

ZONED: C-2 GENERAL COMMERCIAL/OFFICE DISTRICT WITH VILLAGE OVERLAY DISTRICT - BLIGHTED WATERFRONT REDEVELOPMENT AREA

EXISTING USE: VACANT
PROPOSED USE: SENIOR CITIZEN HOUSING AND OFFICE

REQUIREMENT	REQUIRED**	EXISTING TMP 31-026-059-002	PROPOSED TMP 31-026-059-002	EXISTING TMP 31-026-059-004	PROPOSED TMP 31-026-059-004
MINIMUM LOT AREA TO R.O.W.	15,000 SF	165,914 SF	163,814 SF	44,320 SF	44,320 SF
MINIMUM LOT WIDTH AT STREET	75 FT	322.19 FT	322.19 FT	255.12 FT	255.12 FT
MINIMUM FRONT YARD	20 FT FROM ROW	0.0 FT*	2.27 FT*	0.0 FT*	0.0 FT*
MINIMUM REAR YARD	40 FT FROM ROW	0.0 FT*	0.0 FT*	0.0 FT*	0.0 FT*
MINIMUM SIDE YARD	0 FT	47.49 FT/212.67 FT AGG.	0.0 FT	48.50 FT	0.0 FT
MINIMUM REAR YARD	20 FT	241.13 FT	26.18 FT	165.60 FT	21.97 FT
MAXIMUM BUILDING COVERAGE	50%	5.09%	14.15%	5.21%	11.34%
BUFFER YARD	75 FT	20 FT	20 FT	20 FT	20 FT
MAXIMUM LOT COVERAGE	75%	42.43%	28.69%	35.76%	47.18%
MAXIMUM BUILDING HEIGHT	55 FT	<55 FT	52 FT	<55 FT	52 FT

* INDICATES AN EXISTING NON-COMFORMITY

** REQUIRED VALUE SHOWN IS THE APPLICABLE VALUE FROM EITHER THE C-2 DISTRICT, THE VILLAGE OVERLAY, OR THE BLIGHTED WATERFRONT REDEVELOPMENT AREA

PARKING REQUIREMENTS

DESCRIPTION	REQUIREMENTS
ELDERLY HOUSING ONE AND ONE-HALF (1.5) SPACES PER DWELLING UNIT	33 UNITS x 1.5 = 50 REQ. SPACES
OFFICE ONE (1) SPACE PER 150 SF OF GROSS FLOOR AREA	4,358 SF/150 = 29.05 SPACES = 29 REQ. SPACES

TOTAL PARKING SPACES	UNFACILITATED SPACES REQUIRED = 79
EXISTING PARKING SPACES	24
PROPOSED OFF-STREET SPACES	24
TOTAL PARKING SPACES	48

NOTE: EXTERIOR PARKING SPACE COUNT OF 34 SPACES DOES NOT INCLUDE THE 28 SPACES WITHIN THE EXISTING PARKING LOT LOCATED ON TMP 31-026-059-004.

EXISTING IMPERVIOUS SURFACE TABULATION	TMP 31-026-059-004 EXISTING IMPERVIOUS SURFACE TABULATION
BUILDING = 5,100 SF	BUILDING = 2,308 SF
PORCH = 42 SF	PARKING AREA = 13,003 SF
PAVE/STONE/CONC. = 34,593 SF	CONC. WALK/STEPS = 392 SF
WALLS = 647 SF	WALLS = 75 SF
CONC. PAD = 27 SF	DECK = 73 SF
TOTAL = 40,609 SF	TOTAL = 15,551 SF
% IMPERVIOUS = 40.43%	% IMPERVIOUS = 35.76%

PROPOSED IMPERVIOUS SURFACE TABULATION	TMP 31-026-059-004 PROPOSED IMPERVIOUS SURFACE TABULATION
EX. BUILDING = 2,650 SF	EX. BUILDING = 2,308 SF
PROP. BUILDINGS = 12,230 SF	PROP. BUILDINGS = 2,718 SF
PARKING AREA = 14,366 SF	PARKING AREA = 11,917 SF
CONC. PAD = 27 SF	WALK = 346 SF
WALLS = 784 SF	WALLS = 550 SF
PROP. WALK = 534 SF	DECK = 73 SF
TOTAL = 29,872 SF	TOTAL = 20,912 SF
% IMPERVIOUS = 29.69%	% IMPERVIOUS = 47.18%

THE HOLDINGS AND INTERESTS FROM THE NORTHAMPTON TOWNSHIP LAND REDEVELOPMENT AUTHORITY ARE RECORDED IN THE PUBLIC RECORDS OF PENNSYLVANIA COUNTY, PENNSYLVANIA, AT THE OFFICE OF THE COUNTY CLERK, 100 SOUTH BUCK ROAD, PHILADELPHIA, PA 19106-0001.

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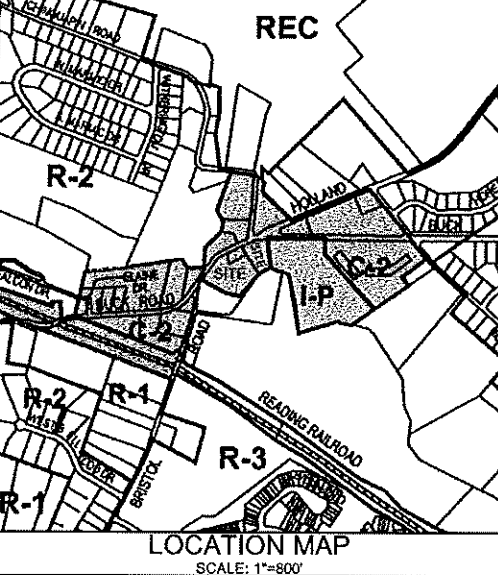
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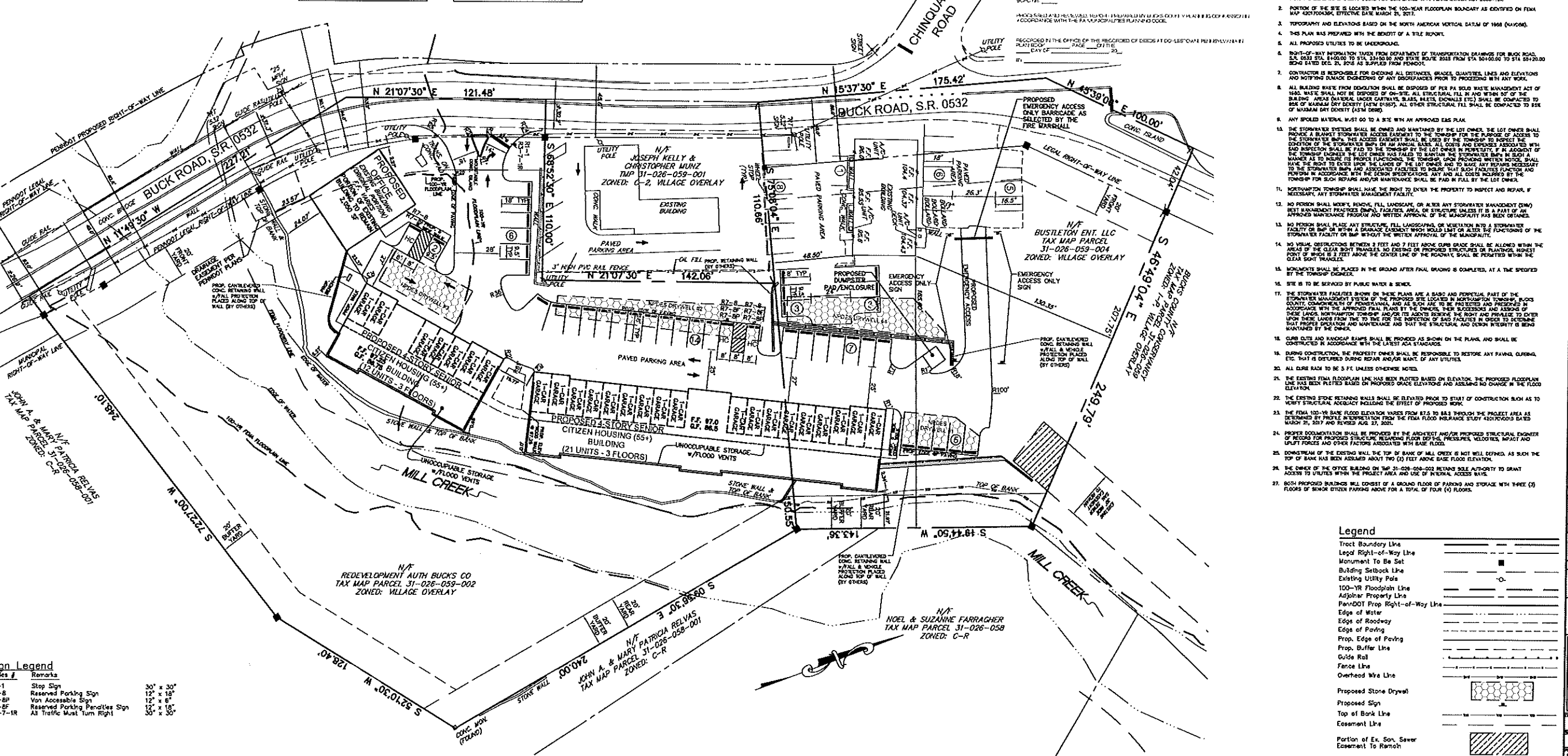
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HEARSH, A. DUMACK, P.E. & P.L.L.C.
PA. REG. LICENSE NO. 30-000001-C



- GENERAL NOTES:**
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES PRIOR TO ANY WORK. THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP OF ANY UNEXPECTED UTILITIES.
 - PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42070002000E, EFFECTIVE DATE MARCH 21, 2017.
 - TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - THIS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT.
 - ALL PROPOSED UTILITIES TO BE UNDERGROUND.
 - RIGHT-OF-WAY INFORMATION TAKEN FROM DEPARTMENT OF TRANSPORTATION DRAWINGS FOR BUCK ROAD, PHILADELPHIA, PA. THE RIGHT-OF-WAY BOUNDARY FOR BUCK ROAD IS SHOWN TO BE 100 FEET FROM THE CENTERLINE OF THE ROADWAY AS SHOWN ON THE DRAWING.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS FROM ALL APPLICABLE AGENCIES AND ADJACENT PROPERTY OWNERS PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL BUILDING WASTE FROM DEMOLITION SHALL BE DISPOSED OF PER PA SOLID WASTE MANAGEMENT ACT OF 1980. WASTE SHALL NOT BE DEPOSITED ON-SITE. ALL STRUCTURAL FILL IN AND WITHIN 50' OF THE BUILDING AREA SHALL BE COMPACTED TO 95% RELATIVE DENSITY (ASTM D1557). ALL OTHER STRUCTURAL FILL SHALL BE COMPACTED TO 90% RELATIVE DENSITY (ASTM D1557).
 - ANY SPOILED MATERIAL MUST GO TO A SITE WITH AN APPROVED EMB PLAN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND RIGHTS FROM ALL APPLICABLE AGENCIES AND ADJACENT PROPERTY OWNERS PRIOR TO PROCEEDING WITH ANY WORK.
 - NO PERSON SHALL REMOVE, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) BEST MANAGEMENT PRACTICES (BMP), FACILITY, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
 - NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPE, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP OR WITHIN THE RIGHT-OF-WAY OF THE MUNICIPALITY.
 - NO VEHICLE OBSTRUCTIONS BETWEEN 8 FEET AND 7 FEET ABOVE CURB GRADE SHALL BE ALLOWED WITHIN THE AREAS OF THE CLEAR RIGHT TRAVEL OR EXISTING OR PROPOSED STRUCTURES OR PLANTINGS (HEDGES) UNLESS THEY ARE ABOVE THE CENTER LINE OF THE ROADWAY. SUCH OBSTRUCTIONS SHALL BE PERMITTED WITHIN THE CLEAR RIGHT TRAVEL.
 - MONUMENTS SHALL BE PLACED IN THE GROUND AFTER FINAL GRADING IS COMPLETED, AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER.
 - THE STORMWATER FACILITY SHALL BE DESIGNED AND CONSTRUCTED AS A PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE PROPOSED SITE LOCATED IN NORTHAMPTON TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED FINAL PLANS BY THE ENGINEER, THEIR SUCCESSORS AND ASSIGNEES OF THESE LANDS, NORTHAMPTON TOWNSHIP, AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON THESE LANDS FROM TIME TO TIME FOR THE INSPECTION OF AND FACILITIES IN ORDER TO DETERMINE THAT PROPER DESIGN AND MAINTENANCE AND THAT THE STRUCTURAL AND DESIGN INTEGRITY IS BEING MAINTAINED BY THE OWNER.
 - CURB CUTS AND KNOCKOUT RAMPS SHALL BE PROVIDED AS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
 - DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVED CURBS, ETC. THAT IS OBTAINED DURING REPAIR AND/OR MAINT. OF ANY UTILITIES.
 - ALL CURB BACK TO BE 5 FT. UNLESS OTHERWISE NOTED.
 - THE EXISTING FLOOD FLOORPLAN LINE HAS BEEN PLOTTED BASED ON PROPOSED GRADE ELEVATIONS AND ASSUMING NO CHANGE IN THE FLOOD ELEVATION.
 - THE EXISTING STORM RETAINING WALLS SHALL BE ELEVATED PRIOR TO START OF CONSTRUCTION SUCH AS TO VERIFY STRUCTURAL ADEQUACY INCLUDING THE EFFECT OF PROPOSED WORK.
 - THE FEMA 100-YR BASE FLOOD ELEVATION VARIES FROM 87.5 TO 88.5 THROUGH THE PROJECT AREA AS DETERMINED BY PROBLE INTERPRETATION FROM THE FEMA FLOOD INSURANCE SURVEY 42070002000E MARCH 21, 2017 AND REVERSED AUG. 27, 2017.
 - PROPER DOCUMENTATION SHALL BE PROVIDED BY THE ARCHITECT AND/OR PROPOSED STRUCTURAL ENGINEER OF RECORD FOR PROPOSED STORMWATER FACILITIES INCLUDING PRESSURES, VELOCITIES, IMPACT AND UPLIFT FORCES AND OTHER FACTORS ASSOCIATED WITH BASE FLOOD.
 - DOWNSTREAM OF THE EXISTING WALL THE TOP OF BANK OF MILL CREEK IS NOT WELL DEFINED AS SUCH THE TOP OF BANK HAS BEEN ASSUMED ABOUT TWO (2) FEET ABOVE BASE FLOOD ELEVATION.
 - THE OWNER OF THE OFFICE BUILDING ON MAP 31-026-059-002 RETAINS SOLE AUTHORITY TO GRANT ACCESS TO UTILITIES WITHIN THE PROJECT AREA AND USE OF INTERNAL ACCESSWAYS.
 - BOTH PROPOSED BUILDINGS WILL CONSIST OF A GROUND FLOOR OF PARKING AND STORAGE WITH THREE (3) FLOORS OF SENIOR CITIZEN HOUSING ABOVE FOR A TOTAL OF FOUR (4) FLOORS.

Legend

- Town Boundary Line
- Legal Right-of-Way Line
- Monument To Be Set
- Building Setback Line
- Existing Utility Pole
- 100-YR Floodplain Line
- Adjacent Property Line
- Proposed Right-of-Way Line
- Edge of Water
- Edge of Roadway
- Edge of Parking
- Prop. Edge of Parking
- Prop. Buffer Line
- Guide Rail
- Fence Line
- Overhead Wire Line

Proposed Stone Drywall
Proposed Sign
Top of Bank Line
Easement Line
Portion of Ex. Sew. Saver Easement to Remain

RECORD PLAN
183 & 207 BUCK ROAD
NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PA

DATE: MAY 31, 2023
SCALE: 1"=30'
SHEET NO. 2 OF 19

Sign Legend

Series #	Remarks	Size
R1-1	Stop Sign	30" x 30"
R7-8	Reserved Parking Sign	12" x 18"
R7-8P	Van Accessible Sign	12" x 6"
R7-8F	Reserved Parking Penalties Sign	32" x 6"
R3-7-1R	All Traffic Must Turn Right	36" x 36"