

**BERLIN MEADOWS MASTER DEVELOPMENT SUMMARY 3.26.19**

<b>ZONING CLASSIFICATION</b>	<b>Proposed Acreage for Development</b>	<b>Additional Comments</b>
R-3 with Planned Residential Overlay	±181.59 Acres	Includes single family and open space, school, park area, and community clubhouse
<b>Total Acres</b>	<b>±181.59</b>	

**PLANNED RESIDENTIAL DEVELOPMENT SUMMARY**

<b>Planned Residential Development Data</b>	<b>Proposed for Development</b>	<b>Required by Zoning Code</b>
<b>Development Summary</b>		
Single Family and R.O.W.	±96.5 Acres	
Open Space	±85.09 Acres (46.85%)	20%
<b>Total Acres</b>	<b>±181.59 Acres</b>	
<b>Net Acres</b>	<b>+/- 142.69 Acres</b>	
Number of Units	336	
Density	±1.85 du/ac gross developable +/-2.35 du/ac net developable	1.85 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', 10'	12.5'
Min. Rear Yard Setback-SF	25'	25'
Min. Lot Frontage at ROW-SF	32'	80'
Min. Lot Size-SF	7,280 s.f	10,890 s.f.
Min. Parking-SF	4	4