

BERLIN MEADOWS MASTER DEVELOPMENT SUMMARY

ZONING CLASSIFICATION	Proposed Acreage for Development	Additional Comments
R-3 with Planned Residential Overlay	±193.3 Acres	Includes single family and open space
Total Acres	±193.3	

PLANNED RESIDENTIAL DEVELOPMENT SUMMARY

Planned Residential Development Data	Proposed for Development	Required by Zoning Code
Development Summary		
Single Family and R.O.W.	±120.63 Acres	
Open Space	±84.37 Acres (43.64%)	20%
Total Acres	±193.3 Acres	
Net Acres	+/- 156.225 Acres	
Number of Units	384	
Density	±1.98 du/ac gross developable +/-2.45 du/ac net developable	1.25 du/ac net developable
Max. Building Height-All PRD Areas	35'	35'
Min. Front Yard Setback-SF	55' from centerline internal street , 200' min centerline of Peachblow and Shanahan, 80' min. centerline of North Road extension	As approved in development plan from centerline of street.
Min. Side Yard Setback-SF	5'	12.5'
Min. Rear Yard Setback-SF	25'	25'
Min. Lot Frontage at ROW-SF	39'	80'
Min. Lot Size-SF	6,840 s.f	10,890 s.f.
Min. Parking-SF	4	4