

FCP II
INFILL REDEVELOPMENT
FITCHBURG, WISCONSIN

E. J. PLESKO

& ASSOCIATES, INC.

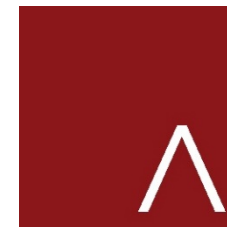
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 Contact: David Gevers
 608.772.1043



JLA ARCHITECTS + PLANNERS
 2418 Crossroads Drive, Suite 2300
 Madison, Wisconsin 53718
 Contact: Kirk Biodrowski
 608.442.3874



D'ONOFRIO KOTTKE & ASSOCIATES, INC
 7530 Westward Way
 Madison, WI 53717
 Contact: Bruce Hollar
 608.833.7530

PROJECT LOCATION & GENERAL DESCRIPTION

FCP II will be a distinctive, infill redevelopment serving the increased demand for quality, higher density housing in the Fitchburg area over the next five years and beyond. It will be located on what is an approximately 5.27 acre parcel. Certified Survey Map recorded March 4th, 2019.

Surrounding Context

The project site is surrounded by existing businesses, a public golf course, an elementary school, several parks and recreation areas, nature preserves, and a mix of residential apartments and single family homes.

Existing Topography

The project site has a change in elevation of about 25 feet from the southern site boundary abutting Traceway Dr to the northern site boundary. There are no wetlands within the boundary of the parcel.

Existing Site Conditions

The project site currently has no vegetation other than weeds and is vacant.

LEGAL DESCRIPTION See APPENDIX 'A'

LOT 1 CSM 15059 CS106/227&231-3/4/2019 F/K/A LOT 2 CSM 12276 CS76/75&77-10/8/2007 & ALSO F/K/A LOTS 3 & 4 CSM 12064 CS74/196&203-2/12/2007 DESCR AS SEC 3-6-9 PRT SE1/4NW1/4 & PRT SW1/4NE1/4 (5.273 ACRES)

SITE LOCATION



RATIONALE FOR A PLANNED DEVELOPMENT DISTRICT

We believe there is a need to use Planned Development District Zoning for the infill redevelopment in order to accomplish the goals of providing a quality infill development and maintaining the more urban feel desired.

To accomplish these goals, we reference the City's Ordinance with the following reasons:

- Section 22-144 – Permitted Uses (3): Only permits up to 8 units per building. While we realize dwelling structures having greater than eight dwelling units are allowed as a Conditional Use (per 22-145 (6)), we desire the long-term stability afforded under a permanent zoning classification.
- Section 22-146 – Dimensional Standards (2) b: Requires a minimum of 2,000 square feet of lot area per each Efficiency unit, 2,200 square feet of lot area per each 1 bedroom unit, 2,400 square feet per each 2 bedroom unit, and 2,700 square feet per each 3 bedroom unit, with the provision that each structured parking space reduces the minimum lot area by 500 square feet. With our proposed unit mix and total unit count of 183 units, this standard would require a parcel of 327,800 square feet or 7.53 acres, considerably more than our parcel size of 5.27 acres.
- Section 22-146 – Dimensional Standards (2) c: Restricts lot size to a maximum of 90,000 square feet. We are utilizing one developable lot for this project with an area of 228,354 square feet, or 5.27 acres.

- Section 22-146 – Dimensional Standards (4): Sets the minimum front setback (Traceway Dr) at 30 feet. In order to keep with our desire to provide a more urban feel to multi-family residential developments, and to accommodate grade changes we propose an average minimum setback of 20 feet.
- Section 22-146 – Dimensional Standards (8): Restricts the maximum building height to 45 feet or 3 stories, whichever is less. We are planning 4-stories of residential on top of an underground parking structure that is partially exposed due to grading on site. While we realize dwelling structures having greater than 3 stories is allowed as a Conditional Use (per 22-146 (8)), we desire the long-term stability afforded under a permanent zoning classification. We propose maximum building height of 65 feet and 4 stories.

ECONOMIC & SOCIAL IMPACTS

We believe that this project will have positive economic & social impacts on the area.

Property Values and Tax Revenue

This project represents a total investment of \$TBD. It is estimated that this project would have a total assessed value, upon full assessment, of approximately \$TBD. Using the City’s 2020 property tax rate the following estimated tax receipts could be realized annually:

Dane County:	\$ TBD
City of Fitchburg:	\$ TBD
Madison Metropolitan School District:	\$ TBD
<u>Madison Area Tech. College:</u>	<u>\$ TBD</u>
Total Projected Annual Property Tax:	\$ TBD

The surrounding properties could realize an increase in values because of this project - thus creating additional tax revenues.

Impact Fees

This project should generate the following estimated Impact Fees to the City (2019 fees listed):

Land Dedication Fee	TBD units x \$4,330 =	\$ TBD
Park Improvement Fee:	183 units x \$160 =	\$ 29,280.00
Fire Protection Fee:	(103) 1BR x \$311 =	\$ 32,033.00
	(80) 2BR x \$466 =	\$ 37,280.00
Commercial Fire Fee	(TBD)S.F.x\$.288 =	\$ TBD
<u>Water Impact Fee:</u>	<u>183 units x \$800 =</u>	<u>\$146,400.00</u>
Total Projected Impact Fees:		\$TBD

Any fee in lieu of Street Frontage for Parks per Ordinance 24-15(e) and 22-647(3), or Parkland Dedication per Ordinances 24-2(d)(2)(a) and 24-2(d)(2)(e) shall be established by the time of the Final Plat.

Social Impacts

Although social impacts cannot be predicted or quantified, we believe that this project will also have a positive social impact on the area.

- The addition of this quality community should improve the perceived image of the immediate area.
- The addition of this quality community will help to keep existing residents in Fitchburg and bring new residents into Fitchburg.
- The addition of this quality community could serve as a catalyst for other uses - such as new retail & commercial - to locate in the immediate area.
- The addition of this quality community could serve as an example for future development - creating higher standards in design & living amenities.
- This development will help to further the city’s desire to create a vibrant urban feel in the North Fish Hatchery Road corridor and make use of a vacant site that has been underutilized for more than a decade.
- This quality development will also help to create more of a welcoming environment for pedestrians with its residential, office, and retail mix replacing a vacant site.

ENVIRONMENTAL BENEFITS OF PLANNED DEVELOPMENT ZONING

The Environmental Benefits of using Planned Development District Zoning for this project come from the greater flexibility in both density & zoning standards that is allowed under PDD Zoning than would be allowed under the City's High Density Residential Zoning.

Reduction of Sprawl

Because of PDD Zoning, more units can be developed on this site. Therefore, this development can help meet the increasing need for residential units on less land area than would otherwise be required under the City's High Density Residential Zoning, freeing other areas and parcels to be less developed.

Enhanced Public Realm

With PDD Zoning, the site can be designed to enhance the character and visual aesthetics of the public realm. Under PDD Zoning, the building setbacks can be reduced to allow the buildings to be located & orientated to address the street edge and to help define the public realm.

COMPREHENSIVE PLAN CONSISTENCY

This project complies with the City of Fitchburg's Comprehensive Plan. Specifically, the following is an analysis of how this project meets or advances the goals, objectives, and policies outlined in the Comprehensive Plan.

Land Use Goal 1:

This project preserves and enhances the natural and agricultural resources of the City as follows:

Objective 1: This project is consistent with the long term urban growth map and related phasing plan.

Policies: (2) This project will be served by gravity flow sanitary sewer
 (3) This project is being developed on an urban infill site within the urban growth boundary and is not replacing high quality agricultural lands.

Objective 2: This project is protecting environmental resources by using high density, sustainable development, and revitalization of underutilized land.

Policies: (2) This project is not within or near identified wetlands.
 (7) This project is not within or near identified floodplains

Land Use Goal 2:

This project is a compact urban community that is visually and functionally distinct from the rural and agricultural community.

Objective 1: This is a project that is a significant reinvestment in the community as a redevelopment of urban infill land.

Policies: (1) This is a redevelopment of land in accord with the Future Land Use map.

Objective 2: This is a project that will restore underutilized land within current commercial and residential neighborhoods.

Policies: (2) A plan for redevelopment has been established to help guide the use of City resources.

Objective 3: This is a compact development that will have a logical and sustainable mix of uses and will preserve open space and natural areas within the surrounding area by utilizing higher density design.

Policies: (1) This project fits in well with the existing and planned infrastructure and land uses.

Objective 4: Utilities and infrastructure are being extended to this project in an efficient manner.

Policies: (1) This project is within the urban growth boundary.
 (3) This high-density project is located near the intersection of Traceway Drive and Fish Hatchery Road and is therefore consistent with proposed functional roadway classifications.

Objective 5: This project's location encourages options to alternative transit modes.

Policies: (1) This project falls along an existing bus route.

Objective 6: This project is within the urban service area.

Policies: (3) This project is within the urban service area.

Objective 7: This project is consistent with the Future Land Use map.

Policies: (1) PDD zoning is consistent with the High Density Residential land use designation and the Future Land Use map.

Natural Resources Goal 1:

This project will protect the natural environment.

Objective 8: This project will protect natural resources

- Policies:
- (1) This project will meet all current City storm water control requirements.
 - (2) This project will meet all current City erosion control requirements.
 - (3) This project will meet all current Floodplain and Wetland ordinances. There are no floodplains or wetlands within the project boundary.
 - (5) This project is not developed on private septic.

Housing Goal 1:

This project will provide a much in-demand housing choice: Senior low income housing tax credit rental units.

Objective 1: This project promotes the development of housing to meet the current and future needs of senior residents within the City.

- Policies:
- (1) This project is an efficient use of land in the urban service area and provides for multi-modal friendly densities.
 - (2) This project adds variety to the area.

Objective 2: This project promotes the development of housing for low-moderate income residents.

- Policies:
- (1) This project promotes high level and quality sustainable construction by implementing higher standards in design and living amenities.
 - (2) This project will utilize federal and state low income housing tax credits.
 - (3) This project will provide affordable housing for low-income persons.

Housing Goal 2:

This project makes efficient use of land for housing.

Objective 1: This project is a compact neighborhood.

- Policies:
- (1) This project creates compactness and efficiency which helps preserve rural land resources.
 - (2) This project will provide a variety of housing types by offering one-bedroom, one-bedroom plus, and two-bedroom units as well as various open space uses.
 - (3) The boundary of this project site does not fall within an environmental corridor.
 - (4) This infill project makes wise use of underutilized land in the current urban service area, where service provisions already occur.
 - (5) We are proposing higher but livable residential density, which promotes wise use of the land resource and reduces land located elsewhere required to meet housing demand. This helps to preserve agricultural and other open space land outside the urban service area.
 - (6) By utilizing the PDD design review process, the City will be allowed to ensure sound, sustainable housing design.

Objective 2: This residential development is occurring in an area with existing infrastructure and sewer.

- Policies:
- (1) This residential housing project is located in an area served by full urban services, including sanitary sewers and public water with convenient access to community facilities, retail centers, and to arterial highways.
 - (2) This project is not an unsewered development.

Utilities Goal 1:

This project will provide and maintain high quality public utility services.

Objective 1: This project will provide and maintain an adequate supply of safe water for drinking and fire protection needs.

- Policies:
- (1) This project will meet all requirements of the Safe Drinking Water Act.

Utilities Goal 2:

This project will maintain and extend existing public utility systems within the urban development boundary.

Objective 1: This project will maintain and improve the condition of existing sanitary sewer and water infrastructure.

Policies: (4) This project will be served with gravity flow sanitary sewer.

Objective 2: This project is being developed within the existing urban service area and adjacent to existing public infrastructure.

Policies: (3) Utilities will not be placed in wetlands or other environmentally sensitive areas.

Utilities Goal 4:

This project will improve the Fitchburg park and open space system.

Objective 1: This project will provide park space to help meet outdoor recreation needs.

Policies: (3) This project will meet the requirements of dedication of park land or park fees.

Transportation Goal 1:

This project is part of a coordinated land use and transportation system.

Objective 1: This project is a compact, urban development.

Policies: (1) This project features buildings closer to the sidewalks, street trees, street lighting, lower parking ratios, structured parking, and parking behind buildings.

Transportation Goal 2:

In conjunction with this project, a safe and efficient transportation system will be provided for the neighborhood.

Objective 2: This project will maintain a transportation system that allows for proper traffic management.

Policies: (2) The pattern of streets and sidewalks in the project area will maximize the connectivity of land uses within the neighborhood and to areas outside the neighborhood.
 (4) The streets in this project area are interconnected to preserve mobility and avoid travel delays.
 (6) This project is not located with direct access to major streets and roadways.
 (7) This project is not located with direct access to major streets and roadways.

LAND USE

When complete, this project will contain multi-family residential use. This 5.27 acre parcel will be consistent with the City's Comprehensive Plan with a High Density Multi-Family Residential Use. The current plan has 153 market rate units and 30 loft style townhomes, along with their associated common amenity spaces. It will also have At the time of this General Implementation Plan, the mix of residential units is as follows:

- Studio Units: 8 %
- 1 or 1 Bedroom Plus Den Units: 49 %
- 2 or 2 Bedroom Plus Den Units: 35 %
- 3 Bedroom 8 %

Within each unit type there will be a variety of unit sizes - with an average unit size of approximately 940 square feet. This mix of unit types & sizes will serve a variety of potential residents.

In addition to the residential units themselves, the project will contain various common space amenities integrated within the building or around the site. At the time of this pre-General Implementation Plan, the anticipated common amenities are:

- On-site Management/ Leasing Office
- Rooftop Community Room with Common Space Access
- Dog Washing room
- Green Roof Common Space with the Following Amenities:
 - Extensive Landscaping
 - Fire Pit
 - Grilling Area for Tenant Use
- Fitness Center
- Other Green and/or Open Space for passive and active activities

ESTIMATED DAILY WATER AND SANITARY USAGE: TBD

SITE DESIGN & GENERAL INFORMATION

See APPENDIX 'B-E'

The Masterplan for the FCP II multi-family Development has been thoughtfully designed to address numerous site challenges including the existing topography and project identity.

Masterplan Design Highlights:

- The building is located & orientated to address the street edge and to help define the public realm.
- Surface parking is kept to the back of the site to reduce its visual impact from the public streets and has been limited by the use of additional covered parking.
- Pedestrian pathways not only connect the site internally, but also connect the project site with adjacent parcels.
- The site contains an elevated green roof that creates a courtyard amenity for resident use over areas otherwise used for parking.

Off Street Parking:

The City's typical parking requirements require 2.0 parking stalls per residential dwelling unit. Based on our experience with multi-family developments, and considering the unit mix, we find that this requirement would be excessive. Therefore, we are proposing to provide approximately 185 covered parking spaces, along with approximately 95 surface spaces. This translates to a ratio of 1.53 stalls per unit. We believe that providing this level of parking will be appropriate for this project and will minimize the visual impact of surface parking lots on the site and the surrounding areas.

Bicycle Parking:

In addition to off-street vehicular parking, we are proposing dedicated bike storage areas that will provide wall hung and floor racks for the storage of bicycles in the covered parking area. In addition, there will be approximately bike parking areas at the exterior of the building for use by visitors. The exact number of bike stalls is yet to be determined.

Storm Water Management Overview:

Storm water management for this site will be addressed at a later date.

Maintenance of all storm sewer structures and pipes within the development parcel will be the responsibility of the property Owner.

Landscape Design:

The new landscape design for this project will meet all City of Fitchburg landscape design requirements. This plan will be developed, and detail and information will be provided with the subsequent General Implementation Plan submittals.

Refuse & Recycling Storage & Removal:

This building will have a refuse & recycling room in the Lower Level. The number and size of containers is yet to be determined. A private waste management company will be contracted to provide recycling & refuse services as appropriate for the development.

General Implementation Plan Data

The final Masterplan Data will meet the “Planned Development Zoning Standards” listed here.

Planned Development Zoning Standards

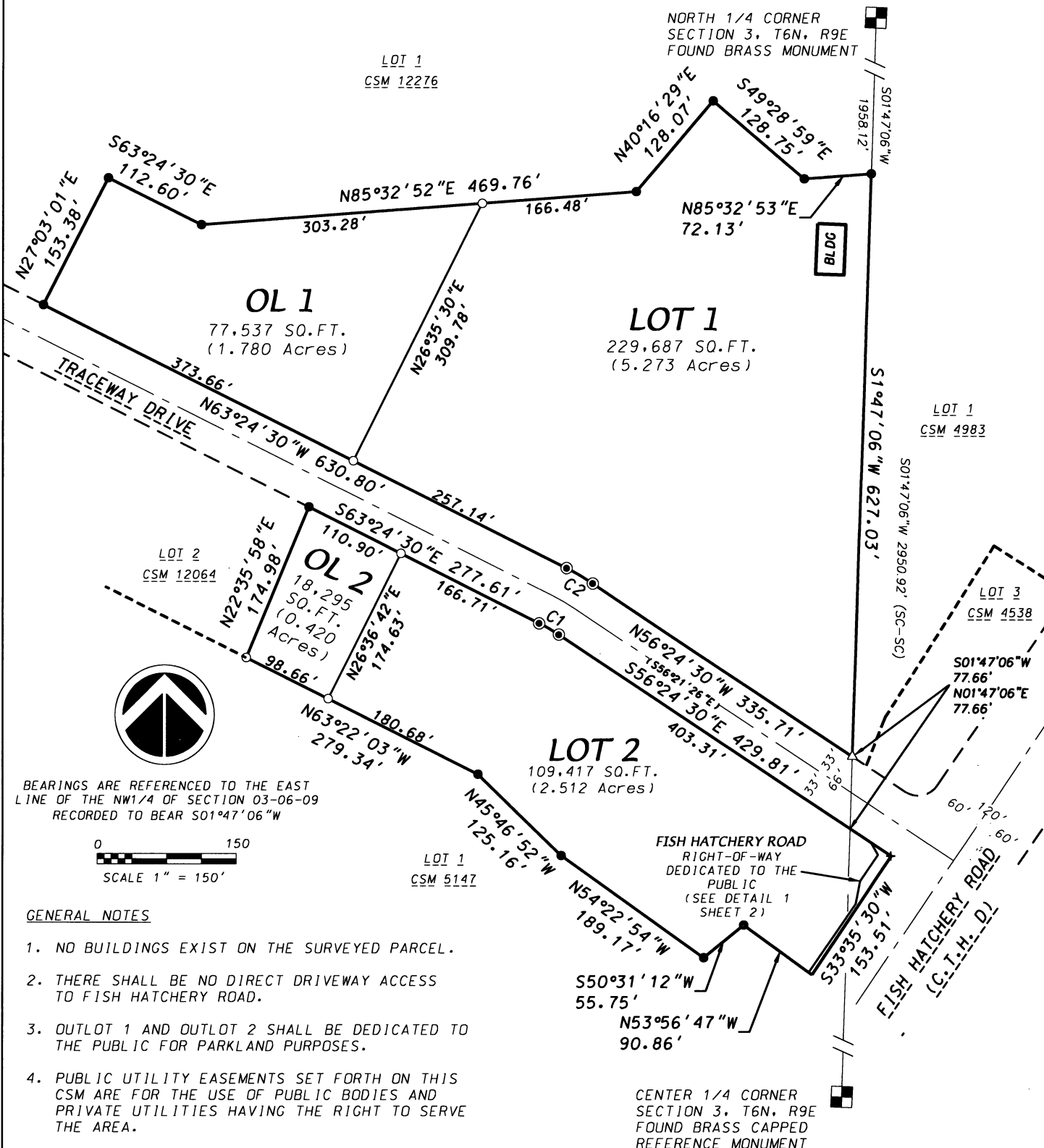
Under the proposed Planned Development Zoning, the project shall meet the following Zoning Standards:

- Residential Density: 60 units per acre (maximum)
- Building Height: Maximum of 4 Stories and
Maximum 65 feet
- Front Street Setback: 15' average (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Street Setback: 5' (minimum) (Index Road side)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Side Yard Setback: 5' (minimum) (West side)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Rear Yard Setback: 8' (minimum)
Exterior Stairs, Entry Stoops, Planters, and overhangs are permitted to encroach within this Setback
- Building Coverage: 35% of Parcel Area (maximum)
- Floor Area Ratio: 1.25 (maximum)
- Impervious Surface Ratio: 65% of Parcel Area (maximum)
- Off-Street Parking: 1.20 Auto Spaces per Dwelling Unit (minimum)
- Off-Street Bicycle Parking: .25 Bike Spaces per Dwelling Unit (minimum)

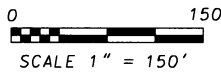
APPENDIX “A”
PRE-GENERAL IMPLEMENTATION PLAN
CERTIFIED SURVEY MAP

CERTIFIED SURVEY MAP

ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276,
BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4 OF SECTION 03-06-09 RECORDED TO BEAR S01°47'06"W



GENERAL NOTES

1. NO BUILDINGS EXIST ON THE SURVEYED PARCEL.
2. THERE SHALL BE NO DIRECT DRIVEWAY ACCESS TO FISH HATCHERY ROAD.
3. OUTLOT 1 AND OUTLOT 2 SHALL BE DEDICATED TO THE PUBLIC FOR PARKLAND PURPOSES.
4. PUBLIC UTILITY EASEMENTS SET FORTH ON THIS CSM ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

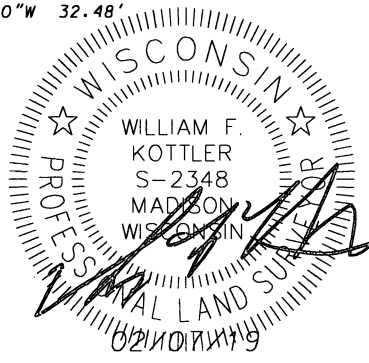
CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.43'	200.00'	7°00'00"	S59°54'30"E	24.42'
C2	32.50'	266.00'	7°00'00"	N59°54'30"W	32.48'

LEGEND

- PLACED 3/4" X 18" IRON REBAR (WT = 1.5LB/FT)
- FOUND 1-1/4" IRON REBAR
- FOUND 3/4" IRON REBAR
- + CHISELED 'X' FOUND
- △ PK NAIL FOUND

OWNER/SUBDIVIDER:
FITCHBURG COMMERCIAL PROPERTIES LLC
6515 GRAND TETON PLAZA SUITE 300
MADISON, WI 53719



D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

DATE: February 07, 2019
F.N.: 18-05-128
C.S.M. NO. 15059
DOC. NO. 5472738
VOL. 106 PAGE 227

CERTIFIED SURVEY MAP


**ALL OF LOT 3, CERTIFIED SURVEY MAP 12064, AND ALL OF LOT 2, CERTIFIED SURVEY MAP 12276,
BEING PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3,
T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

I, William F. Kottler, Professional Land Surveyor, S-2348, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correct representation of the exterior boundaries of the land surveyed and the division thereof. Said land is described as follows:

All of Lot 3, Certified Survey Map Number 12064, recorded as Document Number 4280556, Dane County Registry, located in part of the SE1/4 of the NW1/4 and part of the SW1/4 of the NE1/4 of Section 3, and all of Lot 2, Certified Survey Map Number 12276, recorded as Document Number 4364106, Dane County Registry, located in part of the SE1/4 of the NW1/4 of Section 3, all in T6N, R9E, City of Fitchburg, Dane County, Wisconsin.
Containing 436,025 square feet (10.010 acres).

Dated this 7th day of February, 2019.



William F. Kottler, Professional Land Surveyor, S-2348



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N11°03'46"E	42.38'
L2	S63°24'30"E	24.65'
L3	S26°35'30"W	167.75'
L4	S49°37'53"E	33.96'
L5	N41°37'38"E	34.51'
L6	N38°16'54"W	45.10'
L7	S1°47'06"W	90.50'
L8	S88°12'54"E	78.22'
L9	S1°47'06"W	79.06'
L10	S82°31'14"E	26.22'
L11	S30°10'41"E	36.50'
L12	S88°12'54"E	57.50'



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OWNER'S CERTIFICATE

Fitchburg Commercial Properties, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

Fitchburg Commercial Properties, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said Fitchburg Commercial Properties, LLC has caused these presents to

be signed by said member(s), this 25th day of FEBRUARY, 2019.

FITCHBURG COMMERCIAL PROPERTIES, LLC
BY: **E. J. PLESKO & ASSOCIATES, INC.**
ITS: **MANAGER**

DAVID S. GEVERS
VICE PRESIDENT



STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this 25th day of FEBRUARY, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Suzanne M. LaFond

SUZANNE M. LA FOND

Notary Public, Dane County, Wisconsin

My commission expires: APRIL 18, 2021

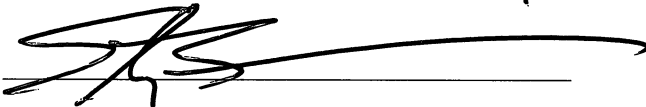
CONSENT OF CORPORATE MORTGAGEE

Associated Bank N.A., a national banking association, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this certified survey, and does hereby consent to the above Owner's Certificate.

IN WITNESS WHEREOF, the said Associated Bank N.A. has caused these presents to be signed by its corporate officer(s) listed below and its corporate seal to be hereunto

affixed this 8th day of February, 2019.

ASSOCIATED BANK N.A.

By: 

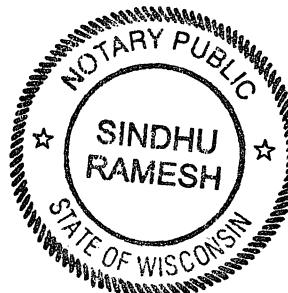
STATE OF WISCONSIN)
COUNTY OF DANE)S.S.

Personally came before me this 8th day of FEBRUARY, 2019, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

SINDHU RAMESH

Notary Public, Dane County, Wisconsin

My commission expires: 07/06/20



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CITY OF FITCHBURG APPROVAL

This Certified Survey, including any dedication shown thereon, has been filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin,

this 26th day of February, 2019.

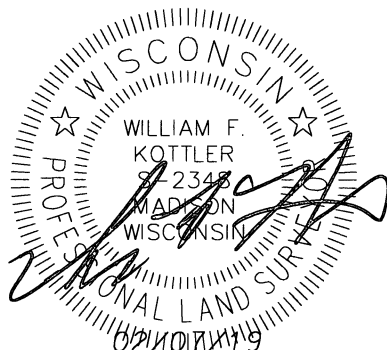
Patti Anderson
Patti Anderson
City of Fitchburg Clerk



REGISTER OF DEEDS CERTIFICATE

Received for recording this 4th day of March, 2019 at 10:08 A.M.
and recorded in Volume 106 of Certified Survey Maps
on Pages 227-231 as Document Number 5472738.

Kristi Chlebowski by Brit Dickhoff, Deputy.
Kristi Chlebowski, Dane County Register of Deeds



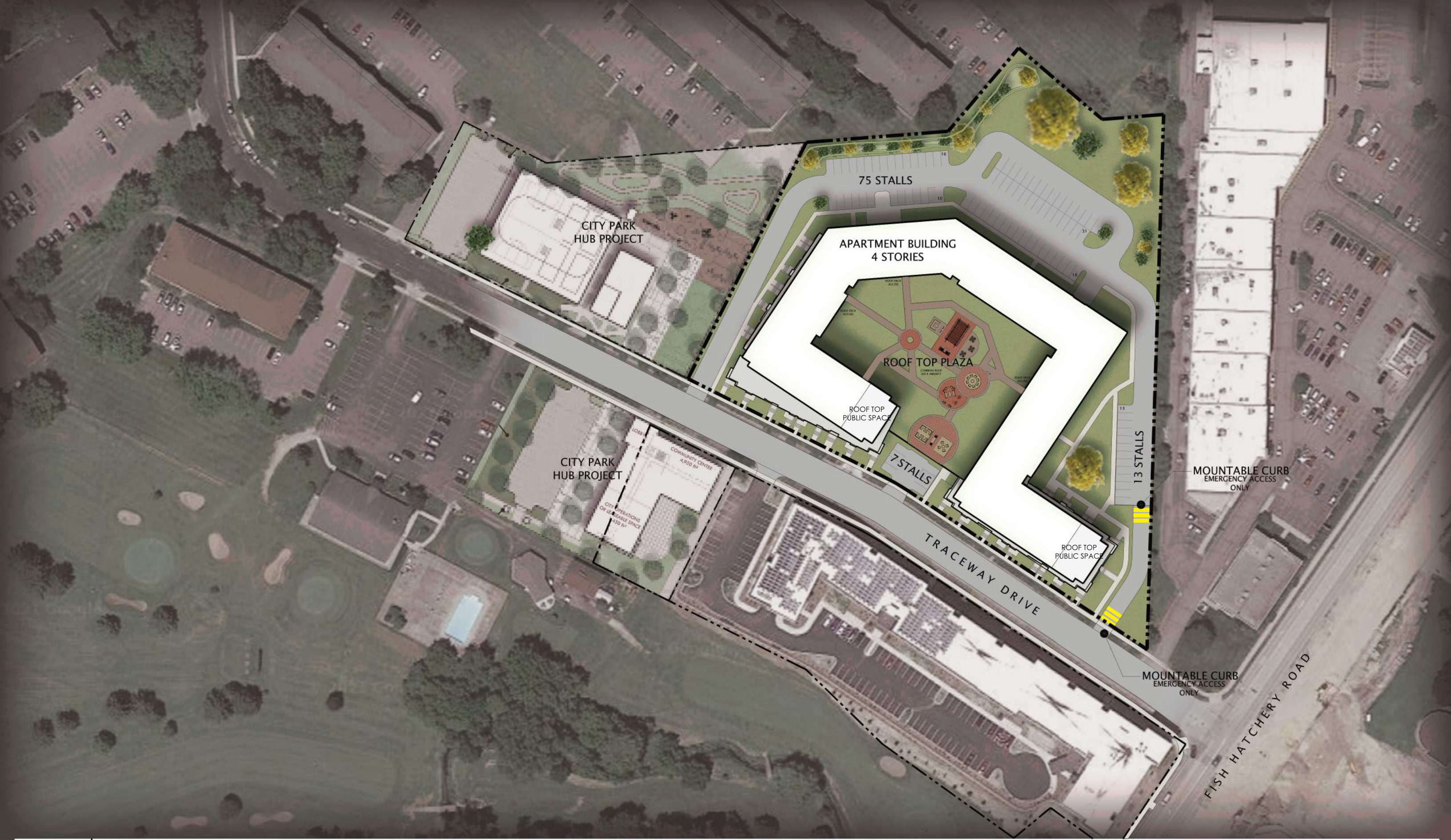
DATE: February 07, 2019
F.N.: 18-05-128
C.S.M. NO. 15059
DOC. NO. 5472738
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D'ONOFRIO KOTTKE AND ASSOCIATES, INC.

7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

APPENDIX 'B'
PRE-GENERAL IMPLEMENTATION PLAN
CONCEPTUAL MASTER PLAN

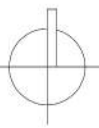


JLA
ARCHITECTS

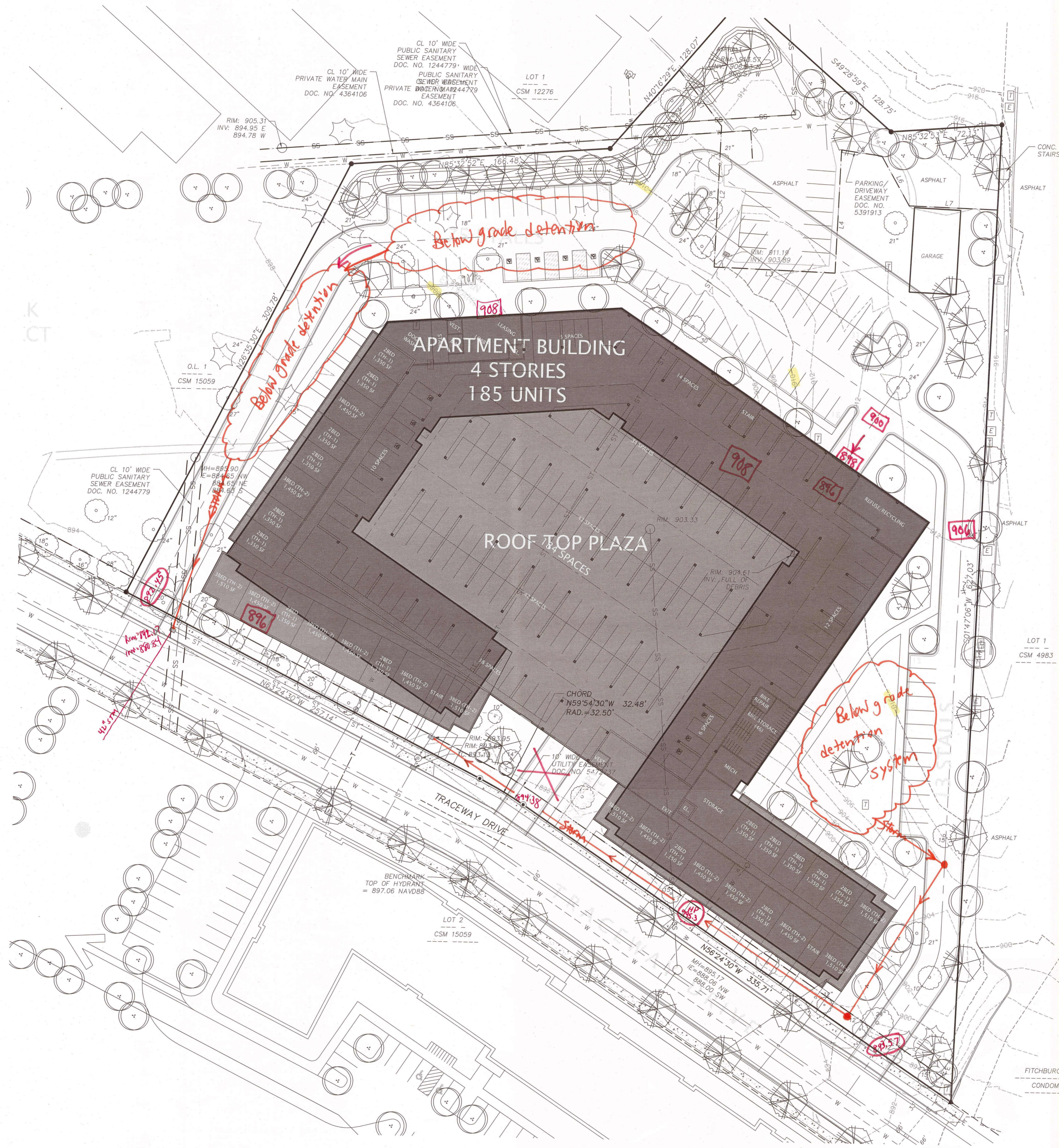
TRACEWAY NORTH APARTMENTS

CONCEPTUAL MASTERPLAN

SEPTEMBER 20, 2021
1"=100' @ 11x17



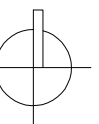
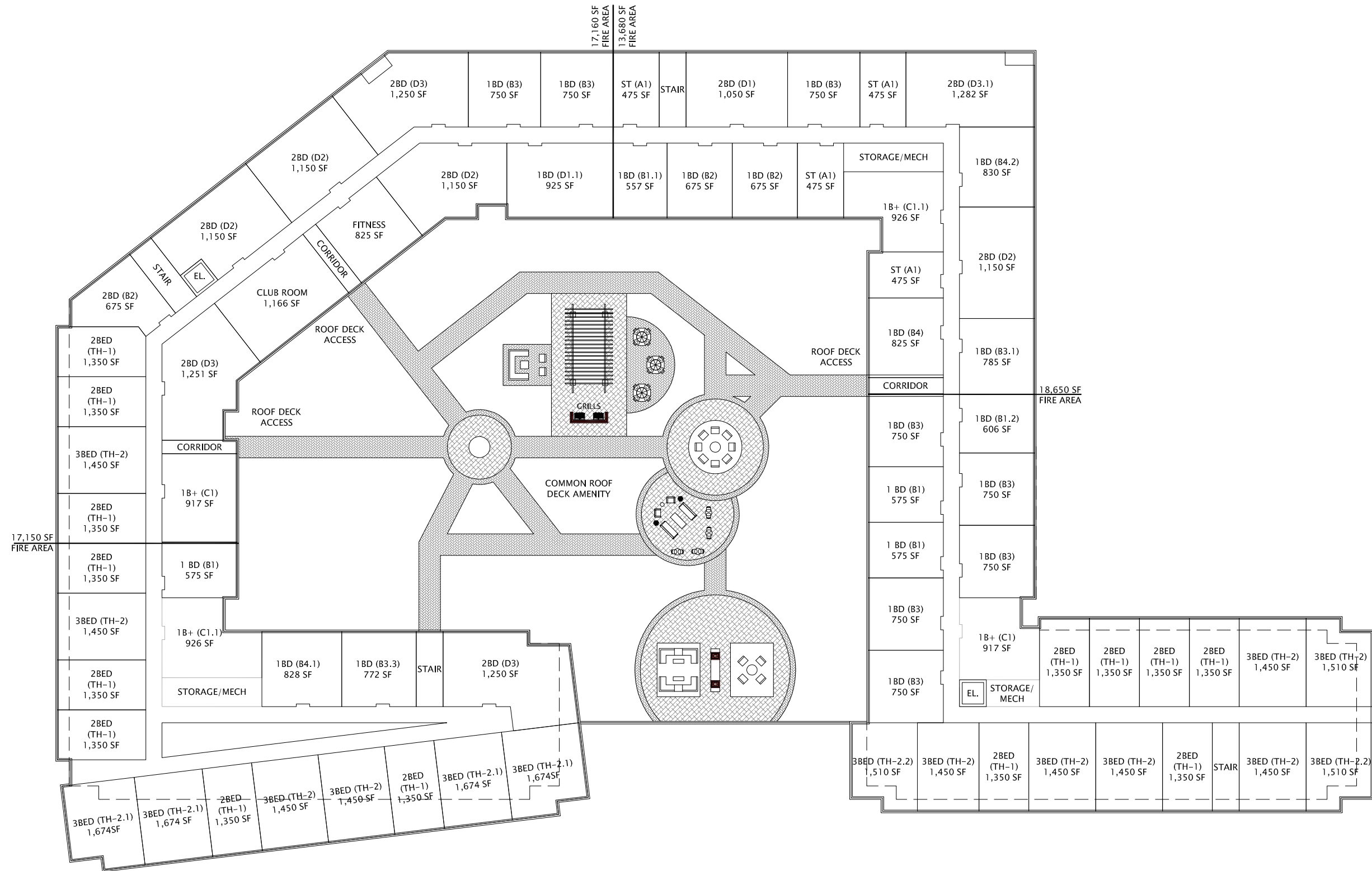
APPENDIX 'C'
PRE-GENERAL IMPLEMENTATION PLAN
PRELIMINARY CIVIL SITE, GRADING & UTILITY PLAN

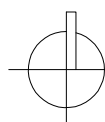
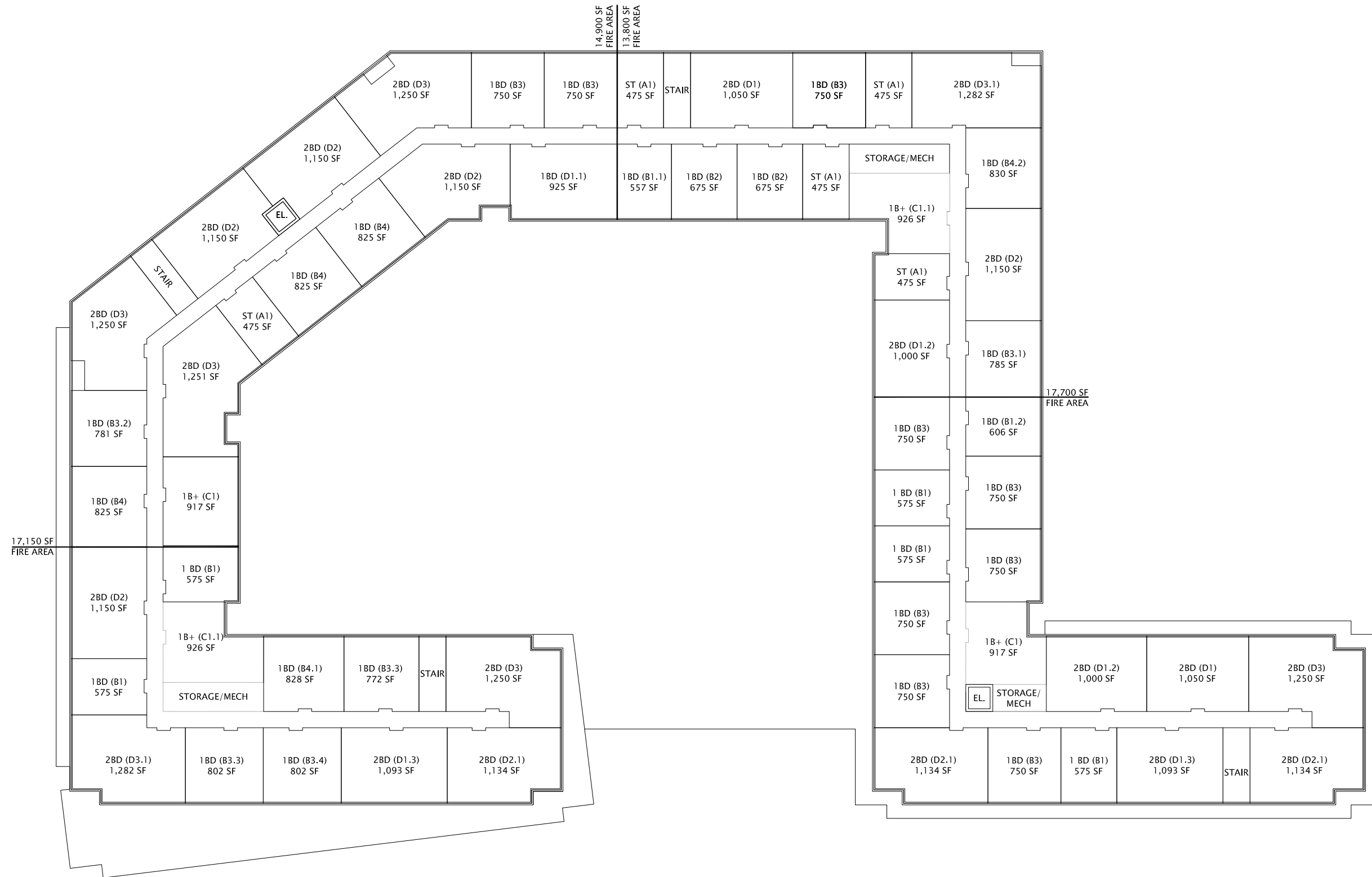


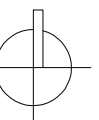
1"=30'

12'-split

APPENDIX 'D'
PRE-GENERAL IMPLEMENTATION PLAN
PRELIMINARY FLOOR PLAN







APPENDIX 'E'
GENERAL IMPLEMENTATION PLAN
PRELIMINARY EXTERIOR PERSPECTIVES



JLA
ARCHITECTS

FCP II - RESIDENTIAL DEVELOPMENT
CONCEPTUAL PERSPECTIVES - EAST WING LOOKING NORTHWEST

NOVEMBER 17, 2021
1"=40' @ 11x17

