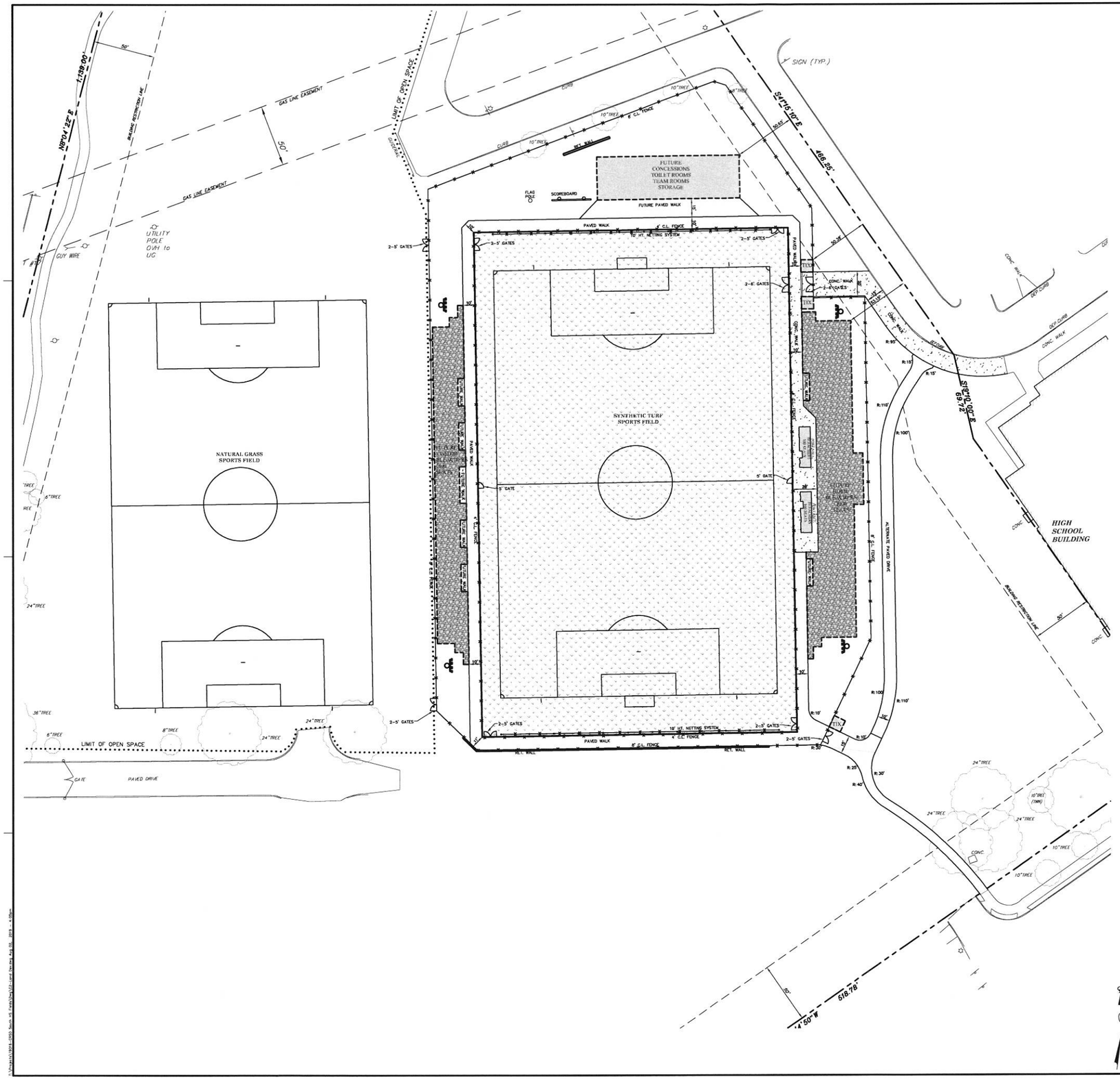

SITE DATA

OWNER/DEVELOPER: COUNCIL ROCK SCHOOL DISTRICT
30 N. CHANCELLOR STREET
NEWTOWN, PA 18940

SITE ADDRESS: 2002 ROCK WAY

SITE AREA (LOT 2): 18.050 AC

TAX PARCEL: 31-023-042-006

DEED BOOK: 3360, PG: 1570

ZONING DATA

ZONING DISTRICT: INSTITUTIONAL/PUBLIC DISTRICT (I-P)
EXIST/PROP USE: HIGH SCHOOL CAMPUS

	REQ'D	EXIST COND	PROP COND
MIN LOT AREA:	10 AC	18.05 AC	18.05 AC
MIN LOT WIDTH:	150'	>150'	>150'
MIN BLDG SETBACKS:			
FRONT YARD:	50'	N/A	>50'
SIDE YARD (EACH):	40'	N/A	>40'
REAR YARD:	50'	N/A	50.15'
MAX BLDG HEIGHT/STORIES:	45'/2	N/A	±20'/1
MAX LOT COVERAGE:	25%	5.2% (0.95 AC)	8.3% (1.49 AC)
MAX BLDG COVERAGE:	10%	0% (0.00 AC)	0.53% (0.10 AC)
MIN. OPEN SPACE:	30%	>30%	31.7% (5.73 AC)
MAX STRUCTURE HEIGHT:	70'	N/A	90'(LIGHT POLES)

NOTE: REQUIREMENTS REFLECT THE MOST RESTRICTIVE REQUIREMENTS OF THE R-1, R-2, AND R-3 DISTRICTS

PARKING REQUIREMENTS:

STALL SIZE: 9.5'x18' VARIES N/A
OFF-STREET PARKING REQUIREMENT: 1 SPACE/3 STADIUM SEATS
BLEACHERS = 3,000 SEATS = 1,000 SPACES REQ'D
SPACES PROVIDED: 1,279 TOTAL PARKING SPACES
167 EVENT PARKING SPACES
1,112 PARKING SPACES

GENERAL PLAN NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTHAMPTON TOWNSHIP CODES, ORDINANCES, STANDARDS AND SPECIFICATIONS.
2. THE TOWNSHIP SHALL HAVE THE RIGHT, BUT NOT THE DUTY, TO REPLACE OR MAINTAIN ANY DRAINAGE FACILITIES SHOWN WITHIN THE EASEMENT(S) PROVIDED ON THE LOT(S) AT THE LOT OWNER'S EXPENSE. ALL DRAINAGE EASEMENTS SHALL REMAIN FREE AND CLEAR OF ALL IMPEDIMENTS INCLUDING, BUT NOT LIMITED TO, SHEDS, FENCES, TREES, SHRUBS, OR OTHER PLANTINGS OR STRUCTURES. NO RE-GRADING WITHOUT THE PRIOR WRITTEN PERMISSION OF BETHLEHEM TOWNSHIP SHALL BE PERMITTED. REPRESENTATIVES OF THE TOWNSHIP SHALL HAVE THE RIGHT TO INSPECT THE DRAINAGE FACILITIES LOCATED ON THE LOT(S) FROM TIME TO TIME AS DEEMED NECESSARY.
2. THE TOWNSHIP STANDARD CONSTRUCTION DETAILS ARE A MINIMUM STANDARD FOR ALL CONSTRUCTION WITHIN THE TOWNSHIP, AND THAT INCORPORATION OF PORTIONS OR ALL OF THE TOWNSHIP STANDARD CONSTRUCTION DETAILS ON THE PLANS CONSTITUTE AN ACCEPTANCE OF AND ENDORSEMENT OF THOSE STANDARDS BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, AND FEDERAL REGULATIONS AT A LEGAL OFF-SITE LOCATION.
4. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES. DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE PLANS.

SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTHAMPTON TOWNSHIP CODES ORDINANCES, STANDARDS AND SPECIFICATIONS.
2. LIMITS OF CURB AND SIDEWALK RECONSTRUCTION SHOWN IS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE TO EXTEND CURB AND SIDEWALK RECONSTRUCTION TO THE NEAREST EXISTING JOINT. MATCH EXISTING SIDEWALK SCORING PATTERN. ALL SIDEWALK CONSTRUCTION TO MEET CURRENT ADA REQUIREMENTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE TOWNSHIP, STATE, AND FEDERAL REGULATIONS AT LEGAL OFF-SITE LOCATION.

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
ADJOINING LOT LINE		
RIGHT-OF-WAY		
IRON PIN/CONCRETE MONUMENT	⊙ IP ⊡ CONC MON	⊙ IP ⊡ CONC MON
BUILDING RESTRICTION LINE		
EASEMENT		
EDGE OF PAVEMENT	EOP	EOP
EDGE OF GRAVEL	EOG	EOG
CURBING	DEP	DEP
PAVEMENT		FULL DEPTH
GRAVEL/STONE		
CONCRETE		
TURF FIELD		SYNTHETIC TURF FIELD
BUILDING	EXISTING	PROPOSED
FENCE	X X	
SIGN		
TYPICAL	TYP	TYP
BITUMINOUS	BIT	BIT

GENERAL PLAN TEXT NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
EXISTING TEXT NOTES PARALLELING

NOTE:
"PURSUANT TO THE REQUIREMENTS OF ACT 287 OF 1974 AND AS LAST AMENDED BY ACT 181 OF 2006 THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE-GROUND EXAMINATIONS OF THE SITE. COMPLETENESS, ACCURACY, LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. THE CONTRACTORS, AT LEAST THREE (3) DAYS PRIOR TO PERFORMING ANY EXCAVATIONS, SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND FACILITIES LOCATED WITHIN THE VICINITY OF THE WORK SITE IN ACCORDANCE WITH ACT 181. (PA ONE CALL SYSTEM, INC. 1-800-242-1776)."

THE SITE SERIAL NUMBER IS 20191462502.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

GRAPHIC SCALE
-30' 0 15' 30' 60' 120'
(IN FEET)
1 inch = 30 ft.

D'HUY Engineering, Inc.
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NO	DATE	ISSUED FOR	BY

PRELIMINARY/FINAL

COUNCIL ROCK SCHOOL DISTRICT
COUNCIL ROCK HIGH SCHOOL SOUTH
NEW SYNTHETIC TURF FIELD

NORTHAMPTON TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

LAND DEVELOPMENT PLAN

C-2.0

SCALE 1" = 30'
JOB NO 283047
DATE 8-2-19