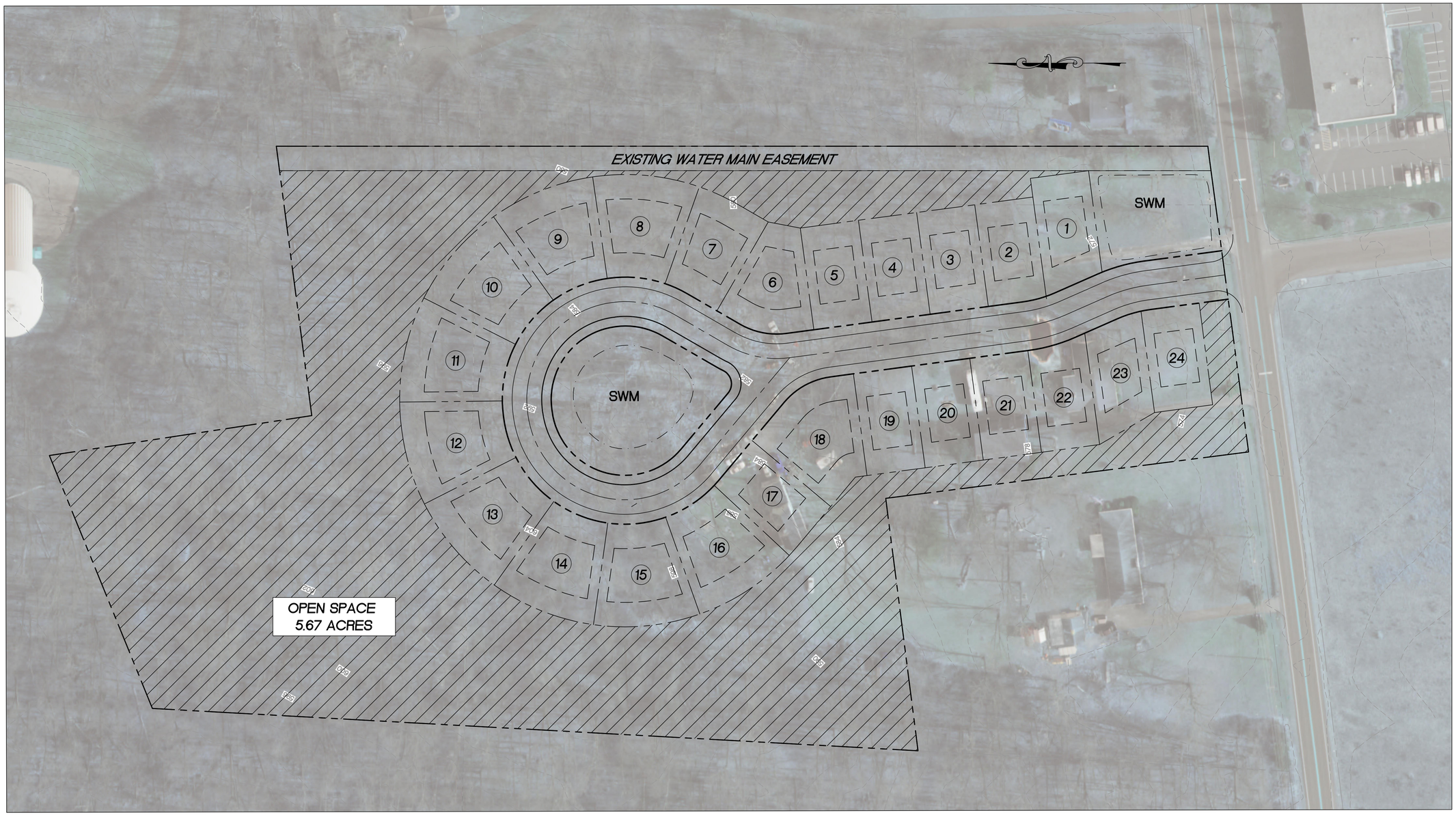


RICHLAND TOWNSHIP ZONING DATA TABLE		
ZONING DISTRICT: RA- RURAL AGRICULTURAL DISTRICT		
ITEM	REQUIRED/PERMITTED	PROPOSED
Land Use:	B4 Single Family Detached Enhanced Density	
Min. Site Area	2 Acres	12 Acres
Min. Average Lot Area	24,000 SF	**7,500 SF***
Min. Lot Area	12,000 SF	**6,300 SF***
Min. Lot Width at Building Setback	65 FT	**60 FT***
Min. Front Yard Setback	25 FT	25 FT
Min. Side Yard Setback	10 FT	10 FT
Min. Rear Yard Setback	40 FT	**25 FT***
Min. Open Space Required	60%	**40%***
Max. Building Height	35 FT	<35 FT
Max. Density	0.60 DU/AC	**2.0 DU/AC***
Max. Impervious Surface Ratio (On Lot)	30%	**50%***
Max. Impervious Surface Ratio (Total Site)`	10%	**30%***
* Relief Required		

NOTES:
1) TOPOGRAPHIC INFORMATION IS TAKEN FROM PASDA LIDAR.
2) AERIAL PHOTOGRAPH IS TAKEN FROM DVRPC 2010 AERIALS.

0 50 100 Feet

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net

holmes cunningham ENGINEERING

REVISIONS

Description	Date
REVISED FOR ZONING DATA	3/10/2026
REVISED FOR EXISTING WATER EASEMENT	5/19/2026

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

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT UTILITIES COMPANIES PRIOR TO ANY EXCAVATION.

PUMPING STATION ROAD

TP# 36-005-067-001 & 36-005-067
RICHLAND TOWNSHIP, BUCKS COUNTY, PA

CONCEPTUAL PLAN

ROBERT T. CUNNINGHAM, P.E.
PA PE076424

File No.
2056_CP3.DWG

HCE Job	2056
Date	10/21/2025
Scale	1"=50'
Designed	RC
Sheet	1 of 1

Drawing No.
CP3