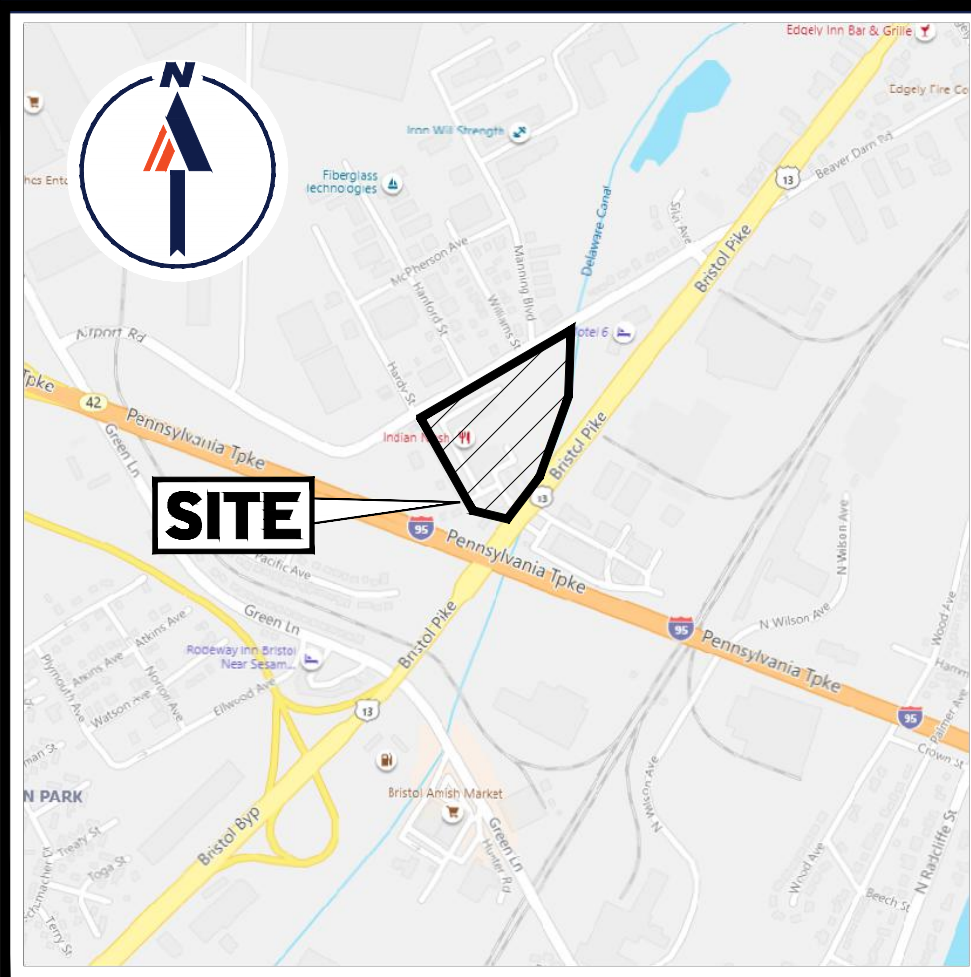
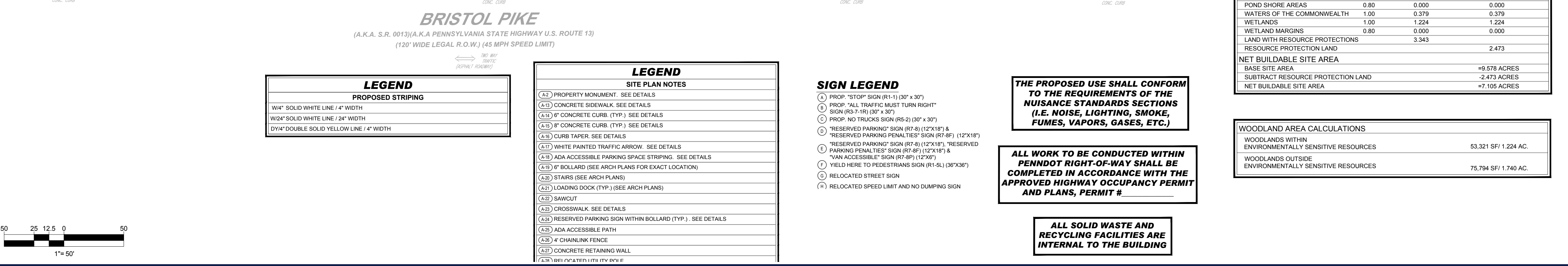




REVISIONS			
REV	DATE	COMMENT	CHECKED BY
1	08/01/2022	GENERAL REVISIONS	SGL SRM

LOCATION MAP
SCALE: 1" = 1,000'
SOURCE: BING.COM

SITE DESIGN REQUIREMENTS
LEGAL OWNER: HR PENN, LLC
180 MATSISO DRIVE
TOMS RIVER, NEW JERSEY 08753
APPLICANT: BCCI LEVITTOWN LLC
4121 OREGON PIKE
BROWNSTOWN, PENNSYLVANIA 17802
ZONING DATA: 6201 BRISTOL PIKE, LEVITTOWN
BRISTOL TOWNSHIP, BUCK COUNTY, PENNSYLVANIA 19057
PARCEL 05-073-116
REQUIREMENTS TAKEN FROM:
-CODE OF THE TOWNSHIP OF BRISTOL, ADOPTED 04/16/2020
ZONED: M-2 HEAVY MANUFACTURING DISTRICT (RE-ZONED FROM C-COMMERCIAL DISTRICT PER BRISTOL TOWNSHIP COUNCIL APPROVAL ON 08-19-2021)
EXISTING USE: D8 - MOTEL, HOTEL, AND INN
PROPOSED USE: F3 - WHOLESALE BUSINESS, WHOLESALE STORAGE, AND WAREHOUSING
SITE CALCULATION
T.M.P. 05-73-116 TOTAL SITE AREA 417,209 SF (9.578 AC.)
MINUS RESOURCE PROTECTION LAND 107,724 SF (2.473 AC.)
NET BUILDABLE SITE AREA: 309,485 SF (7.105 AC.)

ZONING DISTRICT REQUIREMENTS			
(REQUIREMENTS LISTED ARE FOR M-2 - HEAVY MANUFACTURING DISTRICT) (APPROVED BY BRISTOL TOWNSHIP COUNCIL 08-19-2021)			
	REQUIRED	EXISTING	PROPOSED
T.M.P. 05-073-116			
MIN. LOT AREA	10,000 SF	417,209 SF (9.578 AC.)	417,209 SF (9.578 AC.)
MIN. LOT WIDTH	100.0 FT	583.0 FT	583.0 FT
MAX. BUILDING AREA	35.0%	9.9% (41,315 SF)	31.2% (130,000 SF)
MAX. IMPERVIOUS AREA (BASED ON NET BUILDABLE SITE AREA)	65.0%	60.0% (185,584 SF)	64.7% (200,205 SF)
MIN. YARD SETBACKS			
FRONT (U.S. ROUTE 13)	120.0 FT	261.1 FT	151.9 FT
FRONT (HARDY STREET)	30.0 FT	79.9 FT	50.0 FT
FRONT (AIRPORT ROAD)	30.0 FT	105.2 FT	31.9 FT
SIDE YARD (EA)	15.0 FT	134.9 FT	81.2 FT
REAR	30.0 FT	N/A	N/A
MIN. DISTANCE FROM RESIDENTIAL DISTRICT OR USE	100.0 FT	164.5 FT	133.8 FT
MIN. DISTANCE BETWEEN BUILDINGS	25.0 FT	N/A	N/A
MAX. BUILDING HEIGHT	80.0 FT	46.9 FT	48.0 FT
CLASS B BUFFER	25.0 FT	0.0 FT (ENC)	38.8 FT
CLASS C BUFFER	30.0 FT	28.5 FT (ENC)	50.0 FT
DELAWARE CANAL SETBACK	150.0 FT	212.2 FT	171.5 FT
DELAWARE CANAL BUFFER	20.0 FT	20.0 FT	48.8 FT
WOODLANDS (WITHIN OTHER ENVIRONMENTALLY SENSITIVE RESOURCES)	20% DISTURBANCE ALLOWED	53,321 SF	53,321 SF (0% DISTURBED)
WOODLANDS (OUTSIDE OF OTHER ENVIRONMENTALLY SENSITIVE RESOURCES)	50% DISTURBANCE ALLOWED	75,794 SF	51,750 SF (31.7% DISTURBED)
WOODLANDS WITHIN 200 FEET OF CANAL CENTERLINE	25% DISTURBANCE ALLOWED	109,238 SF	95,540 SF (12.5% DISTURBED)

PARKING REQUIREMENTS	
PROPOSED	REQUIRED FOR THE F3 USE 1 SPACE/EMPLOYEE + 1 SPACE/COMPANY VEHICLE STORED ON-SITE + 1 SPACE/10 EMPLOYEES 150 EMPLOYEES + 0 VEHICLES + (110/50) EMPLOYEES = 55 SPACES REQUIRED POTENTIAL CHANGE IN TENANCY 1 SPACE/2,000 SF OF GROSS FLOOR AREA + 130,000 SF/2,000 SF = 65 SPACES PROVIDED 65 SPACES (INCLUDING 4 ADA SPACES)
OFF-STREET LOADING REQUIREMENTS	
PROPOSED	REQUIRED 1 PER FIRST 2,000 SF OF FLOOR AREA + 1 PER NEXT 8,000 SF FLOOR AREA + 1 PER EACH ADDITIONAL 10,000 SF OF FLOOR AREA (OR FRACTION THEREOF) 1 = 1 + 13 (130,000 SF - 10,000 SF) / 10,000 = 14 OFF-STREET LOADING SPACES PROVIDED 14 SPACES (12.5 X 60')
(ENC) = EXISTING NON-CONFORMITY	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.: PC201291
DRAWN BY: JCF
CHECKED BY: SRM
DATE: 08/09/2022
CAD I.D.: PC201291-LDVP-1A

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS - PARCEL 05-73-116
FOR
BCCI LEVITTOWN LLC
PROPOSED
DISTRIBUTION FACILITY
6201 BRISTOL PIKE
BRISTOL TOWNSHIP
LEVITTOWN
BUCKS COUNTY
PENNSYLVANIA, 19057

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C.J. BOCK
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE078132
NEW JERSEY LICENSE NO. 24G05193800
FLORIDA LICENSE NO. 63062

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
4 OF 26
REVISION 1 - 08/01/2022