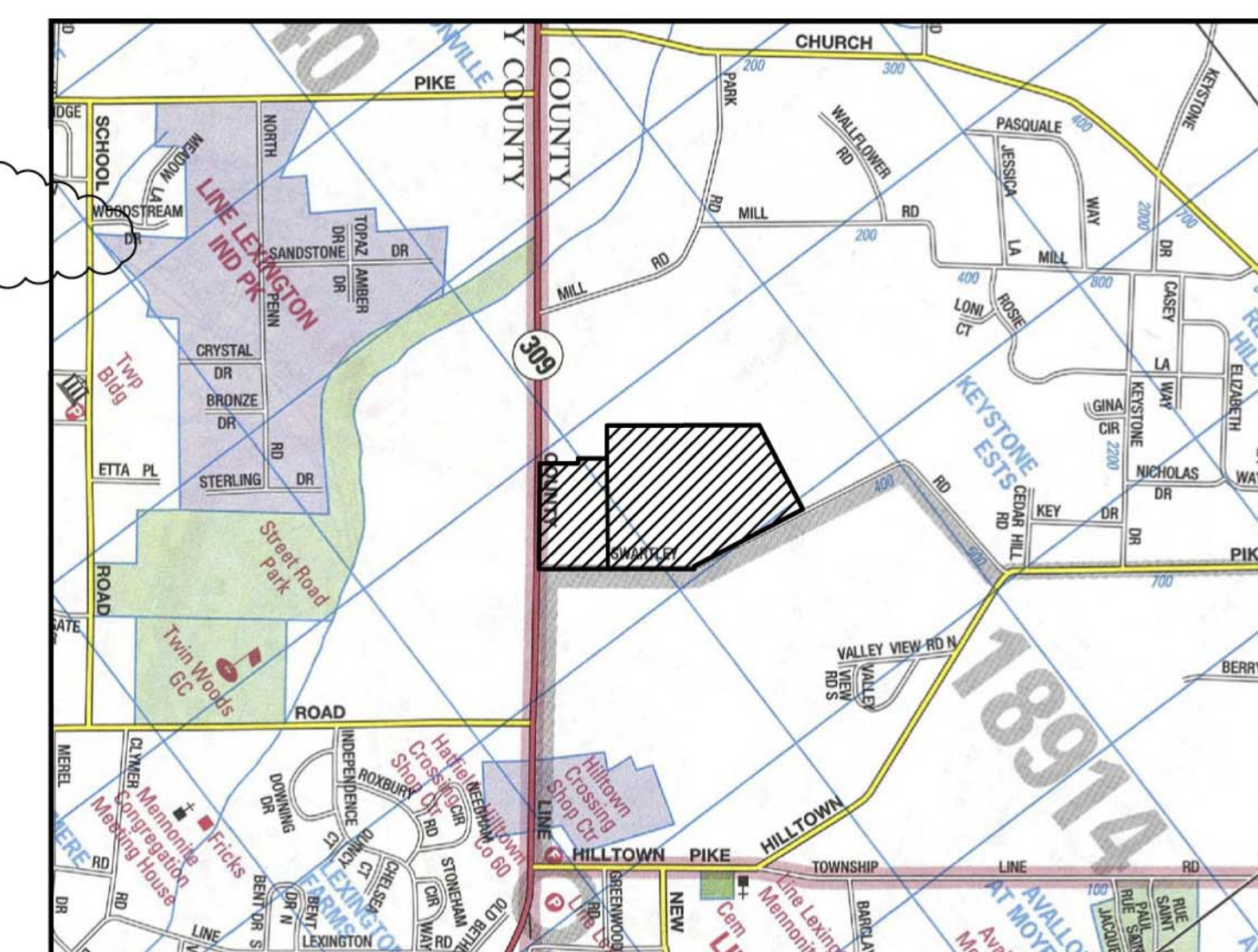
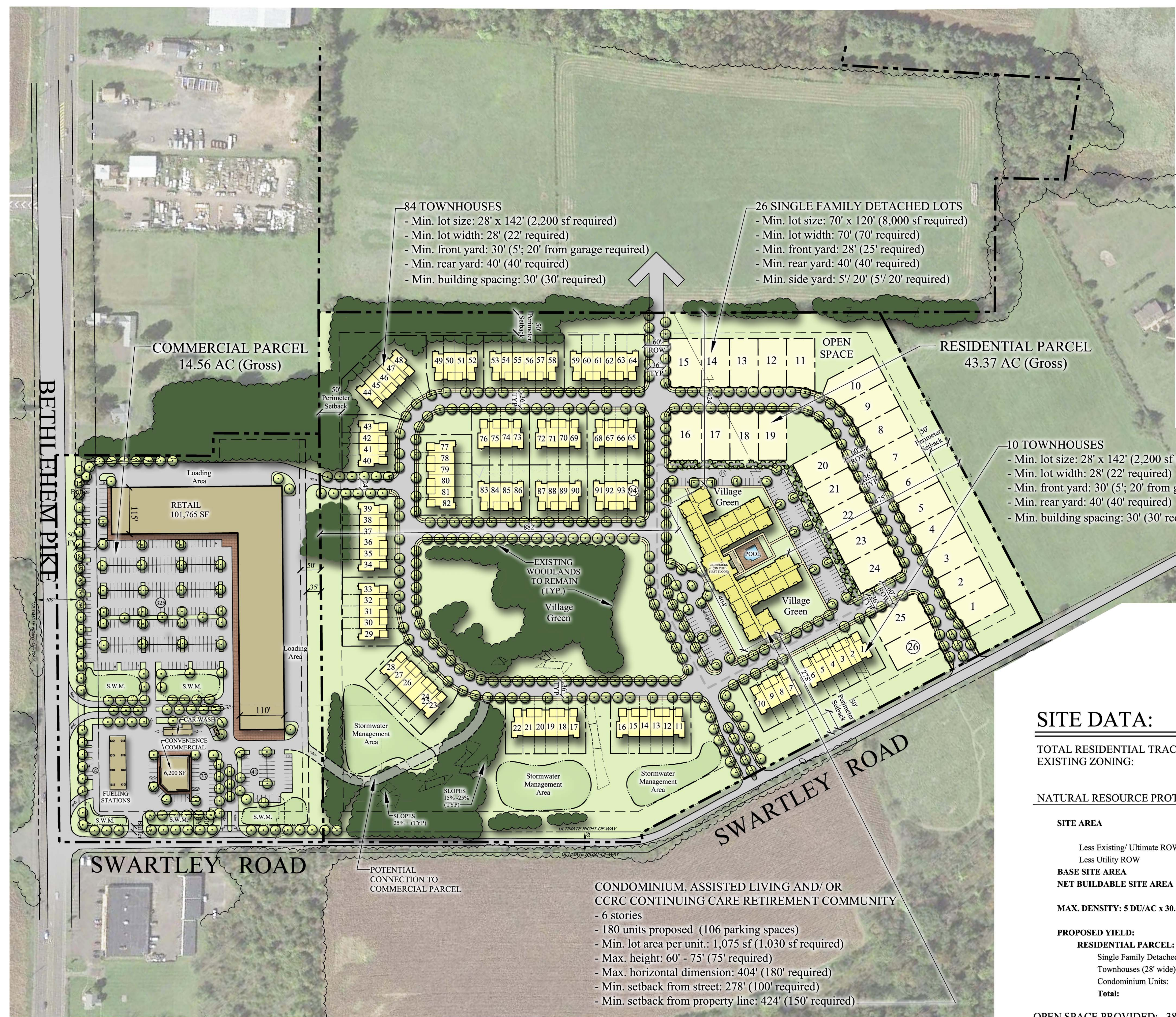


**CONCEPT PLAN GENERAL NOTES:**

- This plan references documents and information provided by: METZ ENGINEERS and GIS Soil and topographic data. Dated: 2/25/13
- This concept was prepared strictly based upon information identified above.
  - The concept represented herein identifies a design concept resulting from layout preferences identified by the owner in addition to a preliminary review of zoning and land development requirements. The feasibility with respect to obtaining local, county, state and other applicable approvals are not warranted and can only be assessed after further examination and verification of same requirements and procurement of jurisdictional approvals.
  - This concept plan is prepared for conceptual presentation purposes only and is not intended for utilization as a zoning and/or construction document. The existing conditions shown hereon are based upon information that was supplied to our office at the time of plan preparation and may be subject to change and must be updated upon performance of additional due diligence.



**LOCATION MAP**



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

**26 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)

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

**CONDOMINIUM, ASSISTED LIVING AND/OR CCRC CONTINUING CARE RETIREMENT COMMUNITY**  
- 6 stories  
- 180 units proposed (106 parking spaces)  
- Min. lot area per unit: 1,075 sf (1,030 sf required)  
- Max. height: 60' - 75' (75' required)  
- Max. horizontal dimension: 404' (180' required)  
- Min. setback from street: 278' (100' required)  
- Min. setback from property line: 424' (150' required)

**SITE DATA:**

**TOTAL RESIDENTIAL TRACT AREA:** 43.37 AC (Gross); 42.92 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	
<b>SITE AREA</b>	<b>43.37 AC</b>
Less Existing/ Ultimate ROW	- 0.45 AC
Less Utility ROW	- 0 AC
<b>BASE SITE AREA</b>	<b>42.92 AC</b>
<b>NET BUILDABLE SITE AREA</b>	<b>30.04 AC (Base site area - 30% of Base site area= 42.92 -12.88)</b>

**MAX. DENSITY: 5 DU/AC x 30.04 AC = 150 DU**

**PROPOSED YIELD:**

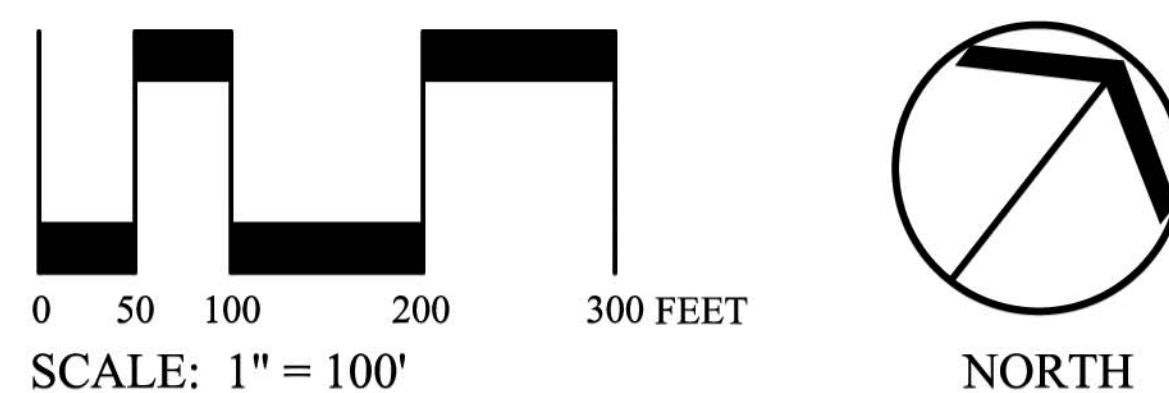
RESIDENTIAL PARCEL: Retirement Village	
Single Family Detached Lots:	26 (8.7%)
Townhouses (28' wide):	94 (31.3%)
Condominium Units:	180 (60%)
<b>Total:</b>	<b>300 du (10 du/ 1 net buildable ac)</b>

**OPEN SPACE PROVIDED: 38.40% OF BASE SITE AREA OR 16.48 AC (Residential Parcel)**  
(Not including stormwater management area)

<b>COMMERCIAL PARCEL:</b>	<b>14.56 AC</b>
RETAIL:	101,765 SF (366 SP @ 3.6 SP/ 1,000 SF)
CONVENIENCE COMMERCIAL:	6,200 SF (41 SP @ 6.6 SP/1,000 SF)
<b>TOTAL PROPOSED BUILDING AREA:</b>	<b>107,965 SF</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>407 SP @ 3.77 SP/ 1,000 SF</b>

**SOURCES:**

- The base information including property outbounds, existing streets, structures, vegetation, streams, floodplains, adjacent properties, and utility easements taken from a plan prepared by Metz Engineers, Inc., dated 2-25-13 and GIS topographic and soil data.



**CONCEPT PLAN**  
**Country View at Hilltown**  
HILLTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 02/18/15 (cj)  
REV.: 11/2/15 (cj)  
11/10/15 (cj)  
12/09/15 (cj)  
05/27/16 (cj)  
09/22/16 (cj)  
11/29/16 (cj)

PROJECT #: 14-106

Concept Plan

SHEET:

**CP**