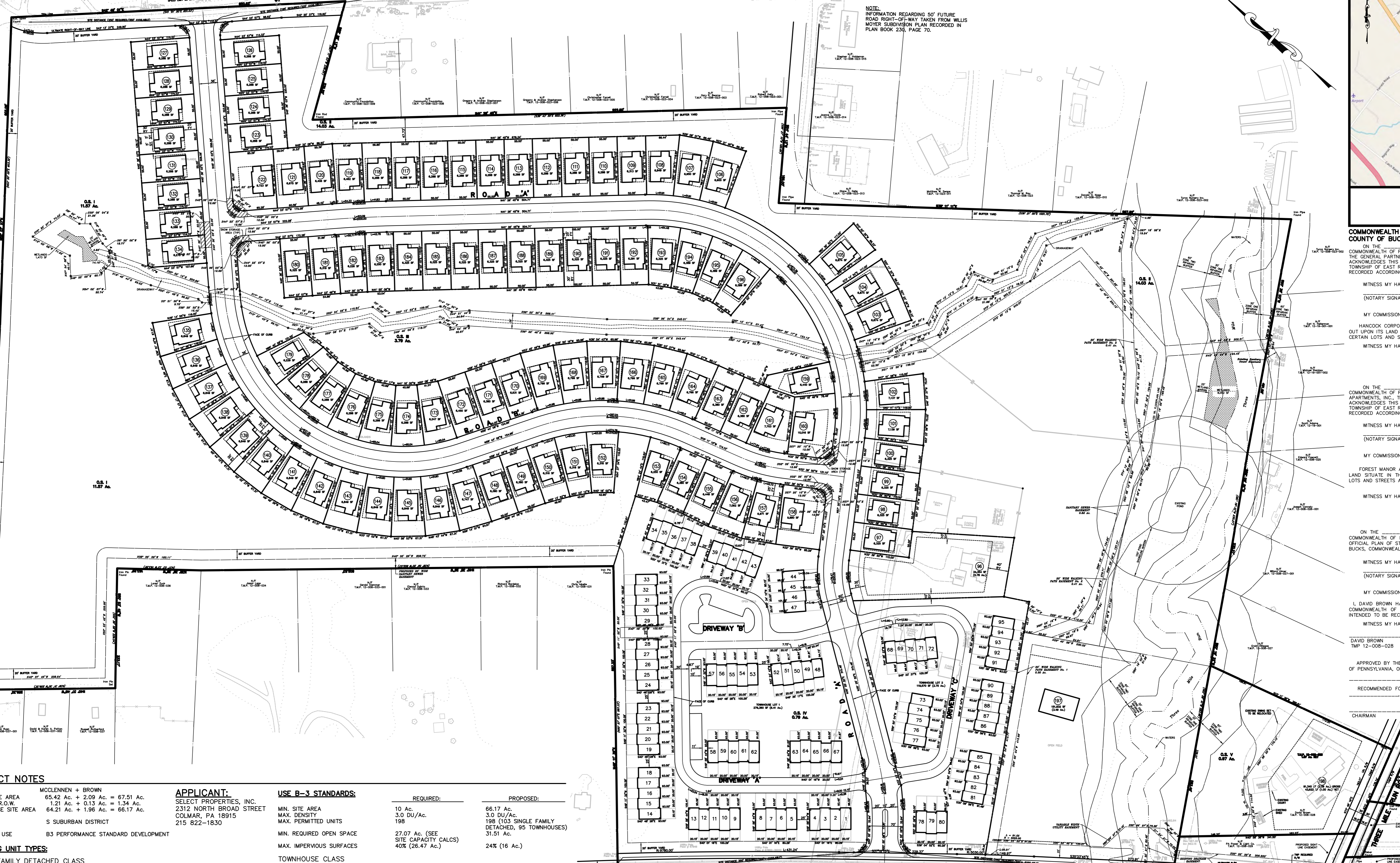


NOTE:
 INFORMATION REGARDING 50' FUTURE
 ROAD RIGHT-OF-WAY TAKEN FROM WILLIS
 MOYER SUBDIVISION PLAN RECORDED IN
 PLAN BOOK 230, PAGE 70.



NOTES

GENERAL NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DISTANCES ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
 4. ALL UTILITIES ARE TO BE DEPTH MARKED.
 5. ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.
 6. ALL LOT AREAS ARE TO BE VERIFIED BY SURVEY.
 7. ALL DRIVEWAYS ARE TO BE 10 FEET WIDE AT THE WIDE END.
 8. ALL DRIVEWAYS ARE TO BE 6 FEET WIDE AT THE NARROW END.
 9. ALL DRIVEWAYS ARE TO BE 1:12 GRADE.
 10. ALL DRIVEWAYS ARE TO BE CONCRETE.
 11. ALL DRIVEWAYS ARE TO BE 4 FEET FROM THE CURB.
 12. ALL DRIVEWAYS ARE TO BE 4 FEET FROM THE PROPERTY LINE.
 13. ALL DRIVEWAYS ARE TO BE 4 FEET FROM THE DRIVEWAY CENTERLINE.
 14. ALL DRIVEWAYS ARE TO BE 4 FEET FROM THE DRIVEWAY CENTERLINE.
 15. ALL DRIVEWAYS ARE TO BE 4 FEET FROM THE DRIVEWAY CENTERLINE.

UNIT TYPES:

REQUIRED:	PROPOSED:
8,000 SF	44,544 SF
70'	211'
30%	NOT TO EXCEED 30%
40%	NOT TO EXCEED 40%
30'	30'
10'	10'
40'	40'

REQUIRED:	PROPOSED:
6,200 SF (4 BEDROOMS)	6,200 SF
55'	55'
35%	35%
48%	47%
15' (GARAGE 25')	25' (GARAGE)
5'	5'
30'	30'

APPLICANT:
 MCLENNEN + BROWN
 65.42 Ac. + 2.09 Ac. = 67.51 Ac.
 R.O.W. 1.21 Ac. + 0.13 Ac. = 1.34 Ac.
 TOTAL SITE AREA 64.21 Ac. + 1.96 Ac. = 66.17 Ac.
 S SUBURBAN DISTRICT

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

USE B-3 STANDARDS:

REQUIRED:	PROPOSED:
10 Ac.	66.17 Ac.
3.0 DU/Ac.	3.0 DU/Ac.
198	198 (103 SINGLE FAMILY DETACHED, 95 TOWNHOUSES)
27.07 Ac. (SEE SITE CAPACITY CALCS)	31.51 Ac.
40% (26.47 Ac.)	24% (16 Ac.)

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

REQUIRED:	PROPOSED:
1,800 SF (3 BEDROOMS)	1,800 SF (EQUIVALENT LOT)
20'	20'
55%	47% (BASED ON EQ. LOT)
85%	79% (BASED ON EQ. LOT)
25'	25'
10'	10'
5'	5'
20'	20'
30'	112'
30'	30'
30'	50'
25'	25'

BCPC NO. 11063-A
 PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE

OPEN SPACE NOTES

REQUIRED OPEN SPACE:	PROPOSED OPEN SPACE:
27.07 Ac.	31.00 Ac.
6.47 Ac. (21%) (33% MAXIMUM ALLOWED)	

OPEN SPACE SUMMARY:

OPEN SPACE AREA:	ACRES:	PROPOSED USE(S):
I	11.57	L.N.R.

PROPERTY/OWNER INFORMATION:

TMP 12-008-022	TMP 12-008-022-002	TMP 12-008-030
REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 59.7589 AC.	REAL PRO ENTERPRISES, LP 2312 NORTH BROAD STREET COLMAR, PA 18915 1.2282 AC.	GENERAL HANCOCK PARTNERSHIP ENTERPRISES, L.P. 2312 NORTH BROAD STREET COLMAR, PA 18915 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	

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BUCKS
 NOTARY PUBLIC
 I, DAVID BROWN, HANCOCK CORPORATION, DO hereby certify that the foregoing is a true and correct copy of the original plan of subdivision as recorded in the Office of the County Recorder, Bucks County, Pennsylvania, on this 12th day of 2008.

WITNESS MY HAND AND SEAL OF OFFICE AT COLMAR, PENNSYLVANIA, ON THIS 12TH DAY OF 2008.

DAVID BROWN
 TMP 12-008-028

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF EAST PASEO, PENNSYLVANIA, ON THIS 12TH DAY OF 2008.

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE TOWNSHIP OF EAST PASEO, PENNSYLVANIA, ON THIS 12TH DAY OF 2008.

CHAIRMAN



N 60°20' E

203.50'

S 41° E

583.70'

LOCATION OF NEW ON-SITE SEPTIC SYSTEM

50'-0"
REAR YARD SETBACK FOR B1

75'-0"
REAR YARD SETBACK FOR OTHER PERMITTED USES

40'-0"
SIDE YARD SETBACK FOR OTHER PERMITTED USES

30'-0"
SIDE YARD SETBACK FOR B1

559.06'

EXISTING SHED

SEPTIC & PUMP TANKS FOR NEW SEPTIC SYSTEM

EXISTING BARN/ GARAGE w/ PROPOSED RESIDENTIAL CONVERSION

EXISTING DRIVEWAY & PARKING AREA

75'-0"
FRONT YARD SETBACK FOR OTHER PERMITTED USES

50'-0"
FRONT YARD SETBACK FOR B1

EXISTING POOL

40'-0"
SIDE YARD SETBACK FOR OTHER PERMITTED USES

30'-0"
SIDE YARD SETBACK FOR B1

EXISTING SINGLE FAMILY DWELLING

OLD BETHLEHEM PIKE

N 34° W

31'-0"
R.O.W.

203.50'

S 60° W

89'

131'

34'

43'

104'

