



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) PANKLAND/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
 PROVIDED COMMON OPEN SPACE OUTSIDE OF FLOODPLAINS, STORMWATER MANAGEMENT FACILITIES AND/OR SLOPES EXCEEDING 15% = 0.62 ACRES (59%)

<p>MANAGER: DAVE BITNER DESIGN BY: NGG DRAWN BY: NGG</p>		<p>CHECKED BY: DWB CHECKED BY: DWB</p>	
<p>CLIENT: NOLT ROAD, LLC 1889 LITITZ PIKE LANCASTER, PA 17601</p>		<p>SCALE: 1" = 50' 0 50' 100' 150'</p>	
<p>PROJECT TITLE: PRELIMINARY 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, #1100 (717) 715-1386 FAX: (717) 635-6277 221 W. Philadelphia Street (717) 664-3410</p>		<p>ASSOCIATES 320 N. Market Street (717) 397-7415 www.assnassociates.com</p>	
<p>DATE: JULY 29, 2020 PROJECT NO.: 2018743-007</p>		<p>LANCASTER COUNTY RECORDER OF DEEDS RECORDING INFORMATION</p>	
<p>FILENAME: P:\2018\2018743-007\CADD\Preliminary\Plot\Z-Overall-Site.dwg</p>		<p>SHEET NO.: 5 OF 29</p>	

NOT FOR BIDDING/NOT FOR CONSTRUCTION