

COMPLETED BY THE TOWNSHIP

APPLICATION # _____ DATE FILED 10/23/20 FEE PAID 1200. CLK 14085
REC 10151

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

APPLICATION/APEAL TO ZONING HEARING BOARD
NEW BRITAIN TOWNSHIP
207 PARK AVENUE
CHALFONT, PA 18914
PHONE 215-822-1391 FAX 215-822-6051

1. Date: 10/21/2020
2. Classification of Application/Appeal (Check one or more if applicable):
 A. Request for Variance
 B. Request for Special Exception
 C. Other _____
3. Applicant:
 - (a) Name: Butler Pike Properties L.P.
 - (b) Mailing address: 76 Griffith Miles Circle, Warminster, PA 18974

 - (c) Telephone number: c/o 215-606-0181
 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title: Legal Title Owner

* Proof of title to the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:
 - (a) Name: Kellie McGowan - Obermayer Rebmann Maxwell & Hippel LLP
 - (b) Mailing Address: 10 South Clint Street, Suite 300
Doylestown, PA 18901
 - (c) Telephone number: 215-606-0181
 - (d) Email Address: kellie.mcgowan@obermayer.com

5. **Property:**
- (a) **Present Zoning Use Classification:** C-1 Commercial
- (b) **Tax Parcel Number:** 26-005-023
- (c) **Location (With reference to nearby intersections or prominent features):**
West Butler Avenue between Cedar Hill Road and Airy Avenue
6. **Proposed use of property/construction:** Mixed-use development - (Use I-1 and B-5)
7. **Cite specific section(s) of Zoning Ordinance from which relief is being requested:**
See attached addendum.
8. **Has any previous application/appeal been filed concerning the subject of this appeal?** _____
If yes, specify: None.
9. **Signs: If appeal is for a commercial use, will a variance for a sign be necessary?** No.
If yes, specify: _____
10. **List names and addresses of all property owners whose properties are within 500 feet of the property in question. (Supplemental sheets of the same size may be attached)**
See attached sheets.

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

Heorie J. Higgins
 Signature of Applicant

 Signature of Applicant

Commonwealth of Pennsylvania } SS.
County of

Kellie A. McGowan, being duly sworn, according to law, deposes and says that ~~he~~ is the above-named Applicant; that ~~he~~ is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

agent for the

Sworn to and described before me
This 21st day of October, 2020

Amy Landis

Notary Public

My Commission expires:

Commonwealth of Pennsylvania - Notary Seal
Amy Landis, Notary Public
Bucks County
My commission expires August 20, 2024
Commission number 1371265
Member, Pennsylvania Association of Notaries

The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee	\$800.00
Request for Continuance Fee	\$200.00*
Non-residential Application Fee	\$1,200.00
Request for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.

Application Last Revised 01/08/2020

New Britain Township Zoning Hearing Board

Application of Butler Pike Properties, L.P.

ADDENDUM TO APPLICATION

Background:

The Applicant is Butler Pike Properties L.P., is the owner of the property located at West Butler Avenue, New Britain Township, identified as parcel no. 26-005-023 (the "Property"). The Property is presently vacant and comprised of 7.2 gross acres.

The Property is located in the C-1 commercial zoning district pursuant to the provisions of the New Britain Township Zoning Ordinance and Zoning Map. The property has 608 feet of frontage on West Butler Avenue, which is classified as an arterial road and is characterized by mixed commercial retail and offices uses in the vicinity of the Property. The Property is uniquely located between an assortment of varying uses. Specifically, the Property is adjacent to the Chalfont Motor Lodge property to the south and located across the street from the Parke Chalfont Apartment development. To the north of the property along West Butler Avenue are an eating place (Spatola's), retail (Mavis), and office (Merck, Sharrp, and Dohme) uses. The Property also abuts a residential area to the northwest, which is characterized by single-family dwellings on lots between 0.6 and 1.8 acres.

The Applicant's proposal is to create a context-sensitive mixed-use commercial and townhouse development on this transitional lot. The Property is unique given its location in proximity to diverse uses on West Butler Avenue. The project will result in the addition of a viable commercial use on the frontage of West Butler Avenue, and the introduction of townhouses designed with a site layout to effect a transition between the commercial corridor and the adjacent residential properties.

Use Variance Request:

Section 27-1201.a: Applicant requests a variance from the use provisions of the C-1 commercial district to permit the development and use of the Property as a residential mixed-use development with the Use B-5 single-family attached (townhouse) use. The use variance is required to facilitate the reasonable use of the property as a transition between the commercial corridor of West Butler Avenue and surrounding residential development as shown on the attached site plans and aerial plan.

Dimensional Variance Requests:

Applicant requests the following dimensional variances from the New Britain Township Zoning Ordinance applicable to the C-1 commercial zoning district:

1. Section 27-2801: a variance to permit a buffer yard between the C-1 commercial zoning district and the RR residential zoning district of 36 feet in width, where a

width of 45 feet is required in the C-1 district. The buffer yard requirement set forth in this section applies to only a portion of the rear lot line of the Property.

2. 27-2108.F.3: a variance to permit the paved area setback for the proposed commercial building to measure one (1) foot in width where 20 feet is required. Applicant will provide the one-foot setback on a single side of the building, while a pedestrian sidewalk is proposed to be located on three (3) sides of the commercial building.
3. 27-2400.F.7: a variance to permit a woodlands protection rate less than 50%. Applicant has conservatively determined that the entire site (6.57 acres) contains trees that are classified as woodlands, and proposes to protect 0.69 acres of trees in connection with the proposed development, which trees will be located at the side and rear lot lines in order to provide a natural buffer for the development.

Applicant requests the following dimensional variances from the New Britain Township Zoning Ordinance specifically applicable to the Use B-5 single-family attached dwellings:

4. Section 27-305.B.B5.B.2: a variance to permit a lot width for each unit of 24 feet where 26 feet is required.
5. 27-305.B.B5.B.4: a variance to permit an impervious surface coverage ratio of 58.4% for the entirety of the development, where the specific ratio applicable to the Use B5 is 35%. The proposed ratio of 58.4% complies with the impervious surface coverage ratio of 70% applicable within the C-1 commercial zoning district.

The zoning relief is required to facilitate a mixed-use development concept that is suitable and appropriate for the Property and the surrounding neighborhood. The scale and character of the proposed development will be consistent with the surrounding land uses and the West Butler Avenue corridor.

The variances, if granted, will not alter the essential character of the neighborhood, nor have an adverse impact on public health, safety and welfare, and are the minimum that will afford the reasonable use of the Property.

Application of Butler Pike Properties L.P.
Property within 500 feet of Tax Map Parcel No. 26-005-023

<u>TAX MAP PARCEL NUMBER</u>	<u>PROPERTY OWNER/ADDRESS</u>
26-005-024	Jay Mata Di Hopitality LLC 413 W. Butler Avenue Chalfont, PA 18914
26-005-025	Chalfont Equities LLC 14000 Horizon Way, Suite 100 Mt. Laurel, NJ 08054
25-005-016	Anthony P. Karas 2297 Quarry Road, P.O. Box 166 Holicong, PA 18928
25-005-017	42 Cedar Hill Road LLC 42 Cedar Hill Road Chalfont, PA 18914
26-005-018	Robert and Donna Krout 36 Cedar Hill Road Chalfont, PA 18914
26-005-019	Jeffrey R. and Elizabeth M. Krout 32 Cedar Hill Road Chalfont, PA 18914
26-005-020	H. John and Patricia A. Kennedy Trust 30 Cedar Hill Road Chalfont, PA 18914
26-005-021	Craig S. and Catherine A. Cain 24 Cedar Hill Road Chalfont, PA 18914
26-005-022	Alison Marie Geesey and Brennan Lagan 22 Cedar Hill Road Chalfont, PA 18914
26-005-023-001	Brendan M. and Amanda E. Leary 18 Cedar Hill Road Chalfont, PA 18914
26-005-023-002	Giovanni & Mariano Spatola 2132 N. Line Street Lansdale, PA 19446-1005

26-005-023-003 Roanoke PA Prop. LLC
3 Michele Xing
Flemington, NJ 08822

26-005-051 Stephen F. and Debra L. Kissinger
400 W. Butler Avenue
Chalfont, PA 18914

26-015-115 New Britain Township
615 Limekiln Pike
Chalfont, PA 18914

26-015-001 Gideon B. and Karen L. Youssef
340 Butler Drive
Chalfont, PA 18914

26-015-116 North Wales Water Authority
P.O. Box 1339
North Wales, PA 19454-0339

26-007-217 Rega Chalfont, LLC
325 Broad Street
Red Bank, NJ 07701

26-007-221 Highlands Community Assoc.
2 Edinboro Circle
Chalfont, PA 18914

26-007-394 Highlands Joint Venture
975 Easton Road, Suite 202
Warrington, PA 18976

26-007-394-512 Penns Prop. Group
215 N. West Street
Doylestown, PA 18901

26-007-394-510 John DePaul
510 Remington Court
Chalfont, PA 18914

26-007-394-508 Hillary Fitzmaurice
508 Remington Court
Chalfont, PA 18914

26-007-394-506 Jack A. Viviani
506 Remington Court
Chalfont, PA 18914

26-007-394-503 Amelia Forney
503 Remington Court
Chalfont, PA 18914

26-007-394-501 Arvind Patel
501 Remington Court
Chalfont, PA 18914

26-007-394-415 William Peace
415 Remington Court
Chalfont, PA 18914

26-007-394-414 Joan N. Kirstein
414 Remington Court
Chalfont, PA 18914

26-007-394-411 Barbara Quinlan
411 Remington Court
Chalfont, PA 18914

26-007-394-409 Judith Vanzandt
409 Remington Court
Chalfont, PA 18917

26-007-394-407 William J. and Grace M. Griffith
407 Remington Court
Chalfont, PA 18914

26-007-394-406 Douglas J. and Theresa D. Pavone
406 Remington Court
Chalfont, PA 18914

26-007-394-404 John Finnegan
404 Remington Court
Chalfont, PA 18914

26-007-394-401 William M. & Joan E Trowbridge
1704 Brook Lane
Jamison, PA 18929

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2019075624

Recorded On 12/30/2019 At 11:43:42 AM

* Total Pages - 5

* Instrument Type - DEED

Invoice Number - 1049817 User - KLJ

* Grantor - PATANE, MAURICE W

* Grantee - BUTLER PIKE PROPERTIES L P

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$10,000.00
RECORDING FEES	\$81.75
CENTRAL BUCKS SCHOOL	\$5,000.00
DISTRICT REALTY TAX	
NEW BRITAIN TOWNSHIP	\$5,000.00
TOTAL PAID	\$20,081.75

Bucks County UPI Certification
On December 30, 2019 By JJK

COPY

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
LAND SERVICES USA, INC. SOUTHAMPTON
735 STREET ROAD
SOUTHAMPTON, PA 18966

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
26-005-023- - N BRITAIN TWP
CERTIFIED 12/30/2019 BY JJK

Prepared by and Return to:

Land Services USA, Inc.
735 Street Road
Southampton, PA 18966
215-355-1010

File No. PACLT19-0802FF

UPI # 26-005-023

This Indenture, made the 26th day of December, 2019,

Between

ROBERT W. PATANE, EXECUTOR OF THE ESTATE OF MAURICE W. PATANE, DECEASED

(hereinafter called the Grantor), of the one part, and

BUTLER PIKE PROPERTIES L.P.

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million And 00/100 Dollars (\$1,000,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN piece or parcel of ground Situate in New Britain Township, Bucks, County Commonwealth of Pennsylvania, and described according to a Certain plan thereof known as "Final Plan of Subdivision of Property of Joseph F. Evans II" made by Herbert Metz, Inc., Registered Engineer, dated April 27, 1965 and revised July 21, 1965, as follows, to wit:

BEGINNING at a point in the title line in the center line of Pennsylvania and U. S. Route No. 202 (presently 40 feet wide), in line of now or late other land of Joseph S. Evans, II identified as Parcel A on said plan and tract, at a distance of 416.5 feet measured South 47 degrees 53 minutes West, along said road center line from its intersection with the center line of Cedar Hill Road (33 feet wide); thence from said beginning point, extending along the center line of Pennsylvania and U. S. Route No. 202, South 47 degrees 53 minutes West, 609 feet, to a point in line of land now or late of C. H. and M. W. Krout; thence, along the line of said land, the following two courses and distances, to wit: (1) North 41 degrees 30 minutes West, 546.40 feet to a point, a corner; and (2) North 50 degrees 48 minutes East 349.40 feet, to a point, a corner in line of land now or late of John Dorylis; thence along the line of said land, the following two courses and distances, to wit: (1) South 41 degrees 26 minutes East 29.85 feet to a point, a corner; and (2) North 47 degrees 56 minutes 30 seconds East, 257.80 feet to a point in line of Parcel

A, aforesaid; thence along the line of said Parcel A of said plan and tract, South 41 degrees 43 minutes 30 seconds East, 489.33 feet to a point on the title line in the center line of Pennsylvania and U. S. Route No. 202, aforesaid, the aforesaid point and place of beginning.

Being the same premises which Joseph S. Evans II and Cynthia T. Evans by Deed dated 11/15/1966 and recorded 11/21/1966 in Bucks County in Deed Book 1850 Page 296 conveyed unto Maurice W. Patane, in fee.

And the said Maurice W. Patane died on 09/17/1998 leaving a Will probated and registered at Montgomery County as Will No. 46982940, wherein he appointed Robert W. Patane and John Patane, Jr. as Co-Executors, to whom Letters Testamentary were granted on 09/24/1998.

AND THE SAID John Patane, Jr. has since departed this life.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the herein-named Grantor(s) has hereunto set her hand and seal. Dated the day and year first above written.

ATTEST:

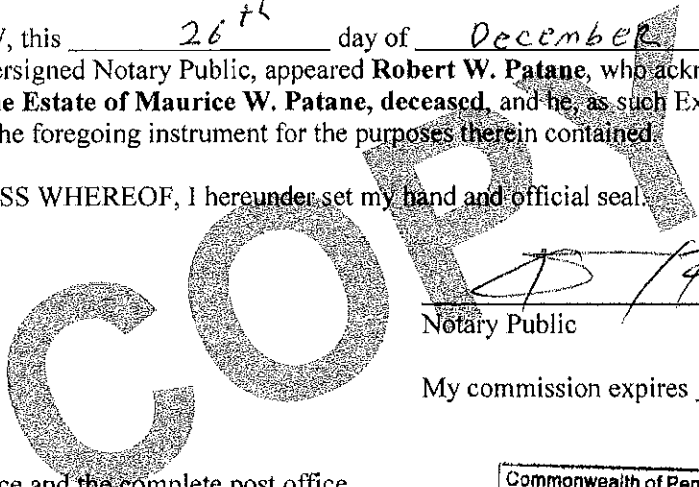
THE ESTATE OF MAURICE W. PATANE,
DECEASED

By: *Robert W. Patane*
Robert W. Patane, Executor

Commonwealth of Pennsylvania } ss
County of Bucks

AND NOW, this 26th day of December, 2019,
before me, the undersigned Notary Public, appeared **Robert W. Patane**, who acknowledged himself to be
the **Executor of The Estate of Maurice W. Patane, deceased**, and he, as such Executor being authorized
to do so, executed the foregoing instrument for the purposes therein contained

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

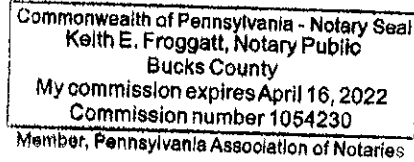


[Signature]
Notary Public

My commission expires _____

The precise residence and the complete post office
address of the above-named Grantee is:

76 GRIFFIN MILES CIRCLE
WARMINSTER, PA 18974



[Signature]
On behalf of the Grantee

Deed

UPI # 26-005-023

Robert W. Patane, Executor of the Estate of
Maurice W. Patane, deceased

TO

Butler Pike Properties L.P.

COPY

Land Services USA, Inc.
735 Street Road
Southampton, PA 18966
215-355-1010

COVERAGE CALCULATIONS		
Lot Calculations	S.F.	AC
Gross Lot Area	316,570	7.27
ROW Area	30,438	0.70
Net Lot Area	286,132	6.57
Proposed Areas	S.F.	AC
Proposed Dwellings	42,240	0.97
Proposed Office	14,800	0.34
Proposed Patios & Service Walks	5,600	0.13
Proposed Sidewalks	16,210	0.37
Proposed Driveways	21,000	0.48
Proposed Road and Parking	67,287	1.54
Total Proposed Impervious	167,147	3.84
Impervious Coverage		58.4%
Building Coverage		21.9%

RESOURCE PROTECTION CALCULATIONS				
	Protection Ratio	Acres of Land in Resources	Resource Protection Land	Protected Area
Watercourses	100%	0.00	0.00	0.00
Riparian Buffer	100%	0.00	0.00	0.00
Floodplain	100%	0.00	0.00	0.00
Floodplain Soils	100%	0.00	0.00	0.00
Wetlands	100%	0.00	0.00	0.00
Lakes and Ponds	100%	0.00	0.00	0.00
Wetlands Margin	80%	0.00	0.00	0.00
Woodlands	50%	6.56	3.28	0.69
Steep Slopes 6-15%	60%	0.00	0.00	0.00
Steep Slopes 15-25%	70%	0.00	0.00	0.00
Steep Slopes 25%+	85%	0.00	0.00	0.00

Zoning Table			
Zone: C-1 - Commercial District, Butler Avenue Corridor Overlay District			
ITEM	REQUIRED/PERMITTED	PROPOSED	ORDINANCE SECTION
Uses	11 - Medical Office, B5 - Single-Family Attached	11 - Medical Office, B5 - Single-Family Attached*	27-1200.b & 27-1201.a
C-1 District Regulations			
Min. Lot Area	1 Acre	6.5 Acres	27-1202.b
Min. Lot Width	250 FT	605 FT	27-1202.b
Min. Lot Depth	120 FT	448 FT	27-1202.b
Min. Front Yard Setback	40 FT	56.7 FT	27-1202.b
Min. Side Yard Setback	15 FT	26 FT	27-1202.b
Min. Rear Yard Setback	30 FT	36 FT	27-1202.b
Max. Building Coverage	40%	27%	27-1202.b
Max. Impervious Surface Coverage (Site)	70%	58.4%	27-1202.b
Max. Impervious Surface Coverage (Lot)	75%	58.4%	27-1202.b
Min. Required Buffer Yard	45 FT	36 FT*	27-2801
B5 Use Regulations			
Min. Lot Area	Building Footprint + 200 SF	2016 SF	27-305.B.B5.b.1
Min. Lot Width	20 FT	24 FT	27-305.B.B5.b.2
Min. Lot Width with 2-car Garage	26 FT	24 FT*	27-305.B.B5.b.2
Max. Front Wall Plane Changes	2	2	27-305.B.B5.b.3
Min. Variation or Offset	4 FT	4 FT	27-305.B.B5.b.3
Max. Impervious Surface Coverage	35%	58.4%*	27-305.B.B5.b.4
Min. Front Yard Setback from Ultimate Right-of-Way	30 FT	56.7 FT	27-305.B.B5.b.5
Min. Front Yard Setback from Off-Street Parking Space	20 FT	20 FT	27-305.B.B5.b.5
Max. Number of Units Per Row	8	7	27-305.B.B5.b.6
Min. Building Separation	30 FT	30 FT	27-305.B.B5.b.7
Min. Buffer Yard from Single-Family Detached	20 FT	36 FT	27-305.B.B5.b.8
Off-Street Parking Regulations			
B5 Use			
Min. Parking for 3 Bedroom or Less	2 Spaces/DU (80 Spaces)	94 Spaces	27-2901.B.B5.a
Min. Parking for 4 Bedroom or Less	3 Spaces/DU	N/A	27-2901.B.B5.b
11 Use			
Min. Off-Street Parking	1 Space/175 SF (85 Spaces)	95 Spaces	27-2901.I.11
Min. Paved Area Setback	20 FT	1 FT*	27-2904.g



REF: U.S.G.S. DOYLESTOWN QUADRANGLE MAP SCALE: 1"=800'

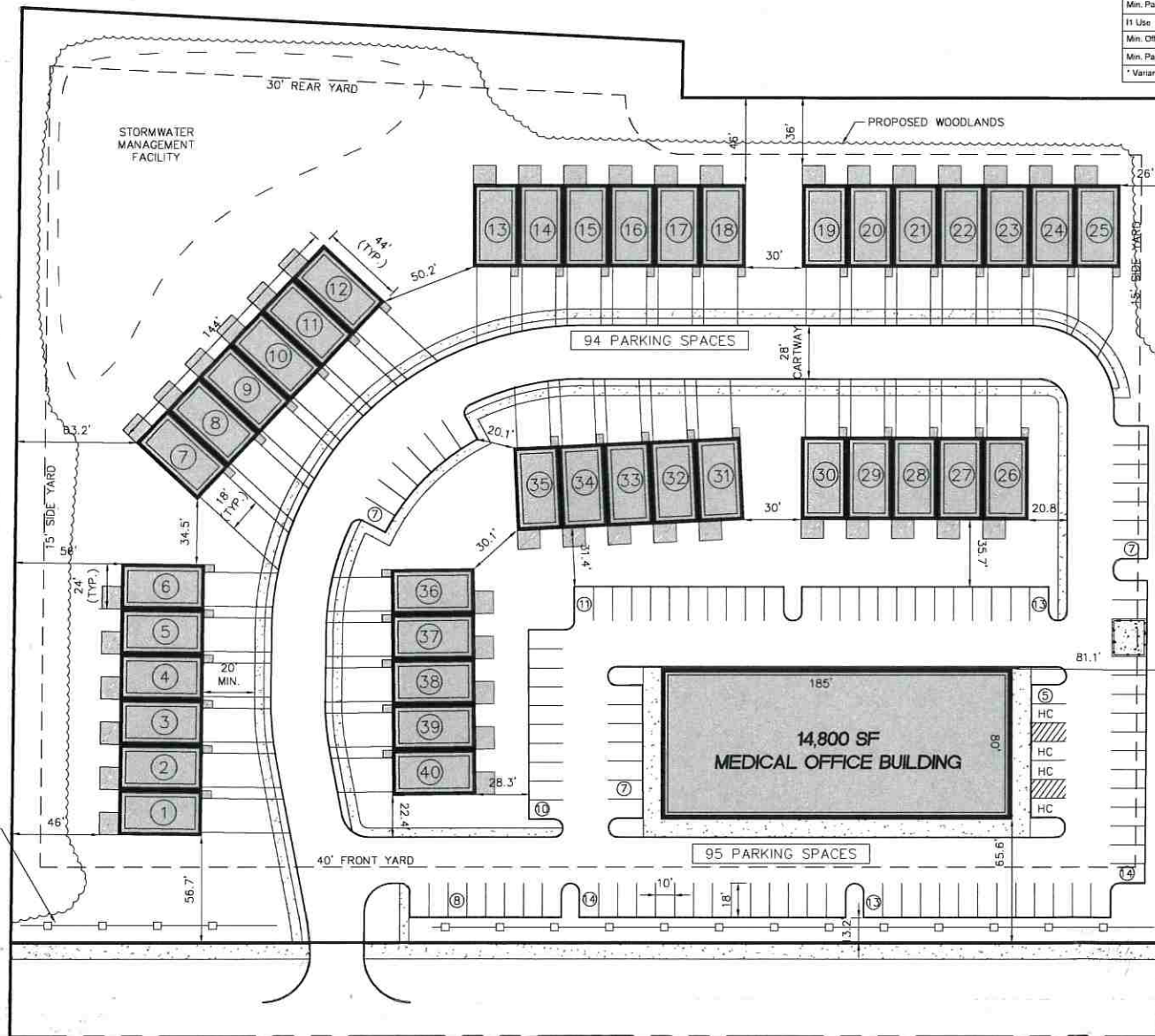
Site Capacity Calculations		
	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-Site Survey	316,570	7.267
Existing Streets Ultimate Right-of-Way	30,438	0.699
Existing Utility Rights-of-Way or Easements	0	0.000
Existing Preservation Easements	0	0.000
Land Not Contiguous	0	0.000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.000
Land in a Different Zoning District from Primary Use	0	0.000
Base Site Area	286,132	6.569

Resource Protection Land				
Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.00	0.00	0.00
Riparian Buffer	1.00	0.00	0.00	0.00
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	0.00	0.00	0.00
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Wetlands Margin	0.80	0.00	0.00	0.00
Woodlands	0.50	6.56	3.28	0.69
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 6-15%	0.60	0.00	0.00	0.00
Total Land with Resource Restrictions			6.57	
Total Land with 1.00 Protection Ratio Restrictions			0.00	
Total Resource Protection Land Required			3.29	
Total Resource Protection Land Provided			0.69	
Total Disturbed Resources			5.88	

Base Site Area	6.57	Ac.
Multiply Open Space Ratio	0.00	
Standard Minimum Open Space	0.00	Ac.
Required Open Space (Greater of 100% Protection Land or Min Open Space)	0.00	Ac.
Base Site Area	6.57	Ac.
Subtract required open space	0.00	Ac.
Net Buildable Site Area	6.57	Ac.
Net Buildable Site Area	6.57	Ac.
Multiply by Maximum Density	N/A	
Number of Dwelling Units Permitted	N/A	
Base Site Area	6.57	Ac.
Multiply by Maximum Impervious Surface Ratio	0.75	
Allowable Impervious Surface for Property	4.93	Ac.

- NOTES
- 1) THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES INC. DATED FEBRUARY 2020.
 - 2) THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER VIA CONNECTIONS TO THE EXISTING MAINS.
 - 3) THE PROPERTY IS LOCATED WITHIN THE C-1 COMMERCIAL ZONING DISTRICT.

- LIST OF ZONING RELIEF REQUIRED:
- 1) SECTION 27-1201.A: A VARIANCE IS REQUIRED TO PERMIT USE B5 IN THE C-1 ZONING DISTRICT.
 - 2) SECTION 27-2801: A VARIANCE IS REQUIRED TO PERMIT A BUFFER YARD WITHIN THE C1 DISTRICT OF 36 FEET WHERE 45 IS REQUIRED.
 - 3) SECTION 27-305.B.B5.B.2: A VARIANCE IS REQUIRED TO PERMIT A LOT WIDTH OF 24 FEET WHERE 26 FEET IS REQUIRED.
 - 4) SECTION 27-305.B.B5.B.4: A VARIANCE IS REQUIRED TO PERMIT 58.4% IMPERVIOUS COVERAGE WHERE THE B5 USE ONLY PERMITS 35%.
 - 5) SECTION 27-210B.F.3: A VARIANCE IS REQUIRED TO PERMIT A PAVED AREA SETBACK FOR A COMMERCIAL OR INDUSTRIAL BUILDING OF ONE FOOT WHERE 20 FEET IS REQUIRED.
 - 6) SECTION 27-2400.F.2: A VARIANCE IS REQUIRED TO PERMIT A WOODLANDS PROTECTION RATE LESS THAN 50%.



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REVISIONS

Date	Description

BUTLER AVENUE PROPERTY
TMP # 26-005-023
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

ZONING SITE PLAN
ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
ButlerAvenueProperty_21

HCE Job 1482
Date 10/19/2020
Scale 1" = 40'
Designed RC
Sheet 1 of 1

Drawing No.
Z-1