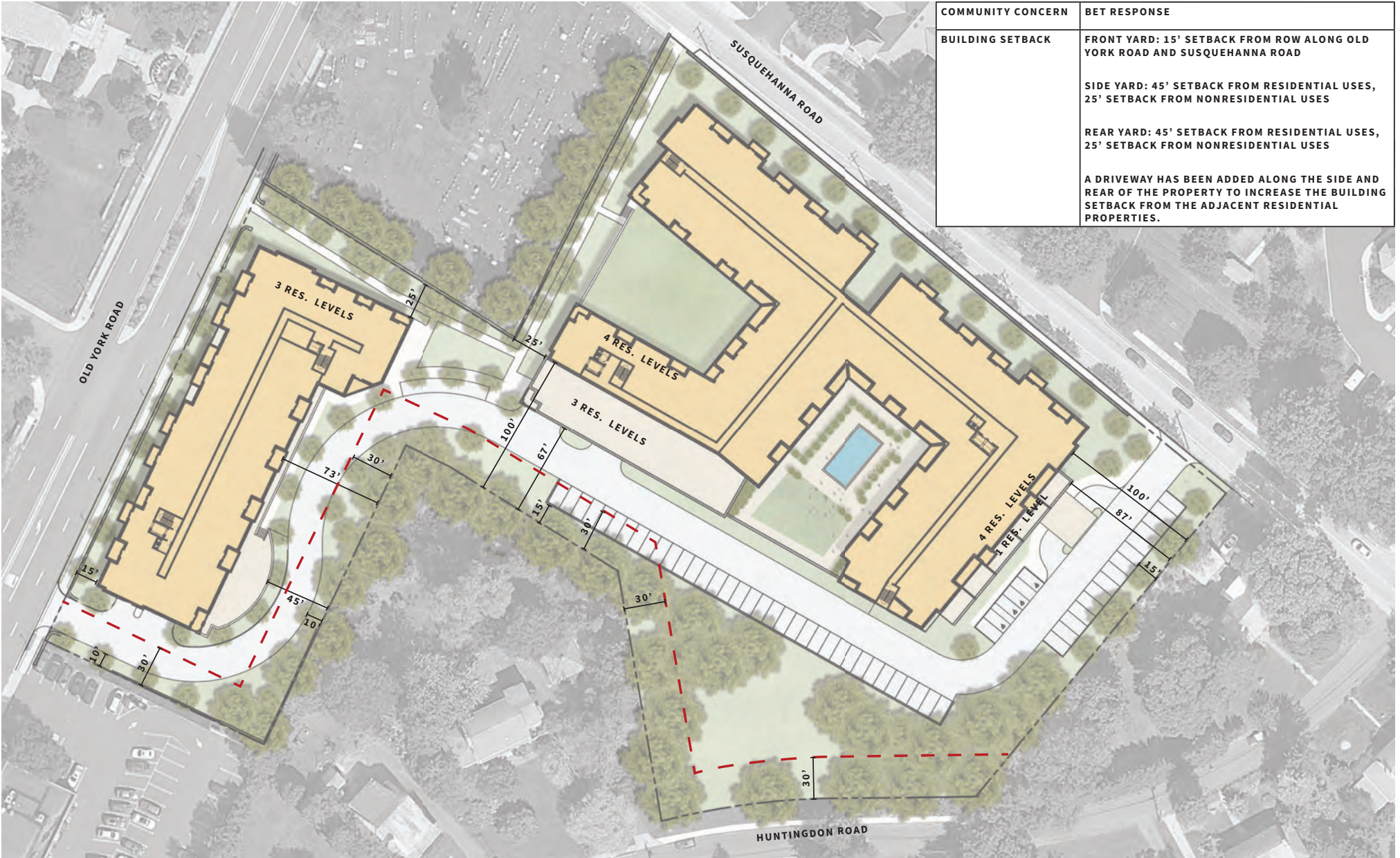


**CURRENTLY PROPOSED PLAN**



COMMUNITY CONCERN	BET RESPONSE
DENSITY	<p>BASE DENSITY HAS BEEN DECREASED FROM 50 DU/AC TO 24 DU/AC SIMILAR TO E10 LIFECARE USE.</p> <p>DENSITY BONUS CREDITS PROPOSED TO ALLOW FOR MAXIMUM DENSITY OF 12 DU/AC. FOR A MAXIMUM DENSITY OF 36 DU/AC.</p> <p>TOTAL UNIT COUNT DECREASED FROM 225 TO 180.</p>
BUILDING COVERAGE	<p>BUILDING COVERAGE HAS BEEN DECREASED FROM 75% TO 50%.</p> <p>TWO SEPARATE BUILDINGS HAVE BEEN CREATED IN RESPONSE TO COMMENTS ABOUT THE SIZE OF THE BUILDING.</p>
IMPERVIOUS AREA	<p>IMPERVIOUS AREA HAS BEEN DECREASED FROM 80% TO 70%.</p>
GREEN AREA	<p>MINIMUM GREEN AREA HAS BEEN INCREASED FROM 20% TO 30%.</p> <p>THE MAJORITY OF THE GREEN AREA IS POSITIONED WITHIN CLOSE PROXIMITY TO THE RESIDENTIAL PROPERTIES AND HELPS TO CREATE A GREEN BUFFER SPACE BETWEEN THE RESIDENTIAL NEIGHBORHOOD AND THE BUILDING. THIS SPACE WILL BE ACCESSIBLE TO THE NEIGHBORHOOD AS A POCKET PARK.</p>

ZONING COMPARISON		
	A0 - APARTMENT / OFFICE (H-12 SENIOR APARTMENTS) <i>PREVIOUSLY PROPOSED</i>	A0 - APARTMENT / OFFICE (H-12 SENIOR APARTMENTS) <i>CURRENT PROPOSAL</i>
DENSITY	50 DU/AC.	24 DU/AC. (36 W/DENSITY BONUSES)
BUILDING COVERAGE	75%	50%
IMPERVIOUS	80%	70%
GREEN AREA	20%	30%
HEIGHT	65'	50'*
		*40' HEIGHT WITHIN 100' OF BOUNDARY WITH RESIDENTIAL, 50' HEIGHT MORE THAN 100' FROM BOUNDARY WITH RESIDENTIAL



COMMUNITY CONCERN	BET RESPONSE
BUILDING SETBACK	<p>FRONT YARD: 15' SETBACK FROM ROW ALONG OLD YORK ROAD AND SUSQUEHANNA ROAD</p> <p>SIDE YARD: 45' SETBACK FROM RESIDENTIAL USES, 25' SETBACK FROM NONRESIDENTIAL USES</p> <p>REAR YARD: 45' SETBACK FROM RESIDENTIAL USES, 25' SETBACK FROM NONRESIDENTIAL USES</p> <p>A DRIVEWAY HAS BEEN ADDED ALONG THE SIDE AND REAR OF THE PROPERTY TO INCREASE THE BUILDING SETBACK FROM THE ADJACENT RESIDENTIAL PROPERTIES.</p>