

**PROPOSED AGE-QUALIFIED
RESIDENTIAL COMMUNITY AT
FORMER LAFAYETTE ELEMENTARY
SCHOOL PROPERTY**

4201 Fayette Drive
Bristol Township
Bucks County

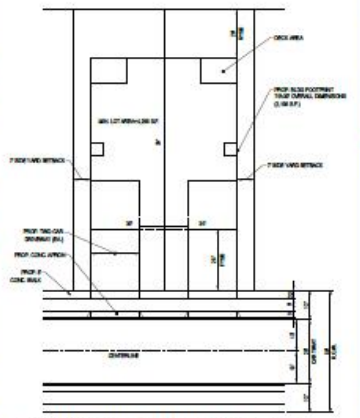
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LOCATION MAP
SCALE: 1"=41,500
SOURCE: GOOGLE MAPS

CONCEPT PLAN GENERAL NOTES

- 1. THIS PLAN REPRESENTS EXISTENCE AND INFORMATION BY AERIAL, SATELLITE, PHOTO AERIAL, AND CONVEYANCE HAVE BEEN OBTAINED FROM PUBLIC SOURCES. THE TRACT BOUNDARY HAS BEEN DETERMINED FROM THE PROVIDED TITLE COMMITMENT REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED 06/03/2021 DRAWING FILE #11751870741961316511.
- 2. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON INFORMATION IDENTIFIED ABOVE.
- 3. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A CONCEPT. RESULTS FROM LAYOUT ENGINEERING OBTAINED BY THIS OFFICE CORRELATED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND CODES. 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 NEAR REQUIREMENTS AND REQUIREMENTS OF JURISDICTIONS APPROVALS.
- 4. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DECLARATION. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF INFORMATION THAT HAS BEEN SUBMITTED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF ADDITIONAL SURVEYS.



TYPICAL SINGLE FAMILY ATTACHED (TWIN) LOT DETAIL
NOT TO SCALE

SOIL DESCRIPTIONS:

SOIL	DESCRIPTION	AVERAGE CBR	ALLOWED SETBACK
MUA	MATAPANESE BELT LOAMS 0 TO 3 PERCENT SLOPES	8	NO
OU	O'NEILL BELT LOAMS 15 TO 35 PERCENT SLOPES, NORTHWEST CONCEPT PLAN	GO	FRS
LSB	LIVING LAND - MATAPANESE COMPLEX 0 TO 8 PERCENT SLOPES	8	8



REVISIONS

REV.	DATE	COMMENT	BY



FOR CONCEPT PURPOSES ONLY

PROJECT NO.: PCT11044
DRAWN BY: JCF
CHECKED BY: JCF
DATE: 08/15/2021
CAD FILE: PCT11044-09-0

CONCEPT PLAN

FOR
D.R. HORTON

PROPOSED AGE-QUALIFIED RESIDENTIAL DEVELOPMENT
4031 FAVETTE DRIVE
BRISTOL TOWNSHIP
BUCKS COUNTY, PA 19007



CONCEPT PLAN F-0
SHEET NUMBER: 1 OF 1
ORG. DATE - 06/15/2021

ANTICIPATED VARIANCES

1. §205-25.A. to permit an A2 Two-Family Dwelling within the R-2 Residence District.
2. §205-16.A.(8)(e) to permit non-compliance with the Individual lot requirements for the respective type of residential use permitted by the zoning district in which the community is located.
3. §205-25.A. An (A2) Two-Family Dwelling is not a permitted use.
4. §205-26.A. to permit a minimum lot area of 4,255 sf instead of the required 6,500 sf.
5. §205-26.B. to permit a minimum lot width of 37.0' instead of the required 60'.
6. §205-26.C. to permit a maximum building area of 49.4% instead of the required 25%
7. §205-26.D. to permit a maximum impervious surface ratio of approximately 38.0% instead of the required 35% for the tract.
8. §205-26.E.(2) to permit a single side yard of 7' instead of 2 side yards with a minimum aggregate width of 16'.
9. §205-107.F to permit a maximum impervious surface ratio of approximately 38.0% instead of the required 35% for the tract.



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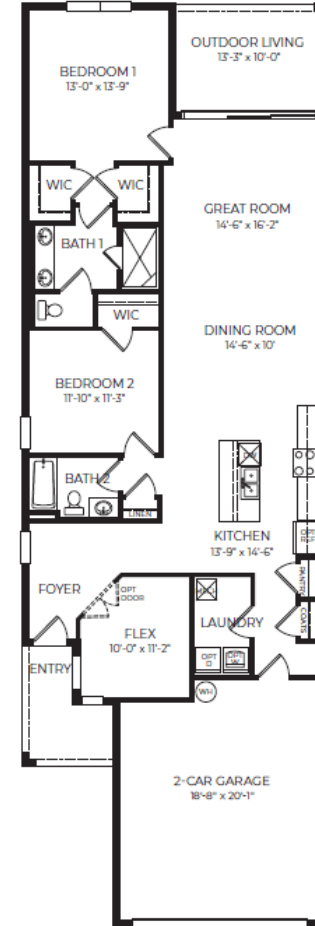
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Cambridge

drhorton.com

D.R. Horton is equal housing opportunity builder. Floorplans and elevations are artist's renderings for illustration purposes only. Features, sizes and details are approximate and will vary from the homes as built. Square footage dimensions are approximate. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, designs and price without prior notice or obligation. #CBC125272



2 Bedrooms, 2 Bathrooms, Flex Room, 2-Car Garage, 1,608 Sq. Ft.