

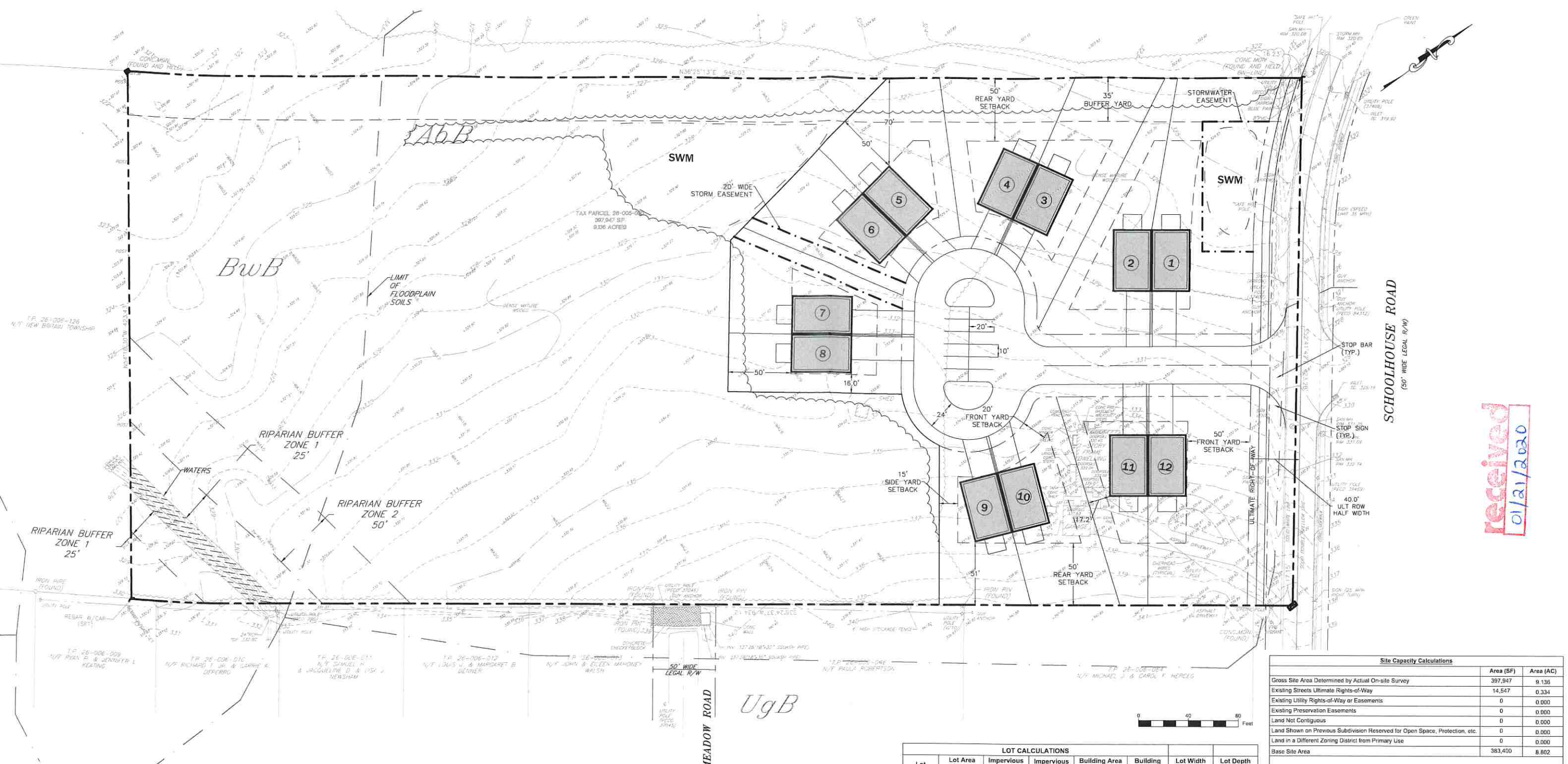


REVISIONS	Description	Date

CALL BEFORE YOU DIG!!
 PENNSYLVANIA LAW REQUIRES
 3 WORKING DAYS NOTICE FOR
 3 WORKING DAYS IN DESIGN STAGE
 -- STOP & CALL
 Pennsylvania One
 1-800-392-1276
 THIS PLAN AND ANY INFORMATION ON IT IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE PLAN. ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS STRICTLY PROHIBITED.

84 SCHOOLHOUSE ROAD
 TMP # 26-005-003
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
 CONCEPTUAL SITE PLAN

File No.
 1286_ConceptPlan_CB.0.dwg
 12/20/2019
 1" = 40'
 RC
 1 of 1



received

01/21/2020

RESOURCE PROTECTION CALCULATIONS				
	Protection Ratio	Acres of Land in Resources	Resource Protection Land	Protected Area
Watercourses	100%	0.05	0.05	0.05
Riparian Buffer	100%	0.51	0.51	0.51
Floodplain	100%	0.00	0.00	0.00
Floodplain Soils	100%	1.77	1.77	1.77
Wetlands	100%	0.00	0.00	0.00
Lakes and Ponds	100%	0.00	0.00	0.00
Wetlands Margins	80%	0.00	0.00	0.00
Woodlands	80%	7.32	5.86	5.33
Slope Slopes 8-15%	60%	0.00	0.00	0.00
Slope Slopes 15-25%	70%	0.00	0.00	0.00
Slope Slopes 25%+	85%	0.00	0.00	0.00

Zoning Table			
Zone: RR - Residential District			
ITEM	REQUIRED/PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B-3 Single-Family Semidetached Dwelling	B-3 Single-Family Semidetached Dwelling	27-901.b
Min. Lot Area	15,000 SF	6,862 SF (V)	27-903
Min. Lot Width At Setbacks	75 FT	40.2 FT (V)	27-903
Min. Lot Depth	75 FT	120.0 FT	27-903
Min. Front Yard Setback	50 FT	20 FT (V)	27-903
Min. Side Yard Setback	15 FT	16.0 FT	27-903
Min. Rear Yard Setback	60 FT	50 FT (V)	27-2108.F.3
Max. Building Height	35 FT	< 35 FT	27-902.a
Max. Building Coverage	12%	23.5% (V)	27-2108.F.3
Max. Site Impervious Surface Coverage	23%	11.9%	27-2108.F.3
Max. Lot Impervious Surface Coverage	26%	37.8% (V)	27-2108.F.3
Min. Off Street Parking	3 Spaces/DU	3 Spaces/DU	27-2901.B
Min. Open Space	0%	62.9%	27-2701.A

IMPERVIOUS COVERAGE CALCULATIONS		
Lot Calculations	S.F.	AC
Gross Lot Area	397,947	9.14
ROW Area	14,547	0.33
Net Lot Area	383,400	8.80
Proposed Impervious Area		
Proposed Dwellings	18,600	0.43

LOT CALCULATIONS							
Lot	Lot Area (SF)	Impervious (SF)	Impervious %	Building Area (SF)	Building Coverage	Lot Width (FT)	Lot Depth (FT)
1	16,497	2,380	14.4%	1,550	9.4%	80.9	207.2
2	9,686	2,381	24.6%	1,550	16.0%	91.1	207.2
3	10,579	2,165	20.5%	1,550	14.7%	66.8	146.6
4	9,277	2,147	23.1%	1,550	16.7%	44.7	128.5
5	9,670	2,161	22.3%	1,550	16.0%	45.8	120.0
6	7,783	2,123	27.3%	1,550	19.9%	45.8	120.0
7	8,447	2,490	29.5%	1,550	18.3%	40.2	140.0
8	6,582	2,490	37.8%	1,550	23.5%	47.0	140.0
9	7,195	2,119	29.4%	1,550	21.5%	47.1	128.3
10	10,000	2,155	21.5%	1,550	15.5%	71.1	130.3
11	8,029	2,307	28.7%	1,550	19.3%	67.3	167.7
12	13,584	2,306	17.0%	1,550	11.4%	82.5	167.7

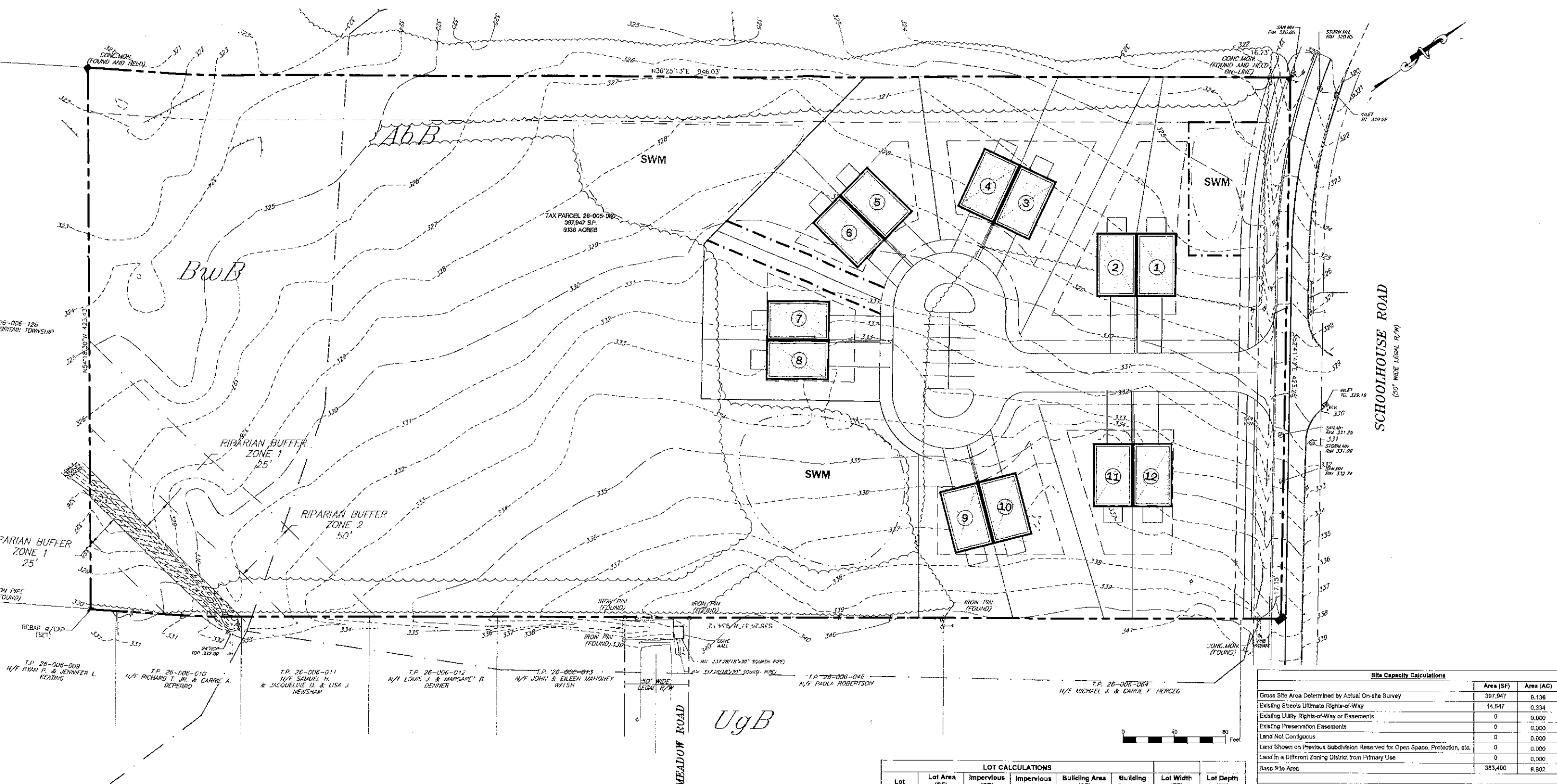
- LIST OF ZONING RELIEF REQUIRED:
- SECTION 27-901.B: A SPECIAL EXCEPTION IS REQUIRED TO PERMIT USE B3 IN THE RR ZONING DISTRICT.
 - SECTION 27-903 & 27-2101.A: VARIANCES ARE REQUIRED TO PERMIT LOT AREAS LESS THAN 15,000 SQUARE FEET AND BUILDINGS TO BE ERCTED ON SUCH LOTS.
 - SECTION 27-903 & 27-2103: VARIANCES ARE REQUIRED TO PERMIT LOT WIDTHS LESS THAN 75 FEET AT BUILDING SETBACKS AND BUILDINGS TO BE ERCTED ON SUCH LOTS.
 - SECTION 27-903 & 27-2105: VARIANCES ARE REQUIRED TO PERMIT A BUILDING TO BE BUILT WITH A MINIMUM FRONT YARD SETBACK LESS THAN 50 FEET.
 - SECTION 27-2108.F.3: A VARIANCE IS REQUIRED TO PERMIT A MINIMUM REAR YARD SETBACK LESS THAN 60 FEET, TO PERMIT A MAXIMUM BUILDING COVERAGE GREATER THAN 12% AND TO PERMIT A MAXIMUM LOT IMPERVIOUS SURFACE COVERAGE GREATER THAN 23%.

Site Capacity Calculations		
	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	397,947	9.136
Existing Streets Ultimate Rights-of-Way	14,547	0.334
Existing Utility Rights-of-Way or Easements	0	0.000
Existing Preservation Easements	0	0.000
Land Not Contiguous	0	0.000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.000
Land in a Different Zoning District from Primary Use	0	0.000
Base Site Area	383,400	8.802

Resource Protection Land				
Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.05	0.05	0.05
Riparian Buffer	1.00	0.51	0.51	0.51
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	1.29	1.29	1.29
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Slope Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	5.48	4.39	2.98
Slope Slopes 15-25%	0.70	0.00	0.00	0.00
Slope Slopes 8-15%	0.60	0.00	0.00	0.00
Total Land with Resource Restrictions				7.34
Total Land with 1.00 Protection Ratio Restrictions				1.85
Total Resource Protection Land Required				6.24
Total Resource Protection Land Provided				4.83
Total Disturbed Resources				2.50

Open Space Calculations		
		Ac.
Base Site Area		8.80
Multiply by Minimum Open Space Ratio	0.45	
Standard Minimum Open Space	3.96	
Required Open Space (Greater of 100% Protection Land or Min Open Space)	3.96	
Net Buildable Site Area Calculations		
Base Site Area		8.80
Subtract Required Open Space	3.96	
Net Buildable Site Area		4.84
Density Calculations		

- NOTES
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAVANAUGH SURVEYING SERVICES INC. DATED NOVEMBER 22, 2017.
 - WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY VW CONSULTANTS LLC IN APRIL 2019.
 - THIS PLAN IS DEVELOPED AS A PLANNED COMMUNITY WITH NO INDIVIDUAL LOTS.
 - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER VIA CONNECTIONS TO THE EXISTING MAINS WITHIN



Holmes Cunningham LLC
 350 E. Butler Ave., Ste 106
 New Britain, PA 18901
 (215) 586-3330
 www.hcengineering.net

REVISIONS	Description	Date
1	ISSUED FOR PERMITTING	12/20/2019
2	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
3	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
4	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
5	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
6	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
7	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
8	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
9	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
10	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
11	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019
12	REVISED TO REFLECT COMMENTS FROM PERMITTING	12/20/2019

84 SCHOOLHOUSE ROAD
 TMP # 26-005-003
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

CONCEPTUAL SITE PLAN WITH STORM IMPROVEMENTS

Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land	Protected Area
Watercourses	100%	0.05	0.05	0.05
Riparian Buffer	100%	0.61	0.61	0.61
Floodplain	100%	0.00	0.00	0.00
Floodplain Soils	100%	1.77	1.77	1.77
Wetlands	100%	0.00	0.00	0.00
Lakes and Ponds	100%	0.00	0.00	0.00
Wetlands Margins	80%	0.00	0.00	0.00
Woodlands	80%	7.32	5.86	4.71
Steep Slopes 8-15%	60%	0.00	0.00	0.00
Steep Slopes 15-25%	70%	0.00	0.00	0.00
Steep Slopes 25%+	85%	0.00	0.00	0.00

ITEM	Zone: RR - Residential District		ORDINANCE SECTION
	REQUIRED/ PERMITTED	PROPOSED	
Permitted Uses	8-3 Single-Family Semidetached Dwelling	8-3 Single-Family Semidetached Dwelling	27-901.b
Min. Lot Area	15,000 SF	8,652 SF (V)	27-903
Min. Lot Width At Setbacks	75 FT	40.2 FT (V)	27-903
Min. Lot Depth	75 FT	120.0 FT	27-903
Min. Front Yard Setback	50 FT	20 FT (V)	27-903
Min. Side Yard Setback	19 FT	16.0 FT	27-903
Min. Rear Yard Setback	50 FT	50 FT (V)	27-2108.F.3
Max. Building Height	35 FT	< 35 FT	27-902.a
Max. Building Coverage	12%	23.5% (V)	27-2108.F.3
Max. Site Impervious Surface Coverage	23%	11.8%	27-2108.F.3
Max. Lot Impervious Surface Coverage	26%	37.5% (V)	27-2108.F.3
Min. Off Street Parking	3 Spaces/DU	3 Spaces/DU	27-2901B
Min. Open Space	0%	62.9%	27-2701.A

Lot	Lot Area (SF)	Impervious (SF)	Impervious %	Building Area (SF)	Building Coverage	Lot Width (FT)	Lot Depth (FT)
1	16,437	2,380	14.4%	1,550	9.4%	80.9	207.2
2	9,886	2,381	24.0%	1,550	16.0%	91.1	207.2
3	10,679	2,165	20.3%	1,550	14.7%	66.8	148.6
4	9,277	2,147	23.1%	1,550	16.7%	44.7	128.5
5	9,670	2,161	22.3%	1,550	16.0%	45.8	120.0
6	7,783	2,123	27.3%	1,550	19.8%	45.8	120.0
7	8,447	2,490	29.5%	1,550	18.3%	40.2	140.0
8	6,582	2,490	37.8%	1,550	23.6%	47.0	140.0
9	7,195	2,118	29.4%	1,550	21.5%	47.1	128.3
10	10,000	2,165	21.6%	1,550	15.5%	71.1	130.3
11	8,029	2,307	28.7%	1,550	19.3%	87.3	167.7
12	13,564	2,306	17.0%	1,550	11.4%	82.6	167.7

- LIST OF ZONING RELIEF REQUIRED:**
- SECTION 27-901.B: A SPECIAL EXCEPTION IS REQUIRED TO PERMIT USE B3 IN THE RR ZONING DISTRICT.
 - SECTION 27-903 & 27-2101.A: VARIANCES ARE REQUIRED TO PERMIT LOT AREAS LESS THAN 15,000 SQUARE FEET AND BUILDINGS TO BE ERRECTED ON SUCH LOTS.
 - SECTION 27-903 & 27-2103: VARIANCES ARE REQUIRED TO PERMIT LOT WIDTHS LESS THAN 75 FEET AT BUILDING SETBACKS AND BUILDINGS TO BE ERRECTED ON SUCH LOTS.
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 - SECTION 27-2108.F.3: A VARIANCE IS REQUIRED TO PERMIT A MINIMUM REAR YARD SETBACK LESS THAN 60 FEET, TO PERMIT A MAXIMUM BUILDING COVERAGE GREATER THAN 12%, AND TO PERMIT A MAXIMUM LOT IMPERVIOUS SURFACE COVERAGE GREATER THAN 26%.

Lot Calculations	S.F.	AC
Gross Lot Area	397,947	9.14
ROW Area	14,547	0.33
Net Lot Area	383,400	8.80
Proposed Impervious Area	18,600	0.43

	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	397,947	9.136
Existing Streets Ultimate Rights-of-Way	14,547	0.334
Existing Utility Rights-of-Way or Easements	0	0.000
Existing Preservation Easements	0	0.000
Land Not Contiguous	0	0.000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.000
Land in a Different Zoning District from Primary Use	0	0.000
Base Site Area	383,400	8.802

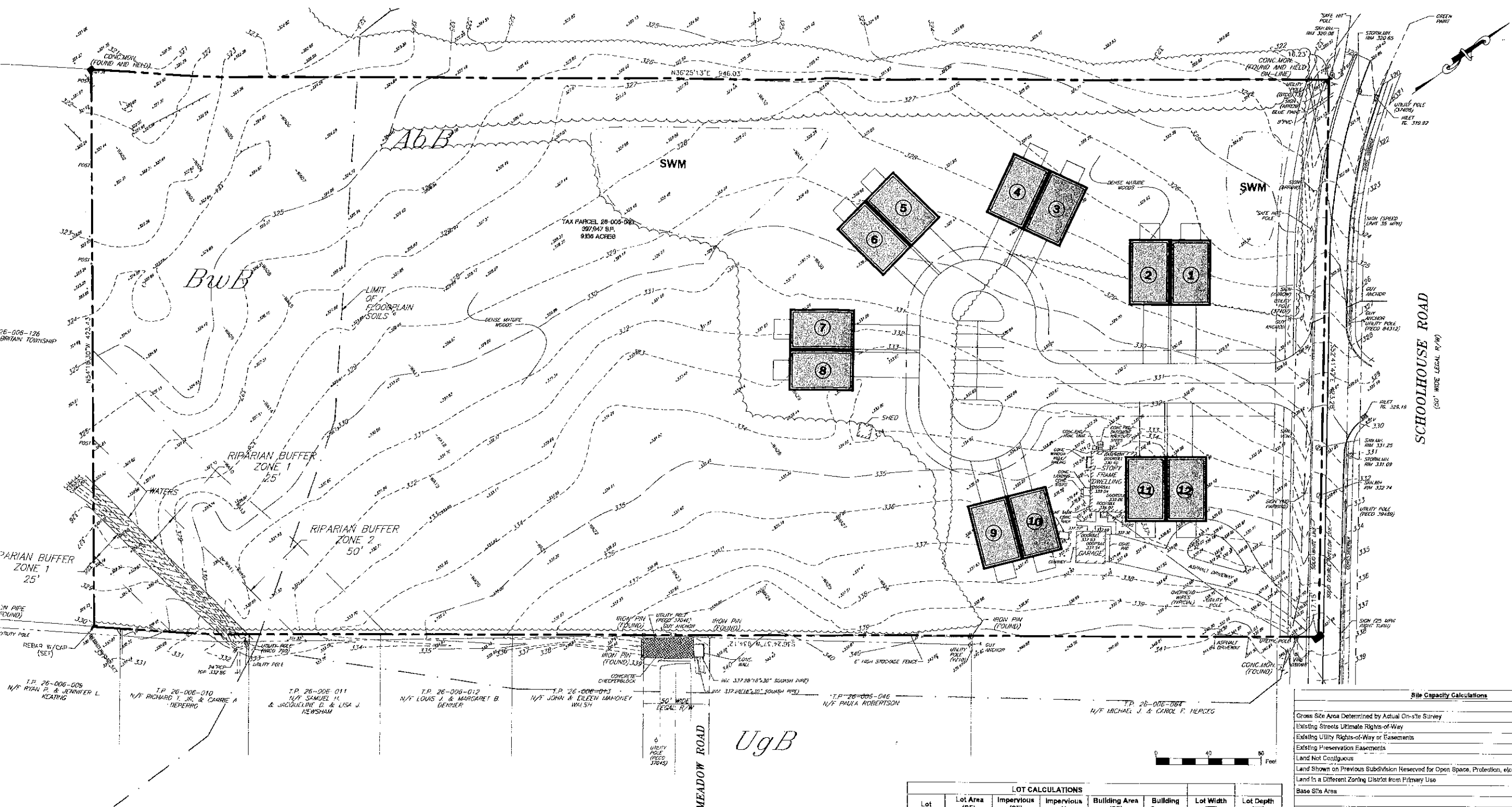
Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.05	0.05	0.05
Riparian Buffer	1.00	0.61	0.61	0.61
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	1.29	1.29	1.29
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	5.45	4.39	2.96
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00

	Area (AC)
Base Site Area	8.80
Multiply by Minimum Open Space Ratio	0.45
Standard Minimum Open Space	3.96
Required Open Space (Greater of 100% Protection Land or Min Open Space)	3.96

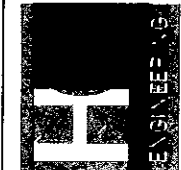
	Area (AC)
Base Site Area	8.80
Subtract Required Open Space	3.96
Net Buildable Site Area	4.84

	Area (AC)
Net Buildable Site Area	4.84

- NOTES**
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY Cavanaugh Surveying Services Inc. DATED NOVEMBER 22, 2017.
 - WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY VW CONSULTANTS LLC IN APRIL 2019.
 - THIS PLAN IS DEVELOPED AS A PLANNED COMMUNITY WITH NO INDIVIDUAL LOTS.
 - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER VIA CONNECTIONS TO THE EXISTING MAINS WITHIN



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REVISIONS	Description	Date

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PENNSYLVANIA LAW REGULATES
3 WORKING DAYS NOTICE FOR
20 WORKING DAYS IN URBAN STATE
- STOP & CALL
Pennsylvania One
3-800-442-0276
LOCATING AS SHOWN ON
THIS PLAN IS THE RESPONSIBILITY OF THE
CONTRACTOR. THE CONTRACTOR SHALL ACT TO
PROTECT ALL UTILITIES AND TO MARK
THEY ANY BOUNDARY.

84 SCHOOLHOUSE ROAD
TMP # 26-005-003
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
CONCEPTUAL SITE PLAN - PLAN COMMUNITY

	Protection Ratio	Acres of Land In Resources	Resource Protection Land	Protected Area
Watercourses	100%	0.06	0.05	0.05
Riparian Buffer	100%	0.51	0.51	0.51
Floodplain	100%	0.00	0.00	0.00
Floodplain Soils	100%	1.77	1.77	1.77
Wetlands	100%	0.00	0.00	0.00
Lakes and Ponds	100%	0.00	0.00	0.00
Wetlands Margins	80%	0.00	0.00	0.00
Woodlands	80%	7.32	5.86	6.33
Slope Slopes 8-15%	60%	0.00	0.00	0.00
Slope Slopes 15-25%	70%	0.00	0.00	0.00
Slope Slopes 25%+	85%	0.00	0.00	0.00

ITEM	Zone: RR - Residential District		ORDINANCE SECTION
	REQUIRED/PERMITTED	PROPOSED	
Permitted Uses	B-3 Single-Family Detached Dwelling	B-3 Single-Family Semi-Detached Dwelling	27-901.B
Min. Lot Area	15,000 SF	8,852 SF (V)	27-903
Min. Lot Depth At Setbacks	76 FT	40.2 FT (V)	27-903
Min. Lot Depth	76 FT	120.0 FT	27-903
Min. Front Yard Setback	50 FT	20 FT (V)	27-903
Min. Side Yard Setback	16 FT	16.3 FT	27-903
Min. Rear Yard Setback	50 FT	50 FT (V)	27-2108.F.3
Max. Building Height	36 FT	< 35 FT	27-902.H
Max. Building Coverage	12%	23.5% (V)	27-2108.F.3
Max. Site Impervious Surface Coverage	23%	11.9%	27-2108.F.3
Max. Lot Impervious Surface Coverage	25%	37.8% (V)	27-2108.F.3
Min. Off Street Parking	3 Spaces/DU	3 Spaces/DU	27-2901.B
Min. Open Space	0%	82.9%	27-2701.A

Lot Calculations	S.F.	AC
Gross Lot Area	387,947	8.14
ROW Area	14,547	0.33
Net Lot Area	383,400	8.80
Proposed Impervious Area		
Proposed Dwellings	18,600	0.43

Lot	Lot Area (SF)	Impervious (SF)	Impervious %	Building Area (SF)	Building Coverage	Lot Width (FT)	Lot Depth (FT)
1	16,497	2,380	14.4%	1,550	9.4%	80.9	207.2
2	9,686	2,381	24.5%	1,550	16.0%	91.1	207.2
3	10,579	2,165	20.5%	1,550	14.7%	66.8	146.6
4	9,277	2,147	23.1%	1,550	16.7%	44.7	128.5
5	9,670	2,161	22.3%	1,550	16.0%	45.8	120.0
6	7,783	2,123	27.3%	1,550	19.9%	45.8	120.0
7	8,447	2,490	29.5%	1,550	18.3%	40.2	140.0
8	6,582	2,490	37.8%	1,550	23.5%	47.0	140.0
9	7,195	2,119	29.4%	1,550	21.8%	47.1	128.3
10	10,000	2,155	21.5%	1,550	15.5%	71.1	130.3
11	8,029	2,307	28.7%	1,550	19.3%	67.3	167.7
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	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	387,947	8.136
Existing Streets Ultimate Rights-of-Way	14,547	0.334
Existing Utility Rights-of-Way or Easements	0	0.000
Existing Preservation Easements	0	0.000
Land Not Contiguous	0	0.000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.000
Land in a Different Zoning District from Primary Use	0	0.000
Base Site Area	385,400	8.802

Natural Resource	Protection Ratio	Acres of Land In Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.06	0.05	0.05
Riparian Buffer	1.00	0.61	0.51	0.51
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	1.29	1.29	1.29
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Slope Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	5.48	4.39	2.98
Slope Slopes 15-25%	0.70	0.00	0.00	0.00
Slope Slopes 8-15%	0.60	0.00	0.00	0.00

	Area (SF)	Area (AC)
Total Land with Resource Restrictions		7.34
Total Land with 1.00 Protection Ratio Restrictions		1.85
Total Resource Protection Land Required		6.24
Total Resource Protection Land Provided		4.85
Total Disturbed Resources		2.50

	Area (SF)	Area (AC)
Base Site Area		8.80
Multiply by Minimum Open Space Ratio	0.45	
Standard Minimum Open Space	3.96	Ac.
Required Open Space (Greater of 100% Protection Land or Min Open Space)	3.96	Ac.
Net Buildable Site Area		8.80
Subtract Required Open Space		3.96
Net Buildable Site Area		4.84

- NOTES
- THIS PLAN IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CAUNAUGH SURVEYING SERVICES INC. DATED NOVEMBER 22, 2017.
 - WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY VW CONSULTANTS LLC IN APRIL 2019.
 - THIS PLAN IS DEVELOPED AS A PLANNED COMMUNITY WITH NO INDIVIDUAL LOTS.
 - THE PROPOSED DEVELOPMENT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER VIA CONNECTIONS TO THE EXISTING MAINS WITHIN