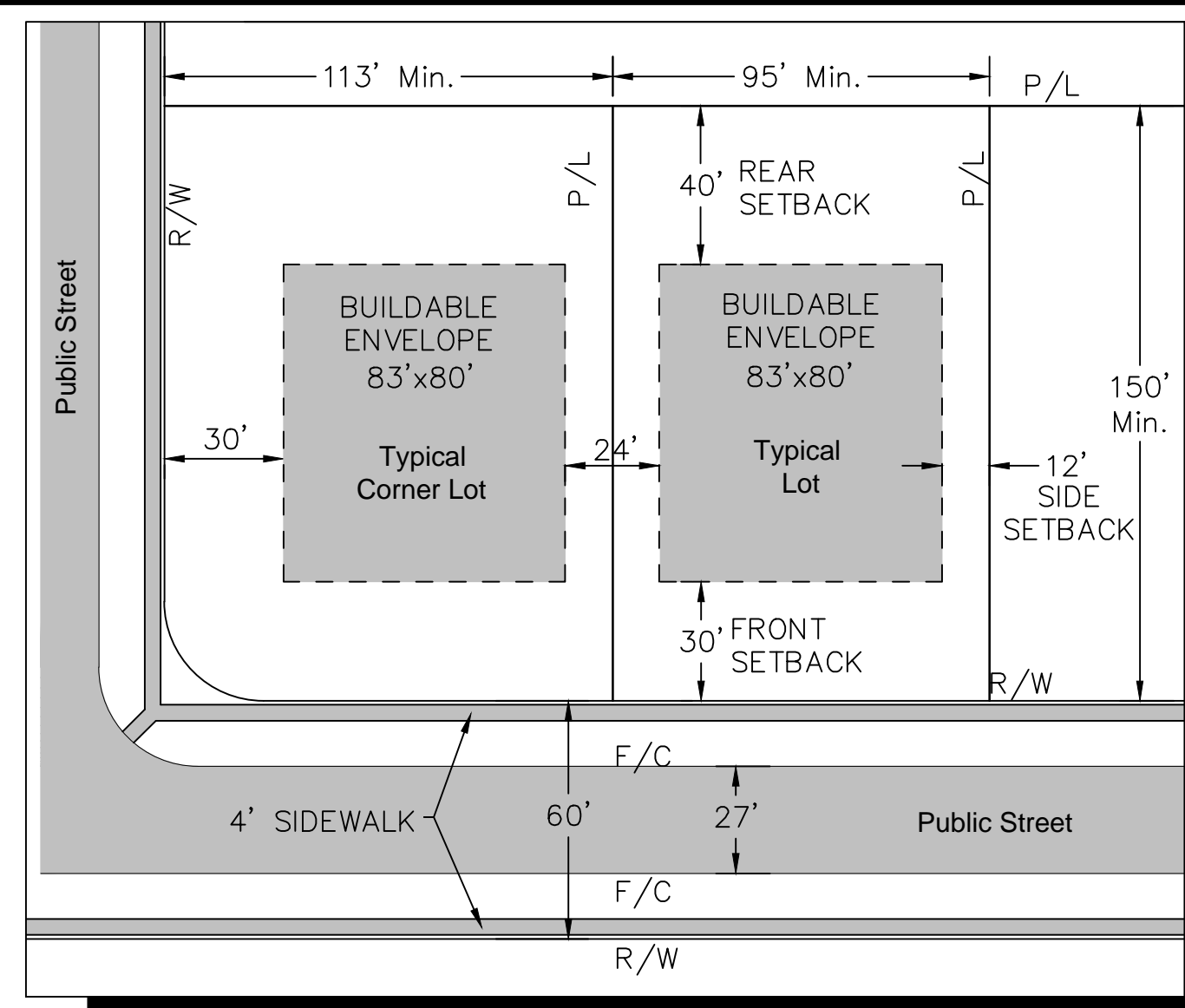


VICINITY MAP



TYPICAL LOT

- (A)** 10' wide asphalt path through the park connecting Luca Drive to the Genoa Trail. Final alignment to be determined during engineering phase. Also used to provide vehicle access to Del-Co water tower. Easement to Del-Co water will be provided.
- (B)** Ten off-street public parking spaces to be used by park visitors. Asphalt parking lot shall be installed per County standards including stripes, concrete apron and one handi-cap space.
- (C)** Existing Columbia Gas easement
- (D)** One acre Del-Co water tower site

All streets will be public and built to public standards. Sidewalks shall be installed on both sides of the streets.

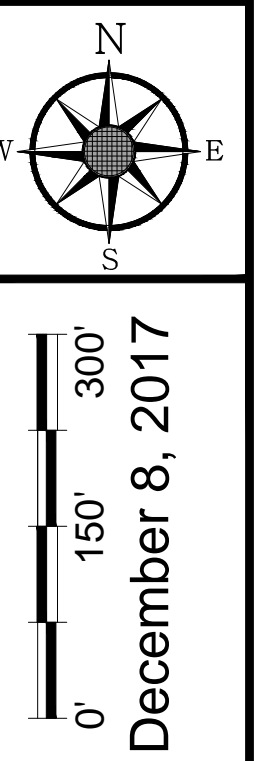
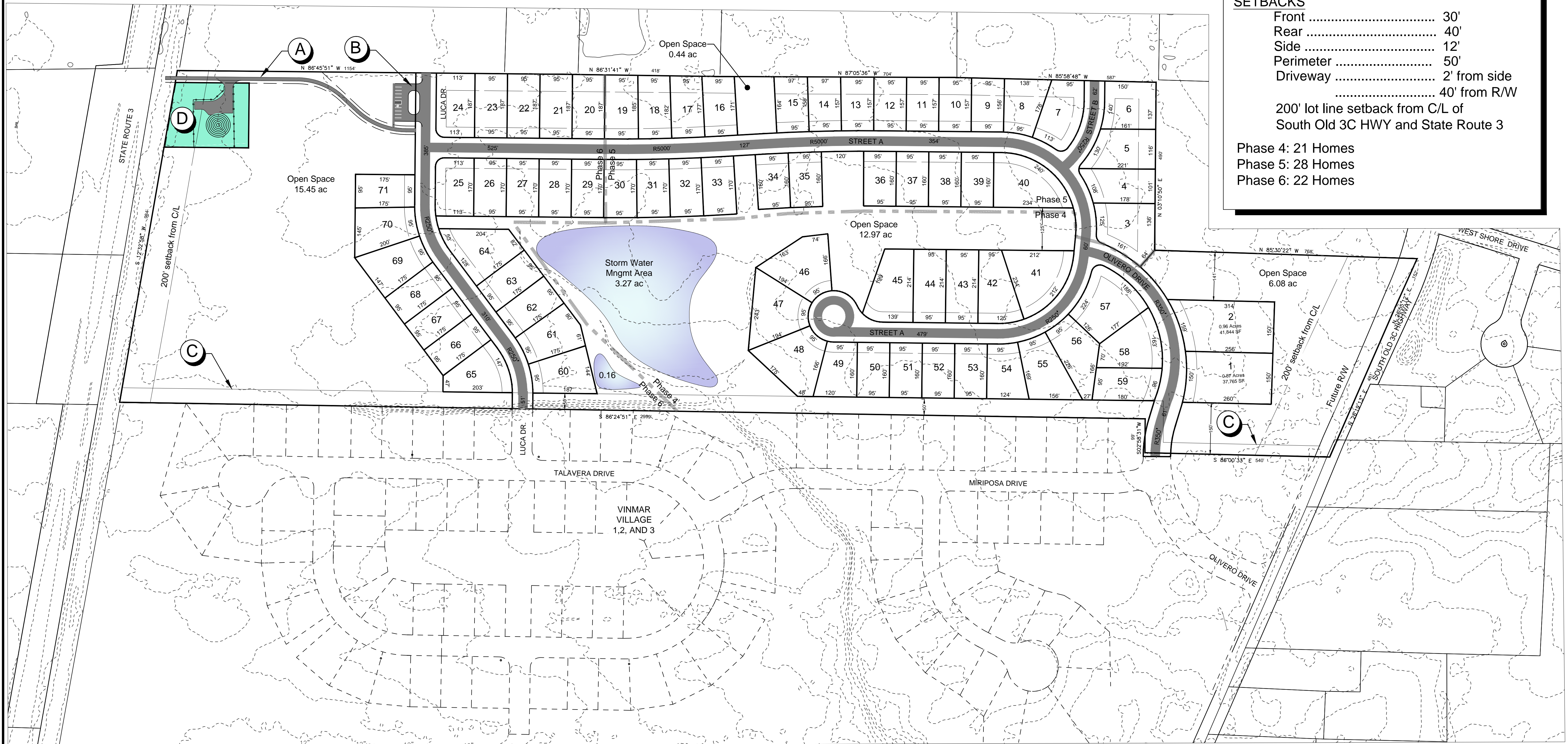
DEVELOPMENT DATA:

Site Area	74.958 ac.
R/W Dedication	0.435 ac.
Project Area	74.523 ac
(Area) - (R/W dedication)	
Single-Family Homes	71
Gross Density	0.95 du/ac.
15% Site Area	11.178 ac.
Wetlands/Streams	0.809 ac.
Net Developable Area	62.536 ac.
Net Density	1.14 du/ac.
Open Space Provided	34.94 ac. (47%)
Open Space Required	29.81 ac. (40%)
Common Open Space Provided.....	15.45 ac.
Common Open Space Req (15%).....	11.18 ac.

SETBACKS

Front	30'
Rear	40'
Side	12'
Perimeter	50'
Driveway	2' from side
	40' from R/W
200' lot line setback from C/L of South Old 3C HWY and State Route 3	

Phase 4: 21 Homes
 Phase 5: 28 Homes
 Phase 6: 22 Homes



VINMAR VILLAGE PHASES 4,5 and 6
 Genoa Township, Delaware County
 Preliminary Development Plan