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ROJECT No.: PC201287

 PROJECT No.:
 PC201287

 DRAWN BY:
 JMF

 CHECKED BY:
 JRH

 DATE:
 08/25/2021

 CAD I.D.:
 PC201287 SKETCH-3

PROJECT:

#### SKETCH PLAN

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4355 LIMITED PARTNERSHIP C/O BYERS CHOICE

BYERS CHOICE

4355 COUNTY LINE ROAD NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA

## **BOHLER**/

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#### J.R. HORNICK

PROFESSIONAL ENGINEER
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SKETCH PLAN

1

ORG. DATE - 08/25/2021

#### SKETCH PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
- A. SITE / RECORD PLANS
  PREPARED FOR: BYERS' CHOICE LTD.
  PREPARED BY: BOUCHER AND JAMES, INC.
  DATED: 03-05-1993
  LAST REVISED: 05-24-1993
- 2. THIS SKETCH PLAN WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- 3. THE SKETCH PLAN REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS ARE NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
- 4. THIS SKETCH PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL DUE DILIGENCE.

EXISTING ZONING: I INDUSTRIAL
EXISTING USE (LOT 1): I3 PROFESSIONAL OFFICES
(PERMITTED BY-RIGHT)

ZONING

K3 WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING

(PERMITTED BY-RIGHT)

PROPOSED USE (LOT 2): K18 FLEX SPACE (PERMITTED BY-RIGHT)

EXISTING OVERALL SITE CALCULATION (PER BOUCHER AND JAMES PLANS)

GROSS SITE AREA: 26.974 AC.
LAND WITHIN R.O.W.: -0.277 AC.
LOT AREA: 26.698 AC.
LAND WITH NATURAL RESOURCE
RESTRICTIONS: -5.026 AC.
NET BUILDABLE OF BASE SITE AREA: 21.671 AC.

PROPOSED LOT 1 (USING NATURAL RESOURCE LANDS PER BOUCHER AND JAMES PLANS)

GROSS SITE AREA: 17.731 AC.
LAND WITHIN R.O.W.: -0.395 AC.
LOT AREA: 17.336 AC.

LAND WITH NATURAL RESOURCE
RESTRICTIONS: -4.701 AC.
NET BUILDABLE OF BASE SITE AREA: 12.635 AC.

PROPOSED LOT 2 (USING NATURAL RESOURCE LANDS PER BOUCHER AND JAMES PLANS)

GROSS SITE AREA: 9.243 AC.
LAND WITHIN R.O.W.: -0.060 AC.
LOT AREA: 9.183 AC.

LAND WITH NATURAL RESOURCE
RESTRICTIONS: -0.248 AC.

NET BUILDABLE or BASE SITE AREA: 8.935 AC.

a. MIN. REAR YARD 1

a. MAX. IMPERVIOUS SURFACE RATIO 65.0%

# 27-1703 PERFORMANCE STANDARDS (SHALL APPLY TO THE SITE WHEN MORE THAN ONE USE AND/OR BUILDING IS PROPOSED) REQUIRED EXISTING PROVIDED a. MIN. SITE AREA 25.0 ACRES a. MIN. DISTANCE BETWEEN BUILDINGS 30.0 FEET a. MIN. FRONT YARD 1 100.0 FEET NOT APPLICABLE AT THIS TIME

100.0 FEET

¹ REQUIRED ONLY WHEN SITE ADJOINS A RESIDENTIAL ZONING DISTRICT BOUNDARY

REQUIRED	EXISTING	PROPOSED LOT 1
1 SPACE / 200 SF OF TOTAL FLOOR AREA 28,700 SF / 200 = 144 SPACES	N/A	
1 SPACE / 500 SF OF TOTAL FLOOR AREA + 1 SPACE FOR EACH BUSINESS VEHICLE NORMALLY STORED ON PREMISE 70,200 / 500 = 141 SPACES	184 SPACES *	211 SPACES NOT INCLUDING SPACES HELD IN RESERVE:
	1 SPACE / 200 SF OF TOTAL FLOOR AREA 28,700 SF / 200 = 144 SPACES 1 SPACE / 500 SF OF TOTAL FLOOR AREA + 1 SPACE FOR EACH BUSINESS VEHICLE NORMALLY STORED ON PREMISE	1 SPACE / 200 SF OF TOTAL FLOOR AREA 28,700 SF / 200 = 144 SPACES  1 SPACE / 500 SF OF TOTAL FLOOR AREA + 1 SPACE FOR EACH BUSINESS VEHICLE NORMALLY STORED ON PREMISE

#### LOT 1 CALCULATIONS

27-1702 AREA AND DIMENSIONAL REQUIREMENTS (FOR USES PERMITTED BY-RIGHT)			
	REQUIRED	EXISTING OVERALL	PROPOSED LOT 1
a. MAX. BUILDING HEIGHT	35.0 FEET	20.0 FEET *	20.0 FEET *
b. MIN. LOT AREA	3.0 ACRES	26.698 AC. *	17.336 AC.
b. MIN. LOT WIDTH	300.0 FEET (ARTERIAL HIGHWAY); 200.0 FEET OTHER PUBLIC ROAD)	523.0 FEET *	523.0 FEET *
b. MIN. LOT DEPTH	200.0 FEET	>200.0 FEET	>200.0 FET
b. MAX. BUILDING COVERAGE	50.0%	9.9% (93,600 SF *)	17.0% (93,600 SF *)
b. MAX IMPERVIOUS SURFACE	65.0%	31.1% (6.730 AC. *)	48.6% (6.146 AC.) (DOES NOT INCLUDE PARKING IN RESERVE) 54.2% (6.850 AC.) (INCLUDES PARKING IN RESERVE)
b. MIN. FRONT YARD	50.0 FEET	425.0 FEET *	425.0 FEET *
b. MIN. SIDE YARD	25.0 FEET	115.10 FEET *	115.0 FEET *
b. MIN. REAR YARD	50.0 FEET	640.0 FEET *	213.1 FEET
* AREA OR DISTANCE TAKEN FROM B	OUCHER AND JAMES 1993 LAND I	DEVELOPMENT PLAN SET	

:	27-2801 MIN. BUFF	ER WIDTHS	
	REQUIRED	EXISTING	PROPOSED LOT 1
I INDUSTRIAL DISTRICT	75.0 FEET	59.0 FEET (ENC)	59.0 FEET (ENC)
(ENC) EXISTING NON-CONFORMITY			

27-2904 DESIGN STANDARDS FOR OFF-STREET PARKING / 27-2906 LOADING			
	REQUIRED	EXISTING	PROPOSED LOT 1
g.3 MIN. PARKING SETBACK FROM ULT. R.O.W.	10.0 FEET	>10.0 FEET	>10.0 FEET
g.5 MIN. PAVEMENT SETBACK FROM ANY COMMERCIAL OR INDUSTRIAL BUILDING	20.0 FEET	15.0 FEET * (ENC)	15.0 FEET * (ENC)
h.1 MAX. NUMBER OF SPACES WITHIN A ROW BEFORE BEING SEPARATED BY LANDSCAPE ISLAND	15	16 (ENC)	15
27-2906 LOADING REQUIREMENTS	,		
MIN. SPACE SIZE	14.0 FEET x 60.0 FEET FOR TRACTOR TRAILER 12.0 FEET x 35.0 FEET FOR SMALLER TRUCKS	14.0 x 50.0 FEET FOR SMALLER TRUCKS (TBD)	14.0 x 50.0 FEET FOR SMALLER TRUCKS (TBD)
BUILDING SIZE 80,000 UP TO 127,999	3 SPACES	3 SPACES	3 SPACES
* AREA OR DISTANCE TAKEN FROM BOUC (ENC) EXISTING NON-CONFORMITY	HER AND JAMES 1993 LAND DE	VELOPMENT PLAN SET	'

NATURAL RESOURCES	PROTECTION RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (AC. x PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBED
WATERCOURSES	1.00		SEE FLOODPLAIN	
RIPARIAN BUFFER	1.00	(ALLUVIAL SOILS)		
FLOODPLAIN	1.00	0.000 AC.	0.000 AC.	0.000 AC.
FLOODPLAIN (ALLUVIAL) SOILS	1.00	4.646 AC.	4.646 AC.	0.000 AC.
WETLANDS	1.00	0.055 AC.	0.055 AC.	0.000 AC.
LAKES OR PONDS	1.00	0.000 AC.	0.000 AC.	0.000 AC.
WETLANDS MARGINS	0.80	0.000 AC.	0.000 AC.	0.000 AC.
WOODLANDS	0.80	0.000 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 8-15%	0.60	0.000 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 15-25%	0.70	0.000 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 25% OR MORE	0.85	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL LAND WITH RESOURCE RESTRICTIONS		4.701 AC.		
TOTAL LAND WITH 1.00 PROTECTION RATIO		4.701 AC.		
TOTAL RESOURCE PROTECTION LAND REQUIRED			4.701 AC.	
TOTAL RESOURCE PROTECTION LAND PROVIDED			4.701 AC.	
TOTAL DISTURBED RESOURCES				0.000 AC.

27-2400.d MINIMUM OPEN SPACE - PROPOSED LOT 1		
BASE SITE AREA	12.635 AC.	
MULTIPLY BY MINIMUM OPEN SPACE RATIO	NONE	
STANDARD MINIMUM OPEN SPACE	NONE	

27-2400.e REQUIRED PROPOSED	
REQUIRED OPEN SPACE IS THE TOTAL OF THE RESOURCE PROTECTION LAND WITH 1.00 PROTECTION RATIO OR THE MINIMUM OPEN SPACE	
LAND WITH 1.00 PROTECTION RATIO 4.701 AC.	
MINIMUM OPEN SPACE	NONE

27-2400.f NET BUILDABLE SITE AREA - PROPOSED LOT 1		
BASE SITE AREA	12.635 AC.	
SUBTRACT REQUIRED OPEN SPACE	OPEN SPACE BASED ON LAND WITH 1.00 PROTECTION RATIO AS APPROVED IN 1993 LD PLAN SET; BASE SITE AREA REFLECTS LAND PREVIOUSLY APPROVED	
NET BUILDABLE SITE AREA	12.635 AC.	

27-2400.h IMPERVIOUS SURFACES - PROPOSED LOT 1		
BASE SITE AREA	12.635 AC.	
MULITPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	0.65	
MAXIMUM PERMITTED IMPERVIOUS SURFACE	8.213 AC.	

#### **LOT 2 CALCULATIONS**

27-1702 AREA AND DIMENSIONAL REQUIREMENTS (FOR USES PERMITTED BY-RIGHT)			
	REQUIRED	PROPOSED LOT 2	
a. MAX. BUILDING HEIGHT	35.0 FEET	<35.0 FEET	
b. MIN. LOT AREA	3.0 ACRES	9.183 AC.	
b. MIN. LOT WIDTH	300.0 FEET (ARTERIAL HIGHWAY); 200.0 FEET OTHER PUBLIC ROAD)	164.6 FEET (V)	
b. MIN. LOT DEPTH	200.0 FEET	>200.0 FEET	
b. MAX. BUILDING COVERAGE	50.0%	14.2% (55,175 SF)	
b. MAX IMPERVIOUS SURFACE	65.0%	42.1% (3.759 AC.)	
b. MIN. FRONT YARD	50.0 FEET	381.9 FEET	
b. MIN. SIDE YARD	25.0 FEET	118.7 FEET	
b. MIN. REAR YARD	50.0 FEET	83.3 FEET	

27-305 K18 FLEX SPACE SPECIFIC USE REQUIREMENTS			
	REQUIRED	PROPOSED LOT 2	
MIN. OFFICE SPACE WITHIN FLEX BUILDING	20.0%	T.B.D.	
MAX. OFFICE SPACE WITHIN FLEX BUILDING	50.0%		
MAX. WAREHOUSING, LIGHT MANUFACTURING OR ASSEMBLY	80.0%		
MIN. WAREHOUSING, LIGHT MANUFACTURING OR ASSEMBLY	50.0%		

27-2801 MIN. BUFFER WIDTHS				
	REQUIRED	EXISTING	PROPOSED LOT 2	
I INDUSTRIAL DISTRICT	75.0 FEET	22.5 FEET (ENC)	76.6 FEET	
(ENC) EXISTING NON-CONFORMITY				

27-2904 DESIGN STANDARDS FOR OFF-STREET PARKING / 27-2906 LOADING			
	REQUIRED	EXISTING	PROPOSED LOT
g.3 MIN. PARKING SETBACK FROM ULT. R.O.W.	10.0 FEET	>10.0 FEET	176.4 FEET
g.5 MIN. PAVEMENT SETBACK FROM ANY COMMERCIAL OR INDUSTRIAL BUILDING	20.0 FEET	N/A	20.0 FEET (EXCEPT LOADING ZONE)
h.1 MAX. NUMBER OF SPACES WITHIN A ROW BEFORE BEING SEPARATED BY LANDSCAPE ISLAND	15	11	15
27-2906 LOADING REQUIREMENTS		•	
MIN. SPACE SIZE	14.0 FEET x 60.0 FEET FOR TRACTOR TRAILER 12.0 FEET x 35.0 FEET FOR SMALLER TRUCKS	N/A	14.0 FEET x 60.0 FEET
BUILDING SIZE 20,000 UP TO 79,999	2 SPACES	N/A	2

NATURAL RESOURCES	PROTECTION RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (AC. x PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBEI
WATERCOURSES	1.00	SEE FLOODPLAIN (ALLUVIAL SOILS)		
RIPARIAN BUFFER	1.00			
FLOODPLAIN	1.00	0.000 AC.	0.000 AC.	0.000 AC.
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0.248 AC.	0.248 AC.	0.000 AC.
WETLANDS	1.00	0.000 AC.	0.000 AC.	0.000 AC.
LAKES OR PONDS	1.00	0.000 AC.	0.000 AC.	0.000 AC.
WETLANDS MARGINS	0.80	0.000 AC.	0.000 AC.	0.000 AC.
WOODLANDS	0.80	0.097 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 8-15%	0.60	0.000 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 15-25%	0.70	0.000 AC.	0.000 AC.	0.000 AC.
STEEP SLOPES 25% OR MORE	0.85	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL LAND WITH RESOURCE RESTRICTIONS		0.248 AC.		
TOTAL LAND WITH 1.00 PROTECTION RATIO		0.248 AC.		
TOTAL RESOURCE PROTECTION LAND REQUIRED			0.248 AC.	
TOTAL RESOURCE PROTECTION LAND PROVIDED			0.248 AC.	
TOTAL DISTURBED RESOURCES				0.000 AC.

27-2400.d MINIMUM OPEN SPACE PROPOSED LOT 2			
BASE SITE AREA	8.935 AC.		
MULTIPLY BY MINIMUM OPEN SPACE RATIO	NONE		
STANDARD MINIMUM OPEN SPACE	NONE		

27-2400.f NET BUILDABLE SITE AREA - PROPOSED LOT 2		
BASE SITE AREA	8.935 AC.	
SUBTRACT REQUIRED OPEN SPACE	OPEN SPACE BASED ON LAND WITH 1.00 PROTECTION RATIO AS APPROVED IN 1993 LD PLAN SET; BASE SITE AREA REFLECTS LAND PREVIOUSLY APPROVED	
NET BUILDABLE SITE AREA	8.935 AC.	

27-2400.e REQUIRED OPEN SPACE - PROPOSED LOT 2			
EQUIRED OPEN SPACE IS THE TOTAL OF THE RESOURCE PROTECTION AND WITH 1.00 PROTECTION RATIO OR THE MINIMUM OPEN SPACE			
AND WITH 1.00 PROTECTION RATIO	0.248 AC.		
IINIMUM OPEN SPACE	NONE		

27-2400.h IMPERVIOUS SURFACES - PROPOSED LOT 2			
BASE SITE AREA	8.935 AC.		
MULITPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	x 0.65		
MAXIMUM PERMITTED IMPERVIOUS SURFACE	5.808 AC.		

27-2901 OFF-STREET PARKING - PROPOSED LOT 2			
USE	REQUIRED	PROPOSED LOT 2	
K3 WHOLESALE BUSINESS, WHOLESALE STORAGE, WAREHOUSING	1 SPACE / 500 SF OF TOTAL FLOOR AREA + 1 SPACE FOR EACH BUSINESS VEHICLE NORMALLY STORED ON PREMISE 55,175 / 500 = 112 SPACES STORED VEHICLES = T.B.D.	120 SPACES	



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4355 COUNTY LINE ROAD NEW BRITAIN TOWNSHIP BUCKS COUNTY, PA

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### J.R. HORNICK

PROFESSIONAL ENGINEER

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SHEET TITLE:

#### SKETCH PLAN NOTES

SHEET NUMBER

2

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