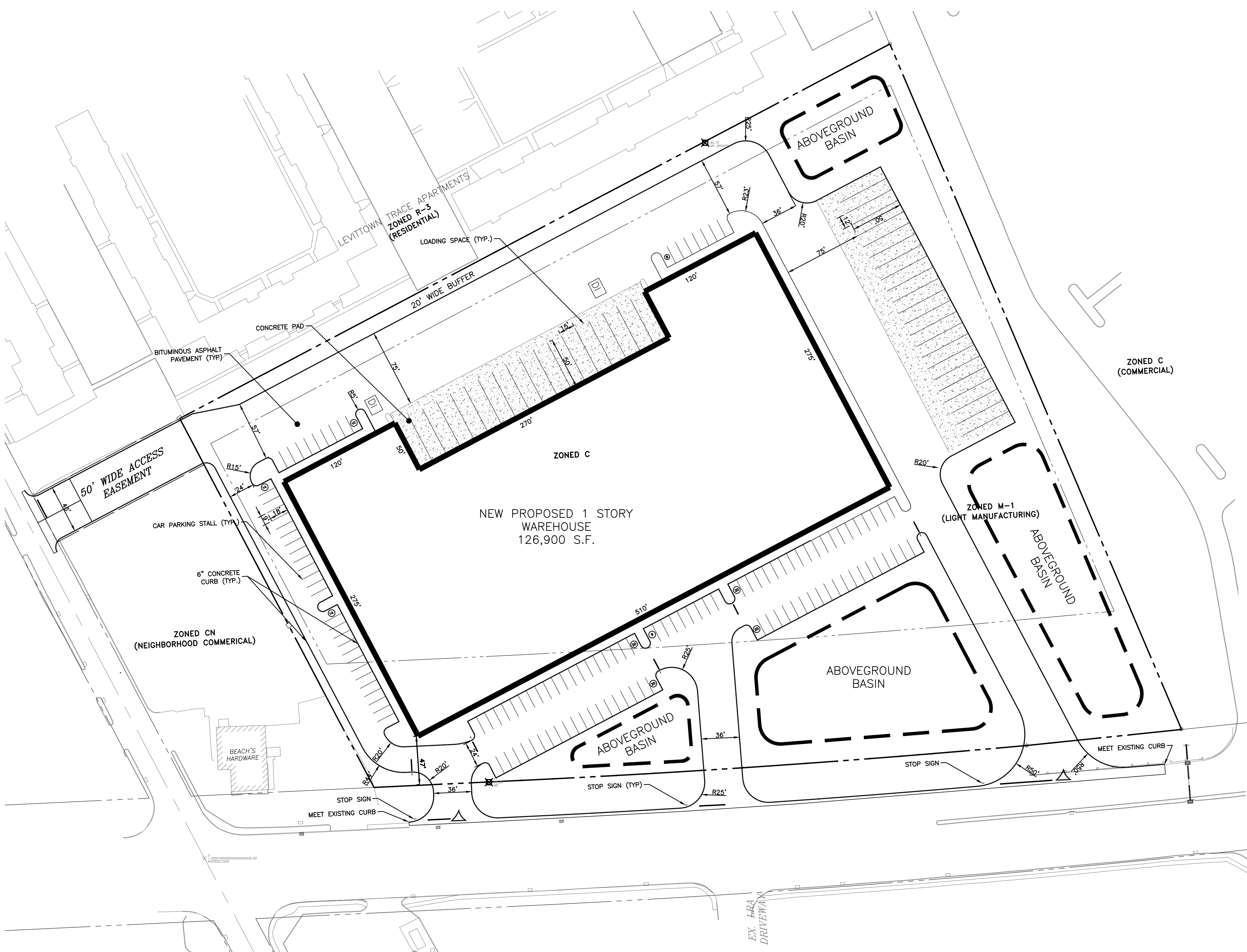


LOCATION MAP
SCALE: 1"=1,000'



NATURAL RESOURCE PROTECTION				
	RESOURCE PROTECTION RATIO	LAND IN RESOURCE*	REQUIRED PROTECTION LAND	PROPOSED RESOURCE PROTECTION LAND
FLOODPLAINS	1.00	0.00 AC.	0.00 AC.	N/A
FLOODPLAIN SOILS	1.00	0.00 AC.	0.00 AC.	N/A
STEEP SLOPES:				
15%-25%	0.70	0.00 AC.	0.00 AC.	
25% PLUS	0.85	0.00 AC.	0.00 AC.	
WOODLANDS:				
NO OTHER RESOURCE	0.50 ***	0.57 AC.	0.29 AC.	0.16 AC.
WITH OTHER RESOURCE	0.80 ***	1.89 AC.	1.51 AC.	1.64 AC.
LAKES AND PONDS	1.00	0.00 AC.	0.00 AC.	N/A
LAKE SHORE AREAS	0.70	0.00 AC.	0.00 AC.	N/A
POND SHORE AREAS	0.80	0.00 AC.	0.00 AC.	N/A
WATERS OF THE COMMONWEALTH	1.00	0.00 AC.	0.00 AC.	N/A
WETLANDS	1.00	2.17 AC.	2.17 AC.	2.16 AC.
WETLANDS MARGINS**	0.80 ***	1.83 AC.	1.46 AC.	0.65 AC.
LAND WITH RESOURCE RESTRICTION			3.92	
RESOURCE PROTECTION LAND				2.98 AC.

NATURAL RESOURCE PROTECTION NOTES
 * THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE SITE AREA.
 ** WETLAND MARGIN TO EXTEND 100 FEET FROM WETLANDS OR TO LIMIT OF HYDRIC SOILS, WHICHEVER IS LESS (PER 2004 SOILS MAPPING FOR BUCKS COUNTY, NO HYDRIC SOILS ON SITE)
 *** PER ZONING HEARING DECISION OF JULY 10, 2006 (AS SHOWN ON PLAN SUBMITTED WITH ZONING APPLICATION).

Site Capacity Calculations

Base Site Area
 Total Site Area = 417,513 Sqft. (9.59 AC.)
 Right-of Way Area = 0 Sqft. (0.00 AC.)
 Base Site Area = 417,513 Sqft. (9.59 AC.)

Net Buildable Site Area
 Base Site Area = 417,513 Sqft. (9.59 AC.)
 Resource Protection Land = 170,680 Sqft. (3.92 AC.)
 Net Buildable Site Area = 246,863 Sqft. (5.67 AC.)

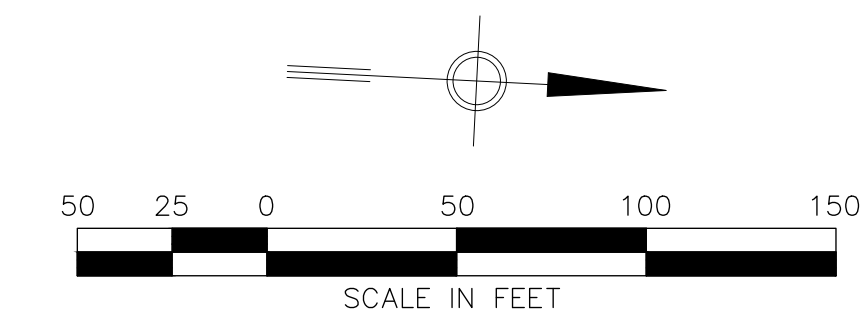
Number of Dwelling Units
 Not Applicable

Impervious Surfaces
 Net Buildable Site Area = 246,863 Sqft. (5.67 AC.)
 Maximum Impervious Surface Ratio = 70 %
 Maximum Impervious Surface Area = 172,804 Sqft. (3.97 AC.)

Site Capacity Summary
 Net Buildable Site Area: 246,863 Sqft. (5.67 AC.)
 Maximum Number of Dwelling Units: Not Applicable
 Maximum Impervious Surface Area: 172,804 Sqft. (3.97 AC.)

ZONING DATA		
ZONED: C - COMMERCIAL WITH TC - TOWN CENTER OVERLAY		
EXISTING USE: D13 - TAVERN		
PROPOSED USE: (F3) WHOLESALE BUSINESS, WHOLESALE STORAGE, AND WAREHOUSING		
	REQUIRED	PROPOSED
MIN. LOT AREA	30,000 SF	417,543 SF.
MIN. LOT WIDTH	100 FT.	768 FT.
MAX. BLDG. AREA	35%	47%
MAX. IMPERV. SURFACE	70%	92%
MIN. YARDS		
FRONT	120 FT.*	105.15 FT.
SIDE	15 FT.	60.00 FT.
REAR	35 FT.	100.00 FT.
MAX. HEIGHT	50 FT.	80 FT.
BUFFER YARD	75 FT.**	20 FT.

ZONING NOTES
 * SPECIAL SETBACK REQUIRED: 120 FROM CENTERLINE OF EXISTING RIGHT OF WAY OF NEW RODGERS ROAD
 **INCREASED FOR PROPOSED BUILDING HEIGHT



09/12/2024	NM	JES	ZONING HEARING BOARD SUBMISSION
Date	Draft	Chkd	
ZONING PLAN			
3113 VETERANS HIGHWAY			
Prepared For: HERRING PROPERTIES			
Situate In: BRISTOL TOWNSHIP, BUCKS CO., PA.			
			PROJECT #: Z057000598
920 GERMANTOWN PIKE, SUITE 200, PLYMOUTH MEETING, PA 19462			DRAWING #: C-001
Jeffrey E. Skinner PE-042652-E SU-052889-E			SHEET #: 1 Of 1