

GENERAL NOTES

- 1.) THIS DRAWING REFERENCES PLAN BY:
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR: PINEVILLE PINTZUK ASTON, L.P.
FILE No.: CP08046
DATED: 05-13-2008
- 2.) RECORD OWNER:
240 PENNELL ROAD ASTON LLC
3655 ROUTE 378
BETHLEHEM, PA 18015-5432 R017
- 3.) ZONING DATA:
ASTON TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA
EXISTING ZONING DISTRICT: C - COMMERCIAL DISTRICT

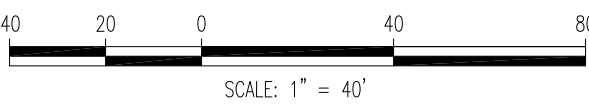
EXISTING USE: GAS STATION (02)
PROPOSED USE: BANK (PERMITTED BY RIGHT)
- 4.) THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER REF. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DELAWARE COUNTY, PENNSYLVANIA (ALL JURISDICTIONS) PANEL 56 OF 72," PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 42045C0056 E, MAP REVISED MAY 2, 1995.
- 5.) TBR INDICATES EXISTING SITE FEATURE TO BE REMOVED.
- 6.) THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, AND STATE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE PURSUED AFTER FURTHER EXAMINATION AND VERIFICATION OF LOCAL, COUNTY, AND STATE ZONING AND LAND DEVELOPMENT REQUIREMENTS.
- 7.) THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT.

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
- THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF ASTON - ORDINANCE No. 668, ADOPTED OCTOBER 17, 1990.
- ZONING ORDINANCE FOR ASTON TOWNSHIP, DATED MARCH 2003.

REQUIREMENTS	REQUIRED
MIN. LOT AREA:	11,250 S.F.
MIN. LOT WIDTH:	75.0'
MIN. BUILDING SETBACKS:	
FRONT:	40.0'
SIDE:	12.0'
REAR:	30.0'
MAX. BUILDING COVERAGE:	30.0%
MAX. IMPERVIOUS COVERAGE:	80.0%
MAX. BUILDING HEIGHT:	35.0' (2 STORIES)

PARKING SPACES:
REQUIRED: FOR BANK = 1 SPACE/ 200 SF GROSS FLOOR ARE
= 1 X (4,895 SF (GROSS FLOOR AREA)/ 200 SF) = 25 SPACES
PROVIDED: TOTAL = 30 SPACES (INCLUDING 2 A.D.A SPACES)



PROJECT NAME:		PINEVILLE PINTZUK ASTON, L.P. 5035 PENNELL ROAD ASTON TOWNSHIP, DELAWARE COUNTY, PA	
SHEET TITLE:		CONCEPT PLAN 'A' SHEET 1 OF 1	
SCALE:	DATE:	CHECKED BY:	PROJECT NUMBER:
1"=40'	06/09/08	R.D.I.	P08-0571.03

BOHLER
ENGINEERING
1600 MANOR DRIVE, SUITE 200 CHALFONT, PA 18914
PHONE: (215) 996-9100 FAX: (215) 996-9102

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