



REQUIREMENT	NCKAMKON T/V/P. REQUIRED - VC DISTRICT	DURIHAM T/V/P. REQUIRED - RM DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA (TO LEGAL R.O.W.)	20,000 SF	3 AC	883,176 SF (20.27 AC)	883,176 SF (20.27 AC)
MINIMUM LOT WIDTH AT BBSL	100 FT	200 FT	545.63 FT	545.63 FT
MINIMUM FRONT YARD	50 FT	50 FT	10.35 FT*	10.35 FT*
MINIMUM SIDE YARD	20 FT	30 FT	106.99 FT	134.96 FT
MINIMUM REAR YARD	25 FT	50 FT	825.67 FT	825.67 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	15%	3.55%	2.64%
MAXIMUM BUILDING COVERAGE	30%	10%	0.54%	0.49%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	<35 FT	<35 FT

** EXISTING NON-CONFORMING USE IN DURHAM TOWNSHIP; USE IS PERMITTED BY-RIGHT IN NOCKAMIXON TOWNSHIP

EXISTING IMPERVIOUS
SURFACE TABULATION

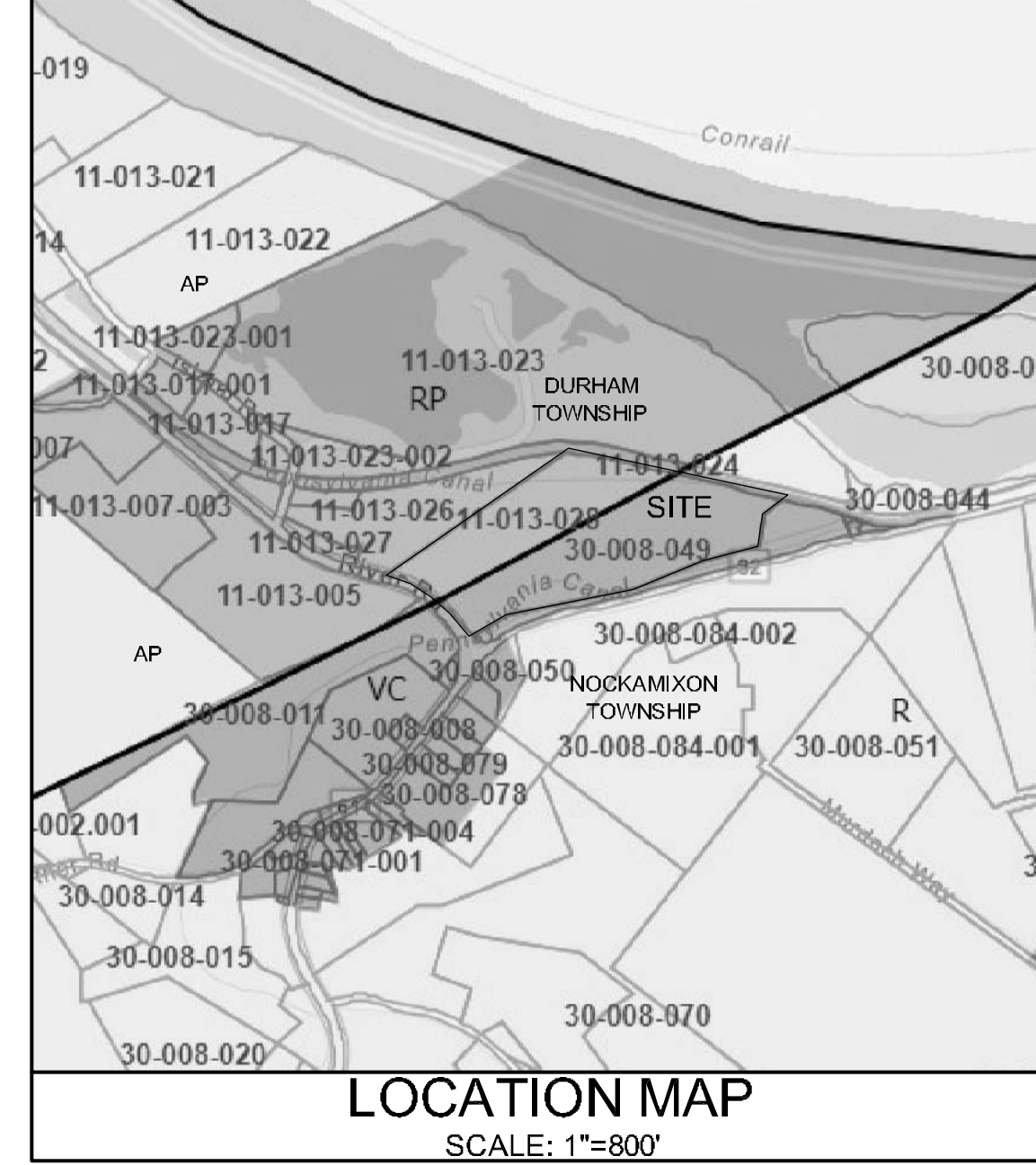
BUILDING w/OVERHANG	=	4,795 SF
PAVED AREA	=	4,551 SF
STONE AREA	=	21,691 SF
CONC./WALLS	=	341 SF
TOTAL	=	31,845 SF
	=	3.55%


PROPOSED IMPERVIOUS

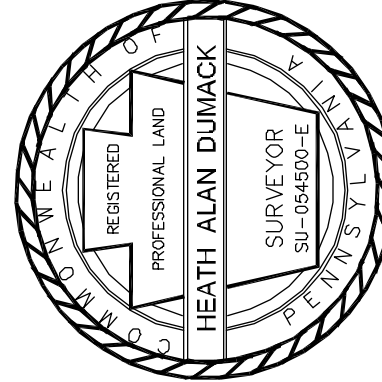
BUILDING w/OVERHANG	=	4,358 SF
PAVED AREA	=	2,462 SF
STONE AREA	=	16,148 SF
CONC. WALLS	=	341 SF
TOTAL	=	23,309 SF
	=	2.64%

GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2008-121.
2. ENTIRE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0066J, EFFECTIVE DATE MARCH 16, 2015.
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. RIGHT-OF-WAY INFORMATION TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 611, SECTION 74S R/W AND STATE ROUTE 32, SECTION 74S R/W FOUND IN HIGHWAY BOOK 81, PAGE 25.

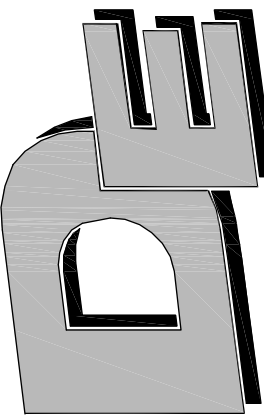


SERIAL No. 2025—
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[illegible]

HEATH A. DUMACK, P.E. & P.L.S.
PA P.E. LICENSE No. PE-051685-E
PA P.L.S. LICENSE No. SU-054500-E

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EXISTING PARCEL INFO:

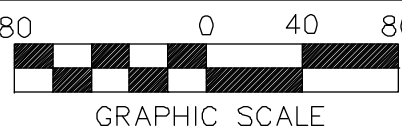
T.M.P. No. 30-008-049, 11-013-028
DEED BOOK: PAGE No.
INSTRUMENT No.: 2022071311
CURRENT ZONING: VC=NOCKAMIXON; RP=DURHAM

OWNER of RECORD:

SAMUEL & LEA CRAVERO
116 DANBY CT
SOUTHAMPTON, PA 18961

APPLICANT:

SAME AS ABOVE



OVERALL SITE PLAN
9755 EASTON ROAD

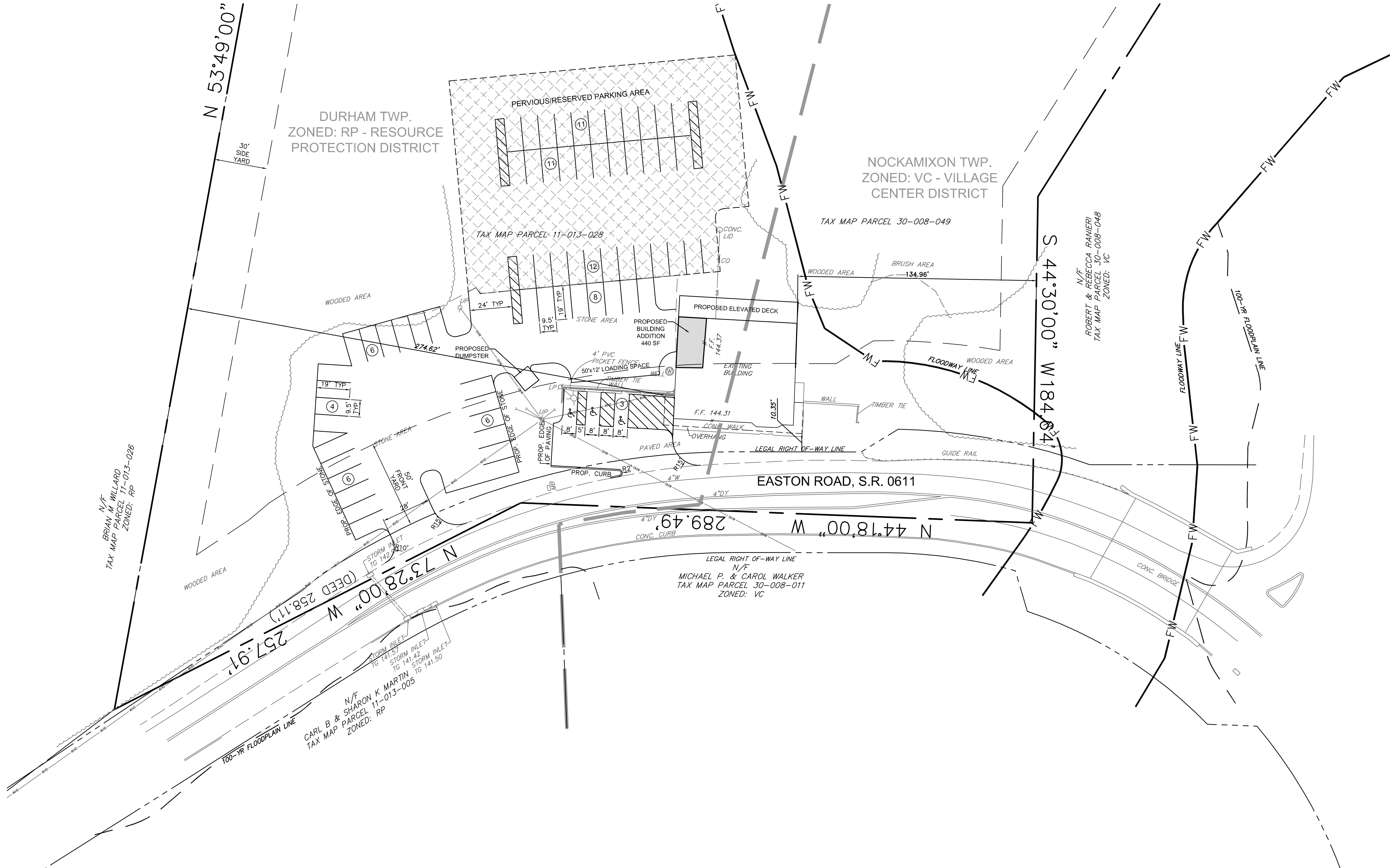
NOCKAMIXON & DURHAM TOWNSHIPS
BUCKS COUNTY, PA

DRAWN BY: <div style="text-align: center; font-size: 1.5em;">HAD</div>	CHECKED BY:
SCALE: <div style="text-align: center; font-size: 1.5em;">1"=80'</div>	PROJECT No: <div style="text-align: center; font-size: 2em;">7936</div>
PLAN DATE: <div style="text-align: center; font-size: 1.5em;">MAR. 3, 2025</div>	SHEET No: 1 of 3

NOKKAMIXON PARKING REQUIREMENTS (SPACES PROVIDED IN DURHAM TOWNSHIP)	
DESCRIPTION	
RESTAURANT	122 SEATS MAX. + 6 EMPLOYEES
ONE SPACE FOR EVERY 2 SEATS PLUS ONE SPACE PER EMPLOYEE	122 SEATS /2 = 61 SPACES + 6 EMPLOYEES/1=6 SPACES
TOTAL PARKING SPACES	
REGULAR PARKING SPACES	64
HANDICAP SPACES	3
TOTAL PARKING SPACES	67
(PVIOUS SPACES=33; PVIOUS/RESERVED SPACES=34)	

THE FOLLOWING VARIANCES FROM THE NOKKAMIXON ZONING ORDINANCE ARE REQUESTED:

SECTION:	VARIANCE:
234-54	TO ALLOW THE EXPANSION OF A NON-PERMITTED USE.
234-43.B	TO PERMIT THE EXISTING MINIMUM FRONT YARD SETBACK OF 10.35 FEET TO REMAIN.



GENERAL NOTES:

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6. NO ACTIVITIES THAT INVOLVE THE STORAGE, UTILIZATION OR MANUFACTURING OF EXPLOSIVE SHALL OCCUR ON THE TRACT.
7. NO USE SHALL GENERATE TOTAL SUSPENDED PARTICLES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
8. NO USE SHALL GENERATE FUMES AND GASES OR OTHER AIR POLLUTANT IN EXCESS OF ANY PENNSYLVANIA OR FEDERAL STANDARDS.
9. PARKING IN STONE AND LAWN AREAS ARE TO SHOW COMPLIANCE WITH THE PARKING REQUIREMENTS, NO STRIPING IS PROPOSED.
10. THE LARGEST VEHICLE TO REGULARLY UTILIZE THE SITE WILL BE A SU-30.
11. ZONING ORDINANCE 234-32.A REQUIRES HANDICAP SPACES TO BE 12 FEET WIDE. WHAT IS SHOWN ON THIS PAN GIVES A GREATER WIDTH THAN THE NOTED SECTION REQUIREMENTS AND COMPLIES WITH THE CURRENT AMERICAN WITH DISABILITIES ACT REQUIREMENTS.
(8+5+8+8+8 = 37' PROPOSED WIDTH; 3x12=36' MIN. WIDTH PER Z.O.)

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PA P.E. LICENSE No. PE-051665-E
PA P.L.S. LICENSE No. SU-054500-E

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EXISTING PARCEL INFO:
T.M.P. No. 30-008-049, 11-013-028
DEED BOOK: PAGE No.
INSTRUMENT No.: 2022071311
CURRENT ZONING: VC-NOKKAMIXON; RP-DURHAM

OWNER OF RECORD:
SAMUEL & LEA CRAVERO
116 DANBY CT
SOUTHAMPTON, PA 18966

APPLICANT:
SAME AS ABOVE

30 0 15 30
GRAPHIC SCALE

ZONING PLAN FOR
NOKAMIXON TOWNSHIP
9755 EASTON ROAD
NOKKAMIXON & DURHAM TOWNSHIPS
BUCKS COUNTY, PA

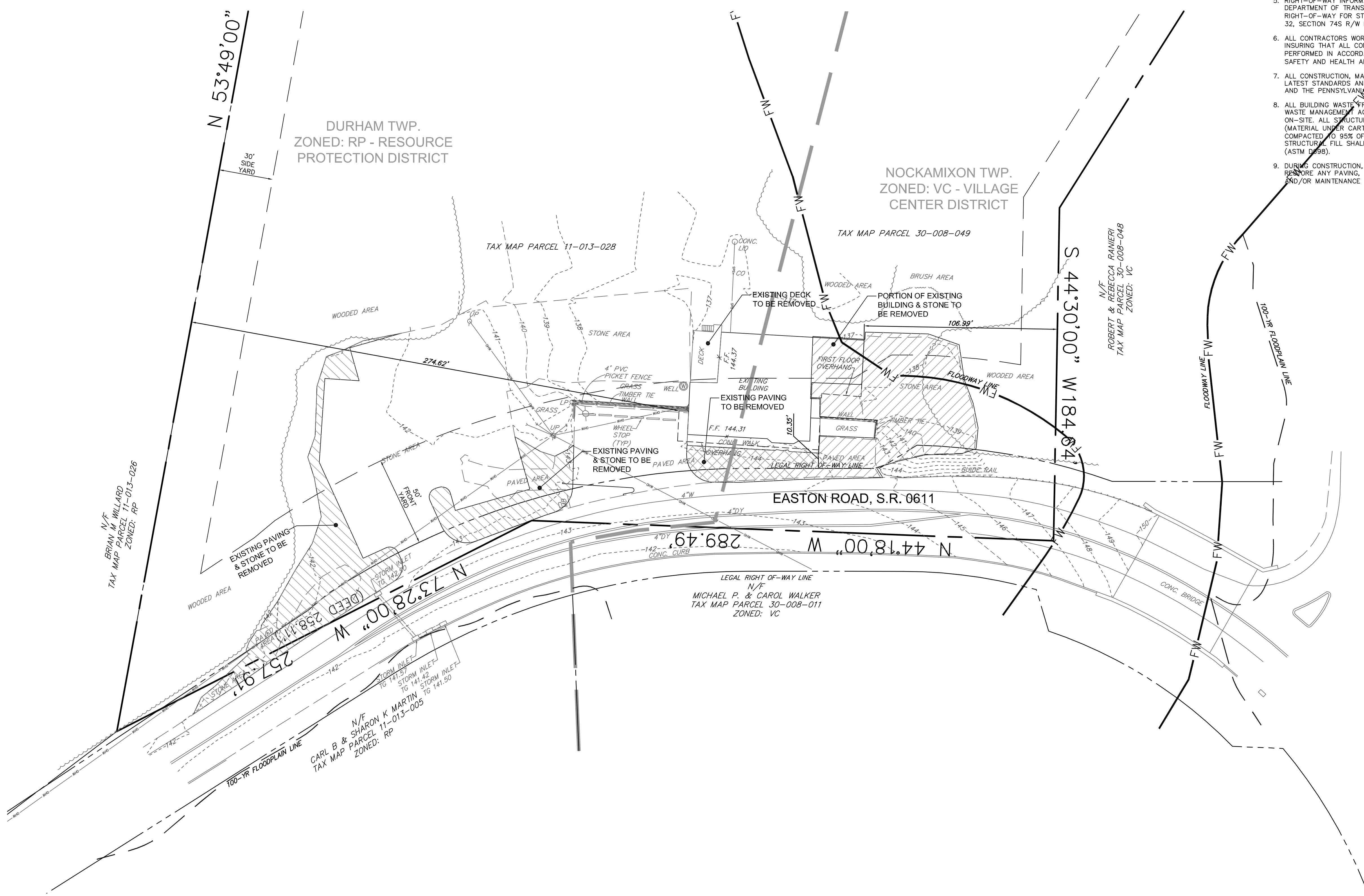
DRAWN BY:
HAD

CHECKED BY:
PROJECT No:
7936

SCALE:
1"=30'

PLAN DATE:
MAR. 3, 2025

SHEET No. 2 OF 3



GENERAL NOTES:

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6. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
7. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF UPPER MAKEFIELD TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
8. ALL BUILDING WASTE FROM DEMOLITION SHALL BE DISPOSED OF PER PA SOLID WASTE MANAGEMENT ACT OF 1980. WASTE SHALL NOT BE DISPOSED OF ON-SITE. ALL STRUCTURAL FILL IN AND WITHIN 50' OF THE BUILDING AREAS (MATERIAL UNDER CARTWAYS, SLABS, INLETS, ENDWALLS ETC.) SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D1557). ALL OTHER STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D698).
9. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO REPAIR ANY PAVING, CURBING, ETC., THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.

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APPLICANT:
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GRAPHIC SCALE

PARTIAL EXISTING FEATURES PLAN
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NOCKAMIXON & DURHAM TOWNSHIPS
BUCKS COUNTY, PA

DRAWN BY: HAD	CHECKED BY:
SCALE: 1"=30'	PROJECT No: 7936
PLAN DATE: MAR. 3, 2025	SHEET No: 3 of 3