

LOCATION MAP
SCALE: 1"=1000'

ZONING DATA:
ZONED: C1 - COMMERCIAL DISTRICT
SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT

	REQUIRED	EXISTING
MIN. LOT AREA	1 AC.	0.65 AC ⁽¹⁾
MIN. LOT WIDTH	150 FT.	150 FT.
MAX. BLDG. COVERAGE	40%	12%
MAX. IMPERV. COVERAGE (SITE)	70%	75% ⁽¹⁾
MAX. IMPERV. COVERAGE (LOT)	75%	75%
MIN. YARDS		
FRONT	40 FT.	61 FT.
SIDE	15 FT.	10 FT. ⁽¹⁾
REAR	30 FT.	N/A
BLDG. SETBACK FROM PAVING	20 FT.	3.4 FT. ⁽¹⁾

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

	REQUIRED	EXISTING
MIN. BLDG. SETBACK FROM STREETS	50 FT.	61 FT.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 FT. ⁽¹⁾
MIN. PARKING AND DRIVEWAY SETBACK FROM COUNTY LINE RD	10 FT.	5 FT. ⁽¹⁾
MAX. BLDG. COVERAGE	40%	12%
MAX. IMPERV. COVERAGE	65%	75% ⁽¹⁾

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%

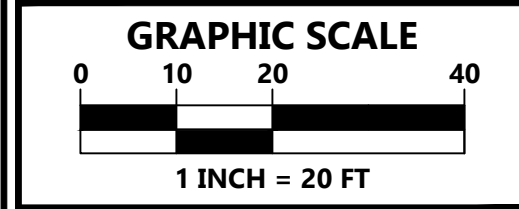
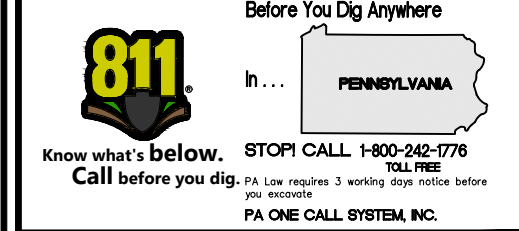
SITE IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED: 70%
0.65 AC. x 0.70 = 0.46 AC.
EXISTING:
0.08 AC.
0.02 AC.
0.39 AC.
TOTAL
0.49 AC./0.65 AC. = 75%⁽¹⁾

⁽¹⁾EXISTING NON-CONFORMITY

REV/DESCRIPTION AUTH DATE

SERIAL NO. 20223183581



PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED 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.



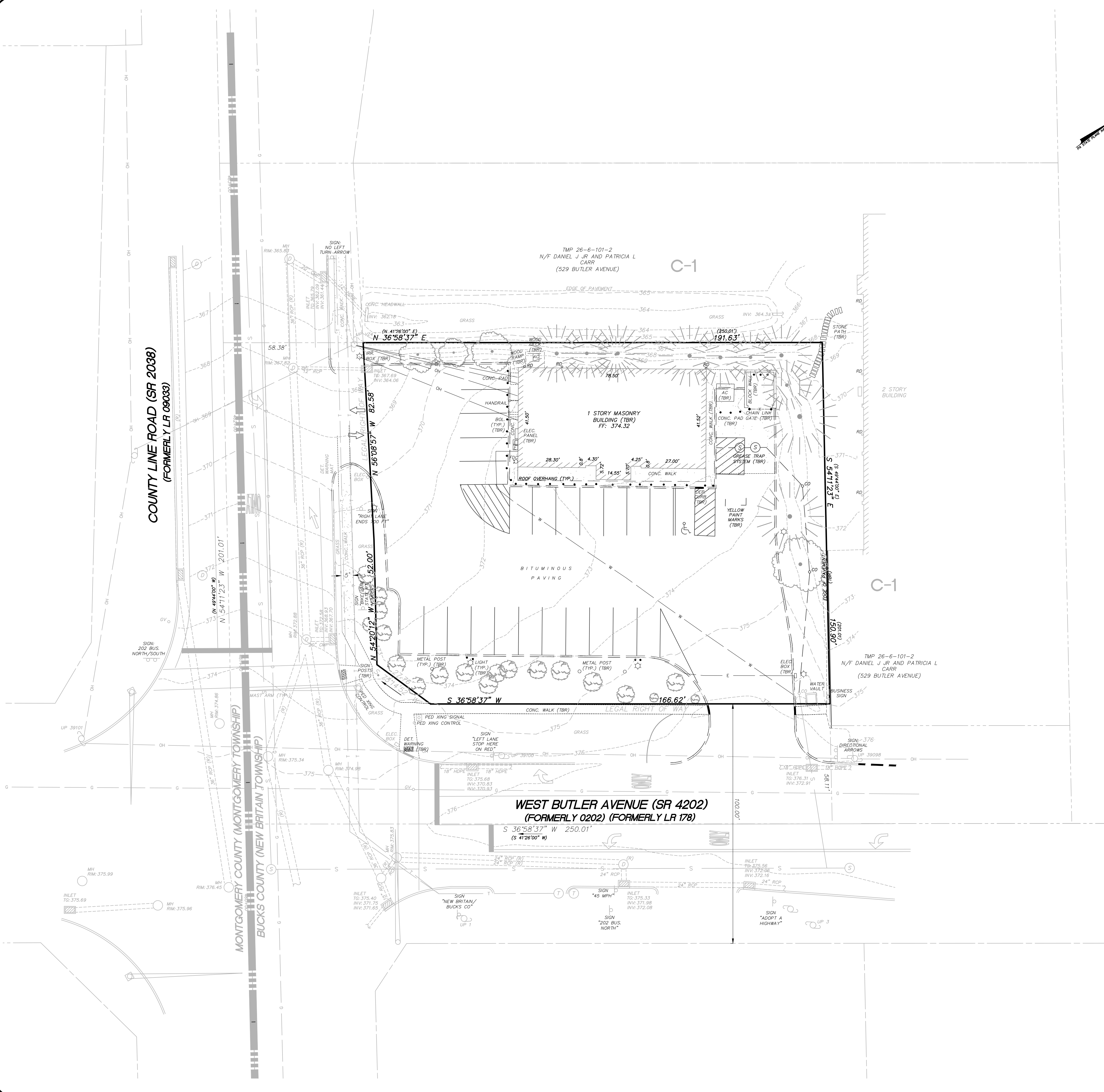
EXISTING FEATURES PLAN

SPOTLESS BRANDS

DATE:	OCTOBER 22, 2024
SCALE:	1"=20'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	24-02-NBR

TMP: 26-006-101-001

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



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