OWNER'S STATEMENT

Commonwealth of Pennsylvania:

Lane Schultz (TP 12-11-63-2)

Leighan Herzberger (TP 12-11-63-2)
County of Bucks

On the _____ day of _____, 20____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in _____, personally appeared Lane Schultz and Leighan Herzberger, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing plan, who acknowledges that he is the registered owner of the designated plan, that all necessary approvals of the plan have been obtained and is endorsed thereon, and that he desires that the foregoing plan be recorded according to law. Witness my hand and notarial seal, the day and year aforesaid.

_____
Notary Public

My Commission expires _____
(SEAL)

TOWNSHIP BOARD OF SUPERVISORS

Approved by the Board of Supervisors of the Township of East Rockhill this ___ day of _____, 20___.

_____
_____
_____
_____

TOWNSHIP PLANNING COMMISSION

Recommended for approval by the East Rockhill Township Planning Commission this ___ day of _____, 20___.

_____
_____
_____

BUCKS COUNTY PLANNING COMMISSION

BCPC No. _____

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 Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____, Page _____ on the ___ day of _____, 20___.

ZONING REQUIREMENTS

Zoning District	– AP (Agricultural Preservation)
Min. Lot Area	– 32,000 SF
Min. Lot Width	– 125 Feet
Min. Front Yard	– 50 Feet
Min. Side Yard	– 30 Feet
Min. Rear Yard	– 50 Feet
Max. Impervious Coverage	– 15%
Max. Bldg. Height	– 35 Feet
Proposed Use	– B1 (Detached Dwelling)

SITE DATA

Total Tract Area	– 17.226 Acres
Tax Parcel Number	– 12-11-63-2
Instrument No.	– 2023040864
Water	– On Site
Sewer	– On Site

IMPERVIOUS SURFACE CALCULATIONS

Lot 1
Existing Impervious Surfaces:

Dwelling	3,309 S.F.
Paved Driveway	4,828 S.F.
Stone Driveway	4,090 S.F.
Walk/Patio	+ 648 S.F.
Total	12,875 S.F.

Proposed Impervious Surfaces:

Driveway	14 S.F.

Impervious Surface Calculations:

Existing	12,875 S.F.
Proposed	+ 14 S.F.
Total Imp. Surfaces	12,889 S.F.

Impervious Surface Ratio((12,889/43,560)/9.698)x100 = 3.0%

Lot 2
Proposed Impervious Surfaces:

Dwelling	2,062 S.F.
Driveway	5,210 S.F.
Walk	+ 70 S.F.
Total	7,342 S.F.

Impervious Surface Ratio((7,342/43,560)/6.437)x100 = 2.6%

SURVEYOR'S CERTIFICATION

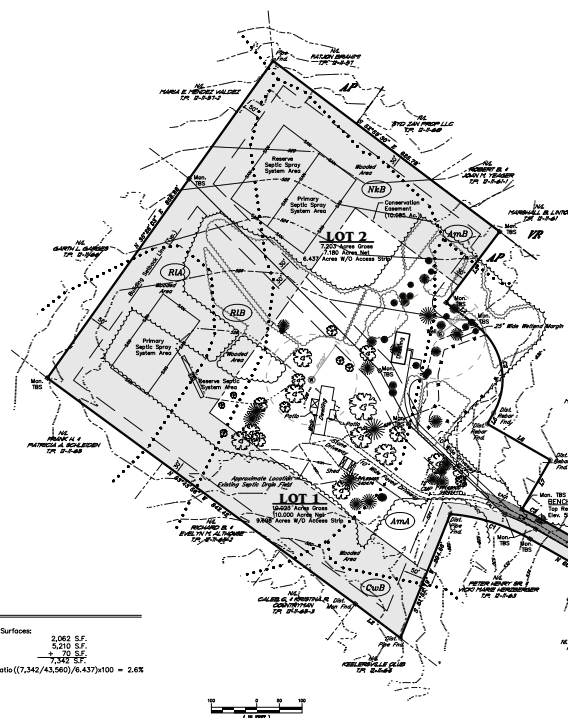
I, being a registered surveyor of the Commonwealth of Pennsylvania, do hereby certify that this plan, prepared from a field survey, correctly represents the property boundary of the proposed land development, to the best of my knowledge.

_____
Registered Surveyor
Registration No._____

ENGINEER'S CERTIFICATION

I, being a registered engineer in the Commonwealth of Pennsylvania, do hereby certify that the accompanying application, plans, and supporting documentation are true and correct to the best of my knowledge.

_____
Registered Engineer
Registration No._____


LOT 2
7.203 Acres Gross
1.180 Acres Net
6.437 Acres W/O Access Strip
LOT 1
10.023 Acres Gross
110,000 Acre Net
9.698 Acres W/O Access Strip
Reserve Septic Spray System Area
Primary Septic Spray System Area
Conservation Easement (Trees, Etc.)
Wooded Area
Approximate Location Existing Septic Drain Field
Dwelling
Drive
Walk
Patio
Well
Dwl. Rebar Find
Mon. TBS
Mon. TBS
BENCHMARK
Top Rebar Found
Elev. 370.153'
25' Wide Walkway Easement
RIA
RIB
NkB
AmB
AmA
CwB
AP
VR
RR
NL MARIA E. PEREZ VALDEZ TR. 2-2-51-2
NL PATRICK BRAUTE TR. 2-2-47
NL 1910 ZAN PROP LLC TR. 2-2-49
NL ROBERT & J. JENNY N. TRUMPER TR. 2-2-50.1
NL MARSHALL & LINTON TR. 2-2-50
NL GARTH L. GARBER TR. 2-2-50.2
NL PAUL H. & PATRICIA A. SCHLEGEL TR. 2-2-48
NL RICHARD & EVELYN K. ALTHOUSE TR. 2-2-52.2
NL CALEB C. & CHRISTINE L. DILL CONSTRUCT TR. 2-2-52.3
NL ICEBERGVILLE CLUB TR. 2-2-53
NL PETER HENRY SR. & JOO FUNG HERZBERGER TR. 2-2-54
NL MICHAEL J. & LISA A. DELLAVECCHIA TR. 2-2-53.1B
NL VINCENT & JANET PALLANTI TR. 2-2-51
Mon. TBS
Dwl. Rebar Find
Dwl. Rebar Set
Dwl. Rebar Found
Dwl. Pipe Find
Dwl. Pipe Set
Dwl. Nail Set
Dwl. Nail Found
Dwl. Nail Find
Dwl. Star Find
Dwl. Star Set
Dwl. Star Found
Dwl. Star Find
Dwl. Pipe Found
Dwl. Pipe Find
Dwl. Rebar Set
Dwl. Rebar Found
Dwl. Rebar Find
Dwl. Nail Set
Dwl. Nail Found
Dwl. Nail Find
Dwl. Star Set
Dwl. Star Found
Dwl. Star Find
Dwl. Pipe Set

WEIDNER TRACT

TPN(S): 12-013-021, 15-011-076, and 15-011-078-002

Situated In:

EAST ROCKHILL TOWNSHIP & HILLTOWN TOWNSHIP
BUCKS COUNTY – PENNSYLVANIA

SITE VICINITY MAP
Aerial Imagery provided by Nearmap, Inc.
Flight Date: Sept. 30, 2020

PROJECT SHEET INDEX

Plan sheets 1, 2 and 4 through 6 are to be recorded with the Bucks County Recorder of Deeds Office along with plan sheets 30 through 32. Plan sheets 1 through 39 of 39 (inclusive), on record with both East Rockhill Township and Hilltown Township shall be considered a part of the approved Final Plan as if recorded with same.

Sheet No.:	Sheet Title:	Sheet No.:	Sheet Title:
1 of 39	RECORD PLAN – COVER SHEET	18 of 39	PLAN and PROFILE: PROPOSED CUL-DE-SAC
2 of 39	RECORD PLAN – SUBDIVISION/LAND DEVELOPMENT	19 of 39	PLAN and PROFILE: CROSS LOT UTILITIES
3 of 39	EXISTING FEATURES PLAN	20 of 39	PLAN and PROFILE: CROSS LOT UTILITIES
4–6 of 39	LAYOUT DETAIL PLAN (SECTION 'A', 'B' & 'C')	21–23 of 39	PHASE ONE EROSION & SEDIMENTATION CONTROL PLANS (SECTION 'A', 'B', & 'C')
7 of 39	OVERALL DEVELOPMENT PLAN		
8–10 of 39	DEVELOPMENT PLAN (SECTION 'A', 'B' & 'C')	24–26 of 39	OVERALL EROSION & SEDIMENTATION CONTROL PLANS (SECTION 'A', 'B', & 'C')
11 of 39	OVERALL LANDSCAPING & LIGHTING PLAN		
12 of 39	LANDSCAPE & LIGHTING PLAN SECTION 'A' (NOSM PLAN)	27 of 39	EROSION & SEDIMENTATION CONTROL SPECIFICATIONS
13–14 of 39	LANDSCAPE & LIGHTING PLAN (SECTION 'B' & 'C')	28–29 of 39	EROSION & SEDIMENTATION CONTROL DETAILS 'A' & 'B'
15 of 39	LANDSCAPE DESIGN SCHEDULES & DETAILS PLAN	30–32 of 39	POST-CONSTRUCTION STORMWATER MANAGEMENT PLANS (SECTION 'A', 'B', & 'C')
		33–34 of 39	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS ('A' & 'B')
16 of 39	PLAN and PROFILE: SEVEN CORNERS ROAD		
17 of 39	PLAN and PROFILE: PROPOSED CUL-DE-SAC	35–39 of 39	CONSTRUCTION DETAILS SHEETS 'A', 'B', 'C', 'D' & 'E'

HILLTOWN TOWNSHIP – ZONING DATA:

District: "RR" RURAL RESIDENTIAL / "CR-2" COUNTRY RESIDENTIAL 2

Item	Section	RR / CR-2 Requirement:	RR / CR-2 Plan Provided:
Permitted Use	160-23.B(1)	B1 Single-family Detached	
Minimum Lot Area	160-23.B(1)	80,000 Sq. Ft.	> 80,000 Sq. Ft.
Minimum Lot Width	160-23.B(1)	150 Ft. / 125 Ft.	>150 Ft. / >125 Ft.
Maximum Height	160-23.B(1)	35 Ft. / 35 Ft.	>35 Ft.
Minimum Front Yard	160-23.B(1)	50 Ft. / 45 Ft.	50 Ft. / 45 Ft.
Minimum Side Yard	160-23.B(1)	25 Ft. / 20 Ft.	25 Ft. / 20 Ft.
Minimum Rear Yard	160-23.B(1)	75 Ft. / 40 Ft.	75 Ft. / 80 Ft.
Maximum Lot Impervious	Table (Ill 3)	15 % / 15 %	< 15 %

EAST ROCKHILL TOWNSHIP – ZONING DATA:

District: "S" SUBURBAN DISTRICT

Item	Section	Requirement	Plan Provided
Permitted Use	27-701.a(6)	B1 Detached Dwelling	
Maximum Height	27-702.a	35 Ft.	35 Ft.
Minimum Lot Area	27-702.a	22,000 Sq. Ft.	22,000 Sq. Ft.
Minimum Lot Width	27-702.a	100 Ft.	100 Ft.
Maximum Bldg. Coverage	27-702.a	15 %	15 %
Minimum Front Yard	27-702.a	50 Ft.	50 Ft.
Minimum Side Yard	27-702.a	20 Ft.	20 Ft.
Minimum Rear Yard	27-702.a	50 Ft.	50 Ft.
Minimum Bldg. Envelope	27-1901.a(1)	5,000 Sq. Ft.	5,000 Sq. Ft.

PROJECT WAIVERS LIST:

The following relief was granted from the Subdivision & Land Development Ordinance:

HILLTOWN TOWNSHIP:

1. 140-30.C — Permanent cul-de-sac shall not exceed 500 Ft., or serve as access to more than 12 dwelling units.
2. 140-27.B(1) — Blocks shall not exceed 1,600 Ft. in length.
3. 140-28.M — Prohibits proposed roads from crossing municipal boundaries.
4. 140-28.N, 140-29.A, 140-29.B(1), 140-29.C, 140-30 — When a subdivision or land development abuts and existing street, drainage improvements shall be made, curbing/widening, installing curbs, & installing sidewalks.
5. 140-38 — A partial waiver is requested for the requirement to permit less than 125 for stormwater management impervious surface for lots 11 and 12.
6. 134-19.J.4.(c): — A waiver is requested to permit a bank interior slope of 3:1 in lieu of the required 4:1.

EAST ROCKHILL TOWNSHIP:

1. 22-505.13 — Prohibits proposed roads from crossing municipal boundaries.
2. 22-512 — Use of Belgian Block curb within the proposed road.

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS

On this, _____ day of _____, _____, before me the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing, _____, did acknowledge himself/herself to be the President/Secretary of WEIDNER, WEIDNER PARK, INC., LP, a corporation, and that as such President/Secretary, being authorized to do so, he/she executed the foregoing for the purposes therein contained by signing the name of the corporation by himself/herself as President/Secretary. Further, the undersigned, being the duly authorized representative of the plan have been obtained and is endorsed thereon, and that (he/she/they) desire that the foregoing plan be recorded according to law.

In whose stewed, I hereunto set my hand and official seal.

Notary Public: _____

My commission expires on: _____

Owner (President): _____

RECORDER OF DEEDS:

Recorded in the office of the Recorder of Deeds, Bucks County, Pennsylvania in Plan Book _____ Page _____ on the _____ day of _____, _____.

Recorder of Deeds: _____

BUCKS COUNTY PLANNING COMMISSION: BCPC No.: #113211

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

PREPARING SURVEYOR'S CERTIFICATION:

I, KEVIN R. DIBBERN, PLS, do hereby certify that I am a Registered Professional Surveyor licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan of subdivision/land development, as shown on the plans and profiles, is based on a field survey and accurately represents actual field conditions; and that all monuments shown hereon exist as located; that all dimensional and geodetic details shown are correct and that

_____ Date Signed: _____
Signature — LIC. No: 044550-E

PREPARING ENGINEER'S CERTIFICATION:

I, Timothy P. Woodrow, P.E., do hereby certify that I am a Registered Professional Engineer licensed in compliance with the laws of the Commonwealth of Pennsylvania; that this plan of subdivision/land development, as shown on the plans and profiles, is based on a field survey and accurately represents actual field conditions; and that all improvements shown hereon conform to applicable rules and regulations in place at the time the plan(s) were approved.

_____ Date Signed: _____
Signature — LIC. No: 38735-E

BOARD OF SUPERVISORS – TOWNSHIP of HILLTOWN

Approved by the Board of Supervisors of the Township of Hilltown this _____ day of _____, _____.

_____
_____
_____
_____

BOARD OF SUPERVISORS – TOWNSHIP of EAST ROCKHILL

Approved by the Board of Supervisors of the Township of East Rockhill this _____ day of _____, _____.

ATTEST: _____ Date Signed: _____
Signature, Chair

_____ Date Signed: _____
Signature, Secretary

PLANNING COMMISSION – TOWNSHIP of EAST ROCKHILL

Recommended by the Planning Commission of the Township of East Rockhill this _____ day of _____, _____.

ATTEST: _____ Date Signed: _____
Signature, Chair

REVISIONS

Rev.	Date	Description
1	11/30/20	Revised per Township Review Comments dated 11/30/20
2	12/07/20	Revised per Township Review Comments dated 12/07/20
3	12/14/20	Revised per Township Review Comments dated 12/14/20
4	12/18/20	Revised per Township Review Comments dated 12/18/20
5	12/21/20	Revised per Township Review Comments dated 12/21/20
6	12/23/20	Revised per Township Review Comments dated 12/23/20
7	12/28/20	Revised per Township Review Comments dated 12/28/20
8	12/30/20	Revised per Township Review Comments dated 12/30/20
9	12/31/20	Revised per Township Review Comments dated 12/31/20
10	1/04/21	Revised per Township Review Comments dated 1/04/21
11	1/05/21	Revised per Township Review Comments dated 1/05/21
12	1/06/21	Revised per Township Review Comments dated 1/06/21
13	1/07/21	Revised per Township Review Comments dated 1/07/21
14	1/08/21	Revised per Township Review Comments dated 1/08/21

PROJECT SERIAL NUMBER FOR DESIGN:
20163571812 & 20163571831
December 2019

Pennsylvania 811
It's the law and it's free to you!
Call 1-800-242-1776 at least three business days before you begin digging.

Parcel Information:
N/F Lands of:
General Hancock Park, Ent. LP
12-013-021, 15-011-076 & 15-011-078-002
D.B.: 5839 Pg: 2259

Deed Area: 28.5862 Ac.
Legal R/W: 0.4803 Ac.
UL R/W: N / A
NET Area: 28.6058 Ac.

Applicant:
GENERAL HANCOCK PARTNERSHIP ENT LP
c/o Ben Goldthorp
2312 N. Broad Street
Colmar, PA 18915

75' 0' 150'
Scale in Feet (1" = 150')

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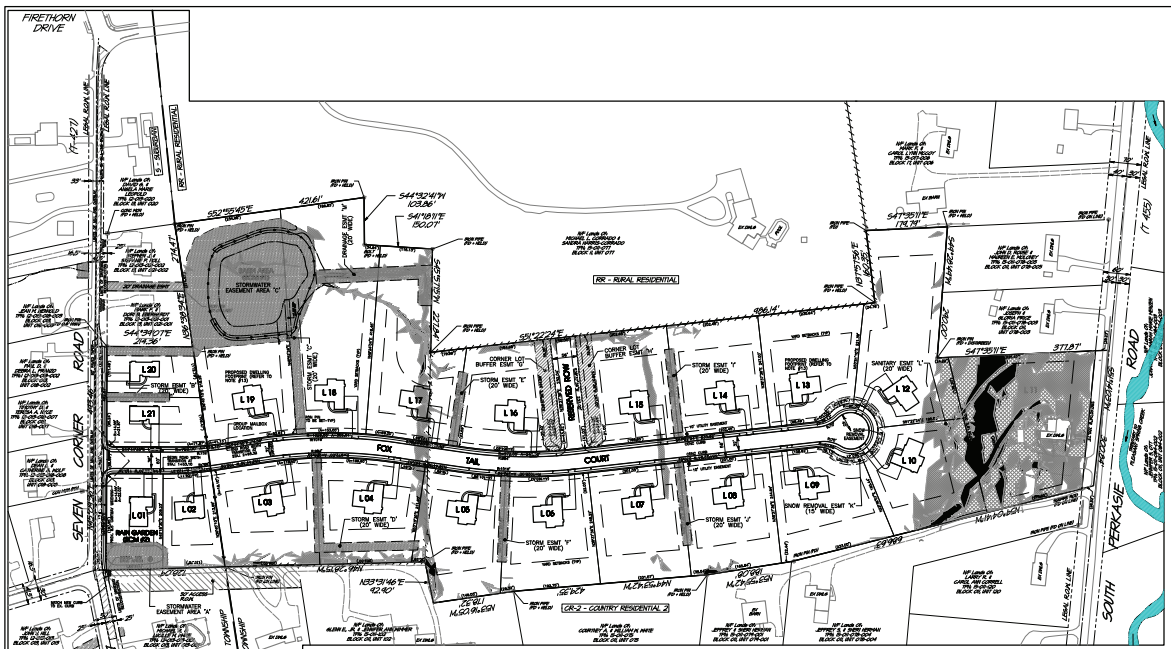
PRELIMINARY PLAN (Not To Be Recorded)
RECORD PLAN – COVER SHEET
WEIDNER TRACT
EAST ROCKHILL & HILLTOWN TOWNSHIP – BUCKS COUNTY – PENNSYLVANIA

WOODROW & ASSOCIATES, INC.
MUNICIPAL / CIVIL CONSULTING ENGINEERS
110 Hidden Lake Circle, Souderton, PA 18964
Phone: (215) 721-4448 Fax: www.woodrowassoc.com

Layer List: SH01_Cover
Job No: 19-1106 D
Plan Date: DEC. 18, 2020
Sheet No: 1 of 39

File Name: 19-1106 D_PCP_COVER.dwg
Plot Date: Dec 18, 2020
Plot Scale: 1" = 150'



LOT AREA SCHEDULE:

LOT No.:	LOT WIDTH (Ft. Wd.)	LOT AREA (Sq. Ft.)	BLDG. AREA (Sq. Ft.) [2]	BLDG. COVERAGE:	LOT IMPERVIOUS (Sq. Ft.) [3]	ORIGINAL LOT IMPERVIOUS COVERAGE:	MAXIMUM IMPERVIOUS (Sq. Ft.) [4]	MAXIMUM LOT IMPERVIOUS COVERAGE:
1	124.2'	26947.54	2,800	10.39 %	3,850	14.28 %	4,898	18.00 %
2	113.6'	25498.11	2,800	10.98 %	3,800	14.90 %	4,590	18.00 %
3	228.8'	50086.49	3,400	6.79 %	4,860	9.70 %	7,512	15.00 %
4	232.0'	50007.13	3,400	6.80 %	4,860	9.72 %	7,501	15.00 %
5	183.1'	50067.35	3,400	6.79 %	4,830	9.65 %	7,510	15.00 %
6	189.5'	50106.32	3,400	6.79 %	4,830	9.64 %	7,515	15.00 %
7	201.0'	50012.35	3,400	6.80 %	4,810	9.62 %	7,501	15.00 %
8	201.0'	50090.66	3,400	6.79 %	4,810	9.60 %	7,513	15.00 %
9	222.2'	50027.52	3,400	6.80 %	4,810	9.61 %	7,504	15.00 %
10	135.5'	50425.01	3,400	6.74 %	4,990	9.90 %	5,043 [5]	10.00 %
11	315.7'	87239.38 (NET) 95250.76 (GROSS)	3,750	2.49 %	6,850	7.82 %	6,850/A1	7.82 %
12	142.5'	78190.21	3,400	4.35 %	4,990	6.38 %	7,819 [5]	10.00 %
13	207.0'	50010.56	3,400	6.80 %	4,810	9.62 %	7,501	15.00 %
14	202.5'	50005.15	3,400	6.80 %	4,810	9.62 %	7,500	15.00 %
15	202.7'	50012.49	3,400	6.80 %	4,810	9.62 %	7,501	15.00 %
16	231.3'	50003.54	3,400	6.80 %	4,800	9.59 %	7,500	15.00 %
17	195.9'	67175.03	3,400	5.06 %	4,870	7.25 %	10,076	15.00 %
18	140.44'	75,482.95 (NET) 93,070.44 (GROSS)	3,400	4.50 %	4,890	6.48 %	11322	15.00 %
19	202.2'	50,294.58 (NET) 107,041.30 (GROSS)	3,400	6.76 %	4,880	9.70 %	7,544	15.00 %
20	111.5'	22038.76	2,800	12.70 %	3,400	15.43 %	3,947	18.00 %
21	109.1'	23220.59	2,800	12.06 %	3,800	16.36 %	4,180	18.00 %
TOTAL ON-LOT IMPERVIOUS:					97,210 Sq. Ft.		146,437 Sq. Ft.	
PROPOSED CUL-DE-SAC CARTWAY AREA:					57,613 Sq. Ft.			
PROPOSED PUBLIC SIDEWALK AREA:					15,410 Sq. Ft.			

[1] Lot width provided at the front building (setback) line.
[2] Sample footprint provided for calculation & compliance purposes.
[3] Lot 12 has been designed with a maximum impervious surface of 5,043.55 sq.ft. and Lot 12 has been designed with a maximum impervious surface of 6,850 sq.ft. Any additional impervious surface could all require additional stormwater mitigation.
[4] No additional impervious surface has been allocated for Lot 11 as part of this development. Any additional impervious surface added on this lot all require additional stormwater mitigation.
[5] Lot 10 and Lot 12 are the only lots that are allowed to exceed the 15% impervious surface limit. Any additional impervious surface added on these lots all require additional stormwater mitigation.

EAST ROCKHILL TOWNSHIP – ZONING DATA:

District: "R" SUBURBAN DISTRICT

Item	Section	Requirement	Plan Provided
Permitted Use	27-701.a(4)	B1 Detached Dwelling	
Maximum Height	27-702.c	35 Ft.	35 Ft.
Minimum Lot Area	27-702.b	22,000 Sq. Ft.	22,000 Sq. Ft.
Minimum Lot Width	27-702.b	100 Ft.	100 Ft.
Maximum Bldg. Coverage	27-702.e	15 %	15 %
Minimum Front Yard	27-702.a	50 Ft.	50 Ft.
Minimum Side Yard	27-702.a	20 Ft.	20 Ft.
Minimum Rear Yard	27-702.a	50 Ft.	50 Ft.
Minimum Bldg. Envelope	27-1901.a(1)	5,000 Sq. Ft.	5,000 Sq. Ft.

BASE SITE AREA (27-1901.c(1)):

Block 13 Unit 021 (Gross):	2.8157 Acres
ROW Seven Corner Road:	−0.2764 Acres
BASE SITE AREA:	2.5393 Acres

RESOURCE PROTECTION LAND (27-1901.c(2)):

	Density Factor:	Land In Resource:	Density Factor Applied To Base Density Factor:
Floodplains:	1.00	0.00 Acres	0.00 Acres
Lakes or Ponds:	1.00	0.00 Acres	0.00 Acres
Watercourse or Stream:	1.00	0.00 Acres	0.00 Acres
Wetlands:	1.00	0.00 Acres	0.00 Acres
Steep Slope (25lb+):	0.80	0.00 Acres	0.00 Acres
Lake or Pond Shore:	0.50	0.00 Acres	0.00 Acres
Steep Slope (15-25lb):	0.50	0.01 Acres	0.00 Acres
Wetland Margin:	0.50	0.00 Acres	0.00 Acres
Woodland:	0.20	0.12 Acres	0.02 Acres
TOTAL LAND W/RESOURCE RESTRICTIONS =		0.13 Acres	
DENSITY FACTOR AREA =			0.02 Acres

NET BUILDABLE SITE AREA (27-1901.c(3)):

Base Site Area:	2.5393 Acres
Subtract Density Factor Area:	−0.0200 Acres
NET BUILDABLE SITE AREA:	2.5193 Acres

MAXIMUM NO. OF LOTS (27-1901.c(4)):

Net Buildable Site Area:	2.5193 Acres
Multiply by Maximum Net Density (for B1 Use):	x 1.58
NET BUILDABLE SITE AREA =	4 LOTS

HILLTOWN TOWNSHIP – ZONING DATA:

District: "RR" RURAL RESIDENTIAL / "CR-2" COUNTRY RESIDENTIAL 2

Item	Section	RR / CR-2 Requirement	RR / CR-2 Plan Provided
Permitted Use	160-23.B(1)	B1 Single-family Detached	
Minimum Lot Area	160-23.B(1)	50,000 Sq. Ft.	> 50,000 Sq. Ft.
Minimum Lot Width	160-23.B(1)	150 Ft. / 125 Ft.	>150 Ft. / >125 Ft.
Maximum Height	160-23.B(1)	35 Ft. / 35 Ft.	>35 Ft.
Minimum Front Yard	160-23.B(1)	50 Ft. / 45 Ft.	50 Ft. / 45 Ft.
Minimum Side Yard	160-23.B(1)	25 Ft. / 20 Ft.	25 Ft. / 20 Ft.
Minimum Rear Yard	160-23.B(1)	75 Ft. / 60 Ft.	75 Ft. / 60 Ft.
Maximum Lot Impervious	Table (XII.3)	15 % / 15 %	< 15 %

BASE SITE AREA (160-25.B(1)):

Block 11 Unit 078-002 (Gross):	17.4207 Acres
Block 11 Unit 076 (Gross):	8.8298 Acres
COMBINED GROSS LANDS:	26.2505 Acres
ROW S Perkiomen Road:	−0.1839 Acres
COMBINED BASE SITE AREA:	26.0666 Acres
Base Site Area within CR-2 Zoning:	17.2368 Acres
Base Site Area within RR Zoning:	8.8298 Acres

CALCULATE IMPERVIOUS SURFACE RATIO (160-25.B(2)):

Buildings:	1.2236 Acres
Driveways:	0.6279 Acres
Sidewalks:	0.0817 Acres
Other Impervious:	0.0277 Acres
EQUALS TOTAL IMPERVIOUS SURFACE:	1.9609 Acres
Divide by Base Site Area Less ROW (2.3388 Ac);	23.7278 Acres
EQUALS IMPERVIOUS SURFACE RATIO (Provided):	8.26 %
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO [1]:	12.00 %

CALCULATE MAXIMUM NO. DWELLING UNITS (160-25.B(3)):

Base Site Area:	26.0666 Acres
Multiply by Maximum Density [1]:	x 0.75
No. ALLOWED DWELLING UNITS:	(19.55) Say 20
PROPOSED DWELLING UNITS:	17

[1] From Attachment 3, Table of Performance Standards - Bulk and Area.

ENVIRONMENTAL PERFORMANCE STANDARDS (160-28):

	Permitted Disturbance:	Land In Resource:	Proposed Disturbance:	Percentage Disturbance:
Floodplains:	0%	0.00 Acres	0.00 Acres	0%
Stream or Watercourse:	0%	0.00 Acres	0.00 Acres	0%
Steep Slopes (8-15%):	40%	1.832 Acres	0.171 Acres	9.41%
Steep Slopes (15-25%):	30%	1.074 Acres	0.025 Acres	2.33%
Steep Slopes (25lb+):	15%	0.597 Acres	0.010 Acres	8.21%
Forest (Woodlands):	20%	6.457 Acres	1.154 Acres	17.87%
Lakes, Ponds, Wetlands, Watercourses:	0%	0.00 Acres	0.00 Acres	0%
Lake shoreline:	30%	0.00 Acres	0.00 Acres	0%
Pond shoreline:	30%	0.00 Acres	0.00 Acres	0%
TOTAL LAND W/RESOURCE RESTRICTIONS = 9.960 Acres				

GENERAL PLAN NOTES

BASE EXISTING FEATURES AND SURVEY NOTES:

1. A metes and bounds survey was performed by Stockton & Associates, Inc. The survey was performed on the 12th day of Feb. 2019 and the results are shown on the plan. Additional field work may need to be added to capture rights of others that might not be listed in the Title Report. Bearings were rotated 1°-31' Deg. 47 Min. 15 Sec. relative from Fixed Bearing Basis in Pennsylvania State Zone 3702 State Plane Coordinate Bearing Basis. Survey prepared during the month of January 2020.
2. A topographic and existing features survey was performed for this site by Stockton & Associates, Inc. Elevations are based on a Temporary Bench Mark (TBM) Set Cut Cross on Top of Curb Inlet Located on the approach at the intersection of Seven Corner Road and Ebbell Way having a rim elevation of 543.06. Survey prepared during the month of January 2020.
3. This plan was prepared utilizing the following references:
   a. Tax maps and deeds of record as obtained from the Recorder of Deeds online resources.
   b. Existing flow conditions and wetlands has been plotted from maps obtained from the USDA Web Soil Survey website (http://websoilsurvey.nrcs.usda.gov/app/) unless otherwise noted.
   c. Aerial photographs as obtained by the Pennsylvania Spatial Data Access system (PASDA). PASDA data is in NAD83 State Plane Coordinates in US Survey Feet, NAVD88 horizontal, NAVD88 vertical datum. Flight date was Spring 2008, updated by DVRPC flight 2010.
   d. Aerial imagery used for base plan reference provided by NearMap, Inc. Imagery from flight dated June 18, 2016.
   e. Final Plan Property Survey for S. Ahmet Balber & Ana S. Balber, prepared by George E. Nevin, R.E., dated January 14, 1983 and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County as PRF 242, Page 9.
   f. Plan of Property of Cynthia Beaver, prepared by George Nevil Neville, Surveyor, dated February 19, 1979, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PRF 156, Page 98.
   g. Final Plan of Edward B. Miller Tract, prepared by Edward B. Buckley, Surveyor, dated November 11, 1960, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PRF 39, Page 46.
   h. Subdivision Plan for Hopkins, prepared by Stockton Associates, Inc., dated November, 1988, and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PRF 242, Page 91.
   i. Plan of Subdivision by Kenneth Construction Associates, Inc., prepared by C. Richard Lindner, dated February 18, 1977 and recorded in the Office for Recorder of Deeds in Doylestown, PA, Bucks County, as PRF 97, Page 32.
4. Wetlands: A field investigation has been performed to confirm that there are NO wetland or hydric soils on the site. The field work was performed by John F. Sacksteder, PhD of Rove Consultants Ltd., report dated January 2020.
5. This site is located within Flood Plain Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as illustrated on Community Panel Number 42017C0207F, effective date March 16, 2015 as prepared by the Federal Emergency Management Agency. No computational floodplain study has been performed for this site.
6. All persons digging on this site shall comply with the requirements of Section 5 of PA Act 287 as amended by PA Act 121 of the Pennsylvania Legislature. Call 1-800-242-1776 at least three (3) days prior to digging (does not include state holidays or weekends). Dial 8-1-1 or go to www.pa1call.org for digging.
7. Existing subsurface utility information illustrated on these plans were based upon visual field locations obtained as part of site plan operations. The information provided is representative of subsurface conditions and at locations and depths where such information was available. There is no expressed or implied warranty as to the completeness or accuracy of the information provided. It is incumbent upon the contractor to verify subsurface utilities prior to excavation.
8. This site shall be serviced by public water from East Rockhill Township.
9. Sewer service to be provided by Perkiomen Regional Authority.
10. Lands within Hilltown Township are zoned RR (Rural Residential) & CR-2 (Country Residential 2).
11. Lands within East Rockhill Township are zoned R (Suburban District) as shown on the Respective Zoning Maps.
12. Posted Speed Limits: S Perkiomen Road has a posted speed limit of 45 MPH, Seven Corner Road has a posted speed limit of 25 MPH.
13. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and practical part of the storm water management system for this Municipality, and as such, are to be protected, maintained and preserved in accordance with the approved plans. The Municipality shall have the right, upon ten (10) days prior notice to the Homeowner's Association, to enter upon the premises for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
14. The stormwater detention facilities shown on this plan shall be maintained by an established Home Owners Association in perpetuity. A storm stormwater easement in favor of the Township for ingress, egress and access to the stormwater facilities is hereby granted. In the event that the Home Owners Association has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after providing 7 written notice, shall have the right to enter upon the premises for the purpose of performing such maintenance and charge the Home Owners Association for the cost of such maintenance and repairs. The cost of such maintenance and repairs shall be deemed to be and such cost incurred by the Township for such repairs and/or maintenance shall be paid in full by the Home Owners Association.
15. Proposed Lot Improvements: The proposed dwelling footprints, driveways, utility connections, etc. are shown for illustrative purposes only. Final locations will be determined by the individual construction permit plans to be prepared and submitted to the Township(s) for approval.
16. All signage shall be fabricated, installed, and mounted in accordance with requirements of the Manual on Uniform Traffic Control Devices (MUTCD), latest addition, and Hilltown Township Specifications, as applicable.
17. As requested by the Hilltown Township Board of Supervisors, the proposed cul-de-sac shown on these plans will be privately owned and maintained by a Community Homeowner's Association.
18. All lot, right of ways and property corners (where existing monumentation was not found during the field survey) shall be set with permanent/durable concrete monuments. All monuments must installed in accordance with the requirements of PA Act 287 as amended by PA Act 121.
19. The Ultimate Right of Way of South Perkiomen Road is hereby offered for dedication to Hilltown Township in the form of an easement.

PROJECT WAIVERS LIST:

The following relief was granted from the Subdivision & Land Development Ordinance:

HILLTOWN TOWNSHIP:

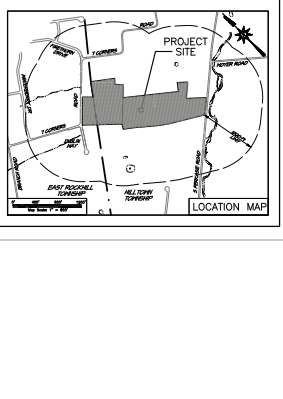
1. 140-30.C — Permanent cul-de-sac shall not exceed 500 Ft., or serve as access to more than 12 dwelling units.
2. 140-27.B(1) — Blocks shall not exceed 1,600 Ft. in length.
3. 140-28.M — Prohibits proposed roads from crossing municipal boundaries.
4. 140-19.D(1) 140-19.D 140-38 — Waive a subdivision or land development abuts and adjoining street, drainage improvements shall be made, curbing sidewalk, installing curbs, & installing sidewalks.
5. 140-38 — A partial waiver is requested for the requirement to permit less than 15% for stormwater management impervious surface for lots 11 and 12.
6. 134-19.A.4.(c) — A waiver is requested to permit a basin interior slope of 3:1 in lieu of the required 4:1.

EAST ROCKHILL TOWNSHIP:

1. 22-505.13 — Prohibits proposed roads from crossing municipal boundaries.
2. 22-512 — Use of Belgian Block curb within the proposed road.

PLAN LEGEND

- Tract Boundary Line
- Existing Right-of-Way Line
- Proposed Right-of-Way Centerline
- Municipal Boundary Line
- Existing Property Boundary
- Existing Slopes (8-15%)
- Existing Slopes (15-25%)
- Existing Slopes (25%+)



LOCATION MAP

Rev.	Date	Description
1	11/30/20	Revised per Township Review Comments dated 11/30/20 (WC and KJ/KJW Email)
2	12/02/20	Revised per Township Review Comments dated 12/02/20 (WC Email)
3	12/07/20	Revised per Township Review Comments dated 12/07/20 (WC Email)
4	12/08/20	Revised per Township Review Comments dated 12/08/20 (WC Email)
5	12/09/20	Revised per Township Review Comments dated 12/09/20 (WC Email)
6	12/10/20	Revised per Township Review Comments dated 12/10/20 (WC Email)
7	12/15/20	Revised per Township Review Comments dated 12/15/20 (WC Email)
8	12/16/20	Revised per Township Review Comments dated 12/16/20 (WC Email)
9	12/17/20	Revised per Township Review Comments dated 12/17/20 (WC Email)
10	12/18/20	Revised per Township Review Comments dated 12/18/20 (WC Email)

REVISIONS

PROFESSIONAL ENGINEER — TIMOTHY P. WOODROW — ENGINEER

PROJECT SERIAL NUMBER FOR DESIGN: 20163571812 & 20193571831 December 2019

Pennsylvania 811 — It's easy, safe and it's the law! Call 1-800-242-1776 at least three (3) days before you dig.

Parcel Information:
N/T Lands of:
General Hancock Part. Ent. LP
12-013-021, 15-011-076 & 15-011-078-002
D.B.: 5839 Pg: 2259

Deed Area: 26.5502 Ac.
Legal ROW: 0.4853 Ac.
DL ROW: N / A
NET Area: 26.0666 Ac.

Applicant:
GENERAL HANCOCK PARTNERSHIP ENT LP
c/o Ben Goldthorp
2312 N. Broad Street
Colmar, PA 18915

50' 0' 100'
Scale in Feet (1" = 100')

WOODROW & ASSOCIATES, INC. — MUNICIPAL / CIVIL CONSULTING ENGINEERS — 110 Yellow Springs Road, Chalfont, PA 18914 — Phone: (215) 822-4646 — Email: info@woodrowassociates.com — ALL RIGHTS RESERVED.

PRELIMINARY PLAN (Not To Be Recorded)

SUBDIVISION & LAND DEVELOPMENT RECORD PLAN

WEIGHMAN TRACT

EAST ROCKHILL & HILLTOWN TOWNSHIP — BUCKS COUNTY — PENNSYLVANIA

Layer List: Sh02_Record
Job No: 19-1106 D
Plan Date: DEC. 18, 2020
Sheet No: 2 of 39