

- SITE PLAN NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
  - SUBJECT SITE CONSISTS OF TMP # 34-22-1-2, TMP # 34-11-117-1, AND TMP # 34-11-117-2. SINCE THERE ARE NO SITE IMPROVEMENTS OTHER THAN STORMWATER MANAGEMENT BASIN IS PROPOSED ON TMP # 34-11-117-2, THIS PARCEL IS EXCLUDED FROM THE ZONING ANALYSIS FOR THE PROJECT.
  - AS PART OF THIS APPLICATION, THE APPLICANT IS PROPOSING TO CONSOLIDATE TMP # 34-22-1-2 & TMP # 34-11-117-1.
  - THE SUBJECT SITE IS LOCATED WITHIN THE C2 COMMERCIAL DISTRICT OF PLUMSTEAD TOWNSHIP. THE EXISTING USE FOR TMP #34-22-1-2 IS G20: MOTOR VEHICLE SALES; FOR TMP #34-11-117-1 IS G7: FINANCIAL ESTABLISHMENT. THE PROPOSED USE FOR COMBINED LOTS IS G-20: MOTOR VEHICLE SALES.
  - THE EXISTING USE FOR TMP #34-11-117-2 IS G23: AUTOMOBILE SERVICE CENTER AND REPAIR SHOP, WHICH WILL REMAIN UNCHANGED.
  - BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FOR TMP # 34-22-1-2 & TMP # 34-11-117-1 IS BASED ON A SURVEY TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR FRED BEANS" PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES, DATED AUGUST 10, 2018.
  - BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FOR TMP # 34-11-117-2 IS BASED ON SURVEY PREPARED BY CAVANUGH'S SURVEYING SERVICES, DATED NOVEMBER 17, 2020.
  - THERE ARE NO WETLANDS LOCATED ON SITE BASED ON WETLANDS EVALUATION PERFORMED BY VALLEY ENVIRONMENTAL SERVICES, INC. ON SEPTEMBER 16, 2020.
  - ALL CONCRETE STRUCTURES TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI UNLESS OTHERWISE NOTED.
  - ALL CURB RADIi ARE 5 FEET, UNLESS OTHERWISE NOTED.
  - BEARING BASIS AND COORDINATE VALUES SHOWN ARE PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED ON GPS OBSERVATIONS.
  - ALL STORMWATER AND SANITARY STRUCTURES ARE TO BE PRE-CAST CONCRETE EXCEPT AS NOTED OTHERWISE.
  - THE PROJECT SITE WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SERVICES.
  - ALL TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL BE DESIGNED IN ACCORDANCE WITH THE "PENNDOT GUIDELINES", LATEST EDITION.
  - THE CONTRACTOR SHALL PROVIDE ALL APPLICABLE JURISDICTIONAL AUTHORITIES/AGENCIES REQUIRED NOTICE BEFORE BEGINNING ANY ON-SITE OR OFF-SITE WORK.
  - THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL REGULATIONS RELATED TO HEALTH AND SAFETY AS WELL AS ALL APPLICABLE STATE, FEDERAL, AND LOCAL RULES AND REGULATIONS.
  - ALL DEMOLITION MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
  - THE OWNER OF TMP # 34-11-117-2 HAS AGREED TO GRANT STORMWATER MANAGEMENT EASEMENT TO THE OWNER OF THE CONSOLIDATED LOT FOR THE VOLKSWAGEN DEALERSHIP.
  - THE BEANS FAMILY PARTNERSHIP WILL BE THE OWNER OF THE WATER UTILITIES LOCATED WITHIN THE SITE BOUNDARIES AND AS SUCH WILL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH WATER UTILITIES.
  - ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH THE PLUMSTEAD TOWNSHIP STANDARDS AND SPECIFICATIONS.
  - ALL TOWNSHIP PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
  - VEHICLE LOADING/UNLOADING WILL OCCUR WITHIN THE SITE PREMISES, AS NOTED ON THE PLAN. AT NO TIME SHALL DELIVERY TRUCKS UTILIZE EASTON ROAD FOR THE LOADING/ UNLOADING OF VEHICLES.
  - CONTRACTOR SHALL REFER TO THE LATEST ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003 FOR BUILDINGS AND FACILITIES (ADAAG) TO ENSURE THAT ADA DETAILS ARE CURRENT AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL CONSTRUCT AREAS DESIGNATED FOR ACCESSIBLE ROUTES (INCLUDING CURB RAMP, SIDEWALKS, HANDICAP PARKING STALLS, CROSSWALKS AND INLETS) BY FOLLOWING THE MOST CURRENT ADA ACCESSIBILITY GUIDELINES AND ANSI A117.1-2003.
  - CONTRACTOR SHALL PROVIDE WRITTEN REQUESTS FOR INFORMATION TO THE OWNER AND OWNERS ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM IF ANY SPECIFIC SITEWORK ITEM DEPICTED ON THE PLANS WARRANTS ADDITIONAL INFORMATION REQUIRED FOR CONSTRUCTION AND IS NOT RELATED TO MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC SITE WORK ITEMS INSTALLED DIFFERENTLY THAN INTENDED AS DEPICTED ON THE PLANS IN THE ABSENCE OF SUBMITTING AND ADDRESSING WRITTEN REQUESTS FOR INFORMATION.
  - ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.

**LIST OF POTENTIAL VARIANCES:**

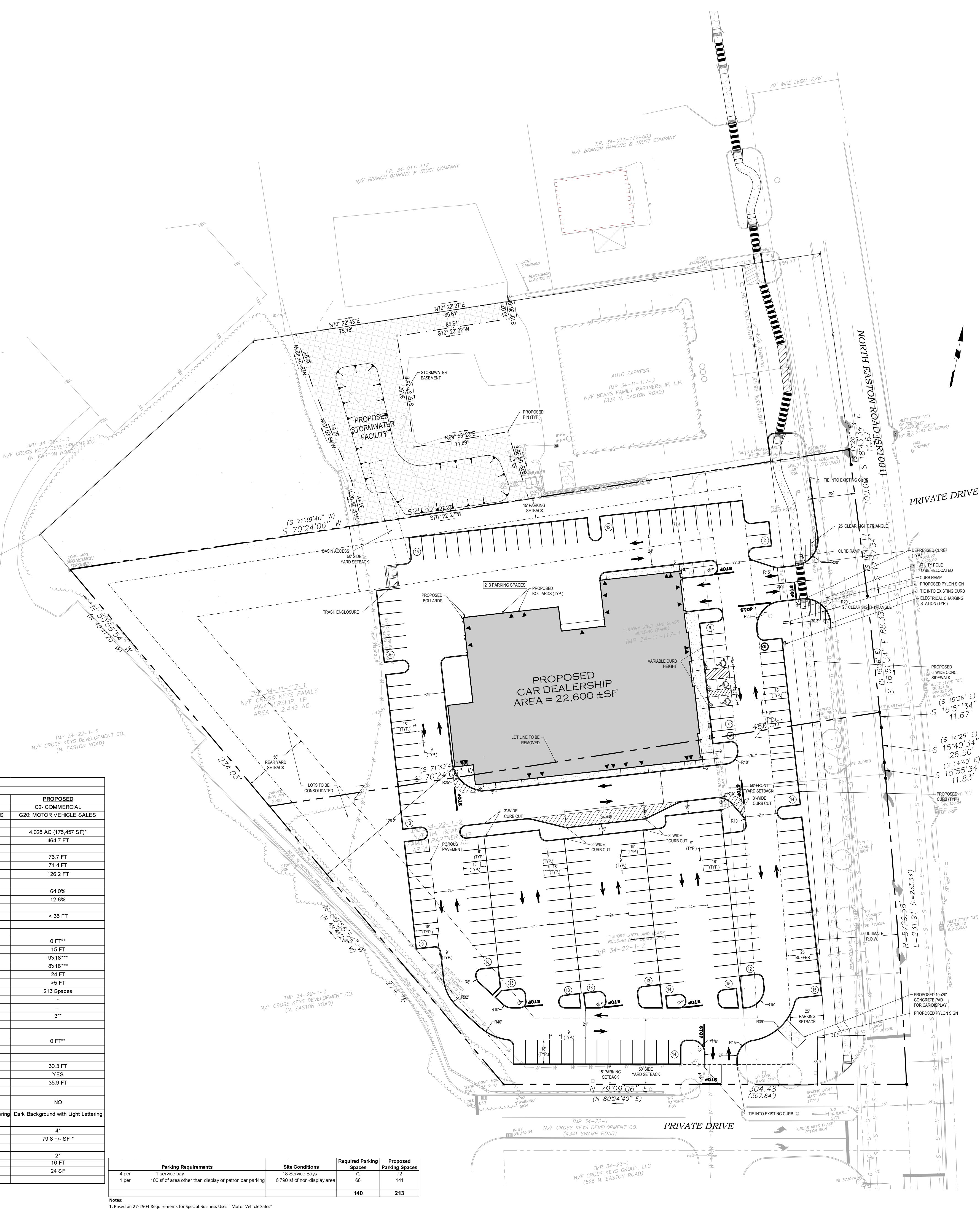
- SECTION 27-304.71.E REQUIRES THAT DISPLAY AREAS FOR MOTOR VEHICLE AS WELL AS CUSTOMER PARKING AREAS SHALL BE SETBACK FROM THE STREET LINE A DISTANCE OF 25 FEET. PARKING ALONG NORTH EASTON ROAD IS LOCATED AT THE ULTIMATE RIGHT-OF-WAY.
- SECTIONS 27-2503.6 AND 27-2503.7.A REQUIRES ALL USES TO COMPLY WITH THE REQUIREMENTS FOR HANDICAPPED ACCESSIBLE PARKING OF THE AMERICANS WITH DISABILITIES ACT. THREE HANDICAPPED ACCESSIBLE PARKING SPACES ARE BEING PROVIDED SINCE THE MAJORITY OF THE PARKING IS FOR DISPLAY AND STORAGE.
- SECTION 27-2405.2.B (3)(a) AND 5.B REQUIRES TO PROVIDE THE CLASS A BUFFER YARD WIDTH OF 25 FEET, AND NO STRUCTURE, ACCESSORY STRUCTURE, MANUFACTURING OR PROCESSING ACTIVITY, SIGN, PARKING AREA, OR STORAGE OF MATERIALS SHALL BE PERMITTED IN THE BUFFER AREA. THE APPLICANT IS PROPOSING TO PROVIDE CLASS A BUFFER YARD WITHIN THE ULTIMATE RIGHT-OF-WAY.
- SECTION 27-2405.3.A (1)(a) REQUIRES TO PROVIDE ONE MEDIUM TO LARGE DECIDUOUS TREE PER 60 FEET, PLUS ONE EVERGREEN TREE PER 60 FEET ALONG BUFFER YARD. THE REQUIRED EVERGREEN TREES WILL BE PLANTED IN THE REAR OF THE PROPERTY TO AVOID ANY VISUAL BARRIERS FOR DISPLAY OF VEHICLES.
- SECTIONS 27-2503.3 PROHIBITS ANY PARKING WITHIN THE REQUIRED BUFFER YARDS. THE APPLICANT IS PROPOSING TO MAINTAIN THE EXISTING PARKING WITHIN THE REQUIRED BUFFER YARD ALONG NORTH EASTON ROAD.

PLUMSTEAD TOWNSHIP - ZONING DATA TABLE			
ZONING DISTRICT: C2 - COMMERCIAL DISTRICT			
ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Zoning District:	C2-COMMERCIAL	C2-COMMERCIAL	C2- COMMERCIAL
Use:	G20: MOTOR VEHICLE SALES	G20: MOTOR VEHICLE SALES	G20: MOTOR VEHICLE SALES
Area and Dimensional Requirements			
Minimum Lot Area	5 AC	4.028 AC (175,457 SF)*	4.028 AC (175,457 SF)*
Minimum Lot Width	200 FT	464.7 FT	464.7 FT
Minimum Yards			
Front	50 FT	60.5 FT	76.7 FT
Side	50 FT	74.1 FT	71.4 FT
Rear	50 FT	56.5 FT	126.2 FT
Maximum Impervious Surface Ratio	65.0%	64.5%	64.0%
Maximum Building Coverage	45.0%	9.2%	12.8%
Maximum Building Height	35 FT	<35 FT	< 35 FT
Off-Street Parking			
Parking Setback from Street Line	25 FT	0 FT*	0 FT**
Parking Setback	15 FT	15 FT	15 FT
Min. Standard Space Size	10' x 20'	9x18"	9x18"
Min. Handicapped Accessible Space Size	9' x 20'	8x18"	8x18"
Min. Aisle Width (two-way)	24 FT	24 FT	24 FT
Min. Curb radius	5 FT	< 5 FT	< 5 FT
Min. Number of Spaces	140 Spaces	178 Spaces	213 Spaces
4 spaces / bay	72 (18 Bays)	-	-
1 space /100 SF (not for display)	68 (6700 SF)	-	-
Min. Number Handicapped Spaces	7	1*	3**
Buffer Yard Requirements			
Min. Buffer Width (Class A)	25 FT	0 FT*	0 FT**
Signs			
Location			
Min. Distance from edge curb/carway	15 FT	12.5 FT*	30.3 FT
Outside Legal Right-of-Way	YES	NO*	YES
Min. Distance from Side Lot Line	10 FT	106 FT	35.9 FT
Illuminated Signs			
Red, Green, or Yellow Illumination on Exterior	NO	NO	NO
Background and Lettering			
Dark Background with Light Lettering	Dark Background with Light Lettering	Dark Background with Light Lettering	Dark Background with Light Lettering
Wall Signs			
Wall Sign Quantities	1 per public facing street	4*	4*
Wall Sign Size	60 SF	79.8 +/- SF *	79.8 +/- SF *
Free Standing Sign			
Free Standing Sign Quantities	1 per public facing street	2*	2*
Free Standing Sign Height	10 FT	-	10 FT
Free Standing Sign Size	24 SF	-	24 SF

\* Existing Non-Conformity  
\*\* Variance Required  
\*\*\* Waiver Required

Parking Requirements	Site Conditions	Required Parking Spaces	Proposed Parking Spaces
4 per 1 service bay	18 Service Bays	72	72
1 per 100 sf of area other than display or patron car parking	6,790 sf of non-display area	68	141
		<b>140</b>	<b>213</b>

Notes:  
1. Based on 27-2504 Requirements for Special Business Uses "Motor Vehicle Sales"



**DESIGN ENGINEER'S CERTIFICATION**

I, \_\_\_\_\_, A REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
REG. NO.: 075153

**SURVEYOR'S CERTIFICATION**

I, \_\_\_\_\_, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_  
P.L.S. NO.: \_\_\_\_\_

**TOWNSHIP ENGINEER ACKNOWLEDGEMENT**

THIS PLAN HAS BEEN REVIEWED BY THE PLUMSTEAD TOWNSHIP ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEER: \_\_\_\_\_

**BUCKS COUNTY PLANNING COMMISSION**

BCPC NO. \_\_\_\_\_  
PROCESSED AND REVIEWED REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE PA MUNICIPALITIES CODE. CERTIFIED THIS DATE \_\_\_\_\_.

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

**BOARD OF SUPERVISORS ACKNOWLEDGMENT**

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF PLUMSTEAD TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATION OF OWNER OF RECORD AND DEDICATION**

TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, \_\_\_\_\_, OF \_\_\_\_\_, THE BEANS FAMILY PARTNERSHIP & CROSS KEYS FAMILY PARTNERSHIP, LP, HAS LAID OUT UPON MY LAND SITUATED IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS OUR HAND AND SEAL THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

**NOTARY PUBLIC**

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BUCKS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED \_\_\_\_\_ WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF PLUMSTEAD, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, AND DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

**NOTARY PUBLIC**

MY COMMISSION EXPIRES \_\_\_\_\_

OFFICE OF THE RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BUCKS COUNTY RECORDER OF DEEDS

**REQUESTED WAIVERS:**

- SECTION 8 22-917.1.A: PARKING - THIS SECTION REQUIRES PARKING STALL SIZE TO BE 10 FEET X 20 FEET. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE 9 FEET X 18 FEET PARKING SPACES, SIMILAR TO EXISTING DEALERSHIP TO MINIMIZE THE IMPERVIOUS COVERAGE.
- SECTION 8 22-917.1.G: PARKING - THIS SECTION REQUIRES ALL HANDICAP PARKING SPACES TO BE 9' WIDE AND 20' DEEP. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT AND IS PROPOSING TO PROVIDE 8 FEET X 18 FEET ACCESSIBLE SPACES, AS PERMITTED BY AMERICAN DISABILITY ACT (ADA) GUIDELINES.
- SECTION 8 22-917.1.I - THIS SECTION REQUIRES THAT NO ONE AREA FOR OFF-STREET PARKING OF MOTOR VEHICLES SHALL EXCEED 36 CARS IN CAPACITY. SEPARATE AREAS ON A PARCEL SHALL BE PHYSICALLY SEPARATED FROM ONE ANOTHER BY CURBED TEN-FOOT PLANTING STRIPS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE LARGER REFORESTATION TO THE REAR OF THE PROPERTY.
- SECTION 8 22-803.2.H - THIS SECTION REQUIRES THAT THE PERMETER OF ALL PARKING FACILITIES SHALL BE LANDSCAPED TO VISUALLY SCREEN THE VEHICLES. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE BETTER VISIBILITY ALONG NORTH EASTON ROAD FOR THE DISPLAY VEHICLES.
- SECTION 8 22-920.2 - THIS SECTION REQUIRES THAT EVERY OFF-STREET PARKING FACILITY SHALL BE LANDSCAPED SO THAT 50% OF EACH FACILITY WILL BE SHADED WITH TREES BASED UPON THE ANTICIPATED TREE CROWNS AT MATURITY. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE BETTER VISIBILITY FOR DISPLAY VEHICLES.
- SECTION 8 22-921.1.A(2) & 8.1(1) - THIS SECTIONS REQUIRE THAT A SITE LOCATED IN THE C-2 DISTRICT HAVING LESS THAN 20% OF ITS BASE SITE AREA COVERED BY FOREST SHALL BE AFFORESTED TO A MINIMUM OF 20% OF THE BASE SITE AREA. WHEN THE FOREST COVER ON A SITE IS CURRENTLY BELOW THE AFFORESTATION PERCENTAGES DESCRIBED ABOVE, ANY EXISTING FOREST REMOVED BY THE APPLICANT SHALL BE REFORESTED ON THE SITE ON A 2:1 RATIO BASED UPON AREA OF REMOVAL. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT SINCE THE OVERALL IMPERVIOUS COVERAGE IS BEING REDUCED BY CONVERTING THE EXISTING PAVEMENT AREAS TO REFORESTED AREA.
- SECTION 8 22-921.9 - THIS SECTION REQUIRES THE REFORESTATION PLAN TO BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT OR FORESTER. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT DUE TO MINOR NATURE OF REFORESTATION FOR THE PROJECT.
- SECTION 8 22-924.1 & 26-128.G(6) GRADING - THIS SECTION REQUIRES THAT THE TOP OR BOTTOM EDGE OF SLOPES BE A MINIMUM OF FIVE FEET FROM THE PROPERTY LINE OR RIGHT-OF-WAY LINES OF STREETS TO ALLOW FOR NORMAL ROUNDING OF THE EDGE. THE APPLICANT IS REQUESTING A WAIVER FOR THIS REQUIREMENT TO ALLOW GRADING WITHIN THE RIGHT-OF-WAY FOR THE PROPOSED SIDEWALK ALONG EASTON ROAD AND ALONG THE AUTO EXPRESS PROPERTY.
- SECTION 8 26-128.C(2) & C(1) - THIS SECTION REQUIRES STORM SEWER PIPING TO BE CLASS III REINFORCED CONCRETE PIPE. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO PROVIDE HOPE PIPE FOR THE ON-SITE PRIVATE CONVEYANCE SYSTEM.
- SECTION 8 26-128.C(11) - THIS SECTION REQUIRES STORM PIPES A 2" DROP ACROSS INLETS AND MATCHING CROWNS OF PIPES FOR PIPES OF DIFFERENT SIZES. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT WHILE PROVIDING ADEQUATELY SIZED SYSTEM WITHOUT OVERTLOWING.
- SECTION 8 26-128.H(10) BASIN - THIS SECTION REQUIRES THE OUTSIDE SLOPES OF THE BASIN BE A MAXIMUM OF 4H:1V. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT TO REDUCE DISTURBANCE TO EXISTING WOODED AREAS.
- SECTION 8 26-128.H(20) BASIN - THIS SECTION REQUIRES MINIMUM 6 INCHES BETWEEN THE TOP OF AN OUTLET STRUCTURE BOX AND THE EMERGENCY SPILLWAY & BETWEEN THE ONE-HUNDRED-YEAR WATER SURFACE ELEVATION AND THE TOP OF THE OUTLET STRUCTURE BOX. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT DUE TO THE SHALLOW STORMWATER BASIN, WHICH IS BEING DICTATED BY THE EXISTING TOPOGRAPHY AT OUTFLOW LOCATION.
- SECTION 8 26-129.H METHODOLOGY - THIS SECTION REQUIRES THE GROUND COVER IN EXISTING CONDITION TO BE MEADOW IN GOOD CONDITIONS. THE APPLICANT IS REQUESTING A WAIVER FROM THIS REQUIREMENT WHILE ADHERING TO THE PADEP RECOMMENDATION OF 20% OF THE EXISTING IMPERVIOUS TO BE CONSIDERED AS MEADOW IN GOOD CONDITION.

**SIGN LEGEND**



**LEGEND**

EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
STORM DRAIN	SITE
SANITARY LINE	ROAD CENTER LINE
GAS LINE	BUILDING
WATER LINE	CURB LINE
ELECTRIC LINE	DEPRESSED CURB LINE
OVERHEAD WIRE	TRAFFIC SIGN
FENCE (TYPE AS NOTED)	CURB RAMP
TREE LINE	PARKING ROW COUNT
PROPERTY RIGHT-OF-WAY LINE	DOOR
UTILITY EASEMENT	STONE PAVERS
EXISTING CONTOUR	
HYDRANT	
LIGHTS	
SIGNAL POLE	
UTILITY POLE	
BOLLARD (TYPE AS LABELED)	
WATER VALVE	
GAS VALVE	
UNKNOWN VALVE	
CATCH BASIN	
SPOT ELEVATION	
CLEAN-OUT	
TREE	
SIGN	
BOLLARD	
METAL COVER	
ELECTRIC BOX	
DOOR	
DOUBLE DOOR	
GARAGE DOOR	
GUIDE RAIL	
RETAINING WALL	
	PROPOSED CURB LINE
	PROPOSED SPOT GRADE
	TOP OF CURB ELEVATION
	BOTTOM OF CURB ELEVATION
	FINISH FLOOR ELEVATION
	GARAGE FLOOR ELEVATION
	FLOW ARROW
	SANITARY LATERAL
	GAS LINE
	TELEPHONE & ELECTRIC LINE
	VALVE
	CLEANOUT
	PROPOSED ELECTRIC JUNCTION BOX
	TO REMAIN
	TO BE REMOVED



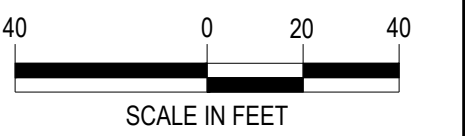
arna Engineering Inc.  
1456 Ferry Road , Suite 603  
Doylestown, PA 18901  
T: 215.766.8280  
F: 215.434.5280

**OWNER OF RECORD:**

**TMP #34-22-1-2:**  
THE BEANS FAMILY PARTNERSHIP  
3980 AIRPORT BOULEVARD  
DOYLESTOWN, PA 18901  
SITE ADDRESS:  
830 N. EASTON ROAD  
DOYLESTOWN, PA 18901

**TMP # 34-11-117-1:**  
CROSS KEYS FAMILY PARTNERSHIP, LP  
3980 AIRPORT BOULEVARD  
DOYLESTOWN, PA 18901  
SITE ADDRESS:  
834 N. EASTON ROAD  
DOYLESTOWN, PA 18901

**TMP #34-11-117-2:**  
THE BEANS FAMILY PARTNERSHIP  
3980 AIRPORT BOULEVARD  
DOYLESTOWN, PA 18901  
SITE ADDRESS:  
838 N. EASTON ROAD  
DOYLESTOWN, PA 18901



Project

**FRED BEANS VOLKSWAGEN**

TMP # 34-22-1-2, TMP # 34-11-117-1 & TMP # 34-11-117-2

PLUMSTEAD TOWNSHIP  
BUCKS COUNTY PENNSYLVANIA

Drawing Title

**LOT CONSOLIDATION & SITE PLAN - FINAL (RECORD PLAN)**



CHIRAG V. THAKKAR  
PROFESSIONAL ENGINEER  
PA LIC. No. 075153

DATE	COMMENTS	NO.
REVISIONS		

Project No.	230010102
Date	JULY 29, 2022
Scale	1" = 40'
Drawn By	KGP
Checked By	AAB
Drawing No.	

**CS-102**