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NO.	REVISION	DATE	BY	APP.



SEAL

MANAGER		REV.	
DESIGN	KRK	CHKD. BY	
DRAFT	KRK	CHKD. BY	
FILE	ROU-01	DATE	3/11/19
NOTES		SCALE	1"=60'



Corporate Headquarters
2100 East High Street
Pottstown, PA 19864
610-321-4500

Southampton Office
700 Lehigh Drive
Southampton, PA 18966

WWW.BURSICH.COM

CLIENT

ROUSE/CHAMBERLIN, LTD
500 EXTON COMMONS
EXTON, PA 19341

SUBJECT

EXISTING FEATURES PLAN

1730 SKIPPACK PIKE

WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.

187946.00

SHEET NO.

1 OF 1

DWG. NO.

EF687946



SITE DATA

PARCEL # 66-00-06405-00-9	.....	13.87 AC.
TOTAL GROSS TRACT AREA	.....	0.00 AC.
AREA WITHIN LEGAL R.O.W.	.....	0.22 AC.
TOTAL NET AREA	.....	13.65 AC.
PROPOSED DWELLING UNITS	.....	34
SANITARY SEWER	.....	PUBLIC
WATER	.....	PUBLIC

ZONING DATA MULTIFAMILY UNITS (CONDITIONAL USE REQUIRED)

REQUIRED	PROVIDED
R-3B RESIDENTIAL DISTRICT	13.65 AC.
MINIMUM TRACT SIZE	10,25X (1.4 AC./13.65 AC.)
MAXIMUM BUILDING AREA OF TRACT	201'
MIN. SETBACK FROM SKIPPAK PIKE	58.84'
MINIMUM SETBACK FROM OTHER PROPERTY LINES	30'
MIN. SETBACK FROM INTERIOR STREETS	35'
MINIMUM DISTANCE BETWEEN BUILDINGS	82'
MIN. DISTANCE BETWEEN PARALLEL BUILDINGS	2.49 DU/AC. (34 UNITS/13.65 AC.)
MAXIMUM DENSITY	3 UNITS
BUILDING CONFIGURATION	4 UNITS
PARKING	70'
MIN. DISTANCE FROM PERIMETER PROPERTY LINE	100'
MIN. DISTANCE FROM SKIPPAK PIKE	600'
MINIMUM GREEN AREA	63.1%

PARKING CALCULATION

REQUIRED: RESIDENTIAL	= 2 SPACES/DWELLING + 0.5 GUEST SPACE/DWELLING
34 DWELLING UNITS	= 68 REQUIRED SPACES
DRIVEWAY SPACES	= NOT COUNTED PER ORDINANCE
GUEST SPACES	= 68
ON-STREET SPACES	= 17
TOTAL SPACES	= 153 SPACES

IMPERVIOUS COVERAGE

BUILDINGS	= 60,860 SF (1.40 AC)
EXISTING MEEHAN BLVD.	= 11,639 SF
ACCESS DRIVES, AND PARKING	= 35,900 SF
DRIVEWAYS	= 20,380 SF
SIDEWALKS	= 14,800 SF
TOTAL	= 143,679 SF (3.30 AC) [24.2%]

NO.	REVISION	DATE	BY



SEAL	SEAL

MANAGER	CHKD. BY
DESIGN	CHKD. BY
DRAFT	CHKD. BY
FILE	DATE
ROU-01	4/5/24
NOTES	SCALE
	1"=50'



BURSICH ASSOCIATES
ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS
2100 EAST HIGH STREET
POTTSTOWN, PA 19464
610 323 4140

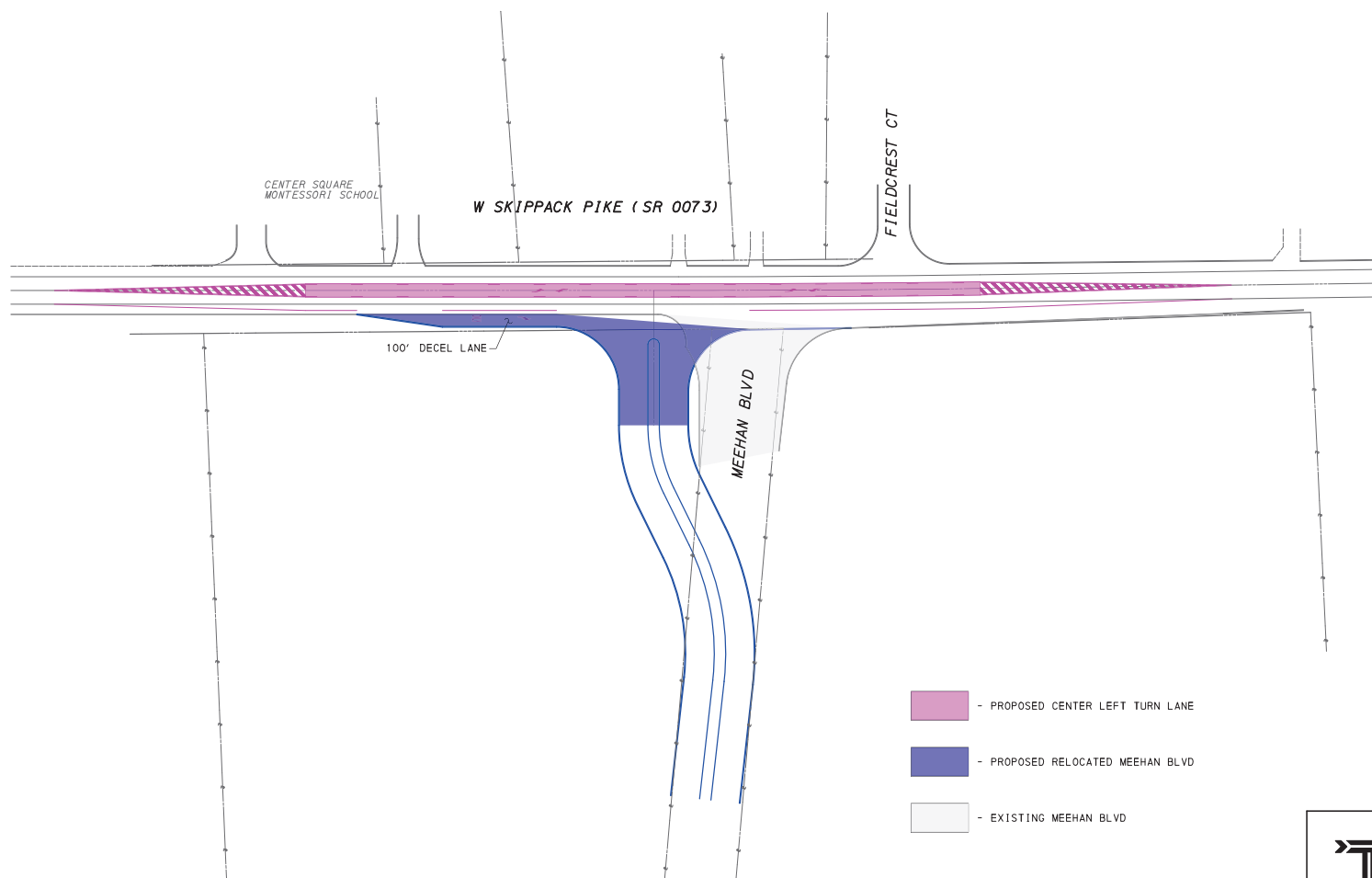
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CLIENT
ROUSE/CHAMBERLIN, LTD
500 EXTON COMMONS
EXTON, PA 194361

SUBJECT
1730 SKIPPAK PIKE
WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

JOB NO.
187946-00
SHEET NO.
1 OF 1

DWG. NO.
RE-01



-  - PROPOSED CENTER LEFT TURN LANE
-  - PROPOSED RELOCATED MEEHAN BLVD
-  - EXISTING MEEHAN BLVD

0 50 100 FEET

CONCEPT PLAN NOTES

- THESE NOTES ARE AN INTEGRAL PART OF THIS CONCEPT PLAN. THIS CONCEPT PLAN HAS BEEN PREPARED AT CLIENT'S REQUEST, IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND SHALL NOT BE USED FOR PURPOSES OF CONSTRUCTION OR ANY OTHER USE. THIS PLAN IS SUBJECT TO CHANGE AND REFINEMENT AS THE DESIGN IS FURTHER DEVELOPED AND REVIEWED BY MUNICIPALITIES, AGENCIES, AND OTHERS.
- ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ACCEPTS NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.
- CLIENT MUST OBTAIN WRITTEN APPROVAL FROM PREPARER PRIOR TO RELEASE OF THIS PLAN TO ANY THIRD PARTY. ANY OTHER USE BY A THIRD PARTY IS STRICTLY PROHIBITED.
- THIS CONCEPT PLAN IS BASED ON UNVERIFIED SURVEY/MAPPING INFORMATION PROVIDED TO PREPARER BY OTHERS. FINAL PROJECT DESIGN SHALL BE BASED ON ACTUAL SURVEY PREPARED UNDER THE SUPERVISION AND CONTROL OF A PROFESSIONAL LICENSED SURVEYOR.
- ANY RIGHT-OF-WAY LINES OR PROPERTY LINES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED BY A PROFESSIONAL LICENSED SURVEYOR. EVEN IF NOT DEPICTED HEREIN, RIGHT-OF-WAY OR EASEMENT ACQUISITIONS MAY BE NECESSARY AS PART OF THIS PROJECT. FINAL RIGHT-OF-WAY OR EASEMENT ACQUISITIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.

- ANY UTILITY FACILITIES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH SURVEY AND UTILITY RESEARCH. SUBSURFACE UTILITY ENGINEERING MAY BE NECESSARY TO ACCURATELY LOCATE UNDERGROUND UTILITY FACILITIES. EVEN IF NOT DEPICTED HEREIN, UTILITY RELOCATIONS MAY BE NECESSARY AS PART OF THIS PROJECT. UTILITY RELOCATIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.
- ANY ENVIRONMENTAL RESOURCES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH RESEARCH, FIELD SURVEYS, AND STUDIES. EVEN IF NOT DEPICTED HEREIN, ENVIRONMENTAL RESOURCES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL ENVIRONMENTAL RESOURCE IMPACTS THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.
- ANY ROADWAY STRUCTURES (E.G., BRIDGES, CULVERTS, RETAINING WALLS) DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH RESEARCH, FIELD SURVEYS, AND STUDIES. EVEN IF NOT DEPICTED HEREIN, ROADWAY STRUCTURES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL IMPACTS TO ROADWAY STRUCTURES THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.

- ALTHOUGH NOT NECESSARILY DEPICTED ON THIS CONCEPT PLAN, DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS MAY BE NECESSARY IN ORDER TO IMPLEMENT ANY PROPOSED IMPROVEMENTS.
- ALL DOCUMENTS, DESIGNS, DRAWINGS AND SPECIFICATIONS ("INSTRUMENTS OF SERVICE") PREPARED SPECIFICALLY FOR THIS PROJECT BY PREPARER ("ENGINEER") ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY CLIENT OR ANYONE ELSE ON FURTHER DEVELOPMENT OF THE PROJECT OR ON ANY OTHER PROJECT. IN ACCEPTING AND UTILIZING INSTRUMENTS OF SERVICE, OR ANY FORM OF ELECTRONIC MEDIA GENERATED AND PROVIDED BY ENGINEER WITH RESPECT TO THIS PROJECT, ANY REUSE OR MODIFICATION OF INSTRUMENTS OF SERVICE WITHOUT WRITTEN CONSENT BY ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER. CLIENT AGREES TO WAIVE ALL CLAIMS AGAINST ENGINEER RESULTING IN ANY WAY FROM ANY UNAUTHORIZED CHANGES OR REUSE OF INSTRUMENTS OF SERVICE BY ANYONE OTHER THAN ENGINEER. IN ADDITION, CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY, DEFEND AND HOLD ENGINEER HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE, ARISING FROM ANY UNAUTHORIZED REUSE OR CHANGES TO INSTRUMENTS OF SERVICE.



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1.877.873.9739

info@TPDinc.com

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0073		1 OF 1

WHITPAIN TOWNSHIP

**CONCEPT DESIGN
OPTION 1**

08/05/2024

EXECUTIVE SUMMARY

1730 Skippack Pike Fiscal Impact Analysis

August 4, 2024

Scenario/ Dwelling Type	Number of Units	Annual Net Township Impact	Annual Net School District Impact	Annual Net Combined Impact	Annual Net Combined Impact per Unit
Proposed 3BR Townhomes	34	\$48,314	\$135,279	\$183,592	\$5,400
By Right 4BR SFD	19	\$19,315	-\$138,569	-\$119,254	-\$6,277
<i>Difference</i>	15	\$28,998	\$273,848	\$302,846	\$11,676

	A	B	C	D	E	F	G	H	I
1	ANALYSIS OF THE ANNUAL FISCAL IMPACT TO WHITPAIN TOWNSHIP								
2	Of the Proposed 1730 Skippack Pike Development							August 4, 2024	
3									
4	Scenario/	Number of	Market Value	Total	Total	Persons	Total	Annual Township	Expenditures
5	Dwelling Type	Units	per Unit	Market Value	Assessed Value	per Unit	Persons	Expenditures	per Unit
6	Proposed 3BR Townhomes	34	\$750,000	\$25,500,000	\$8,389,500	2.22	75	\$35,084	\$1,032
7	By Right 4BR SFD	19	\$875,000	\$16,625,000	\$5,469,625	3.50	67	\$30,910	\$1,627
8	Difference	15		\$8,875,000	\$2,919,875		9	\$4,174	-\$595
9									
10		Annual Township Revenue							
11	Scenario/	Real Estate	Earned Income	Real Estate	Franchise Fee &	Liquid Fuels	Interest	Total Annual	Revenue
12	Dwelling Type	Tax	Tax	Transfer Tax **	Misc. Revenue	Revenue	Earnings	Revenue	per Unit
13	Proposed 3BR Townhomes	\$26,846	\$39,025	\$12,750	\$2,101	\$1,356	\$1,318	\$83,397	\$2,453
14	By Right 4BR SFD	\$17,503	\$24,784	\$4,156	\$1,174	\$1,749	\$859	\$50,225	\$2,643
15	Difference	\$9,344	\$14,242	\$8,594	\$927	-\$393	\$459	\$33,172	-\$191
16									
17	Scenario/	Annual Net	Annual Net Township	Revenue >					
18	Dwelling Type	Township Revenue	Revenue per Unit	Expenditure					
19	Proposed 3BR Townhomes	\$48,314	\$1,421	137.7%					
20	By Right 4BR SFD	\$19,315	\$1,017	62.5%					
21	Difference	\$28,998	\$404						
22									
23	NOTES:								
24	2024 STEB Common Level Ratio (Market Value to Assessed Value)			32.9%	2024 Township Real Estate Tax Millage (4 funds)			3.200	
25	2024 Township Operating Expenditures (5 funds)			\$23,029,903	Annual Housing Turnover Rate (Townhomes)			10.0%	
26	Minus 2024 Pass-Through and Excluded Expenditures			\$9,678,159	Annual Housing Turnover Rate (SFD)			5.0%	
27	2024 Net Township Operating Expenditures			\$13,351,744	2024 Township Housing Unit Estimate			7,979	
28	2024 Township Non-Residential Expenditures		29.4%	\$3,930,969	2024 Township Franchise Fee & Misc. Rev. per Unit			\$61.81	
29	2024 Township per Capita Expenditure			\$464.81	2024 State Liquid Fuels Revenue per Capita			\$17.9662	
30	2024 Township Population Estimate			20,268	2024 Township Interest Earnings (5 funds)			\$322,500	
31	** Does not include the real estate transfer tax revenue from the initial sales of the units over the buildout period, or \$127,500 for the proposed townhomes and \$83,125 for the by right SFD units.								

	A	B	C	D	E	F	G	H	I
33	<u>ANALYSIS OF THE ANNUAL FISCAL IMPACT TO THE WISSAHICKON SCHOOL DISTRICT</u>								
34	Of the Proposed 1730 Skippack Pike Development						August 4, 2024		
35									
36	Scenario/	Number of	Market Value	Total	Total	School Age	WSD	Annual WSD	Expenditures
37	Dwelling Type	Units	per Unit	Market Value	Assessed Value	Children per Unit	Students	Expenditures	per Unit
38	Proposed 3BR Townhomes	34	\$750,000	\$25,500,000	\$8,389,500	0.21	5	\$135,607	\$3,988
39	By Right 4BR SFD	19	\$875,000	\$16,625,000	\$5,469,625	1.02	15	\$368,077	\$19,372
40	Difference	15	-\$125,000	\$8,875,000	\$2,919,875		-9	-\$232,470	-\$15,384
41									
42		Annual School District Revenue							
43	Scenario/	Real Estate Tax	Earned Income	Real Estate	State & Federal	Earnings on	Total Annual	Revenue	
44	Dwelling Type	(- Homestead Exclusion)	Tax	Transfer Tax **	Revenue	Investments	Revenue	per Unit	
45	Proposed 3BR Townhomes	\$187,828	\$39,025	\$12,750	\$27,254	\$4,028	\$270,886	\$7,967	
46	By Right 4BR SFD	\$123,966	\$24,784	\$4,156	\$73,976	\$2,626	\$229,508	\$12,079	
47	Difference	\$63,862	\$14,242	\$8,594	-\$46,722	\$1,402	\$41,378	-\$4,112	
48									
49	Scenario/	Annual Net School	Net School District	Revenue >					
50	Dwelling Type	District Revenue	Revenue per Unit	Expenditure					
51	Proposed 3BR Townhomes	\$135,279	\$3,979	99.8%					
52	By Right 4BR SFD	-\$138,569	-\$7,293	-37.6%					
53	Difference	\$273,848	\$11,272						
54									
55	NOTES:								
56	2020 STEB Common Level Ratio (Market Value to Assessed Value)			32.9%	2024-2025 WSD Real Estate Tax Millage			24.3200	
57	Percentage of Whitpain Twp. School Age Children in Public Schools (2022 ACS)			74.9%	2024-2025 WSD Homestead Exclusion per Unit			\$477	
58	2024-2025 WSD Total Expenditures			\$127,628,540	Annual Housing Turnover Rate (Townhomes)			10%	
59	Minus Pass-Through Expenditures			\$1,506,964	Annual Housing Turnover Rate (SFD)			5%	
60	2024-2025 WSD Net Expenditures			\$126,121,576	2024-2025 WSD State/Federal Revenue per Student			\$5,094	
61	2024-2025 WSD Student Enrollment (WSD website)			4,976	2024-2025 WSD Earnings on Investments			\$1,825,000	
62	2024-2025 WSD Net Expenditure per Student			\$25,346					
63	** Does not include the real estate transfer tax revenue from the initial sales of the units over the buildout period, or \$127,500 for the proposed townhomes and \$83,125 for the by right SFD units.								