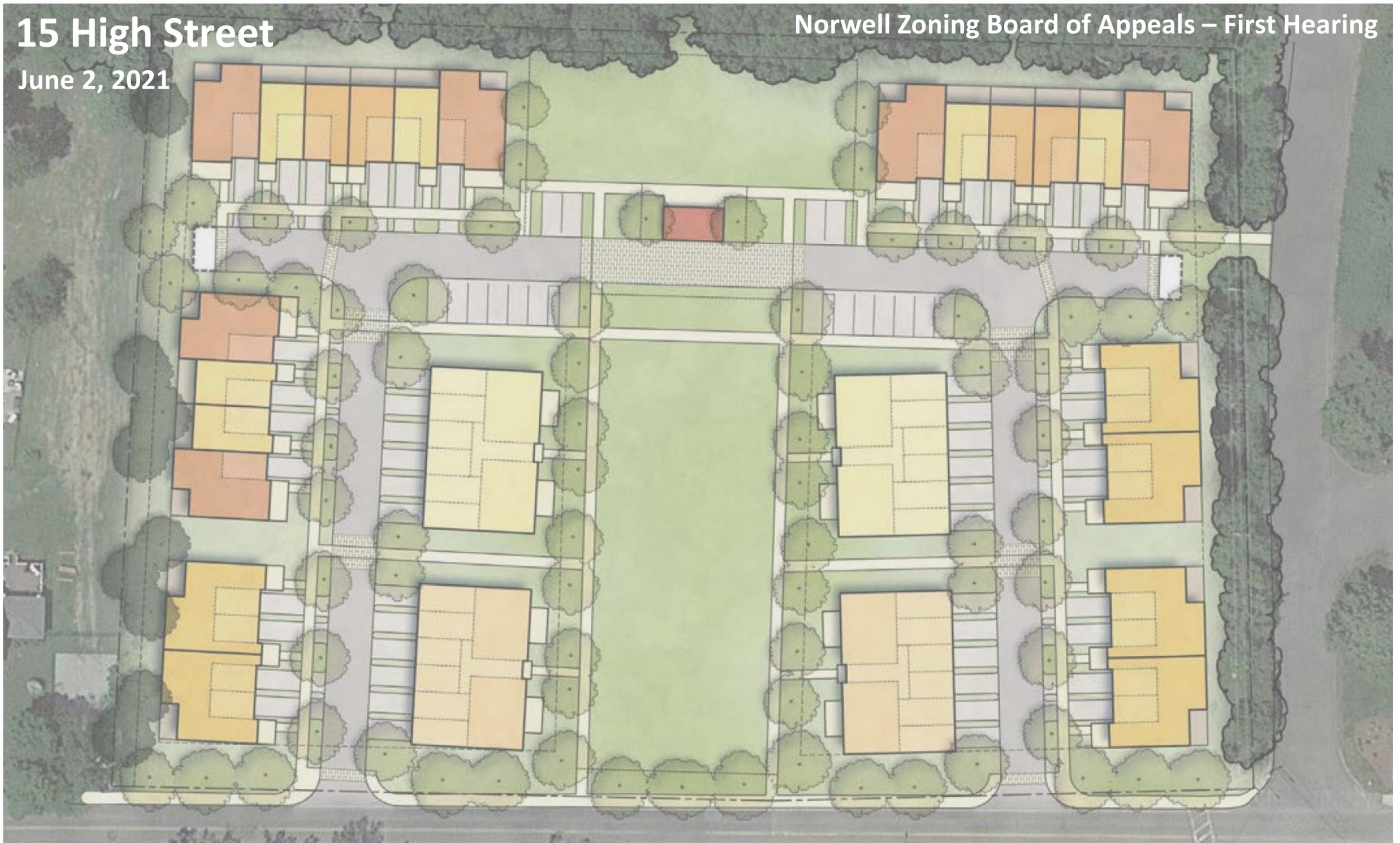


15 High Street

June 2, 2021

Norwell Zoning Board of Appeals – First Hearing



Project Team

Northland Residential Corporation

- Jack Dawley, Peter Crabtree & Stephen Gallagher

Permitting Attorneys – Freeman Law Group, LLC

- Peter Freeman, Esq. & Ilana Quirk, Esq.

Architect – Union Studio Architecture & Community Design

- Don Powers & Jeremy Lake

Civil Engineer – Merrill Engineering

- Deb Keller

Landscape Architect – Ryan Associates

- Alan Aukeman

Traffic Consultant – Vanasse & Associates

- Scott Thornton & Jennifer Connors

Development Consultant – Dale Associates

- Scott Dale



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



RYAN ASSOCIATES



FREEMAN LAW GROUP

DALE ASSOCIATES

Legal Standing

Peter Freeman

Northland Residential Corporation

45-year legacy of creating exceptional residential communities

Core business:

creating “empty-nester” townhouse communities by employing Age-Targeted-by-Design principles

Long history of creating award-winning condominium communities including:

The Woodlands at Belmont Hill, Belmont, MA

111 Townhomes located within the McLean Hospital campus

The Villages at Brookside, Bourne, MA

232 Townhomes clustered along a Cape Cod golf course

The Residences at Black Rock, Hingham, MA

52 condominium homes in a Country Club Community



The Woodlands at Belmont Hill, Belmont, MA

The Villages at Seven Springs, Burlington, MA

90 Townhomes with an affordable component

Duxbury Woods, Duxbury, MA

38 Townhomes permitted under Chapter 40B

Woodmere at Brush Hill, Milton, MA

36 Townhomes with an affordable component

National & Regional Awards

National Association of Home Builders

- 2013 Silver Award for Marketing Manager of the Year – Lorraine DeVaux
- 2013 Best Integration of Nature and Landscape - The Residences at Black Rock
- 2012 Best Architectural Design of a One-of-A-Kind Detached Home - The Residences at Black Rock
- 2012 Best Product Design of a Multi-Family Community - The Villages at Brookside
- 2012 Best Staging of a New Home - The Residences at Black Rock
- 2012 Best Staging of a new Home - The Woodlands at Belmont Hill
- 2012 Professional Builder Magazine Silver Award for Best Community (The Village at Seven Springs)
- 10th Best Building/Development Firm to Work For in the U.S. - Professional Builder Magazine
- 2008 Building W/ Trees Awards of Excellence – NAHB National Green Building Conference (a joint project with the National Arbor Day Foundation). One of only two developers nationally to win this award.

Builder/Architect of the Month

- The Woodlands at Belmont Hill
- White Cliffs Condominiums
- Stratford Ponds
- The Villages at Brookside

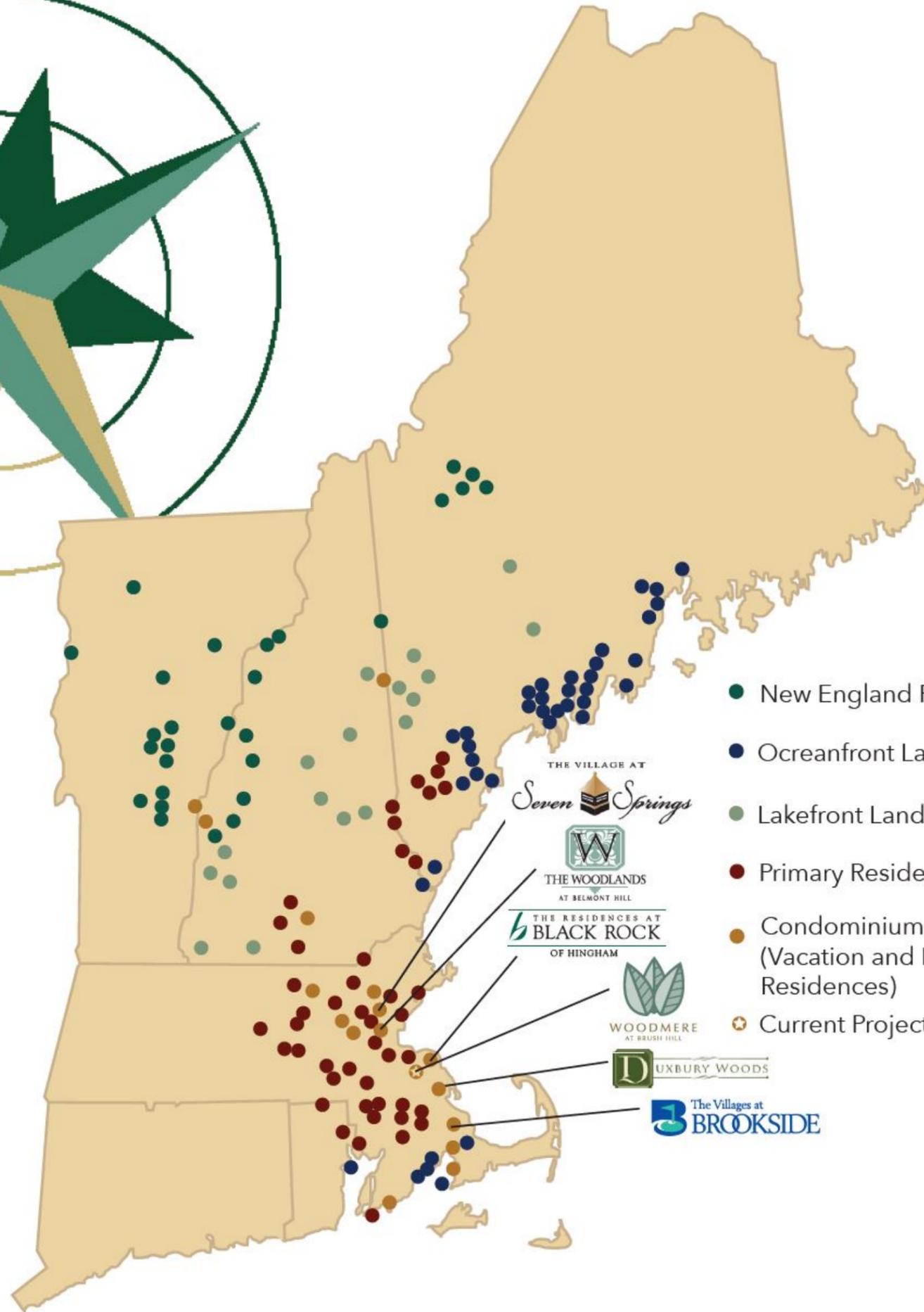
Conservation Awards & Recognitions

- Donation of Fowler's Beach, Long Island, ME – Oceanside Conservation Trust of Casco Bay
- Largest Single Private Conservation Transaction, Carlisle, MA - Carlisle Conservation Foundation
- Master Conservation Plans of Goodnow Farm, Sudbury, MA - Sudbury Valley Trustees & Sudbury Conservation Commission
- 440 Acre Public Open Space Donation at King Ridge, Sutton, NH - Ausbon Sargent Conservation Trust & Sutton Conservation Commission



Builders Association of Greater Boston

- 2012 Silver and Gold Awards for Best Print Ad (Community) – The Residences at Black Rock and The Villages at Brookside newspaper advertisements
- 2012 Silver Award for Best Historic Renovation – The Carriage House Residences at Belmont Hill
- 2012 Gold Award for Best Single-Family Home (2500 to 4000 sq ft) – custom home at The Residences at Black Rock
- 2012 Silver Award for Best Brochure (Commercial or Residential) – for a brochure for The Woodlands at Belmont Hill
- 2012 Silver Award for Best Multi-Family or Single-Family Reuse/Conversion – The Carriage House Residences at Belmont Hill
- 2012 Silver Award for Best 55+ Community – The Villages at Brookside
- 2012 Gold Award for Project Manager of the Year – Peter Crabtree
- 2011 Builder of the Year
- Best Innovative Land Planning Design – Goodnow Farm
- Best Multi-Family Design under \$250,000 – Stratford Ponds
- Community Service Award – land preservation at King Ridge, NH
- Best Brochure for a Community with an average value over \$300,000 – Owl's Head, Maine
- Best Brochure for a Community with an average value under \$300,000 – Long Island, Maine



- New England Farmland
- Occeanfront Land and Homes
- Lakefront Land and Homes
- Primary Residential Housing
- Condominiums (Vacation and Primary Residences)
- Current Projects

THE VILLAGE AT
Seven Springs



THE WOODLANDS
AT BELMONT HILL

THE RESIDENCES AT
BLACK ROCK
OF HINGHAM



WOODMERE
AT BRUSH HILL

DUXBURY WOODS

The Villages at
BROOKSIDE

The Residences at Black Rock
 Hingham, Massachusetts



Nestled amongst granite hillsides and pine woods in the heart of historic Hingham, Massachusetts, The Residences at Black Rock evoke the warmth and charm of a classic New England village while providing the contemporary amenities of the finest resort communities. This award-winning community features thoughtfully planned home sites designed to capture the stunning natural features found throughout the championship golf course at the Black Rock Country Club. After two previous developers' unsuccessful attempts at the project, Northland was selected to complete the remaining build-out of 52 homes. These elegant free-standing homes, ranging in size from 2,400 to 3,700 square feet, reflect exceptional architectural design and craftsmanship. Most homes feature a first-floor owner's bedroom suite, attached 2-car garage with optional golf cart bay, gourmet kitchen, luxurious living and dining rooms, private outdoor spaces, and spectacular vista views across the privately owned golf course.

BLACK ROCK AT A GLANCE	
➤ Acquisition Date:	December 2009
➤ Total number of Units:	138 (52 Units Built by Northland)
➤ Completion Date:	2016
➤ Target Market:	Active Adults
➤ Gross Sales:	\$70,000,000

Duxbury Woods

Duxbury, Massachusetts



Duxbury is a quintessential seaside New England town, known for its exceptional town services, pristine shore line and historic architectural character. Prior to the introduction of Duxbury Woods, affluent empty nesters and retirees in the Town had few maintenance free communities to choose from. Duxbury Woods' condominiums were designed by an award-winning architectural firm known for its luxurious waterfront estate homes. Residents embraced these townhomes for their distinctive elevations, expansive light filled floor plans, soaring ceilings and expertly packaged specifications.

DUXBURY WOODS AT A GLANCE

- Acquisition Date:..... 2013
- Total number of Units: 40
- Completion Date: 2016
- Target Market: Active Adults
- Gross Sales: \$22,000,000

Woodmere at Brush Hill

Milton, Massachusetts



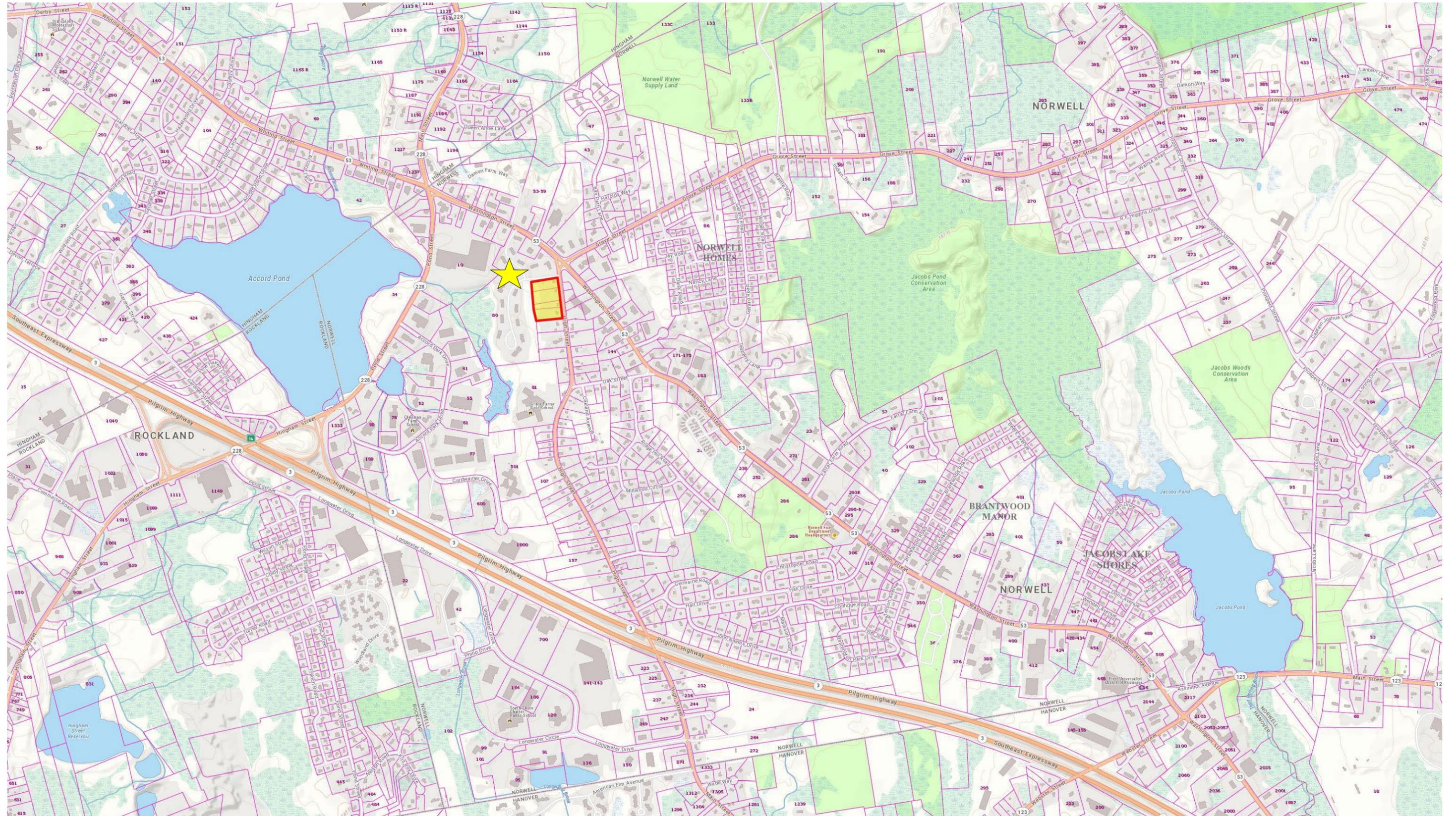
Woodmere at Brush Hill offers a unique blend of suburban serenity in an estate setting with its classic architecture, stone walls, and lush landscaping. Located on historic Brush Hill Road on the grounds of a former estate in Milton, Massachusetts, there will be a total of 34 townhomes built as well as two single level condominiums in the renovated Dupee Mansion. Each will incorporate exceptional architectural design and craftsmanship. The Townhomes will feature first-floor owner's bedroom suite, attached 2-car garage, gourmet kitchen, luxurious living and dining rooms, and private outdoor space. The condominiums located in the Dupee Mansion will offer open light-filled living spaces, attached garage parking, and private terraces.



WOODMERE AT A GLANCE

- Acquisition Date:..... 2015
- Total number of Units: 36
- Anticipated Completion Date: 2018
- Target Market: Active Adults
- Projected Gross Sales: \$32,000,000

Site Location



Site Location



Site Location



Town of Norwell Housing Production Plan September 2019

HPP approved by the State in 2012 and subsequently updated.

Norwell's Subsidized Housing Inventory

- Progress has been made towards the goal of achieving the 10% affordability threshold under Chapter 40B.
- Currently 308 of 3,652 units qualify (8.5%) with 57 more units needed to achieve the immediate goal of 10%.
- A Comprehensive Permit was issued for 11 of the 16 developments below.
- 84% of the Affordable Units on the SHI were produced using Chapter 40B.

Table II-30: Norwell's Subsidized Housing Inventory (SHI)				
Project Name	# Affordable Units	Project Type	Use of a Comp Permit	Affordability Expiration Date
Norwell Gardens/Housing Authority	80	Rental/seniors and Young disabled	Yes	Perpetuity
NA	8	Rental/special needs	No	Perpetuity
NA	8	Rental/special needs	No	Perpetuity
West End Way	1	Ownership	Yes	Perpetuity
Jacobs Pond Estate	11	Ownership	Yes	2098
Silver Brook Farm	8/7	Ownership	Yes	2098
DDS Group Homes	17/30	Rental/special needs	No	NA
Damon Farms	6/1	Ownership	Yes	Perpetuity
Washington Place/ Washington Woods	6	Ownership	Yes	Perpetuity
* Simon Hill	126	Rental	Yes	Perpetuity
Circuit Street	1	Ownership	No	Perpetuity
40 River Street	18	Rental	Yes	Perpetuity
Total of state SHI count as of January 14, 2019	139/297	113/270 rentals and 26/27 ownership	106/250 used the comp permit/	
Tiffany Hill is eligible to be included	6	Homeownership/ MassHousing	Yes	Perpetuity
Washington Woods additional units	4	Homeownership/ FHLBB	Yes	Perpetuity
South Street Habitat for Humanity home	1	Homeownership/ DHCD	No	Perpetuity
Total	308 or 8.4%	270 or 88% rentals 38 or 12% ownership	260 or 84% used 40B	

Source: Massachusetts Department of Housing and Community Development, February 9, 2011/January 14, 2019.
Shaded projects indicate new development since 2011.

**Norwell's Housing Needs Assessment
Need for Affordable Units:**

- Norwell's median HH income was \$128,563 based on the 2017 census estimates.
- Despite increasing HH wealth, there remains a population living in Norwell with very limited financial means...about 955 HH, (28% of all HH) were approximately at, or below 80% AMI.

Today over 1,000 Norwell Residents qualify for Affordable Units, but only 308 units currently exist.

Table II-2: Age Distribution, 1980-2017

Age Range	1980		1990		2000		2010		2017	
	#	%	#	%	#	%	#	%	#	%
Under 5 Years	542	5.9	573	6.2	705	7.2	583	5.5	668	6.1
5 - 17 Years	2,512	27.4	1,792	19.3	2,087	21.4	2,412	23.0	2,391	21.9
18 - 24 Years	724	7.9	885	9.5	419	4.3	534	5.1	476	4.4
25 - 34 Years	1,290	14.0	1,038	11.2	837	8.6	537	5.2	707	6.5
35 - 44 Years	1,510	16.4	1,739	18.7	1,667	17.1	1,410	13.4	1,357	12.5
45 - 54 Years	1,100	12.0	1,442	15.5	1,695	17.4	1,864	17.7	1,968	18.1
55 - 64 Years	775	8.4	847	9.1	1,128	11.6	1,491	14.2	1,315	12.1
65 - 74 Years	357	3.9	551	5.9	611	6.3	879	8.4	1,137	10.4
75 - 84 Years	285	3.1	279	3.0	388	4.0	512	4.9	572	5.2
85+ Years	87	0.9	133	1.4	228	2.3	284	2.7	306	2.8
Total	9,182	100.0	9,279	100.0	9,765	100.0	10,506	100.0	10,897	100.0
Under 18	3,054	33.3	2,365	25.5	2,792	28.6	2,995	28.5	3,059	28.1
Age 65+	729	7.9	963	10.4	1,227	12.6	1,675	15.9	2,015	18.5

Source: U.S. Census Bureau, 1980, 1990, 2000 and 2010 and American Community Survey 5-Year Estimates 2013-2017

= 30.5%

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Today over 1,000 Norwell Residents qualify for Affordable Units, but only 308 units currently exist.

Need for Age-Targeted Senior Housing:

- Residents aged 55+ total 3,330 residents, or 31% of Norwell's population. Future estimates predict this segment to continue to grow faster than any other age range.

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	#	%	#	%	#	%	#	%	#	%
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Source: U.S. Census Bureau, 1980, 1990, 2000 and 2010 and American Community Survey 5-Year Estimates 2013-2017

= 30.5%

Increasing Cost Burden

HUD estimated that of the 3,652 total HH's living in Norwell, 1,239 HH (or 34%) were spending too much on their housing.

Norwell's Household Composition

The number of persons making up a household continues to decrease.

- 1-person HH = 538
- 2-person HH = 1,241
- 3-person HH = 754

Sum of above = 2,533 HH's, or 70% of the Total HH's in Norwell.

Norwell's Priority Housing Needs

1. Households with Limited Incomes – Need Affordable Rental Housing

Table II-32: Housing Production Goals Based on Types of Units		
Type of Units	1-Year Goals	5-Year Goals
Rental Housing	13 units	65 units
Homeownership Units	5 units	25 units
Total	18 units	90 units
Handicapped accessibility and/or supportive services/about 10% of new units produced	2 units	10 units
Promote housing assistance for property improvements	2 participants in improvement programs	10 participants in improvement programs

Norwell's Priority Housing Needs

1. Households with Limited Incomes – Need Affordable Rental Housing
2. Both rental and ownership housing are needed to encourage a mix of housing types in response to diverse population and household needs. There is, however, a more compelling case for rental units based on the following important considerations:

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4. Promote greater housing diversity as 94% of Norwell's housing stock is comprised of homeownership units and 92% involves SF detached homes.

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7. Provide opportunities for some seniors who are "over-housed" and spending far too much of their fixed incomes on housing to relocate to more affordable and less isolated settings, opening up their homes to families requiring more space.

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8. Provide opportunities for mixed-income housing where several different income tiers can be accommodated within the same project.

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9. Special Needs – 8.5% of the Town's residents have a disability representing special needs in 916 HH.

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Rental Housing

- Rental units remain a relatively small segment of Norwell's housing market (only 5.8% in 2017), much smaller than those for Plymouth County (24.1%) and the state (37.6%), respectively.
- Roughly 50% of the existing apartment stock is subsidized.
- Rental Vacancy Rate:
 - 2010 = 5.1%
 - 2017 = 0.0%

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Community Perceptions

In every community, the Not in My Backyard (NIMBY) response to affordable housing can be more the norm than the exception. However, community perceptions have been tilting towards the realization that the inclusion of more housing diversity and affordability in new development is needed to meet the needs of those who are priced out of the existing housing market. ***More people are recognizing that the new kindergarten teacher, their grown children, or the elderly neighbor may not be able to afford to live or remain in the community.***

Challenges to Producing Housing in Norwell

1. Environmental Constraints

Over 25% of Norwell's area is composed of water and wetlands.

Drainage problems are pervasive throughout town, which any development must successfully resolve.

There are no wetlands on the parcel or abutting parcels.

2. Public Water Supply

The Site is served by the municipal water supply system and a flow test has been conducted.

3. Wastewater

The Town does not have a public sewer system, and properties must rely on septic systems.

Our civil engineer has conducted soil testing on the site which was witnessed by the Board of Health.

The existing soils are acceptable.

4. Development Capacity

Roughly 20% of Norwell's land area is permanently protected.

Although Norwell's development capacity is limited, creation of affordable units on a clustered or in a multi-unit structure model is still possible.

The assemblage of four SF parcels has provided us with the land area needed to cluster the proposed 56 units and leave room for both a wastewater field and drainage system.

5. Transportation

The major highways, Routes 3 & 53, are located in the western edge of the community. With the lack of public transportation, most residents are reliant on automobiles.

The Site is in the western edge of town and is adjacent to the main transportation corridor of Norwell with access to nearby Routes 3 & 53.

Northland's Vision for the Property

Location

- Edge of business, commercial and Single-Family districts.
- Very good accessibility to local stores & amenities.
- Excellent proximity to nearby businesses, Office Parks & Route 3.

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- Excellent proximity to nearby businesses, Office Parks & Route 3.

Design

- Keep massing at a residential scale to blend with the surrounding neighborhood.
- Building designs to be predominantly townhouse/rowhouse arrangements.
- Include attached garages where feasible.
- Design apartments with 55+ demographic in mind.
- Offer a mix of 1-BR, 2-BR & 3-BR floorplans.
- Provide a den/study in the living area for work-at-home use.
- Incorporate exterior porches and/or decks into the design.
- Stay below the wastewater cap of 10,000 GPD (so no WWTP is needed).
 - [110 gallons/bedroom x 90 BR's = 9,900 GPD]
- Break up massing and provide attractive façades along High Street.
- Honor minimum setback distances of underlying zoning, where feasible.
- Supply adequate parking knowing that the residents will be largely dependent on automobiles.
- Provide a high-level of property management & services.

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Permitting Process

- Zoning Bylaws Do Not Allow for Multi-family, therefore we are seeking a Comprehensive Permit using Chapter 40B Regulations as “permitting tool”.

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- Very good accessibility to local stores & amenities.
- Excellent proximity to nearby businesses, Office Parks & Route 3.

Design

- Keep massing at a residential scale to blend with the surrounding neighborhood.
- Building designs to be predominantly townhouse/rowhouse arrangements.
- Include attached garages where feasible.
- Design apartments with 55+ demographic in mind.
- Offer a mix of 1-BR, 2-BR & 3-BR floorplans.
- Provide a den/study in the living area for work-at-home use.
- Incorporate exterior porches and/or decks into the design.
- Stay below the wastewater cap of 10,000 GPD (so no WWTP is needed).
 - [110 gallons/bedroom x 90 BR's = 9,900 GPD]
- Break up massing and provide attractive façades along High Street.
- Honor minimum setback distances of underlying zoning, where feasible.
- Supply adequate parking knowing that the residents will be largely dependent on automobiles.
- Provide a high-level of property management & services.

Permitting Process

- Zoning Bylaws Do Not Allow for Multi-family, therefore we are seeking a Comprehensive Permit using Chapter 40B Regulations as “permitting tool”.

Affordability

- 25% of the units will be for households at, or below 80% AMI.

Critical Deadlines for Chapter 40B Comprehensive Permits

Days	Deadline	Action Required	Authority
7	No later than 7 days from the date on which the comprehensive permit application is received by the ZBA	Distribute the application to other boards and municipal departments and request their comments	G.L. c. 40B, § 21, and 760 CMR 56.05(3)
14	14 days before the public hearing date	Publish notice of the public hearing (publish twice; the second during the week following the first notice)	G.L. c. 40A, § 11
30	No later than 30 days from the date on which the comprehensive permit application is received by the ZBA	Open the public hearing	G.L. c. 40B, § 21; 760 CMR 56.05(3)
15	No later than 15 days from the opening of the public hearing	If applicable, give written notice to the developer and DHCD that the ZBA believes it can deny the permit on one or more "Safe Harbor" grounds (see Safe Harbors), along with the factual basis and documentation for its position	760 CMR 56.05(3); 760 CMR 56.03(8)
15	No later than 15 days from the date of the ZBA's written notice	If applicable, the applicant must challenge the ZBA's "safe harbor" by providing written notice to DHCD and the ZBA, along with any supporting documentation	760 CMR 56.03(8)
30	No later than 30 days from receipt of the applicant's appeal	DHCD must make a determination after reviewing the materials provided by the applicant and the ZBA.	760 CMR 56.03(8)
20	No later than 20 days from the date of DHCD's decision on a "safe harbor" appeal	The applicant or ZBA may appeal DHCD's decision by filing an interlocutory appeal with the HAC and the ZBA's public hearing must be stayed until the conclusion of the appeal.	760 CMR 56.03(8); 760 CMR 56.05(9)(c)
180	Within 180 days from the opening of the public hearing	The ZBA must close the public hearing unless the applicant has agreed in writing to an extension	760 CMR 56.05(3)
40	No later than 40 days from the close of the public hearing	The ZBA must render a decision based on a majority vote of the board and file its written decision with the city or town clerk	G.L. c. 40B, § 21; 760 CMR 56.05(8)(a)
20	No later than 20 days from the date the decision is filed with the city or town clerk	If the ZBA denies a comprehensive permit or approves it with conditions unacceptable to the applicant, the applicant must file an appeal with the HAC; other aggrieved persons must appeal to either the Land Court or Superior Court.	G.L. c. 40B, § 22; and G.L. c. 40A, § 17; 760 CMR 56.05(9)

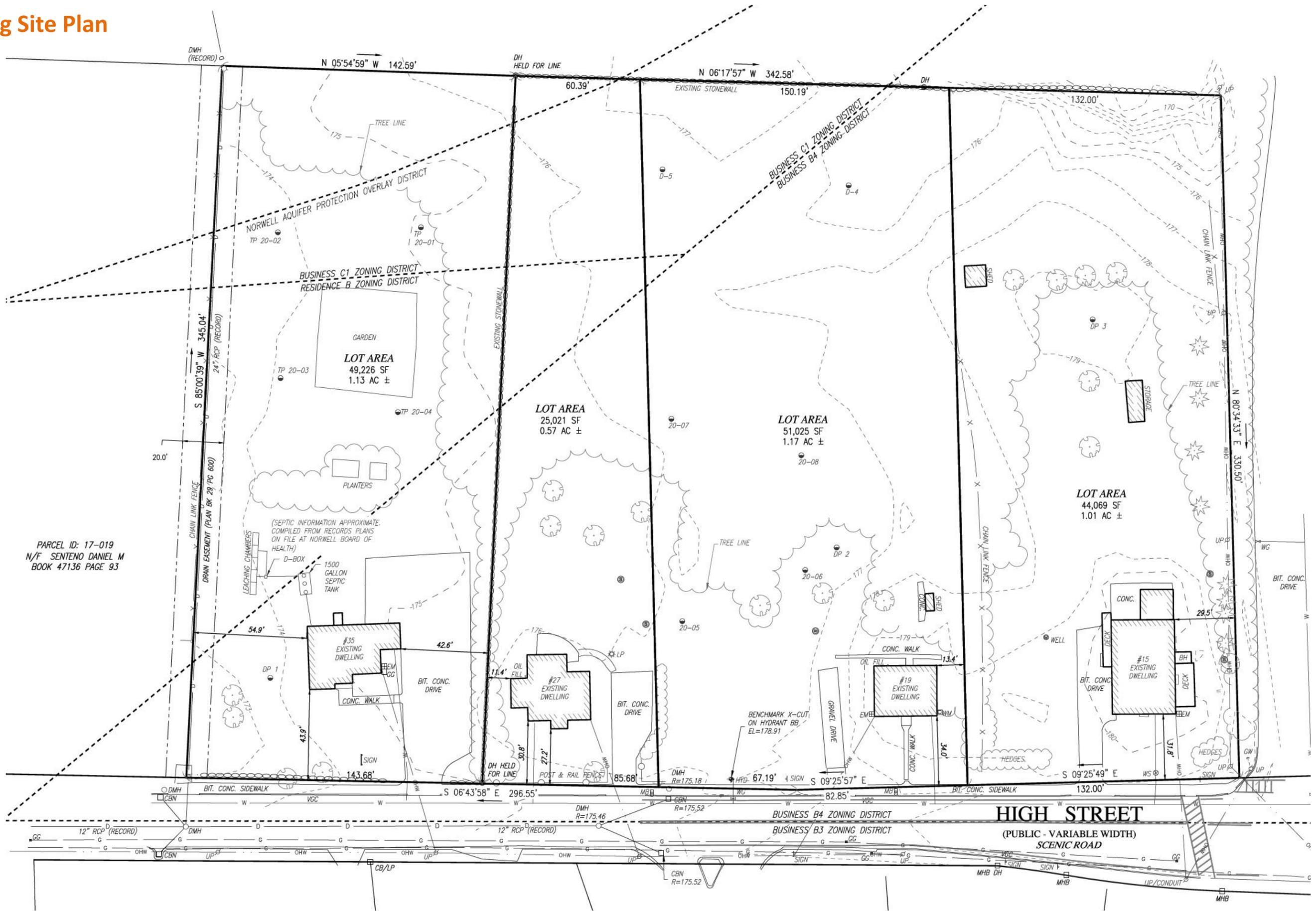
Permitting Schedule

- Project Eligibility Letter Application (PEL) - Submitted December 15, 2020
- Project Eligibility Letter - Issued April 21, 2021
- ZBA Meetings:
 - Meeting #1 - Public Hearing Opening & General Project Overview
 - Site Visit - Date TBD
 - Meeting #2 - Architecture & Development Program Review
 - Meeting #3 - Civil Engineering Review, Transportation Impact Assessment & Waiver List
 - Future Meetings - TBD
 - Public Hearing Closed - Deadline - 180 days (November 29, 2021)
 - ZBA Decision - Deadline - 40 days (January 10, 2022)

Site Context - Aerial



Existing Site Plan



Site Context



A: VIEW LOOKING NORTH TOWARDS WASHINGTON STREET



C: VIEW LOOKING WEST TOWARDS WASHINGTON SQUARE OFFICE CONDOMINIUM COMPLEX



B: VIEW LOOKING SOUTH DOWN HIGH STREET



D: VIEW LOOKING SOUTH IN WASHINGTON SQUARE OFFICE CONDOMINIUM COMPLEX

Site Context



E: VIEW LOOKING NORTH IN WASHINGTON SQUARE OFFICE CONDOMINIUM COMPLEX



G: VIEW LOOKING SOUTH DOWN HIGH STREET FROM SITE



F: VIEW LOOKING SOUTH DOWN HIGH STREET FROM CVS ENTRANCE



H: VIEW LOOKING WEST FROM HIGH STREET AT SOUTHERN BOUNDARY OF SITE

Site Context



E: VIEW LOOKING NORTH IN WASHINGTON SQUARE OFFICE CONDOMINIUM COMPLEX



G: VIEW LOOKING SOUTH DOWN HIGH STREET FROM SITE



F: VIEW LOOKING SOUTH DOWN HIGH STREET FROM CVS ENTRANCE



H: VIEW LOOKING WEST FROM HIGH STREET AT SOUTHERN BOUNDARY OF SITE

Site Context



I: 15 HIGH STREET: EXISTING STRUCTURE



K: 27 HIGH STREET: EXISTING STRUCTURE



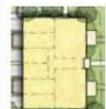
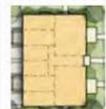
J: 19 HIGH STREET: EXISTING STRUCTURE



L: 35 HIGH STREET: EXISTING STRUCTURE

Architectural Site Plan

PROGRAM

-  8-Unit Walk Ups:
(12) 1BR Flats and
(4) 2BR Townhouses
-  6-Unit Walk Ups:
(4) 1BR Flats
(8) 2BR Townhouses
-  2/1BR Stacked Flats
(6) Lower 1BR Flats
(6) Upper 2BR Flats
-  (6) 1BR Townhouses
-  (4) 2BR Townhouses
-  (6) 3BR Townhouses

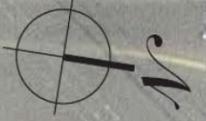
(56) Units /
(90) Bedrooms Total

* (3) Accessible Units

(122) Parking Spaces
(52) Unit Garages
(52) Unit Driveways
(18) Surface Spaces



* ILLUSTRATIVE SITE PLAN INTENDED TO HELP LOCATE UNITS AND GENERAL SITE FEATURES: SEE CIVIL AND LANDSCAPE PLANS FOR MORE DETAIL



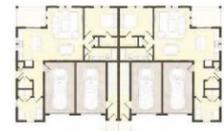
BUILDINGS
A, E & F



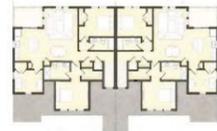
FRONT ELEVATION



SITE KEY PLAN



FIRST FLOOR KEY PLAN

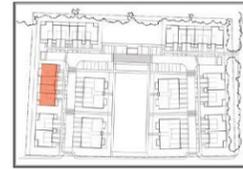


SECOND FLOOR KEY PLAN

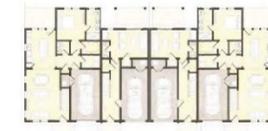
BUILDING
B



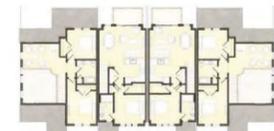
FRONT ELEVATION



SITE KEY PLAN



3BR 1BR 1BR 3BR
FIRST FLOOR KEY PLAN



3BR 1BR 1BR 3BR
SECOND FLOOR KEY PLAN

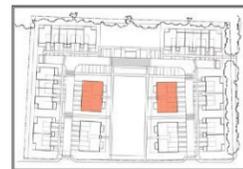
BUILDINGS
H & I



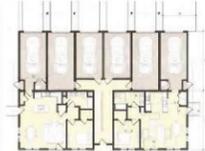
FRONT ELEVATION



SIDE ELEVATION



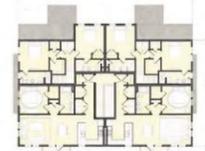
SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN

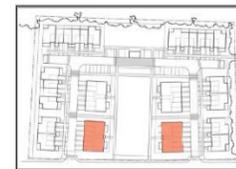


THIRD FLOOR KEY PLAN

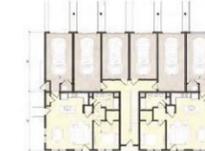
BUILDINGS
G & J



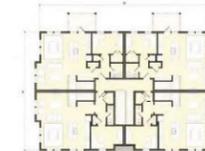
SIDE ELEVATION



SITE KEY PLAN



FIRST FLOOR KEY PLAN



SECOND FLOOR KEY PLAN



THIRD FLOOR KEY PLAN

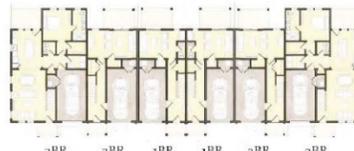
BUILDINGS
C & D



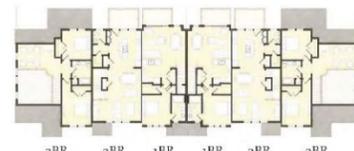
FRONT ELEVATION



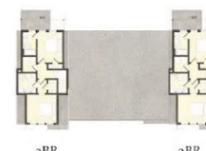
SITE KEY PLAN



3BR 2BR 1BR 1BR 2BR 3BR
FIRST FLOOR KEY PLAN



3BR 2BR 1BR 1BR 2BR 3BR
SECOND FLOOR KEY PLAN



2BR 2BR
THIRD FLOOR KEY PLAN

An aerial site plan of a residential development. The plan shows a central green space with the text "THANK YOU!" overlaid. Surrounding the green space are several residential buildings, some colored in shades of orange and yellow, and others in white. There are also parking areas, walkways, and landscaping elements like trees and shrubs. The entire site is enclosed by a boundary line, and there are trees and a road visible outside the boundary.

**THANK
YOU!**