

**First Baptist Church**

Discussion of land development waiver request submission for proposed 2,793 square feet addition to the sanctuary at 1600 N. 5th Street with tax parcel numbers 12-014-004, 12-014-004-001, 12-014-005 in the C-E and RR Zoning Districts.

RR

Parking Area Was Constructed

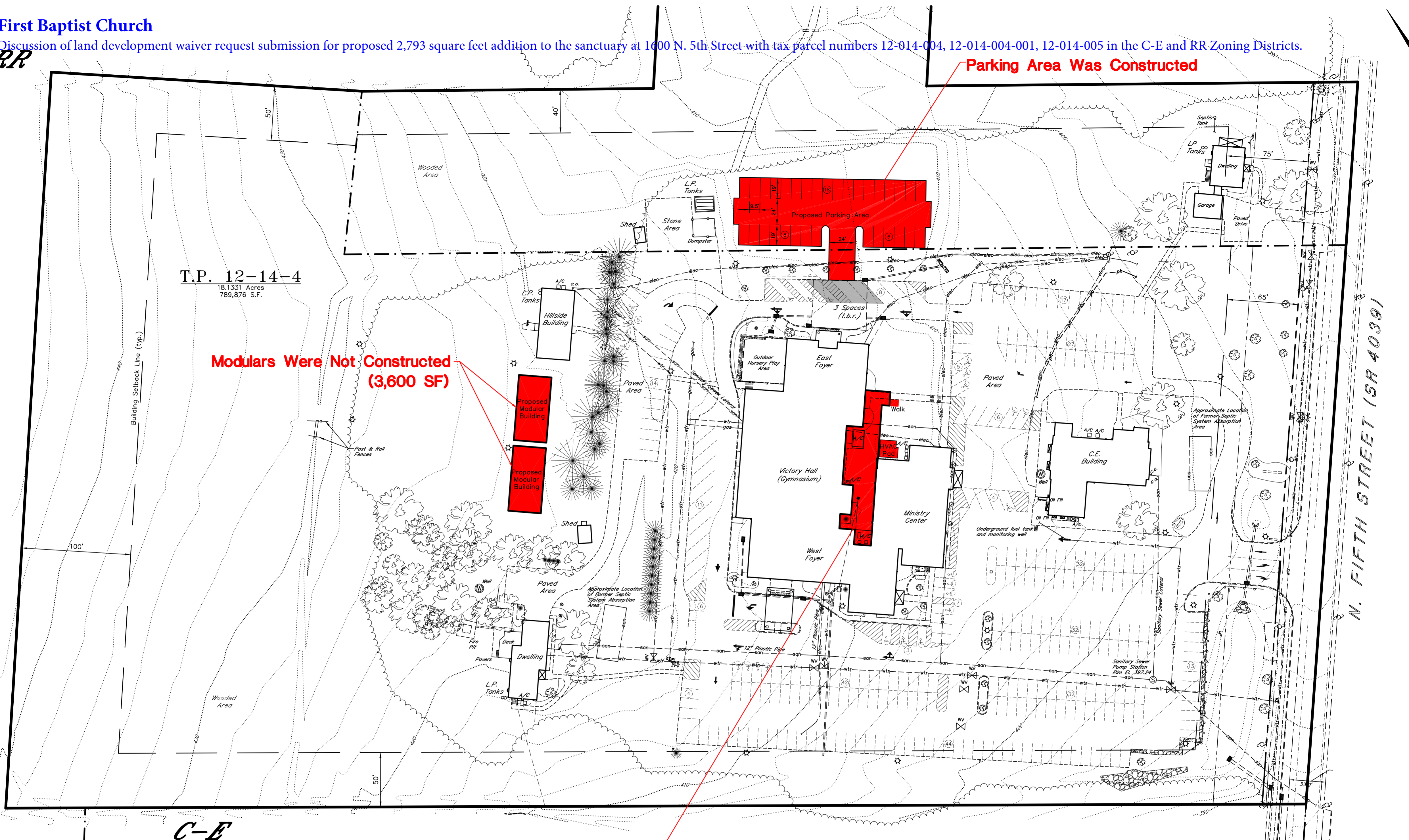
T.P. 12-14-4  
18.1331 Acres  
789,876 S.F.

Modulars Were Not Constructed  
(3,600 SF)

Proposed Building Addition  
(Add Building 3,428 SF  
Add Walk 48 SF  
Add HVAC Pad 250 SF  
Remove Concrete 839 SF  
Remove Stone 94 SF  
Net Increase: 3,726 - 933 = 2,793 SF)

C-E

N. FIFTH STREET (SR 4039)



# Weidner Tract

Continued from 6/11/2020 and 2/11/2021 Planning Commission Meetings. Discussion of a preliminary plan submission for proposed 4 lots in East Rockhill Township each containing a single-family dwelling at 1622 Seven Corner Road in the Suburban Zoning District.

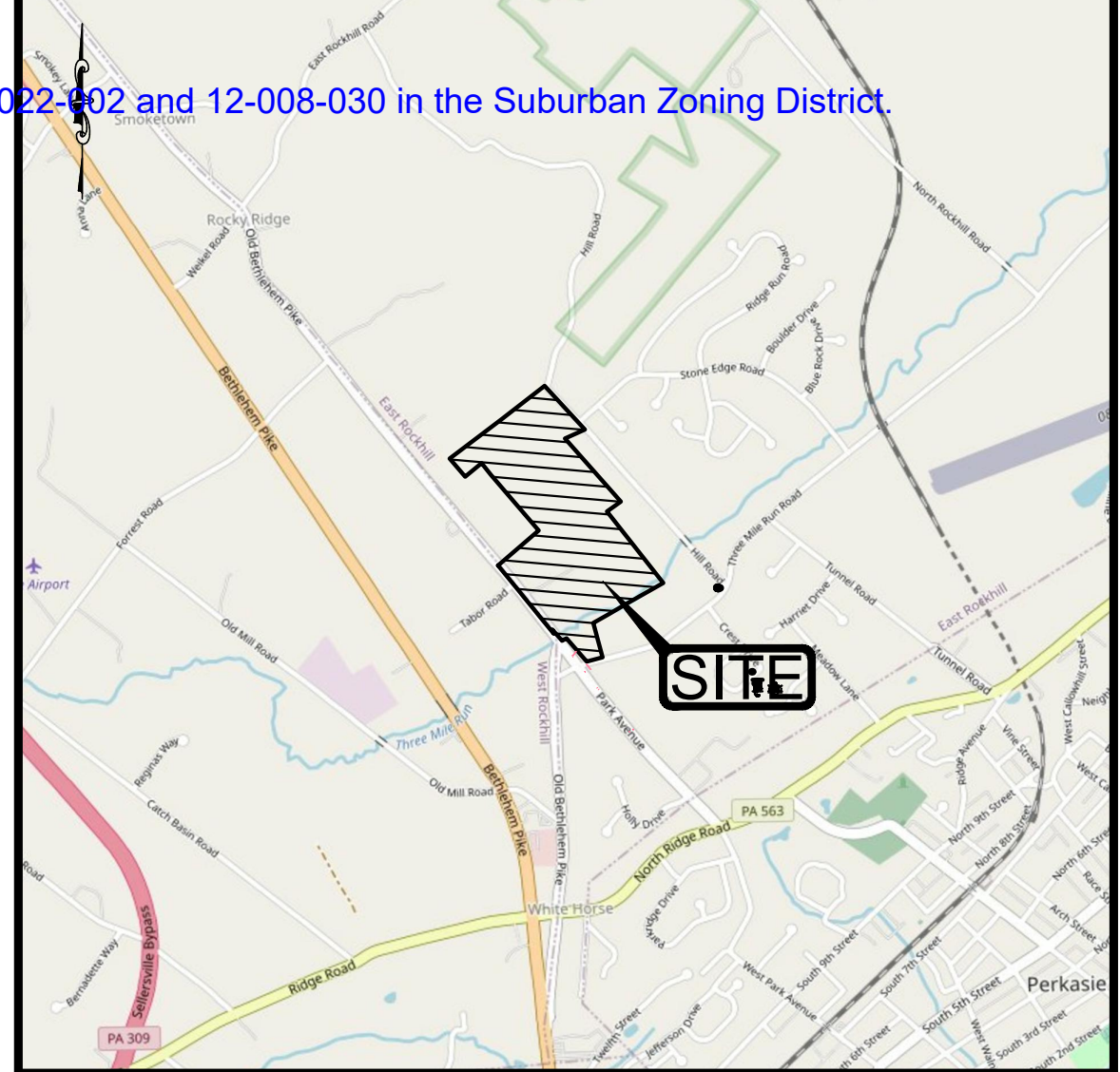


## SITE VICINITY MAP

Aerial imagery provided by Nearmap, Inc.  
Flight Date: Sept. 05, 2020

# McClennen Tract

Continued from 5/13/2021 Planning Commission Meeting and 2011 Conditional Use Hearings. Discussion of a preliminary plan submission for proposed 198 lot subdivision upon Conditional Use Hearing Order approval at 1731 Old Bethlehem Pike with tax parcel numbers 12-008-022, 12-008-022-001, 12-008-022-002 and 12-008-030 in the Suburban Zoning District.



**LOCATION MAP**  
SCALE: 1"=2000'

**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 HANCOCK CORPORATION, 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 DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.  
(NOTARY SIGNATURE) \_\_\_\_\_  
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 DESIRED THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND YEAR AFORESAID.  
(NOTARY SIGNATURE) \_\_\_\_\_  
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**

McCLENNEEN + 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:	REQUIRED:	PROPOSED:
SINGLE FAMILY DETACHED CLASS 8,000 SF	44,544 SF	TOWNHOUSE CLASS 1,800 SF (3 BEDROOMS)	1,800 SF (EQUIVALENT LOT)
DETACHED DWELLING 21'	NOT TO EXCEED 30%	TOWNHOUSE UNITS 20'	47% (BASED ON EQ. LOT)
(3 DU, LOTS 96,197 + 198):	NOT TO EXCEED 40%	(95 DU, LOTS 1-95):	76% (BASED ON EQ. LOT)
MIN. LOT AREA 8,000 SF	NOT TO EXCEED 30%	MIN. LOT AREA 1,800 SF	1,800 SF (EQUIVALENT LOT)
MIN. LOT WIDTH AT SETBACK 20'	NOT TO EXCEED 40%	MIN. LOT WIDTH AT SETBACK 20'	47% (BASED ON EQ. LOT)
MAX. BUILDING COVERAGE 30%	NOT TO EXCEED 40%	MAX. BUILDING COVERAGE 20'	76% (BASED ON EQ. LOT)
MAX. IMPERVIOUS 40%	NOT TO EXCEED 40%	MAX. IMPERVIOUS 20'	76% (BASED ON EQ. LOT)

**MASTER PLAN OF SUBDIVISION**

SELECT PROPERTIES

SITUAITE: EAST ROCKHILL TOWNSHIP BUCKS COUNTY PENNSYLVANIA

# Penridge School District

Continued from 6/10/2021 Planning Commission Meeting. Discussion of a revised final land development submission for proposed additional 263 student parking spaces and 46 space bus parking at transportation facility, modification of practice field area and installation of additional sidewalks in various locations to improve pedestrian access with tax parcel number 12-009-200-001 in the Cultural-Educational Zoning District.

