



Country View at Hilltown

Hilltown Township, Bucks County, PA

December 14, 2015

Existing Site Condition



NORTH

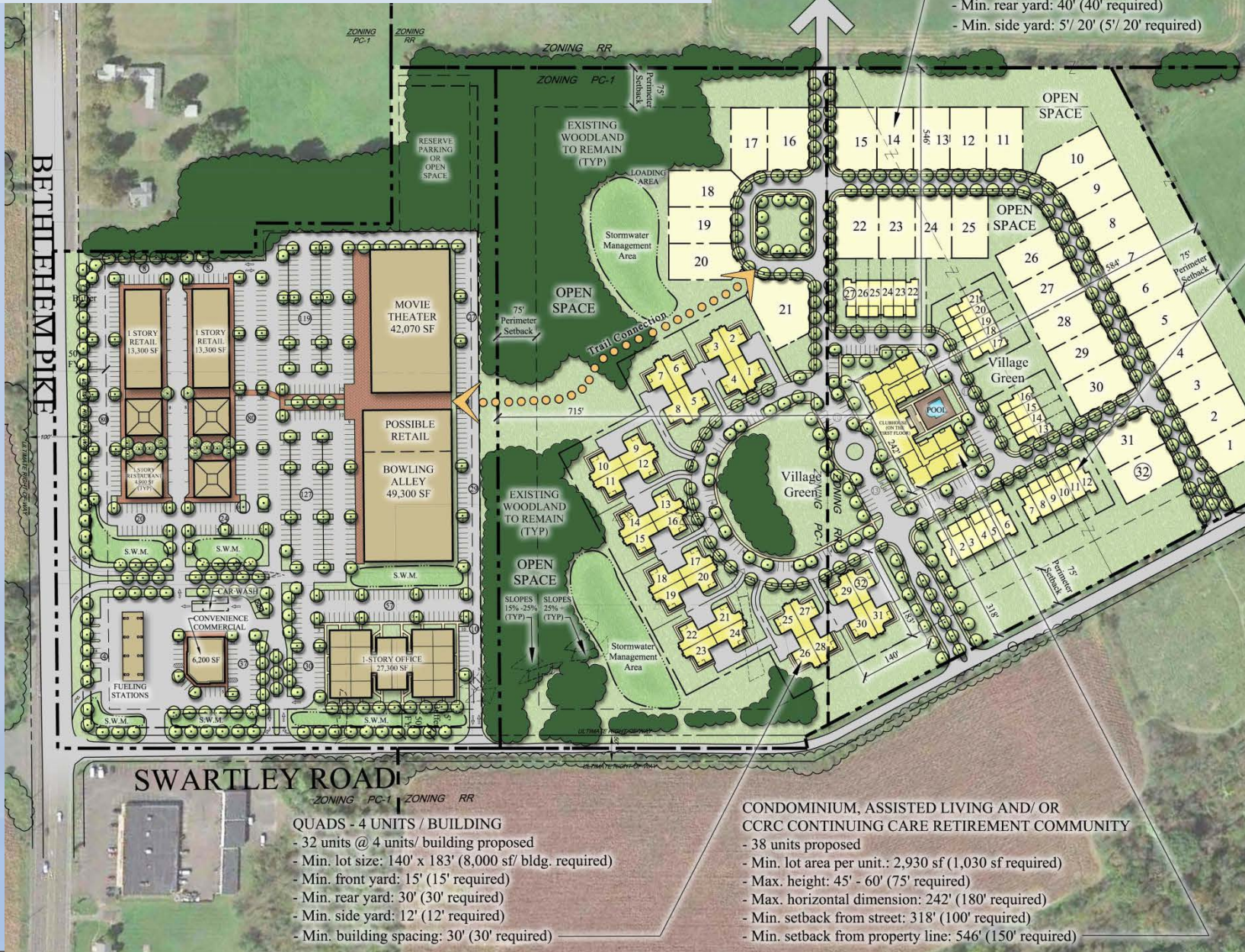
Existing 309 Streetscape



Views



Proposed Plan



32 SINGLE FAMILY DETACHED LOTS
 - Min. lot size: 70' x 120' (8,000 sf required)
 - Min. lot width: 70' (70' required)
 - Min. front yard: 28' (25' required)
 - Min. rear yard: 40' (40' required)
 - Min. side yard: 5' / 20' (5' / 20' required)

27 TOWNHOUSES
 - Min. lot size: 24' x 142' (2,200 sf required)
 - Min. lot width: 24' (22' required)
 - Min. front yard: 28' (5'; 20' from garage required)
 - Min. rear yard: 40' (40' required)
 - Min. building spacing: 30' (30' required)

QUADS - 4 UNITS / BUILDING
 - 32 units @ 4 units/ building proposed
 - Min. lot size: 140' x 183' (8,000 sf/ bldg. required)
 - Min. front yard: 15' (15' required)
 - Min. rear yard: 30' (30' required)
 - Min. side yard: 12' (12' required)
 - Min. building spacing: 30' (30' required)

**CONDOMINIUM, ASSISTED LIVING AND/ OR
 CCRC CONTINUING CARE RETIREMENT COMMUNITY**
 - 38 units proposed
 - Min. lot area per unit.: 2,930 sf (1,030 sf required)
 - Max. height: 45' - 60' (75' required)
 - Max. horizontal dimension: 242' (180' required)
 - Min. setback from street: 318' (100' required)
 - Min. setback from property line: 546' (150' required)

SITE DATA:

TOTAL RESIDENTIAL TRACT AREA: 37.39 AC (Gross); 37.06 AC (Excluding ROW)
EXISTING ZONING: Planned Commercial District: PC-1
 Rural Residential District: RR (Proposed PC-1 Zoning District)

NATURAL RESOURCE PROTECTION AND DENSITY CALCULATION:

RESIDENTIAL PARCEL	
SITE AREA	37.39 AC
Less Existing/ Ultimate ROW	-0.33 AC
Less Utility ROW	-0 AC
BASE SITE AREA	37.06 AC
NET BUILDABLE SITE AREA	25.94 AC (Base site area - 30% of Base site area= 37.06 -11.12)

MAX. DENSITY: 5 DU/AC x 29.54 AC = 129 DU

PROPOSED YIELD:

RESIDENTIAL PARCEL: Retirement Village	
Single Family Detached Lots:	32 (24.8%)
Quads	32 (24.8%)
Townhouses:	27 (20.9%)
Condominium Units:	38 (29.5%)
Total:	129 du (4.97 du/ 1 net buildable ac)

OPEN SPACE PROVIDED: 42.50% OF BASE SITE AREA OR 15.75 AC (Residential Parcel)
 (Not including stormwater management area)

COMMERCIAL PARCEL:	
DINE-IN MOVIE THEATER:	42,070 SF
BOWLING ALLEY:	49,300 SF (Including possible retail 13,600 sf)
RESTAURANTS:	19,600 SF @ 4,900 SF EACH
RETAIL:	26,600 SF @ 13,300 SF EACH
CONVENIENCE COMMERCIAL:	6,200 SF
OFFICE:	27,300 SF
TOTAL PROPOSED BUILDING AREA:	171,070 SF
TOTAL PARKING PROVIDED:	660 SP @ 3.86 SP/ 1,000 SF



Proposed Plan



Proposed Plan



NORTH

Proposed Plan



Proposed Plan

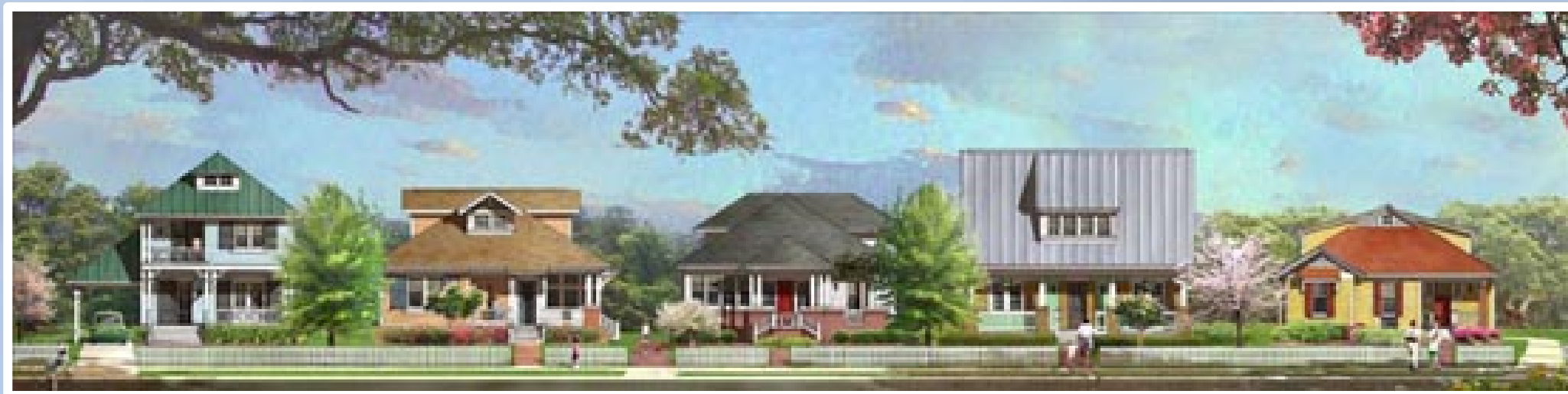


NORTH

Conceptual Housing Design



Single Family Cottages



Conceptual Housing Design



Townhouses

Conceptual Housing Design

Quadraplexes



Conceptual Housing Design

Assisted Living / Condominiums





Questions?