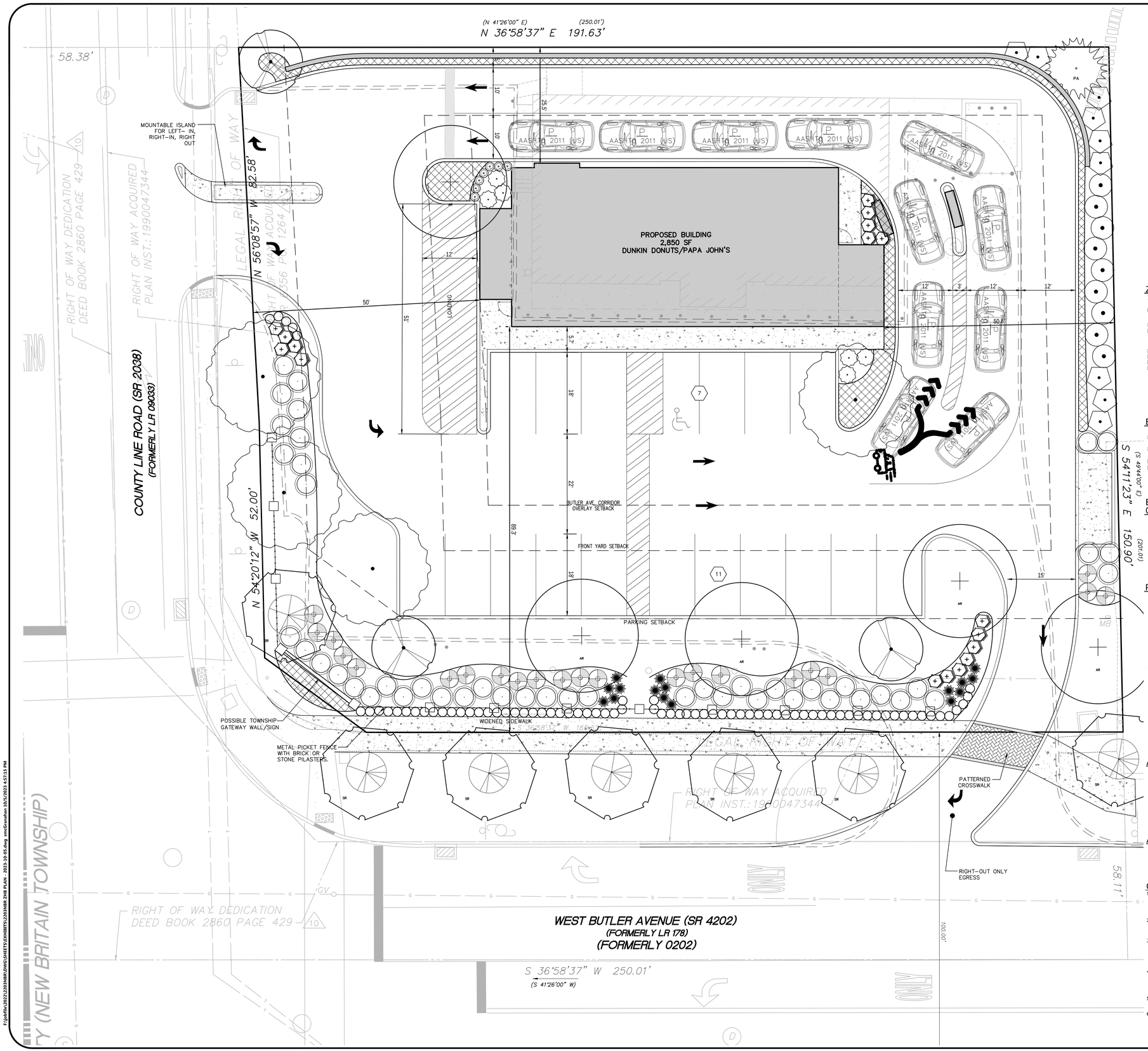

LOCATION MAP

SCALE: 1"=1000'

ZONING DATA:

ZONED: C1 – COMMERCIAL DISTRICT
SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
PROPOSED USE: J7 – DRIVE–IN AND OTHER EATING PLACE (PERMITTED)(1)

	REQUIRED	EXSITING	PROPOSED
MIN. LOT AREA	1 AC.	0.65 AC.(2)	0.65 AC.(2)
MIN. LOT WIDTH	150 FT.(250 FT FOR A LOT WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET)(3)	150 FT.(2)	150 FT.(2)
MAX. BLDG. COVERAGE	40%	12%	10%
MAX. IMPERV. COVERAGE (SITE)	70%	75%(2)	74%(5)
MAX. IMPERV. COVERAGE (LOT)	75%	75%	74%
MIN. YARDS			
FRONT	40 FT.	61 FT.	50 FT.
SIDE	15 FT.	10 FT.(2)	25.5 FT.
REAR	30 FT.	N/A	N/A

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

	REQUIRED	EXSITING	PROPOSED
MIN. BLDG SETBACK FROM STREETS	50 FT.	61 FT.	89 FT. ALONG BUTLER AVE. 50 FT. ALONG CNTY.LINE RD.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 FT.(2)	26 FT.
MAX. BLDG. COVERAGE	40%	12%	10%
MAX. IMPERV. COVERAGE	65%	75%(2)	74% (4)(5)

BUILDING COVERAGE CALCULATIONS:

PERMITTED: 40%
0.65 AC. x 0.40 = 0.26 AC.

EXISTING:
0.08 AC.
0.08 AC./0.65 AC. = 12%

PROPOSED:
0.065 AC.
0.065 AC./0.65 AC. = 10%

SITE IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED: 70%
0.65 AC. x 0.70 = 0.46 AC.

EXISTING:

BUILDING	0.08 AC.
SIDEWALKS	0.02 AC.
PARKING	0.39 AC.
TOTAL	0.49 AC.

0.49 AC./0.65 AC. = 75%

PROPOSED:

BUILDING	0.065 AC.
SIDEWALKS	0.031 AC
PARKING	0.384 AC.
TOTAL	0.48 AC.

0.48 AC./0.65 AC. = 74%(5)

PARKING CALCULATIONS:

REQUIRED: ONE (1) SPACE PER 50 SF OF PUBLIC AREA OR ONE (1) SPACE PER 3 SEATS, WHICHEVER IS GREATER.

2,500 SF / 50 SF = 50 SPACES
OR
0 SEATS / 3 SEATS = 0 SPACES

50 SPACES REQUIRED

PROPOSED:
18 SPACES (5)(6)

(1) UP TO TWO OUTDOOR MENU BOARDS MAY BE PROVIDED WITH A MAXIMUM SIGN AREA EACH OF 20 SQUARE FEET AND NO PRINTING LARGER THAN 10 INCHES HIGH (IN ADDITION TO THE SIGNS NORMALLY PERMITTED) IF DRIVE–UP SERVICE IS PROVIDED TO CUSTOMERS IN THEIR VEHICLES.
(2) EXISTING NON–CONFORMITY
(3) BOTH COUNTY LINE ROAD AND BUTLER AVENUE ARE ARTERIAL STREETS.
(4) WAIVER IS REQUIRED
(5) VARIANCE IS REQUIRED
(6) IT IS ANTICIPATED THAT THERE WILL BE A TOTAL OF 6–8 EMPLOYEES DURING THE LARGEST SHIFT AND THERE WILL NOT BE CUSTOMER SEATING AVAILABLE.

ANTICIPATED ZONING RELIEF:

1. §27–1202.b. PERMITTING A MAXIMUM SITE IMPERVIOUS SURFACE RATIO OF 70%.
AN IMPERVIOUS SURFACE RATIO OF 74% IS PROPOSED.
2. §27–2901. REQUIRING 50 PARKING SPACES.
18 SPACES ARE PROPOSED.
3. §27–2904.g.5. REQUIRING PAVED AREAS TO BE SET BACK TWENTY FEET FROM COMMERCIAL BUILDINGS.
THE PAVED AREA IN THE VICINITY OF THE DRIVETHRU IS APPROXIMATELY 0.5 FEET FROM THE BUILDING.

ANTICIPATED SALDO RELIEF:

1. §22–722.5. REQUIRING A MAXIMUM IMPERVIOUS SURFACE RATIO OF 65%.
74% IS PROPOSED.

GENERAL NOTES:

1. THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN DECEMBER 2022. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLANE COORDINATE SYSTEM (NAD 83). THE COURSES AND DISTANCES SHOWN IN (PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
2. THE TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN DECEMBER 2022. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK OBSERVATIONS DERIVED THROUGH THE KEYNETGPS TRIMBLE VRS NETWORK.
3. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM ORDER NUMBER: 10370987, FILE # PH220891 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR RAO GROUP, INC., HAVING A DATE OF MARCH 18, 2022.
4. THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 42017C0288K, HAVING AN EFFECTIVE DATE OF MARCH 21, 2017.
5. SOILS TAKEN FROM NRCS WEBSITE. PER NRCS MAPPING, THE ENTIRE SITE IS COMPRISED OF URBAN SOILS.
6. PURSUANT TO NATIONAL WETLANDS INVENTORY MAPPING, THIS SITE DOES NOT CONTAIN WETLANDS. ALSO, PURSUANT TO THE NRCS SOIL SURVEY, THE SITE DOES NOT CONTAIN FLOODPLAIN SOILS.

Van Cleef ENGINEERING WITH FOCUS
Local/Regional Planning
Municipal Engineering
Site Development
Surveying/Aerial Drones/GIS
Water/Wastewater
Bridges/Highways
Construction Inspection
Environmental
Geotechnical/Dams
Landscape Architecture

REV	DESCRIPTION	AUTH	DATE

SERIAL NO. 20223183581

Before You Dig Anywhere
811 In... PENNSYLVANIA
Know what's below. Call before you dig. PA Law requires 3 working days notice before you excavate
STOP! CALL 1-800-242-1776 PA ONE CALL SYSTEM, INC.

GRAPHIC SCALE
0 5 10 20
1 INCH = 10 FT

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL, IMPRESSED, OR COLORIZED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

Van Cleef ENGINEERING WITH FOCUS
VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18901
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE (215) 345-1876

ZONING HEARING EXHIBIT PLAN OF DUNKIN DONUTS/PAPA JOHN'S

FOR

RAO GROUP

DATE:	OCTOBER 5, 2023
SCALE:	1"=10'
DESIGNED BY:	DJB
DRAWN BY:	DJB
CHECKED BY:	LSM
JOB NUMBER:	22-03-NBR

TMP: 26-006-101-001

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

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