



SITE CAPACITY: (PARCEL A)

1. SITE CAPACITY CALCULATIONS FOR THE PVD DISTRICT:

	(REQUIRED)	(PROPOSED)
• SITE AREA	>10 ACRES	26.74 ACRES
• REQUIRED PUBLIC SPACE	1.35 ACRES (5% OF SITE)	1.40 ACRES (5.2%)
• MAXIMUM DENSITY OF UNITS	406 UNITS	115 UNITS
• MAXIMUM IMPERVIOUS SURFACE RATIO	18.98 ACRES (70% OF SITE)	10.85 ACRES (40.6%)
• MINIMUM MIXED USE	5.42 ACRES (20% OF SITE)	4.00 ACRES (15.0%)

* DENOTES AN AMENDMENT IS REQUESTED.

SITE CAPACITY: (PARCEL B)

1. SITE CAPACITY CALCULATIONS FOR THE PVD DISTRICT:

	(REQUIRED)	(PROPOSED)
• SITE AREA	<10 ACRES	5.95 ACRES
• REQUIRED PUBLIC SPACE	0.17 ACRES (3% OF SITE)	0.22 ACRES (3.7%)
• MAXIMUM DENSITY OF UNITS	4.07 ACRES (70% OF SITE)	5.71 ACRES (95.8%)

* DENOTES EXISTING NON-CONFORMITY

UNIT INFORMATION:

1. DWELLING UNIT MIX: ALONG COMPREHENSIVE PLAN ROAD

	REQUIRED	PROPOSED
• B2 - TWIN DWELLING	14	(74.0%)
• B4 - VILLAGE HOUSE	5	(26.0%)
• TOTAL	19	(100%)

2. TOTAL DWELLING UNIT MIX

	REQUIRED	PROPOSED
• B2 - TWIN DWELLING	14	(12.2%)
• B4 - VILLAGE HOUSE	54	(47.0%)
• B11 - LIVE-WORK UNITS	45	(39.1%)
• D4 - MIXED USE (APARTMENT COMPONENT)	2	(1.70%)
• TOTAL	115	(100%)

ZONING DATA:

1. ZONING DISTRICT: "PVD" - PLANNED VILLAGE DEVELOPMENT DISTRICT

2. PROPOSED USES:

	PARCEL A	PARCEL B
"B2" - TWIN DWELLING (A PERMITTED USE)		"D23" - SHOPPING CENTER (A PERMITTED USE)
"B4" - VILLAGE HOUSE (A PERMITTED USE)		
"D4" - MIXED USE (A PERMITTED USE)		
"D11" - LIVE/WORK UNIT WITHIN USE PARCEL		

3. AREA DIMENSION REQUIREMENTS:

	REQUIRED	PROPOSED
• SITE DENSITY MAXIMUM	15.00 DU/GROSS AC = 15 X 27.11 (PARCEL A) = 406 UNITS	115 UNITS 4.2 DU/GROSS ACRE
• SITE PUBLIC SPACE RATIO	5% (PARCEL A) / 3% (PARCEL B)	5.0% (PARCEL A) / 3.7% (PARCEL B)
• LOCATIONAL MIX	30% MIN. OF B-2 & B-4 USE ALONG COMPREHENSIVE PLAN ROAD	B2 (26.0%), B4 (74.0%)** (AMENDMENT REQUIRED)
• MIX OF USES	20% OF SITE AREA SHALL CONSIST OF D4 USE LOT AREA	15.1% (AMENDMENT REQUIRED)

	B4 - VILLAGE HOUSE		B2 - TWIN DWELLING		D4 - MIXED USE		D23 - SHOPPING CENTER	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
• MIN. LOT AREA	7,000 SF	7,128 SF	4,500 SF/ 5,000 SF AVE.	5,400 SF/ 5,620 SF AVE.	5,422 AC (20%)	4.08 AC (15%)	3 AC	5.82 AC
• BUILD TO LINE FRONT YARD (ALONG COMP. PLAN RD.)	20 FT.	20 FT.	20 FT.	20 FT.	10 FT.	10 FT.	100 FT.	100 FT.
• MIN. SIDE YARD SETBACK	15 FT.	15 FT.	15 FT.	15 FT.	10 FT.	10 FT.	5 FT.	21.7 FT.*
• MIN. REAR YARD SETBACK	10 FT.	10 FT.	10 FT.	10 FT.	5 FT.	5 FT.	50 FT.	25.4 FT.*
• MIN. LOT WIDTH AT BUILDING SETBACK	35 FT.	35 FT.	20 FT.	20 FT.	20 FT.	20 FT.	50 FT.	25.4 FT.*
• MAX. BUILDING COVERAGE (% OF LOT)	50 FT.	50 FT.	40 FT.	40 FT.	40 FT.	40 FT.	25%	21.1%
• MAX. LOT COVERAGE (% OF LOT) (D4 USE)	-	-	-	-	44.0%	44.0%	35 FT.	<35 FT.
• MAX. BUILDING HEIGHT (3.5 STORIES)	35 FT.	<35 FT.	35 FT.	<35 FT.	35 FT.	35 FT.	24 FT.	<24 FT.
• MIN. BUILDING HEIGHT (2 STORIES)	24 FT.	>24 FT.	24 FT.	>24 FT.	24 FT.	24 FT.	30 FT.	<24 FT.*
• MIN. PARKING SETBACK	-	-	-	-	-	-	-	-

* DENOTES EXISTING NON-CONFORMITY.
 ** DENOTES AN AMENDMENT IS REQUESTED

Parcel Area Table

Parcel #	Area	Parcel #	Area
1	7200.00 S.F. 0.165 ACRES	35	7200.00 S.F. 0.165 ACRES
2	7200.00 S.F. 0.165 ACRES	36	7200.00 S.F. 0.165 ACRES
3	7200.00 S.F. 0.165 ACRES	37	7200.00 S.F. 0.165 ACRES
4	7200.00 S.F. 0.165 ACRES	38	7178.54 S.F. 0.165 ACRES
5	7200.00 S.F. 0.165 ACRES	39	7200.00 S.F. 0.168 ACRES
6	7200.00 S.F. 0.165 ACRES	40	7200.00 S.F. 0.165 ACRES
7	7283.69 S.F. 0.167 ACRES	41	7200.00 S.F. 0.165 ACRES
8	8250.62 S.F. 0.189 ACRES	42	7200.00 S.F. 0.165 ACRES
9	7753.88 S.F. 0.178 ACRES	43	7200.00 S.F. 0.165 ACRES
10	7212.29 S.F. 0.166 ACRES	44	7200.00 S.F. 0.165 ACRES
11	7200.00 S.F. 0.165 ACRES	45	7178.54 S.F. 0.165 ACRES
12	7200.00 S.F. 0.165 ACRES	46	11409.62 S.F. 0.262 ACRES
13	7200.00 S.F. 0.165 ACRES	47	7196.88 S.F. 0.165 ACRES
14	7200.00 S.F. 0.165 ACRES	48	7200.00 S.F. 0.165 ACRES
15	7413.74 S.F. 0.170 ACRES	49	7200.00 S.F. 0.165 ACRES
16	8462.71 S.F. 0.194 ACRES	50	7200.00 S.F. 0.165 ACRES
17	8449.67 S.F. 0.194 ACRES	51	7200.00 S.F. 0.165 ACRES
18	8449.61 S.F. 0.194 ACRES	52	7200.00 S.F. 0.165 ACRES
19	8449.46 S.F. 0.194 ACRES	53	7200.00 S.F. 0.165 ACRES
20	8450.08 S.F. 0.194 ACRES	54	8858.76 S.F. 0.203 ACRES
21	7281.28 S.F. 0.167 ACRES	55	5349.39 S.F. 0.123 ACRES
22	7200.00 S.F. 0.165 ACRES	56	5428.05 S.F. 0.125 ACRES
23	7200.00 S.F. 0.165 ACRES	57	5424.67 S.F. 0.125 ACRES
24	7200.00 S.F. 0.165 ACRES	58	5426.80 S.F. 0.125 ACRES
25	8093.59 S.F. 0.186 ACRES	59	5426.80 S.F. 0.125 ACRES
26	7178.54 S.F. 0.165 ACRES	60	5426.80 S.F. 0.125 ACRES
27	7200.00 S.F. 0.165 ACRES	61	5426.80 S.F. 0.125 ACRES
28	7200.00 S.F. 0.165 ACRES	62	5426.80 S.F. 0.125 ACRES
29	7200.00 S.F. 0.165 ACRES	63	5426.07 S.F. 0.125 ACRES
30	7199.99 S.F. 0.165 ACRES	64	5426.07 S.F. 0.125 ACRES
31	11205.89 S.F. 0.257 ACRES	65	5867.82 S.F. 0.135 ACRES
32	7178.53 S.F. 0.165 ACRES	66	5861.93 S.F. 0.135 ACRES
33	7200.00 S.F. 0.165 ACRES	67	5426.28 S.F. 0.125 ACRES
34	7200.00 S.F. 0.165 ACRES	68	5426.80 S.F. 0.125 ACRES

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43	7200.00 S.F. 0.165 ACRES	51	7200.00 S.F. 0.165 ACRES
44	7200.00 S.F. 0.165 ACRES	52	7200.00 S.F. 0.165 ACRES
45	7178.54 S.F. 0.165 ACRES	53	7200.00 S.F. 0.165 ACRES
46	11409.62 S.F. 0.262 ACRES	54	8858.76 S.F. 0.203 ACRES
47	7196.88 S.F. 0.165 ACRES	55	5349.39 S.F. 0.123 ACRES
48	7200.00 S.F. 0.165 ACRES	56	5428.05 S.F. 0.125 ACRES
49	7200.00 S.F. 0.165 ACRES	57	5424.67 S.F. 0.125 ACRES
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55	5349.39 S.F. 0.123 ACRES	63	5426.07 S.F. 0.125 ACRES
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58	5426.80 S.F. 0.125 ACRES	66	5861.93 S.F. 0.135 ACRES
59	5426.80 S.F. 0.125 ACRES	67	5426.28 S.F. 0.125 ACRES
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GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

16 EAST BUCKLE AVENUE SUITE 100, NEW BRITAIN, PA 18901 | P: 610-336-5335 | www.gilmoreinc.com

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MOYER TRACT AND DUBLIN SHOPPING CENTER
 DUBLIN BOROUGH, BUCKS COUNTY, PA

MASTER ZONING SKETCH PLAN

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

PROJECT NO.: 1808036

OWNERS INFO:

SEE NOTE

MUNICIPAL FILE NO.: ---

TAX MAP PARCEL NO.: 10-002-039-001

TOTAL AREA: 32.97 AC. TOTAL LOTS: 84

DATE: 06/12/2023 SCALE: 1"=100'

DRAWN BY: CG CHECKED BY: GG

SHEET NO.: 1 OF 1