

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

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

BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, 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 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  
TMP 12-008-022, TMP 12-008-022-001,  
TMP 12-008-022-002

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED CLAYTON HECKLER, PRESIDENT OF HANCOCK CORPORATION, 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  
TMP 12-008-022, TMP 12-008-022-001,  
TMP 12-008-022-002

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DAVID BROWN, WHO 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)

I, DAVID BROWN HAVE LAID OUT UPON OUR 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\_\_\_\_

DAVID BROWN  
TMP 12-008-028

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 85.42 Ac. + 2.09 Ac. = 87.51 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

**DWELLING UNIT TYPES:**

REQUIRED:	PROPOSED:
SINGLE FAMILY DETACHED CLASS DETACHED DWELLING (3 DU, LOTS 96,197 + 198):	
MIN. LOT AREA 8,000 SF	44,544 SF
MIN. LOT WIDTH AT SETBACK 70'	55'
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'
VILLAGE HOUSE (100 DU, LOTS 97-196):	
MIN. LOT AREA 6,200 SF (4 BEDROOMS)	6,200 SF
MIN. LOT WIDTH AT SETBACK 55'	35'
MAX. BUILDING COVERAGE 35%	35%
MAX. IMPERVIOUS 48%	47%
FRONT YARD 15' (GARAGE 25')	25' (GARAGE)
REAR YARD 5'	5'
REAR YARD 30'	30'

**APPLICANT:**  
SELECT PROPERTIES, INC.  
2312 NORTH BROAD STREET  
COLMAR, PA 18915  
215 822-1830

**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.)

**TOWNHOUSE CLASS TOWNHOUSE UNITS (95 DU, LOTS 1-95):**

REQUIRED:	PROPOSED:
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%	79% (BASED ON EQ. 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 112'	30'
SIDE TO BACK 30'	30'
SIDE TO FRONT 50'	50'
SIDE TO SIDE 25'	25'

**OPEN SPACE NOTES**

REQUIRED OPEN SPACE: 27.07 Ac.  
(PER SECTION 27-1901.B.)  
PROPOSED OPEN SPACE: 31.00 Ac.  
STORMWATER IN OPEN SPACE: 6.47 Ac. (21%)  
(33% MAXIMUM ALLOWED)

OPEN SPACE SUMMARY:

AREA:	ACRES:	PROPOSED USE(S):*
I	11.57	L,N,R
II	14.03	N,R,S
III	3.64	N,R
IV	0.79	L,R,S
V	0.97	N
TOTAL	31.00	

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

**PROPERTY/OWNER INFORMATION:**

TMP 12-008-022 REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 59,7589 AC.	TMP 12-008-022-002 GENERAL HANCOCK PARTNERSHIP ENTERPRISES, L.P. 2312 NORTH BROAD STREET COLMAR, PA 18915 1.2282 AC.	TMP 12-008-030 DAVID BROWN 116 THREE MILE RUN ROAD SELLERSVILLE, PA 18960 2,9451 AC., DB 5932; PG 1516
TMP 12-008-001 REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 1,4908 AC.	TMP 12-008-028 DAVID BROWN 116 THREE MILE RUN ROAD SELLERSVILLE, PA 18960 2,0969 AC. DB 6377; PG 0587	

TOTAL NUMBER OF SINGLES = 103  
TOTAL NUMBER OF TOWNHOUSES = 95  
TOTAL NUMBER OF UNITS = 198

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

BPCC NO. 11063-A  
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

REV.	DATE	DESCRIPTION	BY
5	7/06/22	PER TWP. ENG. LTR. (2/09/22) & WTR. LTR. (5/23/22)	KWC
4	4/11/22	PER BCCD REVIEW LTR. (2/22/22)	ACS
3	12/20/21	PER TWP. ENG. LTR. (10/11/21)	KWC
2	9/20/21	PER TWP. ENG. LTR. (8/09/21) & NPDES DESIGN	KWC
1	7/16/21	PER TWP. ENG. LTR. (4/28/21)	KWC

SCALE: 1" = 100'

DRAWN BY: CRK DATE: 03-12-2021

CHECKED BY: KWC DWG NO: 20007SUB

JOB NO: 20007 SHEET 2 OF 79

**RECORD PLAN 2 OF 8**  
**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

Monday, July 11, 2022 11:35:46 AM  
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NO.	DATE	DESCRIPTION	REVISIONS							
			1	2	3	4	5	6	7	
1	07/14/2022	REVISED PER TOWNSHIP/BCCD COMMENTS								

PLAN TYPE: **LANDSCAPING PLAN**

SHEET: **6 OF 8**

### LEGEND

PROPOSED LANDSCAPE PLAN FEATURES

- EVERGREEN TREES
- DECIDUOUS TREES
- SHRUBS & ORNAMENTAL GRASSES
- BASIN FLOOR AREA TO BE SEEDED WITH RETENTION BASIN FLOOR MIX W/ ANNUAL RYEGRASS (ERNST MIX #136 OR APPROVED EQUAL) W/LANDSCAPE PLUGS
- BASIN SLOPES TO BE SEEDED WITH NATIVE STEEP SLOPE W/ ANNUAL RYEGRASS (ERNST MIX #181 OR APPROVED EQUAL)

### LANDSCAPE CALCULATIONS

**BMP INFILTRATION BASIN LANDSCAPING REQUIREMENT:**  
MINIMUM PLANT MATERIAL PER 100 LF BASIN PERIMETER: 3 EVERGREEN TREES, 2 DECIDUOUS TREES, 5 SHRUBS

**CALCULATION:**  
PERIMETER LENGTH = 388 LF  
EVERGREEN TREES: 388 DIVIDED BY 100 = 3.88 X 3 = 11.64 ≈ 12  
EVERGREEN TREES PROVIDED: 12  
DECIDUOUS TREES: 388 DIVIDED BY 100 = 3.88 X 2 = 7.76 ≈ 8  
DECIDUOUS TREES PROVIDED: 8  
SHRUBS: 388 DIVIDED BY 100 = 3.88 X 5 = 19.4 ≈ 20  
SHRUBS PROVIDED: 20

### PLANT SCHEDULE

#### DECIDUOUS TREES

SYMBOL	BOTANICAL NAME / COMMON PLANT NAME	QUANTITY	SIZE	ROOT
☀	CARPINUS CAROLINIANA / AMERICAN HORNBEEAM	8	2 1/2" CAL.	B&B

#### EVERGREEN TREES

SYMBOL	BOTANICAL NAME / COMMON PLANT NAME	QUANTITY	SIZE	ROOT
☀	ABIES BALSAAMEA / BALSAM FIR	12	4" HT. MIN.	B&B

#### SHRUBS

SYMBOL	BOTANICAL NAME / COMMON PLANT NAME	QUANTITY	SIZE	ROOT
○	ILEX VERTICILLATA / WINTERBERRY	20	36" HT. CONT.	
○	THUJA OCCIDENTALIS / TECHNY AMERICAN ARBORVITAE	64	5" HT. MIN.	B&B

#### LANDSCAPE BUFFER PLANTINGS

SYMBOL	BOTANICAL NAME / COMMON PLANT NAME	QUANTITY	SIZE	ROOT
●	THUJA OCCIDENTALIS / TECHNY AMERICAN ARBORVITAE	34	5" HT. MIN.	B&B
○	ILEX VERTICILLATA / WINTERBERRY	132	36" HT. CONT.	

- ### NOTES
- EXISTING SUBSTANTIAL HEALTHY TREES THAT CAN BE PRESERVED SHALL, TO THE EXTENT REASONABLE, BE PRESERVED AND PROTECTED FROM DAMAGE DURING CONSTRUCTION BY PLACING TEMPORARY CHAIN LINK FENCE AROUND THE DRIP LINE OF THE TREE OR BEYOND WHEN FEASIBLE, AND NO HEAVY EQUIPMENT SHALL ENCRUSH WITHIN THE AREA OF THE DRIP LINE.
  - NO ROOT SEVERANCE MAY OCCUR WITHIN 10' OF AN EXISTING TREE TRUNK.
  - ESTABLISH TREE PROTECTION ZONE (TPZ) FOR EVERY INCH DIAMETER OF TRUNK AT BREAST HEIGHT, MINIMALLY 1' OF RADIUS TO DEFINE THE TPZ.
  - ALL DISTURBED AREAS TO BE SEEDED WITH THE SPECIFIED SEED MIXES AND MULCHED UNLESS OTHERWISE NOTED.
  - CLASS C LANDSCAPE BUFFER PROVIDED ALONG EACH PROPERTY LINE THAT IS ADJACENT TO A RESIDENTIAL ZONING DISTRICT. CLASS C LANDSCAPE BUFFER IS TO INCLUDE 1 EVERGREEN TREE PER 20 FEET PLUS 1 SHRUB PER 4 FEET.

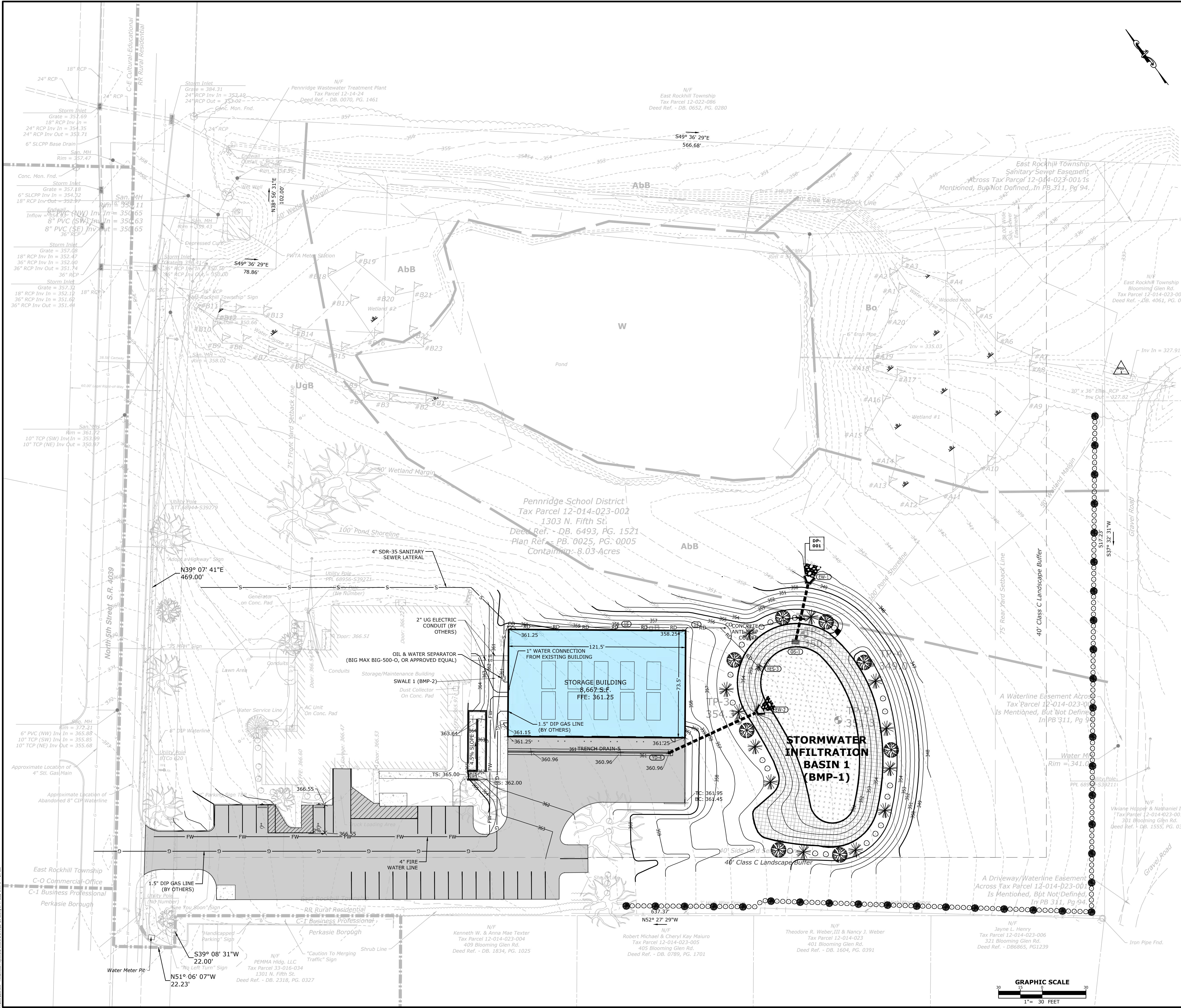
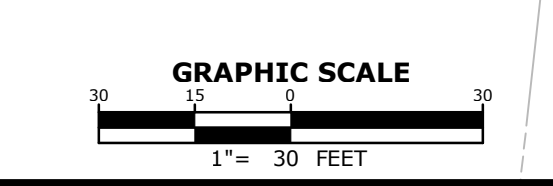
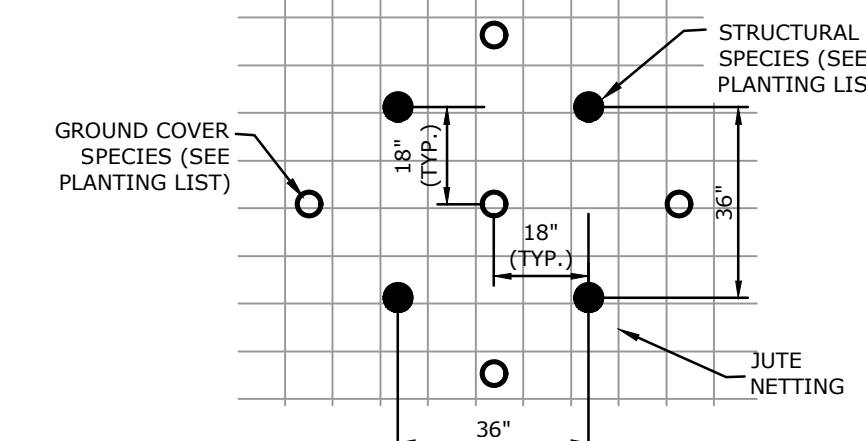
### BMP 1 - BASIN BOTTOM PLANTING LIST

NORTH CREEK NURSERY (OR APPROVED EQUAL) PLANTINGS

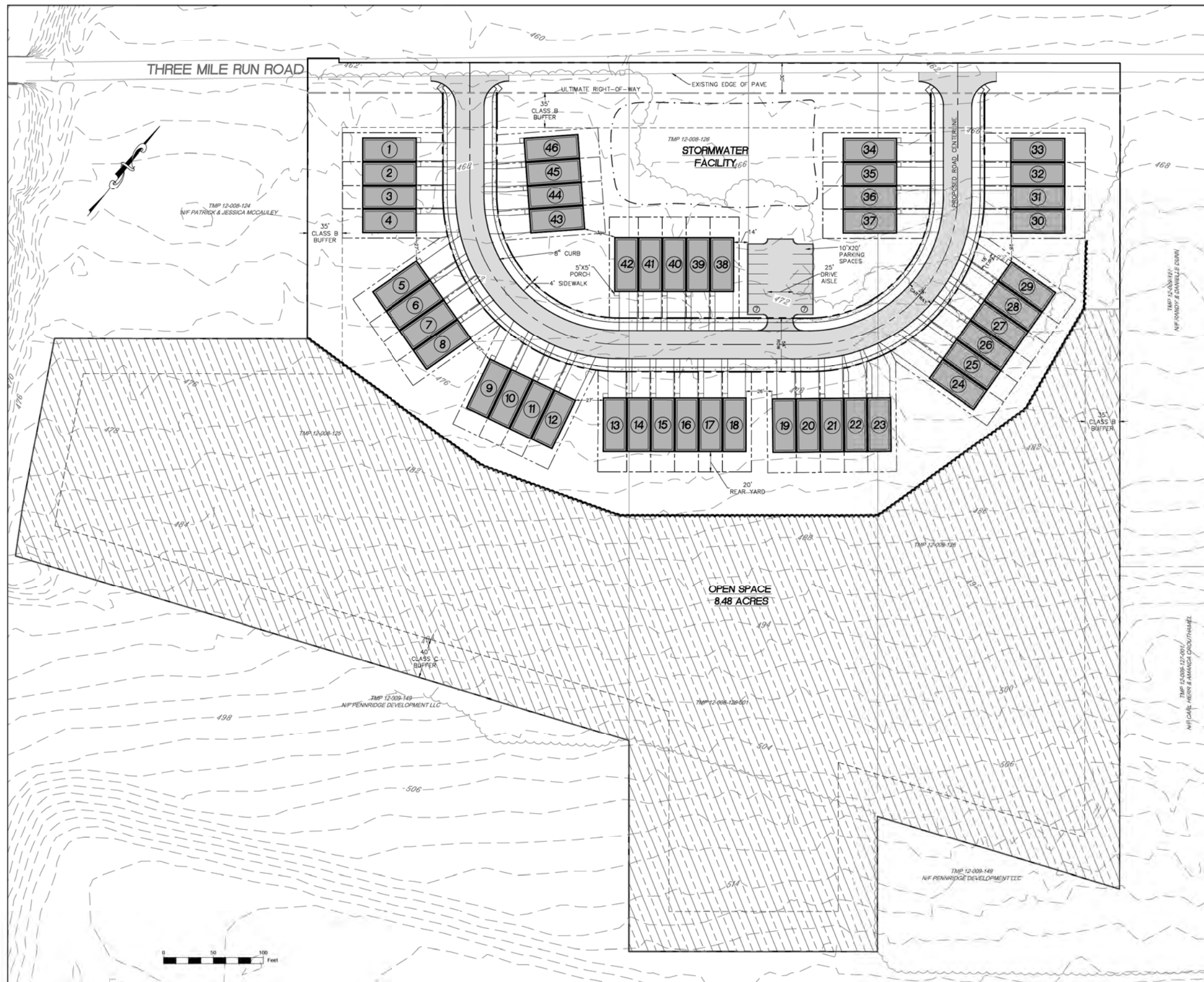
FACILITY	BMP PLUGS GROUND COVER @ 36" O.C.	BMP PLUGS STRUCTURAL SPECIES @ 36" O.C.
BMP-1	333	333

- DEEP ROOT BMP PLUGS**
- GROUND COVERS:**
- Carex amphibia - Creek Sedge
  - Carex emoryi - Emory's Sedge
  - Elymus virginicus - Virginia Wildrye
  - Eupatorium coelestinum - Blue Mistflower
  - Juncus effusus - Common Rush
  - Lobelia siphilitica - Great Lobelia
  - Packeria aurea - Golden Ragwort
- (PROVIDE NO MORE THAN 20% OF ANY SINGLE TYPE OF ABOVE LISTED PLUGS IN RAIN GARDEN PLANTINGS)
- STRUCTURAL SPECIES (TO BE INTER-PLANTED WITH DENSE GROUND COVER LAYER):**
- Asclepias incarnata - Swamp Milkweed
  - Eupatorium dubium - Little Joe - Joe Pye Weed
  - Eupatorium perfoliatum - Common Boneset
  - Hibiscus moscheutos - Hardy Hibiscus
  - Iris versicolor - Northern Blue Flag
  - Liatris spicata - Dense Blazing Star
- (PROVIDE NO MORE THAN 20% OF ANY SINGLE TYPE OF ABOVE LISTED PLUGS IN RAIN GARDEN PLANTINGS)

- BASIN SEED MIX**
- PLANT ERNST SEED MIX TYPE 126 (OR APPROVED EQUAL) TO ENTIRE BOTTOM OF BASIN AT MIN. 1 POUND PER ACRE. PLANT COVER CROP OF GRAIN OATS (AVENA SATIVA) AT MIN. 30 POUNDS PER ACRE.
- NOTE**
- AFTER SOIL AMENDMENTS ARE COMPLETE, APPLY SEEDING AS NOTED ABOVE, INSTALL JUTE NETTING, THEN INSTALL LANDSCAPE PLUGS.



Small text at the bottom left corner containing project file names and dates.



- NOTES
- BOUNDARY WAS TAKEN FROM LOT LINE ADJUSTMENT PLANS PREPARED BY HANOVER ENGINEERING FOR THE PENNRIDGE AIRPORT DATED JULY 13, 2019.
  - TOPOGRAPHIC INFORMATION WAS TAKEN FROM PASDA LIDAR.
  - THIS PROPERTY DOES NOT CONTAIN ANY WETLANDS OR WATERS PER THE WETLANDS REPORT PREPARED BY NOVA CONSULTANTS LTD. DATED MAY 2022.
  - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER VIA CONNECTIONS TO THE THREE MILE RUN ROAD.
  - THE PROPOSED B3 USE IS PERMITTED IN THE S-SUBURBAN ZONING DISTRICT BY CONDITIONAL USE.
  - TWO OF THE REQUIRED PARKING SPACES FOR EACH UNIT WILL BE LOCATED WITHIN THE DRIVEWAYS AND THE REMAINING REQUIRED SPACES ARE LOCATED IN THE SHARED PARKING AREA.

**ZONING DATA TABLE**

ZONING DISTRICT: S-Suburban

ITEM	PERMITTED	PROPOSED	SECTION
Land Use:	B3 Performance Development*	B3 Performance Development*	27 Attachment 1; 27-701.b
<b>Tract Requirements:</b>			
Min. Site Area	10 Ac.	15.34 Ac.	27-304.B3.m
Max. Density	3.0 DU/Ac.	3.0 DU/Ac.	27-304.B3.m
Min. Open Space	>35%	>35%	27-304.B3.m
Max. Impervious Coverage	<40%	<40%	27-304.B3.m
<b>Townhouse Requirements:</b>			
Min. Lot Area	1,800 SF	>1,800 SF	27-304.B3.j
Min. Lot Width	20 FT	>20 FT	27-304.B3.j
Max. Building Coverage	55%	55%	27-304.B3.j
Min. Building Setback - Street	25 FT	25 FT	27-304.B3.j
Min. Building Setback - Parking Area	10 FT	>10 FT	27-304.B3.j
Min. Building Setback - Pedestrian Walkway	5 FT	>5 FT	27-304.B3.j
Min. Rear Yard	20 FT	>20 FT	27-304.B3.j
Min. Building Spacing - Back to Back	30 FT	>30 FT	27-304.B3.j
Min. Building Spacing - Side to Back	30 FT	>30 FT	27-304.B3.j
Min. Building Spacing - Side to Front	30 FT	>30 FT	27-304.B3.j
Min. Building Spacing - Side to Side	25 FT	>25 FT	27-304.B3.j
Min. Parking Spaces Per Unit	2 spaces	2.3 Spaces	27-304.B3.o(1)

\*Permitted by Conditional Use

**SITE CAPACITY CALCULATIONS**

Calculation for Base Site Area

a. Gross Site Area	15,914	acres
b. Subtract Land within Ultimate ROW, Utility Row or Easement	0.567	acres
c. Subtract Non-Contiguous land	0.000	acres
d. Subtract Land Previously Reserved	0.000	acres
e. Subtract Land Zoned for Another Use	0.000	acres
c. Base Site Area	15,347	acres

Calculation Land with Resource Restrictions and Resource Protection

Resource	Min. Required Protection Ratio	Acres of Land in Resource (Ac.)	Resource Protection Land (Ac.)
Floodplain	1.00	0.00	0.00
Lakes & Ponds	1.00	0.00	0.00
Wetlands	1.00	0.00	0.00
Steep Slopes 25%+	0.80	0.00	0.00
Steep Slopes 15%-25%	0.70	0.00	0.00
Woodlands (S - District)	0.60	12.56	7.54
Lake & Pond Shoreline	0.80	0.00	0.00
Wetland Margins	0.80	0.00	0.00
Land With Resource Restrictions		12.56	acres
Resource Protection Land Required		7,536	acres

Calculation for Minimum Open Space

a. Base Site Area	15,347	acres
b. Multiply by Minimum Open Space	35%	
c. Standard Minimum Open Space	5,371	acres
d. Required Open Space (greater of Standard Min. Open Space or resource protection land)	7,536	acres

Calculation for Net Buildable Site Area

a. Base Site Area	15,347	acres
b. Subtract Require Open Space	7,536	acres
c. Net Buildable Site Area	7,811	acres

Calculation for Maximum Number of Units

a. Base Site Area	15,347	acres
b. Multiply by Maximum Density	3.0 DU/Acre	
c. Maximum Number of Dwelling Units	46	Dwelling Units

Calculation for Maximum Impervious Surfaces

a. Base Site Area	15,347	acres
b. Multiply by Maximum Impervious Surface Ratio	40%	
c. Maximum Impervious Surface	6,139	acres

Site Capacity Summary

a. Required Open Space	7,536	acres
b. Net Buildable Site Acres	7,811	acres
c. Maximum Number of Dwelling Units	46	Dwelling Units
d. Maximum Impervious Surface	6,139	acres

**LEGEND**

	PROPOSED BUILDING		PROPERTY LINE		EXISTING WOODLANDS LINE
	PROPOSED ROAD/PARKING		ULTIMATE RIGHT-OF-WAY LINE		PROPOSED WOODLANDS LINE
	PROPOSED SIDEWALK		PROPOSED ROAD RIGHT-OF-WAY LINE		EXISTING CONTOURS
	OPEN SPACE		PROPOSED ROAD CENTERLINE		BUFFER LINE
			LOT LINE		STORMWATER FACILITY

**PARKING TABLE**

Use	Requirement	Units	Spaces
Single Family Attached	2 Spaces Per Dwelling Unit and 25 Space Per Dwelling Unit for Overflow	46 Dwelling Units	104
Total Required Parking			104
Total Parking Provided			106

**RESOURCE PROTECTION STANDARDS**

Resource	Min. Required Protection Ratio	Total Area of Land in Resource		Required Resource Protection Land		Actual Resource Protection Land		Annual Protection Ratio
		%	(Ac.)	(Ac.)	(Ac.)	%		
Floodplain	100%	0.00	0.00	0.00	0.00	N/A		
Lakes & Ponds	100%	0.00	0.00	0.00	0.00	N/A		
Wetlands	100%	0.00	0.00	0.00	0.00	N/A		
Steep Slopes 25%+	80%	0.00	0.00	0.00	0.00	N/A		
Steep Slopes 15%-25%	70%	0.00	0.00	0.00	0.00	N/A		
Woodlands (S - District)	60%	12.56	7.54	7.55	6%			
Lake & Pond Shoreline	80%	0.00	0.00	0.00	0.00	N/A		
Wetland Margins	80%	0.00	0.00	0.00	0.00	N/A		

Holmes Cunningham LLC  
409 E. Butler Ave., Unit 5  
Doylstown, PA 18901  
(215) 586-3330  
www.hcengr.com

**REVISIONS**

Description	Date

809 THREE MILE RUN ROAD  
TMP # 12-008-125 & 12-008-126-001 & 12-009-126  
EAST ROCKHILL TOWNSHIP, BUCKS COUNTY, PA

**SITE PLAN**

ROBERT T. CUNNINGHAM, P.E.  
PA PE076424

File No. 1746.C1.0.DWG  
Date 7/12/2022  
Scale 1" = 40'  
Designed RC  
Sheet 1 of 1  
Drawing No. C1.0