



**COMMONWEALTH OF PENNSYLVANIA**  
**COUNTY OF BUCKS**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, THE PRESIDENT OF FOREST MANOR APARTMENTS, INC., THE GENERAL PARTNER OF GENERAL HANCOCK PARTNERSHIP ENTERPRISES, L.P., AND THAT HE, AS SUCH PRESIDENT, ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON SITUATED IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

(NOTARY SIGNATURE) \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

HANCOCK CORPORATION, THE GENERAL PARTNER OF GENERAL HANCOCK PARTNERSHIP ENTERPRISES, L.P., HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CLAYTON HECKLER, PRESIDENT

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, THE PRESIDENT OF FOREST MANOR APARTMENTS, INC., THE GENERAL PARTNER OF REAL PRO ENTERPRISES, L.P., AND THAT HE, AS SUCH PRESIDENT, ACKNOWLEDGES THIS PLAN TO BE THE OFFICIAL PLAN OF STREETS AND PROPERTY SHOWN THEREON SITUATED IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, AND DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.

(NOTARY SIGNATURE) \_\_\_\_\_ (SEAL)

MY COMMISSION EXPIRES \_\_\_\_\_ (SEAL)

FOREST MANOR APARTMENTS, INC., THE GENERAL PARTNER OF REAL PRO ENTERPRISES, L.P., HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS AND STREETS ACCORDING TO THE ACCOMPANYING PLAN WHICH IS INTENDED TO BE RECORDED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CLAYTON HECKLER, PRESIDENT

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EAST ROCKHILL, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF EAST ROCKHILL TOWNSHIP THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CHAIRMAN \_\_\_\_\_

**PROJECT NOTES**

MCLENNEN + BROWN  
 GROSS SITE AREA 65.42 Ac. + 2.09 Ac. = 67.51 Ac.  
 ULTIMATE R.O.W. 1.21 Ac. + 0.13 Ac. = 1.34 Ac.  
 TOTAL BASE SITE AREA 64.21 Ac. + 1.96 Ac. = 66.17 Ac.

ZONING S SUBURBAN DISTRICT

PROPOSED USE B3 PERFORMANCE STANDARD DEVELOPMENT

**USE B-3 STANDARDS:**

	REQUIRED:	PROPOSED:
MIN. SITE AREA	10 Ac.	66.17 Ac.
MAX. DENSITY	3.0 DU/Ac.	3.0 DU/Ac.
MAX. PERMITTED UNITS	198	198 (103 SINGLE FAMILY DETACHED, 95 TOWNHOUSES)
MIN. REQUIRED OPEN SPACE	27.07 Ac. (SEE SITE CAPACITY CALCS)	31.51 Ac.
MAX. IMPERVIOUS SURFACES	40% (26.47 Ac.)	24% (16 Ac.)

**DWELLING UNIT TYPES:**

	REQUIRED:	PROPOSED:
<b>SINGLE FAMILY DETACHED CLASS</b>		
DETACHED DWELLING (3 DU, LOTS 96-197 + 198):		
MIN. LOT AREA	8,000 SF	44,544 SF
MIN. LOT WIDTH AT SETBACK	70'	211'
MAX. BUILDING COVERAGE	30%	NOT TO EXCEED 30%
MAX. IMPERVIOUS	40%	NOT TO EXCEED 40%
FRONT YARD	30'	30'
SIDE YARD	10'	10'
REAR YARD	40'	40'
<b>VILLAGE HOUSE (100 DU, LOTS 97-198):</b>		
MIN. LOT AREA	6,200 SF (4 BEDROOMS)	6,200 SF
MIN. LOT WIDTH AT SETBACK	55'	55'
MAX. BUILDING COVERAGE	35%	26%
MAX. IMPERVIOUS	48%	41%
FRONT YARD	15' (GARAGE 25')	25' (GARAGE)
SIDE YARD	5'	5'
REAR YARD	30'	30'
TOTAL NUMBER OF SINGLES		= 103
TOTAL NUMBER OF TOWNHOUSES		= 95
TOTAL NUMBER OF UNITS		= 198

	REQUIRED:	PROPOSED:
<b>TOWNHOUSE CLASS TOWNHOUSE UNITS (95 DU, LOTS 1-95):</b>		
MIN. LOT AREA	1,800 SF (3 BEDROOMS)	1,800 SF (EQUIVALENT LOT)
MIN. LOT WIDTH AT SETBACK	20'	20'
MAX. BUILDING COVERAGE	55%	47% (BASED ON EQ. LOT)
MAX. IMPERVIOUS	85%	76% (BASED ON EQ. LOT)
MIN. BUILDING SETBACKS:		
STREET	25'	25'
PARKING AREA	10'	10'
PEDESTRIAN WALKWAY	5'	5'
MIN. REAR YARD	30'	30'
MIN. BUILDING SPACING:		
BACK TO BACK	30'	112'
SIDE TO BACK	30'	30'
SIDE TO FRONT	30'	50'
SIDE TO SIDE	25'	25'

**OPEN SPACE NOTES**

REQUIRED OPEN SPACE: 27.07 Ac.  
 (PER SECTION 27-1901.B.)

PROPOSED OPEN SPACE: 31.51 Ac.

STORMWATER IN OPEN SPACE: 6.54 Ac. (21%)  
 (33% MAXIMUM ALLOWED)

OPEN SPACE AREA:	ACRES:	PROPOSED USE(S):*
I	11.73	L,N,R
II	1.92	N
III	3.79	N,R
IV	12.31	N,R,S
V	0.97	N
VI	0.79	L,R,S
TOTAL	31.51	

\*USES ARE: L=LAWN  
 N=NATURAL AREA  
 R=RECREATION  
 S=STORM DETENTION BASINS

BCPC NO. \_\_\_\_\_  
 PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS IN DOYLESTOWN, PA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

BY \_\_\_\_\_  
 RECORDER OF DEEDS



LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK BY CALLING PA ONE-CALL SYSTEM, INC. - PHONE: 1-800-242-1776 THREE DAYS PRIOR TO EXCAVATION. REFERENCE PENNSYLVANIA ACTS 287 & 121.

DESIGN SERIAL NUMBER: 20210691379, 20210691380

**MASTER PLAN OF SUBDIVISION**

**SELECT PROPERTIES** EAST ROCKHILL TOWNSHIP  
 BUCKS COUNTY  
 PENNSYLVANIA

**SCHLOSSER & CLAUSS**  
 CONSULTING ENGINEERS, INC.  
 21 EAST LINCOLN AVE., SUITE 200  
 HATFIELD, PA 19440-2540  
 PHONE: 215-855-3000 FAX: 215-855-3300  
 EMAIL: SCCE\_INC@COMCAST.NET

SCALE: 1" = 100'

DRAWN BY: CRK	DATE: 03-12-2021
CHECKED BY: KWC	DWG NO: 20007SUB
JOB NO: 20007	SHEET 2 OF 65

Sunday, March 14, 2021, 3:33:16 PM  
 P:\2020\_20007\dwg\20007SUB.dwg