

GENERAL NOTES

- PROJECT NARRATIVE:
THIS PROJECT INVOLVES THE DEVELOPMENT OF THE EXISTING VACANT COMMERCIAL PARCEL LOCATED AT 27 ALMHOUSE RD, IN NORTHAMPTON TOWNSHIP BUCKS COUNTY PA WITH A 935 SF COMMERCIAL BUILDING FOR USE AS- BUSINESS, PERSONAL SERVICE, OR PROFESSIONAL OFFICE.
 - ZONING DISTRICT: C2 GENERAL COMMERCIAL/OFFICE DISTRICT
VILLAGE OVERLAY DISTRICT STANDARDS APPLY AS SHOWN BELOW
- | ITEM | REQUIRED | EXISTING | PROPOSED |
|--------------------|-----------|------------|------------|
| MIN GROSS LOT AREA | 15,000 SF | 10,283 SF* | 10,283 SF* |
| MIN NET LOT AREA | 15,000 SF | 6,509 SF* | 6,509 SF* |
| LOT WIDTH | 75 FT | 71.1 FT* | 71.1 FT* |
| FRONT YARD MIN | 40 FT | NA | 77.2 FT |
| FRONT YARD MAX | 40 FT | NA | 77.2 FT |
| SIDE YARD MIN | 10 FT | NA | 6.0 FT** |
| REAR YARD | 20 FT | NA | 8.8 FT** |
| BLDG COV MAX | 50 % | 0.0% | 14.4% |
| IMPERV COV MAX | 70 % | NA | 68.4% ** |
- * EXISTING NONCONFORMITY
** VARIANCE GRANTED
- OWNER / APPLICANT (SITE ADDRESS):
JQ INVESTMENTS, LLC
27 ALMHOUSE RD
RICHBORO, PA 18954
 - SITE DATA: TWP # 31-009-019
TOTAL TRACT AREA TO TITLE LINE GROSS = 0.236 AC.
TOTAL AREA TO ULT R/W LINE = 0.149 AC
 - TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER 2022 DATUM - USGS DATUM
 - ACT #187 PA ONE CALL NOTIFICATION SERIAL NUMBER 20240722528 - 3-12-24
UTILITY COMPANIES NOTIFIED:
 - A BLANKET EASEMENT IS HEREBY OFFERED TO THE MUNICIPALITY FOR THE PURPOSE OF INSPECTION OF THE PROPOSED STORM WATER SYSTEM.
 - THE EXISTING ACCESS EASEMENT RECORDED ON TWP 31-9-17 IN FAVOR OF THE OWNER / APPLICANT IN DEED BOOK 1618 PAGE 1924 IS HEREBY VACATED.

IMPERVIOUS SUMMARY

ITEM	EXISTING	PROPOSED
NET LOT AREA	6509	6509
BUILDING	0	935
PARKING LOT	0	3213
DUMPSTER PAD	0	80
CONCRETE	0	222
TOTAL IMP	0	4450
IMP COV	0	68.4%
TOTAL BLDG	0	935
BLDG COV	0	14.4%

PARKING CALCULATION

BUILDING USE: PROFESSIONAL OR PERSONAL SERVICES OFFICE SPACE
PARKING REQUIREMENTS: 1 SPACE PER 150 SF OF GROSS FLOOR AREA
GROSS FLOOR AREA: 935 SF X 2 FLOORS = 1,870 SF
REQUIRED PARKING SPACES: 12.5 = 13 SPACES
PROVIDED 8 SPACES - VARIANCE GRANTED

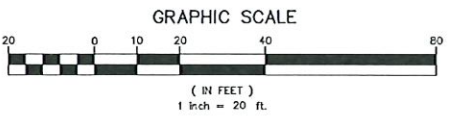
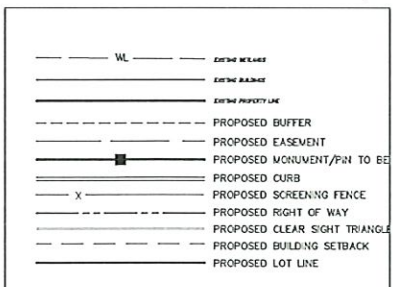
ZONING VARIANCE RECEIVED

- FROM SECTION 27-1125.5.D TO ALLOW A FRONT YARD SETBACK OF 77.2 FT WHERE 40 FT IS OTHERWISE THE MAXIMUM ALLOWABLE.
- FROM SECTION 27-1125.5.E TO ALLOW A SIDE YARD OF 6 FT WHERE 10 FT IS OTHERWISE THE MAXIMUM ALLOWABLE.
- FROM SECTION 27-1125.5.I TO ALLOW A REAR YARD OF 8.8 FT WHERE 20 FT IS OTHERWISE THE MAXIMUM ALLOWABLE.
- FROM SECTION 27-1125.5.J TO ALLOW AN IMPERVIOUS COVERAGE OF 72.8 % WHERE 70 % IS OTHERWISE THE MAXIMUM ALLOWABLE.
- FROM SECTION 27-1110 OFF STREET PARKING REQUIREMENTS TO ALLOW FOR THE CONSTRUCTION OF 8 PARKING SPACES WHERE A MINIMUM OF 13 SPACES WOULD OTHERWISE BE REQUIRED.

WAIVERS REQUESTED

- FROM 22.403.B.B.(2)(a) TO PERMIT OFF STREET PARKING WITHIN 15 FEET OF THE PROPERTY LINE.
- FROM 22.403.B.B.(2)(b) TO PERMIT OFF STREET PARKING WITHIN 20 FEET OF THE BUILDING.
- FROM 22.403.2.D TO NOT REQUIRE A CONCRETE APRON AT THE DRIVEWAY ENTRANCE.
- FROM 22.403.B.B.(3)(E) TO ALLOW A BACKUP AREA OF LESS THAN 10 FT IN LENGTH.
- FROM 22.403.B.B.5.D TO ALLOW A TWO WAY DRIVEWAY WITH A 24FT WIDTH AS OPPOSED TO 25 FT.
- FROM 22.403.10.C TO NOT REQUIRE A COMPLETE LANDSCAPE PLAN.
- FROM 22.615.2.B(1) TO NOT REQUIRE THE PLANTING OF STREET TREES.
- FROM 23-501.2.L TO ALLOW A MINIMUM COVER OF 2 FT FOR ADS #12 STORM SENER WHERE THREE FEET IS OTHERWISE THE MINIMUM REQUIRED.

LEGEND



RECORDING CERTIFICATION

THIS PLAN WAS RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS IN AND FOR THE COUNTY OF BUCKS AT DOYLESTOWN PENNSYLVANIA AS INSTRUMENT NUMBER _____

RECORDED OF DEEDS _____ DATE _____

ENGINEERS CERTIFICATION

I, VINCENT W. FIORAVANTI, FE, 36598 E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE ZONING AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NORTHAMPTON TOWNSHIP.

VINCENT W. FIORAVANTI, DATE _____

TOWNSHIP ENGINEER

THIS PLAN WAS REVIEWED BY THE NORTHAMPTON TOWNSHIP ENGINEER ON THE _____ DAY OF _____ 20____

TOWNSHIP ENGINEER _____

BUCKS COUNTY PLANNING COMMISSION

BCPC NO. _____
PROCESSED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE _____ FOR THE EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION.

EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION, SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED ON _____ AND THAT THE CORNERS WERE FOUND OR SET AS INDICATED.

DATE _____
VINCENT W. FIORAVANTI, PLS PLS NO. 53635E

OWNERSHIP CERTIFICATION

TO ALL TO WHOM THESE PRESENTS MAY COME: KNOW YE THAT I (WE), _____ HAVE LAID OUT UPON OUR LAND SITUATED IN THE TOWNSHIP OF NORTHAMPTON, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED. 20____ WITNESS OUR HAND AND SEAL THIS DAY OF _____

NORTHAMPTON TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY THE BOARD OF SUPERVISORS OF NORTHAMPTON TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20____

NORTHAMPTON TOWNSHIP PLANNING COMMISSION

THIS PLAN WAS APPROVED BY THE PLANNING COMMISSION OF NORTHAMPTON TOWNSHIP AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20____

CERTIFICATION OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA

ON THIS _____ DAY OF _____, 20____, AD BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN BUCKS COUNTY, PERSONALLY APPEARED _____ SATISFACTORILY PROVEN TO BE THE PERSONS WHOSE NAME(S) ARE SUBSCRIBED BELOW, AND ACKNOWLEDGE THAT THEY ARE REGISTERED OWNERS OF THE DESIGNATED LAND; THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT THEY DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR AFORESAID. NOTARY PUBLIC MY

OWNER _____
NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD • SOUTHAMPTON, PA 18966
(215) 322-2143



REVISIONS

NO.	DESCRIPTION	DATE
1	1wp reviews	8-4-24

DATE: 4/1/24
SCALE: 1"=20'
JOB # 2179 FB # _____
DRAWN: GH CHECKED: VWF

27 ALMHOUSE RD
NORTHAMPTON TOWNSHIP, PA
PREPARED FOR:
JQ INVESTMENTS LLC
102 EAST PENNSYLVANIA BLVD.
FEASTERTVILLE PA. 19053

RECORD PLAN

SHEET 1 OF 13