



NATURAL RESOURCE PROTECTION STANDARDS

	Acreage	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	Acres of Land in Resources	Acres of Resource Protected on Land
Floodplain	1.00	5.76
Floodplain Soils (outside floodplain)	1.00	0
Lakes or Ponds (outside floodplain)	1.00	0
Lakes or Ponds Shoreline (outside floodplain)	.80	.39
Wetlands (outside floodplain)	1.00	.03
Wetlands Margin (outside floodplain)	.80	.19
Steep Slopes (15% to 25%)	.80	0
Steep Slopes (>25%)	.70	0
Woodlands (S District, outside floodplain, etc.)	.60	33.43
Total Land in Resources	39.80	20.06
Total Resource Protection Land		26.31

Standard Minimum Open Space (base site area x minimum open space ratio 35)	22.51 AC
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

- ### RECREATIONAL NOTES
- Per Section 22-525.1 A of the East Rockhill Subdivision and Land Development Ordinance, recreation facilities are required for all development with 25 or more dwelling units.
 - Per Section 22-525.1 C(1), 1,500 square feet of recreation land per unit is required. Total required land: 289,500 square feet or 6.65 acres.
 - Total proposed recreation land: 7 acres (open space areas II, V, VII, 3 acres of I, and 6 acres of IV).
 - Per Section 22-525.2 A, the following recreational facilities are required for developments with 150-199 dwelling units: 4 playfields, 4 tot lots, and 2 basketball courts.
 - Total proposed recreational facilities: 1 playfield, 3 tot lots, and a walking trail system.
 - The applicant proposes a fee in lieu (or equivalent) of 3 playfields, 1 tot lot, and 2 basketball courts.

PARKING SUMMARY

Dwelling Class	Units	Required Parking Spaces	Provided	Overflow Parking Spaces On Lot	Overflow Parking Spaces On Street	Total Provided
Single Family	88	2 per DU	172 (see note 1)	86 (see note 1)	163	421
Townhouse	107	2 per DU	222 (see note 3)	N/A	67	289
TOTAL	193		394	86	230 (see note 4)	710 (3.7 per DU)

- ### NOTES
- Each single family unit has a two-car garage. One garage space and two driveway spaces are included in the parking summary.
 - Each townhouse unit has a one-car garage. Garage spaces are excluded, only driveway spaces are included in the parking summary.
 - Includes driveway spaces in front of units and spaces located on Driveway "A", "B" and "C".
 - Includes parallel parking spaces located on Roads "K" and "S".

OPEN SPACE NOTES

OPEN SPACE AREA	ACRES	PROPOSED USE(S)*
I	7.82	L.N.R.S.
II	4.24	N.R.
III	0.27	N
IV	14.75	N.R.
V	1.21	L.R.
VI	0.95	L.R.S
VII	0.65	L.R.
TOTAL	29.89	

* Uses are: L = Lawn, N = Natural Area, R = Recreation, S = Stormwater

PROJECT NOTES

Gross Site Area	65.48 ± AC
Ultimate R.O.W.	1.16 ± AC
Total Base Site Area	64.32 ± AC
Zoning	S Suburban District
Proposed Use	B3 Performance Standard Development

Use B-3 Standards:

Required	Proposed
Min. Lot Area	10 AC
Max. Density	3.0 DU/AC
Max. Permitted Units	193
Min. Required Open Space	26.31 AC (see site capacity calculations on existing features plan)
Min. Dwelling Unit Classes	3 (min. 10%, max. 60%)
Max. Impervious Surfaces	40% (25.7 AC)

Dwelling Unit Types

Single-Family Detached Class: (3 DU Lots 84, 85, 86)

Required	Proposed
Min. Lot Area	8,000 SF
Min. Lot Width at Setback	70'
Max. Building Coverage	30%
Max. Impervious	40%
Yards: Front	30'
Side	10'
Rear	40'
Parking	2 per DU

Village House: (83 DU Lots 1-83)

Required	Proposed
Min. Lot Area	6,200 SF (4 bedrooms)
Min. Lot Width at Setback	55'
Max. Building Coverage	35%
Max. Impervious	48%
Yards: Front	15' (garage 25')
Side	5'
Rear	30'
Parking	2 per DU

Townhouse Class: (107 DU)

Required	Proposed
Min. Lot Area	1,800 SF (3 bedrooms)
Min. Lot Width at Setback	20'
Max. Building Coverage	55%
Max. Impervious	85%
Min. Building Setbacks:	
Street	25'
Parking Area	10'
Pedestrian Walkway	5'
Min. Rear Yard	20'
Min. Building Spacing:	
Back to Back	30'
Side to Back	30'
Side to Front	30'
Side to Side	25'
Parking	2 per DU



LEGEND

- DETACHED DWELLING LOT
8,000 SF. MIN. LOT AREA
70' FT. MIN. LOT WIDTH
- VILLAGE HOUSE LOT
6,200 SF. MIN. LOT AREA
55 FT. MIN. LOT WIDTH
- TOWN HOUSE
5 UNITS/BLDG. MAX.
20'w. X 30'd./UNIT (TYP.)

ONE SQUARE INCH EQUALS:
10,000 SF / .23 ACRES

SCALE: 1" = 100'
SHEET 2 OF 4

DATE: 11/30/10

CONDITIONAL USE REQUEST
SKETCH PLAN

1731 Old Bethlehem Pike
EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PA

PREPARED FOR:
SELECT PROPERTIES, INC.

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