

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
- THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 22, DATED SEPTEMBER 2007.
- THE ZONING ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN - CHAPTER 27, DATED JULY 2009, AS AMENDED.

REQUIREMENTS

EXISTING ZONING: C-3 COMMERCIAL DISTRICT
PROPOSED USE: K18 FLEX

	REQUIRED	EXISTING	PROVIDED
MIN. TRACT AREA:	25.0 AC.	28.14 AC. (1,225,682 SF)	28.14 AC. (1,225,682 SF)
MIN. LOT AREA:	3.0 AC.	28.14 AC. (1,225,682 SF)	28.14 AC. (1,225,682 SF)
MIN. LOT WIDTH:	200.0'	1588.64'	1588.64'
MIN. LOT DEPTH:	200.0'	1,895.21'	1,895.21'
MIN. BUILDING SETBACKS (LOT):			
FRONT YARD:	50.0'	237.4'	94.8'
SIDE YARD:	25.0'	123.4'	123.4'
REAR YARD:	50.0'	501.0'	501.0'
MIN. BUILDING SETBACKS (TRACT PERIMETER**):			
SIDE YARD:	100.0'	123.4'	123.4'
REAR YARD:	100.0'	501.0'	501.0'
MIN. BUILDING SEPARATION:	30.0'	N/A	N/A
MAX. BUILDING COVERAGE:	35.0%	3.6% (44,108 SF)	8.49% (104,108 SF)
MAX. IMPERVIOUS COVERAGE:	65.0%	37.4% (458,454 SF)	42.8% (524,070 SF)
MAX. BUILDING HEIGHT***:	35.0'	<35' (2 STORY)	<35.0'

PARKING:
REQUIRED: 1 SPACES PER 275 SF (60,000 SF / 275 = 219)
PROVIDED: 219 SPACES (INCLUDING 7 A.D.A.)

PROPOSED USES:
REQUIRED: MAXIMUM NUMBER OF PROPOSED USES IS THE GROSS LOT AREA DIVIDED BY 3 (28,140 ÷ 3 = 9,380 USES)
PROVIDED: 3 USES (1-MEDICAL OFFICE, 1-PROFESSIONAL OFFICE, 1-K18 FLEX)

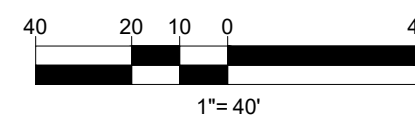
* REQUIRED WHEN THE TRACT AS A WHOLE PROPOSES MORE THAN ONE (1) USE AND/OR ONE (1) BUILDING.
** REQUIRED ONLY WHEN THE SITE ADJAINS A RESIDENTIAL ZONING DISTRICT BOUNDARY.
*** BUILDINGS WHICH BORDER SCHOOLHOUSE ROAD ARE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET

CONCEPT PLAN GENERAL NOTES

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
A) ENTITLED: "AMENDED FINAL LAND DEVELOPMENT PLANS"
PREPARED FOR: MEH INVESTMENTS
FILE NO: PC161196LANDDEV3
DATED: 03/10/2017
LAST REVISED: 08/31/2017
- ENTITLED: "ALTANISPS LAND TITLE SURVEY"
PREPARED FOR: TRIPLE NET INVESTMENTS LXXXV, LLC
FILE NO: 02-060207-12
DATED: 11/24/2021
LAST REVISED: 11/11/2022
- THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- THE CONCEPT 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.
- THIS CONCEPT 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.

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEGAL R.O.W. LINE
	SETBACK LINE
	EXISTING REAL ESTATE LINE
	EXISTING UTILITY EASEMENT
	EXISTING PAVEMENT LINE
	EXISTING CONCRETE CURB
	EXISTING WOODEN GUIDERAIL
	EXISTING MODULAR BLOCK WALL
	EXISTING TREE LINE
	PROPOSED PAVEMENT SAWCUT
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CONCRETE CURB
	PROPOSED FENCE
	EXISTING IRON PIN / BRASS DISK
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT WEARING COURSE
	PROPOSED ADA PARKING SPACES
	PROPOSED PARKING COUNT
	PROPOSED STOP SIGN
	PROPOSED LIGHT



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	12/16/2021	REV. PER CLIENT COMMENTS	JHT	MB
2	1/21/2022	SURVEY REV. PER UPDATED	JHT	MB
3	2/22/2022	REV. PER CLIENT COMMENTS	JHT	MB

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PC211257
DRAWN BY: AMT
CHECKED BY: WRR
DATE: 11/24/2021
CAD ID: PC211257-CPTB-3

PROJECT:

CONCEPT PLAN

FOR

J.G. PETRUCCI COMPANY, INC.

NEW BRITAIN CORPORATE CENTER - LOT 4

MANOR DRIVE & ANDRE DRIVE CHALFONT NEW BRITAIN TOWNSHIP BUCKS COUNTY PENNSYLVANIA 18914

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

W.R. REARDEN
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE073243
NEW JERSEY LICENSE NO. 24606494500

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

1

REVISION 3 - 2/22/2022