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. Site Area	10 AC	64.32 ± AC
Max. Density	3.0 DU/AC	3.0 DU/AC
Max. Permitted Units	193	193 (86 single family detached; 107 townhouses)
Min. Required Open Space	26.31 AC (see site capacity calculations on existing features plan)	29.89 AC
Min. Dwelling Unit Classes	3 (min. 10%; max. 60%)	2 (55% townhouses; 45% single family detached) See general notes.
Max. Impervious Surfaces	40% (25.7 AC)	24.7% (15.9 AC)

Dwelling Unit Types

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

Min. Lot Area	8,000 SF	33,727 SF
Min. Lot Width at Setback	70'	90'
Max. Building Coverage	30%	Not to exceed 30%
Max. Impervious	40%	Not to exceed 40%
Yards: Front	30'	30'
Side	10'	10'
Rear	40'	40'
Parking	2 per DU	4.9 per DU (see parking summary)

Village House: (83 DU, Lots 1-83)

	Required	*Proposed*
Min. Lot Area	6,200 SF (4 bedrooms)	6,200 SF
Min. Lot Width at Setback	55'	55'
Max. Building Coverage	35%	35%
Max. Impervious	48%	Not to exceed 48%
Yards: Front	15' (garage 25')	15' (garage 25')
Side	5'	5'
Rear	30'	30'
Parking	2 per DU	4.9 per DU (see parking summary)

Townhouse Class: (107 DU)

	Required	*Proposed*
Min. Lot Area	1,800 SF (3 bedrooms)	2,428 (equivalent lot)
Min. Lot Width at Setback	20'	20'
Max. Building Coverage	55%	30% (based on equivalent lot)
Max. Impervious	85%	50% (based on equivalent lot)
Min. Building Setbacks:		
Street	25'	25'
Parking Area	10'	10'
Pedestrian Walkway	5'	5'
Min. Rear Yard	20'	20'
Min. Building Spacing:		
Back to Back	30'	40'
Side to Back	30'	30'
Side to Front	30'	30'
Side to Side	25'	25'
Parking	2 per DU	2.7 per DU (see parking summary)

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

50' 0' 100' 300'

SCALE: 1" =100'
SHEET 3 OF 4

DATE:11/30/10

CONDITIONAL USE REQUEST

CONTEXT PLAN

AERIAL PHOTO BY: DVRPC, 2005

1731 Old Bethlehem Pike

EAST ROCKHILL TOWNSHIP
BUCKS COUNTY, PA

PREPARED FOR:

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