



MEADOWBROOK PARK | ARCHITECTURE

SINGLE FAMILY CHARACTER






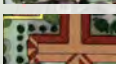
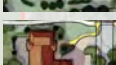
ATTACHED HOME CHARACTER

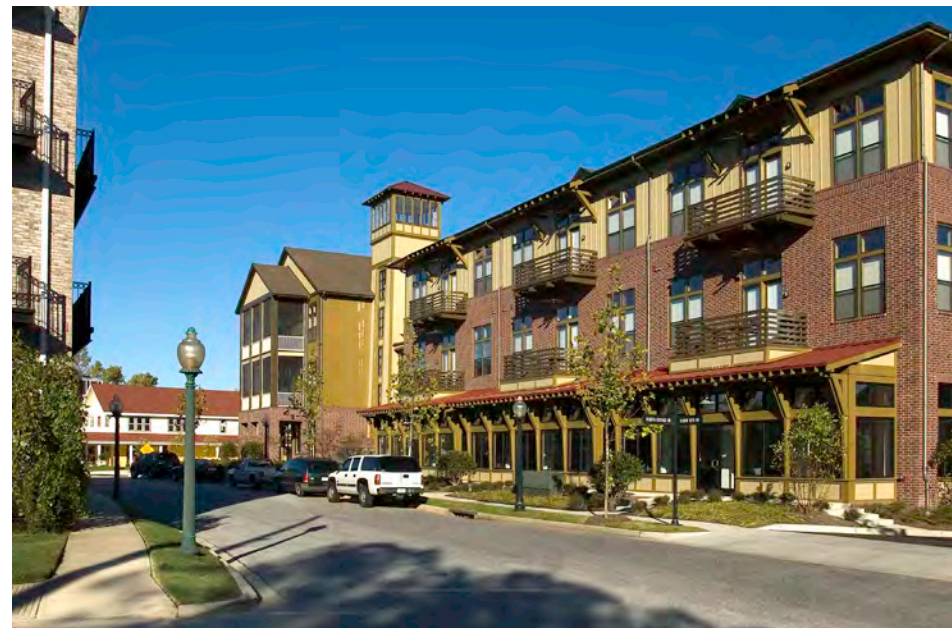


LUXURY APARTMENTS - THE INN

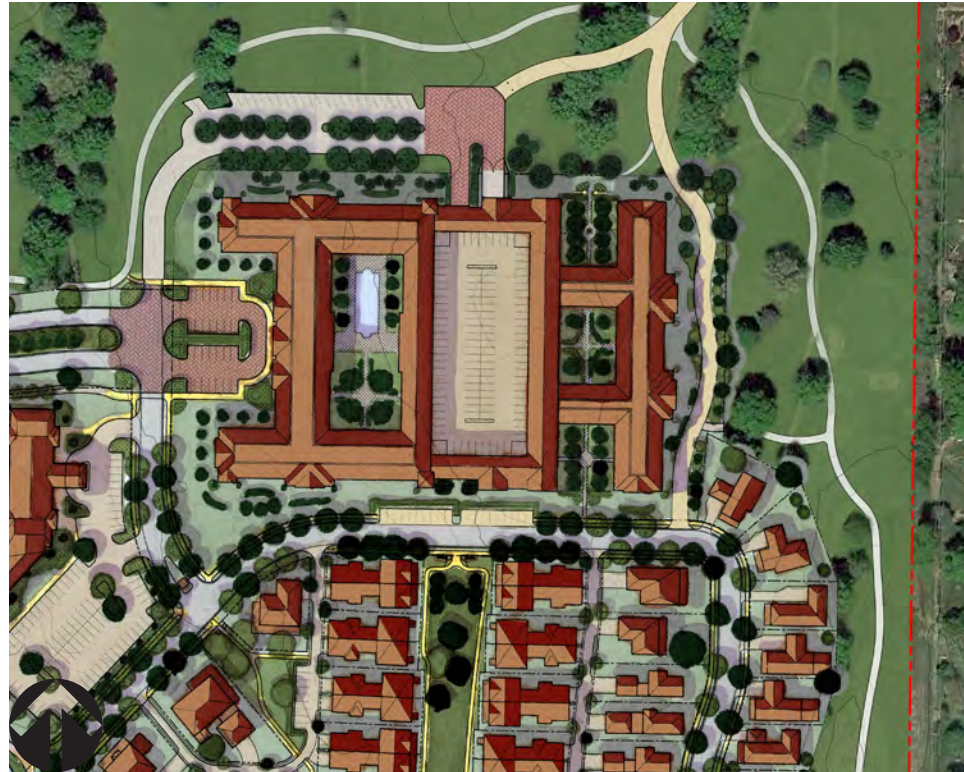


Legend

-  Park Space
-  Single Family Residential
-  Attached Homes
-  Luxury Apartments
-  Inn




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

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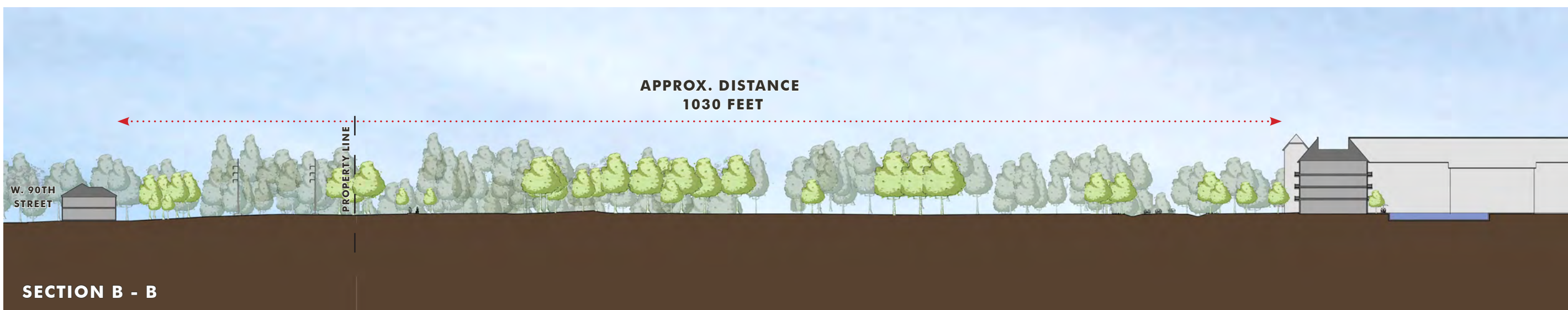
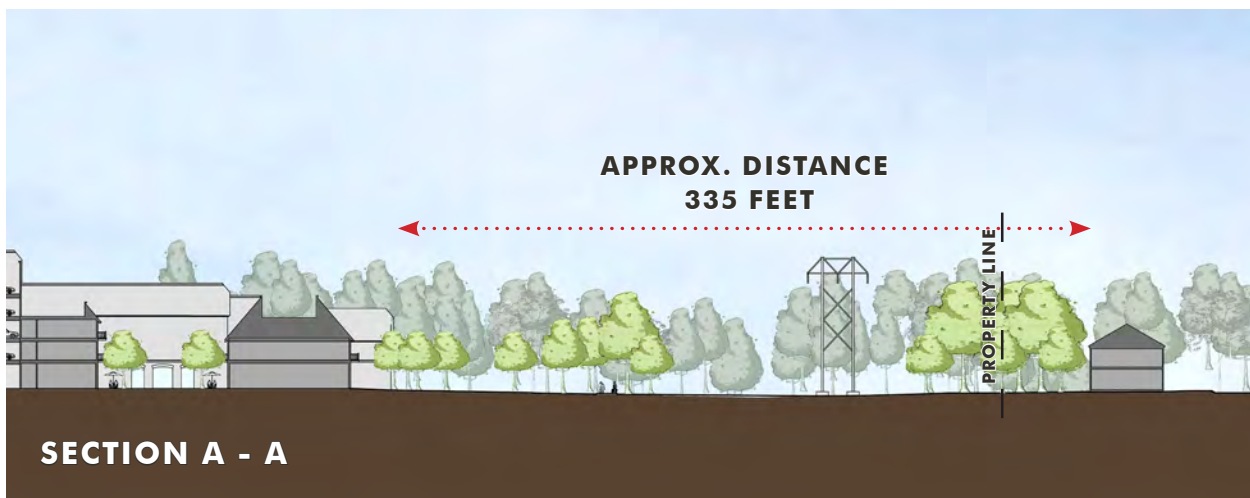
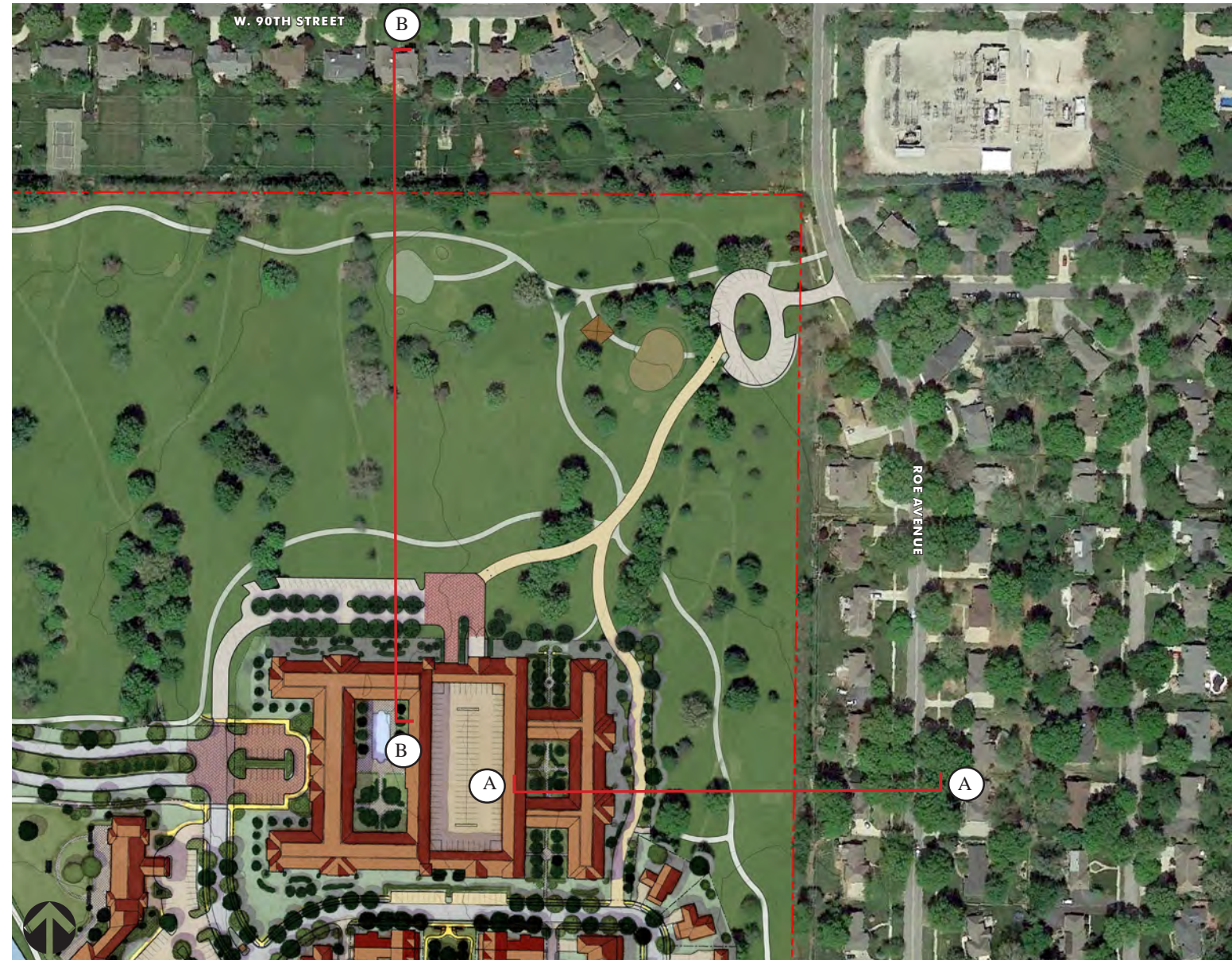


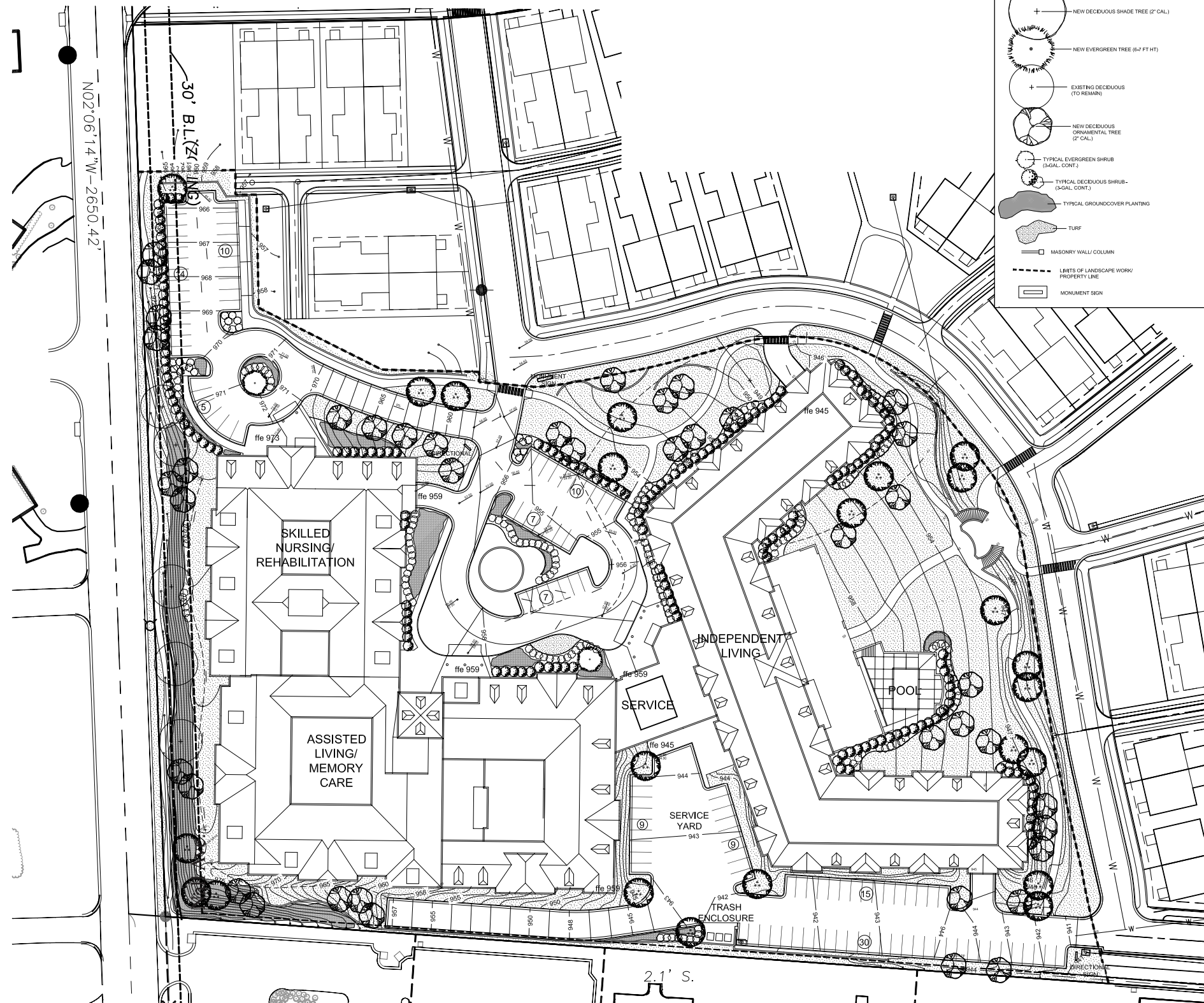
East Elevation



South Elevation

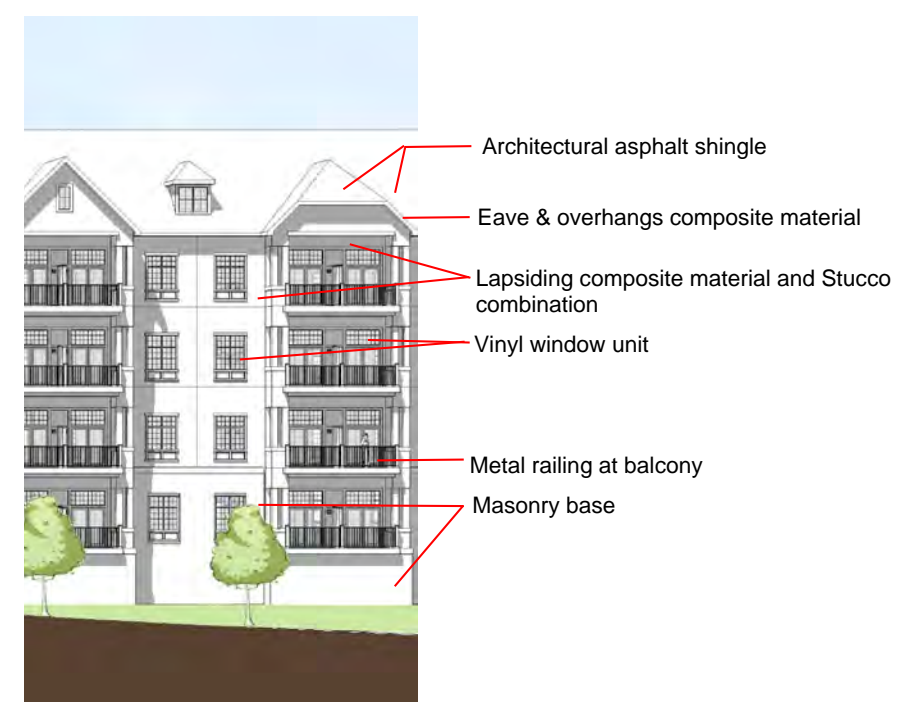
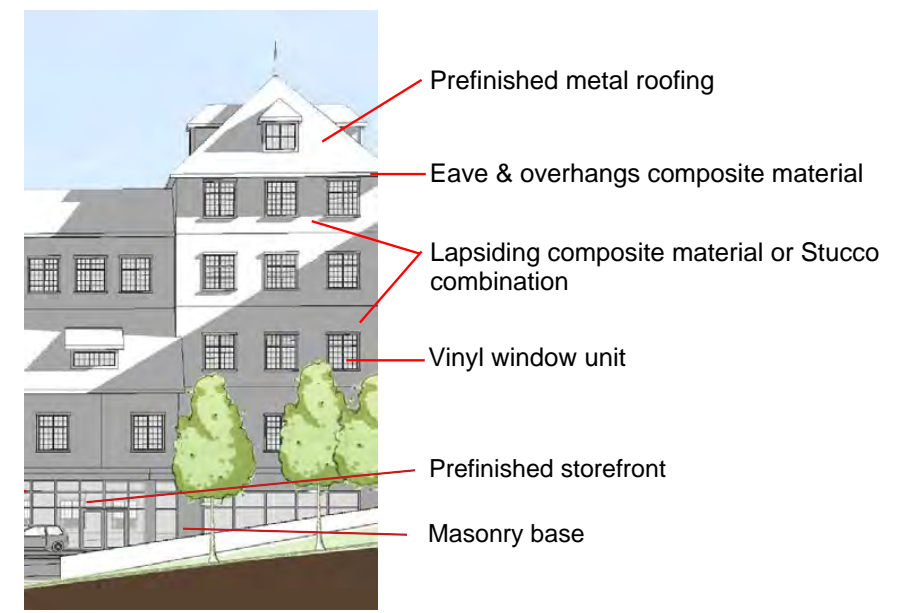
LUXURY APARTMENT - SITE SECTIONS





SENIOR LIVING

ARCHITECTURE



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

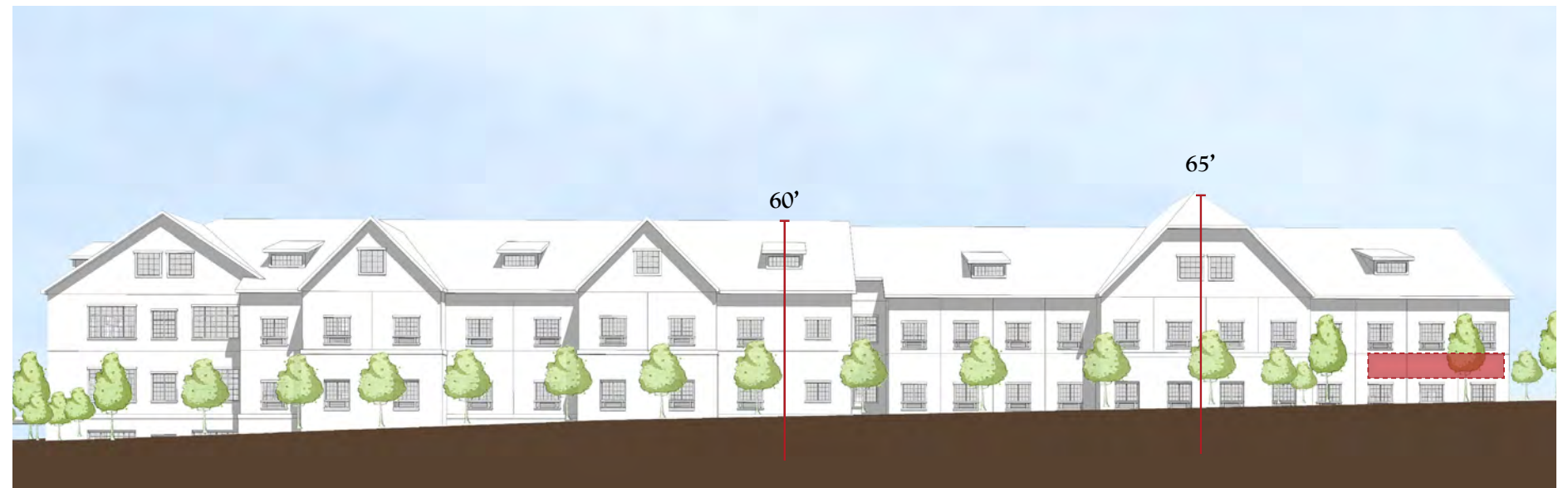
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South Elevation



Site Plan



West Elevation

 Proposed location for structure mounted signage

THE INN - CHARACTER





Site Plan

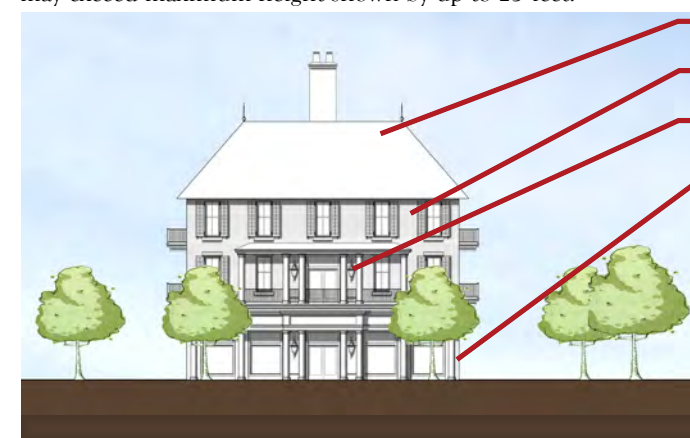


East Elevation



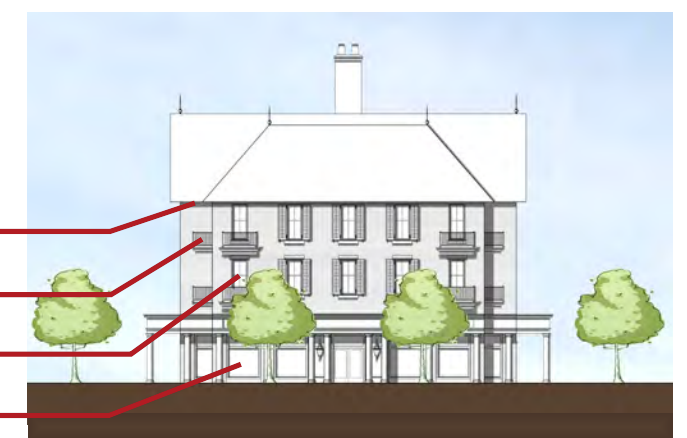
West Elevation

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.



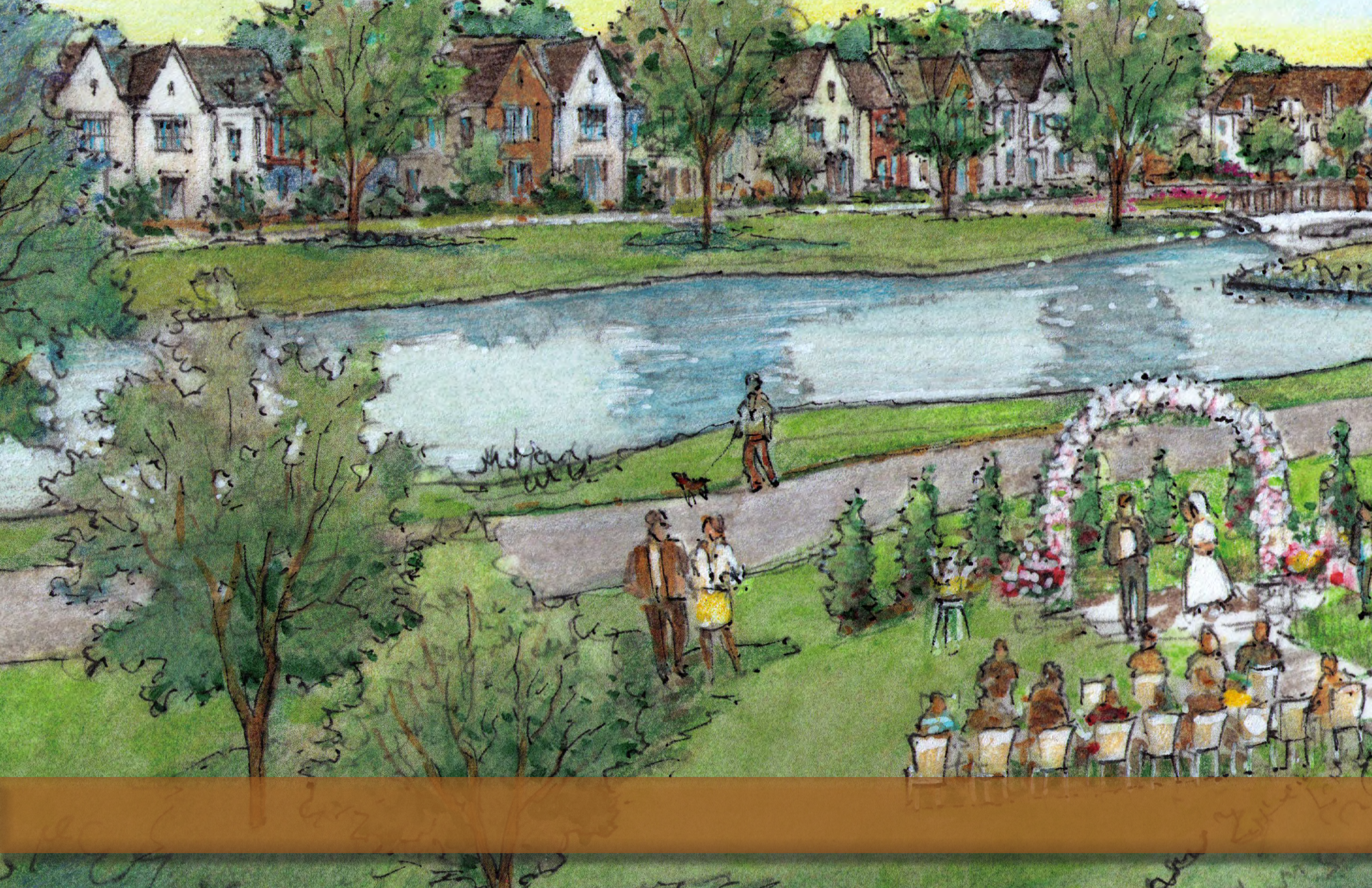
South Elevation

- Architectural asphalt shingle
- Lapsiding - fiber-cement material
- Attached lantern
- Brick or stone masonry base
- Eave & overhangs - composite material
- Metal railing at balcony
- Vinyl window unit
- Prefinished storefront at lobby, amenities and restaurant



North Elevation

Proposed location for structure mounted signage

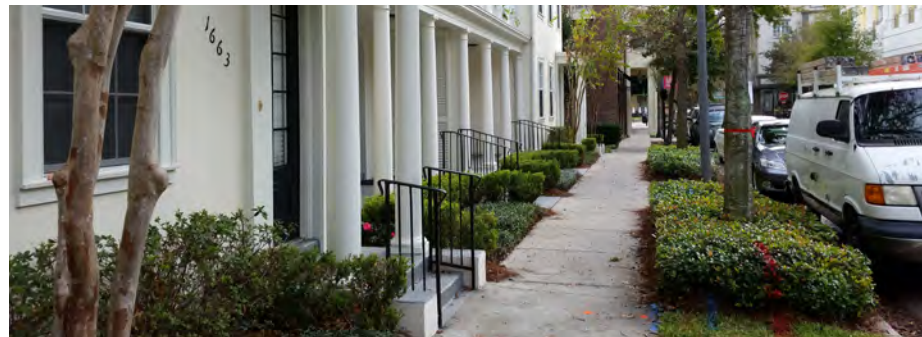


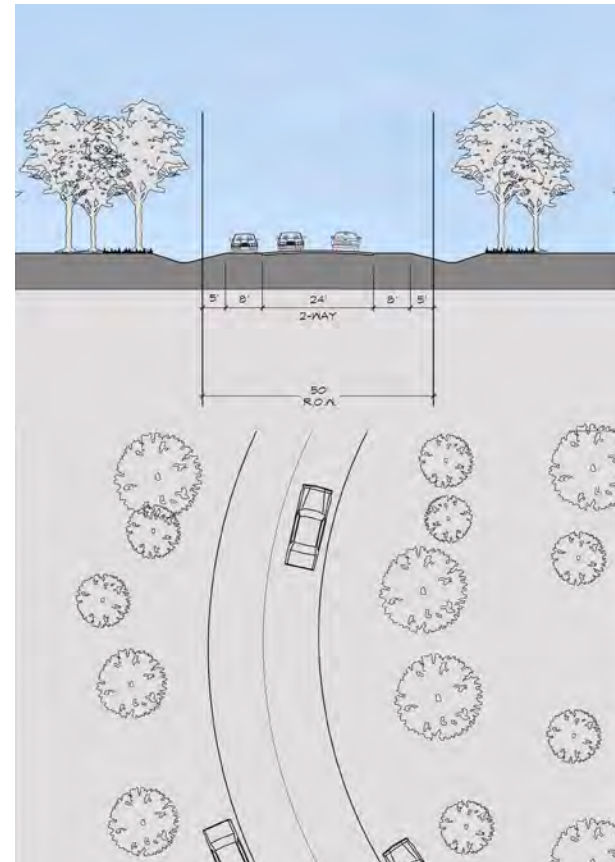


MEADOWBROOK PARK | DEVELOPMENT SUMMARY

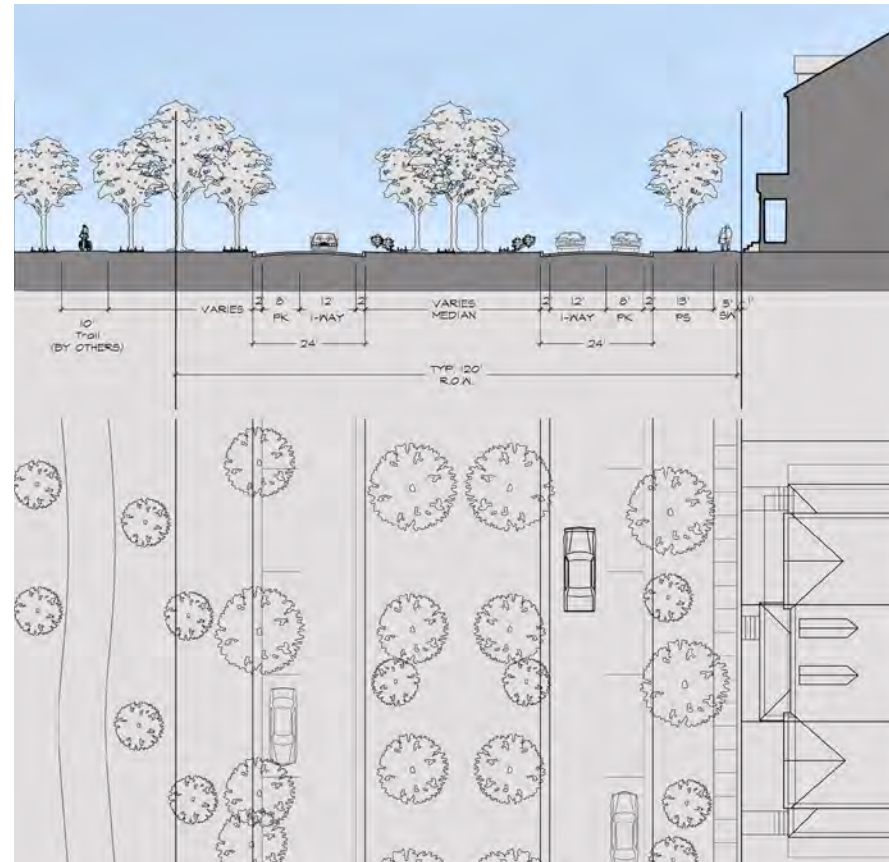
STREET CHARACTER

DEVELOPMENT SUMMARY

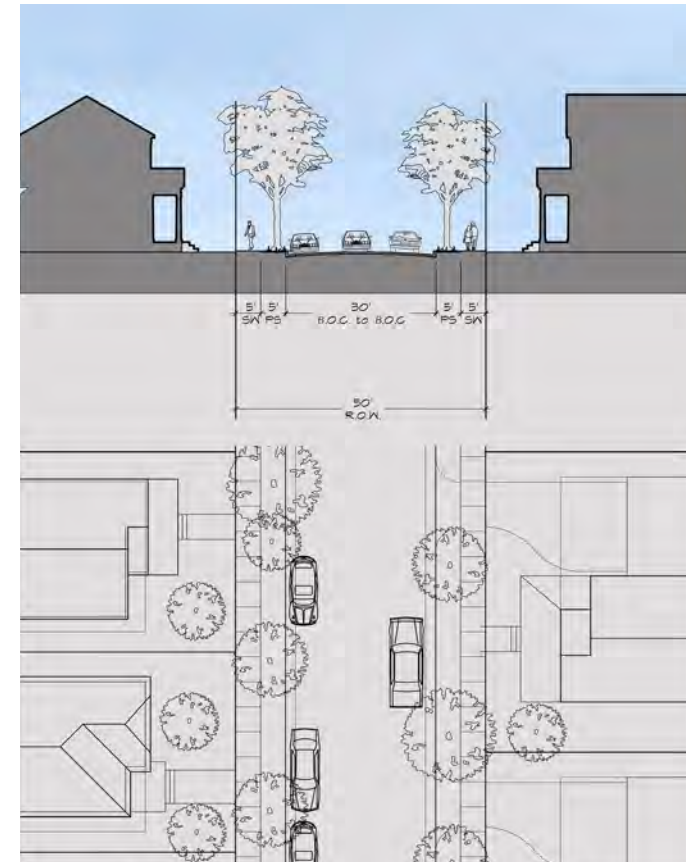




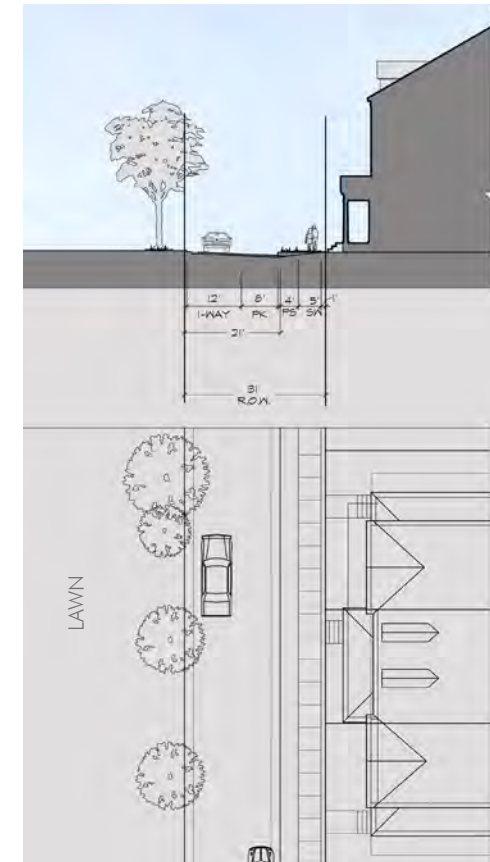
PARK ACCESS STREET



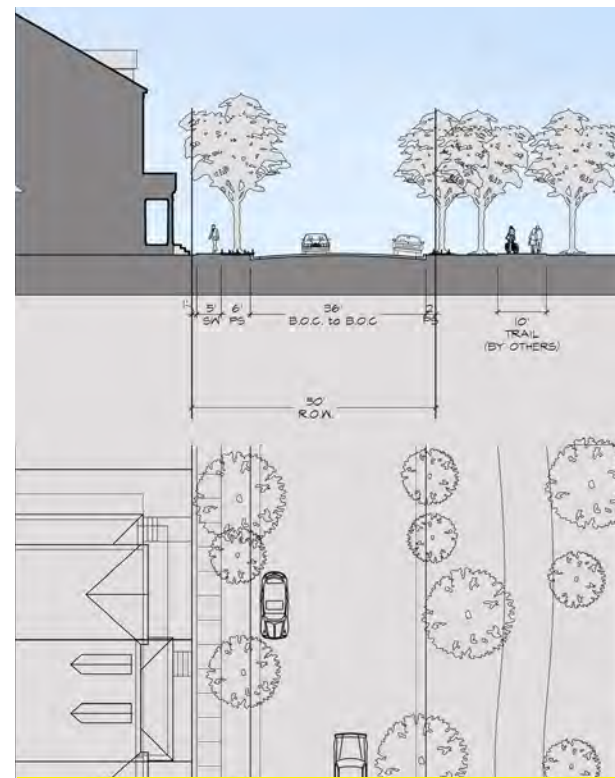
PARKWAY



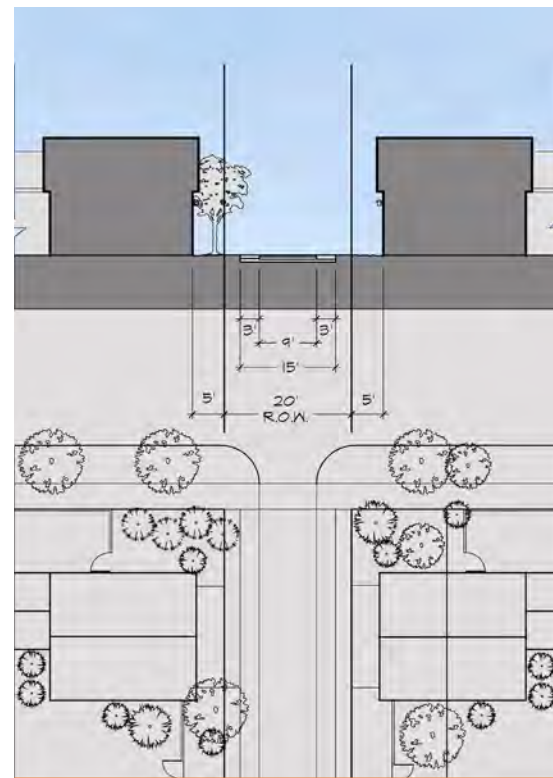
RESIDENTIAL STREET



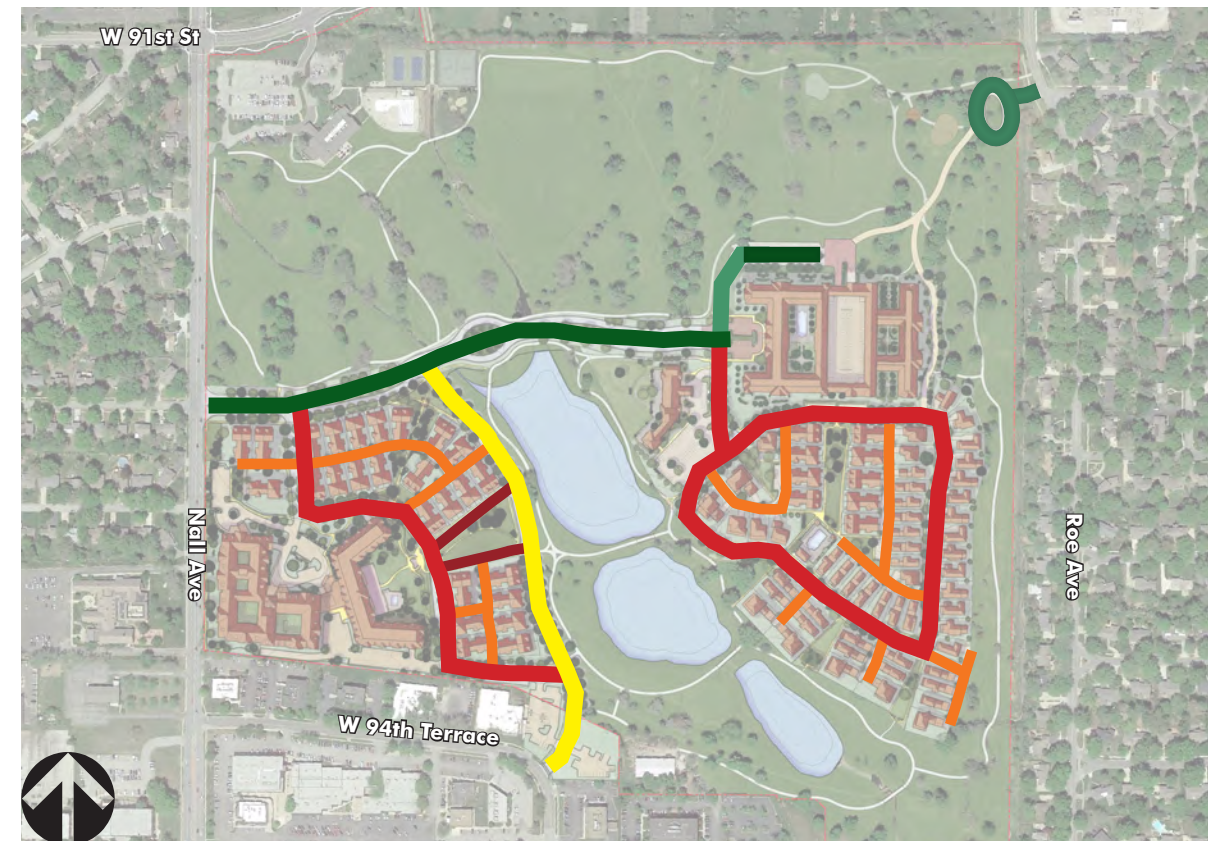
RESIDENTIAL 1-WAY



PARK EDGE STREET

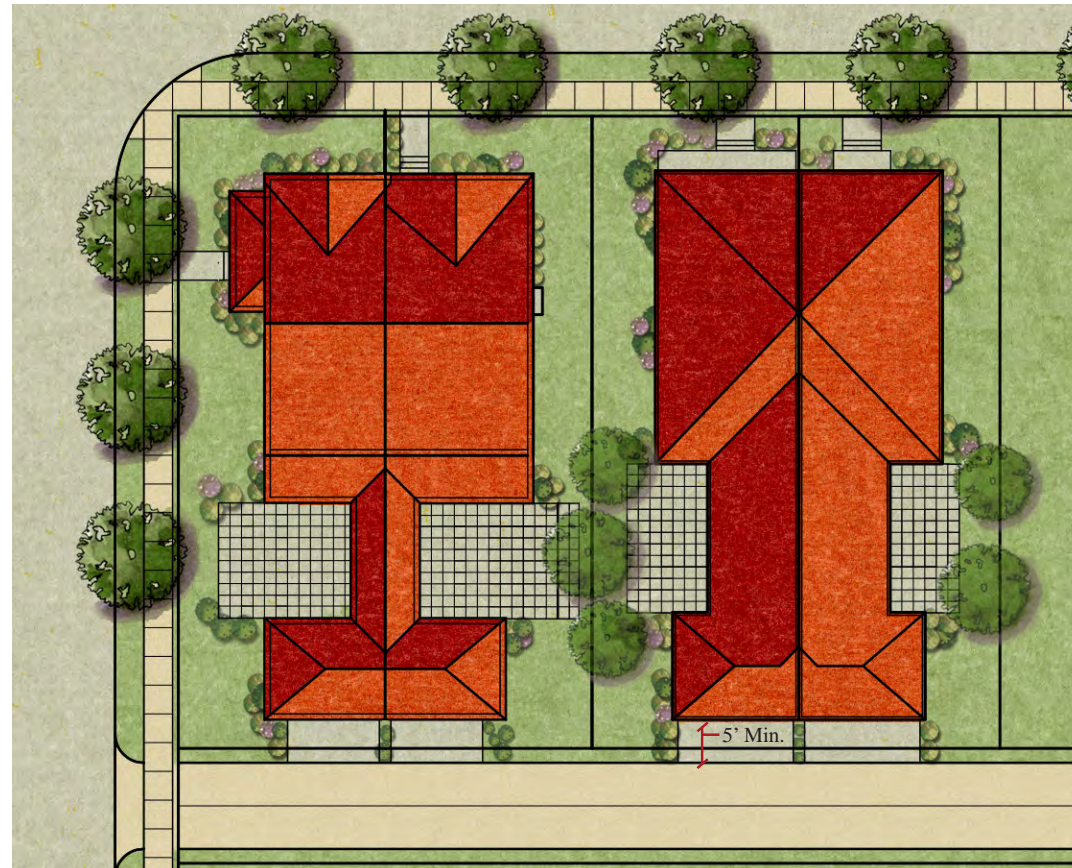


ALLEY



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.
- Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- Maximum Building Height: 45 ft.
- Vehicular Access: Rear-load from alley

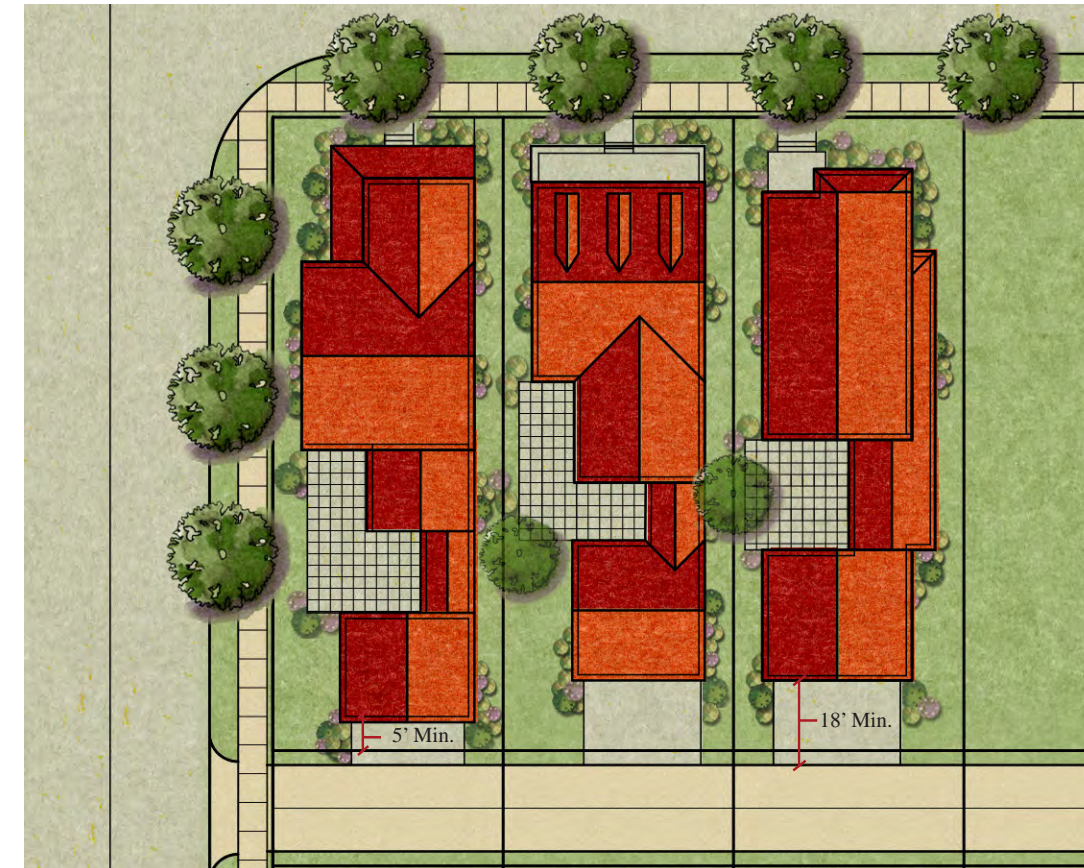
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend 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.
- Min. Rear Yard Setback: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- 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.

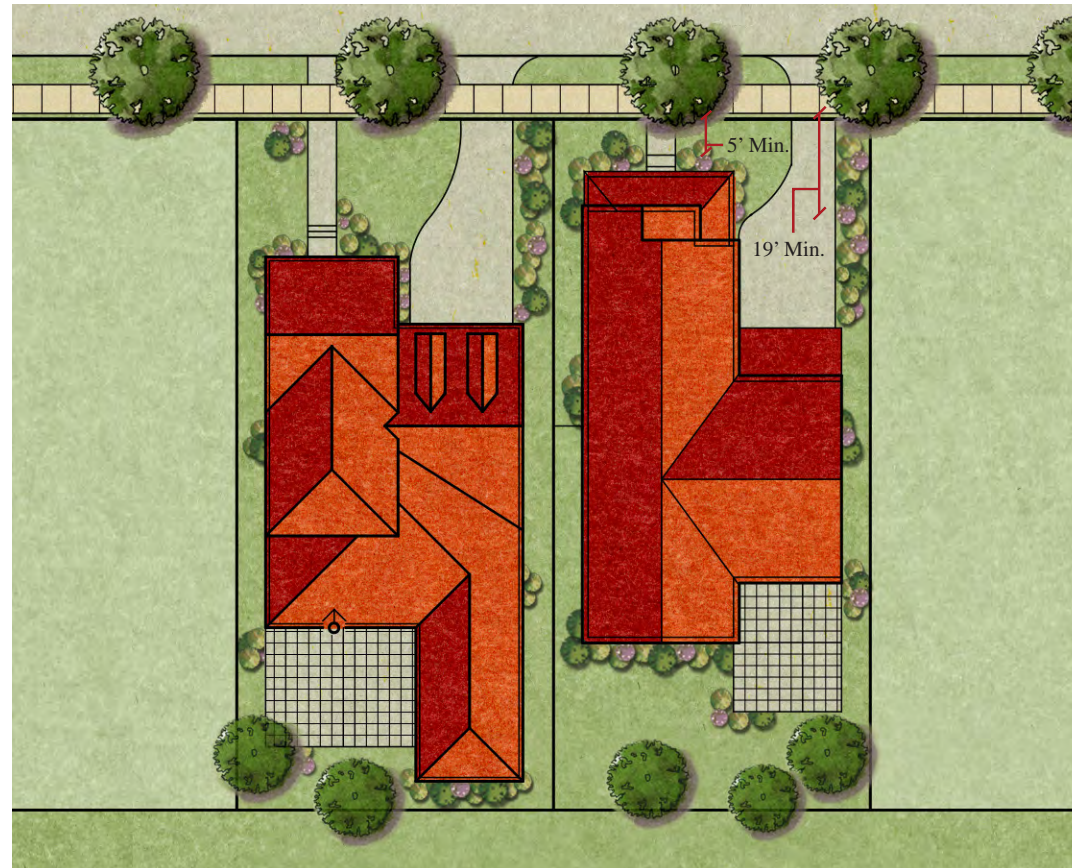
Accessory Living Quarter: On any Cottage Lot, an Accessory Living Quarter (ALQ) may be provided as a subordinate dwelling unit that provides basic requirements for cooking, living, sleeping, eating and sanitation. An ALQ may not be subdivided or otherwise segregated in ownership from the primary dwelling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

VILLAGE LOTS



LOT STANDARDS

- Min. Lot Area: 5,000 sq. ft.
- Min. Lot Width at front setback: 55 ft.
- Min. Front Yard Setback: 5 ft.
- Min. Front Yard Setback to Garage: 19 ft. (from edge or sidewalk)
- Min. Side Yard Setback: 0 ft. (one side) / 5 ft. (one side)
- Min. Rear Yard Setback: 5 ft.
- Maximum Building Height: 45 ft.
- Vehicular Access: Front-load from street

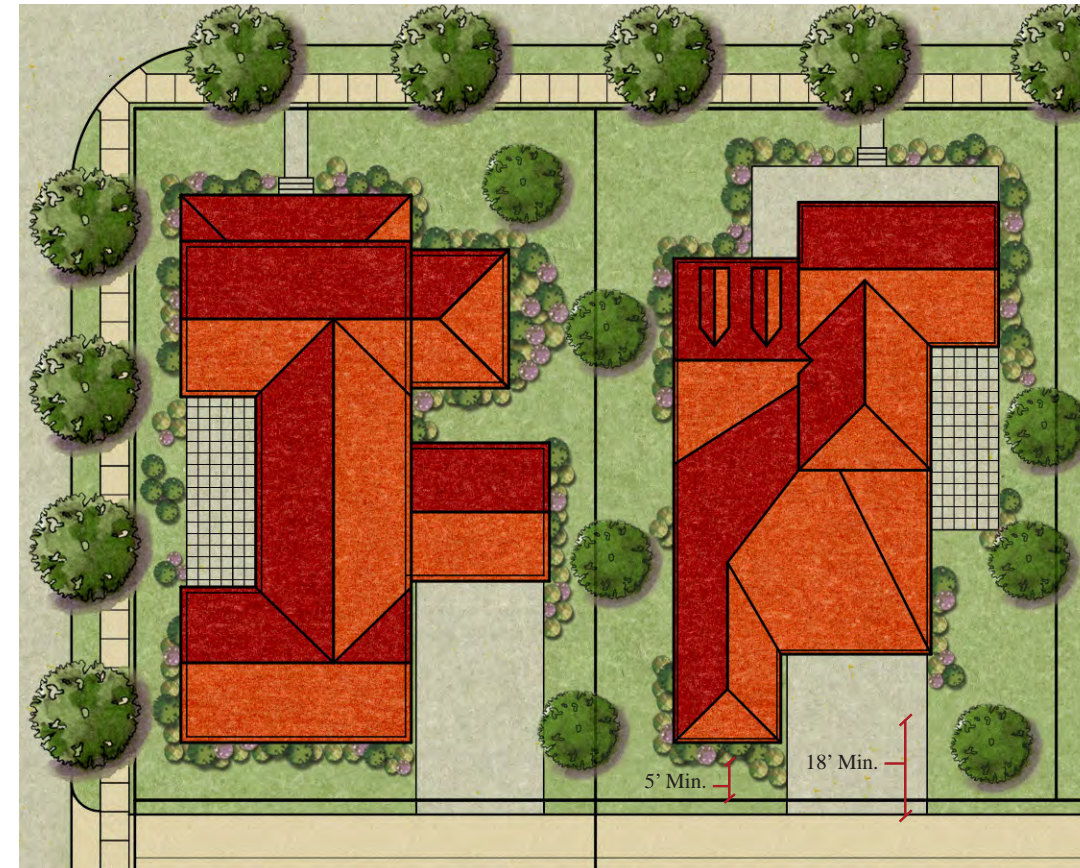
Permitted Yard Projections: Awnings, canopies, stoops, porches, verandas, balconies, terraces and similar projections are permitted to extend from a building into a minimum yard, but not closer than 3 feet to a lot line. Such projections may be open, roofed and/or screened. Steps are permitted to extend 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 Village 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

MANOR LOTS



LOT STANDARDS

- Min. Lot Area: 6,000 sq. ft.
- Min. Lot Width at Front Setback: 60 ft.
- Min. Front Yard Setback: 10 ft. (to any yard bordering a street or open space)
- Min. Side Yard Setback: 5 ft.
- Min. Rear Yard Setback: 5 ft.
- Min. Rear Yard Setback to Garage: 5 ft. (to alley) or 18 ft. (to alley with tandem parking)
- 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 Manor 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

EXTERIOR MATERIALS AND COLORS

Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes and fiber-cement siding or shakes. Every structure will have a brick or stone masonry base.

Synthetic stucco, E.I.F.S., 'softcoat stucco', thin brick and cultured stone are not allowed.

The use of brick or stone including any patterns, must be appropriate to the architectural design of the building. When appropriate to the design, the brick may be painted.

Materials may be combined on a single building, but a single material should cover the majority of any attached or detached single family building. Any change in materials should occur at an appropriate inside corner or where appropriate to the style such as at a belt course.

Roof materials shall consist of standing seam, pre-finished metal or copper, slate or synthetic slate, wood shakes, dimensional asphalt or dimensional fiberglass shingles. Low-pitched porch and bay roofs will be standing seam, pre-finished metal or copper unless located on the fourth floor or higher.

All entry door and window trim, soffits, fascias, cornices and similar architectural trim elements shall be painted wood, fiber-cement, cellular PVC or an alternate synthetic wood material. Metal and hollow back vinyl trim are prohibited, metal trim is only allowed when adjacent to metal roofing.

The palette of materials and colors for the luxury apartment and senior living buildings is the following:

- A brick or stone base course will be provided which includes the first floor and may extend to the top of the second floor. Appropriate exterior wall finish materials will be wood siding, wood shakes, and fiber-cement siding or shakes.
- The color schemes will be medium tone-on-tone with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the inn is the following:

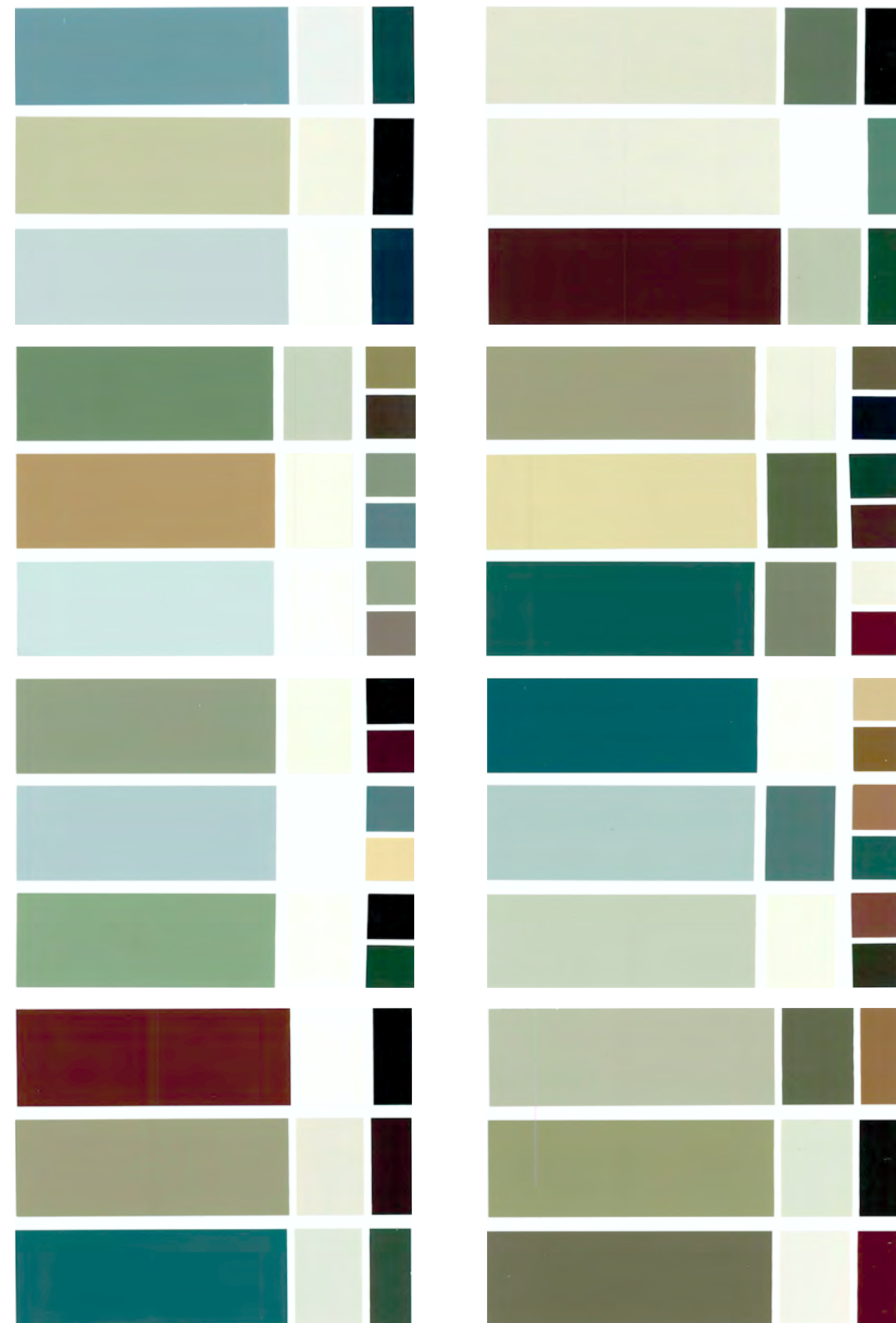
- A brick or stone base course will be provided which may include the first floor. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, and fiber-cement siding or shakes.
- The color scheme will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the attached homes is the following:

- A brick or stone base course will be provided which may extend to the sill line of the first floor. Appropriate exterior wall finish materials will be brick, stucco, wood siding, wood shakes, fiber-cement siding or shakes.
- The color schemes will be white or a light-tone neutral color with deep color usage provided on doors, windows, shutters, awnings and railings.

The palette of materials and colors for the detached homes is the following:

- A brick or stone course will be provided. Appropriate exterior wall finish materials will be brick, stone, stucco, wood siding, wood shakes, and fiber-cement siding or shakes.
- The color schemes will be light-tone or medium-tone neutral colors with deep color usage limited to on doors, windows, shutters, projecting bays, awnings and railings.



The above color palettes are illustrative of the range of color schemes proposed to be used.

DEVELOPMENT PROGRAM







The development program includes the following components:

- Detached Single Family Homes - 53 homes composed of 20 Cottage Lots, 13 Village Lots and 20 Manor Lots
- Attached Homes - 70
- Luxury Apartments - 280 residences
- Inn - 50 rooms with restaurant and ancillary commercial space, totaling approximately 15,000 square feet
- Senior Living - 120 units of Independent Living, 120 units of Assisted Living / Memory Care, 90 units of Skilled Nursing Living, with restaurant and ancillary service and amenity space, totaling approximately 8,000 square feet and exterior grand terrace and pool.

The site is proposed to be developed in one single phase lasting a total of approximately 40 months following final approval



Legend

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

“I WOULD LIKE TO GIVE MY UTMOST
SUPPORT FOR THIS PROJECT, BOTH THE
PARK AND DEVELOPMENT PORTIONS.”

- CITIZEN COMMENT FROM OPEN HOUSE WORKSHOP, MARCH 12-13