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#### LEGEND:

-----	ADJOINER BOUNDARY LINE
-----	TRACT BOUNDARY LINE
-----	ULTIMATE RIGHT OF WAY
-----	EXISTING EDGE OF FOREST
-----	EXISTING STEEP SLOPES 8%-15%
-----	SOIL BOUNDARY LINE
-----	EXISTING CONTOUR LINE
-----	PROPOSED BUILDING SETBACK LINE
-----	EXISTING EDGE OF PAVEMENT

#### NATURAL RESOURCE PROTECTION:

RESOURCE	PROTECTION RATIO	LAND IN RESOURCE*	REQUIRED RESOURCE PROTECTION LAND
FLOODPLAINS	1.00	0.00 AC.	0.00 AC.
LAKES OR PONDS	1.00	0.00 AC.	0.00 AC.
WETLANDS/WATERCOURSES	1.00	0.00 AC.	0.00 AC.
STEEP SLOPES (25%+)	.85	0.00 AC.	0.00 AC.
FOREST	.40	0.00 AC.	0.00 AC.
POND SHORE	.80	0.00 AC.	0.00 AC.
LAKE SHORE	.70	0.00 AC.	0.00 AC.
STEEP SLOPES (15%-25%)	.70	0.00 AC.	0.00 AC.
STEEP SLOPES (8%-15%)	.60	0.16 AC.	0.10 AC.

\*THE AMOUNT OF LAND IN EACH RESOURCE IS THE TOTAL AMOUNT OF THAT RESOURCE WITHIN THE BASE SITE AREA.

#### SITE CAPACITY CALCULATIONS:

SITE AREA AS DETERMINED BY ACTUAL ON-SITE SURVEY	2.27 AC.
SUBTRACT LAND WITHIN EXISTING/ULTIMATE RIGHT OF WAY	-0.57 AC.
SUBTRACT NON-CONTIGUOUS LAND	-0.00 AC.
SUBTRACT RESERVED LAND	-0.00 AC.
SUBTRACT LAND USED OR ZONED FOR ANOTHER USE	-0.00 AC.
BASE SITE AREA	1.70 AC.

CALCULATE IMPERVIOUS SURFACE RATIO  
(IMPERVIOUS SURFACE REQUIRED BY TOWNSHIP ORDINANCE WITHIN PROPOSED PUBLIC STREET RIGHT-OF-WAY IS NOT INCLUDED)

BUILDINGS	EXISTING
DRIVEWAYS	0.08 AC.
SIDEWALKS	0.10 AC.
PATIOS	0.01 AC.
PARKING LOTS	0.00 AC.
OTHER	0.00 AC.
EQUALS TOTAL IMPERVIOUS SURFACE	=0.19 AC.

DIVIDE BY BASE SITE AREA LESS ALL LAND AREA REQUIRED FOR PROPOSED PUBLIC STREETS	1.70 AC.
EQUALS IMPERVIOUS SURFACE RATIO	0.11

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 0.70

#### ZONING DATA:

ZONED: PC-2 PLANNED COMMERCIAL 2  
EXISTING USE: B-1 SINGLE FAMILY DETACHED (NOT PERMITTED)  
TMP 15-029-063: I-2 RESIDENTIAL ACCESSORY STRUCTURE (PERMITTED)  
TMP 15-029-063-001: B-1 SINGLE FAMILY DETACHED (NOT PERMITTED)  
(TWO DETACHED DWELLINGS)<sup>(1)(2)</sup>

	REQUIRED	EXISTING
MIN. OPEN SPACE RATIO	---	---
MAX. DENSITY	---	---
MAX. IMPERV. SURFACE (SITE)	0.70	0.11
MIN. SITE AREA <sup>(3)</sup>	50,000 SF	74,023 SF
MIN. LOT AREA <sup>(3)</sup>	50,000 SF	74,023 SF
MAX. IMPERV. SURFACE (LOT)	0.70	0.11
MAX. HEIGHT	35 FT.	<35 FT.
MIN. LOT WIDTH (@ BLDG. LINE)	100 FT.	194 FT.±
MIN. YARDS		
FRONT	50 FT.	40 FT.± <sup>(1)</sup>
SIDE	15 FT.	77 FT.±
REAR	50 FT.	185 FT.±

<sup>(1)</sup> EXISTING NONCONFORMITY

<sup>(2)</sup> PURSUANT TO ZONING ORDINANCE SECTION 160-17 ONLY ONE PRINCIPAL USE SHALL BE PERMITTED ON ANY PROPERTY, PARCEL, LOT OR TRACT OF LAND LOCATED IN THE PC-2 DISTRICT.

<sup>(3)</sup> EACH LOT MUST BE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY A MUNICIPAL AUTHORITY.

#### PERMITTED USES:

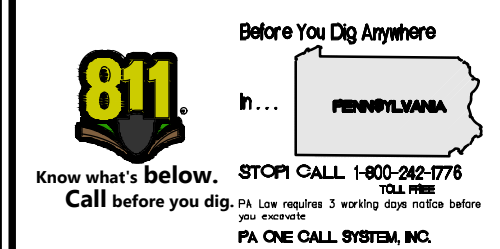
AGRICULTURAL A2 NURSERY A4 FORESTRY	PERMITTED PERMITTED PERMITTED
INSTITUTIONAL C3 COMMERCIAL SCHOOL C4 LIBRARY C5 RECREATIONAL FACILITY C7 PRIVATE RECREATIONAL FACILITY C8 GOLF COURSE C9 PRIVATE CLUB C10 COMMUNITY CENTER C11 DAY NURSERY C12 HOSPITAL C15 FUNERAL HOME	PERMITTED PERMITTED (2 AC. REQUIRED) CONDITIONAL USE PERMITTED (5 AC. REQUIRED) PERMITTED (45 AC. REQUIRED) PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED (12 AC. REQUIRED) PERMITTED
OFFICE D1 MEDICAL OFFICE D2 VETERINARY OFFICE D3 OFFICES	PERMITTED PERMITTED PERMITTED
RETAIL AND CONSUMER SERVICES E1 RETAIL STORE E3 PERSONAL SERVICES E4 FINANCIAL ESTABLISHMENT E5 EATING PLACE E6 FAST FOOD RESTAURANT E7 REPAIR SHOP E9 ENTERTAINMENT E10 GASOLINE SERVICE STATION E11 AUTOMOBILE SALES E12 AUTO REPAIR OR CAR WASH E13 TRUCK AND FARM EQUIP. SALES E14 AUTO AND FARM ACCESSORIES E18 TAVERN E19 INDOOR ATHLETIC CLUB E20 MINI-STORAGE E24 OUTDOOR THEATER	PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED (40,000 SF REQUIRED) PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED PERMITTED
UTILITIES/COMMUNITY FACILITIES F1 PUBLIC AND COMMERCIAL UTILITIES F2 EMERGENCY SERVICES F3 BUS STATION F4 MUNICIPAL USE F6 COMM. TOWER, CELL TOWER	CONDITIONAL USE PERMITTED (3 AC. REQUIRED) SPECIAL EXCEPTION PERMITTED SPECIAL EXCEPTION
LIGHT INDUSTRIAL G4 PRINTING G8 COMMERCIAL OR INDUSTRIAL CRAFTS	PERMITTED PERMITTED

#### GENERAL NOTES:

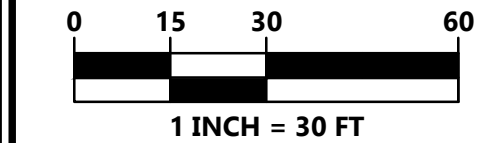
- THIS MAP REPRESENTS A BOUNDARY TAKEN FROM DEED PLOT.
- CONTOURS WERE DERIVED FROM A BARE-EARTH DIGITAL ELEVATION MODEL CONSTRUCTED FROM PAMAP LIDAR (LIGHT DETECTION AND RANGING) ELEVATION POINTS, PREPARED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY.
- THE SITE IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM 1983, PENNSYLVANIA SOUTH ZONE HORIZONTALLY AND TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) VERTICALLY.
- SITE FEATURES SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHY AS PREPARED BY NEARMAP ORTHOMAGERY, DATED OCTOBER 3, 2025.
- THIS PLAN DOES NOT CONSTITUTE A SURVEYED BOUNDARY OR TOPOGRAPHY NOR TITLE SEARCH BY VAN CLEEF ENGINEERING ASSOCIATES. EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT MAY EXIST.
- NO CERTIFICATION IS MADE BY VCEA AS TO THE POSITION OF ANY ABOVE GROUND OR UNDERGROUND UTILITIES OR TO THE COMPLETENESS OF ANY UTILITIES SHOWN.
- THIS SITE IS SITUATED IN FLOOD ZONE X, BEING DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), PANEL 164 OF 532, MAP NUMBER 4201700164J, HAVING AN EFFECTIVE DATE OF MARCH 16, 2015.
- SOILS TAKEN FROM NRCS WEBSITE.
- PRIOR TO DETAILED DESIGN ENGINEERING WORK, IT IS RECOMMENDED THAT A FULL BOUNDARY AND TOPOGRAPHIC SURVEY BE PREPARED. IT IS ALSO RECOMMENDED THAT THE SITE BE EVALUATED FOR REGULATED WATERS AND WETLANDS DUE TO THE PRESENCE OF ALLUVIAL SOILS.

REV DESCRIPTION AUTH DATE

SERIAL NO.



#### GRAPHIC SCALE



PLAN NOTATION  
ONLY THOSE PLANS WHICH CONTAIN A DIGITAL IMPRESSED, OR COLORED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF VAN CLEEF ENGINEERING ASSOCIATES IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

#### ZONING EVALUATION PLAN 1014 QUARRY ROAD FOR EQS CAPITAL PARTNERS, LLC

DATE:	NOVEMBER 5, 2025
SCALE:	1"=30'
DESIGNED BY:	N/A
DRAWN BY:	LSM
CHECKED BY:	SDC
JOB NUMBER:	25-04-HLL

TMP'S: 15-029-063, 15-029-063-001

HILLTOWN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA