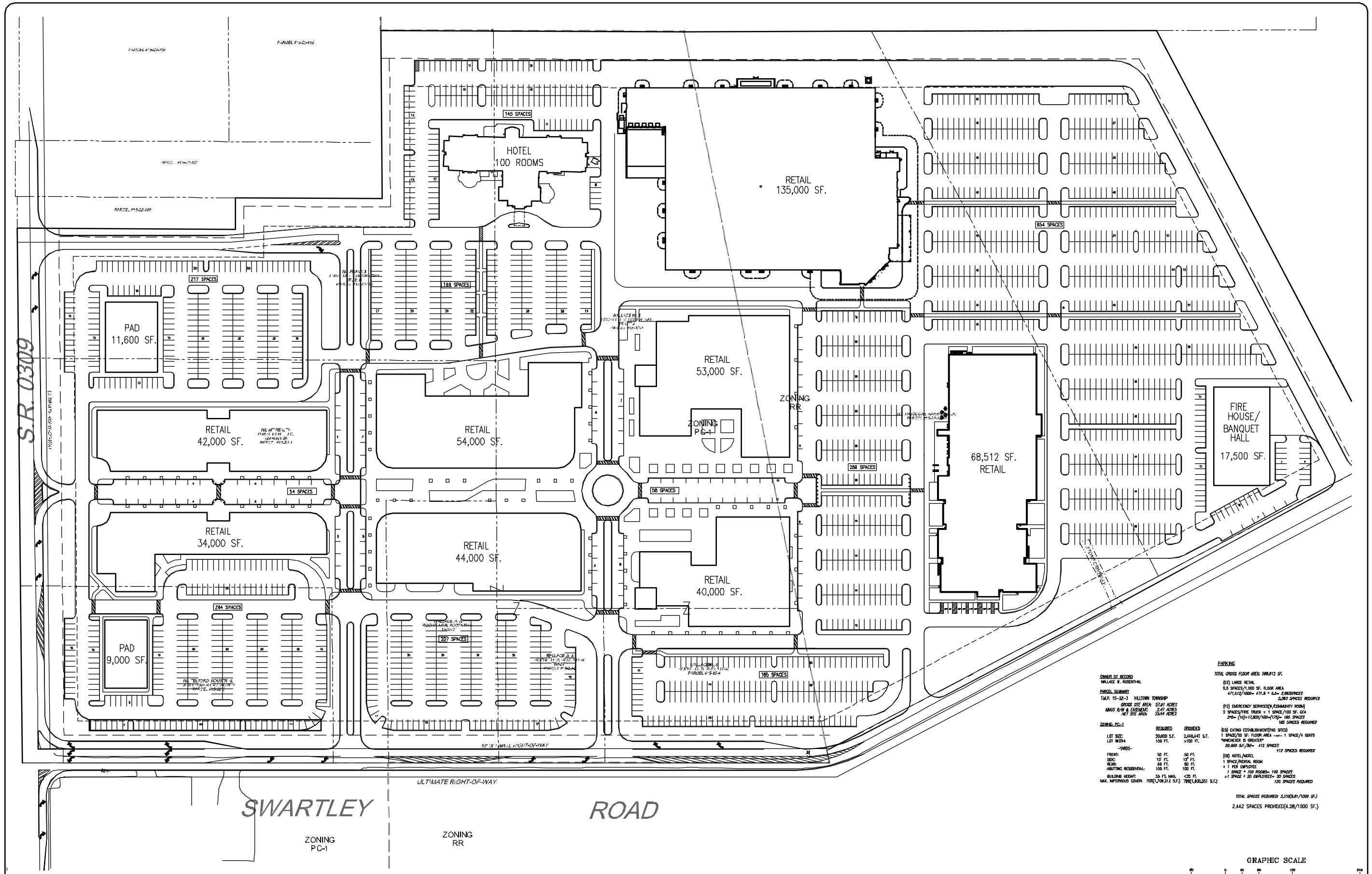

OWNER OF RECORD
WALLACE V. ROSENTHAL

PARCEL SUMMARY
T.M.P. 15-32-3 HILLTOWN TOWNSHIP

GROSS SITE AREA:	57.41 ACRES
MINUS R/W & EASEMENT:	2.47 ACRES
NET SITE AREA:	55.44 ACRES

ZONING: PC-1

	REQUIRED	PROVIDED
LOT SIZE:	20,000 S.F.	2,440,147 S.F.
LOT WIDTH	100 FT.	>100 FT.
-YARDS-		
FRONT:	50 FT.	50 FT.
SIDE:	15' FT.	15' FT.
REAR:	50 FT.	50 FT.
ABUTTING RESIDENTIAL:	100 FT.	100 FT.
BUILDING HEIGHT:	35 FT. MAX.	<35 FT.
MAX. IMPERVIOUS COVER:	70%(1,708,312 S.F.)	79%(1,930,551 S.F.)

PARKING

TOTAL GROSS FLOOR AREA: 599,813 SF.

(52) LARGE RETAIL
5.5 SPACES/1,000 SF. FLOOR AREA
471,612/1000= 471.6 * 5.5= 2,593SPACES
2,593 SPACES REQUIRED

(12) EMERGENCY SERVICES(W/COMMUNITY ROOM)
2 SPACES/FIRE TRUCK + 1 SPACE/100 SF. GFA
2*5= (10)+17,500/100=(175)= 185 SPACES
185 SPACES REQUIRED

(65) EATING ESTABLISHMENT(ING SITES)
1 SPACE/50 SF. FLOOR AREA --or-- 1 SPACE/4 SEATS
"WHICHEVER IS GREATER"
20,000 SF./50= 412 SPACES
412 SPACES REQUIRED

(108) HOTEL/MOTEL
1 SPACE/RENTAL ROOM
+ 1 PER EMPLOYEE
1 SPACE * 100 ROOMS= 100 SPACES
+1 SPACE * 20 EMPLOYEES= 20 SPACES
120 SPACES REQUIRED

TOTAL SPACES REQUIRED: 3,310(5.51/1000 SF.)

2,442 SPACES PROVIDED(4.28/1000 SF.)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

HILLTOWN PROMENADE

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING
DAYS IN DESIGN STAGE--STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

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REVISIONS

DATE	COMMENT

SK-11

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FAX (215) 822-8684
« Engineering « Planning « Surveying «

SCALE: 1" = 60'
DATE: 01-20-09
JOB NO.: 08-041
DRAWN BY: INIT.
CHECKED BY: INIT.

If seal does not appear above, this is not an authorized copy of this document.

SITUATE:
HILLTOWN TOWNSHIP, BUCKS COUNTY, PA
PREPARED FOR:
Mr. J.R. ASSOCIATES 1
1711 ROUTE 309
HATFIELD, PA 18927

SHEET
1 OF 1