

# The Groton Farms

Greater Housing Choice for Groton and the Region

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**Applicant:**

**500 MG LLC**

**6 Liberty Way**

**Suite 203**

**Westford, MA 01886**



Omni Development, LLC



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## Part I: Summary of Applicant, General Project Overview, and Permit Request

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### Summary of Applicant and Development Team

The Applicant, 500 MG LLC, which is owned and controlled by the Principals of Omni Development LLC, is a Massachusetts Limited Liability Company that is qualified to undertake the planning, design, construction, ownership, and operation of the rental housing community to be known as “The Groton Farms” as described herein. Omni Development has successfully permitted and developed multifamily housing in the Metro West Area with a commitment to innovative design, value, and sustainability, including projects at Village Green Littleton, Village Green Tewksbury and Avalon Acton/Westford.

Omni has assembled a team of well-respected, local professionals with experience in the design and permitting of M.G.L. c. 40B multi-family projects. The team includes: Mangel Architects, Inc. d/b/a Mangel DeStefano Architects (architects), Dillis & Roy Civil Design Group, Inc., (civil engineers) Enstrat, Inc. (environmental consultants), Oxbow Associates, Inc. (wetland specialists), Bayside Engineering, Inc. (traffic engineers), Radner Design Associates (RDA), Toby Wolf Landscape Architects (landscape architecture) and Perkins & Anctil, P.C. (legal counsel).

## General Project Overview

The Groton Farms is a proposed rental community that is designed to increase market and affordable housing choice and supply while meeting the needs of a variety of residents including “empty nesters”, millennials, and young families. The Handicap Accessible units (5% of the project or 10 units) will be located in the multi-family buildings. All garden style units are handicap adaptable. Additionally, there will be hearing-impaired units that will further increase community housing choice.

The project is located on a 25.35+/- acre parcel of land, located at 500 Main Street in Groton, MA (the “Property” or “Site”). The proposed project consists of three 4-story multifamily buildings with 56 units each. These garden style units will be a mix of 84 1-bedroom (704 to 794 sf) and 84 2-bedroom (1111 to 1278 sf). The project will also have 32 rental townhomes consisting of 12 2-bedroom (1465 sf) and 20 3-bedroom units (1545 sf).

The project includes a clubhouse with management/leasing office, fitness room, business office, package delivery room and community space. A playground, pool, dog park, and possibly a community garden area along with other amenities are planned.

The site consists of all or portions of Assessor’s Map/Parcel numbers 216/94, 95, 96, 97 and 102. The property is the site of the former Deluxe Corporation which housed 800+ employees at the peak of its operations.





The Site is located on the western side of Groton and zoned General Business, as defined by the Town of Groton Zoning Bylaw, § 218-4.1.B(3)

Collectively, the buildings to be located on the Property along with landscaping, parking, and other improvements to be constructed thereon and in connection therewith shall be known as the “Project”.

## Proposed Findings

The Applicant respectfully requests the Zoning Board of Appeals make the following proposed findings in connection with this Application:

1. The Applicant is eligible to receive a Subsidy from a Subsidizing Agency, New England Fund (NEF) Program of the FHLBB for which MassHousing serves as Subsidizing Agency) after a Comprehensive Permit has been issued and which, unless otherwise governed by a federal act or regulation, complies with the requirements of the Subsidizing Agency (MassHousing) relative to a reasonable return on the Project.
2. The Project is fundable by a Subsidizing Agency within the meaning of Section 56.04(1)(b) of the Chapter 40B Regulations since the Subsidizing Agency, MassHousing, issued a written Determination of Project Eligibility, dated September 15, 2022, under a Low- or Moderate-Income Housing subsidy program.
3. The Applicant controls the site, as evidenced by the quitclaim deed from Deluxe Corporation to 500 MG, LLC which is recorded with the Middlesex South District Registry of Deeds at Book 78658, Page 211., As a result the Applicant qualifies for this Project as required under Section 56.04(1)(c) of the Chapter 40B Regulations.
4. The number of Subsidized Housing Inventory (SHI) units in the Town of Groton constitutes less than ten percent (10%) as reported in the latest Subsidized Housing Inventory of the Town as reported by the Department of Housing & Community Development as of December 21, 2020, and as further described above. According to the SHI Groton's percentage of affordable housing is 5.7%
5. The development as proposed in the Application and other supporting documentation are "Consistent with local need" within the meaning of Massachusetts General Laws, Chapter 40B, Section 20, and Section 56.02 of the Chapter 40B Regulations (760 CMR 56.02).

## Request for Comprehensive Permit

The Applicant and the Project are more particularly described in the plans, drawings, and other exhibits included with this Application which may be supplemented by the Applicant during the hearing process. All documents are incorporated herein by reference and constitute the documents required to be submitted by the 40B Regulations (760 CMR § 56.00), as well as the requirements of the Groton Zoning Board of Appeals.

For the reasons presented in this Application, and the additional reasons the Applicant will present at the scheduled public hearings regarding the Application, the Applicant respectfully requests that the Zoning Board of Appeals issue a Comprehensive Permit to the Applicant for the proposed Project.

Respectfully Submitted,



John B. Amaral

500 MG LLC Manager

## Part II: Groton ZBA Submittal Requirements

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### Consistency with Groton Affordable Housing Plan

The Applicant believes the proposed Project fulfills numerous important objectives of the Town of Groton Housing Production Plan 2020-2025 which was prepared by the Montachusett Regional Planning Commission to the MA Department of Housing and Community Development:

1. **To fulfill the Groton Housing Production Plan's documented need to create affordable housing units to meet numerical targets for affordable housing.** Twenty-five percent (25%) of the housing units will be available to households earning no more than 80% of Area Median Income, adjusted for household size, for the Lowell MA HUD Metropolitan FMR Area. The proposed Project provides the benefit of the creation of 50 units of affordable housing. Additionally, based on 40B regulations, 200 units (100% of the rental units) will be added to Groton's SHI count.

According to the latest Massachusetts Department of Housing and Community Development Subsidized Housing Inventory information dated December 21, 2020, the Town of Groton's Chapter 40B housing inventory includes a total of 224 Low- or Moderate-Income Housing units, which constitutes 5.7% percent of Groton's total housing stock, which is below the ten percent (10%) threshold established by the Massachusetts Comprehensive Permit Law (Chapter 40B) and 760 CMR 56.03(3)(a).

The addition of 200 SHI units to Groton's housing inventory may result in the Town achieving SHI greater than the 10% requirement established by the State and provide additional affordable housing to the region.

2. **Encourage diversity of Housing Types for a Range of Income Levels, Ages, and Abilities.**

This Project offers multiple sizes and style of homes which cater to a variety of the regional population. One and two-bedroom garden style units which are accessed by an elevator offer options to a wide range of residents such as empty nesters, single parents, young families, professionals and the local workforce. All of the garden style units are handicap adaptable giving the senior population an opportunity to age in place. The 2- and 3-bedroom townhomes offer an excellent option for families. Additionally, for the initial rent up of the Project, the Applicant agrees to reserve the number of Affordable Units allowed by law and the applicable



subsidy program for households that qualify under local preference as defined by the Subsidizing Agency.

**3. Maintain Groton's Small-Town Rural Character and Ensure that New Housing Creation is Harmonious with the Existing Community.**

The Groton Farms will be a community within itself in Groton and will provide housing on a location that currently houses 128,000 sf of empty office space. The new residences are within walking distance to Mill Run Plaza, child care, fitness center, public schools and Groton center. The density of housing is greater than what is found in Groton today, yet the design of the on-site roads, amenities, walking paths and open space blends well with the wooded surrounding. The buildings have been deliberately located so as to maximize current views.

**4. Encourage A Greater Variety of Architectural Design and Diversity of Housing Types**

Currently, there is a limited supply of 1- and 2-bedroom rentals available in Groton. Groton Farms will provide affordable options for teachers, first responders, Town employees, and others. The design of the buildings (both Multifamily and Townhomes) will offer New England style homes with contemporary finishes. Apartments and townhomes are thoughtfully designed and energy efficient.

**5. Monitor and Preserve Existing Affordable Units.**

The Groton Farms Project is designed to create the longest-term affordability allowed by law for the affordable units (in perpetuity).

## Preliminary Site Development Plans



The Project is designed to replace the vacant 128,000+ sf office building at the rear of the site with a well-designed living community. The three 56-unit 4-story apartment buildings are set back 846 feet from Main Street. The townhomes are located between Main Street and the Multifamily buildings (approximately 320 feet from Main Street) and the intervening space and mature trees will minimize or eliminate the visual impact of the Project from Main Street.

This is a large site consisting of more than 28 acres. The majority of the Project is set back from Main Street. In addition, the wooded portions of the property have mature trees that will screen significant portions of the development from direct abutters. Where required, and as shown on the plans prepared by Toby Wolf and RDA, planted screening will be installed with a combination of dense evergreens and deciduous trees/shrubs.

The development of a mix of multi-story buildings and town homes reduces the building lot coverage and footprint per unit compared with single family homes on large acre plus lots that comprise a significant portion of Groton's existing housing inventory. Additionally, the amount of impervious area currently on the Project site will be reduced by 47,473 sf.

The Project will consist of three, four (4) story 56-unit buildings each which will be serviced by elevators. There will be eight (8) 4-unit town home structures. Finishes will feature tile flooring, stainless kitchen appliances, granite countertops, and washer and dryer in each unit.

The Project includes a total of 404 parking spaces, or an average of over 2 parking spaces per unit. The parking spaces include a mix of enclosed and open-air parking spaces.

Site lighting is designed to provide safe and pleasant pedestrian and vehicular circulation throughout the Site, while minimizing the glare or spillage of lights off-site. All lighting is specifically designed to be consistent with the immediate surrounding area. This will be accomplished with strategically placed lower wattage fixtures with glare blocking shields if necessary. Lighting complies with the dark-sky initiative.

The Project will be connected to the town sewer (currently on site). Water is provided through the Groton municipal water system, also currently on the Property. There are 336 bedrooms in the Project. The calculated Title V wastewater flow (and corresponding water demand) is 36,960 GPD. It is anticipated that the actual wastewater flow and water demand will be approximately half of this calculated flow, or ~ 18,500± GPD.

The roadways will be considered private and will not require the services of the Town of Groton for snow removal or repair. Roadways will be 24 ft wide with bituminous Cape Cod curbing in most areas and granite curbing in limited areas. Driveways for the townhomes will be 10 ft wide. The entire site will be serviced by sidewalks on at least one side of the interior roadway.

A secondary (emergency) access to the Project from Taylor Street will be available via an easement on land owned by the Applicant. This will be a gated access and only used in the event of an emergency.

The Project is thoughtfully designed to include large greenspace areas, as well as amenities such as a playground, dog park, community garden, pavilion and clubhouse amenity package.

A new and significantly improved stormwater management system is shown on the engineering plans. The stormwater management system will be developed in

accordance with Best Management Practices and in accordance with Massachusetts Department of Environmental Protection (DEP) stormwater management standards. These practices include Low Impact Development standards.

The Project will have a specific area for recycling and trash where residents will be encouraged to recycle waste. It will include segregated recycling dumpsters, a general trash dumpster and information board relative to recycling and trash disposal.

Formalized landscaping will be minimized to the areas around the proposed buildings and at the front of the Project. Landscape plants to be used will focus on a combination of native, drought tolerant species that provide seasonal color and character. Lawn area will be a drought tolerant species to reduce watering and maintenance requirements. Irrigation will be provided by an onsite irrigation well.

Preliminary Site Development Plans are attached under **Exhibit 1**.



## Existing Conditions Summary

The site consists of all or a portion of Assessor's Map/Parcel 216/94, 216/95, 216/96, 216/97 and 216/102. The property consists of approximately 25.35 acres located on Main Street in Groton. The property is located in the General Business Zone.

This Project will be built on the former location of the Deluxe Corporation. The property currently houses a one and two-story 128,396 square-foot office building. Additionally, there is a vacant two-story 2,673 square-foot former residential/office building with a basement located on the property. The larger building has been vacant for three years

and the house for ten plus years. In addition to the buildings, the site consists of paved parking areas, access roads, along with wooded, wetland and landscaped areas.

**Site Location and Environs:** The property is located on the northeast side of Main Street. Across from the site (southeast) are commercial, childcare and multifamily residential buildings. To the east of the Project sit 9 single family homes most of which are on Taylor Street. West and north of the property the land consists of primarily undeveloped woodlands with the exception of a building that houses a fitness center to the west of the property on Main Street.

**Wetlands:** The wetlands boundaries are as field delineated by Oxbow Associates, Inc. of Acton, MA. An Abbreviated Notification of Resource Area Delineation (ANRAD) for the parcels was submitted on January 27, 2022 and approved by the Groton Conservation Commission under DEP # CR 169-1231. The wetlands associated with the property are a mix of Bordering Vegetative Wetlands (BVW) and isolated vegetated wetlands (IVW). Nod Brook is located to the north of the property.

**Habitat:** The site is not mapped with any Habitats of Rare Species. There are no Certified Vernal Pools (CVP) mapped on or within the vicinity of the site. There are two potential vernal pools (PVP) located within one of the delineated wetlands. Evaluation of the two PVP's indicates that the basin likely would support Obligate species and would meet the requirements to be a CVP. The entire site is located in the Petapawaug Area of Critical Environmental Concern (ACEC).

**Vegetation:** The undeveloped area site vegetation is typical of forested wetland and upland areas. The southeast portion of the property is covered by maintained lawn. The topography gradually slopes toward the north. Forested areas are populated by maples, birches, and eastern hemlock or eastern white pine. Invasive species typical of unmaintained land in Massachusetts are prominent within the premises and include Asiatic bittersweet, Tatarian honeysuckle, European buckthorn, and multiflora rose, among other species. Forested upland areas are populated by red oak, black oak and white oak, eastern white pine, red pine, and Norway maple. The invasive species in upland are also characteristic of the area consisting of blackberry, bittersweet, goldenrod, garlic mustard multiflora rose, and other typical species.

**Soils:** The elevated portions of the site are gently sloping and generally comprised of Deerfield loamy fine sand, Montuak fine sandy loam, Newport Channery fine sandy loam, and Merrimac Urban land complex. The soils are well or moderately well drained. Areas associated with the wetlands and low-lying portions of the property are generally Wareham loamy fine and Scarboro mucky fine sandy loam. These soils are poorly drained and typically located in depressions and drainageways.



**Access:** The site has frontage with an existing curb cut along Main Street which is controlled by Mass Highway Department. The rental units will access the site via a modified version of the current driveway. A second form of egress for emergency use only will be provided through the eastern side of the property onto Taylor Street. The circulation in the interior of the site will be looped and designed to accommodate easy travel for the largest emergency vehicles and school buses.

**Historic:** Prior to the construction of the commercial building in 1978, the Site consisted of undeveloped wooded/wetlands, a horse track with stable buildings and three residential structures. The current (128,396 SF) building was used as office space until 2020 and is now vacant. Two of the three houses that existed prior to 1978 were demolished. The third house was converted to offices and is currently vacant. The site is not located in any of the Town of Groton's Historic districts.

**Existing Utilities:** The existing utilities are currently on the site from use by the previous building. These include, gas, water, sewer, electric, CATV/internet, telephone and other standard utilities. Fire protection will be provided by sprinkler services as is required by code. Hydrants will be installed along the roadway and interior to the site, as required by public safety regulations and in coordination with the Groton Fire Department.

Existing Conditions Plan is attached as **Exhibit 2**.

## Architectural Drawings

All buildings will be built in a modern New England Style with sloped roofs and muted colors and will feature advanced insulation and building envelope techniques. Appliances and lighting will be Energy Star Program approved. Mechanical Systems will be high efficiency units applicable to each use. Consideration is being given to implementing solar power on some rental buildings.

The proposed clubhouse will serve multiple functions: It has a general-purpose room suitable for meetings, functions or other gatherings, and houses the administrative / rental offices. The clubhouse provides residents access to a controlled, private swimming pool, exercise room, package delivery room, dog wash, adjacent grounds, and patio space.

The proposed maintenance building safely houses equipment required to maintain the proposed Project as well as attic stock and supplies for pool and landscape maintenance.

The following is the breakdown of units:

Rental Townhomes:

- 12 two-bedroom town home units
- 20 three-bedroom town home units

Garden style rentals

- 84 two-bedroom garden style units
- 84 one-bedroom garden style units

All Architectural Plans located under **Exhibit 3** – See below for list of plans.



## Tabulation of Proposed Buildings

Total Number of Dwelling Units: 200

- Garden Style Rental 168
- Townhome Style Rental 32

Unit Type Counts

- 1 Bedroom 84
- 2 Bedroom 96
- 3 Bedroom 20

### Garden Units (168)

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom
Market	75	76	0
Affordable	21	21	0
Total	84	84	0
Square Ft/unit	704-794	1111-1275	

### Townhome Units (32)

Unit Type	1 Bedroom	2 Bedroom	3 Bedroom
Market	0	9	15
Affordable	0	3	5
Total	0	12	20
Square Ft/unit		1465	1545

Percentage of units with 3 bedrooms (Entire Project): 10%

Number of Handicap Accessible Units (Garden Apartments only): 10

Number of Handicap Adaptable Units (Garden Apartments only): 168

Building Type	# of Buildings	# of stories	Height
Town homes	8	3	41 +/-
Apartment Buildings	3	4	58 +/-
Clubhouse/Maintenance	2	1-2	28 +/-

Lot Coverage Percentages	% Coverage
Building	8.26%
Parking and Paved Areas	20.46%
Open Space	28.22%
Outside of Limits of clearing	43.06%
Gross Density Unit/Acre	7.88 units per acre

## Subdivision

Subdivision Plan attached as **Exhibit 4**.

## Utility Plans

Existing utilities including public town water supply, public town sewer, telephone/internet/cable (Spectrum and Verizon), gas (Eversource) and electric (Groton Electric Light Department) services are located at the Project site. In general, the existing utilities have been extended into the site to support the previous development and will be upgraded as needed to support the proposed residential project. Fire protection will be provided by sprinkler services interior to buildings as required by code. Hydrants will be installed along the roadway and interior to the site, as required by public safety regulations and in coordination with the Groton Fire Department.

Utility Plans are included in the Preliminary Development Plans attached under **Exhibit 1**.

## Jurisdictional Requirements

The Applicant, 500 MG LLC, a Massachusetts Limited Liability Company, agrees to adhere to the limited dividend entity requirements as set forth in M.G.L. c.40B, §§20-23 and its implementing regulations. The Applicant meets the general eligibility standards of the NEF housing subsidy program and will abide by the applicable limited dividend provisions of Chapter 40B.

The property was acquired by 500 MG LLC in September 2021. Site Control Documents attached under **Exhibit 5**.

The Site Eligibility Letter was received from Mass Housing on September 15, 2022. Site Eligibility Letter is attached under **Exhibit 5**.

## Waivers / Exceptions

Waivers and Exceptions attached under **Exhibit 6**.

## Financial / Ownership Interest

List of persons and entities having financial or ownership interest in the Project attached under **Exhibit 7**.

## Prior Affordable Housing Experience

List of prior Affordable Housing experience attached under **Exhibit 8**.

## Mass Housing Site Approval Conditions

Site Approval Letter attached under Exhibit 5. Applicant agrees to comply with the recommendations set forth in the letter. Including:

- Limiting the number of housing units to two hundred (200) with not less than fifty (50) of such units to be restricted as affordable for moderate-income persons or families.
- Submission of a new site approval application in case of a change to the tenure type or change in the building type or height if required.
- Submission of a request to MassHousing for final approval of the Project prior to commencement of construction or issuance of building permits.

## Proforma

Waiver for Proforma is requested in **Exhibit 6**.





## Abutters List

Certified Abutters List attached under **Exhibit 9**.

## Improvements

The Applicant assembled an experienced and skilled team of professionals to study the existing natural conditions and to design mitigation for the impacts of the Project. The Project is designed and will be constructed in compliance with State and Federal Regulations in regard to wetlands, species of special concern, storm water management, ground water recharge, historic and cultural resources, and open space. Additionally, the following are what the Applicant believes are positive permanent development impacts:

**Elimination of 128,000 square feet of vacant building.** The building that currently sits on the property has been vacant for several years and poses a potential threat for safety and environmental issues if not updated or demolished. The building has tested positive in certain areas for asbestos. Additionally, the vacancy of the building has reduced the tax value. The town will realize significant tax revenue from this Project.

**Updated Stormwater Management:** The current stormwater management system is not compliant with Mass DEP Stormwater Management Policy and related technical guidance. The proposed system is designed to capture and infiltrate the required water quality volume and recharge volumes, so that post development peak discharge does not exceed pre-development rates. The upgraded design intention is to increase water quality, increase localized recharge of rainfall/runoff and mitigate runoff to down gradient areas. See Stormwater Analysis **Exhibit 10**. A single copy of the full Stormwater Report (200 pages) has been provided and is also available electronically.

**Impervious Areas:** The Project will reduce the impervious area in Lot 2 as follows:

LOT 2			
	EXISTING (SF)	PROPOSED (SF)	Δ (SF)
ROOF	93,498.00	91,183.00	2,315.00
PAVEMENT & CONC. WALKS	271,048.00	225,890.00	45,158.00
TOTAL	364,546.00	317,073.00	47,473.00

Reduction of the impervious areas leads to better management of stormwater within the Project.

**Pedestrian/Vehicle:** Upgrades are being proposed to maintain safety for pedestrians and vehicles. A deceleration lane is proposed for Main Street (on land owned by the

Applicant) that will allow better turning flow for vehicles travelling westbound and entering the Project. A crosswalk will be put in place with flashing pedestrian crossing signs for safe access to Mill Run Plaza.

## Traffic Analysis

Access to the Project will be from Main Street. Internal traffic circulation will allow flow through the entire site. Each of the townhouse units will have either single or shared driveway access directly to a road internal to the project. A gated emergency access lane will be available on Taylor Street to emergency vehicles only.

Kenneth Cram of Bayside Engineering prepared a Traffic Impact and Access Study (TIAS) for the proposed Project 40B residential development. This comprehensive report documents existing operational and safety related characteristics of roadways serving the development site, it estimates future year operating characteristics of these roadways independent of the development, it estimates development-related trip generation, and it identifies incremental impacts of Site-related traffic.

This TIAS has been prepared in accordance with requirements and standards for the preparation of traffic studies as jointly issued by the Commonwealth of Massachusetts Executive Office of Energy & Environmental Affairs/Massachusetts Department of Transportation (EEA/MassDOT).

The summary of the Traffic Report concludes, “The Project will not have a significant impact (increase) on motorist delays or vehicle queuing over Existing or anticipated future conditions without the Project (No-Build conditions)” Additionally, Bayside indicated in its report that the Project, in comparison to the office use that could be reoccupied, is expected to result in 494 fewer daily vehicle trips on an average weekday. The study concluded sight lines exceed the recommended minimum distances for safe and efficient operation based on the appropriate approach speed.

The TIAS is attached under **Exhibit 11**. Note that the Appendix to this report (325 pages) has been provided as a single hard copy to the town and is not included in **Exhibit 11**. It is also available electronically.

**Parking:** The Groton Zoning Ordinance requires a minimum of 2.0 off-street parking spaces per dwelling unit. The Project includes a total of 404 parking spaces. This results in 2.02 parking spaces per unit which is consistent with projects of this

nature. Onsite parking is designed to satisfy the demands of the residents and visitors. Charging Stations for Electric Vehicles will be located throughout the Project. Townhomes will be fitted with a 220 Volt power outlet in the garage to allow for vehicle charging.

Environmental Analysis

A Phase I Environmental Assessment was completed in July of 2021. Research and observations during this assessment identified previous issues and cleanup. During the demolition of the current building, a 20,000-gallon UST and a 10,000-gallon UST will be removed and an assessment of the conditions surrounding the tank will be completed. The Environmental LSP observed the oil tanks were properly emptied and cleaned by the former owner when they were stopped being used. The Phase I Environmental Summary is attached in **Exhibit 12**. A single copy of the full Environmental Report (294 pages) has been provided to the town and is also available electronically.

Filing Fees

General Fund for Administrative Costs	\$1,000.00 Check # 1103
Legal Services for projects in excess of 75 units	\$10,000.00 Check # 1104



## List of Exhibits

- Exhibit 1 – Preliminary Development Plans
- Exhibit 2 – Existing Conditions Plan
- Exhibit 3 – Architectural Drawings
- Exhibit 4 – Subdivision Plan
- Exhibit 5 – Jurisdictional Documents
- Exhibit 6 – Waivers and Exceptions
- Exhibit 7 – Financial/Ownership Interest
- Exhibit 8 – Affordable/Residential Experience
- Exhibit 9 – Abutters List
- Exhibit 10 – Stormwater Summary Report
- Exhibit 11 – Traffic Impact Analysis
- Exhibit 12 – Environmental Analysis

## List of Plans

### Civil Plans 2/9/2023

C1.1	Title Sheet
C1.2	Notes, Legends & Abbreviations Plan
C2.1	Existing Conditions Plan 1
C2.2	Existing Conditions Plan 2
C3.1	Soil Erosion and Sediment Control Plan 1
C3.2	Soil Erosion and Sediment Control Plan 2
C4.1	Layout and Materials Plan 1
C4.2	Layout and Materials Plan 2
C5.1	Grading and Drainage Plan 1
C5.2	Grading and Drainage Plan 2
C6.1	Profile Plan 1
C6.2	Profile Plan 2
C6.3	Profile Plan 3
C7.1	Utility Plan 1
C7.2	Utility Plan 2
C8.1	Construction Details Plan 1
C8.2	Construction Details Plan 2
C8.3	Construction Details Plan 3
C8.4	Construction Details Plan 4

### Landscape and Lighting 2/9/2023

L1	Landscape Details, Notes and Schedule
L2	Landscape Tree Plan 1
L3	Landscape Tree Plan 2
L4	Light images, Schedule, and Elevation
L5	Lighting Plan 1
L6	Lighting Plan 2
L7	Lighting Plan 3



## Architectural Plans

### Clubhouse

Cover Sheet	02/01/2023
A.101	First Floor and Roof Plan
A.201	Elevations
A.301	Building Sections

### Multifamily Building

Cover Sheet	02/01/2023
A.101-104	Floor Plans
A.105	Roof Plan
A.200	Elevations
A.300	Building Sections
A.601-602	Unit Plans

### Townhouses

Cover Sheet	02/01/2023
A.101-104	Floor Plans
A.201-202	Elevations
A.301-302	Building Sections

### Maintenance Building

Cover Sheet	02/01/2023
A.101	First Floor
A.103	Roof Plan
A.201	Elevations
A.301	Building Sections

### Pavilion

Cover Sheet	02/01/2023
A.101	Roof and Floor Plan
A.201	Elevations
A.301	Building Sections

### Garage

Cover Sheet	02/01/2023
A.101	First Floor
A.103	Roof Plan
A.201	Elevations
A.301	Building Sections