

GENERAL PLAN NOTES

- BASE EXISTING FEATURES AND SURVEY NOTES:**
- A metes and bounds survey was performed by Woodrow & Associates, Inc. The survey was performed with the benefit of a Title Report and was prepared from documents of record. This property may be subject to additional rights of others that might not be listed in the Title Report. Bearings shown reflect a -01 Deg, 47 Min, 24 Sec. rotation from Deed Bearing Basis to Pennsylvania South Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of January 2020.
 - A topographic and existing features survey was performed for this site by Woodrow & Associates, Inc. Site elevation datum is referenced per note 3 below. Site Benchmarks for this project is a sanitary manhole at the intersection of Seven Corner Road and Dublin Way having a rim elevation of 363.95. Survey prepared during the month of January 2020.
 - This plan was prepared utilizing the following references:
 - Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
 - Existing Sails classifications and mapping has been plotted from maps obtained from the USDA Web Soil Survey website (<http://websoilsurvey.sc.egov.usda.gov/>) unless otherwise noted.
 - Vertical datum references provided by the PA Spatial Data Access system (PASDA). PAMAP data is based on PA State Plane (South) NAD83 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by flight 2010.
 - Aerial imagery used for base plan reference provided by NetMap, Inc. Imagery from flight dated June 18, 2018.
 - Final Plan Property Surveyed for R. Alwood Weidner & Anne R. Weidner, prepared by George R. Nevells, R.S., dated January 15, 1983 and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County as PBV 240, Page 8.
 - Plan of Property of Christian Banner, prepared by George Reid Nevells, Surveyor, dated February 20, 1978, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PBV 188, Page 9.
 - Final Plan of Edward B. Miller Tract, prepared by Edward B. Blumrick, Surveyor, dated November 11, 1964, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PBV 29, Page 46.
 - Subdivision Plan for Hackett, prepared by Strothers Associates, Inc., dated November 4, 1986, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PBV 242, Page 81.
 - Plan of Subdivision for Gwynedd Construction Associates, Inc., prepared by F. Richard Uviler, Surveyor, dated February 18, 1971 and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PBV 81, Page 22.
 - Wetlands: A field investigation has been performed to confirm that there are NO wetland or hydroic soil area on this site of the time of survey. Performed by John F. Szczepanski, PhD of Neo Consultants Ltd., report dated March 2020.
 - This site is located within Flood Plain Zone 'X' (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42017-C-0257 v, effective date March 16, 2015 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this plan.
 - All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 181. Site law requires a three (3) business day notice prior to any digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.paonecall.org.
 - Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site survey operations. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that subsurface utility connections exist between explored locations. Accordingly, utility information shown should not be relied upon for construction purposes. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
 - This project shall be served by public sanitary sewer by East Rockhill Township and water services by Hilltown Water & Sewer Authority & Perkasie Regional Authority.
 - Lands within Hilltown Township are zoned RR (Rural Residential) & CR-2 (Country Residential 2). Lands within East Rockhill Township are zoned S (Suburban) as noted on the respective Zoning Maps.
 - Posted Speed Limits: S Perkasie Road has a posted speed limit of 45 MPH, Seven Corner Road has a posted speed limit of 35 MPH.
 - The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
 - Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
 - Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality and/or its agents may reserve the right and privilege to enter upon such lands (Blanket Easement) for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - Legal rights-of-way width are per deed information. Ultimate rights-of-way width were derived from municipal ordinances. The area between the project title line and the ultimate rights-of-way is/are offered in perpetuity for dedication to the agency having jurisdiction over said right-of-way at time of dedication.
 - Proposed Lot Improvements: The proposed dwelling footprint, driveway, utility connections, etc. are shown to verify conformity with ordinances. Final design may vary and will require individual construction permit plans to be prepared and submitted to the Township(s) for approval.

REVISIONS

No.	DATE	DESCRIPTION



PROJECT SERIAL NUMBER FOR DESIGN: 20193571812 & 20193571831
December 2019

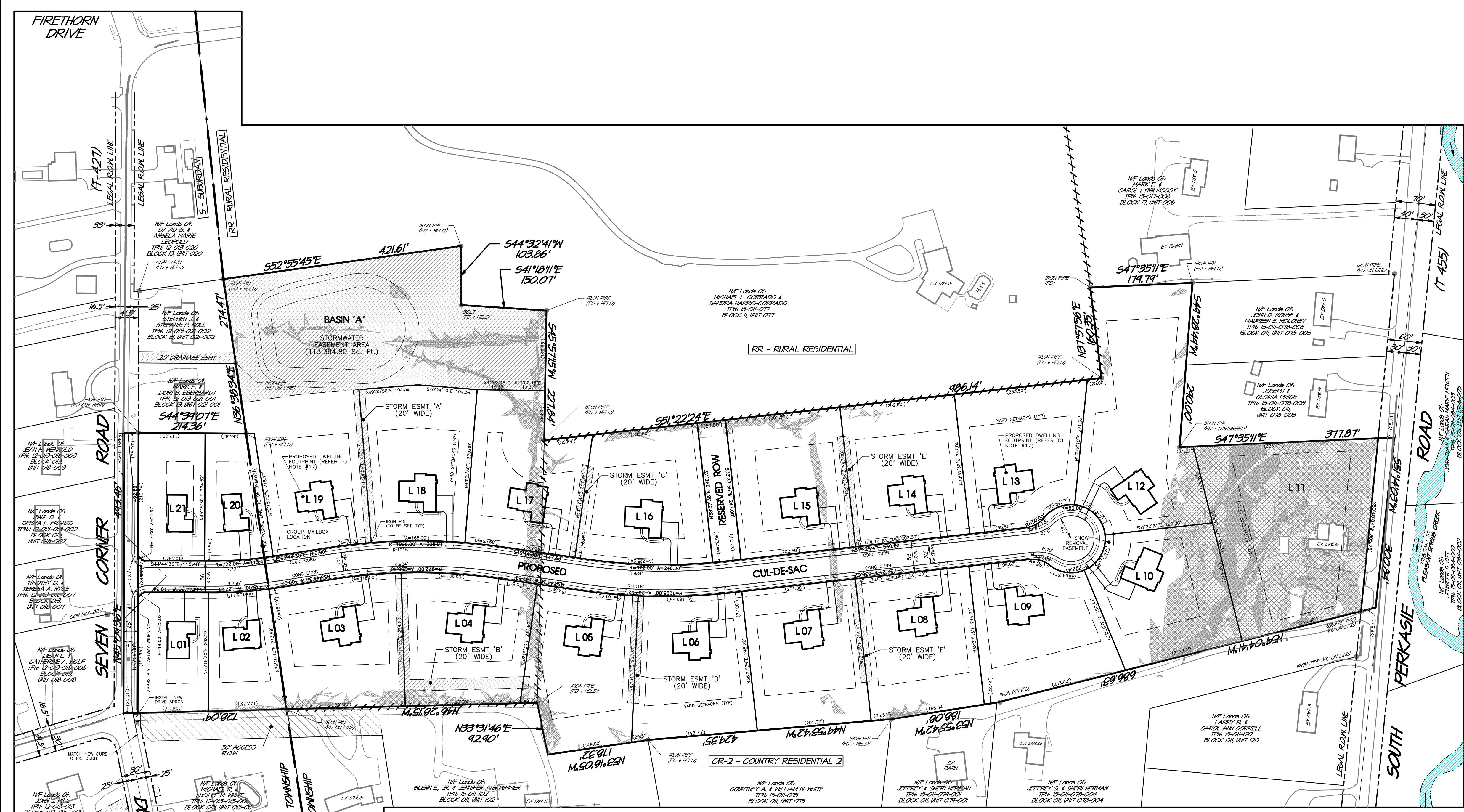
Parcel Information:
N/F Lands of:
General Hancock Part Ent LP
Tax Parcels:
12-013-021, 15-011-076
& 15-011-078-002
D.B.: 5839, Pg. 2259
Deed Area: 29,0662 Ac.
Legal R/W: 0.4603 Ac.
NET AREA: 28,6059 Ac.

Applicant:
GENERAL HANCOCK PARTNERSHIP ENT LP
c/o Ben Goldthorp
2312 N. Broad Street
Colmar, PA 18915

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
1108 North Main Street, Suite 400
P.O. Box 1151, Doylestown, PA 19020
Phone: (610) 542-4444
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PRELIMINARY PLAN (Not To Be Recorded)
RECORD PLAN - SUBDIVISION/LAND DEVELOPMENT WEIDNER TRACT

Layer List:
Sh02_Record
Job No:
19-1106 D
Plan Date:
DEC. 18, 2020
Sheet No:
2 of 32



EAST ROCKHILL TOWNSHIP - ZONING DATA:

Item	Section	Requirement	Plan Provided
Permitted Use	27-701.a(6)	B1 Detached Dwelling	
Maximum Height	27-702.a	35 Ft.	35 Ft.
Minimum Lot Area	27-702.b	22,000 Sq. Ft.	22,000 Sq. Ft.
Minimum Lot Width	27-702.b	100 Ft.	100 Ft.
Maximum Bldg. Coverage	27-702.a	15 %	15 %
Minimum Front Yard	27-702.a	50 Ft.	50 Ft.
Minimum Side Yard	27-702.a	20 Ft.	20 Ft.
Minimum Rear Yard	27-702.a	50 Ft.	50 Ft.
Minimum Bldg. Envelope	27-1901.c(1)	5,000 Sq. Ft.	5,000 Sq. Ft.

HILLTOWN TOWNSHIP - ZONING DATA:

Item	Section	RR / CR-2 Requirement:	RR / CR-2 Plan Provided:
Permitted Use	160-23.B(1)	B1 Single-Family Detached	
Minimum Lot Area	160-23.B(1)	90,000 Sq. Ft.	> 50,000 Sq. Ft.
Minimum Lot Width	160-23.B(1)	150 Ft. / 125 Ft.	> 150 Ft. / > 125 Ft.
Maximum Height	160-23.B(1)	35 Ft. / 35 Ft.	> 35 Ft.
Minimum Front Yard	160-23.B(1)	50 Ft. / 45 Ft.	50 Ft. / 45 Ft.
Minimum Side Yard	160-23.B(1)	25 Ft. / 20 Ft.	25 Ft. / 20 Ft.
Minimum Rear Yard	160-23.B(1)	75 Ft. / 60 Ft.	75 Ft. / 60 Ft.
Maximum Lot Impervious	Table (Att. 3)	15 % / 15 %	< 15 %

PROJECT WAIVERS LIST:

- The following relief is requested from the Subdivision & Land Development Ordinance:
- HILLTOWN TOWNSHIP:**
- 140-30.C Permanent cul-de-sac shall not exceed 500 Ft., or serve as access to more than 12 dwelling units.
 - 140-27.B(1) Blocks shall not exceed 1,600 Ft. in length.
 - 140-25.C Lot lines shall follow Township boundary lines rather than cross them.
 - 140-28.P When a subdivision or land development abuts an existing street, drainage improvements shall be made, curbside widening, installing curbs, & installing sidewalks.
 - 140-35 140-36
- E ROCKHILL TOWNSHIP:**
- 22-507.5 Permanent cul-de-sac shall not exceed 500 Ft., or serve as access to more than 12 dwelling units.
 - 22-504.2.A Blocks shall not exceed 1,600 Ft. in length.
 - 22-502.3 Lot lines shall follow Township boundary lines rather than cross them.

LOT AREA SCHEDULE:

LOT No.	LOT WIDTH [1]	LOT AREA [2]	BLDG AREA [2]	BLDG COVERAGE [2]	IMPERVIOUS [3]	LOT COVERAGE [3]
1	124.2'	26047.54	2,800	10.75 %	1,000	14.59 %
2	113.6'	25498.11	2,800	10.98 %	1,000	14.90 %
3	228.8'	50086.49	3,400	6.79 %	3,000	12.78 %
4	232.0'	50007.13	3,400	6.80 %	3,000	12.80 %
5	183.1'	50067.35	3,400	6.79 %	3,000	12.78 %
6	189.5'	50106.32	3,400	6.79 %	3,000	12.77 %
7	201.0'	50012.35	3,400	6.80 %	3,000	12.80 %
8	201.0'	50090.66	3,400	6.79 %	3,000	12.78 %
9	222.2'	50027.52	3,400	6.80 %	3,000	12.79 %
10	135.5'	50425.01	3,400	6.74 %	3,000	12.69 %
11	315.3'	87239.28	2,170	2.49 %	4,650	7.82 %
12	142.6'	78221.69	3,400	4.35 %	3,000	8.18 %
13	207.2'	50003.77	3,400	6.80 %	3,000	12.80 %
14	202.5'	50017.50	3,400	6.80 %	3,000	12.80 %
15	202.5'	50017.50	3,400	6.80 %	3,000	12.80 %
16	231.8'	50336.08	3,400	6.75 %	3,000	12.71 %
17	198.3'	50123.68	3,400	6.78 %	3,000	12.77 %
18	173.0'	50690.47	3,400	6.71 %	3,000	12.63 %
19	177.9'	51028.29	3,400	6.66 %	3,000	12.54 %
20	113.1'	23029.81	2,800	12.16 %	1,000	16.50 %
21	117.0'	26262.26	2,800	10.66 %	1,000	14.47 %
TOTAL ON-LOT IMPERVIOUS:		124,420	Sq. Ft.			
PROPOSED CUL-DE-SAC CARTWAY AREA:		56,834	Sq. Ft.			
PROPOSED PUBLIC SIDEWALK AREA:		15,600	Sq. Ft.			
TOTAL PROJECT IMPERVIOUS:		196,854	Sq. Ft.			

BASE SITE AREA (27-1901.c(1)):

Block 13 Unit 021 (Gross): 2.8157 Acres
ROW Seven Corner Road: -0.2764 Acres
BASE SITE AREA: 2.5393 Acres

RESOURCE PROTECTION LAND (27-1901.c(2)):

Floodplains:	Density Factor	Land in Resource	Density Factor Area (Acres x Density Factor)
1.00	1.00	0.00 Acres	0.00 Acres
Lakes or Ponds:	1.00	0.00 Acres	0.00 Acres
Watercourse or Stream:	1.00	0.00 Acres	0.00 Acres
Wetlands:	1.00	0.00 Acres	0.00 Acres
Steep Slope (25%+):	0.80	0.00 Acres	0.00 Acres
Lake or Pond Shore:	0.50	0.00 Acres	0.00 Acres
Steep Slope (15-25%):	0.50	0.01 Acres	0.00 Acres
Wetland Margin:	0.50	0.00 Acres	0.00 Acres
Woodland:	0.20	0.12 Acres	0.02 Acres
TOTAL LAND W/RESOURCE RESTRICTIONS =		0.13 Acres	
DENSITY FACTOR AREA =		0.02 Acres	

NET BUILDABLE SITE AREA (27-1901.c(3)):

Base Site Area: 2.5393 Acres
Subtract Density Factor Area: -0.0200 Acres
NET BUILDABLE SITE AREA: 2.5193 Acres

MAXIMUM NO. OF LOTS (27-1901.c(4)):

Net Buildable Site Area: 2.5193 Acres
Multiply by Maximum Net Density (for B1 Use): x 1.58
NET BUILDABLE SITE AREA = 4 LOTS

BASE SITE AREA (160-25.B(1)):

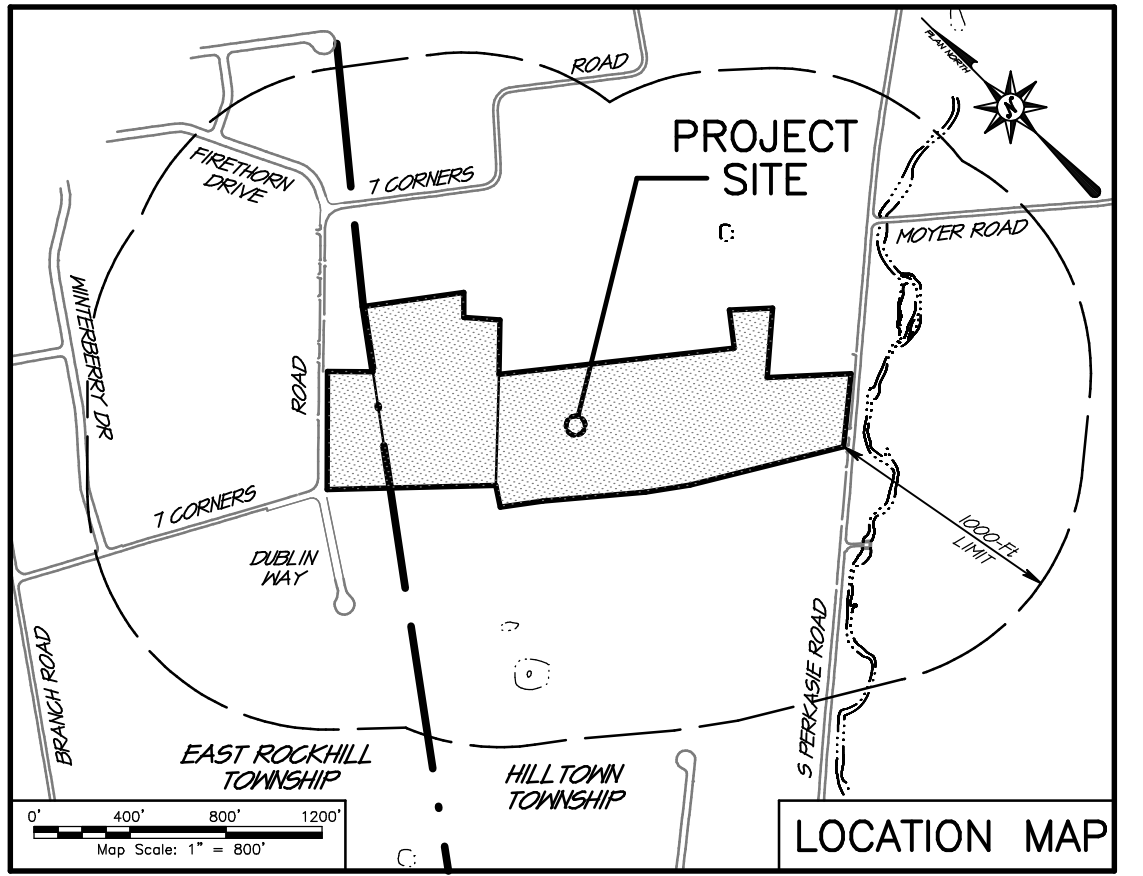
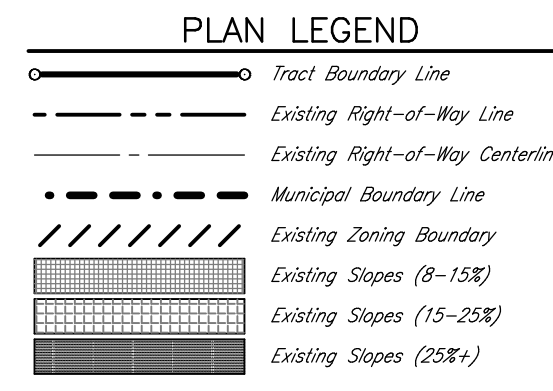
Block 11 Unit 078-002 (Gross): 17.4207 Acres
Block 11 Unit 076 (Gross): 8.8298 Acres
COMBINED GROSS LANDS: 26.2505 Acres
ROW S Perkasie Road: -0.1839 Acres
COMBINED BASE SITE AREA: 26.0666 Acres

CALCULATE IMPERVIOUS SURFACE RATIO (160-25.B(2)):

Buildings: 1.2987 Acres
Driveways: 0.6146 Acres
Sidewalks: 0.0979 Acres
Other (See Impervious): 0.4962 Acres
EQUALS TOTAL IMPERVIOUS SURFACE: 2.5074 Acres
Divide by Base Site Area Less ROW (2,0246 Ac): /24.0420 Acres
EQUALS IMPERVIOUS SURFACE RATIO (Provided): 10.43 %
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO [1]: 12.00 %

CALCULATE MAXIMUM NO. DWELLING UNITS (160-25.B(3)):

Base Site Area: 26.0666 Acres
Multiply by Maximum Density [1]: x 0.75
No. ALLOWED DWELLING UNITS: (19.55) Say 20
PROPOSED DWELLING UNITS: 17
[1] From Attachment 3, Table of Performance Standards - Bulk and Area.



Print Date: Dec 18, 2020 08:29:30 - Plot Scale: 1" = 50.00'