

"TIMBER CREST ESTATES"

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT

CONCEPT LAYOUT PER TOWN OF MEDWAY ZONING BY-LAW SECTION 8.5 (ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT)
ALL LOTS TO BE AGE-RESTRICTED TO HAVE AT LEAST 1 RESIDENT OVER 55 YEARS OF AGE

*PER ZONING BY-LAW SECTION 8.5 (MAY 2015)

THE ARCPUD SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING RESIDENTIAL USES:

- CONGREGATE HOUSING
- ASSISTED LIVING FACILITY
- LONG-TERM CARE FACILITY
- COORDINATED UNITS (SEE SECTION 2 OF THIS ZONING BYLAW)
- INDEPENDENT LIVING FACILITY
- RESIDENTIAL SUBDIVISION

THE ARCPUD MAY INCLUDE ANY OF THE FOLLOWING:

- DETACHED SINGLE-FAMILY DWELLING OR COTTAGE
- TOWNHOUSE
- MULTIFAMILY DWELLING
- CONSERVATION, AGRICULTURAL, AND RECREATION USES
- ACCESSORY USES, PROVIDED THAT AGGREGATE FLOOR AREA FOR ACCESSORY USES SHALL NOT EXCEED 5 PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE BUILDINGS IN THE ARCPUD:
 - LOCAL CONVENIENCE RETAIL, UP TO A MAXIMUM OF 4,500 SQ. FT. OF GROSS FLOOR AREA
 - MEDICAL OFFICE OR CLINIC
 - ADULT DAY CARE
 - COMMUNITY CENTER

ZONING

AGRICULTURAL & RESIDENTIAL DISTRICTS

	AR-I	AR-II	ARCPUD
	REQUIRED	REQUIRED	REQUIRED
LOT AREA	44,000 S.F.	22,500 S.F.	6,000 S.F.
UPLAND AREA	22,000 S.F.	11,250 S.F.	3,000 S.F.
LOT FRONTAGE	150 FEET	75 FEET	30 FEET
MIN. FRONTYARD SETBACK	35 FEET	20 FEET	20 FEET
MIN. SIDEYARD SETBACK	15 FEET	15 FEET	10 FEET
MIN. REARYARD SETBACK	15 FEET	15 FEET	0 FEET
SHAPE FACTOR (P ² /A)	22.0	22.0	22.0

* EACH BUILDING SHALL HAVE A MINIMUM FRONT YARD OF NO LESS THAN 20' AND A SIDE YARD OF NO LESS THAN 10, BOTH MEASURED FROM THE EDGE OF THE PAVED WAY TO THE CLOSEST POINT OF THE STRUCTURE.

ARCPUD CALCULATIONS

PROJECT AREA: 163.1 AC
UPLAND AREA: 78.54 AC
WETLAND AREA: 84.56 AC
MIN. OPEN SPACE REQUIRED: 40% X 163.2 AC = 65.24 AC
MIN. UPLAND AREA W/IN OPEN SPACE REQUIRED = 65.24 X .50 = 32.62 AC
OPEN SPACE PROVIDED = 115.23 AC (INCLUDES 37.1 AC OF UPLAND)
MAX. NUMBER OF UNITS ALLOWED BY SPECIAL PERMIT = 163.1 AC X 3 = 489
NUMBER OF PROPOSED AGE RESTRICTED LOTS = 134*

* INCLUDES 13 AFFORDABLE HOMES AND UP TO 7 BONUS LOTS PER ZONING BY-LAW SECTION 8.6.D

OWNERS

WICKETT DEVELOPMENT INC.
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOT 16 & MAP 9, LOT 58

HENRY L. WICKETT
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 8, LOTS 19 & 20, ASSESSORS MAP 9, LOT 6

HENRY L. WICKETT & HENRY L. WICKETT JR.
38746 CLINTON AVENUE
DADE CITY, FL 33525
ASSESSORS MAP 14, LOT 5

NOVUS HOMES LLC
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 14, LOT 20

TIMBER CREST ESTATES
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035
ASSESSORS MAP 15, LOT 1

DOROTHY PAVLIK, ET AL
134 HOLLISTON STREET
MEDWAY, MA 02053
ASSESSORS MAP 15, LOT 19

APPLICANT

TIMBER CREST ESTATES LLC
c/o MOUNIR TAYARA
400 FOXBORO BLVD. UNIT 8306
FOXBOROUGH, MA 02035

ADULT RETIREMENT COMMUNITY PLANNED UNIT DEVELOPMENT

"TIMBER CREST ESTATES"
OFF
WINTHROP STREET,
FAIRWAY LANE &
FERN PATH
IN
MEDWAY
MASSACHUSETTS

Outback Engineering
Incorporated

165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
FAX: (508)-947-8873
www.outback-eng.com

DATE: JULY 17, 2015

DRAWN BY: CJV CHECKED BY: JAP

SCALE: 1"=150' SHEET 1 OF 1

0' 150' 300' 450'

OE-2765

