



LOCATION MAP: 1"=800'

NATURAL RESOURCE PROTECTION STANDARDS

	Acre	Maximum Disturbance	Proposed Disturbance
Floodplain	5.76	0%	0%
Floodplain soils (outside floodplain)	0	0%	N/A
15-25% steep slopes	0	30%	N/A
26% slopes or steeper	0	20%	N/A
Woodlands	36.31	40% (14.52 acres)	39% (14.23 acres)
Mature trees		40%	TBD; Not to exceed 40%
Streams, Watercourses, Lakes or Ponds	.93	0% (except for approved road crossings)	0% (except for approved road crossings)
Lake or Pond Shorelines	1.49	20%	0%
Wetlands	0.21	0% except with permits if less than one acre in size	0%
Wetland Margins	0.52	20%	0%
Riparian Buffer	4.39	Varies; depends on use	0%

SITE CAPACITY CALCULATIONS

Resource Protection Ratio	Acre of Land in Resources	Acre of Resource Protection Land
1.00	5.76	5.76
1.00	0	0
1.00	0	0
1.00	.39	.31
1.00	.03	.03
.80	.19	.15
.80	0	0
.70	0	0
.60	33.43	20.06
<b>Total Land in Resources</b>		<b>38.80</b>
<b>Total Resource Protection Land</b>		<b>26.31</b>
Standard Minimum Open Space (base site area x minimum open space ratio 35)		22.51 AC
Required Open Space (base site area - required open space)		26.31 AC
Net Buildable Site Area (base site area - required open space)		38.01 AC
Number of Dwelling Units (base site area x maximum density 3)		193
Impervious Surfaces (base site area x impervious ratio 40)		25.73 AC

GENERAL NOTES

- PARCEL INFORMATION:**  
The site consists of tax map parcels 12-008-022, 12-008-022-001, 12-008-022-002 and 12-008-030, totaling approximately 65.48 +/- acres.
- OWNERS OF RECORD:**  
Peter & Edwin McClennen, 12-008-022 and 12-008-022-001  
1731B Old Bethlehem Pike  
Selersville, PA 18960  
Herbert D. & Pegg Claugh, 12-008-022-002  
1731A Old Bethlehem Pike  
Selersville, PA 18960  
General Hancock Enterprise Partnership, 12-008-030  
1731 Old Bethlehem Pike  
Selersville, PA 18960
- APPLICANT:**  
Select Properties, Inc.  
2312 North Broad Street  
Colmar, PA 18915
- CONDITIONAL USE REQUESTS:**
  - In accordance with § 27-701 b of the East Rockhill Zoning Ordinance, the applicant is requesting approval for Use S2 in the Suburban District.
  - In accordance with §27-304 B3 n (1) the applicant requests that the dwelling unit mix be modified to allow two classes of dwelling unit types: single-family and two-family.
  - In accordance with § 27-304 B3 p.4, the applicant requests a modified street right-of-way width of 50 feet.
- OTHER REQUESTS:**
  - In accordance with §27-1000 (2)(a)(ii), the applicant requests a reduction to the riparian buffer zone for the drainage ways, as depicted on this plan.
- EXISTING FACILITIES:**  
The property includes three residential dwellings and vacant land. Two of the three dwellings will remain.
- SEWER AND WATER:**  
All dwelling units shall be served by public sewer and water.
- BASE MAPPING SOURCES:**
  - Outcrops and existing features from a Plan of Survey prepared by Pickering, Coats & Summerson, Inc. dated February 24, 2009.
  - Wetland delineation by Nova Consultants, Ltd. And depicted on revised Plan of Survey dated July 28, 2010.
  - Additional existing features from aerial photography provided by Google Earth and DVRPC.
- PROPOSED STREETS:**
  - The paved carway for Road "A" and Road "B" are 34 feet wide throughout the development and shall have on-street parking on both sides of the street.
  - Roads "A" and "B" shall have 4-foot sidewalks on both sides of the street where indicated on the sketch plan.
- WAIVERS:**  
The Applicant requests the following waivers from the East Rockhill Township Subdivision and Land Development Ordinance:
  - §22-504.2.A, which limits the lengths of blocks to between 500 and 1,600 feet.
  - §22-504.2.K, which limits residential lot depth to "not less than one nor more than three times the lot width." This waiver request applies to Lot 96.
  - §22-506.2B, and §22-506.4.A, which regulates carway width. A partial waiver is requested to not widen the carway along Hill Road.
  - §22-511.1.A, which requires driveways on corner lots to be at least 60 feet from any street intersection.
  - §22-512.1, which regulates installation of curbing. A partial waiver is requested to not install curbing along Hill Road and portions of Old Bethlehem Pike outside of any proposed access-lane.
  - §22-513.1, which requires sidewalks on both sides of existing and proposed roads. A partial waiver is requested to not construct sidewalks on Old Bethlehem Pike, Hill Road and portions of the town house areas as shown on the sketch plan.
  - §22-515.7.A, B, C and D, which defines tree replacement standards.
  - Subject to engineering, additional waivers may be requested.
- THIS DRAWING IS TO BE USED STRICTLY FOR PLANNING AND ZONING PURPOSES. THIS DOCUMENT DOES NOT REPRESENT A SURVEY BY KENNEDY & ASSOCIATES, LLC. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. PREPARED BY JOHN H. KENNEDY AICP. CERTIFIED**



ONE SQUARE INCH EQUALS:  
10,000 SF / .25 ACRES

SCALE: 1"=100' DATE: 11/30/10  
SHEET 1 OF 4

EXISTING FEATURES PLAN

1731 Old Bethlehem Pike  
EAST ROCKHILL TOWNSHIP  
BUCKS COUNTY, PA

SELECT PROPERTIES, INC.  
2312 NORTH BROAD ST., COLMAR, PA 18915



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