

- STEEP SLOPES 8% - 15%
- STEEP SLOPES 15% - 25%
- STEEP SLOPES 25% - UP

TOTAL RESOURCE AREAS TABLE

Resource	Total Acres of Land in Resource	Acres of Resource Disturbed by Proposed Plan	Percentage of Resource Disturbed by Proposed Plan
Flood Plain	0.00	0.00	0.00%
Flood Soils	0.00	0.00	0.00%
Steep Slopes 8-15	0.81	0.11	13.58%
Steep Slopes 15-25	0.63	0.01	1.59%
Steep Slopes 25-UP	0.82	0.02	2.44%
Woodlands	3.90	2.85	73.08%
Lakes and Ponds	14.71	0.00	0.00%
Lake Shore Areas	9.05	3.81	42.10%
Pond Shore Areas	0.00	0.00	0.00%
Watercourses	0.00	0.00	0.00%
Wetlands	0.00	0.00	0.00%

PARKING TABLE

Resource	Acres of Resource	Percentage of Resource Disturbed by Proposed Plan
Flood Plain	0.00	0.00%
Flood Soils	0.00	0.00%
Steep Slopes 8-15	0.81	13.58%
Steep Slopes 15-25	0.63	1.59%
Steep Slopes 25-UP	0.82	2.44%
Woodlands	3.90	73.08%
Lakes and Ponds	14.71	0.00%
Lake Shore Areas	9.05	42.10%
Pond Shore Areas	0.00	0.00%
Watercourses	0.00	0.00%
Wetlands	0.00	0.00%

- ZONING NOTES:**
- ZO Section 514.D - This section requires that no more than 20% of the woodlands on a project be disturbed. However, the variance allows the Board to waive this requirement. The project will disturb more than 20% of the woodlands on the site.
 - ZO Section 514.G - This section requires that at least 70% of the lakeshore area remain undisturbed. Although we are not yet certain of the amount of disturbance within the lakeshore area because the detailed engineering has not been completed, it appears that the total disturbance within the lakeshore area will exceed 30%.

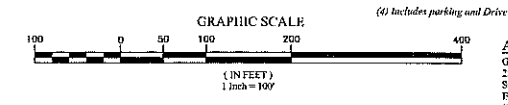
- GENERAL NOTES:**
- Deed Tax Parcel: 36-17-33.2 (entire) and 36-17-33.1 (portion)
 - Total Site Area - Tax Parcel 36-17-33.2 = 26.99 Ac.
 - Proposed use: RS - Multiple - Performance Standard Subdivision.
 - Total proposed number of units = 52.
 - The area is currently zoned SRM and the use shown to be right.
 - The dwelling units shown are 2 and 3 bedroom units. A minimum of 3 parking spaces per unit are provided as follows:
Garage - 1 space
Driveway - 1 space
Field Parking - 1 space
Total parking required - 52 units x 3 spaces/unit = 156 spaces.
Total parking spaces provided = 156 plus 14 spaces on west side of lake

Lakeside Sketch Plan - Zoning Area & Dimensional Compliance

The following is a breakdown of the building/unit groups as they relate to the area and dimension requirements of §405.B.5(b)(8):

Building/Units	Gross Lot Area S.F.	Net Lot Area (1) S.F.	Lot Area/DU (2) S.F.	Lot Width (3) FT.	Building Setback S.F.			Rear Yard FT.	Building Spacing FT.	Permitted Impervious S.F.	Proposed Impervious Building				Proposed Impervious Total	Imp. %
					Street	Parking	Walkway				Proposed Impervious Building	Proposed Impervious Sidewalk	Proposed Impervious Paving	Proposed Impervious Pools		
Lot 1-4	10,400	10,012	2,503	89.00	30.00	11.18	5.33	35.00	30.00	4,505.40	1,140.00	1,007.00	1,272.23	240.00	5,655.03	56.48%
Lot 5-8	10,046	10,046	2,512	87.00	30.00	11.18	5.33	20.00	30.00	4,520.70	1,140.00	1,111.00	1,614.00	240.00	6,105.04	60.77%
Lot 9-12	11,656	11,086	2,772	92.00	30.00	10.31	5.33	20.00	40.00	4,958.70	1,140.00	1,165.16	1,973.00	240.00	6,518.18	58.30%
Lot 13-16	10,530	10,530	2,645	92.00	30.00	11.18	5.33	20.00	40.00	4,741.00	1,140.00	1,125.20	1,709.00	240.00	6,214.89	58.74%
Lot 17-20	11,005	11,005	2,751	92.00	30.00	10.56	5.33	20.00	40.00	4,952.25	1,140.00	1,164.39	1,904.00	240.00	6,488.44	58.60%
Lot 21-24	11,049	10,049	2,512	81.00	30.00	10.56	5.33	20.00	40.00	4,522.05	1,140.00	1,067.59	1,649.73	240.00	5,979.32	58.60%
Lot 25-28	10,557	10,021	2,505	89.00	30.00	10.56	5.33	33.73	30.00	4,509.45	1,140.00	1,037.48	1,632.97	240.00	5,850.45	58.38%
Lot 29-32	10,090	10,090	2,500	82.00	30.00	10.62	5.33	22.17	30.00	4,500.00	1,140.00	1,127.37	1,694.73	240.00	6,204.00	62.04%
Lot 33-36	10,008	10,008	2,502	82.00	30.00	11.18	5.33	27.00	30.00	4,503.60	1,140.00	1,085.83	1,514.71	240.00	5,982.54	59.78%
Lot 37-40	10,021	10,021	2,505	81.00	30.00	11.18	5.33	20.00	30.00	4,509.45	1,140.00	833.63	1,283.33	240.00	5,996.56	54.85%
Lot 41-44	10,800	10,000	2,500	80.00	30.00	10.67	5.33	29.33	30.00	4,500.00	1,140.00	1,079.00	1,320.41	240.00	5,779.45	57.79%
Lot 45-48	10,567	10,001	2,500	81.00	30.00	11.78	6.00	34.78	30.00	4,500.45	1,140.00	1,085.28	1,329.01	240.00	5,774.29	57.74%
Lot 49-52	10,060	10,000	2,500	80.00	30.00	11.18	5.33	30.00	30.00	4,500.00	1,140.00	1,038.60	1,384.22	240.00	5,702.82	57.03%

- Excluding required buffer yard, §415.2.A(3) states that portion of lot area within buffer yard be in addition to required minimum lot area.
- Net Lot Area divided by 4 (number of units per building).
- Lot width at setback line (30' from street as required in §405.B.5(b)(8)) per building.
- Includes parking and driveway areas as applicable.



APPLICANT: GENTERRA CORPORATION, 256 Eagleview Blvd., Suite 325, Exton, PA 19341, (610) 458-7901

OWNER TAX PARCEL 36-17-33.2: JEP, LLC, 238 Eagleview Blvd., Suite 325, Exton, PA 19341, (610) 458-7901

OWNER TAX PARCEL 36-17-33.1: Gray and Janet M. Stever, 560 Heller Rd., Quakertown, PA 18851

LAKESHORE SETBACK COVER ANALYSIS TABLE

Resource	Acres of Land in Resource	Percentage of Resource Disturbed by Proposed Plan
Flood Plain	0.00	0.00%
Flood Soils	0.00	0.00%
Steep Slopes 8-15	0.81	13.58%
Steep Slopes 15-25	0.63	1.59%
Steep Slopes 25-UP	0.82	2.44%
Woodlands	3.90	73.08%
Lakes and Ponds	14.71	0.00%
Lake Shore Areas	9.05	42.10%
Pond Shore Areas	0.00	0.00%
Watercourses	0.00	0.00%
Wetlands	0.00	0.00%

SITE CAPACITY CALCULATIONS

A. Base Site Area

Parcel 36-17-33.2	26.99 acres
Heller Road Right-of-way	-0.00 acres
Walnut Bank Right-of-way	-0.00 acres
Utility Right-of-way	-0.00 acres
Base Site Area	26.99 acres

B. Land with Resource Restrictions and Resource Protection Land

Resource	Open Space Ratio	Acres of Land in Resource	Resource Protection Land (Acres x Open Space Ratio)
Flood Plain	1.00	0.00	0.00 acres
Flood Soils	1.00	0.00	0.00 acres
Steep Slopes:			
8-15%	0.60	0.81	0.49 acres
15-25%	0.70	0.63	0.44 acres
25% or more	0.85	0.82	0.70 acres
Woodlands*	0.25	1.64	0.41 acres
Lakes and Ponds	1.00	14.71	14.71 acres
Lake Shore Areas**	0.46	6.56	3.16 acres
Pond Shore Areas	0.50	0.00	0.00 acres
Watercourses	1.00	0.00	0.00 acres
Wetlands	1.00	0.00	0.00 acres
Subtotal			19.90 acres

C. Base Site Area

Base Site Area	26.99 acres
Subtract Land with Resource Restrictions	-25.47 acres
Remainder	= 1.52 acres
Multiply by 1/3 Minimum Open Space Ratio	= 0.51 acres
Required Open Space	= 0.98 acres

D. Combining Resource Protection Land and Recreation Land

Resource Protection Land	19.90 acres
Add Recreation Land	+ 0.08 acres
Resource Protection and Recreation Land	= 19.97 acres

E. Standard Minimum Open Space

Base Site Area	26.99 acres
Multiply by Open Space Ratio	= 0.41
Standard Minimum Open Space	= 11.09 acres

F. Required Open Space

Resource Protection and Recreation Land	19.97 acres
Minimum Open Space	11.09 acres
Required Open Space	= 19.97 acres

- NOTES:**
- The lake surface of the lake on the other side of Heller Road is not included in the existing or proposed cover calculation.
 - The impervious areas within the lakeshore setback areas that are beyond the limit of field survey were measured based on existing aerial photography.
 - The lakeshore area within the property is taken to the legal right-of-way of Heller Road and the proposed right-of-way of Walnut Bank Farm Road. Therefore the calculation of existing impervious of the lakeshore area within the property only does not include any existing outflows.

ZONING REQUIREMENTS

SRM - SUBURBAN RESIDENTIAL, MEDIUM DISTRICT

Resource	Requirement	Proposed
Density	3.8 du/acre max.	56 D.U. = 3.5 du/acre
Site area	5 acres min.	2,597 acres
Lot area	6,000 sq. ft. min. per bldg.	10,000 sq. ft. min.
Lot area	2,500 sq. ft. min. per d.u.	2,500 sq. ft. min.
Lot width	60 feet min. per bldg.	80 ft.
Blkg. setback from street	20 feet min.	30 ft.
Blkg. setback from parking	10 feet min.	10 ft.
Blkg. setback from walkway	5 feet min.	5.33 ft.
Rear yard	20 feet min.	20 ft.
Building height	35 feet max.	35 ft.
Open Space Ratio*	45% min. (10.39 Ac.)	21.52 acres = 87.87%
Impervious Surface Ratio	30% max. (Tract area 7.79 Ac.)	2.77 acres = 10.27%

PROVIDED OPEN SPACE

Open Space #1:	20.79 acres (911,726 s.f.)
Open Space #2:	8.79 acres (35,780 s.f.)
TOTAL:	21.52 acres (937,506 s.f.)

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LAKESIDE LAYOUT & ZONING PLAN

Heller Road
Richland Township • Bucks County • Pennsylvania

Date: 4-15-2009
Scale: 1" = 100'
Drawn by: T.A.H.
Checked by: C.A.D.
Project No: 10015

ZONING EXHIBIT PLAN

FOR
Genterra Corporation
256 Eagleview Blvd., Suite 325
(610) 458-7901

SHEET 1 OF 3