



**CLUSTER DEVELOPMENT
OPEN SPACE REQUIREMENTS**

SECTION 270-5.2.P(2)(h) OPEN SPACE REQUIREMENTS:
 - ALL PLANS SHALL PROVIDE A MINIMUM OF 20% OF THE GROSS LOT AREA IN THE REQUIRED COMMON OPEN SPACE.

TOTAL GROSS SITE AREA = 5.24 ACRES
 REQUIRED COMMON OPEN SPACE = 1.05 ACRES
 PROVIDED COMMON OPEN SPACE = 1.80 ACRES (LOT 18)

SECTION 270-5.2.P(2)(e)(3) PAVEMENT/Common Open Space DELINEATION:
 - HAVE SUITABLE TOPOGRAPHY AND SOIL CONDITIONS FOR USE AND DEVELOPMENT AS ACTIVE PLAY AREAS. NO MORE THAN 50% OF THE OPEN SPACE AREA SHALL BE COMPRISED OF FLOODPLAINS, STORMWATER MANAGEMENT FACILITIES AND/OR SLOPES EXCEEDING 15%.

REQUIRED COMMON OPEN SPACE = 1.05 ACRES
 REQUIRED COMMON OPEN SPACE OUTSIDE OF FLOODPLAINS, STORMWATER MANAGEMENT FACILITIES AND/OR SLOPES EXCEEDING 15% = 0.56 ACRES (50% PROVIDED) = 0.56 ACRES (53%)

PROVIDED COMMON OPEN SPACE
 OUTSIDE OF FLOODPLAINS, STORMWATER
 MANAGEMENT FACILITIES AND/OR SLOPES
 EXCEEDING 15% = 0.56 ACRES

<p>MANAGER: DAVE BITNER DESIGN BY: NGS DRAWN BY: NGS</p>		<p>CHECKED BY: DWB CHECKED BY: DWB</p>													
<p>CLIENT: NOLT ROAD, LLC 1899 LITITZ PIKE LANCASTER, PA 17601</p>		<p>SCALE: 1" = 50' 1" = 100' 1" = 150'</p>													
<p>PROJECT TITLE: FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR NOLT ROAD CLUSTER DEVELOPMENT EAST HEMPFIELD TOWNSHIP LANCASTER COUNTY, PA.</p>		<p>SHEET TITLE: OVERALL SITE & OPEN SPACE PLAN</p>													
<p>Land Planning Landscape Architecture Civil Engineering 53 West James Street, Suite 1100 17171 715-538 FAX (717) 535-8277 241 W. Philadelphia Street 17171 844-210 328 N. Market Street 17171 582-1115 E-mail: info@rsgassociates.com www.rsgassociates.com</p>		<p>DATE: NOVEMBER 17, 2021 PROJECT NO.: 2018743-007 LCP NO.: 20-35A</p>													
<p>REVISIONS PER DWA COMMENTS</p> <table border="1"> <tr> <th>NO</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>2</td> <td>HEB</td> <td>10/20/22</td> <td>REVISIONS PER DWA COMMENTS</td> </tr> <tr> <td>1</td> <td>HEB</td> <td>07/20/22</td> <td>REVISIONS PER DWA COMMENTS</td> </tr> </table>		NO	BY	DATE	REVISION	2	HEB	10/20/22	REVISIONS PER DWA COMMENTS	1	HEB	07/20/22	REVISIONS PER DWA COMMENTS	<p>SHEET NO.: 5 OF 30</p>	
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NOT FOR BIDDING/NOT FOR CONSTRUCTION