

# NEW BRITAIN CORPORATE CENTER

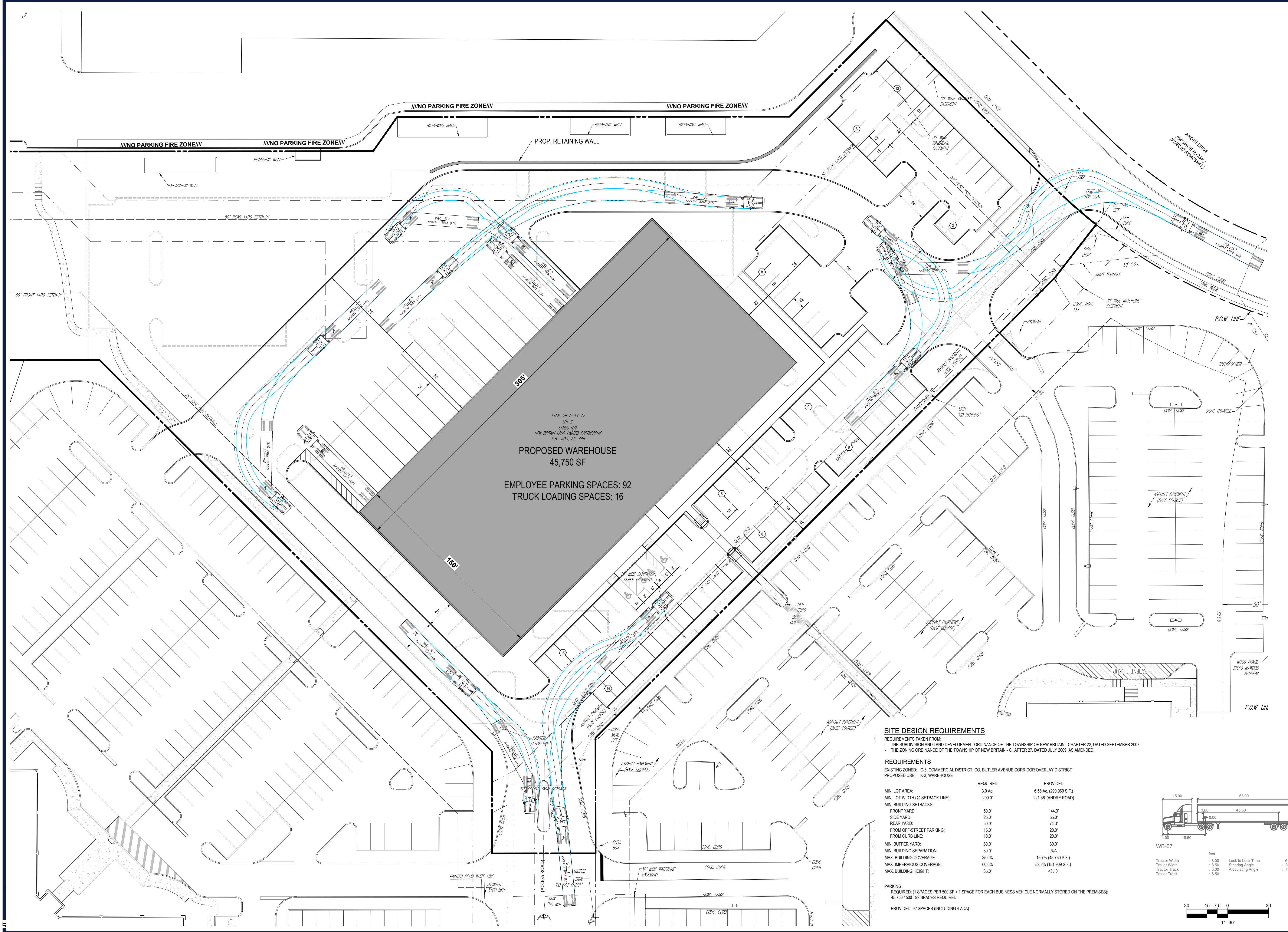
CHALFONT, PENNSYLVANIA



**BOHLER** //

**MINNO** ■ **WASKO**  
ARCHITECTS AND PLANNERS  
80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM  
TWO GATEWAY CENTER, SUITE 1700, NEWARK, NEW JERSEY 07102





T.M.P. 26-5-49-12  
 1.07 ±  
 LANDS 14.6'  
 NEW BRITAIN LAND LIMITED PARTNERSHIP  
 D.B. 3814, P.C. 446

**PROPOSED WAREHOUSE**  
 45,750 SF

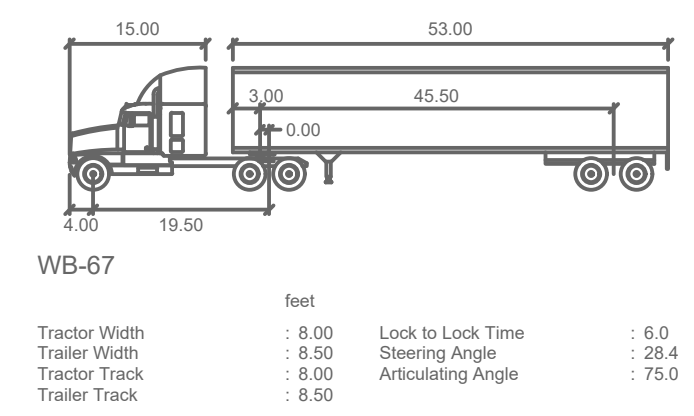
**EMPLOYEE PARKING SPACES: 92**  
**TRUCK LOADING SPACES: 16**

**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 ZONED: C-3, COMMERCIAL DISTRICT; CO. BUTLER AVENUE CORRIDOR OVERLAY DISTRICT  
 PROPOSED USE: K-3, WAREHOUSE

	REQUIRED	PROVIDED
MIN. LOT AREA:	3.0 Ac.	6.58 Ac. (290,860 S.F.)
MIN. LOT WIDTH (@ SETBACK LINE):	200.0'	221.36' (ANDRE ROAD)
MIN. BUILDING SETBACKS:		
FRONT YARD:	50.0'	144.3'
SIDE YARD:	25.0'	55.0'
REAR YARD:	50.0'	74.3'
FROM OFF-STREET PARKING:	15.0'	20.0'
FROM CURB LINE:	10.0'	20.0'
MIN. BUFFER YARD:	30.0'	30.0'
MIN. BUILDING SEPARATION:	30.0'	N/A
MAX. BUILDING COVERAGE:	35.0%	15.7% (45,750 S.F.)
MAX. IMPERVIOUS COVERAGE:	60.0%	52.2% (151,909 S.F.)
MAX. BUILDING HEIGHT:	35.0'	<35.0'

**PARKING:**  
 REQUIRED: (1 SPACES PER 500 SF + 1 SPACE FOR EACH BUSINESS VEHICLE NORMALLY STORED ON THE PREMISES):  
 45,750 / 500 = 92 SPACES REQUIRED  
 PROVIDED: 92 SPACES (INCLUDING 4 ADA)



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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PROJECT: PC211257

DRAWN BY: JHT

CHECKED BY: WRR

DATE: 2/1/2023

CAD ID: PC211257-CPTA-1A

PROJECT:

**CONCEPT PLAN**

FOR

**J.G. PETRUCCI COMPANY, INC.**

NEW BRITAIN CORORATE CENTER - LOT 2

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. 24GE04694500

SHEET TITLE:

**CONCEPT PLAN**

SHEET NUMBER: **1**

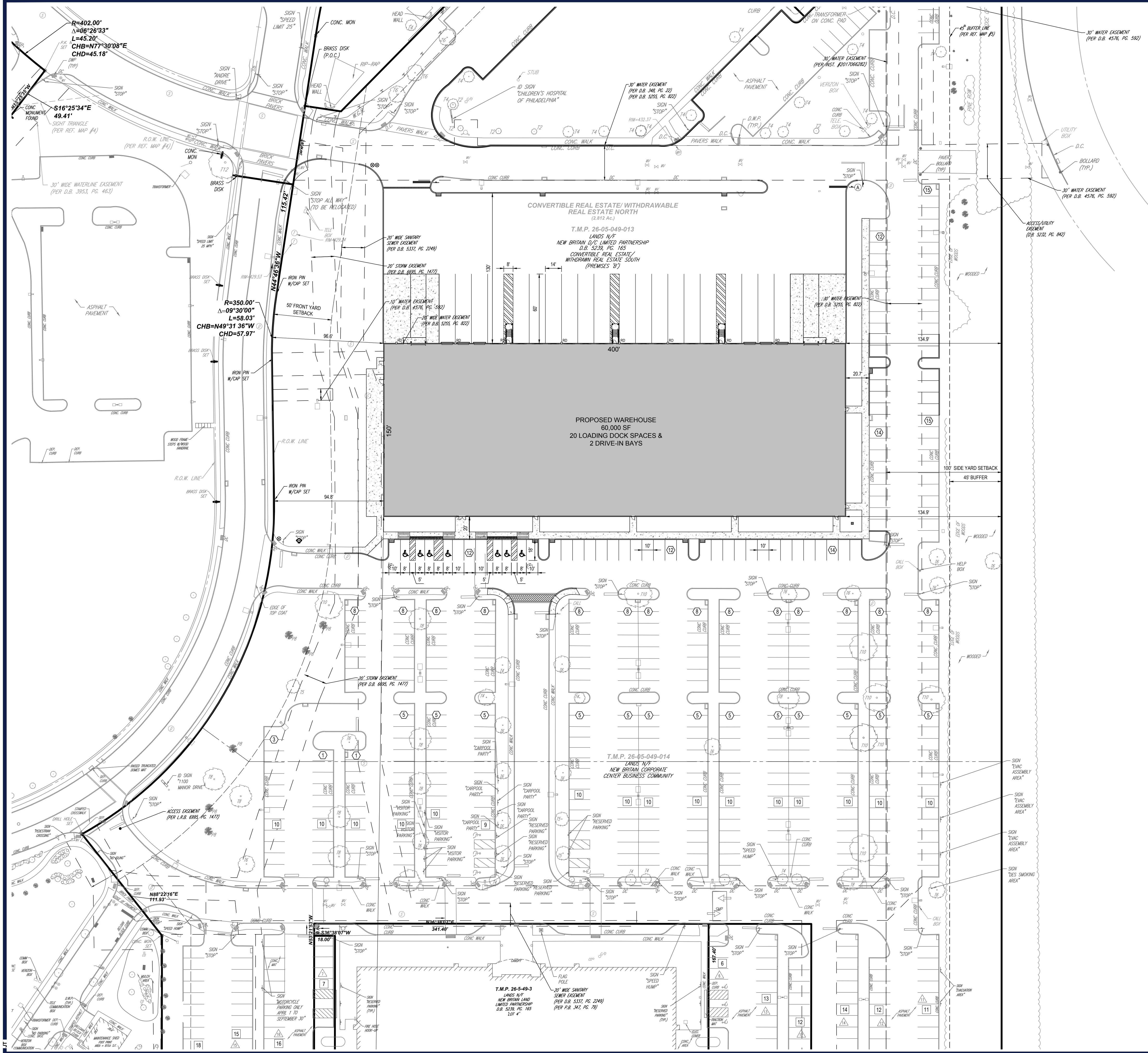
ORG. DATE - 2/1/2023





Lot 2 Warehouse - 45,750sf





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 - 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: K3, WAREHOUSE

	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**):			
FRONT 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 250 SF (60,000 SF / 250 = 240)  
 PROVIDED: 276 SPACES (INCLUDING 7 A.D.A.)

PROPOSED USES:  
 REQUIRED: MAXIMUM NUMBER OF PROPOSED USES IS THE GROSS LOT AREA DIVIDED BY 3 (28.14/3=9.38 USES)  
 PROVIDED: 3 USES (11-MEDICAL OFFICE, 13 PROFESSIONAL OFFICE, K3 WAREHOUSE)

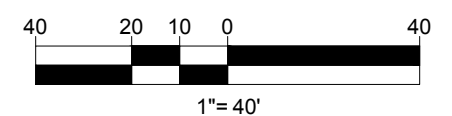
\* REQUIRED WHEN THE TRACT AS A WHOLE PROPOSES MORE THAN ONE (1) USE AND/OR ONE (1) BUILDING.  
 \*\* REQUIRED ONLY WHEN THE SITE ADJAINS A RESIDENTIAL ZONING DISTRICT BOUNDARY.  
 \*\*\* BUILDINGS WHICH BORDER SCHOOLHOUSE ROAD ARE LIMITED TO A MAXIMUM HEIGHT OF 35 FEET

**CONCEPT PLAN GENERAL NOTES**

- 1.) THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:  
 A.) ENTITLED: "AMENDED FINAL LAND DEVELOPMENT PLANS"  
 PREPARED FOR: MEI INVESTMENTS  
 FILE NO: PC161196LANDDEV-3  
 DATED: 03/10/2017  
 LAST REVISED: 08/31/2017  
 B.) ENTITLED: "ALTANSPS LAND TITLE SURVEY"  
 PREPARED FOR: TRIPLE NET INVESTMENTS LXXXV, LLC  
 FILE NO: 02-060207-12  
 DATED: 11/24/2021  
 LAST REVISED: 11/11/2022
- 2.) THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- 3.) 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.
- 4.) 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 FLUSH CONCRETE CURB
- PROPOSED FENCE
- EXISTING IRON PIN / BRASS DISC
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE PAVMENT
- PROPOSED ASPHALT WEARING COURSE
- PROPOSED ADA PARKING SPACES
- PROPOSED PARKING COUNT
- PROPOSED STOP SIGN
- PROPOSED LIGHT



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**REVISIONS**

REV	DATE	COMMENT	CHECKED BY
1	12/16/2021	REV. PER CLIENT COMMENTS	JHT
2	1/21/2022	REV. PER UPDATED SURVEY	JHT
3	2/22/2022	REV. PER CLIENT COMMENTS	MB
4	2/23/2023	REV. PER CLIENT COMMENTS	JHT

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PROJECT No.: PC211257  
 DRAWN BY: AMT  
 CHECKED BY: WRR  
 DATE: 11/24/2021  
 CAD ID.: PC211257-CPTB-4A

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

SHEET TITLE:  
**CONCEPT PLAN**  
 SHEET NUMBER:  
**2**

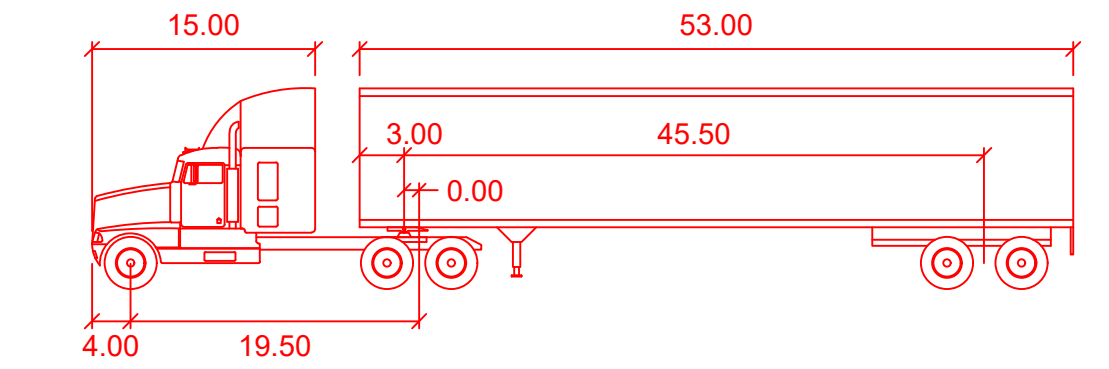
REVISION 4 - 2/23/2023





Lot 4 Warehouse - 60,000sf





WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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3	2/22/2022	REV. PER CLIENT COMMENTS	JHT	MB
4	2/23/2023	REV. PER CLIENT COMMENTS	JHT	GH

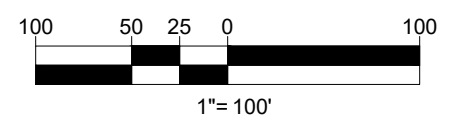
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    - A) ENTITLED: "AMENDED FINAL LAND DEVELOPMENT PLANS" PREPARED FOR: MEH INVESTMENTS FILE NO: PC161196LANDDEV-3 DATED: 09/10/2017 LAST REVISED: 08/31/2017
    - B) ENTITLED: "ALTANSPS LAND TITLE SURVEY" PREPARED FOR: TRIPLE NET INVESTMENTS LXXXV, LLC FILE NO: 02-060207-12 DATED: 11/24/2021 LAST REVISED: 11/11/2022
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	PROPOSED STOP SIGN
	PROPOSED LIGHT



PROJECT No.: PC211257  
DRAWN BY: AMT  
CHECKED BY: WRR  
DATE: 11/24/2021  
CAD ID.: PC211257-CPTB-4B

**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**

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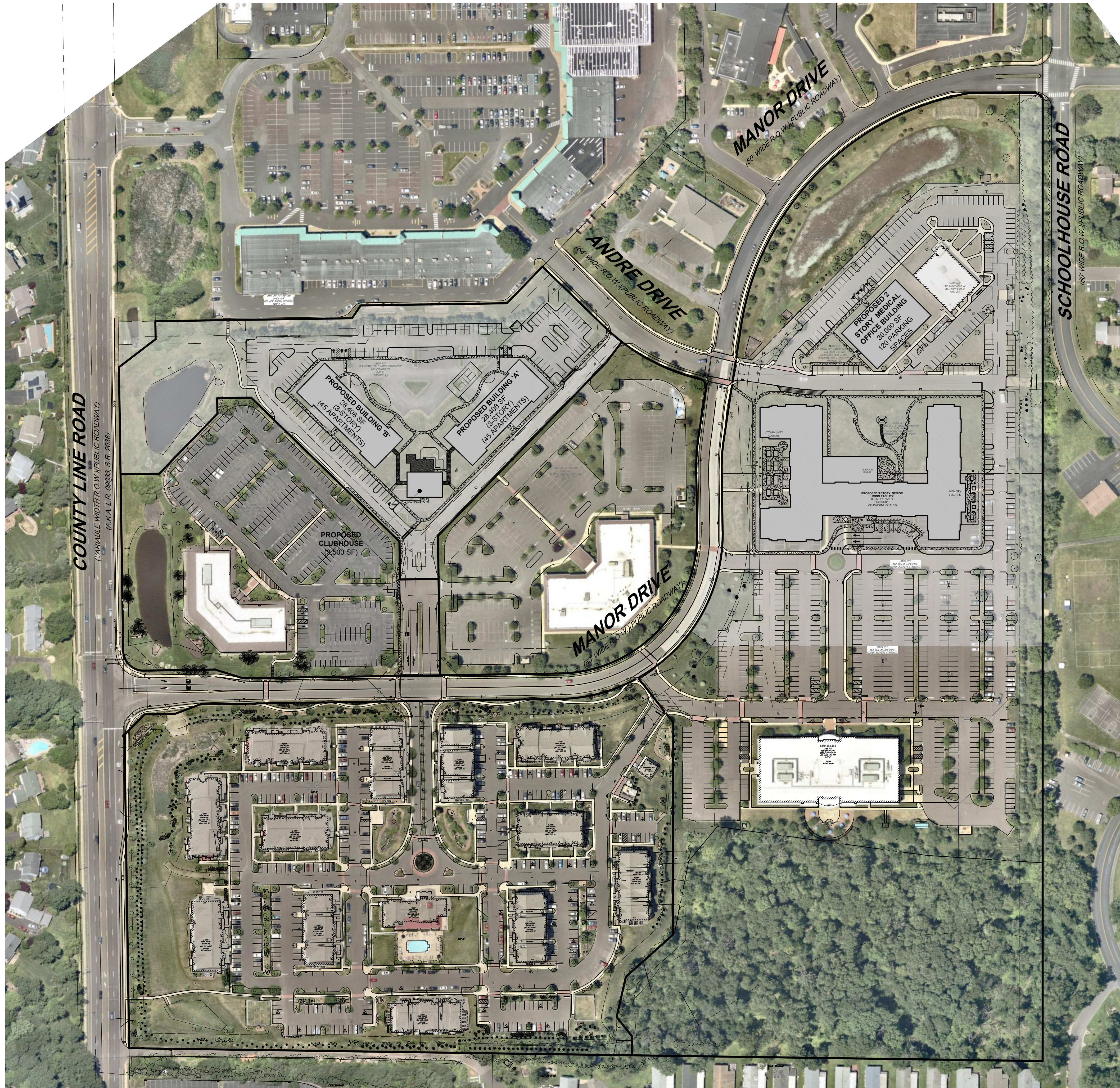
SHEET TITLE:  
**TRUCK CIRCULATION PLAN**

SHEET NUMBER:  
**1**

REVISION 4 - 2/23/2023

R:\PC211257\CADDRAWINGS\CONCEPT\BPC211257-CPTB-4B-LAYOUT-1) TRUCK CIRCULATION PLAN





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REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	1/25/2023	PER TOWNSHIP COMMENTS	MPD GJH

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PROJECT No.: PC211257  
 DRAWN BY: JHT  
 DATE: 01/09/2023  
 CHECKED BY: GJH  
 CAD ID.: PC211257-CPT-1C

**CONCEPT PLAN**  
 FOR  
**J.G. PETRUCCI COMPANY, INC.**  
 NEW BRITAIN CORORATE CENTER - LOTS 2 & 4  
 MANOR DRIVE & ANDRE DRIVE  
 CHALFONT  
 NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY  
 PENNSYLVANIA 18914

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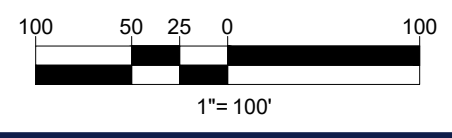
SHEET TITLE:  
**OVERALL CONCEPT PLAN**  
 SHEET NUMBER:  
**1**

REVISION 1 - 1/25/2023

- CONCEPT PLAN GENERAL NOTES**
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 A) ENTITLED: "AMENDED FINAL LAND DEVELOPMENT PLANS"  
 PREPARED FOR: MEH INVESTMENTS  
 FILE NO: PC161196LANDDEV-3  
 DATED: 09/10/2017  
 LAST REVISED: 08/31/2017  
 B) ENTITLED: "ALTAINSPS LAND TITLE SURVEY"  
 PREPARED FOR: TRIPLE NET INVESTMENTS LXXXV, LLC  
 FILE NO: 02-060207-12  
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	PROPOSED LIGHT



I:\BOHLER\NET\SHARES\PA\PROJECTS\21\PC211257\CAD\DRAWINGS\CONCEPT\EPIC211257-CPT-1C.dwg - LAYOUT: 1) OVERALL CONCEPT PLAN





**PROPOSED BUILDING 'B'**  
28,408 SF  
(3-STORY)  
(45 APARTMENTS)

**PROPOSED BUILDING 'A'**  
28,408 SF  
(3-STORY)  
(45 APARTMENTS)

**PROPOSED CLUBHOUSE**  
(3,500 SF)

PROP. SEATING AREA

PROP. PICKLEBALL COURT

PROP. SEATING AREA

PROP. PUTTING GREEN

PROP. RECREATIONAL OPEN SPACE

PROP. OUTDOOR GRILLING STATION WITH SEATING

PROP. FIRE PIT WITH SEATING AREA

PROP. COVERED WALKWAY (TYP)

PROP. ELEVATED DECK / OUTDOOR FLEX AREA

PROP. ENTRY FEATURE GARDEN





VIEW LOOKING NORTH ON ANTHEM WAY

3 STORY MULTIFAMILY BUILDING  
DATE: 02/27/2023









VIEW OF MAIN ENTRY COURT

3 STORY SENIOR ASSISTED LIVING FACILITY  
DATE: 02/27/2023



**PROPOSED 3-STORY  
SENIOR LIVING**



**PROPOSED 3-STORY AGE  
QUALIFIED APARTMENTS**

VIEW LOOKING EAST

**AERIAL VIEW**  
DATE: 02/27/2023



PROPOSED 3-STORY AGE  
QUALIFIED APARTMENTS

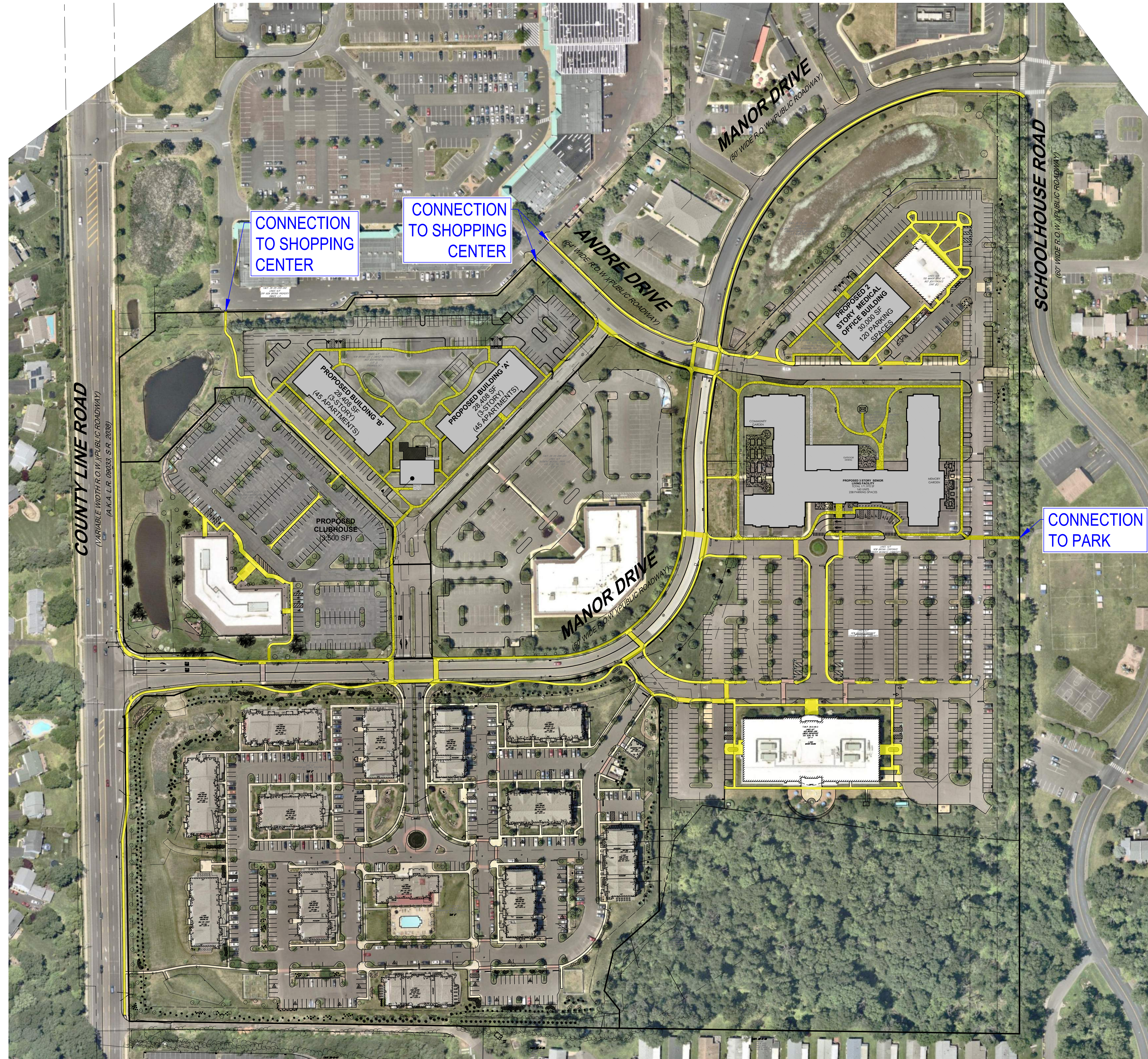
PROPOSED 3-STORY  
SENIOR LIVING



VIEW LOOKING WEST

AERIAL VIEW  
DATE: 02/27/2023





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**CONCEPT PLAN**

FOR

**J.G. PETRUCCI COMPANY, INC.**

NEW BRITAIN CORORATE CENTER - LOTS 2 & 4  
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 NEW JERSEY LICENSE No. 24GE04694500

SHEET TITLE:  
**OVERALL PEDESTRIAN CONNECTIVITY PLAN**

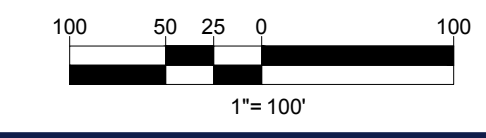
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ORG. DATE - 02/22/2023

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 DATED: 09/10/2017  
 LAST REVISED: 08/31/2017  
 B) ENTITLED: "ALTANSPTS 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 DISC
	EXISTING CONCRETE MONUMENT
	PROPOSED CONCRETE PAVMENT
	PROPOSED ASPHALT WEARING COURSE
	PROPOSED ADA PARKING SPACES
	PEDESTRIAN ROUTE



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