

NO. OF UNITS:
EXISTING CONDOMINIUMS 30
EXISTING TOWNHOUSES 16
PROPOSED TOWNHOUSES 26
TOTAL UNITS TO DATE 72

REZONING CONDITIONS OF JUNE 14, 1983:

1. THE MAXIMUM NUMBER OF DWELLING UNITS TO BE CONSTRUCTED ON THE ORIGINAL 26.2 ACRE TRACT SHALL BE ONE HUNDRED AND FORTY-SIX UNITS (146).
2. NO DWELLING UNIT CONSTRUCTED SHALL HAVE LESS THAN 1,100 SQUARE FEET OF GROSS SPACE.
3. NO STRUCTURE SHALL BE HIGHER THAN 2 STORIES.
4. NO BRIDGE WILL BE CONSTRUCTED ACROSS TINKER CREEK.
5. NO PRIVATE SEWER SYSTEM OR ABOVE GROUND SEWER TREATMENT SYSTEM SHALL BE CONSTRUCTED.
6. ALL UNITS CONSTRUCTED SHALL BE FINISHED TO GRADE.
7. THE LIGHTING FOR THE POOL AND TENNIS COURTS WILL BE DIRECTED AND SCREENED TO MINIMIZE ITS PENETRATION INTO RESIDENTIAL SUBDIVISIONS.
8. ALL STRUCTURES TO BE CONSTRUCTED ADJACENT TO TINKER CREEK SHALL BE SET BACK AT LEAST 100 FEET FROM THE CENTER OF TINKER CREEK.
9. THE PERIMETER OF THE 26.2 ACRES ADJACENT TO BISCAYNE ROAD AND ADJACENT TO THE RECREATION AREA ALONG SHADWELL DRIVE SHALL BE LANDSCAPED IN AN APPROPRIATE MANNER TO PROVIDE REASONABLE SCREENING OF THE 26.2 ACRES FROM THE ADJOINING RESIDENTIAL SUBDIVISIONS.

PROPOSED DEVELOPMENT:
AREA WEST OF NORTH BROOK: 89,275 SQ. FT. 2.05 ACRES
AREA EAST OF NORTH BROOK: 173,738 SQ. FT. 3.99 ACRES
TOTAL DEVELOPMENT: 263,013 SQ. FT. 6.04 ACRES
PROPOSED BUILDING CONSTRUCTION: 47,310 SQ. FT. 1.08 ACRES 18%±
PROPOSED IMPERVIOUS AREA: 89,840 SQ. FT. 2.06 ACRES 34%±
MINIMUM BUILDING WIDTH: 30.5'
MINIMUM GROSS FLOOR AREA: 1,298 SQ. FT.
(ABOVE REQUIRED MIN. OF 1,100 SQ. FT.)
MINIMUM LOT SIZE: 4,487± SQ. FT.

NO SCREENING IS REQUIRED FOR THIS PROJECT. LANDSCAPE AND PLANTING MATERIALS SHALL BE ESTABLISHED AT THE DEVELOPER'S DISCRETION TO PROVIDE ADEQUATE AESTHETICS FOR THE PROJECT. THE ENGINEER RECOMMENDS THE DEVELOPER CONSULT WITH A QUALIFIED LANDSCAPE ARCHITECT TO DEVELOP A PLAN PRIOR TO THE COMPLETION OF THE PROJECT.

ARTICLE V:

SECTION 30-91-9: MINIMUM PARKING REQUIRED:

(B) RESIDENTIAL USE TYPES: TOWNHOUSES

ONE BEDROOM UNITS: 1.5 SPACES PER DWELLING UNIT
TWO & THREE BEDROOM UNITS: 2 SPACES PER DWELLING UNIT
FOUR OR MORE BEDROOM UNITS: 2.5 SPACES PER DWELLING UNIT

SECTION 30-92: SCREENING, LANDSCAPING, AND BUFFER YARDS:

SECTION 30-92-3: STANDARDS AND SPECIFICATIONS:

CHART 1:

R-3 ADJOINING R-3: NO SCREENING REQUIRED
R-3 ADJOINING C-2: NO SCREENING REQUIRED

SWM NOTES:

"THE HOMEOWNERS' ASSOCIATION (FOR MEADOWBROOK VILLAGE - PHASE V) OR PROPERTY OWNER OF THIS DEVELOPMENT SHALL ASSUME THE MAINTENANCE RESPONSIBILITY OF THE STORM DRAINAGE SYSTEM AND OF THE STORMWATER MANAGEMENT FACILITY LOCATED THEREIN, AND CONTAINED WITHIN AN EASEMENT PROPERLY DEDICATED," AS SHOWN ON SUBDIVISION PLAT.

ACCESS TO THE SWM FACILITY SHALL CONSIST OF THE FOLLOWING GENERAL DESCRIPTION: FROM THE PUBLIC ROAD (ROUTE 11) ALONG THE 24-FOOT PAVED PRIVATE ROAD OF NORTH BROOK DRIVE, ALONG THE 24-FOOT PAVED PRIVATE ROAD OF PINE LANE, AND ALONG THE 18-FOOT PAVED PRIVATE ROAD OF PINE FLAT LANE, ALL PRIVATE ROADS HAVING NON-EXCLUSIVE RIGHT TO PUBLIC INGRESS AND EGRESS.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CH BEARING	CH LENGTH
C1	120°18"	1126.72'	26.32'	13.16'	N 16°34'52" W	26.32'
C2	111°52'4"	1154.71'	226.86'	113.80'	N 11°37'19" W	226.50'
C3	149°01"	757.09'	24.01'	12.01'	N 05°05'04" E	24.01'
C4	234°55"	757.09'	34.12'	17.06'	N 02°53'06" E	34.12'
C5	112°14'6"	1209.90'	239.94'	120.37'	S 11°34'06" E	239.55'
C6	8°30'00"	1071.72'	158.99'	79.64'	S 13°00'01" E	158.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°59'22" W	21.23
L2	S 03°43'15" E	32.32
L3	N 08°45'01" W	115.00

ZONING NOTES:

SUBJECT PROPERTY IS ZONED R3-C AS REVISED PER ORDINANCE 052802-9.

SECTION 30-45: R-3 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

SEC 30-45-2: PERMITTED USES:
MULTI-FAMILY DWELLINGS, TOWNHOUSES

SEC 30-45-3: SITE DEVELOPMENT REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS:

4. REFER TO ARTICLE IV FOR MULTI-FAMILY DWELLINGS AND TOWNHOUSES.

ARTICLE IV:

SECTION 30-82-14: TOWNHOUSES:

- (A) INTENT:
TO BE INTERMINGLED WITH OTHER COMPATIBLE TYPES OF HOUSING.

(B) GENERAL STANDARDS:

1. ALL TOWNHOUSES TO BE SERVED BY PUBLIC SEWER AND WATER. (WATER & SEWER PROPOSED)
2. FACADES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATION IN DESIGN SO THAT NO MORE THAN FOUR (4) ADJUTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND SAME DESIGN.
3. THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING FIVE (5) OR MORE UNITS SHALL BE 40 FEET.
4. THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING FOUR (4) OR LESS UNITS SHALL BE 20 FEET.
5. THE MAXIMUM HEIGHT OF TOWNHOUSES SHALL BE 45 FEET. ACCESSORY BUILDINGS SHALL NOT EXCEED 15 FEET.
6. ACCESSORY BUILDINGS SHALL BE PERMITTED IN REAR YARDS ONLY & SHALL BE NO MORE THAN 10 FT. BY 10 FT.
7. ONLY ONE YARD, FRONT OR REAR (OR SIDE IN CASE OF END UNIT) SHALL BE IMPROVED WITH A DRIVEWAY OR IMPERMEABLE SURFACE INTENDED FOR VEHICLE STORAGE OR ACCESS TO GARAGE.
8. THE MAXIMUM BUILDING AND LOT COVERAGE SHALL BE COMPUTED FOR THE SITE OF THE ENTIRE DEVELOPMENT.
9. PUBLIC STREET FRONTAGE SHALL NOT BE REQUIRED.

(C) ADDITIONAL STANDARDS IN THE R-3 DISTRICT:

1. MAXIMUM GROSS DENSITY: TWELVE (12) TOWNHOUSE UNITS PER ACRE.
2. MINIMUM PARCEL SIZE: 7,200 SQUARE FEET FOR THE FIRST DWELLING, 3,630 SQUARE FEET FOR EACH ADDITIONAL UNIT.
3. FRONT YARD SETBACK: AVERAGE 15 FEET, MINIMUM 10 FEET, NO COMMON PARKING AREA, COMMON DRIVEWAY OR STREET RIGHT OF WAY IS PERMITTED WITHIN THE FRONT YARD.
4. SIDE YARD SETBACK: 15 FEET FOR EACH END RESIDENCE IN ANY GROUP OF TOWNHOUSES ADJOINING A PROPERTY BOUNDARY. 10 FEET BETWEEN INTERIOR END UNITS.
5. REAR YARD SETBACK: 25 FEET.
6. MINIMUM LOT SIZE FOR INDIVIDUAL TOWNHOUSES: 1,800 SQ. FT. FOR INTERIOR LOTS, 2,300 SQ. FT. FOR END LOTS.
7. MINIMUM LOT WIDTH FOR INDIVIDUAL TOWNHOUSES: 18 FT. FROM CENTER OF WALL TO CENTER OF WALL.
8. MAXIMUM NUMBER OF INDIVIDUAL TOWNHOUSES IN A GROUP: 10.
9. MAXIMUM COVERAGE: BUILDING COVERAGE: 40 PERCENT, LOT COVERAGE: 65 PERCENT.

