



Country View at Hilltown

Hilltown Township, Bucks County, PA

December 14, 2015

Existing Site Condition



NORTH

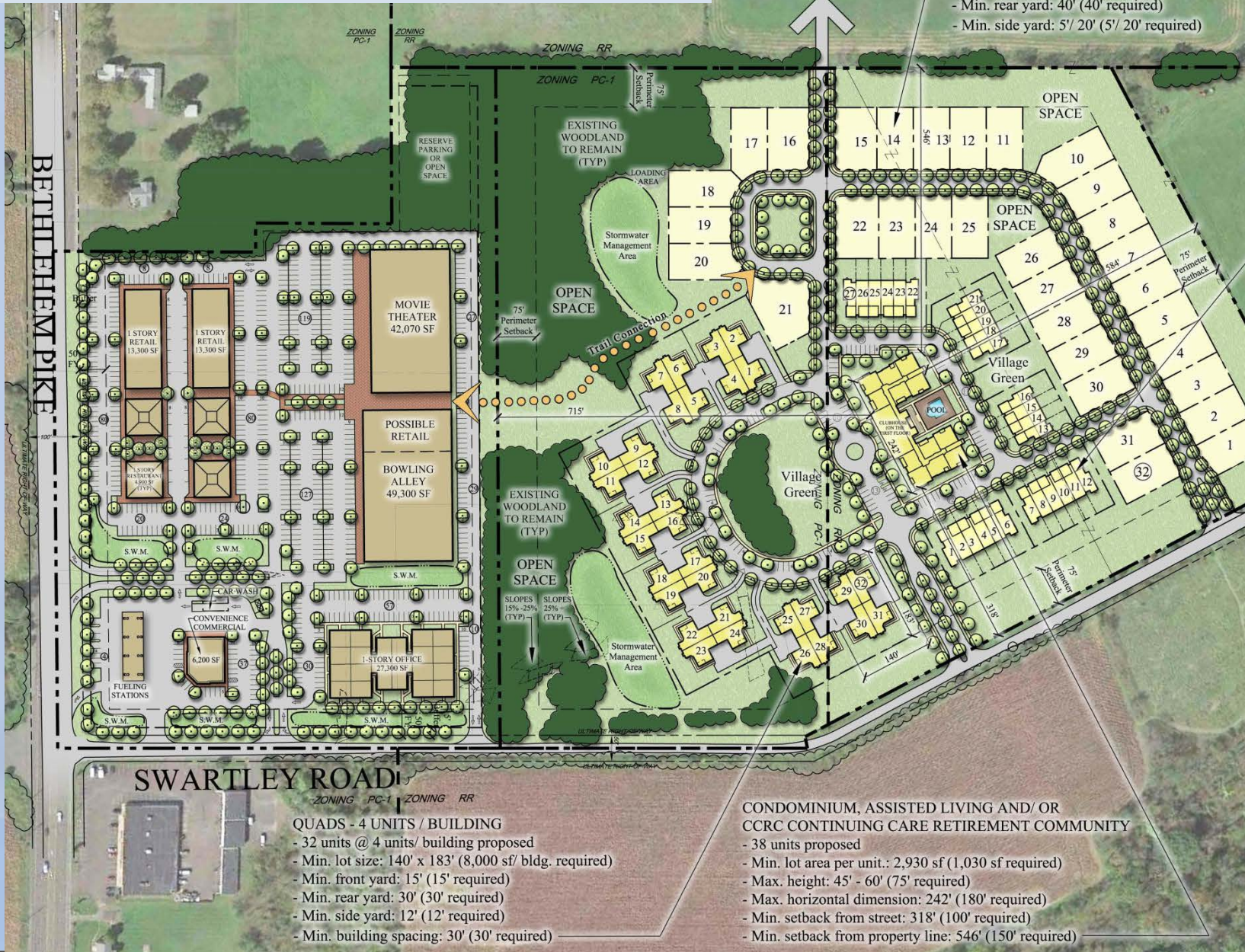
Existing 309 Streetscape



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



Proposed Plan



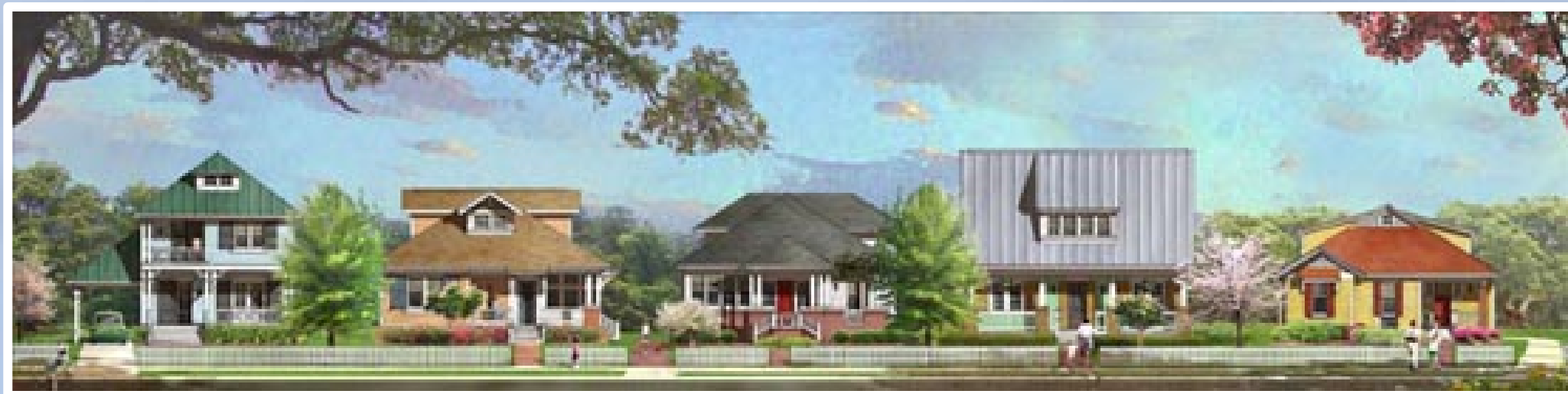
Proposed Plan



Conceptual Housing Design



Single Family Cottages



Conceptual Housing Design



Townhouses

Conceptual Housing Design

Quadraplexes



Conceptual Housing Design

Assisted Living / Condominiums





Questions?