

BERLIN MEADOWS MASTER DEVELOPMENT SUMMARY 1.22.19

ZONING CLASSIFICATION	Proposed Acreage for Development	Additional Comments
R-3 with Planned Residential Overlay	±183.81 Acres	Includes single family and open space, school, park area, and community clubhouse
Total Acres	±183.81	

PLANNED RESIDENTIAL DEVELOPMENT SUMMARY

Planned Residential Development Data	Proposed for Development	Required by Zoning Code
Development Summary		
Single Family and R.O.W.	±100.49 Acres	
Open Space	±83.32 Acres (45.33%)	20%
Total Acres	±183.81 Acres	
Net Acres	+/- 156.225 Acres	
Number of Units	384	
Density	±2.09 du/ac gross developable +/-2.56 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	6'	12.5'
Min. Rear Yard Setback-SF	25'	25'
Min. Lot Frontage at ROW-SF	40'-11"	80'
Min. Lot Size-SF	7,280 s.f	10,890 s.f.
Min. Parking-SF	4	4