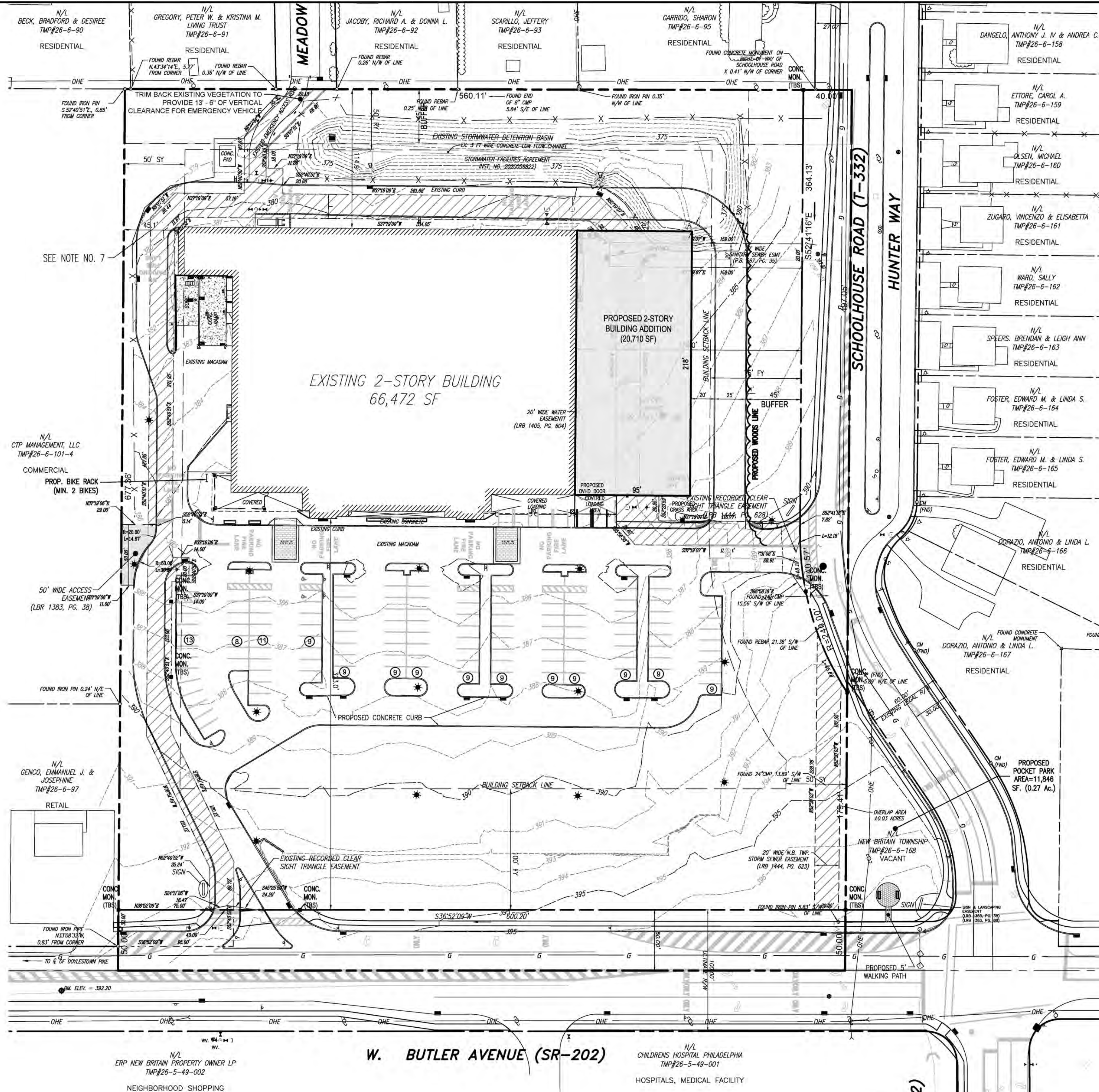




LOCATION MAP
SCALE: 1"=600'

OWNER
505 WEST BUTLER AVE., LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

APPLICANT
NOLAN DEVELOPMENT GROUP, LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SITE DATA
505 W. BUTLER AVENUE
CHAUFONT, PA 18914-2218
TWP# 26-006-096
INSTRUMENT# 2017018150
GROSS SITE AREA = 436,250 S.F. (10.015 AC.)
BASE SITE AREA = 350,000 S.F. (8.035 AC.)

W. BUTLER AVENUE:
CLASSIFICATION = ARTERIAL STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

SCHOOLHOUSE ROAD:
CLASSIFICATION = MAJOR COLLECTOR STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 80 FT
POSTED SPEED LIMIT = 35 MPH

ZONING DATA

ZONING DISTRICT: C-2 - COMMERCIAL DISTRICT, BUTLER AVENUE CORRIDOR OVERLAY DISTRICT
EXISTING/PROPOSED USE: J25b SELF-STORAGE WAREHOUSE BUILDING - PERMITTED BY CONDITIONAL USE GRANTED JUNE 5, 2017.

	REQUIRED(J25b)	REQUIRED(C-2)	EXISTING	PROPOSED
MINIMUM LOT AREA:	5,000 AC.	3 AC	8.035 AC. (BSA)	8.035 AC. (BSA)
MINIMUM LOT WIDTH:	200 FT.	400 FT.(ARTERIAL)	600 FT.	600 FT.
MINIMUM LOT DEPTH:	-	200 FT.	677 FT.	677 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	35 FT.	24 FT.(EXISTING)	24 FT.(EXISTING)
BUILDING SETBACKS:				
FRONT:	75 FT.	100 FT./50 FT.	186 FT.	90 FT.
SIDE:	50 FT.	25 FT.	45 FT.	45 FT.
REAR:	50 FT.	50 FT.	115 FT.	115 FT.
MAXIMUM IMPERVIOUS SURFACE:	50%	65%	*65.6% (PER RBSA)	*59.9% (PER RBSA)
MAXIMUM BUILDING COVERAGE:	30%	35%	19.0% (PER RBSA)	24.9% (PER RBSA)
MAXIMUM BUILDING FOOTPRINT:	75,000 SF	-	66,472 SF	*67,182 SF
MAXIMUM GROSS FLOOR AREA:	200,000 SF	-	132,944 SF	174,364 SF
*EXISTING NON-CONFORMING				
*VARIANCE REQUIRED				

	TOTAL AREA W/O OVERLAPS (AC.)	TOTAL INDIVIDUAL EASEMENT AREAS(AC.)
GROSS SITE AREA	10.015	10.015
W. BUTLER AVE. ULT. R.O.W. (50'):	0.689	0.689
W. BUTLER AVE. CLEAR SIGHT TRIANGLE:	0.002	0.002
SCHOOLHOUSE RD. ULT. R.O.W. (40'):	0.417	0.417
SCHOOLHOUSE RD. CLEAR SITE TRIANGLE:	0.005	0.005
EX. N.B. TWP. STORM SEWER EASEMENT:	0.095	0.095
EX. N.W.W. WATER SERVICE EASEMENT:	0.677	0.755
EX. ACCESS EASEMENT:	0.022	0.022
EX. SAN SEWER EASEMENT:	0.073	0.073
BASE SITE AREA:	8.035	

POCKET PARK:

REQUIRED:
15% OF BASE SITE AREA (BSA) 8.035 AC X .15 = 1.205 AC. REQUIRED
0.27 AC. PROPOSED

IMPERVIOUS SURFACE CALCULATIONS	EXIST. (SF.)	EXIST. (TBS)	EXIST. TO REMAIN	NEW PROPOSED	TOTAL PROPOSED (SF.)
BUILDING	66,472	0	66,472	20,710	87,182
ASPHALT	146,697	49,328	97,370	9,647	107,016
CONCRETE	16,269	3,072	13,197	2,245	15,442
TOTAL AREA:	229,439	52,400	177,039	32,602	209,641
BASE SITE AREA	8,035				
BUILDING COVERAGE PERCENTAGE:	19.0%				24.9%
TOTAL IMPERVIOUS PERCENTAGE:	65.6%				59.9%

CONDITIONAL USE ORDER, DATED JUNE 5, 2017, GRANTED TO PERMIT J25 SELF STORAGE USE

CONDITIONED UPON THE FOLLOWING:

1. APPLICANT DEVELOPING AND USING THE PROPERTY IN CONFORMITY WITH THE APPLICATION AND THE EVIDENCE PRESENTED AT THE HEARING;
2. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL THE EASMENTS AND ASSOCIATES LETTER OF APRIL 19, 2017;
3. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL OF THE RECOMMENDATIONS OF THE TOWNSHIP PLANNING COMMISSION SET FORTH IN THE MINUTES OF THE APRIL 25, 2017 PLANNING COMMISSION MEETING;
4. APPLICANT PLANTING TREES TO FILL IN THE MISSING STREET TREES ALONG THE ROAD FRONTAGE OF THE PROPERTY TO THE THE SATISFACTION OF THE TOWNSHIP ENGINEER; AND
5. APPLICANT REPAIRING, RENOVATING, MAINTAINING, AND USING THE EXISTING STORMWATER MANAGEMENT FACILITIES LOCATED UPON THE PROPERTY AND SERVING THE IMPROVEMENTS ON THE PROPERTY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

GENERAL NOTES:

1. ULTIMATE RIGHTS-OF-WAYS FOR W. BUTLER PIKE AND SCHOOLHOUSE RD. PREVIOUSLY DEDICATED TO PENNDOT AND NEW BRITAIN TOWNSHIP. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS OFFERED OR REQUIRED.
2. FIELD SURVEY PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017.
3. PROPERTY WILL CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. APPLICANT/OWNER SHALL MAINTAIN CLEAR LINES OF SIGHT FROM DRIVEWAY ACCESS POINTS IN AREAS IDENTIFIED ON PLAN AS EXISTING RECORDED CLEAR SIGHT TRIANGLE EASEMENTS.

REFERENCE PLANS:

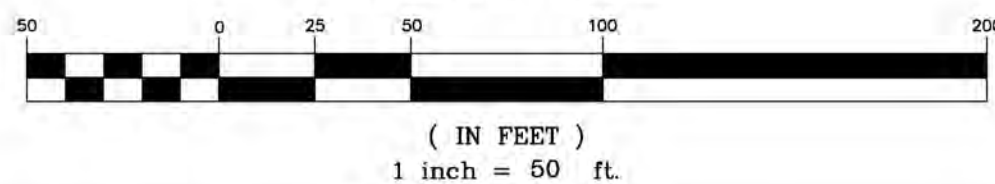
1. RECORD PLAN FOR ACME-STORE NO. 22-1596, PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED MAY 15, 1996.
2. ALTA SURVEY FOR NOLAN DEVELOPMENT GROUP, LLC, PREPARED BY R.L. SHOWALTER & ASSOCIATES, DATED DECEMBER 1, 2021.

PARKING SUMMARY:

REQUIRED:	
1 SP PER 50 STORAGE UNITS	1750 UNITS/50 = 35 SPACES
OR	
1 SP PER 5,000 SF GROSS FLOOR AREA PLUS	174,364 SF/5,000 = 35 SPACES
1 SP PER EMPLOYEE	2 EMPLOYEES MAX = 2 SPACES
TOTAL REQUIRED	131 SPACES (170 TO BE REMOVED)
TOTAL PROPOSED	5% OF REQUIRED PARKING SPACES
TOTAL BICYCLE SPACES PROPOSED	37 x 0.05 = 2 BICYCLE SPACES

ADA SPACES REQUIRED: 37 X 37 SPACES REQ'D. PER USE = 2
ADA SPACES PROPOSED: 2 SPACES

GRAPHIC SCALE



LEGEND

---	BOUNDARY LINE
---	ADJ. BOUNDARY LINE
---	BUILDING SETBACK LINE
---	RIGHT OF WAY (LEGAL)
---	RIGHT OF WAY (ULTIMATE)
●	CONC. MONUMENT FOUND
○	IRON PIN FOUND

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

NO.	DATE	REVISIONS
1	03/22/23	REV. PER GILMORE LTR. DATED 12/07/22
2	01/11/23	REV. PER FIRE MARSHAL LTR. DATED 12/07/22

SKETCH PLAN

R. L. Showalter & Associates, Inc.
116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
https://rlshowalter.com
Email: rlshow@rlshowalter.com



• Engineering • Planning • Surveying •

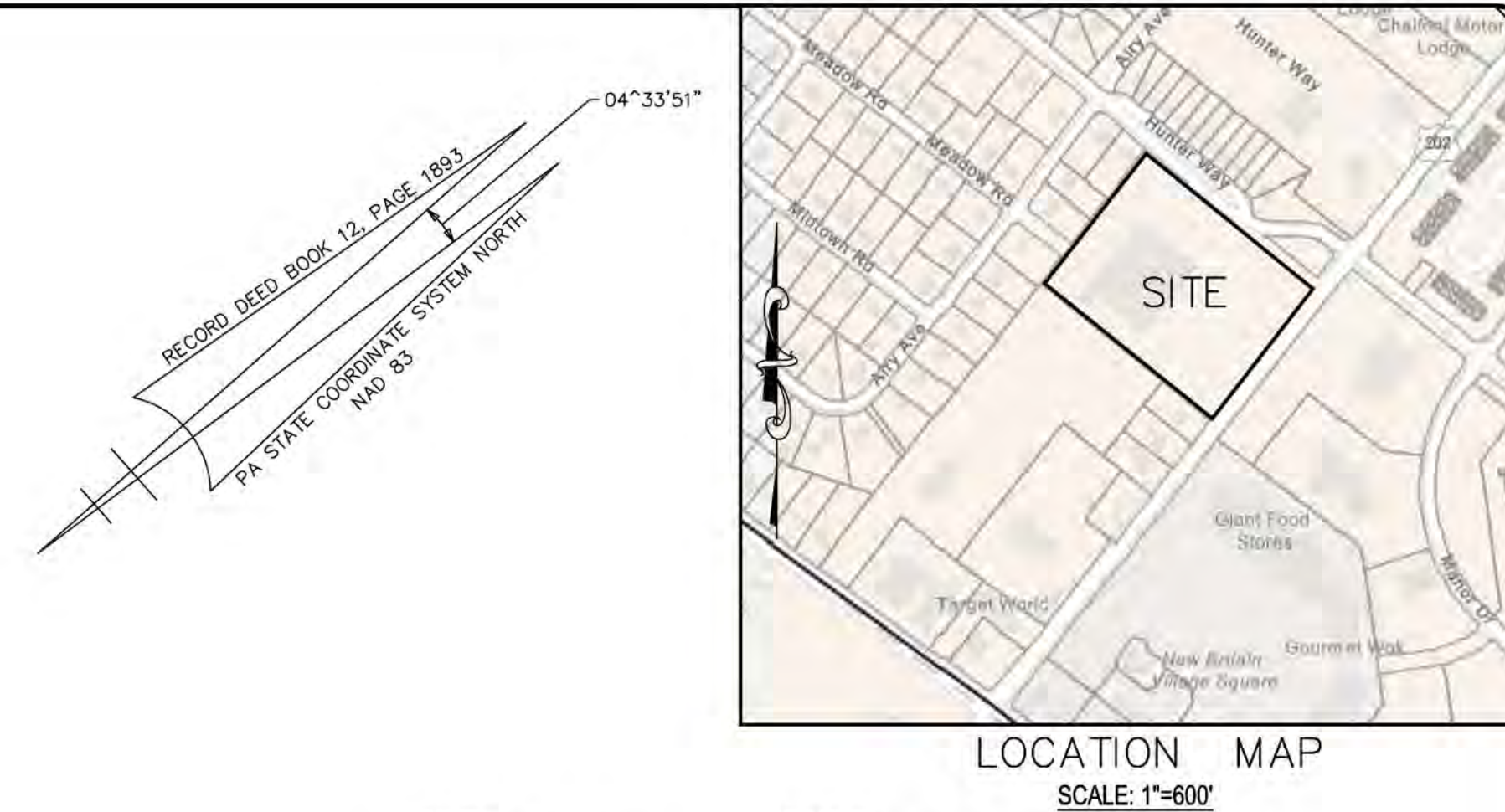
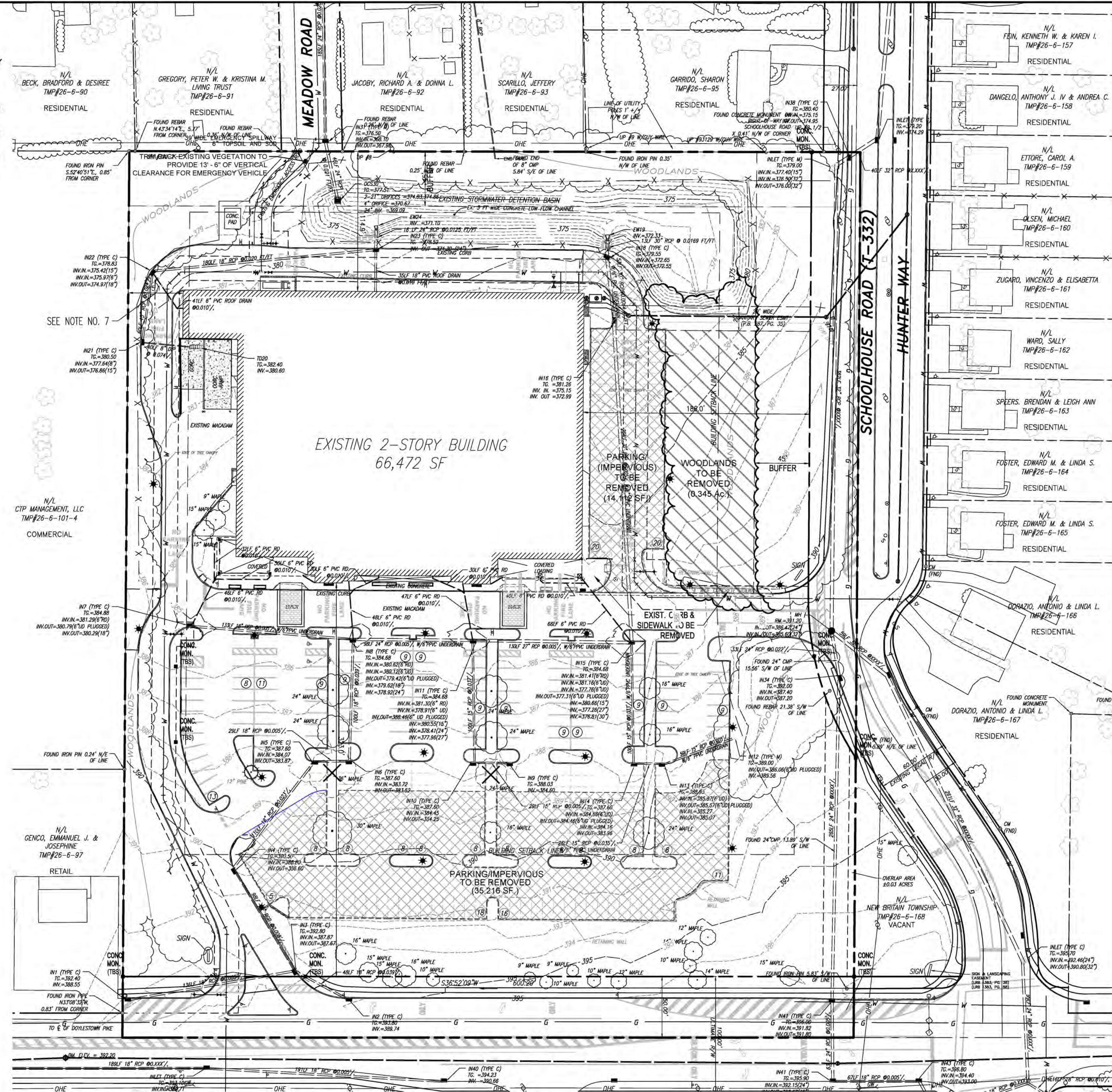
SCALE: 1" = 50'
DATE: 10/18/2022
JOB NO.: 2016-0838
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
NOLAN DEVELOPMENT GROUP LLC.
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SHEET
1 OF 3

NOTES

- TOPOGRAPHY BASED ON PHOTOGRAMMETRIC METHODS BY ADR ASSOCIATES IN MARCH 1996. THE HORIZONTAL DATUM IS NAD 1983 AND THE VERTICAL DATUM IS NAD 1988. EXISTING UTILITY TIE-IN CONNECTIONS HAVE BEEN AS-BUILT BY SURVEY METHODS BY TAYLOR, WISEMAN & TAYLOR APRIL 1996.
- OUTBOUND INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY TAYLOR, WISEMAN AND TAYLOR DWG. 354-75018 DATED APRIL 1996.
- DRAINAGE WAY DELINEATED BY ENVIRONMENTAL RESOLUTIONS, INC. FIELD LOCATED BY TAYLOR, WISEMAN AND TAYLOR APRIL 1996.
- LOCATION OF POSSIBLE FUTURE 50' WIDE ACCESS TO THE BENEFIT OF NEW BRITAIN TOWNSHIP PURSUANT TO SEPARATE AGREEMENT.
- ADDITIONAL TOPOGRAPHY AND FIELD SURVEYING PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017.
- BENCHMARK - R.L. SHOWALTER 2017 SURVEY: BM: SANITARY MANHOLE- W. BUTLER AVE. ELEVATION = 392.20



OWNER
505 W. BUTLER AVE., LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

APPLICANT
NOLAN DEVELOPMENT GROUP, LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SITE DATA
505 W. BUTLER AVE.
CHALFONT, PA 18914-2218
TMP# 26-006-096
INSTRUMENT# 2017018150
GROSS SITE AREA = 436,250 S.F. (10.015 AC.)
BASE SITE AREA = 350,005 S.F. (8.035 AC.)
EXISTING IMPERVIOUS COVERAGE (PER BSA) = 165.67%
EXISTING BUILDING COVERAGE (PER BSA) = 19.07%
*EXISTING NON-CONFORMITY

W. BUTLER AVENUE:
CLASSIFICATION = ARTERIAL STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 100 FT
POSTED SPEED LIMIT = 45 MPH

SCHOOLHOUSE ROAD:
CLASSIFICATION = MAJOR COLLECTOR STREET
ULTIMATE RIGHT-OF-WAY WIDTH = 80 FT
POSTED SPEED LIMIT = 35 MPH

SITE CAPACITY CALCULATIONS FOR EXISTING TMP# 26-006-096 (\$27-2402)

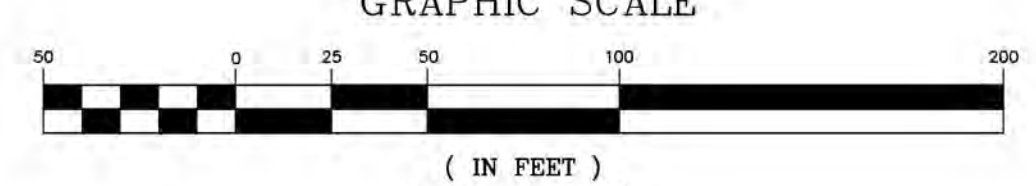
	TOTAL AREA W/O OVERLAPS (AC.)	TOTAL INDIVIDUAL EASEMENT AREAS (AC.)
GROSS SITE AREA	10.015	10.015
W. BUTLER AVE. ULT. R.O.W. (50')	0.689	0.689
W. BUTLER AVE. CLEAR RIGHT TRIANGLE:	0.002	0.002
SCHOOLHOUSE RD. ULT. R.O.W. (40')	0.417	0.417
SCHOOLHOUSE RD. CLEAR SITE TRIANGLE:	0.005	0.005
EX. N.B. TWP. STORM SEWER EASEMENT:	0.095	0.095
EX. HWY. WATER SERVICE EASEMENT:	0.677	0.677
EX. ACCESS EASEMENT:	0.022	0.022
EX. SAN SEWER EASEMENT:	0.073	0.073
BASE SITE AREA:	8.035	8.035

NATURAL RESOURCES	PROTECTION RATIO	ACRES OF LAND IN RESOURCES	RESOURCE PROTECTION LAND (AC. X PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBED
WATERCOURSES	1.00	0.000 AC	0.000 AC	0.000 AC
RIPARIAN BUFFER	1.00	0.000 AC	0.000 AC	0.000 AC
FLOODPLAIN (ALLUVIAL) SOILS	1.00	0.000 AC	0.000 AC	0.000 AC
WETLANDS	1.00	0.000 AC	0.000 AC	0.000 AC
LAKES OR PONDS	1.00	0.000 AC	0.000 AC	0.000 AC
WOODLANDS	0.50	1.904 AC	0.952 AC (1.559 AC)*	0.345 AC
STEEP SLOPES (8% TO 15%)	0.60	0.000 AC	0.000 AC	0.000 AC
STEEP SLOPES (15% TO 25%)	0.70	0.000 AC	0.000 AC	0.000 AC
STEEP SLOPES (25%+)	0.85	0.000 AC	0.000 AC	0.000 AC
TOTAL LAND WITH RESOURCE RESTRICTIONS		1.904 AC	1.559 AC	0.345 AC
TOTAL LAND WITH 1.00 PROTECTION RATIO RESOURCE RESTRICTIONS		0.000 AC	0.000 AC	0.000 AC
TOTAL RESOURCE PROTECTION LAND REQUIRED			1.559 AC	0.000 AC
TOTAL RESOURCE PROTECTION LAND PROVIDED			1.559 AC	0.000 AC
TOTAL DISTURBED RESOURCES				0.345 AC

D. MINIMUM OPEN SPACE:	
BASE SITE AREA	8.035 AC
MULTIPLY BY MINIMUM OPEN SPACE RATIO	0 AC (N/A IN C-2 DISTRICT)
E. REQUIRED OPEN SPACE:	
ORDER OF OTHER:	
TOTAL OF THE RESOURCE PROTECTION LAND WITH A 1.00 PROTECTION RATIO	0
MINIMUM OPEN SPACE	
F. NET BUILDABLE SITE AREA:	
BASE SITE AREA	8.035 AC
SUBTRACT REQUIRED OPEN SPACE	0
NET BUILDABLE SITE AREA	8.035 AC
G. NUMBER OF DWELLING UNITS/LOTS:	
MAXIMUM DENSITY	(N/A IN C-2 DISTRICT)
H. IMPERVIOUS SURFACES:	
RATIO BASE SITE AREA	8.035 AC
MULTIPLY BY MAXIMUM IMPERVIOUS SURFACE RATIO	558
ALLOWED IMPERVIOUS SURFACE	8.035 AC X 0.55 = 4.419 AC (EXISTING NON-CONFORMING)

- WOODLANDS NOTES:**
- PER THE PLAN ENTITLED "EXISTING FEATURES AND TREE LOCATION PLAN" PREPARED FOR WINCON CAPITAL MANAGEMENT, BY ROBERT E. BLUE CONSULTING ENGINEERS, LAST REVISED MARCH 26, 1990, THERE WERE 3,119 ACRES OF EXISTING WOODLANDS PRIOR TO THE CONSTRUCTION OF THE ACME GROCERY STORE. AT THAT TIME 50% OF THE WOODLANDS (OR 1,559 ACRES) WERE PERMITTED TO BE DISTURBED FOR THE CONSTRUCTION OF THE ACME AND ITS ASSOCIATED IMPROVEMENTS.
 - PER FIELD SURVEY BY R.L. SHOWALTER & ASSOCIATES IN 2017, THERE ARE 1,904 ACRES OF EXISTING WOODLANDS CURRENTLY ON-SITE. 0.345 ACRES ARE PROPOSED TO BE DISTURBED, LEAVING 1,559 ACRES OF WOODLANDS REMAINING AFTER DEVELOPMENT, AS REQUIRED.

GRAPHIC SCALE



LEGEND	
---	BOUNDARY LINE
---	ADJ. BOUNDARY LINE
---	BUILDING SETBACK LINE
---	RIGHT OF WAY (LEGAL)
---	RIGHT OF WAY (ULTIMATE/LEGAL)
---	CONTOUR INDEX
---	CONTOUR INTERVAL
---	SANITARY SEWER
---	STORM SEWER
---	WATER MAIN
---	GAS MAIN
---	OVERHEAD ELECTRIC
---	SOILS
---	CONC. MONUMENT FOUND
---	IRON PIN FOUND
---	HYDRAUNT
---	INLET
---	SANITARY MANHOLE
---	UTILITY POLE
---	WATER VALVE

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

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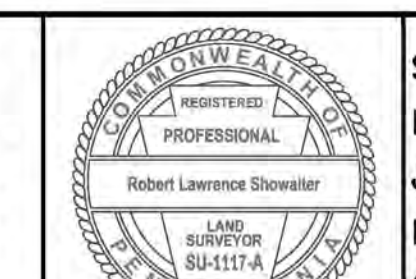
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NO.	DATE	REVISIONS
1	03/22/23	REV. PER GILMORE LTR. DATED 12/07/22
2	01/11/23	REV. PER FIRE MARSHAL LTR. DATED 12/07/22
		COMMENT

EXISTING FEATURES PLAN

R. L. Showalter & Associates, Inc.

116 East Butler Avenue
Chalfont, PA 18914
(215) 822-2990
FAX (215) 822-5684
https://rlshowalter.com
Email: rlshowalter@rlshowalter.com



SCALE: 1" = 50'
DATE: 10/18/2022
JOB NO.: 2016-083B
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR:
NOLAN DEVELOPMENT GROUP LLC.
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SHEET
2 OF 3

Plotted: 03/24/23 - 2:00 PM By: jshw
File: F:\03\2016\2016-083B - Nolen Bldg Addition\ENGINEERING\2016-083B_Plan_Bldg Expansion Sketch.dwg-03-LANDSCAP

CALL BEFORE YOU DIG!
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AND 10 WORKING DAYS IN DESIGN
STAGE-STOP CALL.

PENNSYLVANIA ONE CALL SYSTEM, INC.

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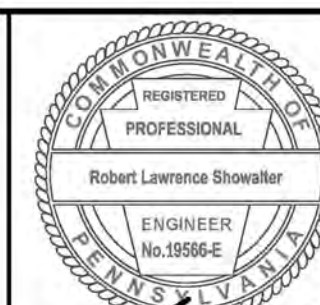
LANDSCAPING PLAN

**R. L. Showalter
& Associates, Inc.**



• Engineering • Planning • Surveying •

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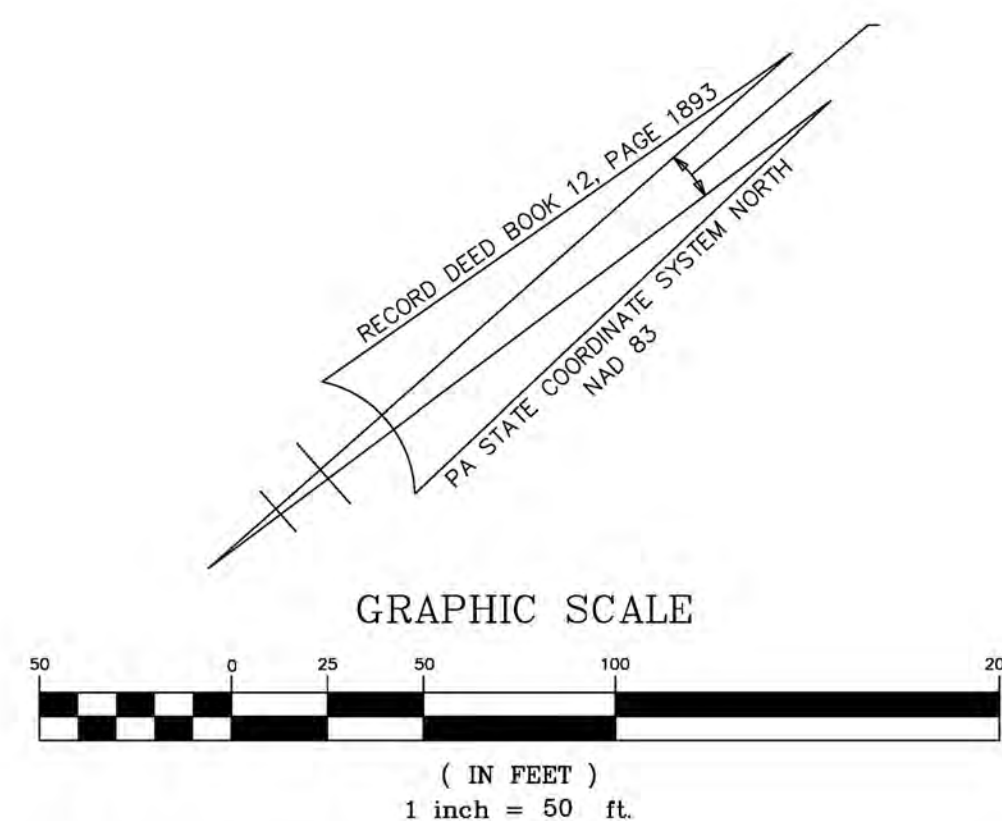
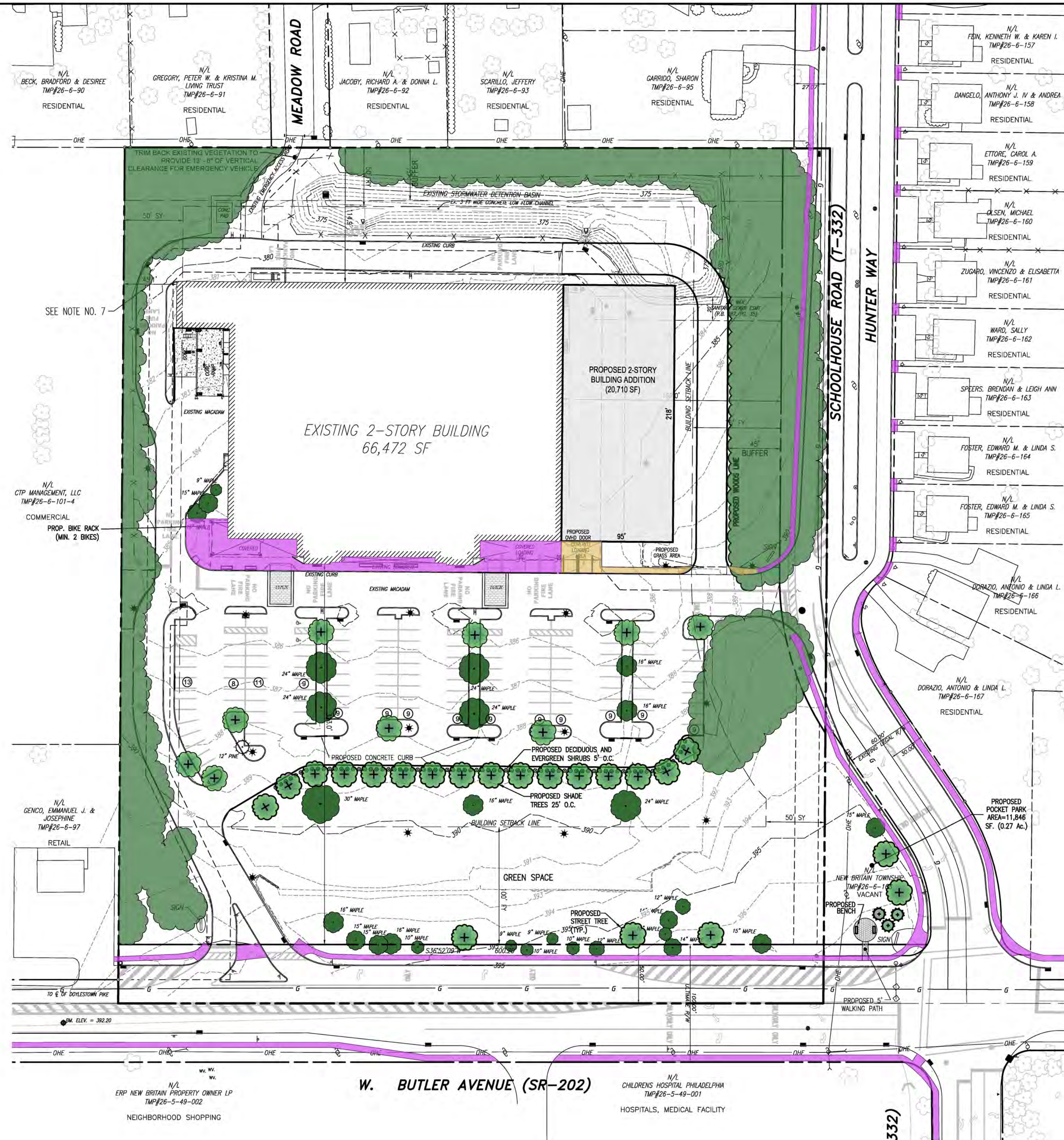


SCALE: 1" = 50'
DATE: 10/18/2022
JOB NO.: 2016-083B
DRAWN BY: JHS
CHECKED BY: RLB

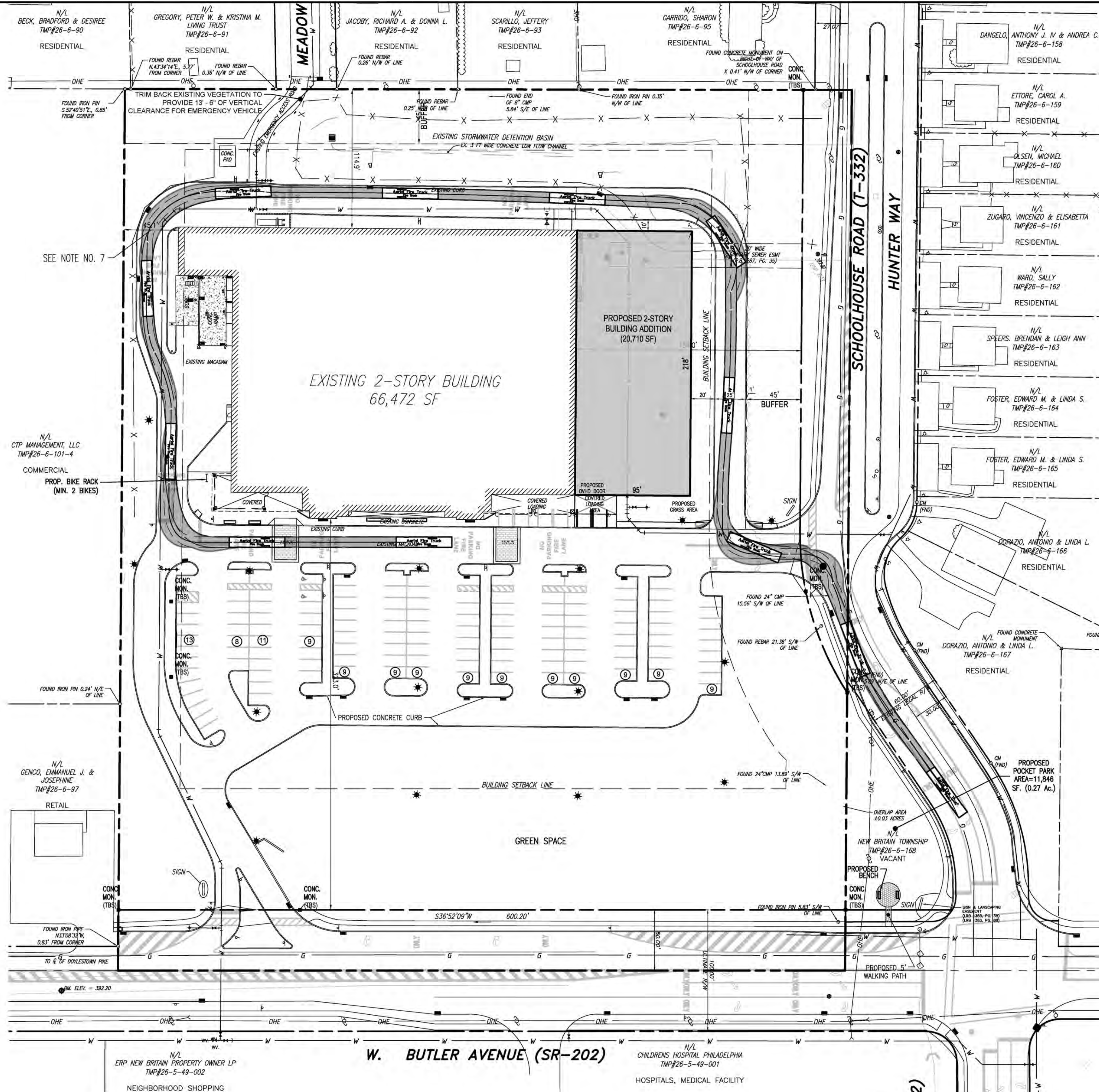
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SHEET
3 OF 3

LEGEND	
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---	CONTOUR INDEX
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---	STORM SEWER
---	WATER MAIN
---	GAS MAIN
---	OVERHEAD ELECTRIC
---	SOILS
---	CONC. MONUMENT FOUND
---	IRON PIN FOUND
---	HYDRANT
---	INLET
---	SANITARY MANHOLE
---	UTILITY POLE
---	WATER VALVE
---	10" MAPLE
---	TREE (DECIDUOUS)



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PENNSYLVANIA ONE CALL SYSTEM, INC.
 **1-800-242-1776**

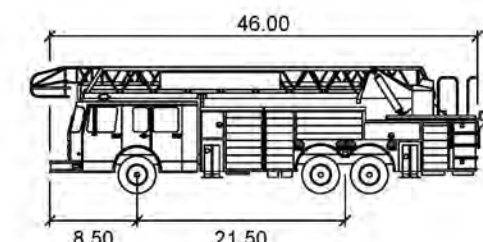


LOCATION MAP
SCALE: 1"=600'

OWNER
505 WEST BUTLER AVE., LLC
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SITE DATA
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CHAUFONT, PA 18914-2218
TWP# 26-006-096
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GROSS SITE AREA = 436,250 S.F. (10.015 AC.)
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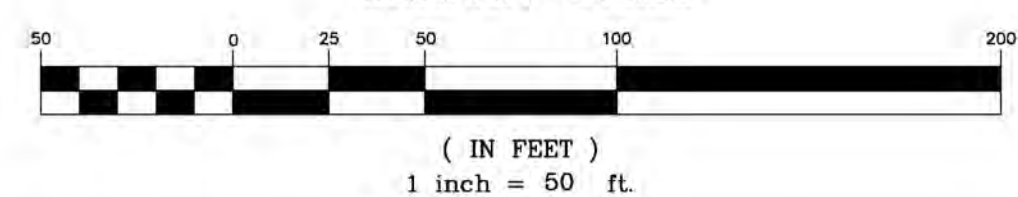
APPLICANT
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70 EAST LANCASTER AVE.
FRAZER, PA 19355



Aerial Fire Truck

Width	8.50
Track	9.00
Lock to Lock Time	6.0
Steering Angle	40.0

GRAPHIC SCALE



CONDITIONAL USE ORDER, DATED JUNE 5, 2017, GRANTED TO PERMIT J25 SELF STORAGE USE

CONDITIONED UPON THE FOLLOWING:

1. APPLICANT DEVELOPING AND USING THE PROPERTY IN CONFORMITY WITH THE APPLICATION AND THE EVIDENCE PRESENTED AT THE HEARING;
2. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL THE COMMENTS IN THE CITY AND ASSOCIATES LETTER OF APRIL 19, 2017;
3. APPLICANT FULLY ADDRESSING AND COMPLYING WITH ALL OF THE RECOMMENDATIONS OF THE TOWNSHIP PLANNING COMMISSION SET FORTH IN THE MINUTES OF THE APRIL 25, 2017 PLANNING COMMISSION MEETING;
4. APPLICANT PLANTING TREES TO FILL IN THE MISSING STREET TREES ALONG THE ROAD FRONTAGE OF THE PROPERTY TO THE THE SATISFACTION OF THE TOWNSHIP ENGINEER; AND
5. APPLICANT REPAIRING, RENOVATING, MAINTAINING, AND USING THE EXISTING STORMWATER MANAGEMENT FACILITIES LOCATED UPON THE PROPERTY AND SERVING THE IMPROVEMENTS ON THE PROPERTY TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.

GENERAL NOTES:

1. ULTIMATE RIGHTS-OF-WAYS FOR W. BUTLER PIKE AND SCHOOLHOUSE RD. PREVIOUSLY DEDICATED TO PENNDOT AND NEW BRITAIN TOWNSHIP. NO ADDITIONAL RIGHT-OF-WAY DEDICATION IS OFFERED OR REQUIRED.
2. FIELD SURVEY PERFORMED BY R.L. SHOWALTER & ASSOCIATES INC. JANUARY-JULY 2017.
3. PROPERTY WILL CONTINUE TO BE SERVED BY PUBLIC WATER AND SEWER.
4. APPLICANT/OWNER SHALL MAINTAIN CLEAR LINES OF SIGHT FROM DRIVEWAY ACCESS POINTS IN AREAS IDENTIFIED ON PLAN AS EXISTING RECORDED CLEAR SIGHT TRIANGLE EASEMENTS.

REFERENCE PLANS:

1. RECORD PLAN FOR ACME-STORY NO. 22-1596, PREPARED BY TAYLOR WISEMAN & TAYLOR, DATED MAY 15, 1996.
2. ALTA SURVEY FOR NOLAN DEVELOPMENT GROUP, LLC, PREPARED BY R.L. SHOWALTER & ASSOCIATES, DATED DECEMBER 1, 2021.

PLAN NOTATION - THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON ANY EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SHOWALTER & ASSOCIATES, INC. SHALL ONLY CERTIFY THOSE DOCUMENTS THAT CONTAIN A SEAL AND SIGNATURE. ANY REUSE OF THESE DOCUMENTS WITHOUT THE EXPRESS WRITTEN CONSENT OF R. L. SHOWALTER & ASSOCIATES, INC. OR THEIR USE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PURPOSE FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, SUCH USE SHALL CONSTITUTE AN AGREEMENT BY THE PARTY USING THE DOCUMENTS AND THE CLIENT TO INDEMNIFY AND HOLD R. L. SHOWALTER & ASSOCIATES, INC. AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS) ARISING AS THE RESULT OF SUCH USE, EXCEPTING ONLY THOSE DAMAGES, LIABILITIES AND COSTS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF R. L. SHOWALTER & ASSOCIATES, INC.

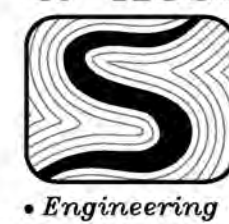
R. L. SHOWALTER AND ASSOCIATES, INC. ALL RIGHTS RESERVED.

NO.	DATE	REVISIONS
1	03/22/23	REV. PER GILMORE LTR. DATED 12/07/22
2	01/11/23	REV. PER FIRE MARSHAL LTR. DATED 12/07/22

T.M.P. 26-006-096

FIRETRUCK CIRCULATION PLAN

R. L. Showalter & Associates, Inc.



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Chalfont, PA 18914
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Email: rlshow@rlshow.com



SCALE: 1" = 50'
DATE: 10/18/2022
JOB NO.: 2016-083B
DRAWN BY: JHS
CHECKED BY: RLB

SITUATE: NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
PREPARED FOR: NOLAN DEVELOPMENT GROUP LLC.
70 EAST LANCASTER AVE.
FRAZER, PA 19355

SHEET
1 OF 1