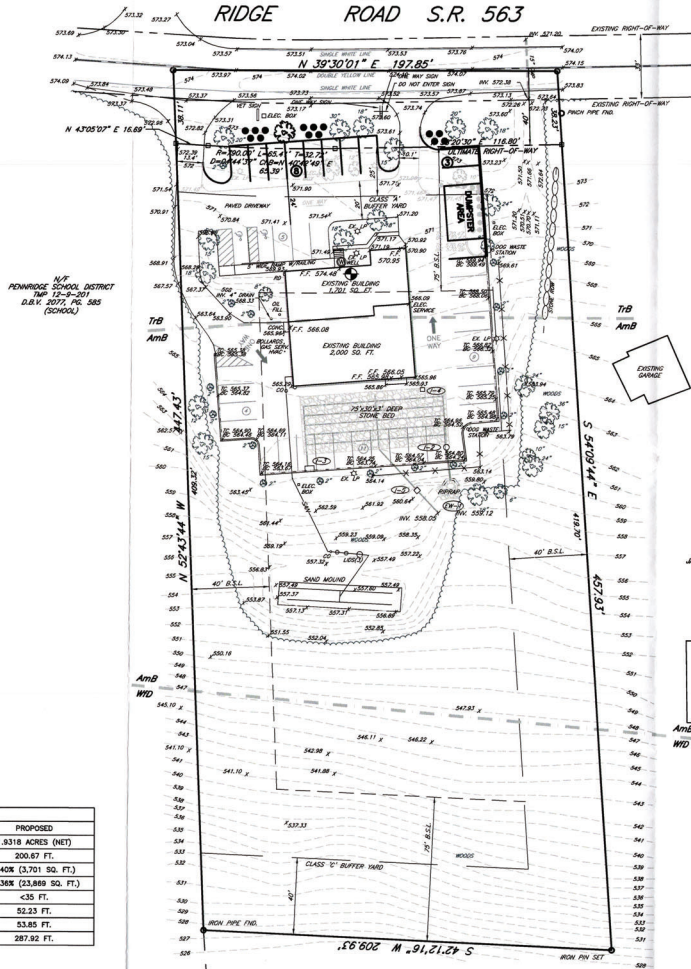


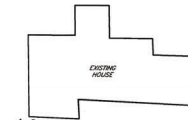
N/T
EAST ROCKHILL TOWNSHIP
MAP 12-9-16
D.B.V. 1122, PG. 1537
(PENDING)

RIDGE ROAD S.R. 563

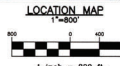


N/T
PENNSYLVANIA SCHOOL DISTRICT
TWP 12-9-201
D.B.V. 2077, PG. 585
(PENDING)

N/T
JAMES R. & SUSAN M. MEKEL
MAP 12-9-201
D.B.V. 579, PG. 1889
(RESIDENTIAL)



EXISTING HOUSE



GENERAL NOTES

- OWNER: MEHMANUS HOLDINGS LLC
1419 N RIDGE ROAD
PENNSYLVANIA 15844
- SITE DATA: TWP 12-9-201
DRY (RECENT TRANSFER, NO RECORDING INFORMATION AVAILABLE)
91,898.33 SQ. FT. (GROSS)
2,112.00 ACRES
84,148.41 SQ. FT. (NET)
1.9318 ACRES
- ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 281 OF 1974, EFFECTIVE OCTOBER 9, 2008.
- THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARED OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.
- SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.
- BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARED ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR COVENANTS.
- BOUNDARY = FINISHED FLOOR OF HOUSE
ELEVATION = 574.48 (AND 1983)
- SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.
- ZONING INFORMATION: DISTRICT = RR (RURAL RESIDENTIAL)
USE = L2 (RECREATION OFFICE)
- LOT REQUIREMENTS:
MIN. LOT AREA: 2 ACRES
MIN. LOT WIDTH: 200 FT.
MAX. BUILDING COVERAGE: 10%
MAX. IMPERVIOUS COVERAGE: 20%
MAX. BUILDING HEIGHT: 35 FT.
BUILDING SETBACKS:
FRONT YARD: 25 FT.
SIDE YARD: 40 FT.
REAR YARD: 75 FT.
- PARKING REQUIREMENTS: FOUR (4) OFF STREET PARKING SPACES FOR EACH DOCTOR, PLUS ONE (1) SPACE FOR EACH EMPLOYEE.
REQUIRED PARKING: 5 DOCTORS (2 FULL TIME AND 3 PART TIME) = 20 SPACES
18 EMPLOYEES (11 FULL TIME AND 7 PART TIME) = 18 SPACES
TOTAL REQUIRED SPACES: 38 SPACES
MAXIMUM PARKING FOR FACILITY ON A DAILY BASIS:
5 DOCTORS = 14 SPACES
18 EMPLOYEES = 10 SPACES
TOTAL DAILY REQUIRED = 24 SPACES
PROVIDED SPACES: 19 SPACES
- LOT SERVED BY ON-LOT SEWER AND PRIVATE WELL.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. FLOOD ZONE IS REFERENCED TO NATIONAL FLOOD INSURANCE RATE MAP NO. 42017C0144, MAP REVISION MARCH 16, 2015.
- ZONING VARIANCE GRANTED FOR A MAXIMUM 25% IMPERVIOUS SURFACE. CURRENTLY THE SITE CONTAINS 20.878 SQ. FT. OR 24.81% OF IMPERVIOUS SURFACE. THE PROPOSED PARKING LOT IMPROVEMENT WOULD ADD AN ADDITIONAL 2,381 SQ. FT. OF IMPERVIOUS SURFACE OR 28.36%.

NOT TO BE USED FOR CONSTRUCTION UNLESS
APPROVED BY THE BOARD OF ZONING



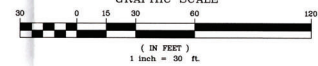
ZONING HEARING BOARD EXHIBIT			
PREPARED FOR			
MEHMANUS HOLDINGS LLC			
1419 RIDGE ROAD			
EAST ROCKHILL TOWNSHIP, BUCCUS COUNTY, PENNSYLVANIA			
PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES			
128 FIRST-48 DRIVE P.O. BOX 840 GASTON, PENNSYLVANIA 15844 TELEPHONE (814) 59-7075 FAX (814) 59-5861			
70945026 C-1			

ZONING COMPLIANCE CHART			
REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	2 ACRES	1.9318 ACRES (NET)	1.9318 ACRES (NET)
MIN. LOT WIDTH	200 FT.	200.87 FT.	200.87 FT.
MAX. BUILDING COVERAGE	10%	4.40% (3,701 SQ. FT.)	4.40% (3,701 SQ. FT.)
MAX. IMPERVIOUS COVERAGE	20%	24.81% (20,878 SQ. FT.)	28.36% (23,869 SQ. FT.)
MAX. BUILDING HEIGHT	35 FT.	<35 FT.	<35 FT.
FRONT YARD	75 FT.	52.23 FT.	52.23 FT.
SIDE YARD	40 FT.	53.85 FT.	53.85 FT.
REAR YARD	75 FT.	318.17 FT.	287.92 FT.

*VARIANCE TO 25% GRANTED

LEGEND	
PROPERTY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
ULTIMATE RIGHT-OF-WAY LINE	---
CONTINUITY OF ROADWAY	---
BUFFER YARD	---
BUILDING SETBACK LINE	---
EXISTING CONTOUR LINE	---
EXISTING STORM PIPE	---
EXISTING TREELINE	---

GRAPHIC SCALE



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CURRENT ZONING: RR - RURAL RESIDENTIAL DISTRICT

MINIMUM LOT AREA:

REQUIRED
1.8 AC

MIN. LOT WIDTH (AT BUILDING LINE)
REQUIRED 150 FT.

MINIMUM FRONT YARD: REQUIRED 50 FT.
MINIMUM SIDE YARD: REQUIRED 30 FT.
MINIMUM REAR YARD: REQUIRED 50 FT.

MAXIMUM BUILDING COVERAGE
PERMITTED: 10%

MAXIMUM IMPERVIOUS RATIO
PERMITTED: 20%

MAXIMUM BUILDING HEIGHT
PERMITTED: 35 FT

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	AREA
1	15.00%	25.00%		2,587
2	26.00%			415

LOT AREA =

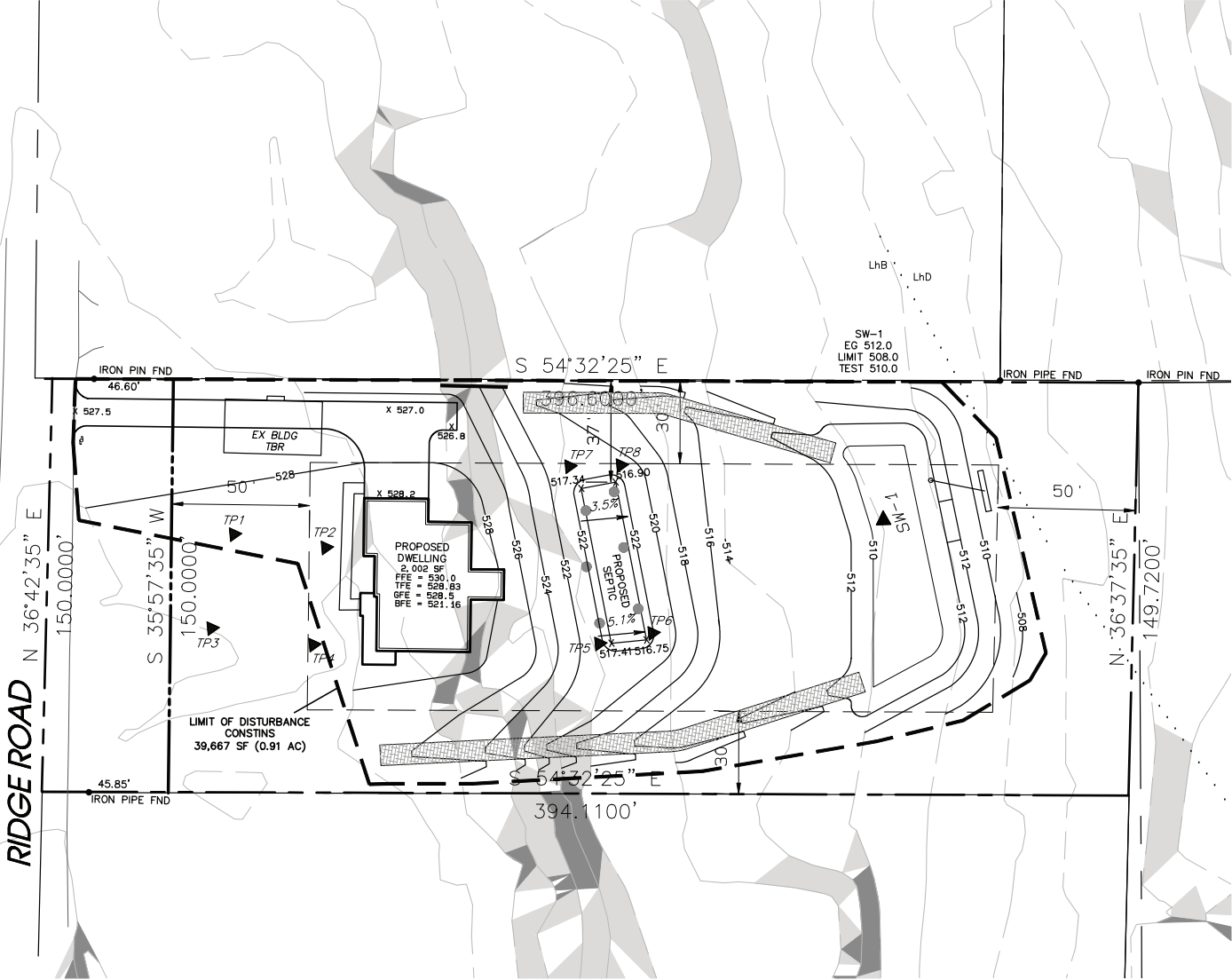
GROSS = 1.35 AC (58,977 SF)
NET = 1.20 AC (52,261 SF)

EXISTING NON-CONFORMING ON LOT AREA

PER SECTION 27-1900 NATURAL RESOURCE
PROTECTION STANDARDS IN ZONING
ORDINANCE:

STEEP SLOPES:
15-25% = 30% DISTURBANCE ALLOWED
26%+ = 20% DISTURBANCE ALLOWED
PROPOSED PLAN DISTURBS ALMOST 100% OF
THE EXISTING STEEP SLOPES

WOODLANDS:
RR DISTRICT = 20% DISTURBANCE ALLOWED
PROPOSED PLAN DISTURBS 75.9% OF THE
EXISTING WOODLANDS



SKETCH PLAN
FOR
2309 RIDGE ROAD
LOCATED IN
EAST ROCKHILL TWP., BUCKS COUNTY

DATE: 04/11/2025
DRAWN BY: JAM

SCALE: 1" = 50'
MAP CHECK:

DWG. NO.: 25-023
SHEET NO.: 1 OF 1

HNT
LLC

ENGINEERING ~ SURVEYING ~ LAND PLANNING SERVICES

297 SUEDEBERG ROAD, SUITE 47, PINE GROVE, PA 17963
(570) 345-8288 FAX: (570) 345-8299