

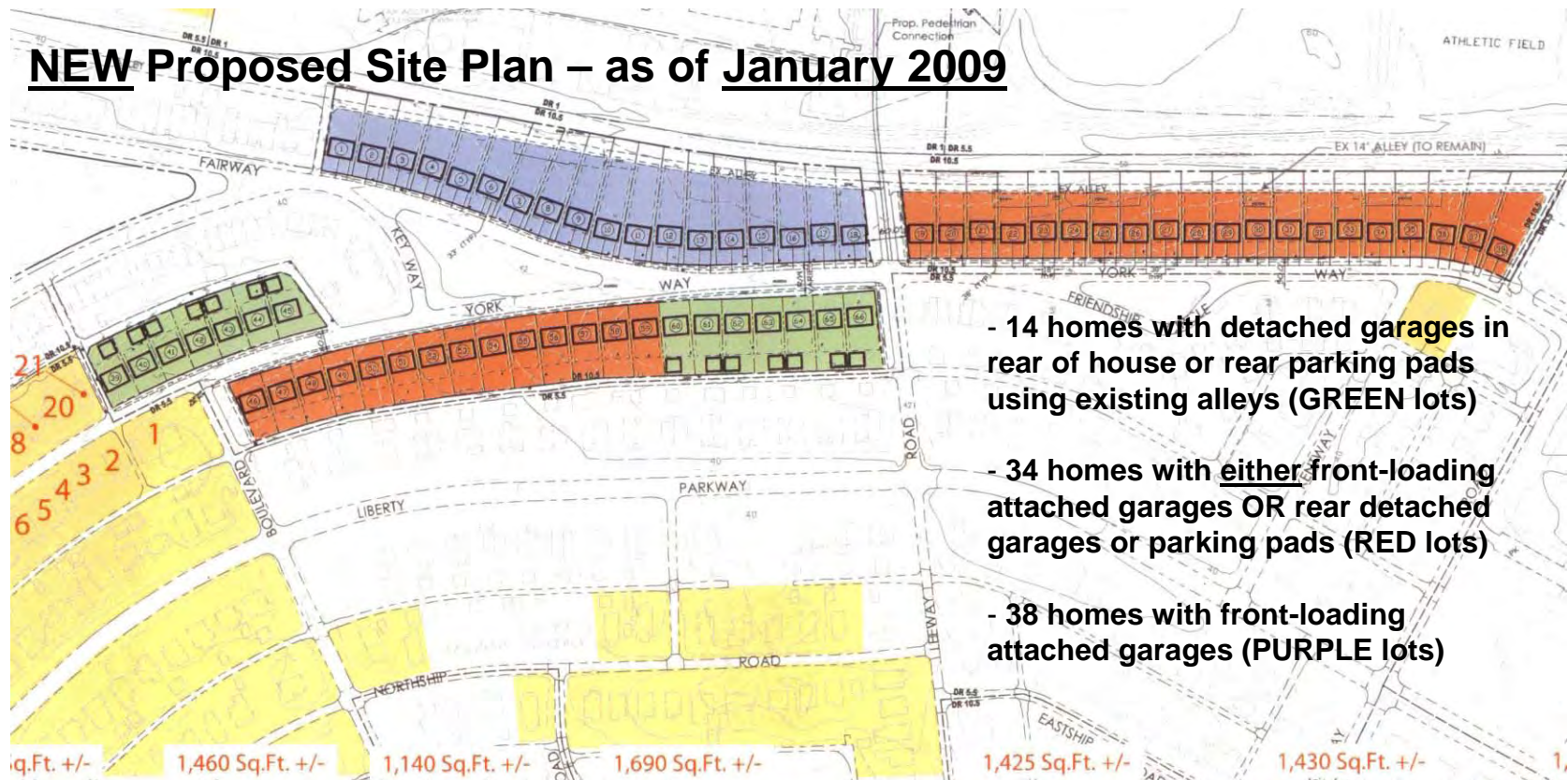
Proposed Yorkway Redevelopment

- John Vontran is the owner of the property and the developer
- A Planned Unit Development (PUD) is being proposed for the Yorkway Site, this proposal will go to the County Planning Board for review soon (est. February, 2009)
- 66 Single-Family Detached houses are being proposed, to be built by Ryan Homes
- Pictures that follow are from a tour of Ryan Homes models in other Maryland subdivisions that are also proposed for the Yorkway site
- DRC has been working with the Old Dundalk Neighborhood Association to formulate comments for Mr. Vontran in preparation for the Planning Board hearings.

We welcome input from DRC members and the general community:

Contact Amy Menzer, Executive Director, at amy@dundalkusa.org or feel free to contact the developer or the Planning Board directly!

NEW Proposed Site Plan – as of January 2009



- 14 homes with detached garages in rear of house or rear parking pads using existing alleys (GREEN lots)

- 34 homes with either front-loading attached garages OR rear detached garages or parking pads (RED lots)

- 38 homes with front-loading attached garages (PURPLE lots)

1,460 Sq.Ft. +/- 1,140 Sq.Ft. +/- 1,690 Sq.Ft. +/- 1,425 Sq.Ft. +/- 1,430 Sq.Ft. +/-



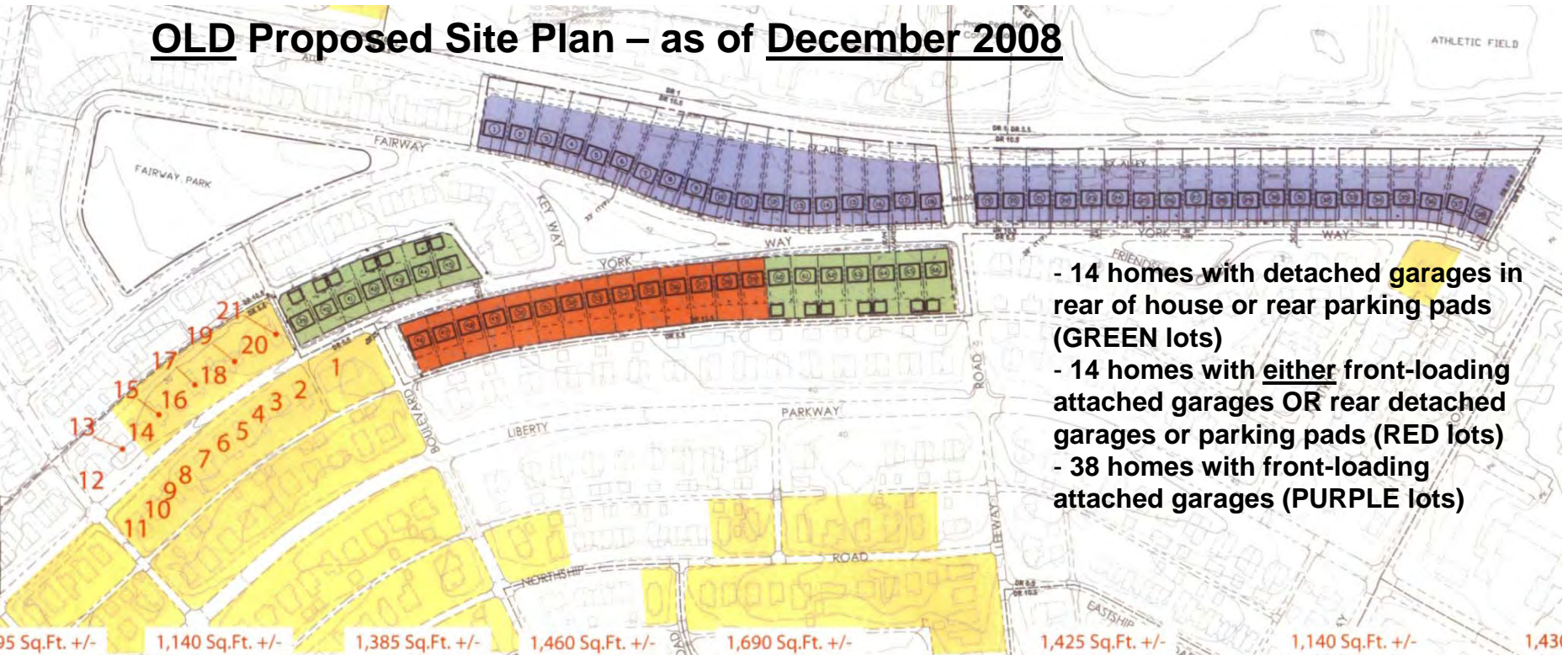
- Surrounding Single Family Detached
- Front Loaded Garage
- Free Standing with optional Detached Rear Garage or Parking Pad
- Optional Front Loaded Garage or be Free Standing with optional Detached Rear Garage or Parking Pad

Front Loaded Garages (38 Total Units)

Units will be Free Standing with optional Detached Rear Garage or Parking Pad

Units with Front Loaded Garages or be Free Standing with optional Detached Rear Garage or Parking Pad (14 Total Units)

OLD Proposed Site Plan – as of December 2008



- 14 homes with detached garages in rear of house or rear parking pads (GREEN lots)
- 14 homes with either front-loading attached garages OR rear detached garages or parking pads (RED lots)
- 38 homes with front-loading attached garages (PURPLE lots)



NOTES

1. Units #1-38 will have Front Loaded Garages (38 Total Units)
2. Units #29-45 and #60-66 will be Free Standing with optional Detached Rear Garage or Parking Pad (14 Total Units)
3. Units #49-59 will have either Front Loaded Garages or be Free Standing with optional Detached Rear Garage or Parking Pad (14 Total Units)

- Surrounding Single Family Detached
- Front Loaded Garage
- Free Standing with optional Detached Rear Garage or Parking Pad
- Optional Front Loaded Garage or be Free Standing with optional Detached Rear Garage or Parking Pad

Example of Ryan Model home – front-loading attached garage – (for purple or orange lots in Yorkway site plan)



Note:

- At Yorkway, Mr. Vontran and Ryan Homes have committed to offer all brick fronts of these models shown (except for the area over the garage)
- Driveway not shown for model purposes, but would be double-wide concrete in front of garage to curb

Example Models to be Offered at Yorkway Development (with Brick fronts and front-loading attached garages, for Orange or Purple lots on Yorkway site plan)



Front attached garage models to be offered at Yorkway are: Hathaway, Florence, Venice, Sienna, and Naples



Back appearance of rear detached garage to be offered at Yorkway Development in the Bainbridge and Savoy models (on the orange or green lots on site plan)



Entry Hall Photos

(showing doors to study, left, and 2nd floor, center + right)



Living Rooms



Family Rooms:



Homes viewed on tour had optional 9-foot ceilings and gas fireplaces

Kitchen and Dining Areas



42" high wall cabinets fit with 9' ceilings

“Morning Room” Options to Add Off Kitchen + Family Room



Family Room – Dining – Kitchen “Great Room”



Utility room/mudroom
between attached
garage and kitchen



Bedrooms

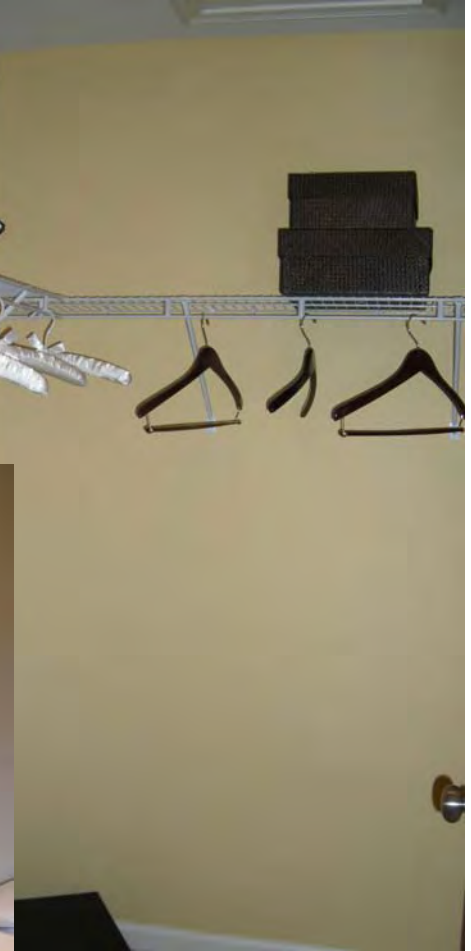




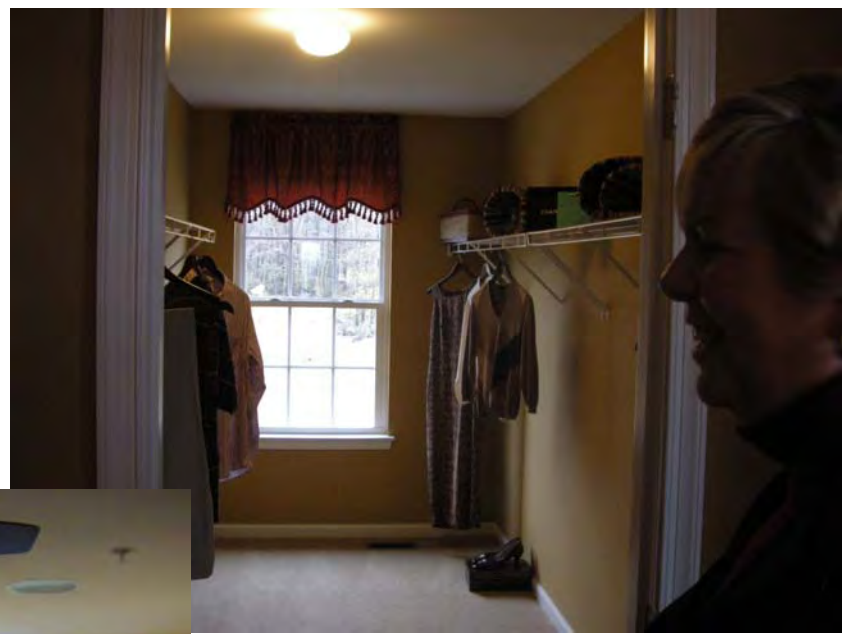
Bedrooms and/or Study Area



Owner Bedroom, Closet, + Bath



Owner Bedroom + Closet (not shown is owner bathroom)



2nd Floor Bathroom #2



Rear Deck Option



To view floor plans and elevations for Ryan Homes models proposed for Yorkway (as of December 2008), go to:

- Hathaway - http://www.ryanhomes.com/Hathaway_9566.html
- Sienna - http://www.ryanhomes.com/Sienna_7228.html
- Venice - http://www.ryanhomes.com/Venice_8116.html
- Naples - http://www.ryanhomes.com/Naples_9861.html
- Florence – (decorated model)
http://www.ryanhomes.com/Rock_Hall_Farms_9802920080613.html
- Savoy – (decorated model)
http://www.ryanhomes.com/Courts_Of_Mallory_Single_Family_9656720051013.html
- Bainbridge - (decorated model)
http://www.ryanhomes.com/Reservoir_Heights_9749620070226.html

These proposed models range in size between 1680 and 2224 square feet, with footprints of 35 x 35 to 40 x 40 feet. They are projected to have base prices of \$230,000 to \$280,000 plus options and upgrades.

Current adjacent homes are between 1100 and 1426 square feet.