

			12/00		1	
		SI	IN	A		
۰ ٥	BENCHMARK CONCRETE MONUMENT FOUND PROPERTY MARKER CALCULATED PROPERTY MARKER TREE LINE		<u>V//</u>			
W/4"	BRUSH LINE 4" WHITE PAINT LINE			lorr.		REVISION
DY/4"	4" DOUBLE YELLOW PAINT LINE	N -		~~~ ⁴		
	ADJOINER PROPERTY LINE	A		NO N		
	ZONING BOUNDARY		SIT - SIT			
	<i>GIS CONTOUR (2')</i> PROPOSED SETBACK LINE	·		~~~~~		
	PROPOSED PAVEMENT PROPOSED CURB	:/				DATE
	PROPOSED BUILDING PROPOSED CONCRETE	•				v
	PROPOSED PAVEMENT MARKING ===== SOIL TYPE BOUNDARY LINE				TES BY	
	PROPOSED PAVING	1 4p 300	11	West	SSOCIA	ŋ
TES:	PROPOSED HEAVY DUTY PAVING	7.5 MIN. QUADRANGLE MAF	DOYLESTOWN, PA	AP	<	Plan.dwg
EXISTING CONT AN AQUATIC R	TOURS ARE 2 & 10. RESOURCE INVESTIGATION CONDUCTED R 14, 2021 AND JANUARY 5, 2022		SCALE - 1"=2000'		R RETTEW	5-Sketch
BY A QUALIFIE	D ENVIRONMENTAL SCIENTIST NO STREAMS WERE FOUND ON EITHER				С Ч	119)2045
						17548\1
	OWNER/DE	VELOPER			运驻即心运	cPublish_
180 NEW BRITAIN BLVD ASSOCIATES, LLC GABE CLARK, PARTNER					5-SV-BASE 5-UC-BASE 5-LD-SUBD 3-SV-TOPO 5-LD-BASE	pDWC\A.
GABE CLARK, PARINER ONE TOWER BRIDGE 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428					(REFS: 111902045- 111902045- 111902045- 111902045- 111902045-	CAD\Tem
		F TITLE – LC)T 1		×	DATA COLLECTOR DATA COLLECTOR DRAWN BY: CHKD BY: JAO KMF DRAWNG REFERENCE: C:\CADD\System\Software\Autodesk\TempACAD\TempDWG\AcPublish_17548\1119
	180 NEW BRITAIN BLVI) ASSOCIATES, LLC	/ 1			DATA COLLECTOR CHKD BY: KMF KMF tence:
	PARCEL ID 26-001-10 INSTRUMENT # 202200)2			SNACHT CHKD KMF	DATA C DATA C CHKD KMF KMF RENCE:
	SOURCE O	<u>F TITLE – LO</u>	DT 2			BY: BY: G REFEF
	180 NEW BRITAIN BLVI PARCEL ID 26–001–10 INSTRUMENT # 202200	00			MANAGER: KIM M. DESIGN B' JAO	DRAWN E JAO DRAWING C:\cadD\s
	SITE DATA					
	EXISTING NUMBER OF L	OTS	2		260	9428
	LOT AREA		1.433 AC LOT 8.400 AC LOT LOT 1		1 1	
	EXISTING USE PROPOSED USE WATER		K18 FLEX USE K18 EXISTING (PUB	K18	LENT COMMERCIAI OPMENT ER BRIDGE RET, SUITE	80, PA
	SANITARY PROPOSED NUMBER OF	LOTS	EXISTING (PUB		CLIENT CLIENT COMMER ELOPMENT OWER BRID STREET, SU	HOCKE scale 1"=40'
	CONSOLIDATED LOT AR		9.833 AC		EVEL TOW	SHOH
ATIONS		T 1	LOT 2	PROPOSED	CATALYST COMME DEVELOPMEN ONE TOWER BRI DFRONT STREET. 2	SNOS
TE SURVEY	AREA (SF) 365,904	AREA (AC) ARE	A (SF) AREA (AC) 437.34 1.433	COMBINED LOTS AREA (SF) AREA (AC) 428,341.34 9.833	00 E	WEST 0
ASEMENT	11,543.40 51,836.40	0.265 19,1	64.93 0.439 4.00 0.069 0	30,708.33 0.704 54,870.4 1.259 0 0		· ₩ L o
) FOR OPEN SP MARY USE	ACE, PROTECTION, ECT 19,384.20	0 0 0.445 0 0 0	0 0	0 0 19,384.20 0.445 0 0		
	283,140		38.41 0.923	323,378.41 7.423		17603 itects
RIAL OFFICE					L 7	ancaster, PA 1760 - Landscape Architects sultants
	3 AC. 8.400 A		9.8331 AC	<u>) COMBINED LOTS</u> C.		ancaster - Landsca
GHT-OF-WAY)	200 FT. >200 FT 200 FT. >200 FT 50 FT. 50 FT.		>200 FT. >200 FT. 50 FT.		LEM	Associates, Inc. umbia Avenue, Lan 00) 738-8395 ttew@rettew.com www.rettew.com Plannes - Surveyors - I Environmental Consul
IGHT OF WAT	25 FT. (EACH SIDE) 25 FT. 50 FT. 50 FT. 50 FT.	25 FT. 50 FT.	25 FT. 50 FT.			ia Ave 738-6 738-6 Morette irettew
	65% 55.6% 50% 33.2%	N/A N/A	73.59%* 31.45%			
	35 FT. <35 FT.	N/A	<35 FT.			RETTEW 3020 CG Phone (Email: r Website: Engineers
5						
	REQUIRED EXISTING		PROPOSED			
	101,700 S.F. 370 SPACES* 137 SPA	CES	180 SPACES			ROAL COUNTY, F
LOOR SPACE						
TION	NATURAL RESOUR	RCE CALCULA	TIONS (CON	IBINED LOTS)		BUCK
	NATURAL RESOURCES PR	LAND DTECTION IN RESOURCE RATIO (AC)	REQUIRED S RESOURCE PROTECTION	PROVIDED RESOURCE PROTECTION	Z	
			LAND (AC)	LAND (AC)	PLAN H PLA OR	Р Н
	WATERCOURSES RIPARIAN BUFFER FLOODPLAIN	1.0 0.00 1.0 0.00 1.0 0.00	0.00 0.00 0.00	0.00 0.00 0.00		
	FLOODPLAIN (ALLUVIAL) SOILS WETLANDS LAKES OR PONDS	1.00.001.00.001.00.00	0.00 0.00 0.00	0.00 0.00 0.00	SKE'	Ó
	WETLANDS MARGINS WOODLANDS (1)	0.80 0.00 1.0 0.89	0.00 0.445	0.00 0.448		
	WOODLANDS (2) STEEP SLOPES 8–15% STEEP SLOPES 15–25%	0.50.5410.600.300.700.18	0.27 0.18 0.126	0.27 0.18 0.126		NA T
	STEEP SLOPES 25% OR MORE TOTAL LAND WITH RESOURCE RESTRICT	0.85 0.15	0.1275	0.1275		345
	TOTAL LAND WITH 1.00 PROTECTION RA TOTAL RESOURCE PROTECTION LAND R TOTAL RESOURCE PROTECTION LAND P	ATIO EQUIRED	0.00 1.1485 1.1515			NEW A
	TOTAL DISTURBED RESOURCES OPEN SPACE = THE TOTAL OF RESOUR	RCE PROTECTION LAND WITH A	0.9095 1.00 PROTECTION RATIO		DATE:	12/15/22
	 NET BUILDABLE SITE AREA = BASE AF (1) LOT 2 PROTECTED PER PREVIOU 		-7.723 - 0.00 = 7.423		SHEET NO	OF 1
	(2) LOT 1		ΝΛΤ	FOR CONSTRUCT		111902045
			NUL	TUR LUNSIKUCI		