



Benefits for the Community

Heritage Place will provide 245 carriage homes on 60 acres located off of Ridge Road and Lawn Avenue in Sellersville that will maintain the scenic, rural character of the community.



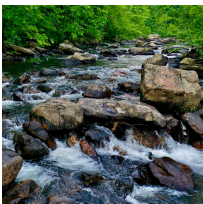
Age-Targeted Community

Provides the township with housing that upholds West Rockhill's distinguishing qualities and better fits the lifestyle of the township's aging population.



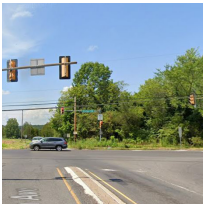
Land Preservation

Protects 50+ acres and meets all environmental preservation requirements to ensure a serene, family-friendly setting. The proposed deed-restricted land consisting of 60+ acres across from the site on Forrest Road will be preserved to maintain West Rockhill's rural character, while supporting the township's goal to preserve 30% of its land as open space or other protected lands.



Upgrades Stormwater/Sewer Management

Prioritizes the extension of the public water and sewer systems to ensure a safe, adequate supply of water; control flooding; and reduce pollution through the proper treatment and disposal of wastewater. The development will provide nearby homes with access to public water and sewer, assisting several homeowners who currently have failing septic systems.



Traffic & Road Safety Improvements

In collaboration with PennDOT and Township engineers, reconfigures the Ridge Road and Lawn Avenue intersection by widening the juncture and adding dedicated turn lanes. Traffic studies show these steps will mitigate traffic volume and congestion on these heavily traveled roadways.



Tax Revenue/Economic Boost

Generates \$294,585 in new net tax revenues for West Rockhill Township and \$816,097 for the Pennridge School District. The development will also yield additional opportunities for economic growth that subsequently benefit all residents and local businesses, and generate additional funds for Pennridge School District.