

LOCATION MAP
SCALE: 1"=1000'

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

	REQUIRED	EXISTING ⁽¹⁾
MIN. LOT AREA	1 AC.	0.65 AC.
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. SIDEWALKS
0.02 AC. PARKING
0.39 AC. TOTAL
0.49 AC./0.65 AC. = 75%⁽¹⁾

⁽¹⁾EXISTING NON-CONFORMITY

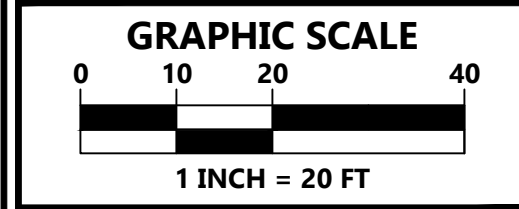
REV/DESCRIPTION	AUTH	DATE

SERIAL NO. 20223183581

Before You Dig Anywhere

Know what's below. Call before you dig. PA Law requires a working stop notice before any excavation. PA ONE CALL SYSTEM INC.

STOP CALL: 1-800-242-2776



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.

Van Cleef
ENGINEERING WITH FOCUS

VAN CLEEF ENGINEERING ASSOCIATES, LLC
501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WEB: WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 345-1876

EXISTING FEATURES PLAN

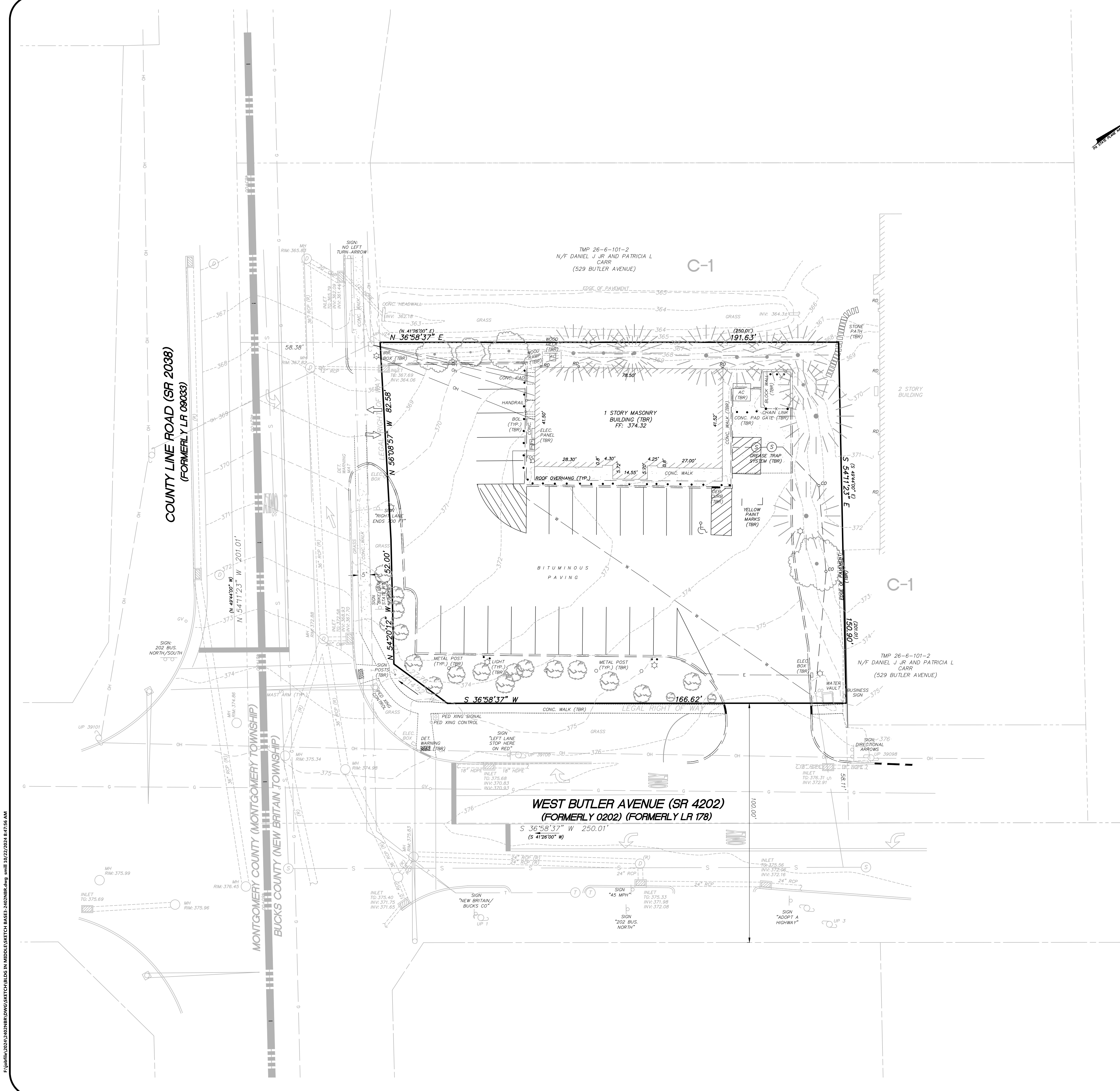
FOR

SPOTLESS BRANDS

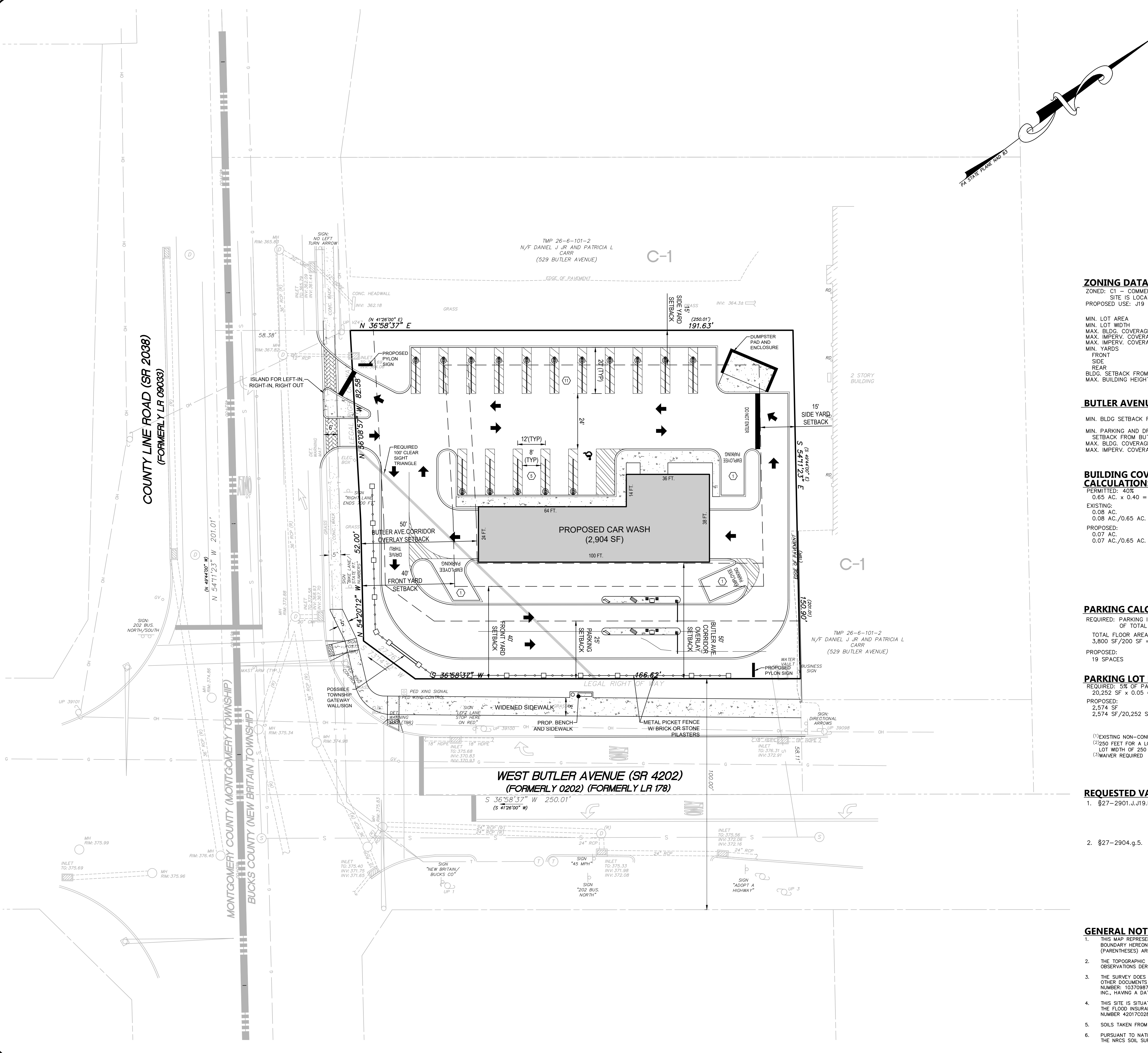
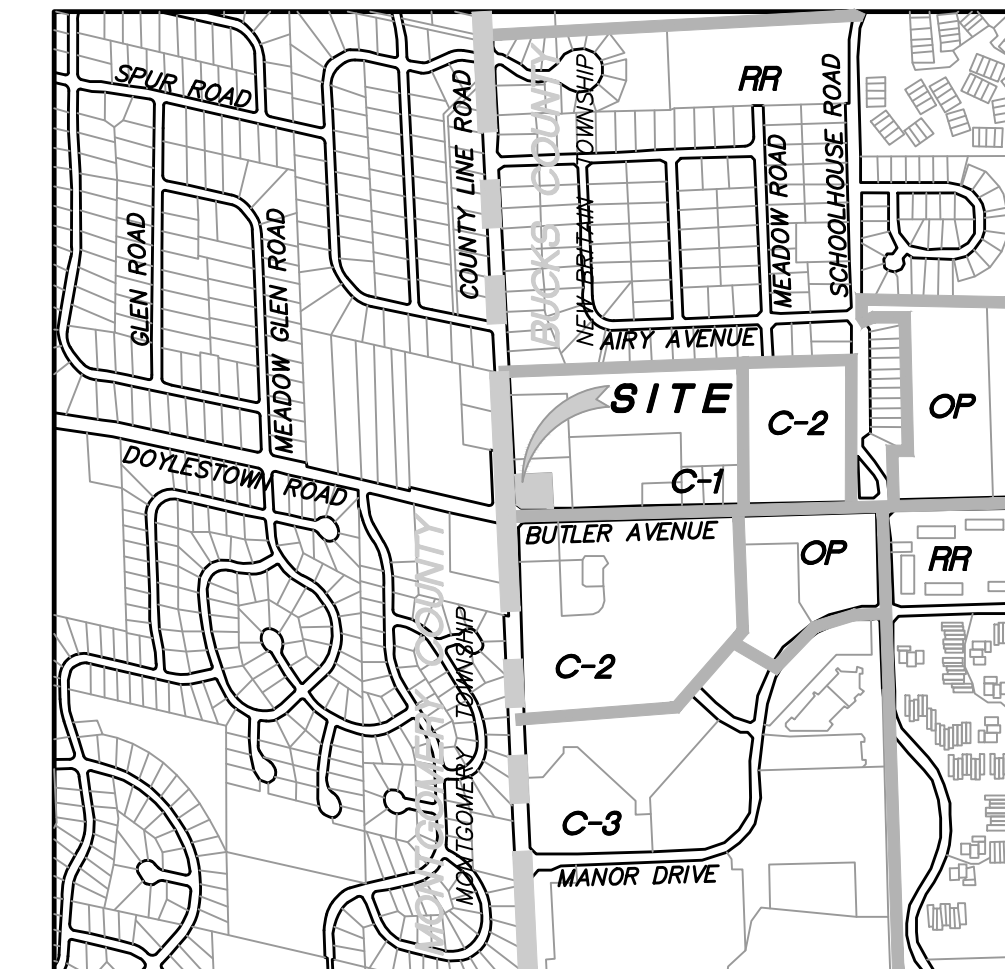
DATE:	OCTOBER 22, 2024
SCALE:	1"=20'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	24-02-NBR

TMP: 26-006-101-001

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA



P:\Projects\2024\2024-006-101-001\DWG\SET\TBLDGS IN MIDDLE\SET\CI BASED_240224R.dwg, 10/22/2024 8:47:56 AM



ZONING DATA:

ZONED: C1 - COMMERCIAL DISTRICT
SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
PROPOSED USE: J19 - CAR WASH (PERMITTED)

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	0.65 AC. ⁽¹⁾	0.65 AC. ⁽¹⁾
MIN. LOT WIDTH	150 FT. ⁽²⁾	150 FT. ⁽¹⁾⁽²⁾
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⁾
MAX. BUILDING HEIGHT	35 FT.	<35 FT.

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

REQUIRED	EXISTING	PROPOSED
MIN. BLDG SETBACK FROM STREETS	50 FT.	50 FT. ALONG BUTLER AVE. 50 FT. ALONG CNTY. LINE RD.
MIN. PARKING AND DRIVEWAY SETBACK FROM BUTLER AVE	25 FT.	20 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%
PROPOSED:
0.07 AC.
0.07 AC./0.65 AC. = 11%

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%⁽¹⁾
PROPOSED:
BUILDING 0.07 AC.
SIDEWALKS, WALLS 0.03 AC.
PARKING 0.39 AC.
TOTAL 0.49 AC.
0.49 AC./0.65 AC. = 75%⁽¹⁾

PARKING CALCULATIONS:

REQUIRED: PARKING IS NOT REQUIRED FOR A CAR WASH OR 1 SPACE PER 200 SF OF TOTAL FLOOR AREA.
TOTAL FLOOR AREA: 3,800 SF MAX (FIRST FLOOR: 2,904 SF + SECOND FLOOR: 896 SF)
3,800 SF/200 SF = 19 SPACES
PROPOSED:
19 SPACES

PARKING LOT LANDSCAPE CALCULATIONS:

REQUIRED: 5% OF PARKING LOTS MUST BE LANDSCAPE AREA
20,252 SF x 0.05 = 1,013 SF
PROPOSED:
2,574 SF
2,574 SF/20,252 SF = 12.7%

⁽¹⁾EXISTING NON-COMFORMITY
⁽²⁾250 FEET FOR A LOT WITH A DRIVEWAY ENTERING ONTO AN ARTERIAL STREET. ADDITIONALLY, A LOT WIDTH OF 250 FT IS REQUIRED PURSUANT TO J-19 CAR WASH REQUIREMENTS
⁽³⁾WAIVER REQUIRED

REQUESTED VARIANCES:

- §27-2901.J.19.b. POTENTIALLY REQUIRING PARKING FOR A CAR WASH. AN INTERPRETATION REGARDING PARKING REQUIREMENTS FOR A CAR WASH IS REQUESTED. SHOULD IT BE DETERMINED THAT PARKING IS REQUIRED FOR A CAR WASH, THEN NINETEEN (19) PARKING SPACES WOULD BE REQUIRED AND PROVIDED. HOWEVER, SIXTEEN (16) OF THOSE SPACES WOULD ALSO BE UTILIZED AS STALLS FOR VACUUMING OUT VEHICLES.
- §27-2904.g.5. REQUIRING 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 DRIVETHRU IS 0 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 KEYNETOPS 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 # PH220891 PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY FOR RAD 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 42017C0288K, 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.

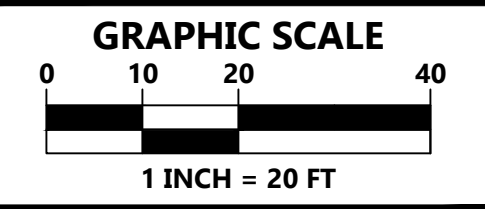
SERIAL NO. 20223183581

Before You Dig Anywhere

811 in PENNSYLVANIA

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PA One Call System Inc.



PLAN NOTATION

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501 NORTH MAIN STREET, DOYLESTOWN, PA 18041
WWW.VANCLEEFENGINEERING.COM
PHONE: (610) 345-1876

SKETCH 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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REV	DESCRIPTION	AUTH	DATE

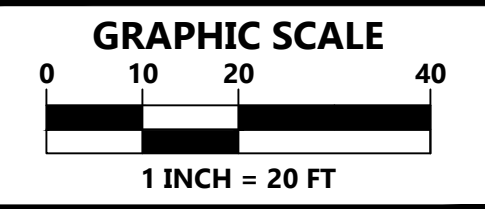
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SKETCH PLAN WITH LANDSCAPING

FOR

SPOTLESS BRANDS

DATE:	NOVEMBER 26, 2024
SCALE:	1"=20'
DESIGNED BY:	LSM
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	24-02-NBR