

NATURAL RESOURCE PROTECTION STANDARDS

OBTAINED FROM THE BOROUGH OF SELLERSVILLE ZONING ORDINANCE, AS AMENDED, REFERENCE ARTICLE V, SECTION 160-25.A

PC-1 DISTRICT  
PROPOSED USE: B7

Table showing site area calculations: (1) BASE SITE AREA, (2) RESOURCE PROTECTION LAND, (3) USABLE MUNICIPAL USE OR OPEN SPACE, (4) SITE CAPACITY.

ZONING DATA

DISTRICT CLASSIFICATION: PC-1  
PROPOSED USE: B7 RETIREMENT VILLAGE; UNIT TYPE - (B4 TOWNHOME)

Table with columns: REQUIREMENT, ALLOWED/REQUIRED, PROVIDED. Lists various zoning requirements like minimum tract area, open space, setbacks, etc.

REQUIREMENTS: ANY HOUSING TYPE IN USE B3 AND B4 ARE PERMITTED SUBJECT TO THE SPECIFIC STANDARDS FOR INDIVIDUAL TYPES...

PUBLIC WATER AND SEWER FACILITIES MUST BE AVAILABLE TO SERVE THE SITE  
MINIMUM OPEN SPACE: 40%

A MINIMUM OF ONE OF THE INDIVIDUAL HOMEOWNERS/TENANTS MUST BE AT LEAST 55 YEARS OF AGE, WITH NO CHILDREN AT HOME UNDER THE AGE OF 18, AS PROVIDED FOR IN 42 U.S.C. 3607 OF THE FAIR HOUSING ACT.

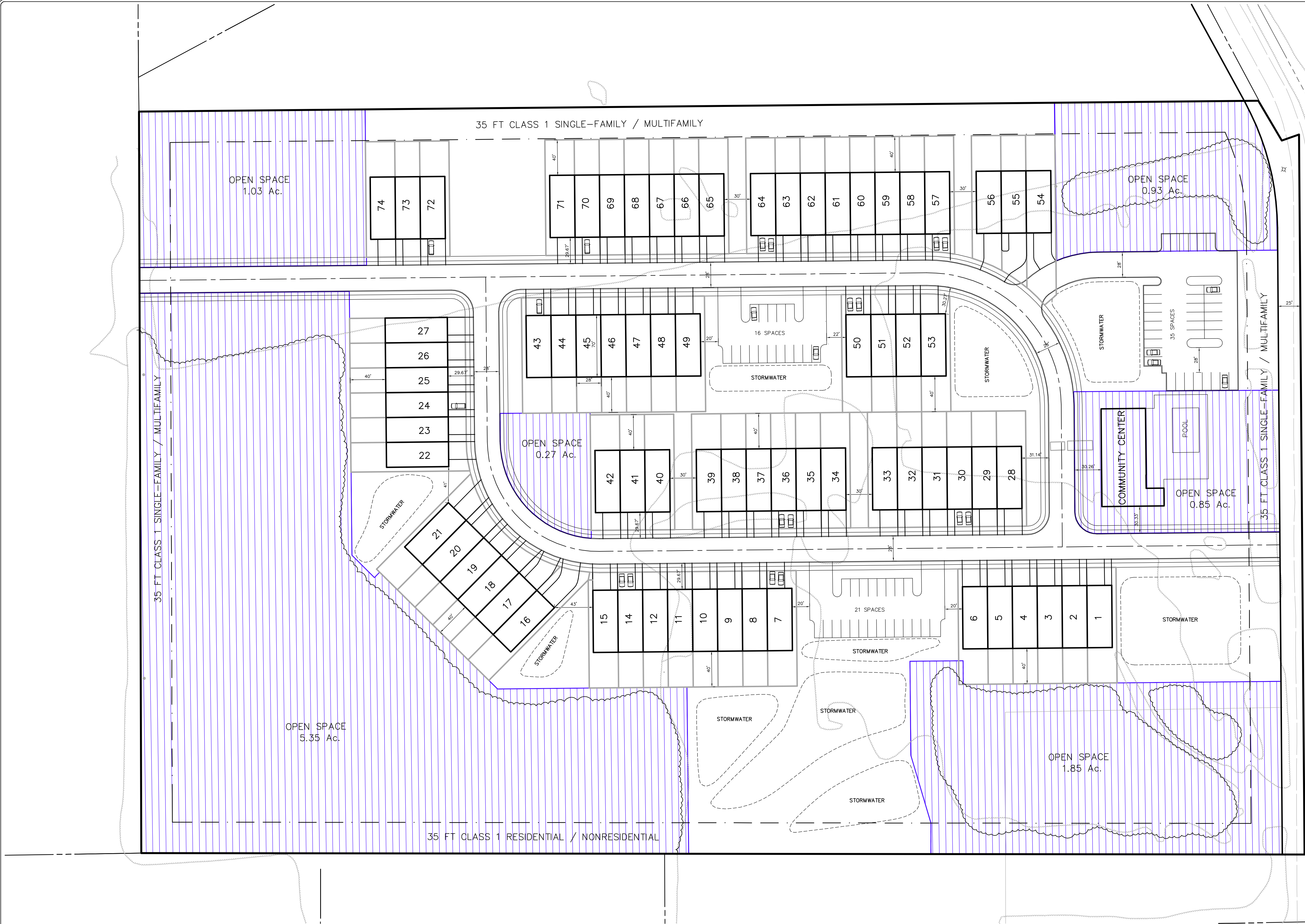
A COMMUNITY CENTER FOR THE RESIDENCE OF THE DEVELOPMENT MUST BE PROVIDED THAT INCLUDES THE FOLLOWING FACILITIES: MEETING HALL, MULTIPURPOSE ROOM, CLASSROOMS / SMALL MEETING ROOMS, EQUIPPED CRAFT SHOP, REST ROOM FACILITIES, THE CENTER MAY INCLUDE LIBRARY, LAUNDRY ROOM, EXERCISE ROOM, KITCHEN AND PANTRY, OR SIMILAR FACILITIES.

A MINIMUM OF 5% OF THE HOUSE UNITS SHALL HAVE BARRIER FREE ACCESS TO ACCOMMODATE THE PHYSICALLY HANDICAPPED.

DENSITY FOR B4 USE SHALL BE 5.0 D.U. ACRE.

PARKING FOR B4 USE: ONE SPACE PER DWELLING UNIT.

Table titled OPEN SPACE showing area breakdown for areas 1 through 6 and a total of 10.28 Ac.



SWARTLEY ROAD

ISSUES TO DISCUSS: 1) THE WAY THAT I READ THE ORDINANCE IS THAT YOU ARE ABLE TO USE ANY OF THE UNIT TYPES FROM THE B4 (TOWNHOMES, TOWNS, ETC.) BUT YOU DO NOT HAVE TO COMPLY WITH THE OVERALL REQUIREMENTS OF THE B4...

FUTURE CONFIGURATION: 1) I WOULD LIKE TO PREPARE AN ADDITIONAL SKETCH PLAN AFTER WE TALK ABOUT THIS SKETCH. ITEMS THAT I WANT TO DISCUSS WITH YOU: 1. MOVING THE MAIN ENTRANCE MORE TOWARDS THE BEND IN SWARTLEY...

Table with columns for Plan Originator Name, Date, and other administrative fields.

SKETCH PLAN prepared for NV HOMES in support of RETIREMENT COMMUNITY, HILLTOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA.

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JASON T. SMELAND PROFESSIONAL ENGINEER PA NO. 059306. Includes a graphic scale (1"=60') and a table for PROJECT MANAGER, DRAFTING, SHEET NUMBER (1 OF 1), and PROJECT NUMBER (2570).