

DOUGLASS TOWNSHIP							
LOT NUMBER	LOT AREA (SF)	LOT TYPE	BLDG COVERAGE (%)	LOT NUMBER	LOT AREA (SF)	BLDG COVERAGE (%)	
1	5,154	THE	17.5%	72	10,855	SFH	15.1%
2	2,300	TH	39.1%	73	14,212	SFH	11.5%
3	2,300	TH	39.1%	74	14,330	SFH	11.4%
4	2,300	TH	39.1%	75	16,775	SFH	9.8%
5	4,792	THE	18.8%	76	17,975	SFH	9.1%
6	6,432	THE	14.0%	77	10,556	SFH	15.5%
7	2,314	TH	38.9%	78	9,358	SFH	17.5%
8	2,268	TH	39.7%	79	10,587	SFH	15.5%
9	2,268	TH	39.7%	80	9,329	SFH	17.5%
10	5,829	THE	15.4%	81	8,567	SFH	19.1%
11	6,956	THE	12.9%	82	8,567	SFH	19.1%
12	2,354	TH	38.2%	83	7,977	SFH	20.5%
13	2,308	TH	39.0%	84	8,250	SFH	19.8%
14	2,308	TH	39.0%	85	8,250	SFH	19.8%
15	2,353	TH	38.2%	86	8,250	SFH	19.8%
16	5,442	THE	16.5%	87	8,250	SFH	19.8%
17	5,006	THE	18.0%	88	7,987	SFH	20.5%
18	2,354	TH	38.2%	89	10,981	SFH	14.9%
19	2,308	TH	39.0%	90	9,783	SFH	16.7%
20	2,308	TH	39.0%	91	9,783	SFH	16.7%
21	2,354	TH	38.2%	92	9,783	SFH	16.7%
22	5,958	THE	15.1%	93	9,837	SFH	16.6%
23	5,463	THE	16.5%	94	28,671	SFH	5.7%
24	2,354	TH	38.2%	95	9,040	SFH	18.1%
25	2,308	TH	39.0%	96	8,665	SFH	18.9%
26	2,308	TH	39.0%	97	8,618	SFH	19.0%
27	2,354	TH	38.2%	98	8,567	SFH	19.1%
28	5,863	THE	15.4%	99	8,567	SFH	19.1%
29	6,438	THE	14.0%	100	8,567	SFH	19.1%
30	2,491	TH	36.1%	101	9,252	SFH	17.7%
31	2,452	TH	36.7%	102	8,250	SFH	19.8%
32	2,413	TH	37.3%	103	8,250	SFH	19.8%
33	5,264	THE	17.1%	104	7,959	SFH	20.6%
34	5,294	THE	17.0%	105	8,568	SFH	19.1%
35	2,363	TH	38.1%	106	8,571	SFH	19.1%
36	2,363	TH	38.1%	107	8,573	SFH	19.1%
37	2,363	TH	38.1%	108	8,575	SFH	19.1%
38	2,353	TH	38.2%	109	12,295	SFH	13.3%
39	2,291	TH	39.3%	110	9,761	SFH	16.8%
40	3,639	THE	24.7%	111	8,250	SFH	19.8%
41	3,639	THE	24.7%	112	8,250	SFH	19.8%
42	2,291	TH	39.3%	113	8,250	SFH	19.8%
43	2,353	TH	38.2%	114	8,250	SFH	19.8%
44	2,363	TH	38.1%	115	9,950	SFH	16.4%
45	2,363	TH	38.1%	116	11,469	SFH	14.3%
46	2,363	TH	38.1%	117	9,248	SFH	17.7%
47	5,294	THE	17.0%	118	7,810	SFH	20.9%
48	9,834	SFH	16.6%	119	7,692	SFH	21.3%
49	8,566	SFH	19.1%	120	10,072	SFH	16.2%
50	8,566	SFH	19.1%	121	5,979	TWIN	19.9%
51	8,566	SFH	19.1%	122	7,019	TWIN	17.0%
52	8,566	SFH	19.1%	123	7,347	TWIN	16.2%
53	8,566	SFH	19.1%	124	7,347	TWIN	16.2%
54	10,103	SFH	16.2%	125	7,399	TWIN	16.1%
55	9,674	SFH	16.9%	126	6,539	TWIN	18.2%
56	7,795	SFH	21.0%	127	8,048	TWIN	14.8%
57	8,330	SFH	19.6%	128	5,143	TWIN	23.1%
58	7,800	SFH	21.0%	129	5,242	TWIN	22.7%
59	7,800	SFH	21.0%	130	5,465	TWIN	21.8%
60	7,800	SFH	21.0%	131	6,915	TWIN	17.2%
61	7,800	SFH	21.0%	132	6,405	TWIN	18.6%
62	9,166	SFH	17.8%	133	6,410	TWIN	18.6%
63	7,800	SFH	21.0%	134	6,593	TWIN	18.0%
64	7,800	SFH	21.0%	135	6,616	TWIN	18.0%
65	8,620	SFH	19.0%	136	7,847	TWIN	15.2%
66	7,800	SFH	21.0%	O.S. # 1	25,701		
67	7,984	SFH	20.5%	O.S. # 2	312,968		
68	8,598	SFH	19.0%	O.S. # 3	25,269		
69	7,800	SFH	21.0%	O.S. # 4	384,827		
70	7,800	SFH	21.0%	O.S. # 5	116,279		
71	9,166	SFH	17.8%	O.S. # 6	7,020		
ROAD RIGHT OF WAYS				354,975			
LOT IMPERVIOUS AREAS							
TH	TOWNHOUSE INTERIOR UNIT			900			
THE	TOWNHOUSE END UNIT			900			
SFH	SINGLE FAMILY HOME			1,636			
TWIN	SINGLE-FAMILY HOME ATTACHED			1,190			

DOUGLASS TOWNSHIP BULK REQUIREMENTS							
REQUIREMENT (R3 - RESIDENTIAL DISTRICT)	REQUIRED			PROPOSED			SECTION
	SINGLE FAMILY DETACHED	TWIN	TOWNHOUSE	SINGLE FAMILY DETACHED	TWIN	TOWNHOUSE	
MINIMUM LOT AREA (SF)	7,500	4,500	2,000	7,692	5,143	2,268	§504.1
MINIMUM LOT WIDTH AT BUILDING LINE (FT)	60	30	20	50	37.98	20	
MINIMUM YARD SETBACKS							§504.1
FRONT YARD (FT)	25	25	25	25	25	25	
SIDE YARD (FT)	10	15 (one side)	15	12.5	15	16	
REAR YARD (FT)	25	25	25	25	25	25	§504.4
MAXIMUM BUILDING COVERAGE (%)	25	30	40	21.3	23.1	39.7	
MAXIMUM BUILDING HEIGHT (FT)	35			<35			§504.4
UNIT DENSITY	4 UNITS/ACRE (SINGLES FAMILY AND TWIN) AND 5 UNITS/ACRE (MULTIFAMILY) 4 x 22.49 AC + 5 x 10.20 AC = 142.7 UNITS ALLOWED			73 SINGLES + 16 TWINS + 47 TOWNHOMES = 136 PROPOSED UNITS			§503

OVERALL OPEN SPACE CALCULATION			TOWNSHIP QUALIFIED OPEN SPACE CALCULATION		
OPEN SPACE	AREA (SF)	% OF DOUGLASS TWP TRACT AREA	TOWNSHIP QUALIFIED OPEN SPACE	AREA (SF)	% OF TOTAL OPEN SPACE
O.S. # 1	25,701	1.18%	O.S. # 3	25,269	2.90%
O.S. # 2	312,968	14.32%	O.S. # 4	384,827	44.13%
O.S. # 3	25,269	1.16%	TOTAL	410,096	47.03%
O.S. # 4	384,827	17.61%			
O.S. # 5	116,279	5.32%			
O.S. # 6	7,020	0.32%			
TOTAL	872,065	39.91%			



ENGLESVILLE ROAD
 (20' MAX. (EQ. ADJ.) 100' MAX. (W/ADJ. ADJ.)
 (A.A.T. - 60)
 100' MIN. (100' MIN.)

MADISON STREET

MILL STREET
 (20' MAX. (EQ. ADJ.) 100' MAX. (W/ADJ. ADJ.)
 (A.A.T. - 60)
 100' MIN. (100' MIN.)

SWINEHART ROAD
 (20' MAX. (EQ. ADJ.)
 100' MIN. (100' MIN.)

JACKSON ROAD

811 Call before you dig
 Know what's below
 PENNSYLVANIA ONE CALL
 DIAL 811 or 800.242.1778
 PA1CALL.org
 20212861339 (BERKS CO)
 TICKET #: 20212861338 (MONTGOMERY CO)

REGISTERED PROFESSIONAL ENGINEER
 ROLPH A. GRAF
 PENNSYLVANIA LICENSE No. 41814-E
 NOT FOR CONSTRUCTION
 CHECKED BY: E. TOTMAN, FREEMAN R. GRAF
 PROJECT: 210006.01
 CAUD. #: 210006.01
 PLS. SEE PLAN FOR 811 CALL BEFORE YOU DIG
 PHILADELPHIA, PENNSYLVANIA 19101-0635
LANDCORE
 LANDCORECONSULTING.COM
 PROJECT: MADISON WALK RESIDENTIAL SUBDIVISION
 648 & 650 ENGLESVILLE RD., COLEBROOKDALE TOWNSHIP, BERKS COUNTY & DOUGLASS TOWNSHIP, MONTGOMERY COUNTY, PA
 APPLICANT: D. R. HORTON, INC.
 TITLE: OVERALL RECORD PLAN
 DATE: 2021-11-03
 SHEET 02 of 104
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