

- SIT PLAN NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM EXISTING FEATURES PLAN PREPARED BY Cavanaugh SURVEYING SERVICES DATED NOVEMBER 21, 2017.
  - THE PROPOSED DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
  - THE PROPERTY IS WITHIN ZONE X AREAS OUTSIDE THE 100-YEAR FLOODPLAIN AS PER PANEL 288 OF 532, MAP 42017C0288K REVISED MARCH 21, 2017.
  - A BLANKET EASEMENT IS PROPOSED ON LOTS 1 & 4 FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND NEW BRITAIN TOWNSHIP.
  - THE ULTIMATE RIGHT-OF-WAY FOR THE PROPOSED CUL-DE-SAC ROAD WILL BE PRIVATELY OWNED AND MAINTAINED.
  - THE STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE OWNER ON WHOSE LANDS THE FACILITY IS LOCATED. THE TOWNSHIP OF NEW BRITAIN AND/OR ITS AGENTS RESERVE THE RIGHT AND PRIVILEGE TO ENTER UPON SUCH LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS.
  - TOPSOIL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TOPSOIL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
  - THE STORMWATER MANAGEMENT FACILITIES AND SHARED DRIVEWAY MAINTENANCE WILL BE PURSUANT TO A SHARED MAINTENANCE AGREEMENT BETWEEN ALL FIVE LOT OWNERS.
  - AT THE TIME OF INDIVIDUAL ZONING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHALL BE REVIEWED FOR COMPLIANCE AND SITES LAID OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE.
  - THE APPLICANT OFFERS THE ULTIMATE RIGHT-OF-WAY OF SCHOOLHOUSE ROAD FOR DEDICATION TO NEW BRITAIN TOWNSHIP.
  - THE PROPOSED CUL-DE-SAC ROAD FROM SCHOOLHOUSE ROAD CONSISTS OF APPROXIMATELY 487 LINEAR FEET.
  - IF THE DISTURBANCE ENROACHES INTO A DESIGNATED TREE PROTECTION ZONE RESULTING IN THE DAMAGE OR DESTRUCTION OF THE EXISTING TREES AND/OR VEGETATION DESIGNATED TO REMAIN, THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING THE DAMAGED OR DESTROYED VEGETATION ON AN EQUIVALENT CALIPER BASIS.
  - WITH THE SITE BEING AT THE MAXIMUM WOODLAND DISTURBANCE PERMITTED BY ZONING, ANY FUTURE WOODLANDS DISTURBANCE WOULD REQUIRE PROPERTY OWNERS APPLY TO THE ZONING HEARING BOARD FOR ANY FUTURE IMPROVEMENTS TO THE PROPERTIES. COMPLIANCE WITH THE RESIDENTIAL DISCLOSURE ORDINANCE SHALL BE MET.

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REVISIONS	Description	Date
1	Revised per Planning Commission Comments	3/23/2022

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

**CONCEPTUAL SITE PLAN**

**ROBERT T. CUNNINGHAM, P.E.**  
 PA PE076424

File No.  
**1286\_C1.0.DWG**

HCE Job  
 1286

Date  
 2/1/2022

Scale  
 1"=40'

Designed  
 TPB

Sheet  
 3 of 3

Drawing No.  
**C1.1**

**LOT WIDTH/DEPTH TABLE**

Lot #	Lot Width (Feet)	Lot Depth (Feet)
1	217	204
2	239	180
3	250	180
4	220	190
5	265	203

**Zoning Table**

Zone: RR - Residential District			
ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B-1 Single Family Detached Dwelling; B2 Cluster Subdivision	B-1 Single Family Detached Dwelling	27-901.a
<b>B-1 Single Family Detached Dwelling Requirements</b>			
Max. Building Height	35 FT	<35 FT	27-902.a; 2110
Min. Lot Area	1 AC	0.91 AC	27-902.b
Min. Lot Width At Setback	150 FT	217 FT	27-902.b
Min. Lot Depth	180 FT	180 FT	27-902.b
Min. Front Yard Setback	50 FT	>50 FT	27-902.b
Min. Side Yard Setback	25 FT	>25 FT	27-902.b
Min. Rear Yard Setback	75 FT	>75 FT	27-902.b
Max. Building Coverage	15%	7%	27-902.b
Max. Site Impervious Surface Coverage	20%	14%	27-902.b
Max. Lot Impervious Surface Coverage	25%	14%	27-902.b
<b>General Requirements</b>			
Min. Driveway Clear Sight Triangle	50 FT	50 FT	27-2111.b
Min. Off Street Parking	3 Spaces/DU	3/DU	27-2901B
Min. Building Envelope in RR District	5,000 SF (B-1 Use)	>5,000 SF	27-2401.b

**LOT AREA AND COVERAGE TABLE**

Lot #	Gross Lot Area (square feet)	100% Protected Natural Resources (square feet)	Proposed Easement Area (square feet)	Ratio Base Site Area (square feet)	Impervious Coverage (square feet)	Impervious Ratio (%)	Building Coverage (square feet)	Building Ratio (%)
1	43,560	0	3,956	39,604	5,422	14%	2,711	7%
2	43,560	0	0	43,560	5,429	12%	2,711	6%
3	45,470	0	0	45,470	5,418	12%	2,711	6%
4	176,424	80,789	24,657	70,978	5,323	7%	2,711	4%
5	43,943	0	0	43,943	5,573	13%	2,711	6%

