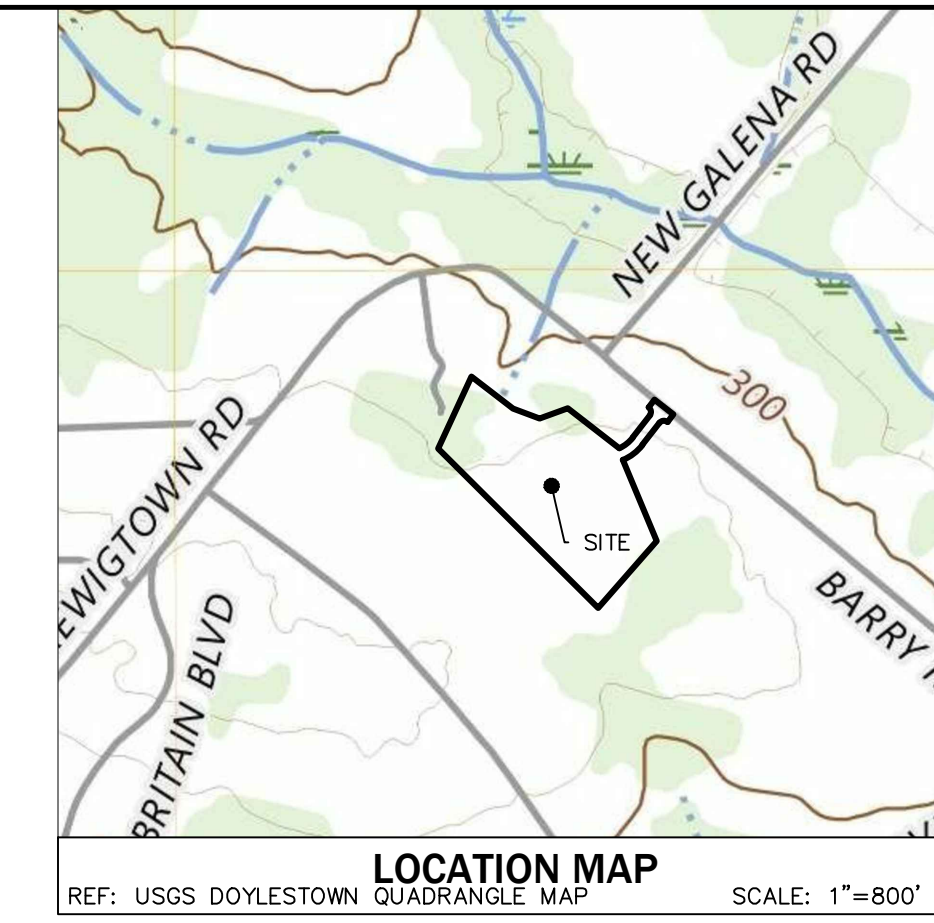


- NOTES:**
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-001-106-004, CONTAINING 10.00 ACRES OF LAND MORE OR LESS.
  2. BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "PLAN OF BOUNDARY AND TOPOGRAPHY" PREPARED BY CARROLL ENGINEERING CORPORATION, DATED 07/14/2024.
  3. SUBJECT PROPERTY IS WITHIN SR-2 SUBURBAN RESIDENTIAL ZONE. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM. A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION, IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (1-800-242-1776).
  4. THE SUBJECT PROPERTY IS ENTIRELY WITHIN FLOOD ZONE "X" - I.E., OUTSIDE THE 500 YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY, MAP NO. 4201700286K, PANEL 286 OF 532, BEARING AN EFFECTIVE DATE OF MARCH 21, 2017.
  5. ALL BUILDINGS SHALL BE LESS THAN 35 FEET IN HEIGHT.
  6. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
  7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.

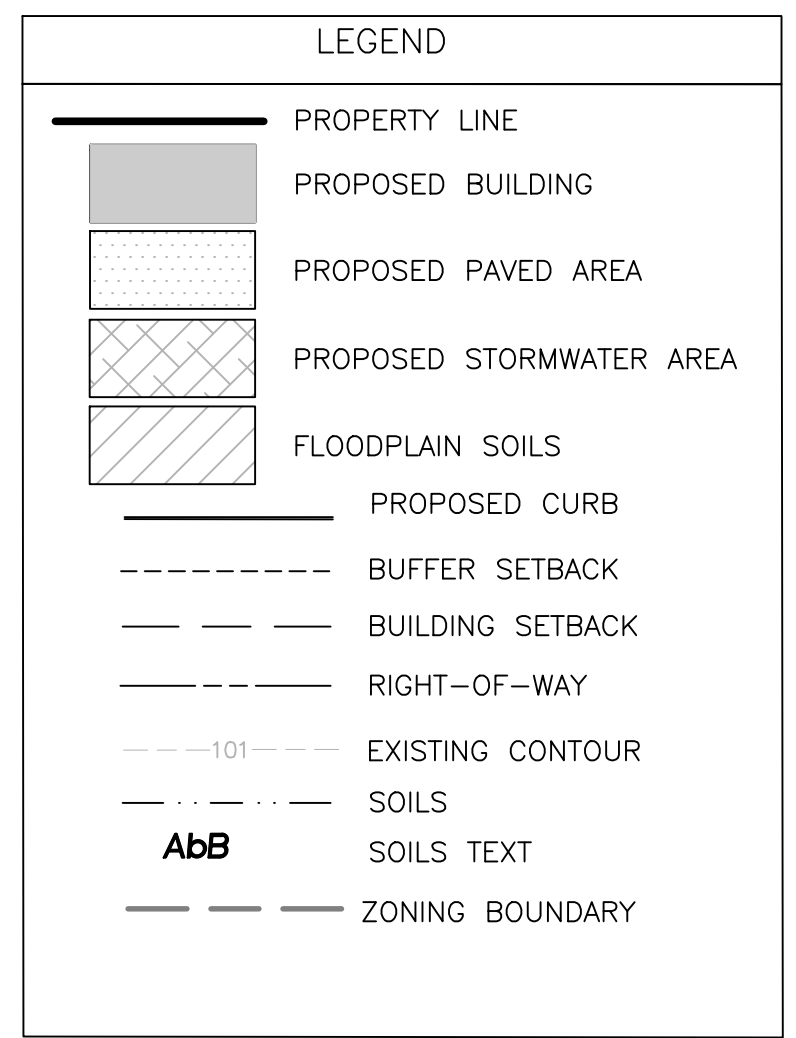


**Holmes Cunningham LLC**  
 409 E. Butler Ave., Unit 5  
 Doylestown, PA 18901  
 (215) 586-3330  
 www.hcengineering.net

**New Britain Township Zoning Table**

**Zone: SR-2 Suburban Residential District**

ITEM	REQUIRED/ PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	27-801.a
<b>Proposed SR-2 Requirements</b>			
Min. Lot Area	2 Acres	2.0 Acres	27-802.b
Min. Lot Width	200 FT	200 FT	27-802.b
Min. Lot Depth	200 FT	>200 FT	27-802.b
Max. Building Coverage	15%	<15%	27-802.b
Max. Impervious Surface Coverage	20%	<20%	27-802.b
Min. Front Yard Setback	50 FT	50 FT	27-802.b
Min. Side Yard Setback	25 FT	25 FT	27-802.b
Min. Rear Yard Setback	75 FT	75 FT	27-802.b
Min. Building Envelope for B1 Use	10,000 SF	18,450 SF	27-2401.b
Min. Accessory Structure Setback to Side and Rear of Principal Structure	15 FT	15 FT	27-804.b
Min. Accessory Structure Side and Rear Yard Setback from Lot Lines	15 FT	15 FT	27-804.c
<b>Parking Requirements</b>			
Min. Off-Street Parking Spaces - B1 Dwelling (3BR)	3 spaces per DU	3	27-2901
Min. Driveway Setback to Lot Line	5 FT	>5 FT	27-2904.d.9
<b>General Requirements</b>			
Max. Building Height	35 FT	< 35 FT	27-2110



OWNER/APPLICANT:  
 W.B. HOMES INC.  
 404 N. SUNNYSIDE PIKE  
 NORTH WALES, PA 19454

**Resource Protection Land**

Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.00	0.00	0.00
Riparian Buffer	1.00	0.00	0.00	0.00
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	0.34	0.34	0.34
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	0.98	0.78	0.98
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00
<b>Total Land with Resource Restrictions</b>				1.32
<b>Total Land with 1.00 Protection Ratio Restrictions</b>				0.34
<b>Total Resource Protection Land Required</b>				1.12
<b>Total Resource Protection Land Provided</b>				1.32
<b>Total Disturbed Resources</b>				0.00

**Site Capacity Calculations**

	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	435,600	10,000
Existing Streets Ultimate Rights-of-Way	2,000	0.046
Existing Utility Rights-of-Way or Easements	35,525	0.816
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	398,075	9.139
Net Buildable Site Area	383,265	8.799

**REVISIONS**

Date	Description

**WB HOMES INC.**  
 TMP # 26-001-106-004  
 BARRY ROAD  
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

**SKETCH PLAN**

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

File No.  
 2028\_SK1.0.DWG

HCE Job: 2028  
 Date: 7/25/24  
 Scale: 1" = 60'  
 Designed: RC  
 Sheet: 1 of 1

Drawing No.  
**SK01**