

SITE CAPACITY CALCULATIONS:

TMP # 34-004-022 & TMP # 34-004-022-001

1. Calculations for Base Site Area

a. Gross Site Area	27.210 ac
b. Subtract the following:	
(1) Existing streets right-of-way	0.197 ac
(2) Existing utility rights-of-way or easements	0.000 ac
(3) Land separated from the parcel by a road	0.000 ac
(4) Land shown on previous subdivision or land development plans reserved for open space, natural resource protection, recreation, open space preservation	0.000 ac
EQUALS BASE SITE AREA	27.013 ac

2. Calculation for Land with Resource Restrictions and Resource Protection

a. In the event two or more resources overlap, only the resource with the highest open space ratio shall be used.

b. Table of Natural Resource Calculations

Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource adjusted for overlap		Total Acres of Protected Natural Resource Land
		I	II (I x II)	
100-yr Flood plain	1.00	0.000	0.000	0.000
Floodplain Soils	1.00	0.000	0.000	0.000
Streams, Watercourses, Waters of Commonwealth, Waters of the US, and Riparian Buffer Areas	1.00	0.000	0.000	0.000
Lakes or Ponds	1.00	0.000	0.000	0.000
Wetlands/Wetlands Margins	1.00	0.000	0.000	0.000
Forest (RP, RO, R-1, R-2, R-3, R-4, VR, and MHP)	0.80	4.953	3.962	3.962
Steep Slope (15%-25%)	0.70	0.000	0.000	0.000
Total Areas		4.953	3.962	

3. Minimum Open Space

Total Unrestricted Land
Take: Base Site Area: 27.013 ac
Multiply by: Minimum Open Space Ratio: na
EQUALS: Minimum Open Space: 23.051 ac

4. Required Protected Land or Open Space or Resource Protection

Land with Resource Restrictions and Resource Protection: 3.962 ac
Minimum Open Space: na
Required Protected Land or Open Space or Resource Protection: 3.962 ac

5. Net Buildable Site Area

Base Site Area: 27.013 ac
Resource Protected Land (Adjusted for Overlap - Column II): 3.962 ac
NET BUILDABLE SITE AREA: 23.051 ac

6. Number of Dwelling Units/Lots

Base Site Area: 27.013 ac
Maximum Density: 1 DU per 2 ac
Number of Dwelling Units: 13.0

7. Calculation for Impervious Surface

Base Site Area: 27.013 ac
Maximum Impervious Surface Ratio: 0.250
MAXIMUM IMPERVIOUS SURFACE: 6.753 ac

Notes:
1. Maximum Number of Dwelling Units is based on minimum lot area in the RO District for B1-Single Family Detached Dwelling use.

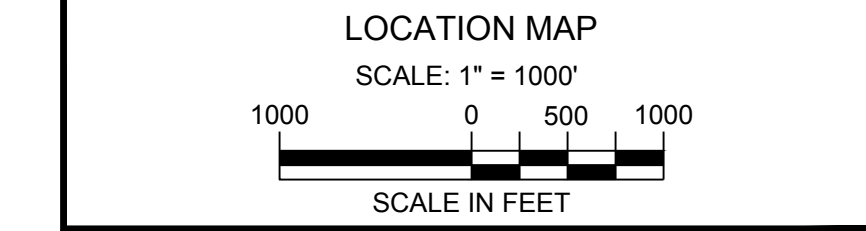
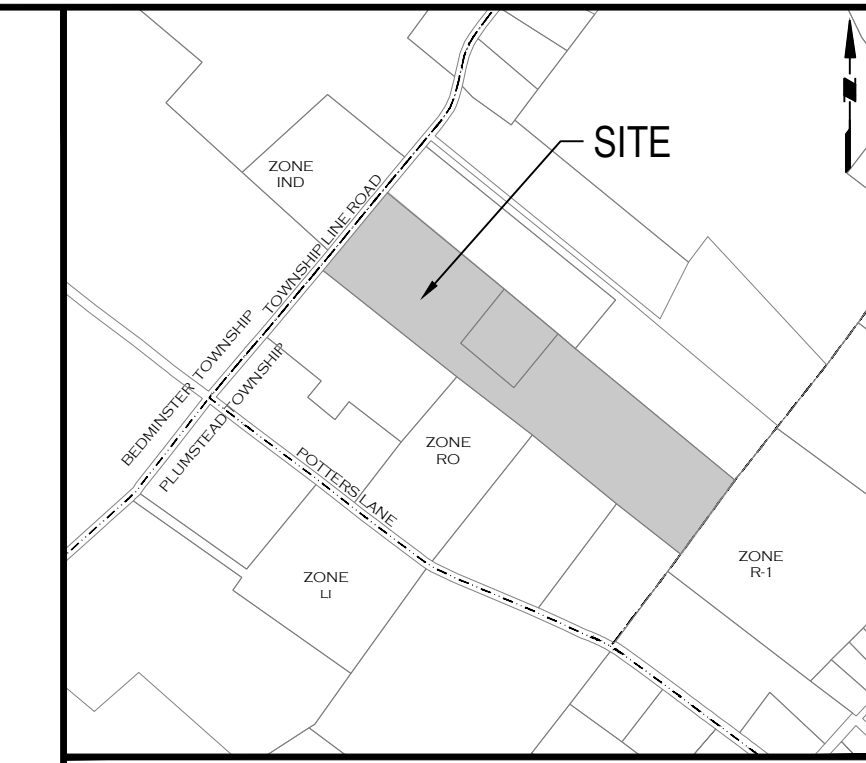
PLUMSTEAD TOWNSHIP - ZONING DATA TABLE
ZONING DISTRICT: RO RURAL RESIDENTIAL DISTRICT

ITEM	REQUIRED/PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9	PROPOSED LOT 10
Use:	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS	B1-SINGLE FAMILY DETACHED DWELLINGS
Area and Dimensional Requirements											
Minimum Lot Area	2 AC	2.06 AC	2.10 AC	2.08 AC	2.07 AC	2.05 AC	2.03 AC	2.01 AC	2.10 AC	2.06 AC	5.55 AC
Minimum Lot Width	200 FT	200.2 FT	200 FT	200 FT	200 FT	200 FT	200 FT	200 FT	210 FT	238.4 FT	279.9 FT
Minimum Yards											
Front	50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT	>50 FT
Side	40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
Rear	40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT	>40 FT
Maximum Impervious Surface Ratio	25.0%	4.4%	4.3%	4.4%	4.4%	4.4%	4.4%	4.5%	4.3%	5.2%	2.0%
Maximum Building Coverage	10.0%	2.7%	2.7%	2.7%	2.7%	2.7%	2.8%	2.8%	2.7%	2.7%	1.0%
Minimum Building Envelope	10,000 SF ¹	38,683 SF	44,096 SF	43,641 SF	43,186 SF	42,731 SF	42,276 SF	41,819 SF	44,799 SF	45,978 SF	46,518 SF
Off-Street Parking Requirement	2 Spaces/Dwelling Unit	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces	2 Spaces

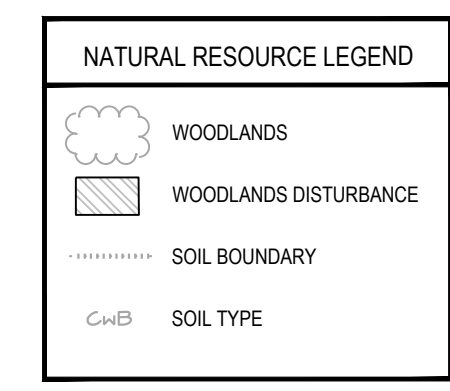
1. For uses with on-lot waste water disposal systems, a 3,000 square foot or larger area, in addition to the minimum building envelope, shall be identified for the location of the sewage system.

RESOURCE PROTECTION TABLE

Resource	Minimum Required Resource Protection Ratio	Acres of Land in Resource	Resource Protection Land	Total Proposed Disturbance within Natural Resources	Total Protected Natural Resources Land
100-yr Flood plain	1.00	0.000	III (I x II)	0.000	V (I+IV)
Floodplain Soils	1.00	0.000	0.000	0.000	0.000
Streams, Watercourses, Waters of Commonwealth, Waters of the US, and Riparian Buffer Areas	1.00	0.000	0.000	0.000	0.000
Lakes or Ponds	1.00	0.000	0.000	0.000	0.000
Wetlands/Wetlands Margins	1.00	0.000	0.000	0.000	0.000
Steep Slope (more than 25%)	0.85	0.000	0.000	0.000	0.000
Forest (RP, RO, R-1, R-2, R-3, R-4, VR, and MHP)	0.80	4.953	3.962	0.886	3.967
Steep Slope (15%-25%)	0.70	0.000	0.000	0.000	0.000



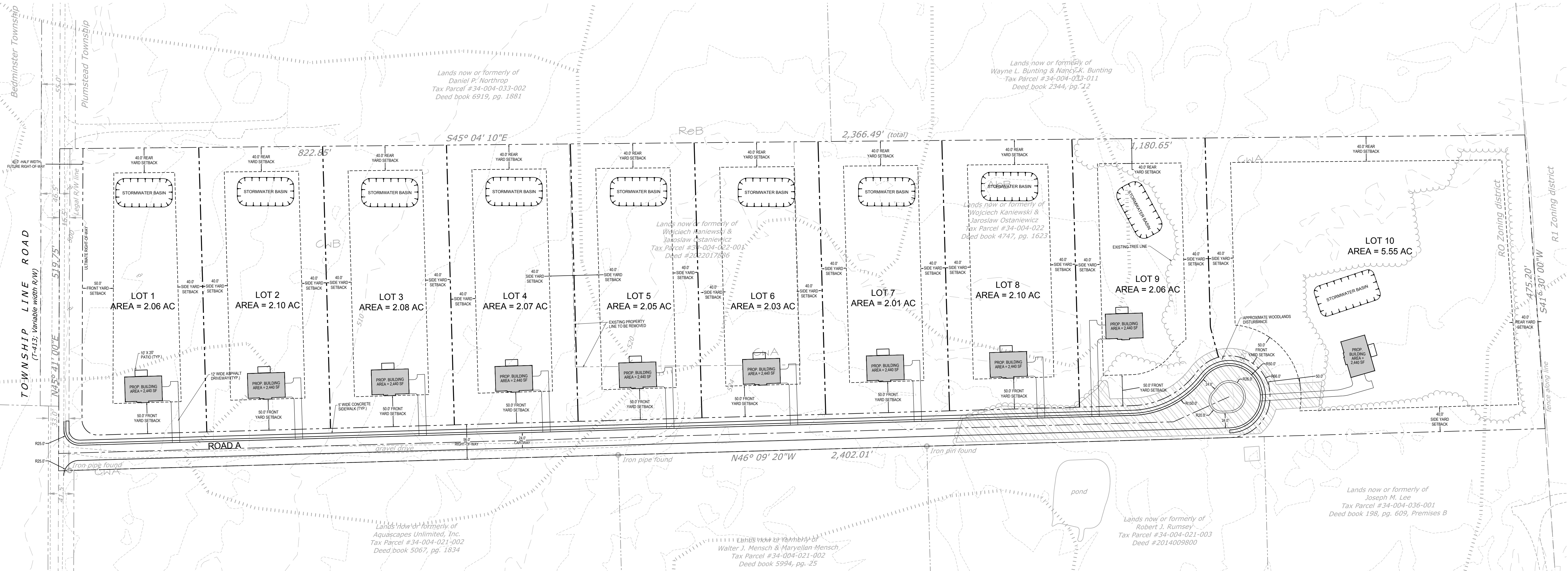
- NOTES:**
- THIS PLAN IS NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED PROFESSIONAL(S).
 - EXISTING BOUNDARY AND EXISTING INFORMATION IS BASED ON A SURVEY PREPARED BY ROMEO LAND SURVEYING, INC. AND PROVIDED IN CAD FORMAT ON FEBRUARY 19, 2024.
 - THE SUBJECT SITE IS LOCATED IN THE RO RURAL RESIDENTIAL ZONING DISTRICT OF PLUMSTEAD TOWNSHIP.
 - THE SUBJECT SITE CONSISTS OF PARCELS TMP# 34-004-022 & TMP# 30-004-022-001.
 - THE SITE IS OUTSIDE OF THE 100-YR FLOODPLAIN BASED ON THE MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA, MAP NUMBER 42017C 0169 J, REVISED: MARCH 16, 2015 AND MAP NUMBER 42017C 0167 J, REVISED: MARCH 16, 2015.
 - EXISTING TREE LINE HAS BEEN DIGITIZED BASED ON BING AERIAL IMAGE 2024.
 - BASED ON THE SITE EVALUATION AND STUDY PERFORMED BY NOVA CONSULTANTS LTD., THERE ARE NO WETLANDS OR STREAM ON THE PROJECT SITE.
 - THE YIELD PLAN IS BASED ON STANDARD REQUIREMENTS FOR USE B1-SINGLE FAMILY DETACHED DWELLING.



ON-SITE SOIL TYPE DESCRIPTION

Map Symbol	Soil	Hydrological Soil Group	Agricultural Soil	Hydic
AbB	Abbotstown silt loam 3% to 8% slopes	D	Yes	No
AmB	Arnwell silt loam 3% to 8% slopes	D	Yes	No
CwA	Croton silt loam 0% to 3% slopes	D	No	Yes
CwB	Croton silt loam 3% to 8% slopes	D	No	Yes
ReB	Readington silt loam 3% to 8% slopes	C	Yes	No

Soil Information based on NRCS Weboil Survey for Bucks County, PA



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Project
TOWNSHIP LINE ROAD SUBDIVISION
TMP # 34-004-022, & 34-004-022-001
PLUMSTEAD TOWNSHIP
BUCKS COUNTY PENNSYLVANIA

SKETCH PLAN

REGISTERED PROFESSIONAL ENGINEER
CHIRAG V. THAKKAR
No. 075153
PA LIC. No. 075153

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230017801	
Date	02-22-2024	
Scale	1" = 80'	
Drawn By	KGP	
Checked By	AAB	
Drawing No.	CP-02	