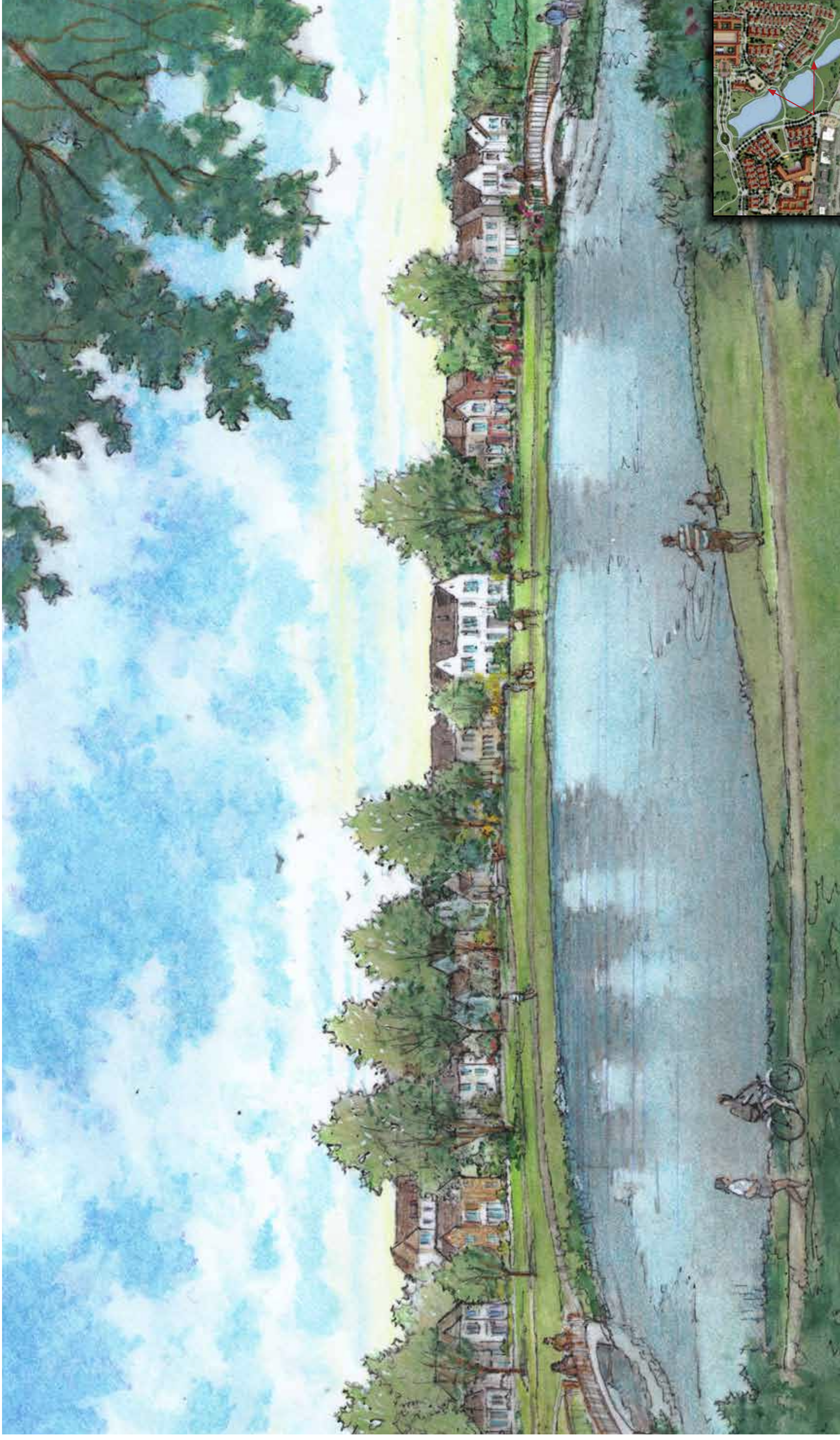


MEADOWBROOK PARK | LANDSCAPE

POTENTIAL GOLF COURSE TO PARK TRANSFORMATIONS



VIEW ACROSS LAKE



“I really love the idea of a park in the area, saving the ponds and trees for the neighbors.”

- Citizen comment from Open House Workshop, March 12-13, 2015

PARK & LANDSCAPE CHARACTER



LANDSCAPE NARRATIVE

It is envisioned that the landscape for the mixed use development will be a series of formal gardens residing within Meadowbrook Park. The character of the landscape will transition from the open views of the park's mature trees, meandering pathways and ponds, to a stricter geometry of smaller scaled elements within the neighborhood's residences and greenspaces. To give a sense of longevity, the neighborhood's landscape plan identifies a multitude of existing trees to retain, strengthening its connection with the surrounding community.

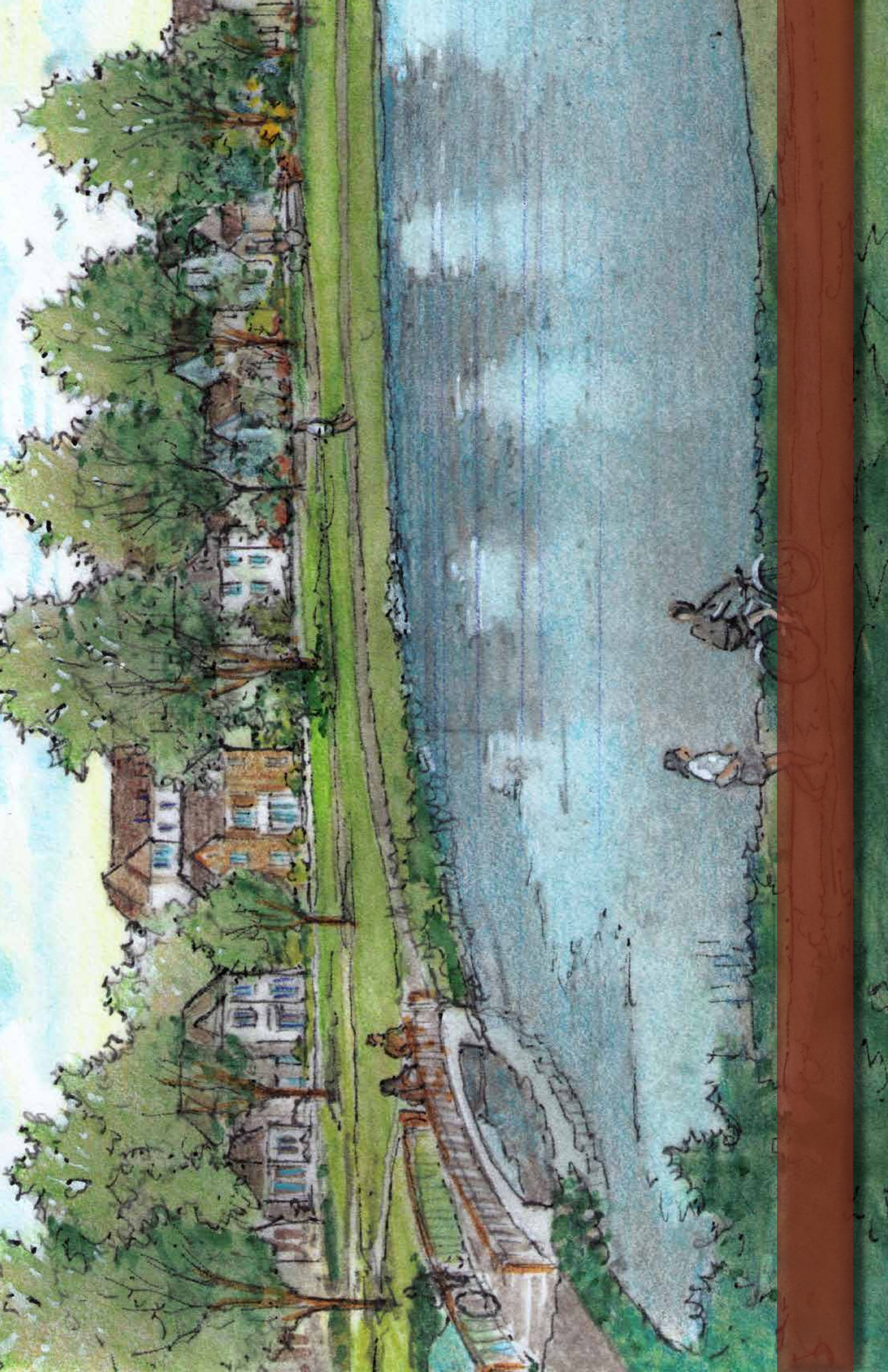
The landscape's formal style will complement the architecture of the neighborhood using elements such as manicured hedges, linear tree arrangements, and stone walls. Garden paths, structures, and ornaments also play a role in creating signature environments that compliment the park setting.

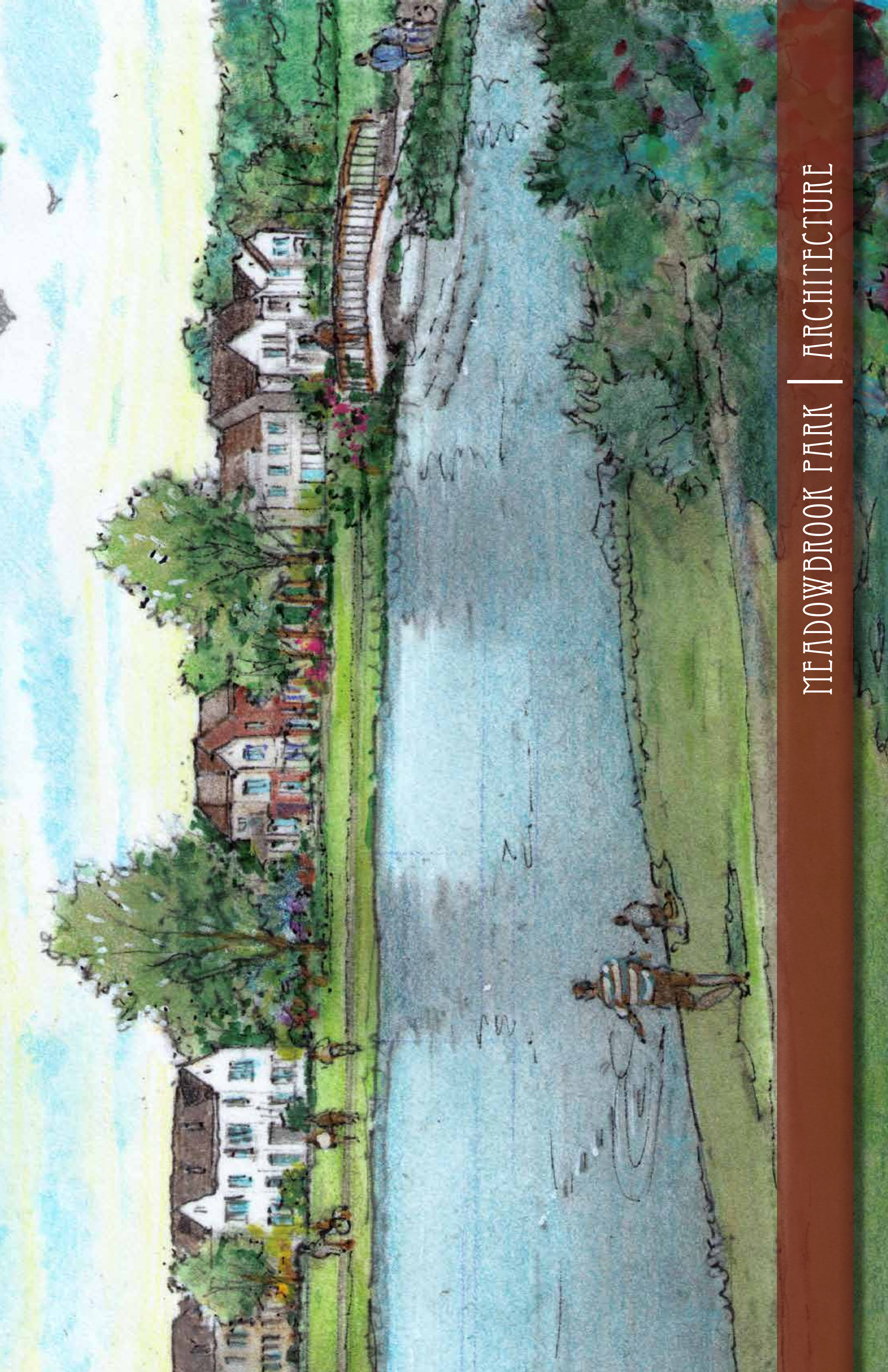


Existing Cypress Tree to be preserved and incorporated into the vision plan. Bingham, Scott, 2015.



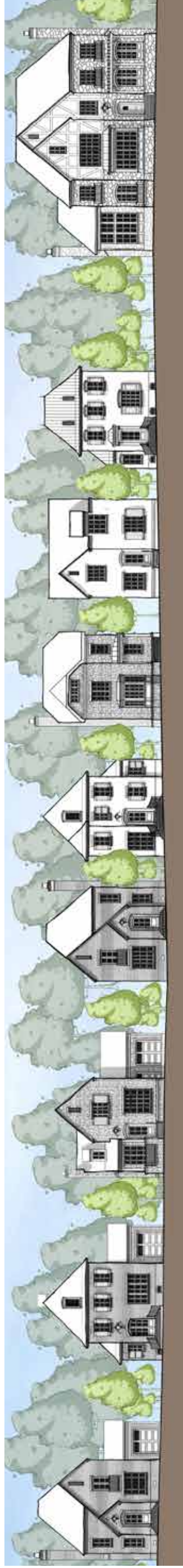
| Legend | Park Space | Single Family Residential | Attached Homes | Luxury Apartments | Inn | Senior Living | Public Park Space |
|--------|------------|---------------------------|----------------|-------------------|-----|---------------|-------------------|
| | | | | | | | |





MEADOWBROOK PARK | ARCHITECTURE

SINGLE FAMILY CHARACTER



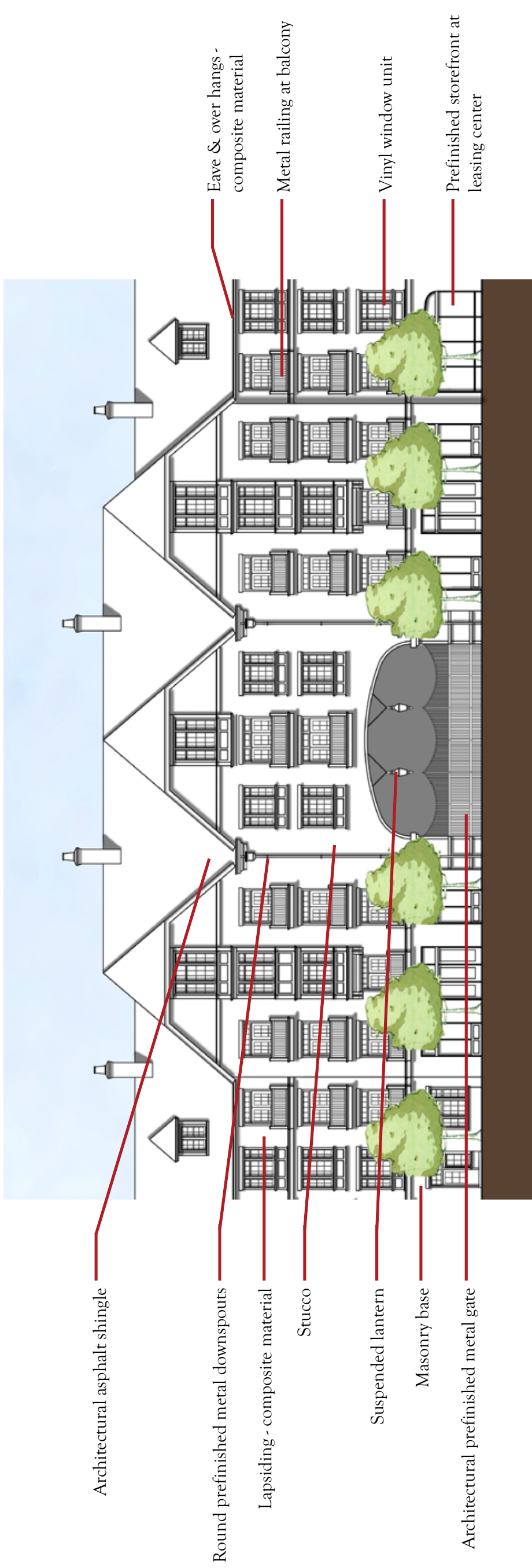
ATTACHED HOME CHARACTER



LUXURY APARTMENTS - THE INN



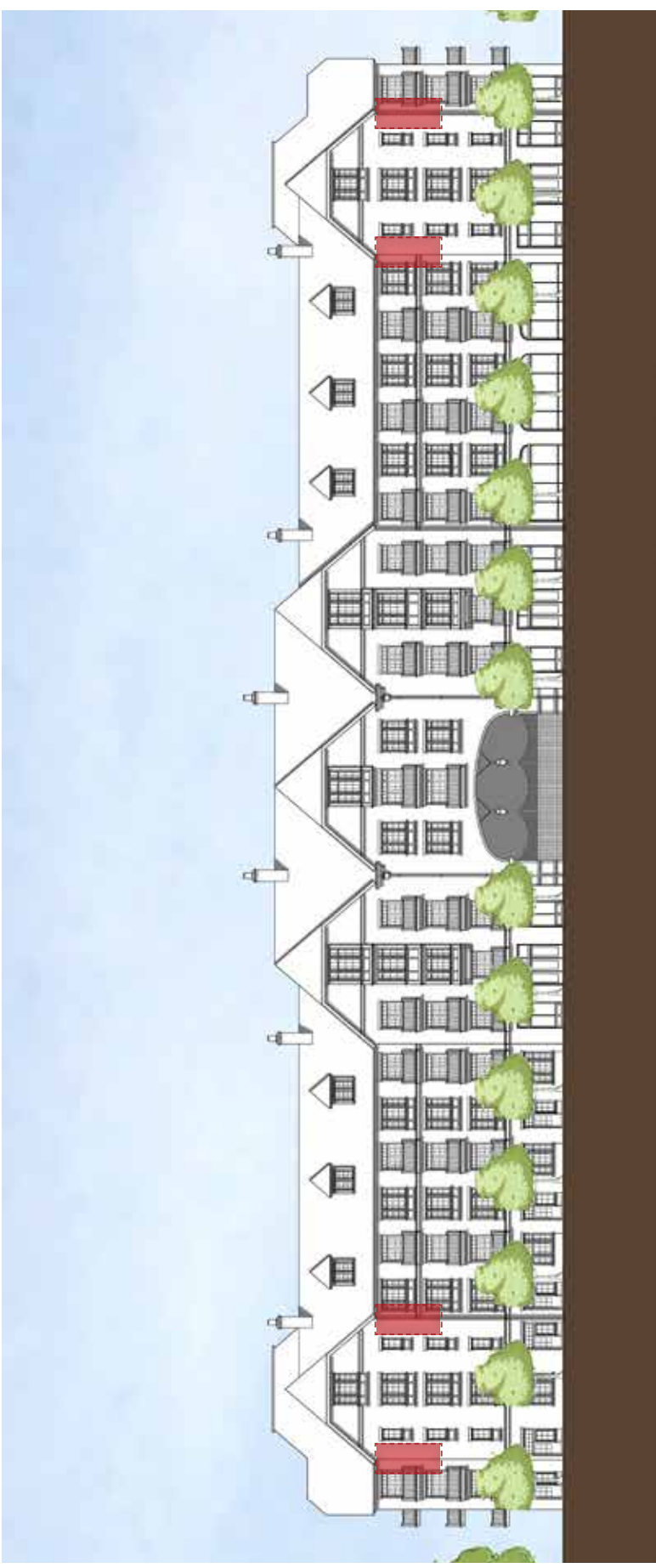
LUXURY APARTMENTS



LUXURY APARTMENTS - ELEVATIONS



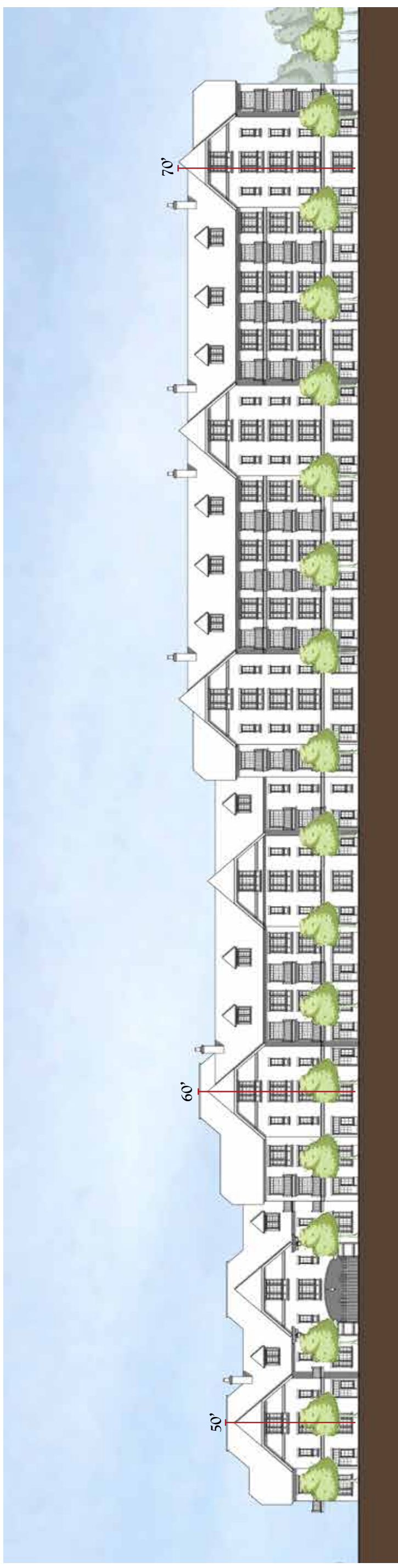
Site Plan



West Elevation

Proposed location for
structure mounted signage

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum height shown by up to 25 feet.

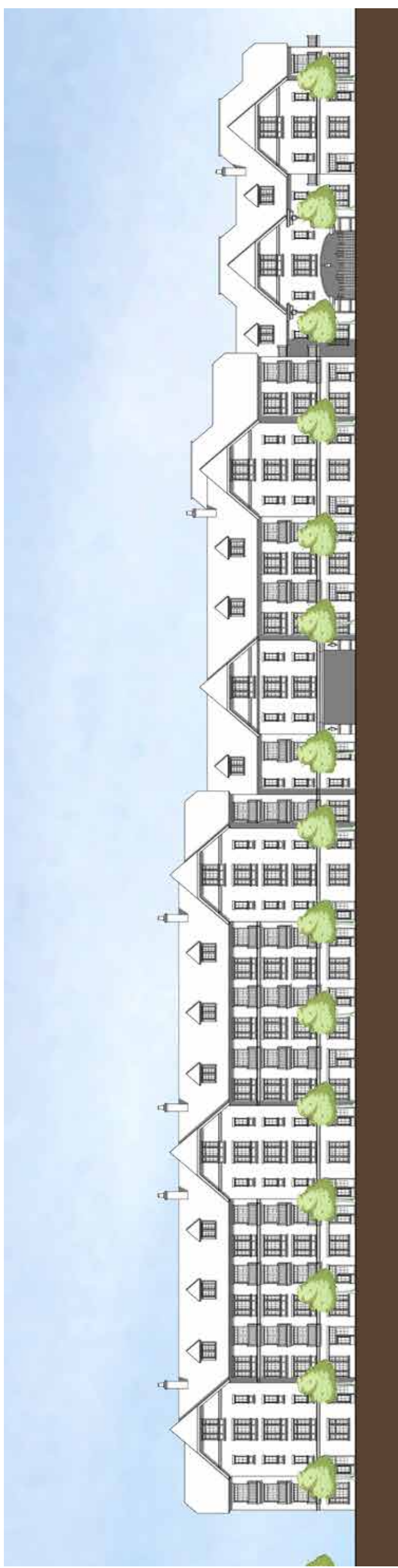


North Elevation

LUXURY APARTMENTS - ELEVATIONS

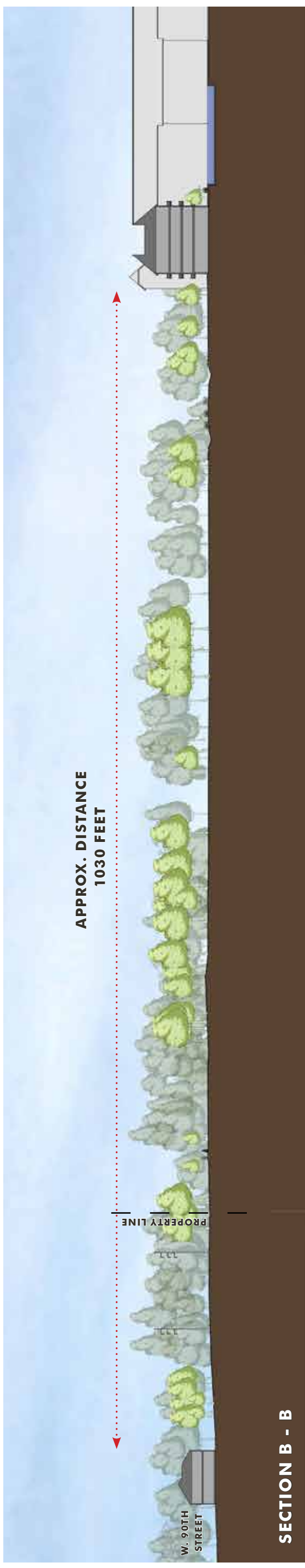
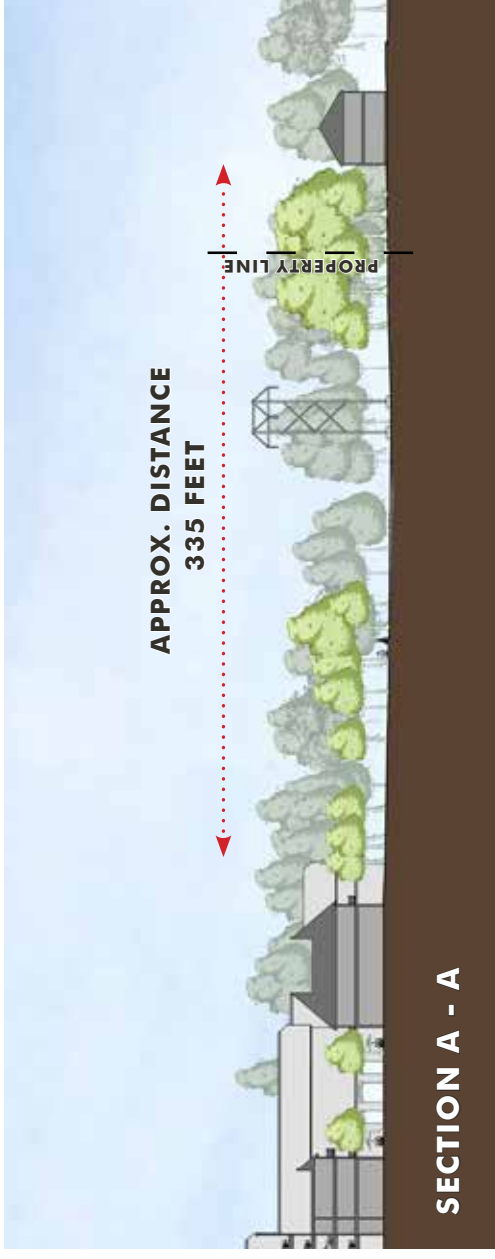


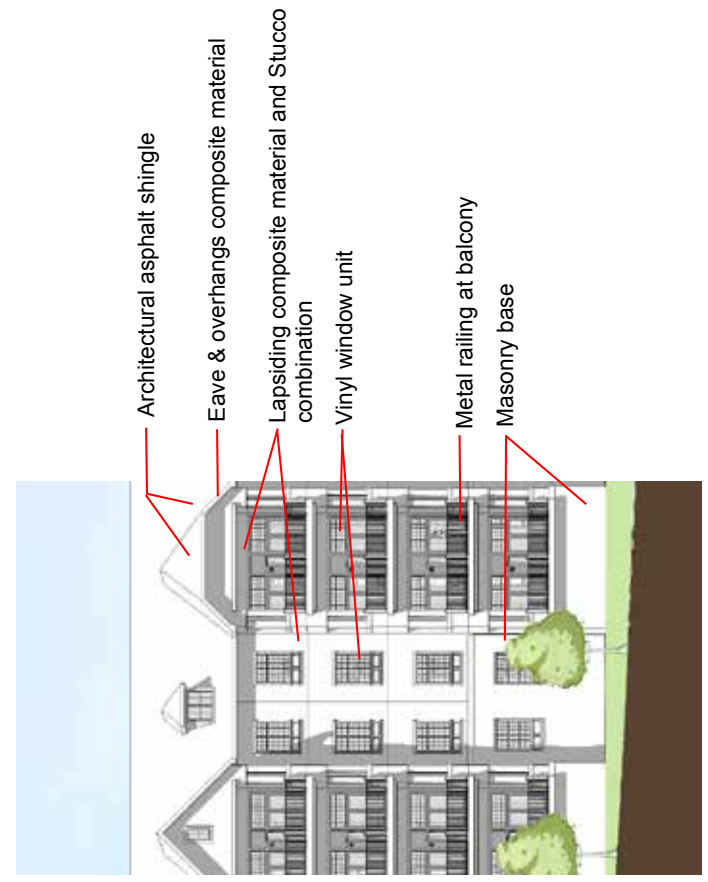
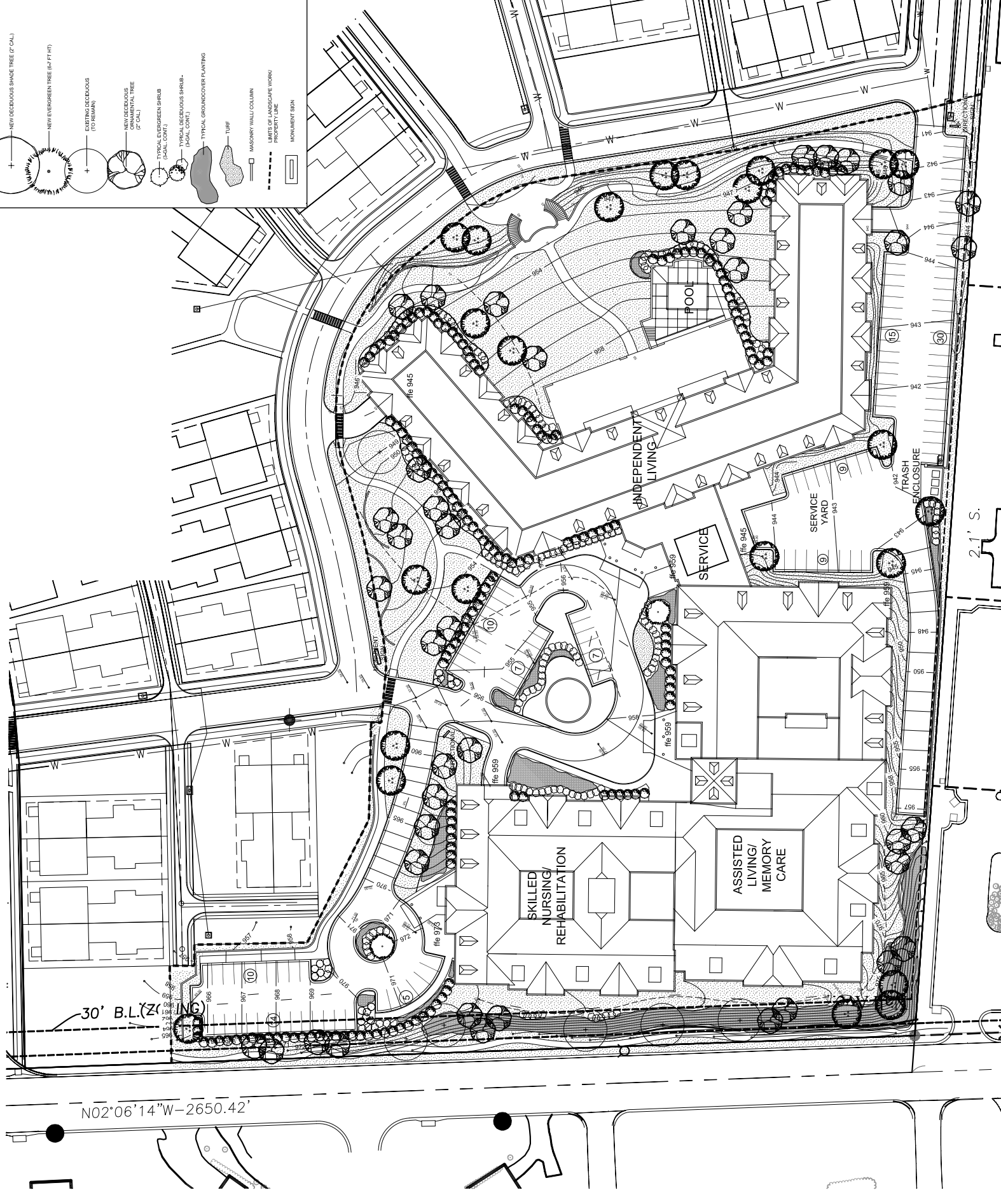
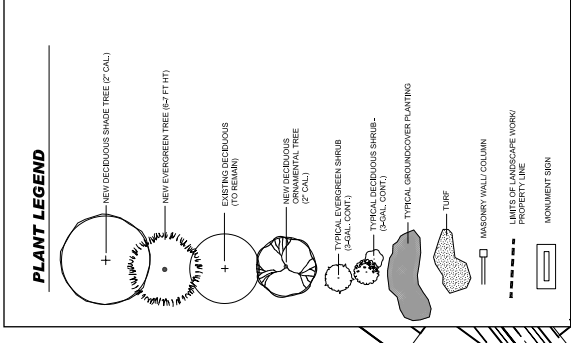
East Elevation



South Elevation

LUXURY APARTMENT - SITE SECTIONS





SENIOR LIVING - ELEVATIONS



East Elevation

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed maximum height shown by up to 25 feet.



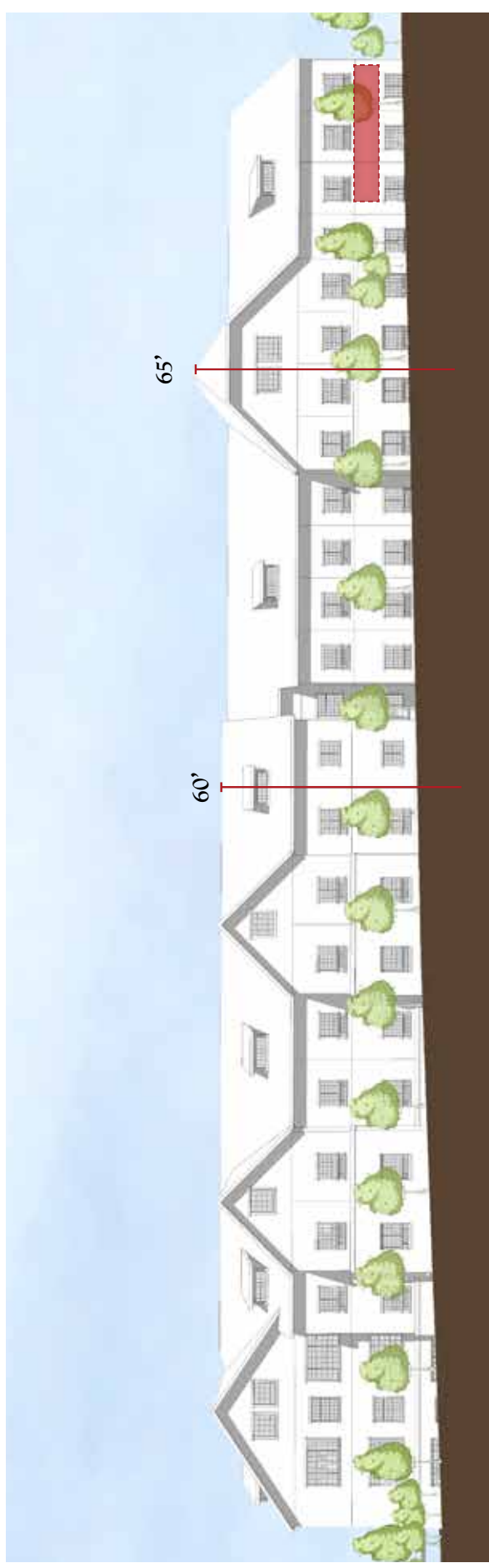
North Elevation



South Elevation



Site Plan



West Elevation

Proposed location for structure mounted signage

THE INN - CHARACTER



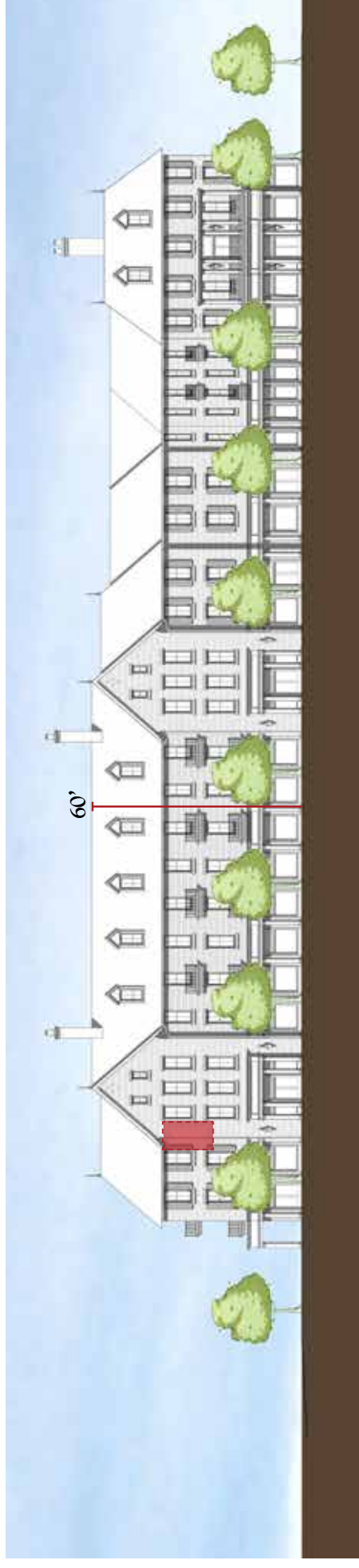
THE INN - ELEVATIONS



Site Plan



East Elevation

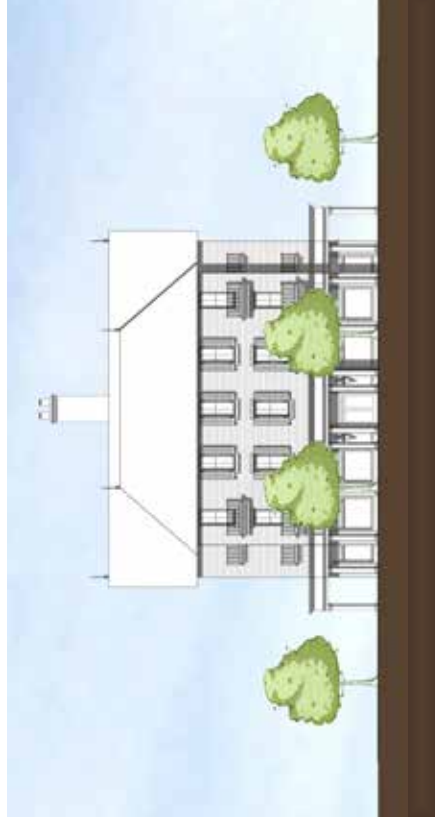


West Elevation

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed maximum height shown by up to 25 feet.



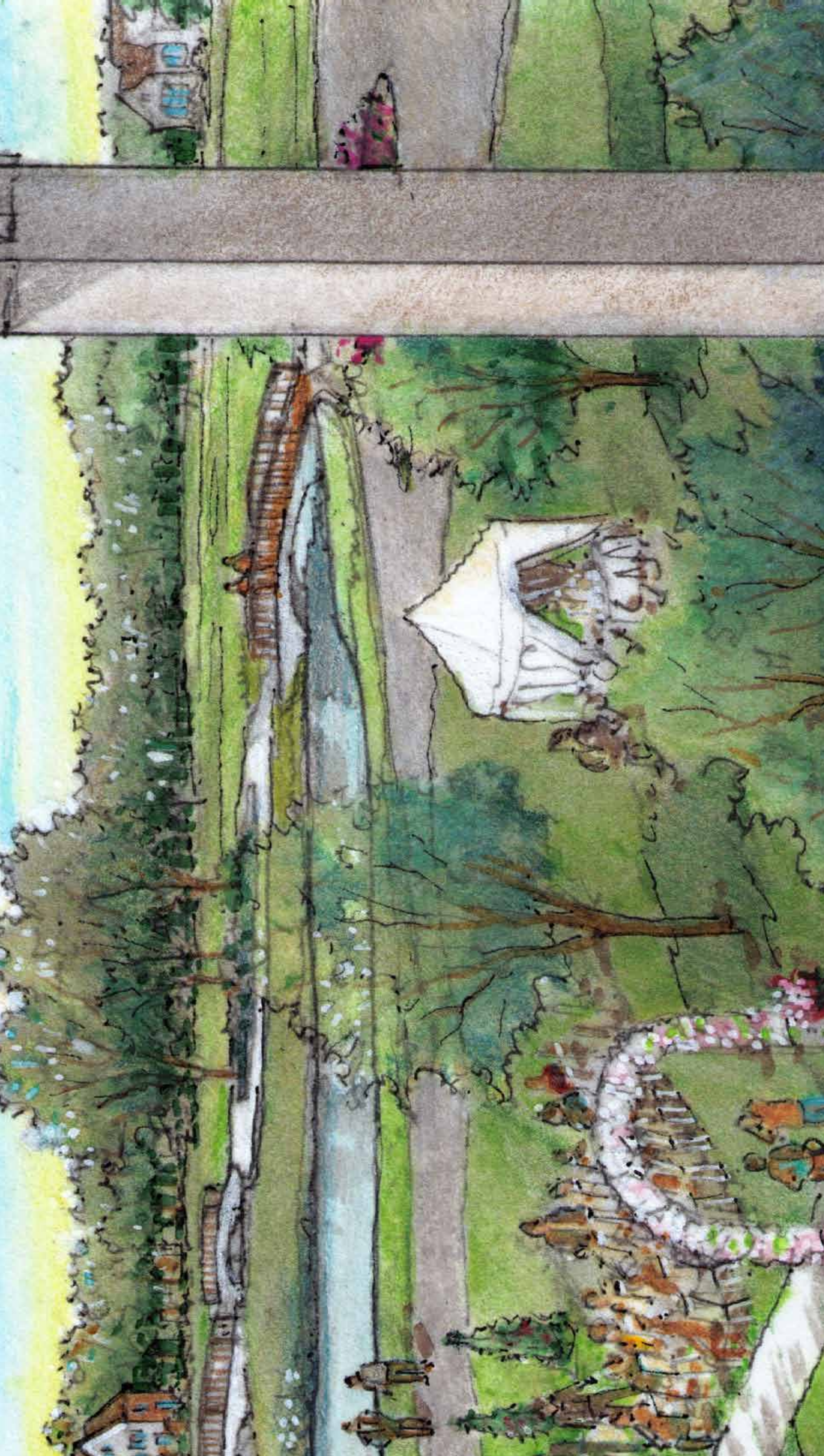
South Elevation



North Elevation

Proposed location for structure mounted signage



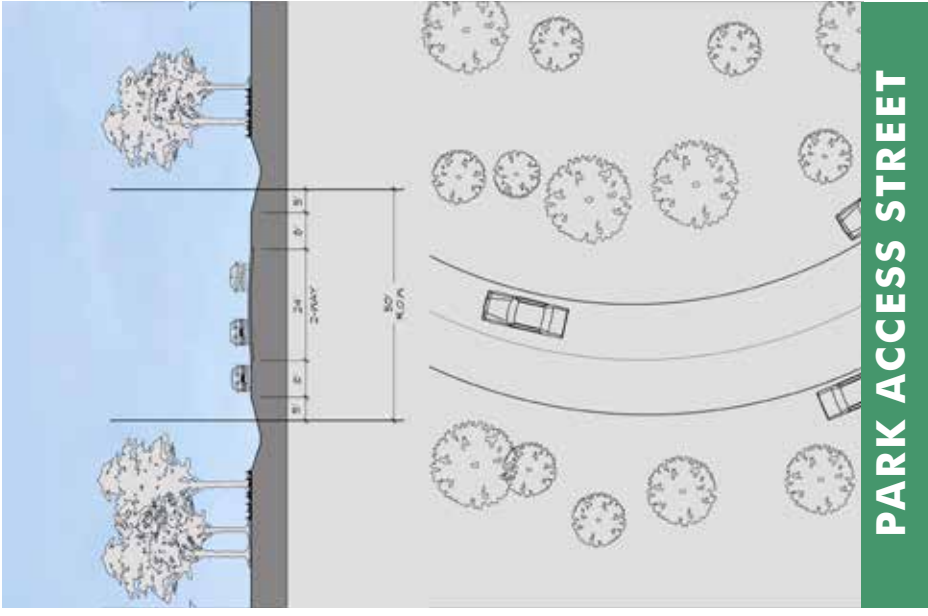


MEADOWBROOK PARK | DEVELOPMENT SUMMARY

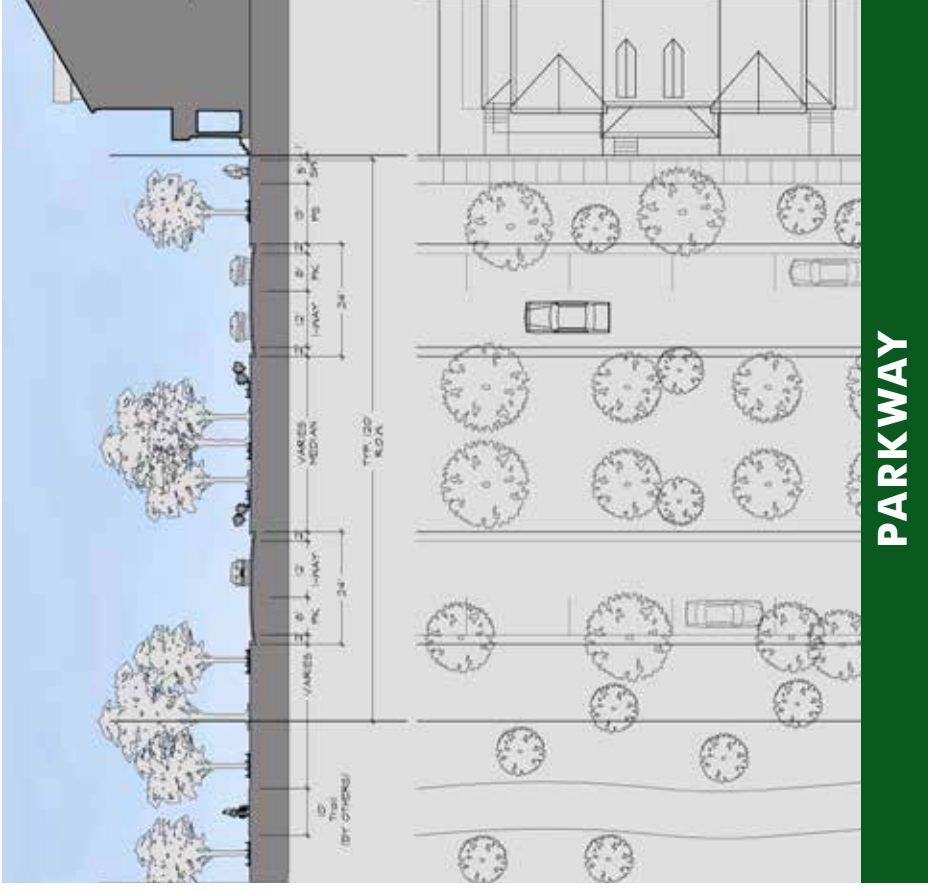
STREET CHARACTER



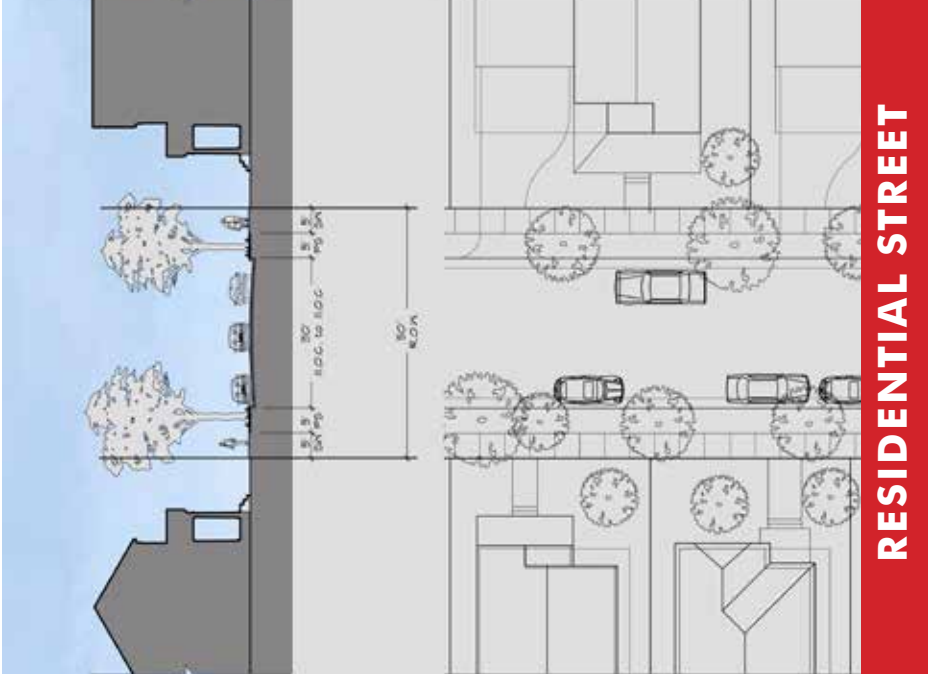
STREET SECTIONS



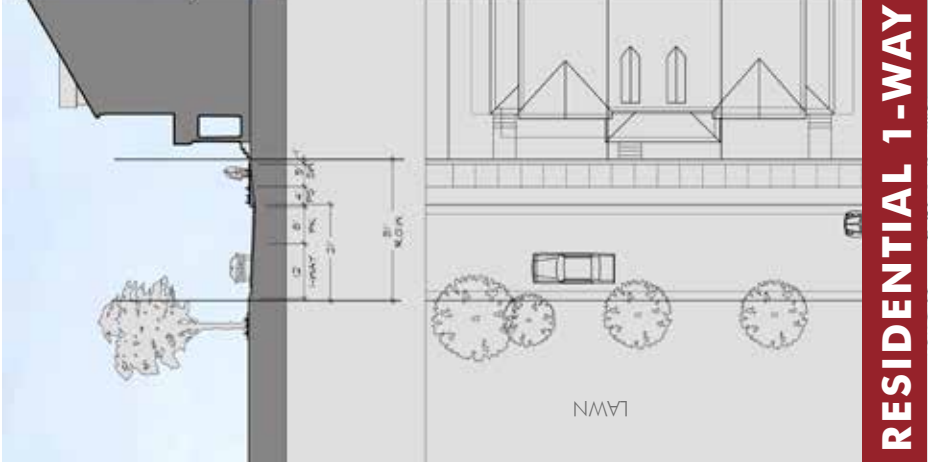
PARK ACCESS STREET



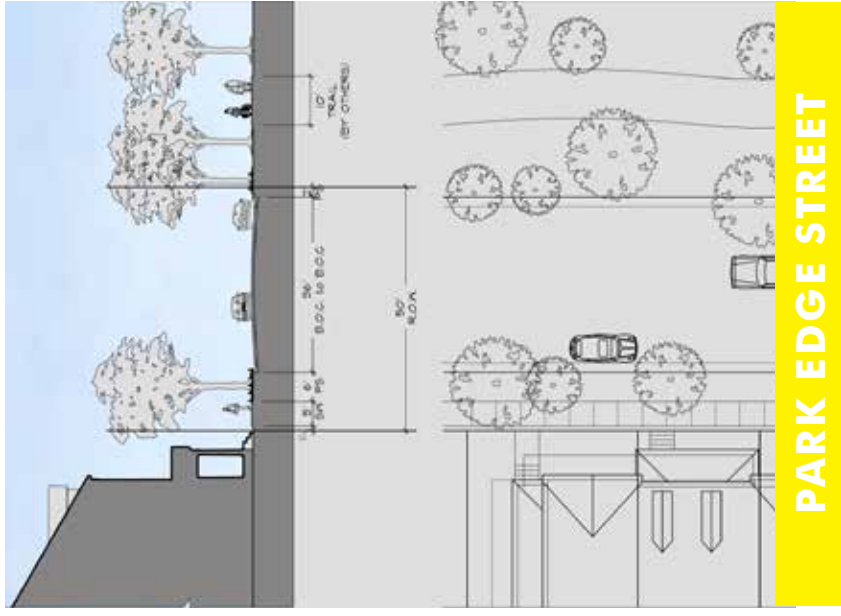
PARKWAY



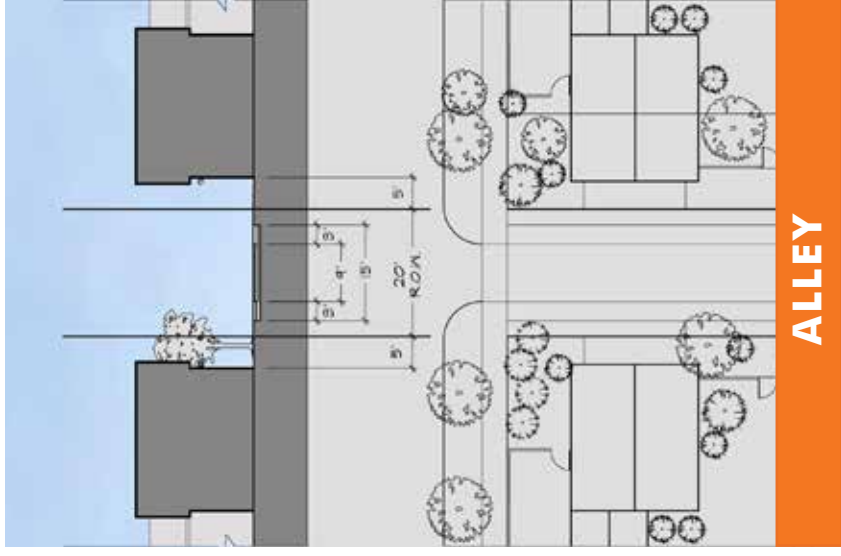
RESIDENTIAL STREET



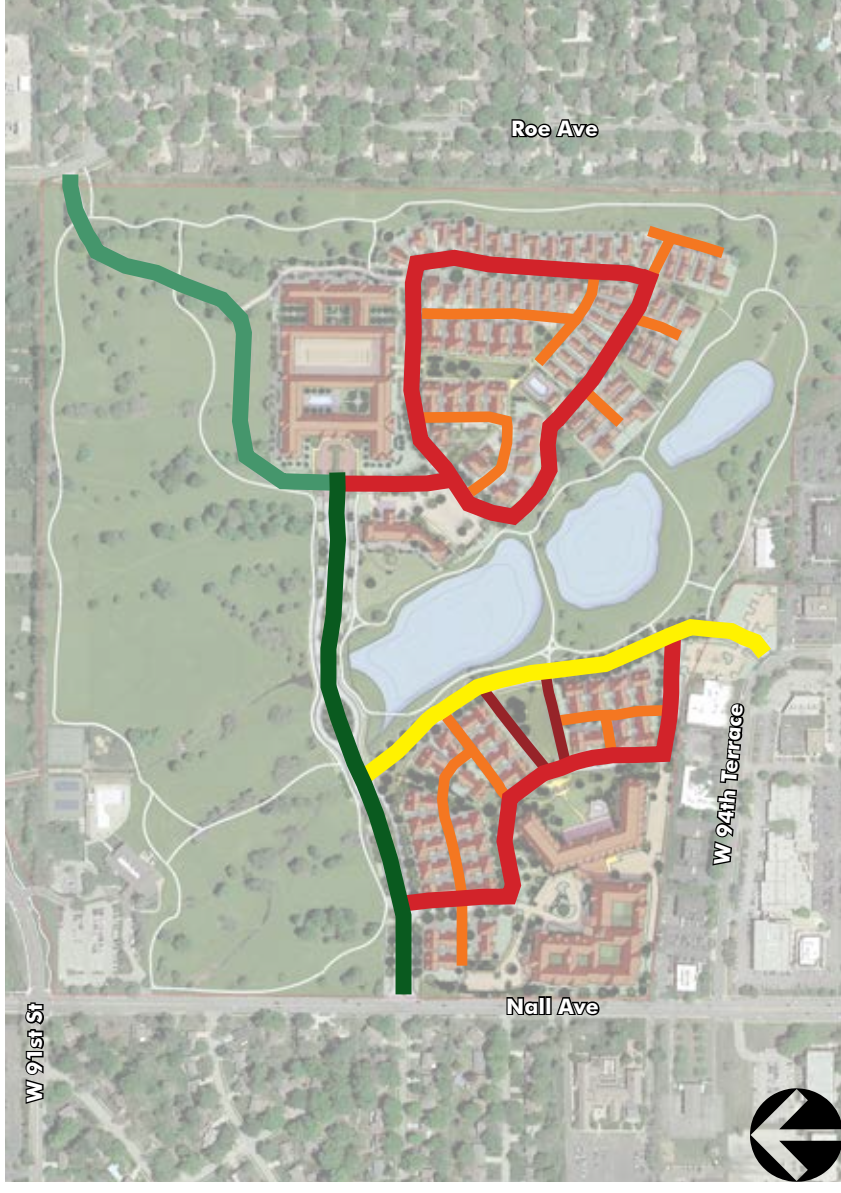
RESIDENTIAL 1-WAY



PARK EDGE STREET



ALLEY



LOT TYPES

ATTACHED HOME LOTS



LOT STANDARDS

- Min. Lot Area: 3,000 sq. ft.
- Min. Lot Width at Front Setback: 25 ft.
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (where attached) / 6 ft. (to an interior lot line)
- Min. Rear Yard Setback: 5 ft. (to alley)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

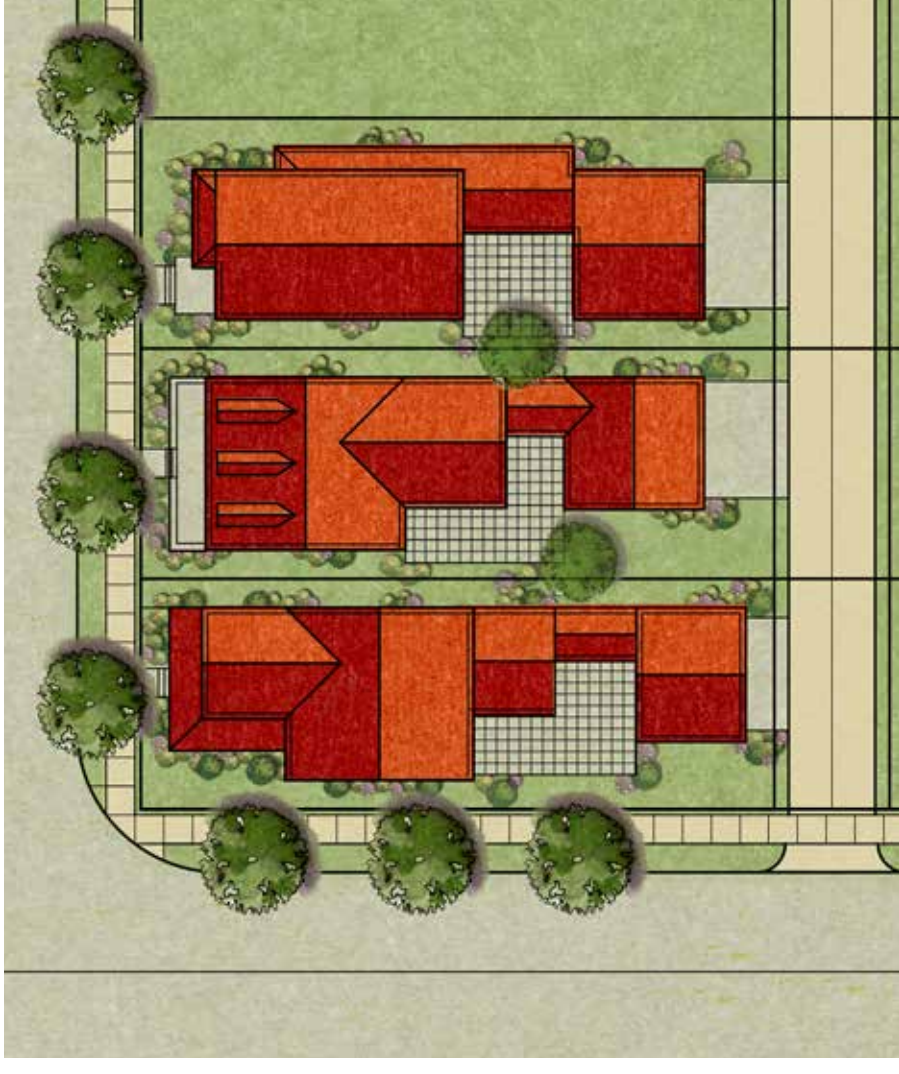
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Attached Home Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

COTTAGE LOTS



LOT STANDARDS

- Min. Lot Area: 4,000 sq. ft.
- Min. Lot Width at Front Setback: 40 ft.
- Min. Front Yard Setback: 5 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
- Min. Rear Yard Setback: 5 ft. (to alley)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend from a building into a minimum yard with no setback required from a lot line.

Permitted Height Projections: Building elements and appurtenances such as chimneys, spires, cupolas, belfries, towers, rooftop decks, flagpoles, elevator housing, and roof access stairwells may exceed the maximum building height by up to 25 feet.

Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling unit.

*Landscaping shown is illustrative and will be further details at final approval

LOT OPTIONS

Any Attached Home Lot may be reassigned as a Cottage Lot, and vice versa.
Any Attached Home or Cottage Lot may be "split" in such a manner to enlarge the adjacent lots on both sides.