

hidden lakes

york township, pennsylvania

Data Sources:

- Topography and existing conditions from aerial photography dated August 2005.

- Boundary based on survey by Gordon Brown Associates dated September 2005 and from recorded plats of adjacent properties.



DEVELOPMENT TABULATIONS

| | |
|----------------------|---|
| Site Area: | + 187.8 Acres |
| Existing Zoning: | FO |
| Proposed Land Use: | Traditional Neighborhood Development Overlay |
| Allowed Density: | 563 to 845 DU (3.0 DU/Ac. to 4.5 DU/Ac. with Credits |
| Proposed Density: | + 458 DU with +22 Accessory Apartments (+2.44 DU/Ac.) |
| Required Open Space: | +66.4 to 75.2 Acres (30-40% of Tract Area) |
| Proposed Open Space: | +79.0 (+ 42.8% of Tract Area) |
| Neighborhood Centers | |
| Allowable Use (SF) | +4,430 SF to +14,190 SF (10 SF to 30 SF Per Unit) |
| Allowable Area (MAX) | +18.75 Acres (10% of Gross Tract Area) |
| Proposed Areas | +4.4 Acres |

| Symbol | Residential Unit Type | Total Units | Residential Unit Mix |
|--------|-----------------------------|-------------|----------------------|
| | Single Family Detached | 218 | 47.6% |
| | Townhouse - Detached Garage | 92 | 31.4% |
| | Townhouse - Internal Garage | 52 | |
| | Single Family Semi-detached | 96 | 21.0% |
| Total: | | 458 | |

The site plan, buildings, and images shown within the Conditional Use Application package are a representation of the conceptual plan for the Hidden Lakes TND. Variations to these images may be made as conditions warrant and specific product design is completed during the Preliminary Plan, Final Plan, and Construction Document phases.

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Lyndon Hart served as Senior Associate at EDSA for this project.

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