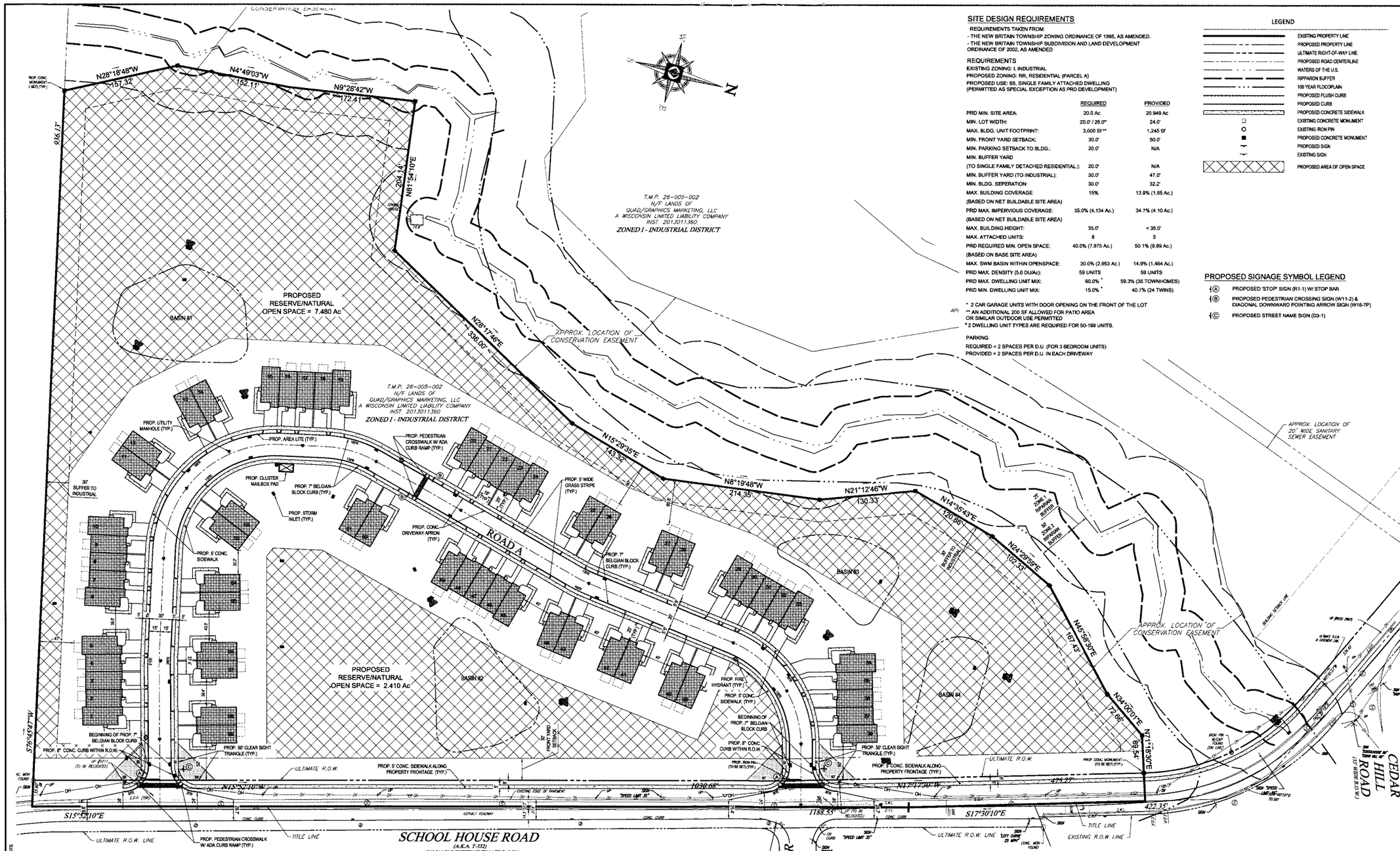

SITE DESIGN REQUIREMENTS

REQUIREMENTS TAKEN FROM:
- THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE OF 1995, AS AMENDED.
- THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 2002, AS AMENDED

REQUIREMENTS

EXISTING ZONING: I, INDUSTRIAL.
PROPOSED ZONING: RR, RESIDENTIAL (PARCEL A)
PROPOSED USE: B5, SINGLE FAMILY ATTACHED DWELLING (PERMITTED AS SPECIAL EXCEPTION AS PRD DEVELOPMENT)

	REQUIRED	PROVIDED
PRD MIN. SITE AREA:	20.0 Ac	20.949 Ac
MIN. LOT WIDTH:	20.0' / 26.0'*	24.0'
MAX. BLDG. UNIT FOOTPRINT:	3,000 SF **	1,245 SF
MIN. FRONT YARD SETBACK:	30.0'	50.0'
MIN. PARKING SETBACK TO BLDG.:	20.0'	N/A
MIN. BUFFER YARD		
(TO SINGLE FAMILY DETACHED RESIDENTIAL.):	20.0'	N/A
MIN. BUFFER YARD (TO INDUSTRIAL):	30.0'	47.0'
MIN. BLDG. SEPERATION:	30.0'	32.2'
MAX. BUILDING COVERAGE:	15%	13.9% (1.65 Ac.)
(BASED ON NET BUILDABLE SITE AREA)		
PRD MAX. IMPERVIOUS COVERAGE:	35.0% (4.134 Ac.)	34.7% (4.10 Ac.)
(BASED ON NET BUILDABLE SITE AREA)		
MAX. BUILDING HEIGHT:	35.0'	< 35.0'
MAX. ATTACHED UNITS:	8	5
PRD REQUIRED MIN. OPEN SPACE:	40.0% (7.875 Ac.)	50.1% (9.89 Ac.)
(BASED ON BASE SITE AREA)		
MAX. SWM BASIN WITHIN OPENSPACE:	30.0% (2.953 Ac.)	14.9% (1.464 Ac.)
PRD MAX. DENSITY (5.0 DU/Ac):	59 UNITS	59 UNITS
PRD MAX. DWELLING UNIT MIX:	60.0% *	59.3% (35 TOWNHOMES)
PRD MIN. DWELLING UNIT MIX:	15.0% *	40.7% (24 TWINS)

* 2 CAR GARAGE UNITS WITH DOOR OPENING ON THE FRONT OF THE LOT
** AN ADDITIONAL 200 SF ALLOWED FOR PATIO AREA OR SIMILAR OUTDOOR USE PERMITTED
* 2 DWELLING UNIT TYPES ARE REQUIRED FOR 50-199 UNITS.

PARKING
REQUIRED = 2 SPACES PER D.U. (FOR 3 BEDROOM UNITS)
PROVIDED = 2 SPACES PER D.U. IN EACH DRIVEWAY

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ULTIMATE RIGHT-OF-WAY LINE
- PROPOSED ROAD CENTERLINE
- WATERS OF THE U.S.
- RIPPARON BUFFER
- 100 YEAR FLOODPLAIN
- PROPOSED FLUSH CURB
- PROPOSED CURB
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- PROPOSED CONCRETE MONUMENT
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED AREA OF OPEN SPACE

PROPOSED SIGNAGE SYMBOL LEGEND

- (A) PROPOSED 'STOP' SIGN (R1-1) W/ STOP BAR
- (B) PROPOSED PEDESTRIAN CROSSING SIGN (W11-2) & DIAGONAL DOWNWARD POINTING ARROW SIGN (W16-7P)
- (C) PROPOSED STREET NAME SIGN (D3-1)

OWNER'S STATEMENT OF INTENT

COLEBROOK ACQUISITIONS, L.P., UNDERSIGNED, HAS LAID OUT UPON IT'S LAND SITUATED IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, LOTS AND STREETS ACCORDING TO THIS PLAN WHICH IS INTENDED TO BE RECORDED.
WITNESS OUR HAND THIS _____ DAY OF _____, 20____.

COLEBROOK ACQUISITIONS, L.P.
BY IT'S SOLE GENERAL PARTNER
_____ PROPERTIES DEVELOPMENT CORP.

_____
WILLIAM J. BONENBERGER
PRESIDENT

ACKNOWLEDGEMENT OF OWNER'S STATEMENT OF INTENT

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED WILLIAM J. BONENBERGER WHO ACKNOWLEDGED HIMSELF TO BE THE PRESIDENT OF _____ PROPERTIES DEVELOPMENT CORP., A CORPORATION THAT IS THE SOLE GENERAL PARTNER OF COLEBROOK ACQUISITIONS, L.P. AND THAT AS SUCH PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE ACCOMPANYING CERTIFICATION FOR PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL

_____ _____
NOTARY PUBLIC DATE

NOTARY COMMISSION EXPIRES: _____

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS
THIS _____ DAY OF _____, 20____.

CHAIRMAN

CERTIFICATE OF ACCURACY

I, JAMES F. HENRY, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF 4371 COUNTY LINE ROAD COMPLETED UNDER MY SUPERVISION IN NEW BRITAIN TOWNSHIP; THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SIGNATURE

NEW BRITAIN TOWNSHIP PLANNING COMMISSION

APPROVED BY THE NEW BRITAIN TOWNSHIP PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

NEW BRITAIN TOWNSHIP ENGINEER

REVIEWED BY THE NEW BRITAIN TOWNSHIP ENGINEER 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 DAY OF _____, 20____.

EXECUTIVE DIRECTOR, BUCKS

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN,
PENNSYLVANIA IN PLAN BOOK _____ PAGE _____
DAY OF _____, 20____.

CERTIFICATION OF WETLANDS:

LIMITS OF THE FEDERALLY REGULATED WATERS OF THE UNITED STATES WERE DELINEATED BY _____ IN ACCORDANCE WITH METHODOLOGY OUTLINED IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, JANUARY 1987.

_____ _____
SIGNATURE DATE

SCALE
60 30 15 0 60
1"= 60'

BOHLER™ ENGINEERING
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THE PROJECT DESIGNED AND / OR PREPARED BY BOHLER ENGINEERING IS INTENDED FOR THE CONSTRUCTION PROCESS, BUILDING AND SITE DEVELOPMENT PURPOSES ONLY. ANY OTHER USE OF THE PROJECT DESIGN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 one-call, inc. 1-800-242-1776
POCS SERIAL NUMBER 20140280668

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PC151017
DRAWN BY: B.C.G.
CHECKED BY: R.E.K.
DATE: 2015.02.25
SCALE: 1"=60'
CAD I.D.: PC151017BASE-0

PROJECT:
COLEBROOK ACQUISITIONS, L.P.
COLEBROOK PROPOSED PLANNED RESIDENTIAL DEVELOPMENT
SCHOOLHOUSE ROAD
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA, 18914

BOHLER ENGINEERING
1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com

R.E. KLOS, JR.
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE045479E

SHEET TITLE:
SITE PLAN
(RECORD PLAN SHEET 3 OF 7)

SHEET NUMBER:
3
OF 25

REVISION 0- 2015.02.25

R:\PROJECTS\017_CADLAND\DIVISION\20\PC151017\BASE-0_____LAYOUT: 03-SITE