

TOWNSHIP OF WARWICK

Lancaster County, Pennsylvania

ORDINANCE NO. 257

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE TOWNSHIP OF WARWICK, CHAPTER 340, ZONING, TO REZONE A TRACT OF LAND CONTAINING 60.00 ACRES, MORE OR LESS, SITUATE ON THE NORTH SIDE OF WEST MILLPORT ROAD (T-715) AND THE WEST SIDE OF HESS LANE (T-710) FROM AGRICULTURAL ZONE (A) TO R-2 RESIDENTIAL ZONE (R-2); TO REZONE A TRACT OF LAND CONTAINING 23.018 ACRES, MORE OR LESS, SITUATE ON THE SOUTH SIDE OF WEST WOODS DRIVE (T-899) AND THE WEST SIDE OF HESS LANE (T-710) FROM AGRICULTURAL ZONE (A) TO R-1 RESIDENTIAL ZONE (R-1); TO AUTHORIZE MODERATE DENSITY AGE-RESTRICTED DEVELOPMENT BY CONDITIONAL USE APPROVAL IN THE R-2 RESIDENTIAL ZONE (R-2); AND TO ADD SPECIFIC CRITERIA FOR MODERATE DENSITY HOUSING IN AGE-RESTRICTED DEVELOPMENTS.

BE AND IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Warwick Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article I, Background Provisions, Section 340-7, Zoning Map, shall be amended by changing the present classification of the tract of land containing 60.00 acres, more or less, situate on the north side of West Millport Road (T-715) and the west side of Hess Lane (T-710), as described in Exhibit A and as shown on Exhibit C which are attached hereto and made a part hereof, from Agricultural Zone (A) to R-2 Residential Zone (R-2); and the new zoning classification shall be hereinafter shown and described on the Zoning Map of Warwick Township.

Section 2. The Secretary of the Township is directed to change, and duly certify, the Warwick Township Zoning Map so as to effectuate the reclassification of the tract of land described in Exhibit A and shown on Exhibit C from its present classification as Agricultural Zone (A) to R-2 Residential Zone (R-2).

Section 3. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article I, Background Provisions, Section 340-7, Zoning Map, shall be amended by changing the present classification of the tract of land containing 23.018 acres, more or less, situate on the south side of West Woods Drive (T-899) and the west side of Hess Lane (T-710), as described in Exhibit B and as shown on Exhibit C which are attached hereto and made a part hereof, from Agricultural Zone (A) to R-1 Residential Zone (R-1); and the new zoning classification shall be hereinafter shown and described on the Zoning Map of Warwick Township.

Section 4. The Secretary of the Township is directed to change, and duly certify, the Warwick Township Zoning Map so as to effectuate the reclassification of the tract of land described in Exhibit B and shown on Exhibit C from its present classification as Agricultural Zone (A) to R-1 Residential Zone (R-1).

Section 5. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article II, Zone Regulations, Section 340-15, R-2 Residential Zone (R-2), shall be amended to provide as follows:

§340-15. R-2 Residential Zone (R-2).

- A. Purpose. This zone seeks to accommodate the higher density needs of the Township as well as the need and desire for moderate density housing for age-restricted development. A wide range of housing types are encouraged with densities exceeding those permitted elsewhere in the Township. Portions of this zone are located near existing multifamily developments and major transportation routes. Certain civic and residential related uses have also been allowed to enhance convenient access to this higher concentration of residents. This zone coincides with expected sewer utility service areas; however, the actual availability of these services is likely to occur at different times and in different areas. As a result, permitted densities and housing types have been adjusted according to the availability of these public utilities. All detached units that are proposed without the use of both public utilities will be required to be situated to one side of a wider lot so that future in-fill development potentials can be protected until public utilities become available. Cluster developments have been permitted by conditional use, with density bonuses, to encourage this preferred development pattern. The Village Overlay Zone (see §340-23) applies a comprehensive set of optional design standards that can be applied to lands within the R-2 Zone. Finally, this zone provides for age-restricted development by conditional use provided that such development meets certain criteria.

- D. Conditional uses. (See § 340-131.)
- (1) Mobile home parks. (See § 340-85.)

- (2) Medical residential campuses. (See § 340-82.)
- (3) Cluster developments. (See § 340-59.)
- (4) Golf courses. (See § 340-73.)
- (5) Public and private schools. (See § 340-89.)
- (6) Commercial day-care facilities. (See § 340-60.)
- (7) Village Overlay. (See § 340-23.)
- (8) Age-restricted moderate density development. (See § 340-108.2)

Section 6. The Code of Ordinances of the Township of Warwick, Chapter 340, Zoning, Article IV, Specific Criteria, shall be amended by adding a new Section 340-108.2, Moderate density housing for age-restricted developments, which shall provide as follows:

§340-108.2. Moderate density housing for age-restricted developments.

Within the R-2 Zone, moderate density age-restricted housing developments are permitted by conditional use, subject to the following criteria:

- A. The minimum site area devoted to a moderate density housing for age-restricted development shall be forty acres.
- B. All dwelling units contained within a moderate density housing for age-restricted development shall be connected to and served by both public sewer and public water utilities.
- C. The moderate density housing for age-restricted development shall front on a public/dedicated street. Maximum density can be increased if the age-restricted development fronts on a public/dedicated collector or special collector street and all internal streets are private.
- D. Architectural considerations. During the conditional use process, proposed buildings within the moderate density housing for age-restricted development shall incorporate architectural treatments acceptable to the Township.
- E. Residential design standards. The moderate density housing for age-restricted development shall consist of only the following types of residential units, subject to the ratios specified in this section:
 - (1) Single-family detached dwellings.
 - (2) Duplexes.

The following table and its footnotes list the design standards for moderate density age-restricted development. If no individual lot lines are proposed, structures shall be placed so that they could meet the standards if lot lines were proposed and the structures were on individual lots.

Use	Minimum Lot Width at Building Setback (feet)	Open Space	Maximum ⁴ Lot Coverage	Front ¹ (feet)	One ¹ Side (feet)	Both ¹ Sides (feet)	Rear ¹ (feet)	Max. Permitted Height (feet)
Single-family detached dwelling	48	30%	70%	15 ²	6	12	15	35
Duplex	35 per unit	20%	80%	15 ²	6	N/A	15	35
Community ³ accessory structures & facilities	50	50%	50%	15 ²	6	12	12	35

NOTES:

¹A thirty foot setback shall be provided along all perimeter property lines for the site.

²The minimum front yard setback for accessory residential garages shall be 20 feet from the cartway edge for private access drives, 20 feet from the r-o-w line for public roads and 20 feet from any sidewalks.

³The facilities community building shall be at least 25 square feet per dwelling unit in size.

⁴Overall lot coverage for the entire development shall not exceed 60%.

F. Density. The maximum permitted density of a moderate density housing for age-restricted development shall be 4 dwelling units per acre, but can be increased to 4.5 dwelling units per acre if the development fronts along a collector or special collector road.

G. The proposed development shall meet the following standards:

- (1) The proposed development shall provide links to integrate the developed areas of the site with the surrounding community.
- (2) The proposed development shall provide links to open space networks within the community.
- (3) The proposed development shall provide infrastructure/roadway improvements that are depicted on the Township's Official Map and improve traffic conditions and circulation.

- (4) The proposed development shall be within the Urban Growth Area.
- (5) The proposed development shall be compatible with the character of the surrounding neighborhood and shall fit within the traditional style of development with care taken to provide special design features, compatible architectural features, and landscaping to enhance the site and create a pedestrian-friendly streetscape.
- (6) The proposed development shall encourage the use of alternative transportation.

H. Required mixture of uses. For a moderate density housing for age-restricted development a mixture of uses that conforms with the following ratios shall be provided:

Use	Required Percentage
Single-family	Minimum 70%
Duplex	Maximum 30%

- I. Sidewalks are required unless during the conditional use process an alternative plan is submitted (which may include trails, traffic calming devices, and other features) and is approved by the Board of Supervisors.
- J. Open space and common open space.
 - (1) For a housing for age-restricted development, at least 30% of the development site shall be devoted to common open space. Such required common open space can be reduced or relocated during the conditional use process when all ground is held in common ownership and if acceptable to and approved by the Board of Supervisors.
 - (2) All housing for age-restricted developments shall provide for a complete system of sidewalks, linear parks or linear paths that, where practicable, fully integrate the developed areas of the site, connect with similar adjoining facilities, and connect with any common open space that may be required.
 - (3) The housing for age-restricted development shall include an appropriate amount of landscaping within the open space areas of the lot or lots which landscaping shall be subject to approval by the Board of Supervisors. The design of the open space may include:
 - (a) Stormwater management facilities vegetated with native plants to a reasonable degree as acceptable to the Township and approved by the Board of Supervisors.

- (b) Environmentally significant or sensitive areas.
 - (c) Landscape and buffer areas greater than 10 feet in width.
 - (d) Public outdoor spaces which may include vegetative plantings and decorative pervious paving, including paver stones, or bricks or concrete pavers set in porous space.
 - (e) Landscaped islands within parking areas.
 - (f) Floodplain areas.
- (4) The design of the open space areas shall be based on a survey and analysis of the existing natural, cultural and environmental features of the site. Such design shall:
- (a) Preserve important features of the site, identified by the survey, by inclusion of these features within and as part of the open space system.
 - (b) Be linked together where feasible as determined by the Board of Supervisors through the use of pedestrian walk-ways.
 - (c) Include the location of seasonal interest vegetative planting strategically located to provide a pleasing walking environment.
 - (d) Include landscaped islands within parking compounds.
- K. Accessory uses. In addition to the residential dwellings permitted in a moderate density housing age-restricted development, the following accessory uses and buildings are permitted, provided they are clearly secondary and incidental to the principal use and meet the following requirements:
- (1) Off-street parking.
 - (2) Residential services. Recreational, cultural, and health facilities for the use of the residents of the community, including but not limited to the following: clubhouse, in-ground community swimming pool, picnic grounds, and health facilities. The applicant may propose additional facilities. All such facilities shall be subordinate and incidental to the residential character of the development. These accessory uses shall be subject to the design standards set forth in § 340-108.2D of this chapter. Community facilities to support the recreational needs of its residents shall be provided within the moderate density housing for age-restricted development unless the applicant can demonstrate to the satisfaction of the Board of Supervisors that there are recreational facilities available to the residents within

an area reasonably accessible by the residents of the moderate density housing for age-restricted development.

- (3) Trails
 - (4) No individual shed, playground equipment, carports and similar structures can be installed by individual owners.
- L. Off-street parking. Two parking spaces shall be required per dwelling unit.
- (1) Bicycle parking. For every 100 homes, one bike rack shall be installed being able to hold at least seven bikes near the community center.
 - (2) No personal recreational vehicles, motor homes, trailers or boats may be parked within the development unless a dedicated area is shown on the approved site plan at a location acceptable to the Board of Supervisors and properly screened from adjoining residential properties.
- M. Declaration of age qualification.
- (1) Prior to the recording of the subdivision and/or land development plan and the issuance of any permits for the moderate density housing for age-restricted development, the developer of the moderate density housing for age-restricted development shall record a declaration against the property being developed in the Recorder of Deeds' Office in and for Lancaster County, Pennsylvania, in a form and content acceptable to the Township Solicitor, binding the property and owners to the minimum age qualification and such other regulations as may be established by the developer. Such qualifications and regulations shall be in accordance with both federal and Pennsylvania law relating to age-restricted housing and shall contain the following minimum age qualifications: At least 80% of the permitted dwellings shall be occupied by a head of household at least 55 years of age and there shall not be any permanent residents under the age of 19. Permanent resident means a person who customarily resides at a subject address as his/her primary place of residence, including full-time caregivers, whether or not related to a member of the household, but not including guests residing for a period of less than 31 consecutive days or 61 cumulative days within any given calendar year, or persons under the age of 19 enrolled on a full-time basis in a college or university and living elsewhere during regular schooling periods, or active duty members of a United States Military unit during periods of authorized leave. Any person(s) greater than 19 years of age may reside in a permitted dwelling as a permanent resident if they are directly involved with the management, maintenance or caregiving for this development. The maximum number of permanent residents living in any permitted dwelling unit shall never be greater than two for the first bedroom and one for each additional bedroom.

- (2) The recorded declaration shall relieve the Township from any obligation to enforce the qualifications and regulations set forth therein and shall place the primary obligation of enforcement on the owners, residents and/or governing association, if any, of the age-restricted development. The recorded declaration shall require that the development at all times qualify and be marketed, operated, verified and enforced as age-restricted housing as required by the Federal Fair Housing Act, as amended, and the Pennsylvania Human Relations Act, as amended, or any future corresponding statutes and the regulations promulgated under such federal and state statutes. The recorded declaration shall further require that documentation satisfactory to the Township be submitted from time to time to demonstrate compliance with all laws and regulations governing age-restricted housing.
- N. A property which has been developed under the special standards allowed for a moderate density housing for age-restricted development shall not, at any time in the future, change from a moderate density housing for age-restricted development unless all of the standards and requirements applicable to the proposed use shall be and are met.
- O. Should the owners, residents and/or governing association of the moderate density housing for age-restricted development fail to enforce the moderate density housing for age-restricted development restrictions, the Township shall have the right (but not the obligation) to do so by any lawful means, including the imposition of civil penalties and/or by seeking injunctive relief.
- P. The developer of a moderate density housing for age-restricted development under this chapter shall consent and agree to the provisions of this § 340-108.2 and to comply with all state and federal laws and regulations governing age-restricted development. The developer shall submit such a written statement in a form and content satisfactory to the Township Solicitor at the time of application for conditional use approval and again at the time of filing of a subdivision and/or land development plan.
- Q. The developer of a moderate density housing for age-restricted development under this chapter shall include as notes on the recorded subdivision and/or land development plan any conditions the Board of Supervisors has imposed upon the granting of the conditional use application authorizing the moderate density housing for age-restricted development. The subdivision and/or land development plan shall incorporate by reference the provisions of this § 340-108.2 and shall contain the recording reference for the declaration required by § 340-108.2M.
- R. The following will be required and be an essential component of all applications for conditional use approval for moderate density housing for age-restricted developments:

- (1) The age-restricted development shall be developed according to a single plan that depicts complete build-out of the age-restricted development with common authority and responsibility. If more than one person has an interest in all or a portion of the age-restricted development, all persons with interests in any portion of the age-restricted development tract shall join as applicants and shall present an agreement, in a form acceptable to the Township Solicitor, with the conditional use application guaranteeing that the age-restricted development tract as a whole shall be developed in accordance with an approval granted under this Section 340-108.2 as a single age-restricted development with common authority and governing documents.
- (2) The conditional use application for an age-restricted development shall include a traffic impact study meeting PennDOT and Township traffic impact study guidelines.
- (3) The conditional use application shall include a statement executed by the applicant identifying and committing to the design features for the development and the contributions and reimbursements which the applicant will make to the Township and which the applicant will irrevocably accept as a condition of approval of the age-restricted development.
- (4) The conditional use application shall include a commitment to reimburse the Township for all reasonable legal, engineering, land planning, and consulting fees, expenses, and costs incurred in connection with the proposed age-restricted development.
- (5) The application for conditional use approval for the age-restricted development shall include a commitment that if sinkholes are encountered within or immediately adjacent to the age-restricted development prior to or during construction they will be properly repaired under the direction of a qualified geologist or geotechnical engineer and that a qualified professional geologist or geotechnical engineer experienced in sinkhole mitigation will be on-site to oversee implementation of all sinkhole mitigation measures conducted within the age-restricted development.

Section 7. All other sections, parts and provisions of the Code of Ordinances of the Township of Warwick shall remain in full force and effect as previously enacted and amended.

Section 8. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of this Ordinance shall be and shall remain in full force and effect.

Section 9. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of the Township of Warwick as provided by law.

DULY ORDAINED AND ENACTED this 3rd day of October, 2012, the Board of Supervisors of the Township of Warwick, Lancaster County, Pennsylvania, in lawful session duly assembled.

TOWNSHIP OF WARWICK
Lancaster County, Pennsylvania

Attest: DLCZ
~~(Assistant)~~ Secretary

By: W. J. M. M. R.
~~(Vice)~~ Chairman
Board of Supervisors

[TOWNSHIP SEAL]

WEBER SURVEYORS, INC.

931 STONY BATTERY ROAD
LANDISVILLE, PENNSYLVANIA 17538
PHONE: (717) 898-9466

Legal Description
Traditions of America
Proposed rezoning – 60 acre tract
Warwick Township, Lancaster County

July 13, 2012

ALL THAT CERTAIN tract of land situate on the North side of West Millport Road, T-715 and the West side of Hess Lane, T-710 located in Warwick Township, Lancaster County, Pennsylvania, being known as area To Be Rezoned from Agricultural to R-2 Residential, as shown on a Rezoning Exhibit for Traditions of America, prepared by RGS Associates, dated July 12, 2012, said tract being more fully bounded and described as follows:

BEGINNING at a point in or near the centerline of Hess Lane, said point being a corner of lands to be rezoned from Agricultural to R-1 Residential; thence extending in and along Hess Lane the two following courses and distances: [1] South thirty-eight (38) degrees eleven (11) minutes fifty-eight (58) seconds West, a distance of one thousand one hundred fifteen and fifty-five hundredths (1115.55) feet to a point; and [2] South thirty-seven (37) degrees forty-one (41) minutes twenty-six (26) seconds West, a distance of five hundred ninety-four and nine hundredths (594.09) feet to a point in West Millport Road; thence extending in and along West Millport Road the three following courses and distances: [1] North sixty (60) degrees thirty-one (31) minutes seventeen (17) seconds West, a distance of eight hundred forty-seven and ninety-nine hundredths (847.99) feet to a point; [2] North fifty (50) degrees thirty-nine (39) minutes thirty-nine (39) seconds West, a distance of ninety-four and fifty-one hundredths (94.51) feet to a point; and [3] North fifty-one (51) degrees seventeen (17) minutes fifty-six (56) seconds West, a distance of forty-two and eighteen hundredths (42.18) feet to a point in line of Buckwalter Family Limited Partnership; thence extending along the same the nine following courses and distances: [1] North thirty-eight (38) degrees forty-two (42) minutes four (04) seconds East, a distance of thirty-one and eighty-two hundredths (31.82) feet to a point; [2] North thirty-nine (39) degrees seventeen (17) minutes thirty-eight (38) seconds West, a distance of one hundred twenty-four and twenty hundredths (124.20) feet to a point; [3] North eleven (11) degrees nineteen (19) minutes seven (07) seconds West, a distance of one hundred eighty-nine and twelve hundredths (189.12) feet to a point; [4] North zero (00) degrees seventeen (17) minutes twelve (12) seconds West, a distance of one hundred ninety-one and forty-five hundredths (191.45) feet to a point; [5] North twenty-one (21) degrees twenty-five (25) minutes thirty-eight (38) seconds East, a distance of one hundred twenty-six and thirty-nine hundredths (126.39) feet to a point; [6] North twenty-seven (27) degrees twenty-one (21) minutes seven (07) seconds

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Traditions of America
Proposed rezoning – 60 acre tract
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East, a distance of nine hundred eighty and forty-four hundredths (980.44) feet to a point; [7] North twenty-two (22) degrees forty-three (43) minutes twenty-nine (29) seconds East, a distance of two hundred fifteen and eighty-six hundredths (215.86) feet to a point; [8] North forty-one (41) degrees fifty-seven (57) minutes thirty-eight (38) seconds East, a distance of one hundred sixty-seven and thirty-two hundredths (167.32) feet to a point; and [9] North fifty-four (54) degrees five (05) minutes forty-three (43) seconds East, a distance of one hundred twenty-two and one hundredth (122.01) feet to a point, a corner of lands to be rezoned from Agricultural to R-1 Residential; thence extending along the same the four following courses and distances: [1] South thirty-five (35) degrees fifty-four (54) minutes seventeen (17) seconds West, a distance of two hundred twenty-five and thirty-two hundredths (225.32) feet to a point; [2] South thirty-eight (38) degrees eleven (11) minutes fifty-eight (58) seconds West, a distance of one hundred five and eighty-two hundredths (105.82) feet to a point; [3] South seventy (70) degrees twenty (20) minutes twenty-two (22) seconds East, a distance of three hundred one and forty-eight hundredths (301.48) feet to a point; and [4] South fifty-one (51) degrees forty-eight (48) minutes two (02) seconds East, a distance of one thousand eighty-five and twenty hundredths (1085.20) feet to the place of BEGINNING.

CONTAINING 60.00 Acres

WEBER SURVEYORS, INC.

931 STONY BATTERY ROAD
LANDISVILLE, PENNSYLVANIA 17538
PHONE: (717) 898-9466

Legal Description
Traditions of America
Proposed rezoning – 23 acre tract
Warwick Township, Lancaster County

July 13, 2012

ALL THAT CERTAIN tract of land situate on the South side of West Woods Drive, T-899 and the West side of Hess Lane, T-710 located in Warwick Township, Lancaster County, Pennsylvania, being known as area To Be Rezoned from Agricultural to R-1 Residential, as shown on a Rezoning Exhibit for Traditions of America, prepared by RGS Associates, dated July 12, 2012, said tract being more fully bounded and described as follows:

BEGINNING at a point in or near the centerline of West Woods Drive, said point being a corner of remaining lands of Buckwalter Family Limited Partnership; thence extending in and along West Woods Drive, South fifty-one (51) degrees zero (00) minutes twenty-four (24) seconds East, a distance of seven hundred seventy and eighty-three hundredths (770.83) feet to a point, a corner of lands now or lands now or formerly of Lucille W. Buckwalter; thence extending along the same the three following courses and distances: [1] South thirty-eight (38) degrees fifty-five (55) minutes fifteen (15) seconds West, a distance of two hundred thirty and zero hundredths (230.00) feet to a point; [2] South fifty-one (51) degrees four (04) minutes forty-five (45) seconds East, a distance of two hundred fifteen and zero hundredths (215.00) feet to a point; and [3] North thirty-eight (38) degrees fifty-five (55) minutes fifteen (15) seconds East, a distance of two hundred thirty and zero hundredths (230.00) feet to a point in or near the centerline of West Woods Drive; thence extending in and along West Woods Drive, South fifty (50) degrees fifty-seven (57) minutes forty-seven (47) seconds East, a distance of four hundred thirty-four and eight hundredths (434.08) feet to a point in the intersection of West Woods Drive and Hess Lane; thence extending in and along Hess Lane, South thirty-eight (38) degrees eleven (11) minutes fifty-eight (58) seconds West, a distance of six hundred eighty-four and thirty-one hundredths (684.31) feet to a point, a corner of lands to be rezoned from Agricultural to R-2 Residential; thence extending along the same the four following courses and distances: [1] North fifty-one (51) degrees forty-eight (48) minutes two (02) seconds West, a distance of one thousand eighty-five and twenty hundredths (1085.20) feet to a point; [2] North seventy (70) degrees twenty (20) minutes twenty-two (22) seconds West, a distance of three hundred one and forty-eight hundredths (301.48) feet to a point; [3] North thirty-eight (38) degrees eleven (11) minutes fifty-eight (58) seconds East, a distance of one hundred five and eighty-two hundredths (105.82) feet to a point; and [4] North thirty-five (35) degrees fifty-four (54)

EXHIBIT B

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minutes seventeen (17) seconds West, a distance of two hundred twenty-five and thirty-two hundredths (225.32) feet to a point in line of Buckwalter Family Limited Partnership; thence extending along the same the two following courses and distances: [1] North fifty-four (54) degrees five (05) minutes forty-three (43) seconds East, a distance of six hundred ten and ninety-eight hundredths (610.98) feet to a point; and [2] North thirty-eight (38) degrees fifty-nine (59) minutes thirty-six (36) seconds East, a distance of forty-four and seventy-five hundredths (44.75) feet to the place of BEGINNING.

CONTAINING 23.018 Acres

PLOTTED: Thursday, August 02, 2012 @ 08:44AM

WEST MILLPORT ROAD T-715
 847.88'

AGRICULTURAL (A) 150°39'30"W 847.88'

HEBB LANE T-70
 584.08'

AGRICULTURE (A)
 CROWN INDUSTRIAL (C-2)
 558°11'55"W 1798.28'

NOT FOR BIDDING NOT FOR CONSTRUCTION

AGRICULTURE (A) (2000000 00) ZONING
 TO BE REZONED FROM AGRICULTURE
 TO RESIDENTIAL

AGRICULTURE (A) (2000000 00) ZONING
 TO BE REZONED FROM AGRICULTURE
 TO RESIDENTIAL

AGRICULTURE (A) (2000000 00) ZONING
 TO BE REZONED FROM AGRICULTURE
 TO RESIDENTIAL

WEST WOODS DRIVE T-899
 587°00'42"E 1888.88'

 <p>Land Development Consultants - Landscape Architects - Civil Engineers</p> <p>16 E. State Street, PO Box 266 Pottsville, PA 17884 (717) 866-4571</p> <p>116 South Orange Street Pottsville, PA 17897 (717) 866-6610 www.tradiations.com</p>	<p>TRADITIONS OF AMERICA 55+ ACTIVE ADULT</p>	<p>TRADITIONS OF AMERICA 351 ROAD OF PULBINA ROAD SUITE 510 PADENOR, PA 17057</p>	<p>DATE: 08/02/12 DRAWN BY: [] CHECKED BY: [] APPR. BY: []</p>														
	<p>SCALE: 1"=200'</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION												
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EXHIBIT C