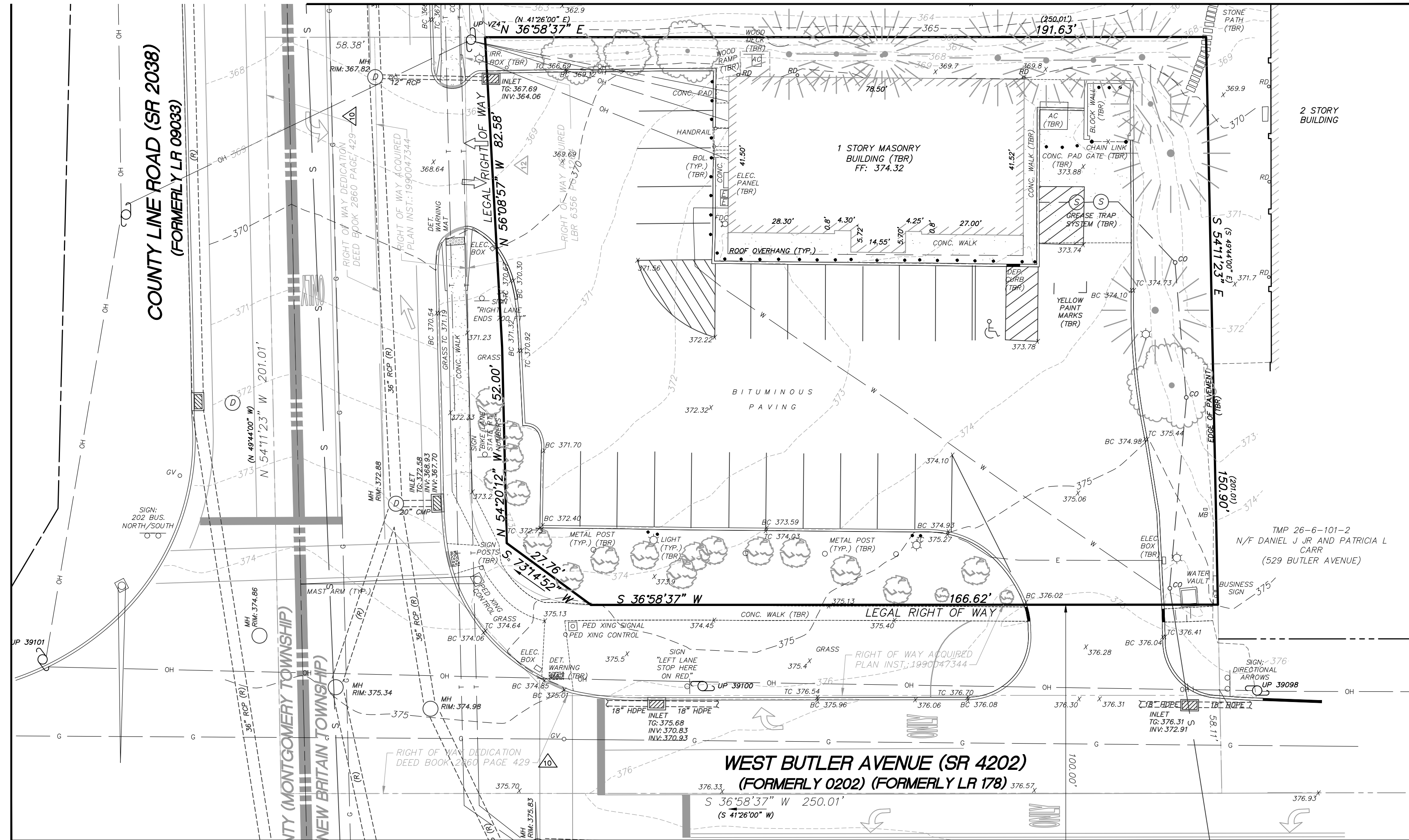
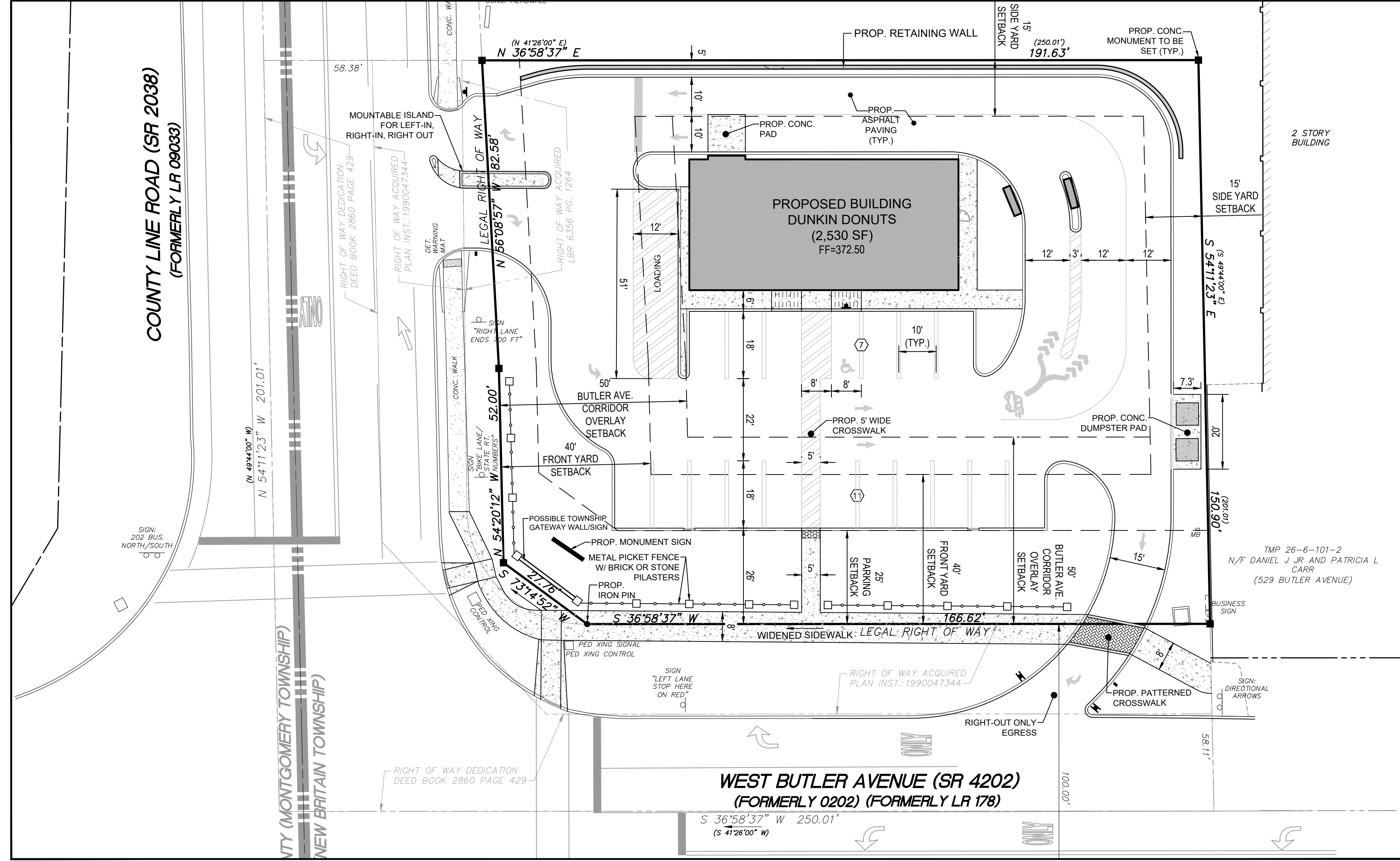


EXISTING CONDITIONS



PROPOSED LAYOUT



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⁾

MIN. LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	1 AC. 150 FT. (250 FT. FOR A LOT WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET) ⁽³⁾	0.65 AC. ⁽²⁾ 150 FT. ⁽²⁾	0.65 AC. ⁽²⁾ 150 FT. ⁽²⁾
MAX. BLDG. COVERAGE	40%	12%	9%
MAX. IMPERV. COVERAGE (SITE)	70%	75% ⁽²⁾	74% ⁽²⁾
MAX. IMPERV. COVERAGE (LOT)	70%	75%	74%
MIN. YARDS			
FRONT	40 FT.	61 FT. ⁽²⁾	50 FT.
SIDE	15 FT.	10 FT. ⁽²⁾	25.5 FT.
REAR	30 FT.	N/A	N/A
BLDG. SETBACK FROM PAVING	20 FT.	3.4 FT. ⁽²⁾	0.5 FT. ^{(2)X(4)}

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

MIN. BLDG SETBACK FROM STREETS	REQUIRED	EXISTING	PROPOSED
	50 FT.	61 FT.	89 FT. ALONG BUTLER AVE. 52 FT. ALONG CNTY.LINE RD.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 FT. ⁽²⁾	25.5 FT.
MAX. BLDG. COVERAGE	40%	12%	9%
MAX. IMPERV. COVERAGE	65%	75% ⁽²⁾	74% ⁽²⁾

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:
0.058 AC.
0.058 AC./0.65 AC. = 9%

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.

PROPOSED:
BUILDING 0.06 AC.
SIDEWALKS, WALLS 0.04 AC.
PARKING 0.38 AC.
TOTAL 0.48 AC.

0.48 AC./0.65 AC. = 74%⁽²⁾

PARKING CALCULATIONS:

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

PROPOSED:
18 SPACES

PERMITTED RESTAURANT AREA BASED ON 18 PROPOSED SPACES:
18 SPACES x 50 SF = NO MORE THAN 900 SF OF PUBLIC AREA OR
OR
18 SPACES x 3 SEATS = NO MORE THAN 54 SEATS

⁽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-COMFORMITY
⁽³⁾ BOTH COUNTY LINE ROAD AND BUTLER AVENUE ARE ARTERIAL STREETS.
⁽⁴⁾ VARIANCE REQUIRED

REQUESTED VARIANCE:

1. §27-2904.g.5. REQUESTING PAVED AREAS TO BE SET BACK TWENTY FEET FROM COMMERCIAL BUILDINGS.
THIS IS AN EXISTING NONCONFORMITY, AS THE EXISTING BUILDING IS APPROXIMATELY 3.4 FEET FROM THE EXISTING PARKING LOT. THE PROPOSED PAVED AREA IN THE VICINITY OF THE DRIVEWAY IS APPROXIMATELY 0.5 FEET FROM THE PROPOSED BUILDING.

GENERAL NOTES:

- 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.
- THE TOPOGRAPHIC SURVEY WAS PERFORMED BY VCEA IN DECEMBER 2022. THE VERTICAL DATUM IS NAVD 88 BASED ON RTK OBSERVATIONS DERIVED THROUGH THE KNETNETOPS TRIMBLE VRS NETWORK.
- 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 # PW220891 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR RAO GROUP, INC., HAVING A DATE OF MARCH 18, 2022.
- 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 4207C0288K, HAVING AN EFFECTIVE DATE OF MARCH 21, 2017.
- SOILS TAKEN FROM NRCS WEBSITE. PER NRCS MAPPING, THE ENTIRE SITE IS COMPRISED OF URBAN SOILS.
- 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.

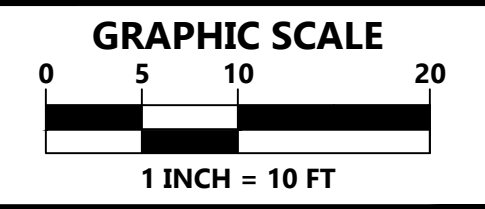
SERIAL NO. 20223183581

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811 PENNSYLVANIA

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TOLL FREE
PA Use requires 2 working days before dig.



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. 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 19801
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 344-1874

ZONING HEARING EXHIBIT PLAN OF DUNKIN DONUTS

FOR
RAO GROUP

DATE: OCTOBER 10, 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