONT (SOUTH) ELEVATION

KEYNOTES:

042100	ADHERED STONE VENEER ON EXTERIOR CEMENTITIOUS BOARD ON METAL STUDS
072400	EIFS SYSTEM
074631	FIBER CEMENT SIDING
077127	6" DIA CAST IRON BODY
077128	CONDUCTOR HEAD AND 4"X 5" DOWNSPOUT
077129	STEEL METAL COPING ON TYP. PERIMETER FLANGE THROUGHALL SCUPPER
077130	STEEL METAL SCUPPER W/ TYP. PERIMETER FLANGE SECONDARY OVERFLOW SCUPPER
077172	METAL COPING
079284	EXPANSION JOINT
107312	VINYL CANOPY FOR APPROVED EQUAL) FINISH CLEAR ANODIZED
107351	AWNINGS PANEL-TROPIX VERTICAL CHARTZ GREY SATIN

FINISH LEGEND

EF01	MATCH "ROCKPOINT EIFS FINISH"
EF02	MATCH "HOMBLY GRAY" DUNN EDWARD
FCP1	"VINTAGE WOOD - CEDAR" BY NICHIHA
FCP2	"CONCRETE SERIES - INDUSTRIAL BLOCK HORIZONTAL STACK BOND" BY NICHIHA
MP01	MATCH "ATAS BLACK"
MP02	MATCH "ATAS BONE WHITE (ACCENT PAINT)"
SF01	CLERESTORY SOFFIT & CLERESTORY T-2 HIGH RIB CLEAR SATIN ANODIZED - BY ATAS
STP1	MATCH "ELDORADO STACKED STONE RAWHIDE"

REVISION SCHEDULE

No.	DESC.	DATE.
1	Revision-1 Permit set	3/1/2018
2	Revision 2 per Fire department comments	5/17/2018
3	Revision 3 Permit set	8/15/2018
4	Revision 4 Fire department comments	11/19/2018

Massa Multimedia
Office Center 66
3297 State Route 66
Neptune, NJ 07753
t. 732.918.2290
f. 732.918.2351
www.massamedia.com

PARAMOUNT REALTY

TENANT FIT OUT AT THE MARKETPLACE AT NESHAMINY

US 1 & 800 ROCKHILL DRIVE
BENSALEM TOWNSHIPBUCKS COUNTY, PENNSYLVANIA

EXTERIOR ELEVATIONS

PROJECT No.	178-17-018
DATE	11/09/2018
DRAWN BY	MMA
CHECKED BY	ARD
DRAWING No.	A201

PA License No. RA010033

© 2017 MASSA MULTIMEDIA ARCHITECTURE, PC

9/12/2019 8:26:43 PM

ADMI

OFFICE #4130 • BENSALEM, PA

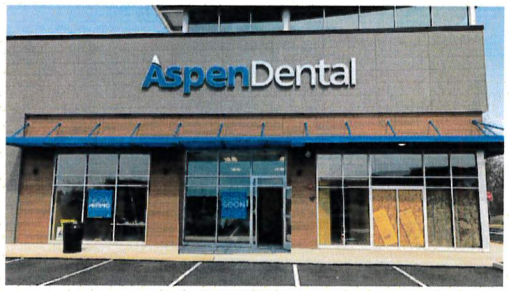
ASPEN DENTAL
670 Rock Hill Drive
Bensalem, PA 19020

MODERNISTIC
Décor, Display and Graphics
1987 Industrial Blvd. South, Stillwater MN 55082
651-291-7650 • 1-800-641-4610 • medprint.com

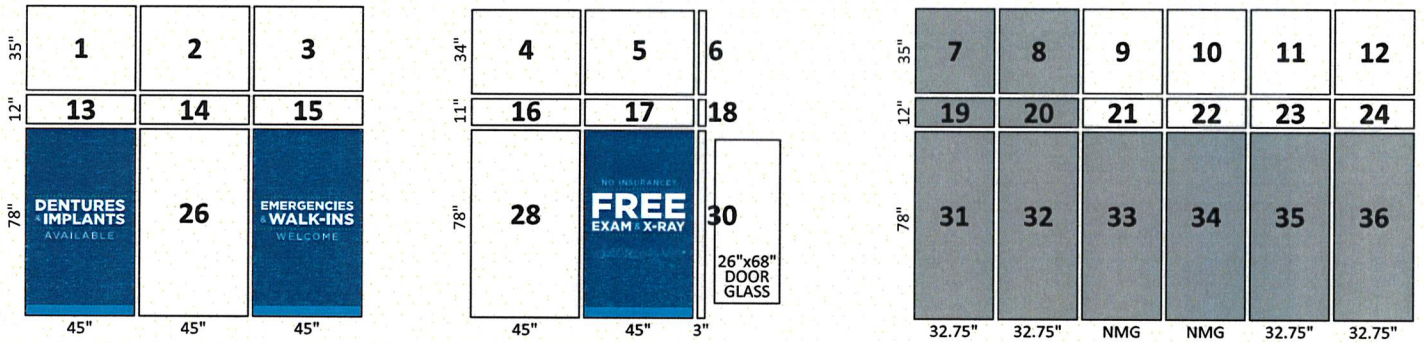
WINDOW GRAPHIC POG | INTERIOR MOUNT

FOR REFERENCE ONLY - All installed graphics to be placed as shown. Questions? Call Taunia @ 651-229-3754

DUE DILIGENCE
- **WINDOW GRAPHICS:** ● **PR** Permit required for interior mount graphics .



A



FRONT (sw)

▩ indicates windows with spandrel glass - **DO NOT PLACE INTERIOR GRAPHICS IN THESE WINDOWS**
▨ indicates windows with interior obstacles - **DO NOT PLACE INTERIOR GRAPHICS IN THESE WINDOWS**

AGGREGATE GLASS AREA

Qty	width	x	height	total in²
3	45.000	x	35.000	4725.000
3	45.000	x	12.000	1620.000
3	45.000	x	78.000	10530.000
2	45.000	x	34.000	3060.000
2	45.000	x	11.000	990.000
2	45.000	x	78.000	7020.000
1	3.000	x	34.000	102.000
1	3.000	x	11.000	33.000
1	3.000	x	78.000	234.000
4	32.750	x	35.000	4585.000
4	32.750	x	12.000	1572.000
4	32.750	x	78.000	10218.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total in²:	44689.000
			total ft²:	310.340

GRAPHIC DIMENSIONS

GRAPHICS WITH TEXT

window	width	x	height	total ft²
A25	45.000	x	78.000	24.375
A27	45.000	x	78.000	24.375
A29	45.000	x	78.000	24.375
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total ft²:	73.125

text % coverage/window:

GRAPHICS WITHOUT TEXT

window	width	x	height	total ft²
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total ft²:	0.000

FAÇADE:	VALUATION:
total in²:	
total ft²:	

NOTES:

OFFICE #4130 • BENSALEM, PA

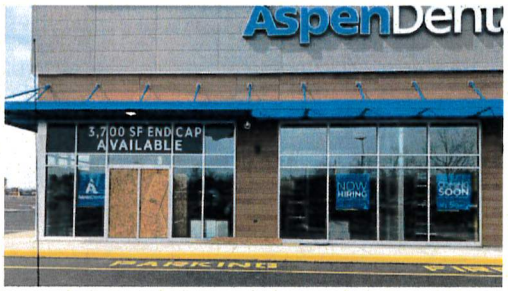
ASPEN DENTAL
670 Rock Hill Drive
Bensalem, PA 19020

MODERNISTIC
Décor, Display and Graphics
1087 Industrial Blvd. South, Stillwater MN 55082
651-291-7650 • 1-800-641-4610 • medprint.com

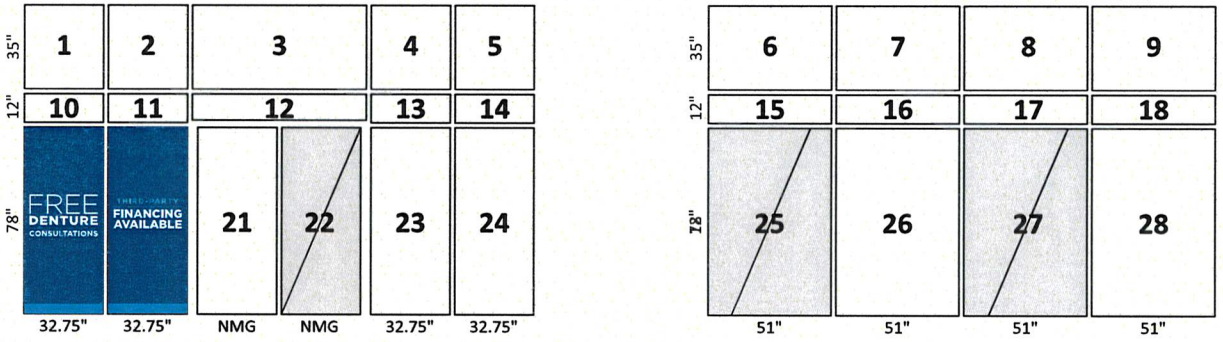
WINDOW GRAPHIC POG | INTERIOR MOUNT

FOR REFERENCE ONLY - All installed graphics to be placed as shown. Questions? Call Taunia @ 651-229-3754

DUE DILIGENCE
- **WINDOW GRAPHICS:** PR Permit required for interior mount graphics.



B



RIGHT SIDE (se)

indicates windows with spandrel glass - **DO NOT PLACE INTERIOR GRAPHICS IN THESE WINDOWS**
indicates windows with interior obstacles - **DO NOT PLACE INTERIOR GRAPHICS IN THESE WINDOWS**

AGGREGATE GLASS AREA

Qty	width	x	height	total in²
4	32.750	x	35.000	4585.000
4	32.750	x	12.000	1572.000
4	32.750	x	78.000	10218.000
4	51.000	x	35.000	7140.000
4	51.000	x	12.000	2448.000
4	51.000	x	78.000	15912.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total in²:	41875.000
			total ft²:	290.799

GRAPHIC DIMENSIONS

GRAPHICS WITH TEXT

window	width	x	height	total ft²
B19	32.750	x	78.000	17.740
B20	32.750	x	78.000	17.740
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total ft²:	35.479

text % coverage/window:

GRAPHICS WITHOUT TEXT

window	width	x	height	total ft²
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
		x		0.000
			total ft²:	0.000

FAÇADE:
total in²:
total ft²:

VALUATION:

NOTES:

Aspen Dental Management, Inc.

RECEIVED

SEP 02 2021

BENSALEM TOWNSHIP
BUILDING AND PLANNING

Date: August 30, 2021

Bensalem Township – Zoning Hearing Board Appeal Paperwork

Aspen Dental, 500 Rock Hill Drive Bensalem, PA 19020 Bucks County

Requesting a Zoning Hearing Board Appeal for Window Graphics

Enclosed are 12 copies of all of the paperwork required and the Check for $1200.00 for the variance.

Please contact me with any questions.

Please let me know what the next steps are to get approval of the window graphics. You can contact me via e-mail cmunn@modprint.com or call me at 651-225-7762.

Thank you,

Connie Munn I Project Coordinator
MODERNISTIC |1987 Industrial Boulevard S., Stillwater, MN 55082
Direct: 651-225-7762 cmunn@modprint.com

www.modprint.com