



198 Brink Hill Road · Greentown, PA 18426
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RESIDENTIAL DEVELOPMENTS

(with 15 lots or more)

**Prepared by
Pike County Office of Community Planning
January 2010**

PIKE COUNTY RESIDENTIAL DEVELOPMENTS (OF 15 LOTS OR MORE)

- ◆ 192 Residential Developments containing 15 lots or more.
- ◆ 53,248 Acres in the developments
- ◆ 49,381 Parcels included in the developments
- ◆ 25,928 Parcels are developed (53%)

Percent of Lots Developed in Developments

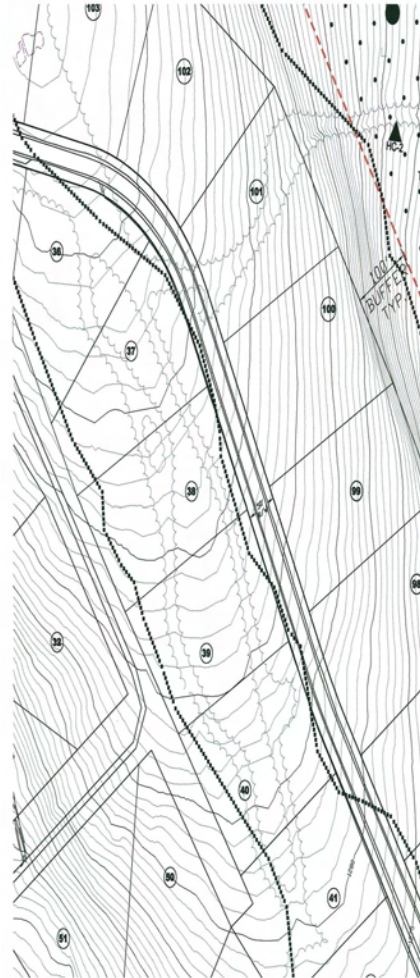
- ◆ 0-25% = 8 Developments
- ◆ 26-50% = 38 Developments
- ◆ 51-75% = 67 Developments
- ◆ 76-100% = 79 Developments

Primary Water Supply

- ◆ Central— 25 Developments (13%)
- ◆ Community—33 Developments (17%)
- ◆ Individual On-Lot—134 Dev. (70%)

Primary Sewage Disposal Method

- ◆ Central—8 Developments (4%)
- ◆ Community—4 Developments (2%)
- ◆ Individual On-Lot—180 Dev. (94%)
- ◆ 75 Developments (39%) offer Recreational Facilities
- ◆ 65 Developments (34%) contain Open Space/Green Area



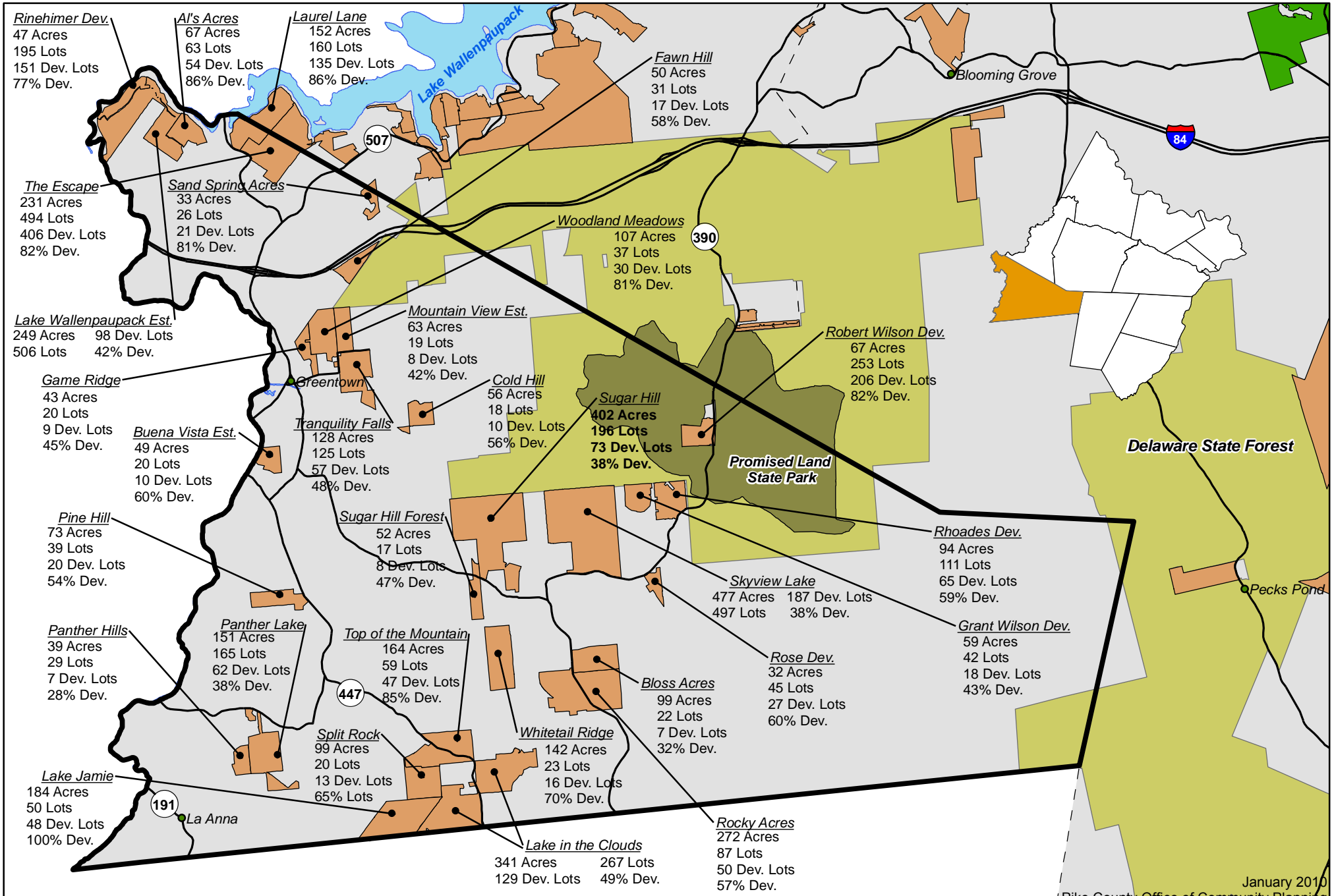
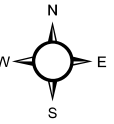
Developments per Municipality*

- Blooming Grove**—9 Developments
- Delaware**—16 Developments
- Dingman**—29 Developments
- Greene**—30 Developments
- Lackawaxen**—28 Developments
- Lehman**—11 Developments
- Milford Township**—7 Developments
- Palmyra**—47 Developments
- Porter**—5 Developments
- Shohola**—18 Developments
- Westfall**—6 Developments

Total is more than 192 as some developments cross municipal boundaries.

- ◆ 15 Developments contain 1,000 lots or more
- ◆ 22 Developments contain 500 lots or more
- ◆ 33 Developments contain 200 lots or more

Greene Township Residential Developments of 15 Lots or More



GREENE TOWNSHIP RESIDENTIAL DEVELOPMENTS (15 LOTS OR MORE)

<u>Development</u>	<u>Acres</u>	<u>Total Lots</u>	<u>Developed Lots</u>	<u>Unbuildable Lots</u>	<u>% Developed</u>	<u>Water</u>	<u>Sewage</u>	<u>School District</u>	<u>Fire Station</u>	<u>Recreational Fac.</u>	<u>Green Area</u>
<i>Al's Acres</i>	67	63	54	0	86%	Community	IOL	Wallenpaupack	Greene Dreher	Yes	No
<i>Bloss Acres</i>	99	22	7	0	32%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Buena Vista Estates</i>	49	20	10	2	60%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Cold Hill</i>	56	18	10	0	56%	IOL	IOL	Wallenpaupack	Greene Dreher	No	Yes
<i>The Escape*</i>	231	494	406	0	82%	Community	Central	Wallenpaupack	Greene Dreher	Yes	Yes
	*The Escape also falls in Palmyra Township										
<i>Fawn Hill</i>	50	31	17	1	58%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Game Ridge</i>	43	20	9	0	45%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Grant Wilson Dev.</i>	59	42	18	0	43%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Lake in the Clouds*</i>	341	267	129	2	49%	IOL	IOL	Wallenpaupack	Promised Land	Yes	Yes
	*Lake in the Clouds also falls in Barrett Township, Monroe County										
<i>Lake Jamie</i>	184	50	48	2	100%	IOL	IOL	Wallenpaupack	Greene Dreher	Yes	No
<i>Lake Wallenpaupack Est</i>	249	506	98	113	42%	Community	IOL	Wallenpaupack	Greene Dreher	Yes	Yes
<i>Laurel Lane*</i>	152	160	135	2	86%	Community	IOL	Wallenpaupack	Greene Dreher	Yes	No
	*Laurel Lane also falls in Palmyra Township										
<i>Mountain View Estates</i>	63	19	8	0	42%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Panther Hills</i>	39	29	7	1	28%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Panther Lake</i>	151	162	62	0	38%	IOL	IOL	Wallenpaupack	Greene Dreher	Yes	Yes
<i>Pine Hill</i>	73	39	20	1	54%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No
<i>Rhoades Dev.</i>	94	111	65	0	59%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Rinehimer Dev.</i>	47	195	151	0	77%	Community	IOL	Wallenpaupack	Greene Dreher	Yes	No
<i>Robert Wilson Dev.</i>	67	253	206	2	82%	Community	IOL	Wallenpaupack	Promised Land	No	No
<i>Rocky Acres</i>	272	87	50	0	57%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Rose Dev.</i>	32	45	27	0	60%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Sand Spring Acres*</i>	33	26	21	0	81%	Community	Community	Wallenpaupack	Tafton	No	No
	*Sand Spring Acres also falls in Palmyra Township										

GREENE TOWNSHIP RESIDENTIAL DEVELOPMENTS (15 LOTS OR MORE)

Development	Acres	Total Lots	Developed Lots	Unbuildable Lots	% Developed	Water	Sewage	School District	Fire Station	Recreational Fac.	Green Area
<i>Skyview Lake</i>	477	497	187	1	38%	Central	IOL	Wallenpaupack	Promised Land	Yes	Yes
<i>Split Rock</i>	99	20	13	0	65%	IOL	IOL	Wallenpaupack	Greene Dreher	No	Yes
<i>Sugar Hill</i>	402	196	73	1	38%	IOL	IOL	Wallenpaupack	Promised Land	No	Yes
<i>Sugar Hill Forest</i>	52	17	8	0	47%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Top of the Mountain</i>	164	59	47	3	85%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Tranquility Falls</i>	128	125	57	3	48%	Community	IOL	Wallenpaupack	Greene Dreher	Yes	Yes
<i>Whitetail Ridge</i>	142	23	16	0	70%	IOL	IOL	Wallenpaupack	Promised Land	No	No
<i>Woodland Meadows</i>	107	37	30	0	81%	IOL	IOL	Wallenpaupack	Greene Dreher	No	No

Data is for Entire Development

Data is for Lots in Pike County Only

I.O.L. = Individual On-Lot

Percentage of Developed Lots = (Developed Lots + Unbuildable Lots)/Total Lots x 100%